

Aberdeenshire Local Development Plan 2008

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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:	Frank Burnett
Date:	25.10.08
Postal Address:	Frank Burnett Ltd, Inchmarlo Home Farm, Banchory AB31 4BT

Name of landowner (if known)	[REDACTED]
Postal address of landowner	

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? Target Wood and East Mains, Inchmarlo, Glassel Road, Banchory AB31 4BG
Have you any information on the internet which promotes your aspirations for the site? If so please provide the URL :no information on the internet
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 <input checked="" type="checkbox"/> No <input type="checkbox"/>

Please provide the National Grid reference of the site
NO 678 975

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What is the current use of the site?

Inchmarlo Home Farm (part of)

Large area of Commercial Forest,

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?

A mix of Affordable and Luxury Homes

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. The scheme is shown phased, but all parts compliment each other. The Development period is a long term strategy, and being developed slowly these phase periods would overlap: (the dates are indicationary)

2009, Commence roads and sewer extension towards Target Wood, commence Bungalow houses commence the Biomass heating programme.

2010, Commence Luxury Homes commence area 2 of Affordable Homes

2013, Commence area 1 of Affordable Homes and adjoining Luxury Homes

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). Potentially:

10 Bungalows, 23 large low density Luxury Homes and 34 Affordable Homes - all detached

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. N/A

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?)
The Development will respect the natural contours of the site and location within the Deeside valley.

By providing high quality design solutions to each building type the scheme will be laid out to fit successfully into the character and amenity of the surrounding area.

These same principals, as per Appendix 1 of the local plan, will provide an appropriate scale, massing and density to the proposal, displaying a high standard of design, materials, textures and colours that are sensitive to the surrounding area.

The proposals will respect existing natural and built features on or about the site which are worthy of retention and will enhance these with an integrated landscaping solution respecting and being informed by the natural characteristics of the locality.

The scheme will respond to strategic views across the valley by providing considered views from the site, but also ensuring that the scheme sits into the landscape and does not provide an intrusive solution to the scale and massing that will detract from the area.

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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

SEE APPENDIX A ATTACHED

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?

Affordable Homes provided as part of the mix

The proposal will enhance the provisions of the Banchory area

The introduction of Biomass produced energy for low running costs.

The woodland paths would link up the Glen o Dee and Brathens woodlands

The locality of the segregated waste is beneficial for the existing residents as well as the new.

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 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 checked="" 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) schools	Yes <input checked="" 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?

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 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)			

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Retail impact etc)

Yes No NA

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

This is a natural extension to the existing East Mains Development incorporating the commercial woodland of Target Wood which is due for felling. The existing pumped sewage system is adequate for the proposal.

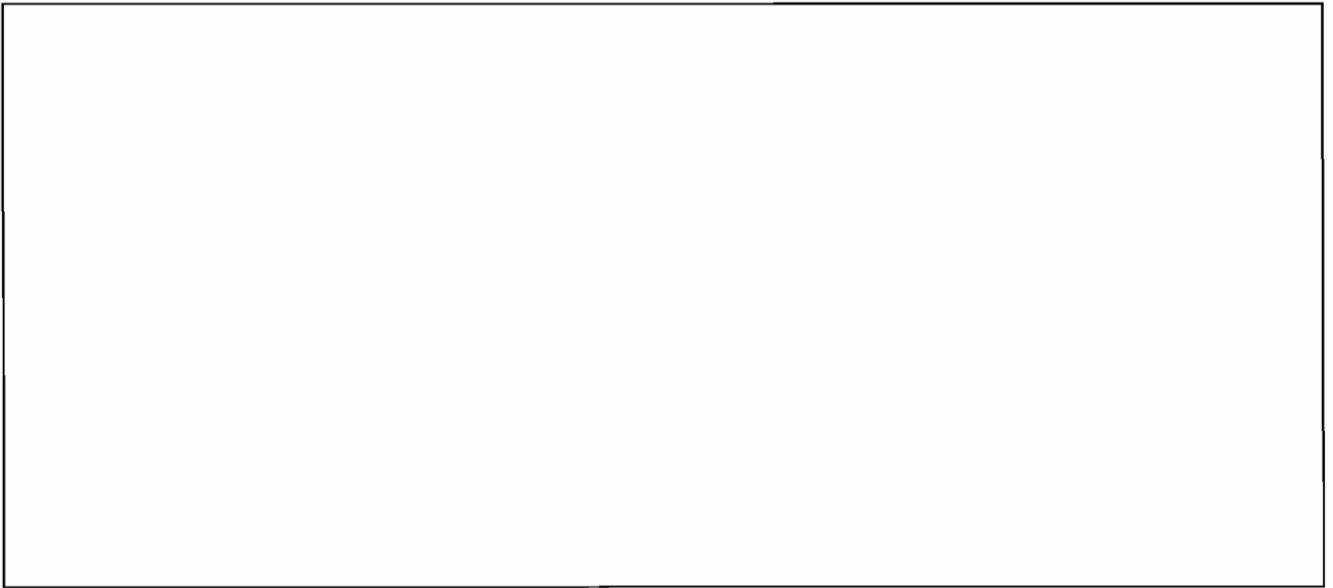
The Development would ensure the business of Frank Burnett Ltd would be maintained long term and secure the employment of the present local workforce.

With the availability of affordable and luxury housing, it will complete this diverse area in which the full finery of our locality can be appreciated by all.

The proposal will be achieved without compromise of the natural surroundings, visually, culturally and in regard to the flora and fauna. The slow build strategy prevents clear felling and allows commenced development to blend in. The proposal aims to maintain, care and improve habitat by introducing native trees and hedgerows, replacing commercial forest, encouraging wildlife to remain and flourish together with the community and recreation.

Further, the proposed biomass and segregated waste management of the site together with the absolute care and enhancement of the natural surroundings and sunlit, low carbon emission homes gives the opportunity of promoting this vision of a positive future for us all.

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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.

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Appendix A

ZONING LAYOUT – SUSTAINABLE SITING AND DESIGN

- Each plot will have an environmentally friendly layout, orientated to the sun path, consider prevailing winds and utilising sustainable design to deliver maximum energy efficiency. The specification of the buildings will provide a total lifelong low running cost solution for all building types and minimise the impact on the environment.
- The scheme, through the mix of high-end residential and affordable housing provides a genuine mixed use development enhancing the local provisions of the Banchory area. In all, it completes the East Mains Development.
- Native tree and hedgerow species will be used to form screening throughout the proposals and especially within and around the large housing plots, all for the encouragement of wildlife.
- By providing high quality design solutions to each building type the scheme will be laid out to fit successfully into the character and amenity of the surrounding area
- These same principles as per Appendix 1 of the local plan, will provide an appropriate scale, massing and density to the proposal, displaying a high standard of design, materials, textures and colours that are sensitive to the surroundings.
- The proposals will respect existing natural and built features on or about the site which are worthy of retention and will enhance these with an integrated landscaping solution respecting and being informed by the natural characteristics of the locality. This includes the existing residential homes nearby and the many drystone walls.
- Summing up, under the Code for Sustainable Homes (as Index 21 guidelines) this proposal would rank in the 80% - 90% category