

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: Futureplans on behalf of the Forestry Commission
Date:04-11-08
Postal Address:Futureplans,The Barnyard Studios,South Road, Garmouth, Moray,IV32 7LX tel 01343 870007

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?Forestry Commission land at Drumtochty

Have you any information on the internet which promotes your aspirations for the site? If so please provide the URL :

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

712798

S4 What is the current use of the site? Forestry - partly on the remains of a former walled garden t

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? Affordable housing development. Type to be finally identified but has potential for self build plots with covenant restricting development to local people. Site also potential to incorporate ancillary workshop/offices spaces for homeworking

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). Potential for self build plots controlled by covenant restricting development to local people and to incorporate ancillary workshop/offices spaces for homeworking The site extends to 2.2ha and could comfortably accommodate a development of 5 affordable houses and workshop/offices set in a landscaped setting. Clearings could be created by removing trees of lesser quality. Good quality trees especially those on the edges of the area identified for development would be retained for the amenity of the site and the surrounding area. A linked courtyard development set in the site may be an alternative option providing housing in a form reminiscent of a steading courtyard. The site is south facing and provides shelter which could have potential for energy sustainability. Housing here, particularly if harnessing modern insulation etc could benefit from solar gain

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. This is a large site and there is no intention to develop it completely with affordable housing. Land outwith the area hatched blue and identified with potential for housing could remain as amenity woodland managed by interested parties for a variety of possible passive or active uses such as visual amenity and natural habitat, nature trail, rotational timber cropping etc. It is intended that the site would retain much of its present appearance in the landscape

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 Scottish Government News Release of 29/2/08 " Rural Homes for Rent is encouraging rural landowners to release land for affordable housing. This site only lies approx 1.5km from Auchenblae. This is close enough to allow occupants to walk or cycle to the facilities in Auchenblae. The development could be laid out with self build plots in clearings or a linked courtyard form to echo the style of former agricultural steadings and could also be landscaped sensitively by reinforcing existing planting with indigeneous trees and shrubs. A satellite development at this distance could be an appropriate appendage to Auchenblae and perhaps a little more sensitive than continued concentric expansion of the settlement which often swamps the established identity of older village cores. Either of these options could be designed to blend sensitively with the existing properties and surrounding landscape .

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?

It is understood that there is a shortage of affordable housing in the area. The leader of Aberdeenshire Council referred to "a high demand for affordable housing in particular," in her press release of 23/1/08. The Planning Department has advised that sites eh1 and eh2, designated in the current local plan, have all been taken up. The development of this site would therefore contribute to satisfying the identified shortage of affordable housing. It could also combine facilities to assist homeworking in the form of workshop/office space attached to all or some of the houses. All of this could contribute to the local economy and bolster support for retention of existing community facilities in Auchenblae. At this stage it is anticipated that the development could be made available to a housing association to develop and run.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
Employment areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Residential areas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
Primary School with nursery, PostOffice, Hotel, Golf Course			

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	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

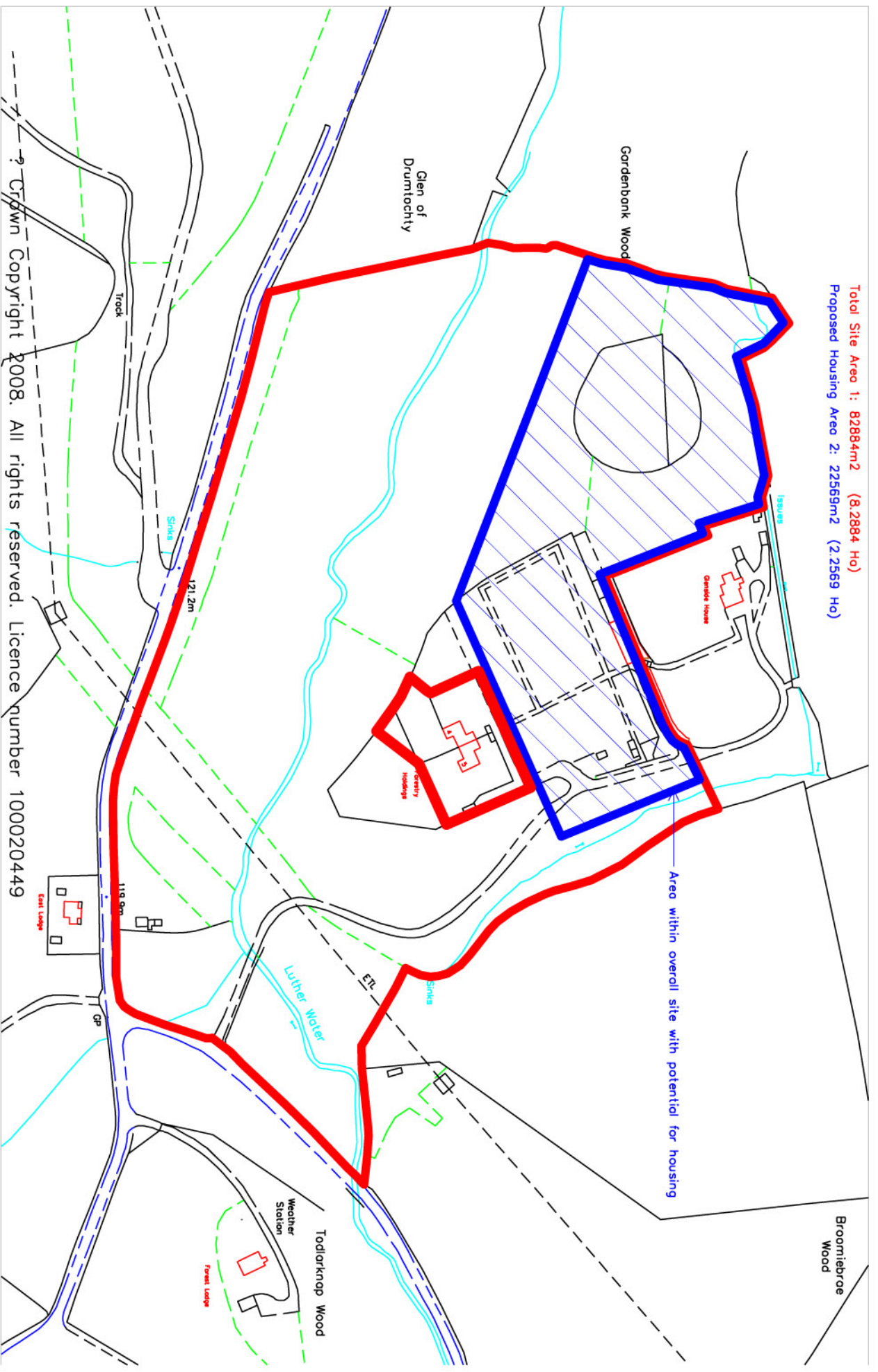
Depending on the number of units, access from the public road will require upgrading either by bottomming and draining or in compliance with Council requirements. Drainage will either be individual septic tanks or a small biological treatment plantt

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.

Total Site Area 1: 82884m² (8.2884 Ho)
Proposed Housing Area 2: 22569m² (2.2569 Ho)



Location Plan 1:2500



architects & planners

The Barnyard Studios
Garnoull, Moray
01343 870007

The Redhouse Studios
Tain, Ross-shire
01862 894894

Dimensions not to be scaled. © futureplans reserve all copyrights in respect of the contents of this drawing.

Forestry Site at Drumtochty Aberdeen Local
Development Plan 2008 - Bid.

Scale: -
Job No: -
Date: 21/10/08
Drg No:
Rev: