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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.

Name of proposer: Bancon Developments Ltd.
Date: 22/10/08

Postal Address: Banchory Business Centre, Banchory, AB31 5ZU

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

Under what name would you like the site to be identified? Woodend

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)

Have you provided a map showing the exact boundaries of the site you would like considered?

Yes No

Please provide the National Grid reference of the site

NO720969

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What is the current use of the site? Agricultural, Arts Centre, Residential

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

What use(s) do you propose for your site? Opportunity for developments related to Tourism, appropriate to the edge of town location. Playing fields, additional allotments, church (has outline planning permission), café/bistro (has detailed permission), park and ride, clan centre, eco village, Scotcat facility incorporating Eco chalets.

If you are proposing a mix of uses on your site please ensure that the area of each is noted on the site plan

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. Development is to be phased over a five year period, as the market dictates.

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). Part of the proposal includes an eco village, which would be an exemplar development of zero carbon housing, demonstrating various methods of micro power generation and use of low and zero carbon technologies. This would be a small community of real dwellings, but would also be available at times for public access to advertise the possibilities. This is shown on the attached plan as possibly around 20-30 units in total. The number of eco chalets is shown indicatively as 15 on the attached drawing.

If you have a design statement or other details about what you would like to see on the site, please include it.

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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.

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

The ideas for the Woodend development are at various stages of detail, so it is easiest to break them down individually

1) Woodend Barn Arts Centre - woodend barn is a successful and popular attraction, and currently also supports the Woodend Allotments. These have been fully subscribed to, and are both visually attractive and a major community benefit. The plan identifies further land for additional allotments, as demand has remained high. The barn itself has achieved detailed planning permission to expand to incorporate a café/bistro facility.

2) Church - the church site is currently only approved in outline planning permission form, but an application for detailed permission is ongoing.

3) Rugby pitches - a planning application has been submitted for the two full sized and two half sized rugby pitches, to be utilised by Deeside Rugby Club. This is a large club, formerly based in Aboyne, but with a large Banchory membership, and its location to this site will be popular. Initially, temporary changing and showering/toilet facilities are sought, but a proposed clubhouse will be promoted in due course, once the pitches are up and running.

4) Park and Ride - There is still an ongoing debate as to the preferred location of the park and ride, and currently await further guidance as to whether Aberdeenshire Council wish to pursue the site C location (to the north of the current Tesco application). However, Bancon considers that a park and ride facility can be more successful and more feasible if it is linked with another facility that can utilise the car parking and bus access, such as a retail/tourist based attraction. Leys Estate have initial proposals for a Clan Centre, which has been positively received by a number of estates across Scotland. The benefit of this location is that it would soften the approach to the town, and provide a very useful link between the town and Crathes Castle, boosting the town as a tourist attraction, whereas it is currently slightly detached from Crathes Castle and the Milton of Crathes facilities. Future expansion of the railway may also provide a physical link between the site and Milton of Crathes.

5) Scotcat Centre / Eco Chalets - The Scotcat project is primarily an education programme looking at low and zero carbon technologies and their implementation. The centre will include demonstrations, information, a shop, and examples of such technologies, and promote projects like the combined heat and power plant within Hill of Banchory, the highly sustainable business park development, and retrofitting of low and zero carbon heating systems in estate buildings. An expansion of the centre could incorporate approximately 15 Eco Chalets, to allow visitors to experience zero carbon living first hand.

6) As a further development on the Scotcat theme, a proposed Eco Village is identified in the future proposals plan, which would allow people to develop the most sustainable housing imaginable, utilising a whole range of renewable energy generation and state of the art technologies. It is envisaged that this development would (within certain limits) be available for public access to demonstrate what can be achieved.

Given that there is a diverse range of development proposals, and that some are fairly new ideas, Bancon propose that Aberdeenshire Council identify the Woodend area as a development opportunity site, within specific guidelines that developments must be of a sustainable, tourist or community use, and be of the very highest standards of environmental impacts. With the exception of the Eco Village, which is a fairly unique type of development proposal, the listed opportunities are ones that would sit quite comfortably within the Council's current local planning policy on Tourist Facilities and Accommodation (Emp/9). The purpose of this bid is to provide a clear route forward to promote the various proposals with confidence that the principles will be supported by the Local Development Plan.

Please continue on additional sheets as required.

The wider area

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?) Bancon have commissioned a Landscape Capacity Assessment for the town as a whole, and a copy is attached. The assessment identifies the visual sensitivities at the east side of the town, and promotes the sensitive development of low density uses with appropriate landscaping to improve the transition between the countryside and the town.

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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*

If you have prepared any frameworks or masterplans showing a possible layout for the site, please include it with this form. *Framework attached*

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

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.

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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

What community benefits arise from your proposals? What would the nature of these be, and how would they be delivered?

The development proposals have the potential for significant community benefits, as well as economic benefits to the town as a whole. Rather than create tourist related facilities that support an attraction, for example Crathes Castle, this proposal goes further by creating a tourist destination in its own right, thereby potentially increasing the number of visitors to the area significantly. Having a centre such as this with multiple attractions, close to the existing facilities at Crathes Castle and Milton of Crathes makes this a potentially very beneficial prospect. The development will undoubtedly create local employment, located close enough to the town to be easily accessible to a local workforce. Banchory has expanded rapidly in the last 50 years or so, and Bancon have made great efforts to make the expansion more sustainable than the typical dormitory town growth of the latter part of the 20th century. This proposed opportunity will help to establish Banchory as a destination once again, as it should be as a gateway to Royal Deeside.

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)

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sports facilities (eg playing fields)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 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

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?

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Flood Risk Assessment	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 checked="" type="checkbox"/>	No	<input 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

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

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

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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.