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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: DREW LESLIE  
Date: 3 November 2008  
Postal Address: per: RONALD HAY ARCHITECTURAL DESIGN  
AUCHINTARF BRIDGEVIEW ROAD ABOYNE AB34 5HB

N2 Name of landowner (if known) [REDACTED]  
Postal address of landowner [REDACTED]  
[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?  
BAKE BARE CROFT ALFORD

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

The site name could be descriptive ("Site north of") or an address (Site at Westburn Road , Aberdeen)

S2

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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

NJ5615

What is the current use of the site? ROUGH WASTE GROUND & AGRICULTURAL 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*

What use(s) do you propose for your site? MIXED HOUSING DEVELOPMENT WITH APPROXIMATE 25% AFFORDABLE ALLOCATION

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. PHASE 1 (8-10) UNITS AFFORDABLE / PRIVATE HOUSING PROVISION. PHASE 2 (10-12) UNITS AFFORDABLE / PRIVATE HOUSING PROVISION PHASE 3 (10-12) UNITS AFFORDABLE / PRIVATE HOUSING PROVISION

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). A MIX OF HOUSING TYPES ARE INVISAGED CONSISTING OF AFFORDABLE UNITS, ONE OFF SITES SUITABLE FOR SELF BUILD OPPORTUNITIES BY LOCAL PEOPLE, SMALL SINGLE STOREY HOMES SUITABLE FOR RETIREMENT HOMES UP TO LARGE FAMILY SIZED HOMES. SUSTAINABILITY WOULD BE A HIGH PRIORITY BEING IN A RURAL LOCATION SPACE SHOULD BE AVAILABLE FOR GROUND SOURCE HEATING SYSTEMS ETC.

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

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?)  
 A SMALL RURAL CLUSTER OF PROPERTIES EXISTS AND THE INTENTION IS TO EXTEND THIS WITHIN THE NATURAL BOUNDARY TO THE EAST BY A ROW OF TREES AND TO THE SOUTH TO INCORPORATE THE AREA AROUND BAKE BARE HOUSE TO THE NATURAL BOUNDARY FORMED BY THE BURN. THE DEVELOPMENT WOULD CREATE A NATURAL EXTENSION TO THE EXISTING GROUPING FORMING A SMALL RURAL SETTLEMENT KEEPING A SIMILAR DENSITY TO THE ESTABLISHED GROUP. HOUSE DESIGNS WOULD BE IN KEEPING WITH TRADITIONAL ABERDEENSHIRE ARCHITECTURE.

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](http://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.

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?

COMMUNITY BENIFITS WOULD INCLUDE THE PROVISION OF AFFORDABLE HOUSING SITUATED IN A RURAL AREA. IT IS ALSO ANTICIPATED THAT ONE OFF SELF BUILD SITES WOULD BE AVAILABLE GIVING LOCAL PEOPLE/FIRST TIME BUYERS AN OPPORTUNITY TO BUILD THEIR OWN HOME . MOST RECENT HOUSING IN THE ALFORD AREAS HAVE BEEN LARGE SCALE DEVELOPMENTS BY MAJOR HOUSEBUILDERS GIVING NO OPERTUNITY TO FIRST TIME BUYERS/ LOCAL PEOPLE WHO CAN ONLY AFFORD TO GET ONTO THE PROPERTY LADDER BY BUILDING THEIR OWN HOME

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 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"/>

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\\_SEARCH](http://www.scottishwater.co.uk/portal/page/portal/SWE_PGP_CONNECTIONS/SWE_CORP_CONNECTIONS/ASSET_CAPACITY_SEARCH)

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

FEW SIMILAR SITES EXIST IN THE ALFORD AREA WHERE A RURAL DEVELOPMENT CAN BE EXTENDED TO ALLOW MUCH NEEDED RURAL HOUSING TO BE INTIGRATED INTO THE COUNTRYSIDE SYMPATHETICALLY. THE ALFORD/UPPER DONSID AREA HAS HAD A LONG TRADITION OF EMPLOYMENT ON THE LAND AND IN RURAL ACTIVITIES CREATING A DEMAND FOR HOUSING FOR POEPL WORKING IN THE AREA AND PROVIDING THE POTENTIAL FOR RETIRING FARMERS TO LIVE WITHIN THE COUNTRYSIDE SURROUNDINGS THEY ARE USED TO RATHER THAN HAVING TO MOVE INTO A HOUSING SCHEME IN AN URBAN AREA.

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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](mailto: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.