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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:
Scotia Homes
Date: 23/10/08
Postal Address:
23 Bridge Street, Ellon, Aberdeenshire, AB41 9AA

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? Banchory South.

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

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

M94

Please provide the National Grid reference of the site

NO697948

S4 What is the current use of the site? Farmland

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? Integrated mixed use development.
(Including residential, retail, business, light industry, leisure, civic and community uses, all within an integrated urban form)

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. 40 residential completions per year with associated mixed units in accordance with the masterplan, after planning acceptance.

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). 400 units. Ranging from 1 bed flats to large detached houses. All within an urban framework, providing associated services, businesses, employment and benefits.

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)

M 94

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. Retail, food and leisure consistent with a high street environment, In addition there are likely to be community and civic amenities.

Levels and types of uses will be dependant on the conclusion of the public engagement process. This will outline what residents want and require in any future development of Banchory. Any uses would be consistent with local architecture and community surroundings.

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?) As part of the community engagement process which has been ongoing for sometime now, the way development was fitted into the landscape was absolutely essential. The urban design is an essential element also and a masterplan is in the process of being completed to guide and control development as it progresses and this will form part of any planning application.

The site will also form an important gateway into Banchory from the South and considerable effort will be made to enhance this for residents and visitors alike.

Recent development at Banchory as tended to be suburban and as a result Banchory has expanded to the East and North in ways that are not sustainable. The edges of Banchory now come close to merging with the adjacent communities of Raemoir and Crathes. It is a fact that development to the south of the Dee has happened over the years and it is better to ensure that in future it fits in with a broader plan with which the community is happy. In the absence of such a plan Banchory is in danger of growing further in an unplanned, unsustainable way that may not be in the long-term interests of the local community.

M94

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

C1 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.

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?

Our objective is to make all our properties affordable. Developments that are urban (or village like) in style tend to have a solid mix of different properties that allow the developer to provide a full range of properties across all price ranges. Should we require to provide housing through housing associations or similar, we would look to do this within the context of the existing local plan policies.

This proposal is all about sustainable urbanism and such, issues dealing with mixed use, mixed tenure, walkable neighbourhoods, usable green spaces, are a major principle. In this context the plan is Banchory South will be an organic community which is able to survive and thrive for a long period of time. One of the key elements of this is to give people the opportunity to live and work within their community and reduce their reliance on the motor vehicle. There will no doubt be many other benefits which will acruce to the community and many of these will be identified and highlighted through the ongoing public engagement process.

Treatment of sewage and waste water is an issue for the area to the south of the Dee - however this is the case now, with the soakaways from the existing properties in this area needing to be routed to a more formal sewage system. Further development would give the opportunity for investment.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>
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 checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>
Woodland and riverside walks.			

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 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

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

This proposal is at present being considered in depth by the local community and all comments and thoughts of the community are being recorded and listened to. These views will and have shaped the masterplan which is at present being formed. The public engagement at Banchory commenced at the start of June with a two day scoping exercise and will culminate in a presentation of the masterplan and the production of a scale model before any application is lodged. Our public engagement process has taken the form of a five day Enquiry by Design workshop in July, which was open to all members of the community and also included councillors, council officials who are involved in roads, planning gain, education, housing, environment etc. and outside technical consultants. Local businesses were also encouraged to attend, as were specific and relevant community groups. The Princes Foundation and The Urban Design Associates, worked alongside the aforementioned stake holders, with the aim of producing a masterplan which benefits the town, its residents and the community as a whole. This agreed masterplan will form the basis of any planning application and will protect and control any aspects of future development. It will however be presented in draft form to the public and previously involved groups before any final masterplan is produced. More workshops are planned to allow further ideas and thoughts of the community to be included in the formation of the masterplan.

The findings and vision of this masterplan will be entirely community led and with the long term sustainability of Banchory at heart.

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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.

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.