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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: CASTLGLEN LAND SEARCH LTD
 Date: 28 October 2008
 Postal Address: MIDMILL, KINTORE, ABERDEENSHIRE, AB510UY

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?
 BOWBUTTS FARM & GATESIDE FARM, STRACHAN.

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)

Have you provided a map showing the exact boundaries of the site you would like considered? Yes No

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Please provide the National Grid reference of the site

NO/67438/92479

NO/67764/92577

What is the current use of the site? **AGRICULTURAL LAND & ASSOCIATED USES**

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 TENURE HOUSING DEVELOPMENT WITH APPROXIMATE 50/50 SPLIT PRIVATE AND AFFORDABLE ALONG WITH BUSINESS USES**

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. **OUR INITIAL PROPOSALS WILL BE FOR PHASE 1 AFFORDABLE & PRIVATE HOUSING PROVISION (Circa 10 Units) AND BUSINESS USE IN THE INITIAL PLAN PERIOD FOLLOWED BY PHASE 2 PRIVATE & AFFORDADBLE HOUSING (Circa 10 Units) IN THE NEXT PLAN PERIOD.**

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). **IT WOULD BE OUR INTENTION TO PROVIDE HOUSING IN A VARIETY OF TYPES AND TENURES INCLUDING AFFORDABLE HOUSING AND SMALLER UNITS FOR SALE PARTICULARLY TARGETED AT LOCAL PEOPLE ON RURAL INCOMES. RECENT DEVELOPMENTS IN THE VILLAGE HAVE CONCENTRATED ON HIGHER END UPMARKET UNITS AND WHILST PLANNING EXISTS FOR A STEADING CONVERSION TO PROVIDE 8 AFFORDABLE UNITS IN THE CENTRE OF STRACHAN THE COSTS INVOLVED IN THE CONVERSION AND THE RESTRICTED ROOM SIZES DUE TO THE EXISTING FOOTPRINT HAS SERIOUSLY HAMPERED THE VIABILITY OF THE PROJECT. OUR DEVELOPMENT WOULD HELP CREATE A GREATER BALANCE IN THE COMMUNITY AND PROVIDE OPPORTUNITY FOR FIRST TIME BUYERS. THE HOUSING WOULD EMBRACE NEW**

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TECHNOLOGY IN RESPECT OF SUSTAINABILITY AND CARBON NEUTRAL PRINCIPLES WHERE THESE ARE PROVEN TO BE EFFICIENT AND COST EFFECTIVE.

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.

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

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 VILLAGE OF STRACHAN TRADITIONALLY FOLLOWED A LINEAR PATTERN OF DEVELOPMENT. NEITHER THE HOUSING NOR THE BUSINESS USE PROPOSED WOULD EXTEND THAT PATTERN RATHER IT WOULD SIMPLY ROUND OFF THE VILLAGE AND FOLLOW A SIMILAIR PATTERN TO RECENT DEVELOPMENTS. STRACHAN IS UNUSUAL IN THAT IT STILL HAS A WORKING FARM BASED WITHIN IT MADE UP OF 2 ORIGINAL FARMS - BOWBUTTS AND GATESIDE. MODERN DAY FARMING WITH LARGE MACHINERY AND BULK ITEMS MEANS IT IS NOT IDEAL TO BE BASED IN THE VILLAGE AND THE FARMERS ULTIMATELY WISH TO RELOCATE THEIR OPERATIONS TO AN AREA OF THEIR LAND OUTWITH THE VILLAGE ITSELF.

AT PRESENT THE LAND THE BUSINESS USE IS PROPOSED FOR IS THE FARM YARD USED FOR STORAGE OF MACHINERY, IMPLIMENTS AND BALES ETC. SIMILARILY THE AREA PROPOSED PHASE 1 HOUSING TAKES ACCESS THROUGH

COMPRISES EXISTING FARM BUILDINGS. THESE USES AS DISCUSSED ABOVE WILL BE RELOCATED OUTWITH THE VILLAGE ALTHOUGH THE FARMERS WILL KEEP THEIR HOMES IN THE VILLAGE.

THE HOUSING SITES ARE PROPOSED ON SOUTH FACING SLOPES AND WILL NOT BE AS HIGH AS RECENT DEVELOPMENTS AND AS SUCH WILL HAVE LESS VISUAL IMPACT THAN WHAT HAS HAPPENED THUS FAR. HOUSE DESIGNS WILL LIKELY BE 1.5 STOREY WITH TRADITIONAL ABERDEENSHIRE SYMMETRY AND PROPORTIONS AND BUILT IN MATERIALS SUITABLE FOR THE RURAL AREA. WHILST THE STYLES WILL BE TRADITIONAL MODERN ENERGY EFFICIENT AND CARBON NEUTRAL TECHNOLOGIES WILL BE USED WHERE PROVEN TO BE EFFICIENT AND COST EFFECTIVE.

IN SUMMARY THE DEVELOPMENTS PROPOSED WILL REMOVE THE UNSYMPATHETIC FARMING USES FROM THE VILLAGE AND REPLACE IT WITH MORE SUITABLE USES WHICH WHEN BUILT IN TRADITIONAL STYLES AND MATERIALS WILL ENHANCE THE BUILT CHARACTER OF THE SETTLEMENT, PROVIDE FOR GREATER COHESION AND BE SYMPATHETIC TO VISUAL IMPACT

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

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.

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?

COMMUNITY BENEFITS WOULD INCLUDE AFFORDABLE HOUSING AND SMALLER PRIVATE UNITS WHICH WILL HELP CREATE BALANCE IN THE VILLAGE AND PROVIDE THE OPPORTUNITY FOR LOCAL PEOPLE WITH LOWER INCOMES TO GET ON THE HOUSING LADDER WITH MIXED TENURE PROPOSED. FURTHER DEVELOPMENT IN THE AREA WILL HELP SUSTAIN LOCAL SERVICES INCLUDING THE NEARBY PUB AND THE LOCAL SCHOOL WHICH CURRENTLY HAS A ROLL OF 29 MADE UP FROM ONLY 18 FAMILIES.

IN RESPECT OF SUSTAINING LOCAL SERVICES IT IS DISAPPOINTING TO NOTE AS WE WRITE THIS BID THAT THE VILLAGE SHOP CLOSED ON SUNDAY 26 OCTOBER 2008. WE WOULD HOPE THAT WITH THE CREATION OF HOMES AND BUSINESSES THIS BID PROPOSES A SIMILAIR SERVICE COULD REAPPEAR IN THE FUTURE WHICH OBVIOUSLY PLAYS AN IMPORTANT ROLE IN VILLAGE LIFE.

THE BUSINESS LAND WILL HELP CREATE FURTHER EMPLOYMENT IN THE AREA AND OFFER THE OPPORTUNITY FOR PEOPLE TO LIVE AND WORK IN STRACHAN.

IN ESSENCE DEVELOPMENT AS PROPOSED WILL BE AT THE HEART OF RURAL SUSTAINABILITY.

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
Local Shops	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Community facilities (eg Hall)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

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

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

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

STRACHAN AS A SETTLEMENT BOASTS A LOCAL SCHOOL, VILLAGE HALL, NEARBY PUB AND REASONABLE PLAY/RECREATIONAL FACILITIES BY WAY OF THE FOOTBALL PITCH AND PLAY AREA AND UNTIL RECENTLY A LOCAL SHOP WITH POST OFFICE FACILITY.

RECENT DEVELOPMENTS HAVE CONCENTRATED ON UPMARKET HOUSING ALTHOUGH AN 8 UNIT AFFORDABLE STEADING CONVERSION HAS CONSENT BUT DUE TO THE COSTS INVOLVED AND THE CONSTRAINED SIZES OF THE BUILDING FOOTPRINT ITS VIABILITY IS IN QUESTION.

THE PROPOSALS PUT FORWARD IN THIS BID WILL PROVIDE MUCH NEEDED BUSINESS OPPORTUNITIES, ALLOW PEOPLE ON RURAL INCOMES TO STAY AND SETTLE IN THE VILLAGE AND HELP SUSTAIN THE LOCAL SCHOOL, SERVICES AND ECONOMY. RURAL SUSTAINABILITY IS AT THE HEART OF THE BID.

DUE TO THE NUMBERS INVOLVED WE WOULD SEE DEVELOPMENT PHASED OVER 2 PLAN PERIODS WITH EACH PHASE HAVING 50% AFFORDABLE PROVISION.

IT IS WORTH NOTING ALSO THAT STRACHAN UNLIKE MANY OTHER SMALL VILLAGES IS ACTUALLY SERVED BY MAINS SEWER CONNECTIONS WITH A NEW PUMPING FACILITY IN PLACE TRANSFERRING WASTE TO BANCHORY. THIS OBVIOUS BENEFIT WILL ALLOW DEVELOPMENT ON THE SCALE PROPOSED AVOIDING PROBLEMS ASSOCIATED WITH SEPTIC TANKS AND MINI TREATMENT PLANTS AND THE LIKE.

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PLEASE NOTE WE INTEND TO CONSULT WITH THE LOCAL COMMUNITY COUNCIL
IN DUE COURSE.

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

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.