

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.

Name of proposer: SIP LTD Date: NOV 08

Postal Address: PER GRAMPIN DESIGN ASSOCIATES (AGENTS)
LEADSIDE HOUSE
62 LEADSIDE ROAD
ABERDEEN
AB25 1TW

Name of landowner (if known)

Postal address of landowner APPLICANT

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

The site and your proposals

Under what name would you like the site to be identified?
LONCHAVEN (S.E)

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

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

Please provide the National Grid reference of the site
410822.839771.6

What is the current use of the site?

AGRICULTURE

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 (WITH INTEGRATED BUSINESS USE)

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.

TO BE AGREED

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).

80 NO DWELLINGS IN MIXED TENURE

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

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.

If you are proposing uses other than housing or business please provide us with as much detail as possible on what you propose.

Nº

Please continue on additional sheets as required.

The wider area

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?)

REFER TO SUPPORTING DEVELOPMENT BID

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*

If you have prepared any frameworks or masterplans showing a possible layout for the site, please include it with this form. *Framework attached*

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

No

If you have undertaken a site assessment please provide details *N/A*

Statement attached

The Code for Sustainable homes or www.index21.org.uk provides guidance on this issue

Effect on the community

Has there been any opportunity for local people to influence what you propose through local engagement?

Yes

No

A FULL PROGRAMME OF PUBLIC CONSULTATION WILL BE GONE THROUGH BEFORE PLANNING APPLICATION(S) ARE 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.

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

What community benefits arise from your proposals? What would the nature of these be, and how would they be delivered?

RESIDENTIAL DEVELOPMENT WILL GENERATE MORE CHILDREN TO SUPPORT THE EXISTING PRIMARY SCHOOL

REFER ALSO TO SUPPORTING DEVELOPMENT BID

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)

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	N/A <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"/>	NA <input type="checkbox"/>
Other (Please specify)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>

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

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 checked="" 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 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 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 No

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

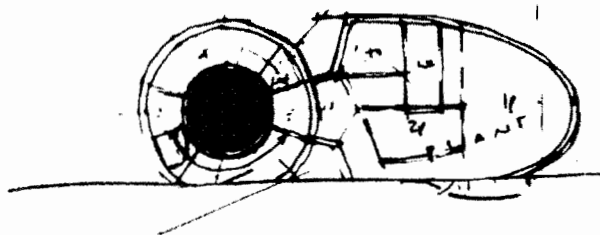
REFER TO SUPPORTING DEVELOPMENT BID

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.



GDA.

LONGHAVEN (SOUTH EAST) DEVELOPMENT BID SUPPORTING STATEMENT

1.0 INTRODUCTION

- 1.1 This development bid is submitted on behalf of SIP Ltd who control the land to South and East of Longhaven as highlighted on the location plan.
- 1.2 Longhaven lies approximately 11 miles to the North of Ellon and 4 miles South of Peterhead on the A90 Aberdeen to Peterhead road. The settlement benefits from an existing Primary school and a shop. A number of public transport services are provided daily connecting Longhaven to the surrounding area including Aberdeen, Peterhead and Ellon.
- 1.3 In terms of the current development plan Longhaven is identified as a Rural Service Centre. These are defined as Rural Service Centres that may provide opportunities to absorb small scale development needs.
- 1.4 The site lies immediately adjacent to the settlement boundary of Longhaven. It is a sustainable and logical area for expansion. Longhaven itself is well located to accommodate expansion to absorb some of the housing land allocations within the Aberdeen to Peterhead corridor identified in the draft structure plan. As such it should be considered for residential development in the Aberdeenshire Local Development Plan.

2.0 SITE DESCRIPTION AND PROPOSALS

- 2.1 The site is currently in agricultural use and extends to approximately 4.26 hectares (10.53 acres). It is bound to the West by agricultural land and to the North by the A90 and to the North West by the existing settlement of Longhaven. The West is bound by the existing roadway to the Ennstone quarry which is owned by the applicants. The boundary to the South East is undefined but strikes a line of the original railway.
- 2.2 The site generally slopes from the A90 towards the coast / South East. In topographic terms there is no impediment to the development of this site.
- 2.3 An indicative masterplan has been prepared for the site and this is attached to this bid. It proposes a residential development which is estimated to yield some 80 units.

3.0 SCOTTISH PLANNING POLICY

- 3.1 Scottish Planning Policy 1 ; The Planning System states that the aim of the planning system is to ensure that development and changes in land use occur in suitable locations and are sustainable. The planning system should feature as an integrated approach to social justice by giving a high priority to accessibility when considering locations for jobs, homes, shops, leisure and other community facilities.
- 3.2 SPP3 ; Planning for Homes (Revised 2008) was amended as there were indications that it had not been as effective as intended, particularly with regard to the generous release of land for housing. Persistent delays in bringing forward land for housing and in the creation of new homes illustrate the continuing problems facing local authorities and house builders. Stakeholders in local government, housing associations and the development industry have indicated that the absence of an adequate supply of housing land is a major impediment to the provision of new homes in Scotland.
- 3.3 The revised document aims to address the problems being experienced, strengthen and reinforce planning policies to help meet new priorities for the provision of new housing in Scotland. It states that the Scottish Government is committed to the goal of raising the rate of new housebuilding to 35,000 new homes every year by the middle of next decade. Planning has a central role in meeting this goal through the identification of sufficient land to support an increased supply of the right homes in the right places.
- 3.4 The allocation of an appropriate supply of land is one of the key factors in ensuring continued opportunities for housebuilding and influencing the delivery of housing. Successful developments will remain desirable, attractive and safe places to live for many years. This can be achieved through appropriate location ; links to transport networks and other settlements; attractive and functional layouts ; good design, as well as innovation and creativity.
- 3.5 Where brownfield and infill site cannot meet the full range of housing requirements, it may be necessary to release Greenfield land next to built up areas. Meeting housing requirements through extensions to existing towns and villages has a number of advantages, including the reduction of servicing costs. New housing can also benefit existing communities by helping to sustain local schools, shops and services.
- 3.6 SPP 17 ; Planning for Transport highlights that the aim of the planning system is to support and accommodate new investment and development in locations accessible by a range of means of transport and which seeks to minimise the impact on existing transport networks and the environment. Planning permission should not be granted for significant travel generating uses in locations where access to infrastructure are further than 400m by walking.

- 3.7 Planning Advice Note 75 ; Planning for Transport accompanies SPP17. It states that planning authorities should establish accessibility profiles for sites. The profiles should reflect the catchment area served, likely quality of service and result in indicators of accessibility. A maximum threshold of 1600m in terms of access to local facilities by walking and cycling should be achieved.

4.0 DRAFT STRUCTURE PLAN.

- 4.1 The draft Structure Plan identifies a requirement of around 72,00 dwellings within the Structure Plan area over the next 20-25 year period. Three Strategic Growth Areas (SGA's) are identified which will be the main focus for development, expecting to accommodate 75-80% of the growth. Around half of new development is likely to be located in Aberdeen City, with significant development expected to take place in the Huntly to Laurencekirk corridors and the Aberdeen to Peterhead corridor. It proposes that the Aberdeen to Peterhead corridor will focus on diversifying and developing the economy with less new housing than the other SGA's, although the amount of housing could increase in the second half of the plan period if the economy grows and becomes more diverse.
- 4.2 Within the Aberdeen to Peterhead corridor the plan envisages housing split between the Ellon and Peterhead areas. In relation to the Peterhead area, 2000 dwellings are identified for the structure plan period, consisting of 600 in the period 2007 to 2016; 800 in the period 2017-2023; and a further 600 in the period 2024-2030. In the Ellon area, 2400 dwellings are identified for the structure plan period. This consists of 400 between 2007 and 2016; 1400 between 2017 and 2023 ; and 600 between 2024 and 2030.
- 4.3 The Draft Structure Plan also advocates sustainable mixed communities. It states that a focus on communities means that new housing and development for employment and commercial use should be well related to each other to improve people's quality of life and opportunity. Also, that future communities must be mixed in terms of the type and size of homes, as well as their tenure and cost. One of the targets to achieve this, is that for all housing development of over one hectare in the Strategic Growth Areas to generally have no less than 30 dwellings per hectare.

5.0 SERVICES

- 5.1 As there is a new mains sewer running along the A90 it is considered that there will be sufficient capacity for the Proposed development(s) in Longhaven. This also affords an opportunity for existing properties currently served by septic tanks, to connect to this main sewer. With regard to water capacity again it is considered that there is sufficient capacity.
- 5.2 SEPA's Flood Risk Map highlights that the site is not at risk from flooding.

6.0 JUSTIFICATION

- 6.1 The Draft Structure Plan identifies the Aberdeen to Peterhead corridor as a Strategic Growth Area. It is argued that Longhaven falls within this corridor and that it is acknowledged that Longhaven and this site in particular is well placed to accommodate development and meet the housing allocations in the Draft Structure Plan. The development of this site would also help to contribute to the Scottish Government's proposal to build 35,000 new dwellings per annum to overcome the problems in bringing forward sufficient housing land in Scotland also highlighted in SPP3
- 6.2 Longhaven is a small settlement and is very well placed on the Aberdeen to Peterhead corridor. There are limited opportunities within the settlement boundary for residential development .
- 6.3 An objective of the Draft Structure Plan is to create sustainable mixed communities. The identification of land in Longhaven would contribute to that objective when considering that business space can also be accommodated within the development areas. This demonstrates that Longhaven is a sustainable location for further development. The bid site is an ideal location to absorb demand.
- 6.4 The site is well located to accommodate development and forms a logical area for expansion, immediately adjacent to the settlement boundary of Longhaven. The development of such locations is supported by SPP3 as they reduce servicing costs and can help sustain services.
- 6.5 In this case, residential development on this site would help sustain the existing facilities and services available in Longhaven , particularly the local Primary school and shop. The primary school has a falling role and is under threat of closure as part of a rationalisation of primary school facilities in the wider area. Any new housing will remove this threat and there is a strong public desire to maintain this facility. It is understood that there is or will be sufficient capacity in Peterhead Academy.
- 6.6 This development of this site is a logical extension of the existing settlement of Longhaven sitting to the East of the existing houses, school etc. It is contained to the East by the existing road and is partially split in the middle which could defined phases with the first phase immediately adjacent the existing settlement. This initial phase requires a new road access.
- 6.7 Residential development on this site would be visible from the approaches to the site East and West given the limited number of buildings that constitute Longhaven. However the layout is based on an urbanist style and the designs would be consistent with that of other North East villages. As a result it would also supply a range of house types and sizes in line with the sustainable mixed communities objectives of the Draft Structure Plan.
- 6.8 Access to the site would be by improving an existing access to the A90 and by the formation of a new access to the West of the site. Adequate visibility splays can be provided at this site.
- 6.9 A bus stop is provided approximately 350m from the site in line with guidance contained in SPP17. Further to this , the shop, primary school and playing field are within some 280m of the extreme North east corner of the site. This meets the acceptable walking distances outlined in PAN75. The site is therefore a sustainable location for new residential development.

- 6.10 The attractiveness of the village, in terms of accessibility, will be further enhanced by the construction of the Aberdeen western Peripheral Route and the dualling of the A90 between Balmedie and Ellon. It is therefore anticipated that there will be further demand for new housing in Longhaven on completion of these infrastructure projects.
- 6.11 Whilst the proposed masterplan indicates Residential use with integrated, or small scale, business or commercial uses to the entire site it should be recognised that this site, in part(s) could be allocated for larger business or industrial uses.

7.0 CONCLUSION AND RECOMMENDATION

- 7.1 The identification of this site, within the Aberdeen to Peterhead Strategic Growth Areas an ideal location to absorb development and contribute to the housing land requirements identified in the draft Structure Plan.
- 7.2 The bid site's location immediately adjacent to the settlement boundary of Longhaven is in line with the sustainability principles advocated in SPP1 and SPP3. Bus stops and local services are located within walking distance. Development would help sustain the facilities and particularly the Primary school and therefore contribute towards providing a sustainable mixed community.
- 7.3 On the basis of the above this site should be included within the Aberdeenshire Local Development Plan for residential development