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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: Mr and Mrs A P George  
Date: 04/11/2008  
Postal Address: Woodend Chalet Holidays, Glassel, Banchory, Aberdeenshire AB31 4DB

N2

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**

S1

Under what name would you like the site to be identified? Woodend Residential Development

Have you any information on the internet which promotes your aspirations for the site? If so please provide the URL : No

The site name could be descriptive ("Site north of") or an address (Site at Westburn Road , Aberdeen)

S2

Have you provided a map showing the exact boundaries of the site you would like considered?

Yes  No

S3

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Please provide the National Grid reference of the site

NO6698

S4 What is the current use of the site? Holiday chalets

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

S5 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

S6 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. As the site would be developed by a small private developer, the dwellings would be sold off plan in two or three phases, grouped according to the natural topography and orientation of the site.

S7 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). From eight to fourteen detached houses

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

S8 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)

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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?) Please see attached design statement.

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](http://WWW.index21.org.uk) provides guidance on this issue

### Effect on the community

C1 Has there been any opportunity for local people to influence what you propose through local engagement? Yes   
No

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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?

We would propose to develop a common recreational facility (such as a fitness facility or tennis court) which would be available to residents within the development, and if there is interest, potentially open for nearby residents to use as well.

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 checked="" type="checkbox"/>	<input 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)	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?

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 type="checkbox"/>	NA <input checked="" 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

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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)

- C6 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

- O1 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

**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:

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McColl Architects

155/2.01

06.11.2008

Submission to ALDP 2008

## **Design Statement – Woodend Residential Development**

### **Site**

The proposed development site, roughly 6 acres, takes access from the unclassified road linking Banchory and Torphins. The site's eastern edge is defined by the Burn of Canny, and to the north by an existing stone dyke. The site is currently occupied by Woodend Chalets, offering holiday accommodation in seven chalets and two lodges grouped around an open green space. It is surrounded by woodland to the northern edge, bordering the dismantled Deeside railway line, and has open views to the south. It is situated close to a small group of neighbouring buildings - the farmstead at West Brathens on the east side of the Burn of Canny, and the Croft Cottage to the west, formerly one property with the chalets but now under separate ownership.

### **Access**

The site benefits from good connections for a rural location: it is located along a public bus route, and services in Banchory and Torphins are within easy cycling distance. The Glassel village hall is a short walk away. Walkers and cyclists can enjoy easy access to recreation in the countryside.

### **Design**

The site is within an area designated by the current Aberdeenshire Local Plan as an Area of Landscape Significance (ENV5B). We will therefore seek to integrate the development within the surrounding landscape through careful consideration of the site conditions and use of a limited palette of materials drawn from those used locally. Guidance on this subject has been sought from national and local policies, including PAN 44 (Fitting New Housing Development into the Landscape) and PAN 72 (Housing in the Countryside).

We are proposing to develop from eight to fourteen detached homes on the site. The siting and layout of the homes will take best advantage of the natural features of the site, set against the existing woodlands to the north, with southerly orientation wherever possible to maximise views, natural light, and energy efficiency. Planting of native trees and shrubs will anchor the development visually within its rural context, and as these mature they will contribute to the network of nearby woodland habitat. The development will provide a contemporary interpretation of traditional forms, materials, and details, complementing the neighbouring farmsteads.

A feature of the current Woodend Chalets is the open green space that becomes a focus for shared outdoor activities in the summertime. It would be desirable to maintain this quality within the development by providing a communal open space, perhaps adjacent to a shared recreational facility, which could be open for use by neighbours if there is interest.

Given the site's proximity to the Burn of Canny, a Drainage Impact Assessment, Flood Risk Assessment, and tree and wildlife surveys would of course be undertaken and their implications addressed in further design of the development. Currently the site is serviced by a connection to a water main and has a private septic system. An appropriate SUDS strategy would be developed as part of the landscaping strategy to address surface water runoff.