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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: Carden Studios Limited Date: 06.11.08

Postal Address:

c/o Agent - Michael Gilmour Associates
22 Rubislaw Terrace, Aberdeen, AB10 1XE

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?
Site adjacent to Montgarrie Mills, Montgarrie, Alford, Aberdeenshire, AB33 8AP

Have you any information on the internet which promotes your aspirations for the site? If so please provide the URL :
Not applicable

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
NJ 5717

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S4 **What is the current use of the site?**
Vacant field.

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, consisting of 5 number dwellings.

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).**

5 number detached dwelling houses (approx. 180 sq m. per dwelling)

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.

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S9 If you are proposing uses other than housing or business please provide us with as much detail as possible on what you propose.

Not Applicable

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?)

4 number houses set above the existing vacant field, which would run under the hosues which would be set on pilotis. The houses would be timber frame construction, set off the same level as the existing mill lade and access lane. The Flood Plain of the Esset Bum would remain undisturbed 'flowing' under and around the houses. The houses would have a glazed gable end to make use of the unobstructed south westerly views across the site and beyond. The houses would be highly insulated 'carbon neutral' with minimal heat input, maximising passive and active solar heat gain (see sketches and images attached). 1no. house (separate to the 4 no. above) located in the gap between the mill and adjacent housing, would have similar design intent as the houses above with a 'carbon neutral' footprint.

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
Meeting proposed with community council to present proposals *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.

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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?

Existing Mill access road would be improved.
 Unkept area of open ground developed for housing.
 Existing tree belt would be managed.

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

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 (SEPA correspondence attached)	Yes <input checked="" type="checkbox"/>	No <input 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_SEARCH

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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

See attached A4 report.

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.

GA1065 - Montgarrie\Local Authority\1065-SEPA- Flood Risk Assessment-06.11.08.doc

FLOOD RISK ON SITE

The following is an email correspondence from SEPA to Michael Gilmour Associates dated 05.11.08

I have checked our GIS for information on your site (NJ57501770)

The site lies just outwith the indicative limits of flooding of the Esset Burn shown on the Indicative River & Coastal Flood Map (Scotland) for floods with a 1 in 200 year return period (i.e. a 1 in 200 chance of occurring in any one year, or 0.5% annual probability). The OS map shows a fairly flat area surrounding the watercourse, so it is difficult to say whether or not the site might be at risk of flooding. Were SEPA to be consulted by the Planning Authority about development at this site, clarification of the ground levels in relation to the watercourse would be asked for. This could take the form of a cross section, taking in both banks, the river bed and the site. If this were still inconclusive, or showed that the site was low lying, a Flood Risk Assessment would be requested.

SEPA hold no historical information on flooding in the area.

Note: The Indicative River & Coastal Flood Map (Scotland) has been produced following a consistent, nationally-applied methodology for catchment areas equal to or greater than 3km² using a Digital Terrain Model (DTM) to define river cross-sections and low-lying coastal land. The outlines do not account for flooding arising from sources such as surface water runoff, surcharged culverts or drainage systems. The methodology was not designed to quantify the impacts of factors such as flood alleviation measures, buildings and transport infrastructure on flood conveyance & storage. The Indicative River & Coastal Flood Map (Scotland) is designed to be used as a national strategic assessment of flood risk to support planning policy in Scotland. For further information please visit www.sepa.org.uk/flooding/mapping.

I hope that this answers your request for information.

With Best Wishes

Margaret Miller

Hydrologist - Flood Risk Assessment,

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