

	Initial Issue	06/03/08	M.J.F./APC
Rev	Amendments	Date	By Eng.


This drawing to be read in conjunction with:

Drawing Nos.	
Bar Schedule Nos.	

Holiday Chalet Accomodation,  
Manse Croft,  
Strachan.

Proposed Site Layout.  
Scale 1:200

**CAMERON + ROSS**

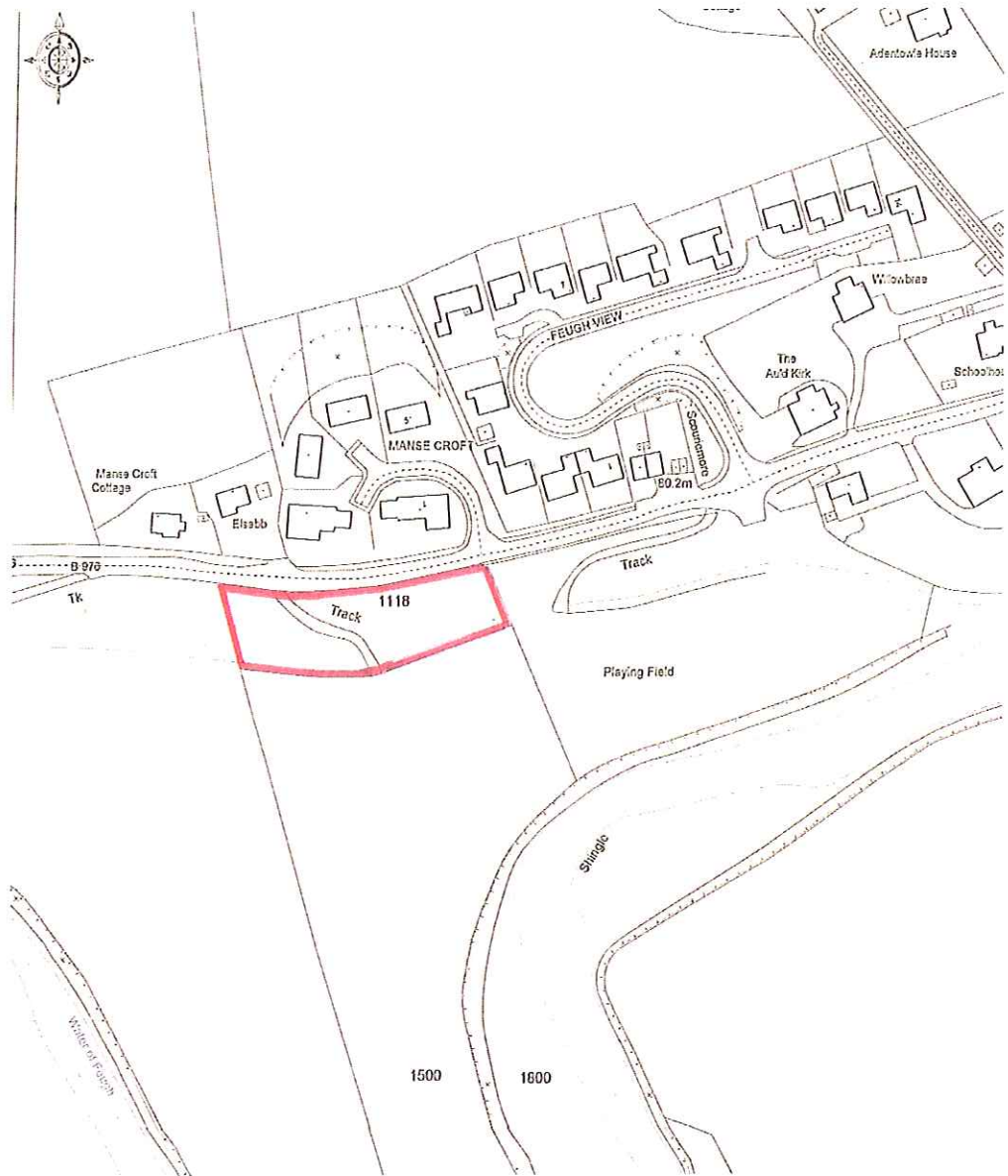


CONSULTING CIVIL AND  
STRUCTURAL ENGINEERS

15 VICTORIA STREET, ABERDEEN AB10 1XB Tel: 01224 642600 Fax: 01224 642608  
c/o of FAVILON 3, MINERVA WAY, GLASGOW Tel: 0141 2043334 Fax: 0141 2214215

Drawn by	Contract No.	Drawing No.	Rev.
Checked by APC	A/05371	SK1	-
By APC			

# Strachan: Site Location Plan



# Ryden

Mr I Smith

Development Bid for Land to the  
South of Manse Croft, Strachan,  
Banchory

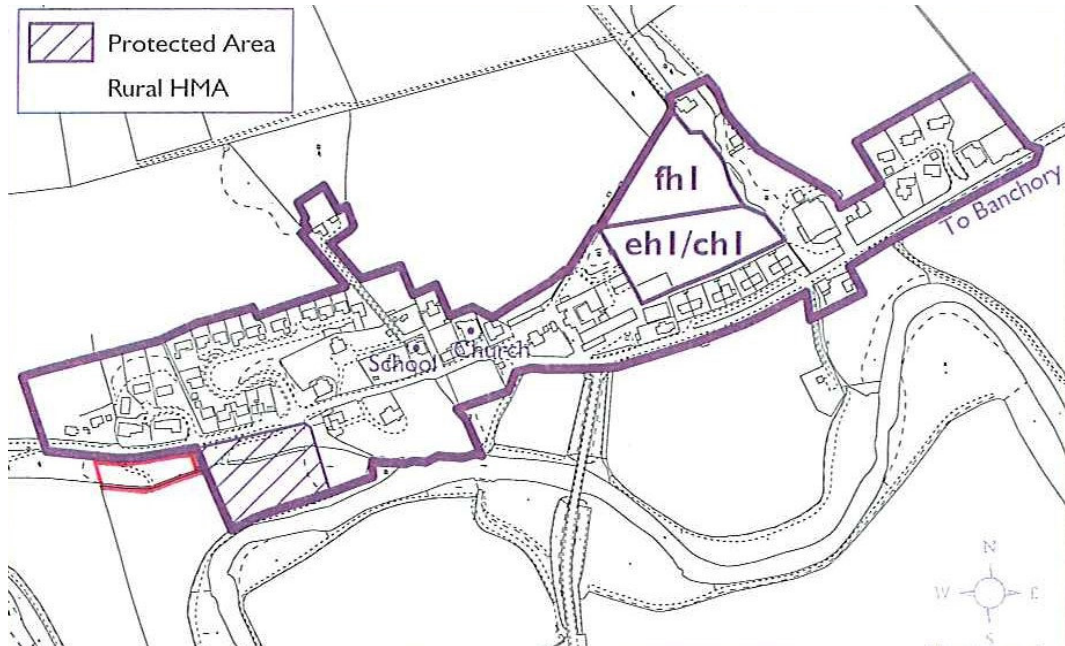
November 2008

**Ryden Property Consultants**  
25 Albyn Place  
Aberdeen  
AB10 1YL  
Tel; 01224 588866  
Fax; 01224 589669

### Strachan: Site Location Plan



Strachan: Aberdeenshire Local Plan Extract





# 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 IAN SMITH	Date:	5-11-2008
	Postal Address:	C/O RYDEN 25 ALBYN PLACE ABERDEEN AB10 1YL		

N2	Name of landowner (if known)	[REDACTED]
	Postal address of landowner	[REDACTED]

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

### The site and your proposals

S1	Under what name would you like the site to be identified?	LAND TO THE SOUTH OF MANSE CROFT, STRACHAN
	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 <input checked="" type="checkbox"/> No <input type="checkbox"/>	Please provide the National Grid reference of the site

S4 What is the current use of the site? TOURIST

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?  
 CONTINUED TOURIST USE – EXTEND THE SETTLEMENT  
 BOUNDARY TO ACKNOWLEDGE USE OF THE SITE  
 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.

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).

N/A

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)  N/A

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.

CONTINUATION OF THE SITE FOR TOURIST USES

ERECTION OF A HOLIDAY CHALET TO IMPROVE THE STANDARD OF ACCOMMODATION ON THE SITE

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 SITE IS VERY WELL CONTAINED IN THE LANDSCAPE BY EXISTING FEATURES

THE SITE IS IMMEDIATELY ADJACENT THE SETTLEMENT BOUNDARY OF STRACHAN, BOUND TO THE NORTH BY RESIDENTIAL DWELLINGS, TO THE EAST BY A PROTECTED AREA IN THE FORM OF A PLAY PARK; AND TO THE SOUTH BY A WOODLAND.

ANY DEVELOPMENT WHEN VIEWED FROM THE NORTH, EAST AND WEST WOULD BE SCREENED BY THE TOPOGRAPHY OF THE SITE WHICH IS SPLIT LEVEL, AND WOULD THEREFORE HAVE RISING LAND ABOVE IT. FROM THE SOUTH, THE SITE IS SCREENED BY THE WOODLAND.

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

THE SITE IS SOUTH FACING AND CAN THEREFORE BENEFIT FROM PASSIVE SOLAR GAIN. THE SPLIT LEVEL NATURE OF THE SITE WOULD PROVIDE SHELTER FOR THE CHALET. GROUND SOURCE HEAT PUMPS ARE PROPOSED.

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

PREVIOUS PLANNING APPLICATION SUBMITTED PROVIDING AN OPPORTUNITY FOR REPRESENTATIONS TO BE MADE *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  More applicable, are you considering providing more or less than this?  N/A  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 IDENTIFICATION OF THIS SITE FOR TOURIST USES WOULD PROVIDE AN OPPORTUNITY TO IMPROVE THE SITE TO THE BENEFIT OF THE SURROUNDING AREA THROUGH THE REMOVAL OF AN INCREASINGLY DEGRADED CARAVAN AND SHED.

OPPORTUNITY TO PROVIDE PATHS THROUGH THE SITE LINKING STRACHAN WITH THE WOODLAND AND RIVER TO THE SOUTH AND PROVIDING A RECREATIONAL VALUE FOR THE WIDER COMMUNITY

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 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"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
Other (Please specify)	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <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	FLOOD PREV. SATISFIED	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	NA	<input type="checkbox"/>
Traffic Impact Assessment	ROADS HAVE NO OBJECTION	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	NA	<input checked="" type="checkbox"/>
Drainage Impact Assessment		Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	NA	<input type="checkbox"/>
Habitat / biodiversity Assessment		Yes	<input type="checkbox"/>	No	<input 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 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\\_SE](http://www.scottishwater.co.uk/portal/page/portal/SWE_PGP_CONNECTIONS/SWE_CORP_CONNECTIONS/ASSET_CAPACITY_SE) ARCH

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

THE SITE BENEFITS FROM MAINS ELECTRICITY AND WATER AND ITS OWN SEPTIC TANK. IT LIES WITHIN THE 30 MPH SPEED LIMIT OF THE SETTLEMENT AND THE EXISTING ACCOMMODATION HAS BEEN ON THE SITE FOR ALMOST 30 YEARS. THE PRINCIPLE OF TOURIST USE ON THE SITE IS THEREFORE ACCEPTED. GIVEN THIS POSITION, IT IS REQUESTED THAT THIS IS FORMALLY RECOGNISED WITHIN THE ABERDEENSHIRE LOCAL DEVELOPMENT PLAN AND THE BOUNDARY OF STRACHAN EXTENDED TO INCLUDE THIS SITE.

THE PROVISION OF A HOLIDAY CHALET ON THE SITE WOULD IMPROVE THE ACCOMMODATION AVAILABLE IN THE AREA AND ENCOURAGE TOURISM IN LINE WITH THE SCOTTISH GOVERNMENTS AIM TO INCREASE TOURISM BY 50% BY 2015.

IT IS WELL RELATED TO THE SETTLEMENT OF STRACHAN, IMMEDIATELY ADJACENT TO ITS BOUNDARY. IT LIES WITHIN 400 METRES OF PUBLIC TRANSPORT ROUTES AND THE FACILITIES WITHIN STRACHAN AND THEREFORE WITHIN THE GUIDELINES FOR WALKING DISTANCES CONTAINED IN SPP17 AND PAN75. THIS IS A SUSTAINABLE SITE FOR THE PROVISION OF IMPROVED HOLIDAY ACCOMMODATION. PUBLIC TRANSPORT CONNECTS THE SITE WITH BANCHORY AND THE SURROUNDING AREA, GIVING GOOD ACCESS TO THIS ALSO.

THERE ARE A NUMBER OF TOURIST FACILITIES IN THE IMMEDIATE AREA, INCLUDING THE SOFT BEAR PLAY CENTRE AND MILL OF STRACHAN. HIGHER QUALITY TOURIST ACCOMMODATION WOULD SUPPORT THESE FACILITIES. THE WIDER AREA IS A POPULAR TOURIST ATTRACTION AND THE DEFICIENCY OF HIGH QUALITY ACCOMMODATION IS A DETERRENT TO TOURISM. THESE PROPOSALS WOULD HELP ADDRESS THAT.

THERE WOULD BE MINIMAL IMPACT ON THE SURROUNDING AREA, CONSIDERING THE EXISTING ACCOMMODATION IS ALMOST COMPLETELY SCREENED FROM THE SURROUNDING AREA DUE TO THE TOPOGRAPHY OF THE LAND. NEW ACCOMMODATION WOULD BE CUSTOM BUILT TO FIT THE TOPOGRAPHY OF THE SITE AND LANDSCAPING WOULD PROVIDE AN ATTRACTIVE ENVIRONMENT. IMPROVED ACCOMMODATION WOULD IMPROVE THE ENVIRONMENT THROUGH THE REMOVAL OF A DETERIORATING CARAVAN AND SHED, WHICH IS A BLOT ON THE LANDSCAPE.

NEW ACCOMMODATION WOULD BE BUILT OF SUSTAINABLE MATERIALS AND IT IS PROPOSED THAT GROUND SOURCE HEAT PUMPS ARE USED IN LINE WITH SUSTAINABILITY PRINCIPLES OF THE DRAFT STRUCTURE PLAN

NO SPECIFIC TOURIST SITES ARE ALLOCATED IN THE EXISTANT LOCAL PLAN. THIS IS ENCOURAGED BY NATIONAL POLICY AND THIS SITE WOULD PROVIDE A LOCATION TO MEET THE DEMAND FOR ACCOMMODATION.

IT IS THEREFORE REQUESTED THAT THE BOUNDARY OF STRACHAN IS EXTENDED TO INCLUDE THIS SITE AND PROVISION MADE FOR A WELL DESIGNED HOLIDAY CHALET TO BE BUILT

**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)