

07 NOV 2008

# Aberdeenshire Local Development Plan 2008

FD NO: 17130  
ACK BY:  
REPLY BY: 14/11/08

## 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: Dr. Gordon Drummond  
Date: 10/10/08

Postal Address:  
c/o Craigmyle Estates  
Craigharr House  
Keithhall  
Inverurie  
AB51 0LN

MA 75



Name of landowner (if known) 

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? Deeside Highland Holidays

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Have you any information on the internet which promotes your aspirations for the site? If so please provide the URL :

These sites whilst not Craigmyle Estates are indicative of what is intended

Concept

[http://news.bbc.co.uk/1/hi/scotland/highlands\\_and\\_islands/7167107.stm](http://news.bbc.co.uk/1/hi/scotland/highlands_and_islands/7167107.stm)

<http://www.newbuilder.co.uk/news/NewsFullStory.asp?offset=6&ID=2279>

<http://www.norfolklodges.co.uk/>

<http://www.selfcatering-in-scotland.co.uk/>

[http://www.somerleyton.co.uk/holidays\\_fritton\\_norfolk/lodge\\_development.php](http://www.somerleyton.co.uk/holidays_fritton_norfolk/lodge_development.php)

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

NJ435043

What is the current use of the site? Commercial forestry operations

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?

Holiday lets to accommodate tourists to Highland Scotland adjacent to the Cairngorm Nation Park

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.

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The development will be phased in three increments. Year 1 will involve an experimental phase which will not benefit from the economies of scale that will be apparent within Phase II and III. Phase I will address the initial positioning of six sensitively designed chalets strategically positioned within the existing scots pine woodlands. The intent is that each chalet will be uniquely positioned such that they are not within site of one another.

Commercial forests tend to have existing road networks through them to facilitate timber extraction. It is proposed to use such roads ways to provide access. This will result in minimal impact on felling of existing pine woods to make way for the development. On the contrary the intent is to promote integrated living within the forest environment the experience promoting sustainability and energy conservation through simple living integrated within the rural environment. Phase II (year 2) and Phase III (year 3) will see 12 further chalets developed in each year bring the total to 30.

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).

Sensitively designed chalets which will be designed to maximise environmental efficiencies and sourced from sustainable forestry operations. They will run optimally on locally sourced wood fuel which will inturn provide heating for the occupants. Replanting of forestry will ensure that the woodfuel remains sustainable. The carbon footprint of the construction activities will be offset by the continued development and replenishment of the existing forestry business. Materials for the construction will be largely renewables. The development aims to stress the benefits of environmental sustainability through the provision of the experience of the spectaculars of the local landscape and wild life.

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.

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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 Logie Coldstone is positioned at the very edge of the Cairngorm national park. It is intended to cooperate with the national park with a view to providing tourists housed within the development access to the rural environment in a manner which promotes the beauty of the local area.

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](http://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

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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?

Response to C1, whilst the local community has not yet been engaged in the plan for the development a meeting will be hosted in the village hall to inform them of the proposal their opinions will be solicited and their feedback incorporated. It is anticipated that their response will be favourable as the results of consultation with local inhabitants at an individual level has already proved to be encouraging with positive backing for the idea.

It is considered that the influx of tourism into the area may support the revival of a number of resources specifically the reestablishment of both the shop and the local pub. It is considered that whilst these businesses did not prove viable on the scale they were previously offered the greater needs of the existing village in conjunction with the development may prove to generate further opportunities.

Employment opportunities will be generated by the development in terms of the need for individuals to service the chalet units between occupancies. It will be necessary to replenish each chalet with local sourced firewood which will need to be gathered, cut and dried.

It is considered that whilst the primary purpose of the development is to promote tourism there is a market need in the area to deliver affordable rental accommodation. It is considered that within the development some housing will be made available for this purpose.

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

Please tick appropriate box

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Employment areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public Transport networks	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>	<input type="checkbox"/>
Other (Please specify)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>	<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 type="checkbox"/>	NA <input checked="" 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 type="checkbox"/>	NA <input checked="" 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 checked="" type="checkbox"/>	No <input 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)

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

Historically Craigmyle Estates has provided the community of Logie Coldstone with employment through the former sawmill. The sawmill now closed brought employment to a sufficient number of individuals that in many ways was supportive of local economic environment. The village used to have a village store and a local pub, both have now closed due to a lack of prosperity in the area. It is considered that the development could in many respects revitalise the area through the provision of employment through generating wealth locally.

For those individuals who rent out the chalets, there will be the opportunity to enjoy the best of rural Scotland, away from the stresses and strains of everyday life. Thus individuals who have little experience of the beauty and tranquility of the area can connect with nature in a way they are unlikely to achieve elsewhere. The rich variety of local flora and fauna, as well as the nearby amenities will make this a unique and unforgettable as well as educational experience for both adults and children alike.

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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.