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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:

A&W Duncan

Date:05/11/08

Postal Address:

Wester Invery, Strachan, By Banchory, AB31

N2 Name of landowner (if known)

████████████████████

Postal address of landowner

██

To comply with the data protection Act1998 this information will not be made public

The site and your proposals

S Under what name would you like the site to be identified?

Land at Mains of Invery

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

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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

NO

Please provide the National Grid reference of the site

NJ 6970 9440

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?

Residential

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).

The proposed site is suitable for the construction of 9 detached dwellinghouses. The location within the Deeside Valley would require the use of vernacular architecture which respected the character of the adjoining area. This is likely to involve the construction of one and a half storey dwellinghouses.

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

S5 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?)

The proposed bid site is located less than a mile from Banchory town centre in the valley of the Water of Feugh. It is situated on the B974 which links Banchory and Strachan. The boundaries of the bid site are highlighted on the location map which is attached to this form. The map divides the bid site into areas numbered 1 and 2. Site 1 contains 2 dilapidated agricultural buildings and is adjoined by mature trees on 3 sides. This location means that the proposed site would be extremely well sited within the landscape and not at all prominent.

Site 2 also enjoys screening from mature vegetation, formed by the presence of a belt of mature trees along the B974. This belt continues along the public road for 250 metres ensuring that the site would be shielded from view when approaching from both directions.

Both sites 1 and 2 lie adjacent to a group of buildings which are a combination of agricultural and residential in use. This juxtaposition would ensure that the proposed development reflected the pattern of building which currently exists in the locality.

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As indicated above, the location of the proposed dwellinghouses would require the use of traditional vernacular architecture, reflective of the style and palette of materials which exist in Deeside. This would be likely to involve one and a half storey dwellinghouses with pitched roof dormers and slated roofs of no less than 42 degrees in pitch. The external materials would be wet or dry dash of a grey or pink colour. Timber sash and case appearance windows would also be specified.

Although the site is very well screened by mature vegetation, further landscaping would also be provided within the grounds of the house plots.

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 provides guidance on this issue

Effect on the community

Q1 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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C2 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?

The proposal would provide an additional opportunity for much needed housing within the rural area. An element of affordable housing could be provided if required, thus increasing the opportunity for accommodation for young families within the area.

The site lies within the catchment area for Banchory Primary School, and the proposed development would provide much needed support for this facility. At the moment the total role is 409 pupils and the school has a capacity for 615. This means that there is some 173 spare capacity, and this figure is forecast to increase to around 300 unfilled places at the school by 2013. The proposed development would be served by the local school bus service for Banchory Primary and would help to bridge the current gap in pupil numbers between the existing role and possible capacity.

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 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 type="checkbox"/>	No <input type="checkbox"/>	NA <input checked="" 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?

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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	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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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

The proposed development would take access from the existing tracks which currently serve the agricultural buildings and dwellinghouses. Scope exists to improve the surfacing and visibility at both of these accesses and these improvements shall take place as part of the proposed development. They can be achieved by regrading of the tracks and visibility improvements through removal of vegetation. These measures are possible as all of the land in question is owned by A&W Duncan.

Given the expansive nature of the site which is over 1.7 hectares, there is ample scope to consider the provision of low and zero carbon technologies, such as ground source heat pumps, photovoltaic cells or micro wind technology. Such measures could be easily incorporated to ensure that the latest government guidance on the subject was complied with. This requires a 15% reduction in carbon dioxide emissions, below the 2007 Building Regulations.

The Auchattie area has been subject of considerable sporadic growth over recent years. The current proposal would provide a modest, traditionally designed development which would embrace the architectural style of its surroundings. The creation of this coherent and extremely well screened grouping would avoid the need to construct individual dwellinghouses in a haphazard pattern

There are 2 largely dilapidated agricultural buildings within the boundaries of site 1. Development for residential purposes would assist in approving the appearance of this site through the removal of these structures.

Although a number of dwellinghouses have been formed within the vicinity of the site, the proposed 9 dwellinghouses could be easily formed without causing any adverse effect on

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the amenity of the adjoining dwellinghouses. This would be ensured through appropriate siting and layout to comply with the stipulated window separation distances which are specified in the current local plan.

The site represents an ideal opportunity to form an attractively landscaped grouping of traditional dwellinghouses within a well screened location. It would help to support local services and would enhance the visual amenity of the area.

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.