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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.



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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?
 BELTS OF COLLONACH, 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/68379/92974

What is the current use of the site? AGRICULTURAL

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? SMALL SCALE HOUSING DEVELOPMENT BY WAY OF SELF BUILD PLOTS

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.

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 OFFER SELF BUILD PLOTS FOR SALE. THIS IS A MARKET FOR WHICH THERE IS HUGE DEMAND BUT NO REAL SUPPLY. IT WOULD BENEFIT BOTH PRIVATE INDIVIDUALS WISHING TO BUILD THEIR OWN HOUSE ALONG WITH SMALL BUILDERS/DEVELOPERS WHO FIND IT INCREASINGLY HARD TO SOURCE SMALL SCALE DEVELOPMENT PROJECTS.

A DEVELOPMENT BRIEF WOULD BE PREPARED FOR THE SITE WORKING CLOSELY WITH THE RELEVANT PLANNING OFFICERS TO ENSURE THAT SENSIBLE GUIDANCE WAS PUT IN PLACE FOR THOSE WISHING TO BUILD THEIR OWN HOME IN TERMS OF HOUSE STYLES AND MATERIALS WHICH ARE SUITABLE FOR RURAL ABERDEENSHIRE.

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.

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 SITE IN QUESTION FORMS PART OF A SMALL RURAL HAMLET OF AROUND 32 OR SO PROPERTIES. THE SITE HAS RESIDENTIAL DEVELOPMENT ON 2 SIDES TO THE NORTH AND EAST WITH AGRICLTURAL LAND TO THE SOUTH AND WEST.

THE SITE WOULD SIMPLY ROUND OFF THE SETTLEMENT WITH STRUCTURE PLANTING PLACED ON THE NORTH WEST AND SOUTH WEST BOUNDARIES.

AS MENTIONED PREVIOUSLY A DEVELOPMENT BRIEF WOULD BE PUT IN PLACE TO ENSURE THE SELF BUILD UNITS WOULD FIT WITH RURAL ABERDEENSHIRE.

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*

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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.

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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?

COMMUNITY BENEFITS WOULD INCLUDE THE OPPORTUNITY FOR LOCAL PEOPLE TO SELF BUILD THEIR OWN HOME OR FOR SMALL LOCAL DEVELOPERS TO SUSTAIN THEIR ENTERPRISE. THERE IS CONSIDERABLE DEMAND IN THE AREA FOR BUILDING PLOTS WITH NO REAL SUPPLY.

FURTHER DEVELOPMENT IN THE AREA WILL HELP SUSTAIN LOCAL SERVICES AT STRACHAN 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. FURTHER HOUSING WOULD HOPEFULLY ASSISST IN THE RE-EMERGENCE OF THIS FACILITY.

FURTHER HOUSING DEVELOPMENT WILL PROMOTE 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 checked="" type="checkbox"/>	<input type="checkbox"/>
Sports facilities (eg playing fields)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Employment areas	<input type="checkbox"/>	<input checked="" 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

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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

BELTS OF COLLONACH SHOULD BE RECOGNISED AS PART OF STRACHAN GIVEN ITS CLOSENESS TO THE SETTLEMENT, THE AMOUNT OF HOUSING IT HAS AND THE INTEGRAL PART IT PLAYS WITH THE STRACHAN COMMUNITY

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.

IT IS WORTH NOTING THAT BELTS OF COLLONACH UNLIKE MANY OTHER SMALL VILLAGES IS ACTUALLY SERVED BY MAINS SEWER CONNECTIONS WITH A VERY RECENT UPGRADE PUTTING THE EXISTING HOMES ONTO THE MAINS. THIS OBVIOUS BENEFIT WILL AVOID PROBLEMS ASSOCIATED WITH SEPTIC TANKS AND MINI TREATMENT PLANTS AND THE LIKE AND MAKES IT UNIQUE FROM MANY OTHER SMALL RURAL SETTLEMENTS. THIS OBVIOUS BENEFIT SHOULD BE EXPLOITED.

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

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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

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.