



ABERDEEN
CITY COUNCIL

Proposal for a site to be included in the Main Issues Report Form

Aberdeen Local Development Plan

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Planning and Infrastructure
Strategic Leadership
Aberdeen City Council
St Nicholas House
Broad Street
Aberdeen
AB10 1BW

www.aberdeencity.gov.uk



ABERDEEN LOCAL DEVELOPMENT PLAN

Proposal for a site to be included in the Main Issues Report

Please use this form to provide details of the site that you wish to have included in the Main Issues Report for consideration as an allocation in the Aberdeen 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. The City Council has produced a Sustainability Checklist which provides guidance on the issues which will be used to help us judge the merits of competing development options. This can be found on www.aberdeencity.gov.uk/planning

Please ensure your proposal is with us by **16 March 2009**

Data Protection Act 1998

How Aberdeen City Council (ACC) uses the information/data collected: The information collected in this form recorded on computer and stored securely for the purpose of processing the information. ACC will process this information fairly and lawfully and in accordance with the principles of the Data Protection Act 1998. For the purposes of processing this information Aberdeen City Council is the Data Controller.

1. Name of Proposer: Date:

Address:

2. Name of Landowner:

Address:

The site and your proposal

3. What name would you like the site to be known as ?

Have you any information for the site on the internet ?

If so please provide the web address:

The site name could be descriptive or an address.

4. Please provide a map showing the exact boundaries of the site you would like considered.

Map provided:

5. Please provide the National Grid reference of the site (8 numbers):

6. What is the current use of the site ?

Has there been any previous development on the site ? Yes No

If so, what was it ?

7. What do you propose using the site for ?

8. If you are proposing housing on the site please provide details of what you think would be appropriate, both in terms of the number of dwellings, and their forms (Flats, Detached Houses, Terraces etc.

9. It is likely that there will be a requirement for 25% of the housing within the development to be affordable. If applicable, are you considering more or less than this figure ?

25% More Less

10. If you are proposing business uses please provide details of what you would market the land for ?

Business 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 is shown on the site plan.

11. If you are proposing uses other than housing or business please provide as much detail as possible on what you propose. Examples could include retailing, tourism, renewable energy, sports, leisure and recreation, institutions and education.

12. Will the proposed development be phased ? Yes No

If yes, then please provide details of what is anticipated to be built and when.

13. Has the local community been given the opportunity to influence/partake in the development proposal ?

Yes No Not yet

If there has been any community engagement please provide details of the way in which it was carried out and how it has influenced your proposals. **If no consultation has yet taken place, please detail how you will do so in future.**

Sustainable Development and Design

14. Have you applied principles of sustainable siting and design to your site ?

The City Council has produced a Sustainability Checklist which provides guidance on the principles of sustainable siting and design and other issues which can be found on www.aberdeencity.gov.uk/planning.

Please provide the following information:

A. Exposure - does the site currently have -

- Little shelter from northerly winds
- Some shelter from northerly winds
- Good shelter to northerly winds

B. Aspect - is the site mainly -

- North facing
- East or west facing
- South, south west or south east facing

C. Slope - do any parts of the site have a gradient greater than 1 in 12 ?

- Yes
- If yes, approximately how much (hectares or %)
- No

D. Flooding - are any parts of the site at risk of flooding ?

- Yes
- If yes, approximately how much (hectares or %)
- No

E. Drainage - do any parts of the site currently suffer from poor drainage or waterlogging ?

- Yes
- If yes, approximately how much (hectares or %)
- No

F. Built and Cultural Heritage - would the development of the site lead to the loss or disturbance of archaeological sites or vernacular or listed buildings ?

- Significant loss or disturbance
- Some potential loss or disturbance
- No loss or disturbance

G. Natural conservation - would the development of the site lead to the loss or disturbance of wildlife habitat or species ?

- Significant loss or disturbance
- Some potential loss or disturbance
- No loss or disturbance

H. Landscape features - would the development of the site lead to the loss or disturbance of linear and group features of woods, tree belts, hedges or stone walls ?

- Significant loss or disturbance
- Some potential loss or disturbance
- No loss or disturbance

I. Landscape fit - would the development be intrusive into the surrounding landscape ?

- Significant intrusion
- Slight intrusion
- No intrusion

J. Relationships to existing settlements - how well related will the development be to existing settlements ?

- Unrelated (essentially a new development)
- Partially related
- Well related to existing settlement

K. Land use mix - will the development contribute to a balance of land uses, or provide the impetus for attracting new facilities ?

- No contribution
- Some contribution
- Significant contribution

L. Accessibility - is the site currently accessible to bus, rail, or major road network ?

- Access more than 800 metres away
- Access between 400 and 800 metres away
- Access within 400 metres

M. Proximity to services and facilities - How close are any of the following ?

	400m	400-800m	>800m
• Community facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Local shops	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Sports facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Public transport networks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Primary schools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

N. Footpath and cycle connections - are there any existing direct footpath and cycle connections to community and recreation facilities or employment ?

- No available connections
- Limited range of connections
- Good range of connections

O. Proximity to employment opportunities - are there any existing employment opportunities within 1.6 kilometres for people using or living in the development you propose ?

- None
- Limited
- Significant

P. Contamination - are there any contamination or waste tipping issues with the site ?

- Significant contamination or tipping present
- Some potential contamination or tipping present
- No contamination or tipping present

Q. Land use conflict - would the development conflict with adjoining land uses or have any air quality or noise issues ?

- Significant conflict
- Some potential conflict
- No conflict

If there are significant conflicts, what mitigation measures are proposed ?

R. Physical Infrastructure - does the site have connections to the following utilities ?

- Electricity
- Gas
- Water and Sewage

If you are proposing housing, is there existing school capacity in the area ?

- Secondary capacity
- Primary capacity

Are there any further physical or service infrastructure issues affecting the site ?

15. No site is going to be perfect and the checklist above will inevitably raise some potential negative impacts from any development. Where negative impacts are identified, please provide details of their nature and extent and of any mitigation that may be undertaken. Listed below are examples of further information that may be included in your submission:

- Contamination Report
- Flood Risk Assessment
- Drainage Impact Assessment
- Habitat/Biodiversity Assessment
- Landscape Assessment
- Transport Assessment
- Other as applicable (e.g. trees, noise, dust, smell, retail impact assessment etc. please state)

16. Does the development proposal give any benefits to the community ?
If so what benefits does the development bring, and how would they likely be delivered ?

Community benefits can include new community facilities (such as local shops, health, education, leisure and community facilities), affordable housing, green transport links and open spaces.

Include elements which you anticipate may be required as developer contributions from the development. (Please note, specific contributions will have to be negotiated with the City Council on the basis of the proposal.)

17. If you have prepared a framework or masterplan showing a possible layout for the site, please include it with this form.

- Masterplan/Framework attached

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