

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 N. Still

Date:06/11/08

Postal Address:

South Fornet

Dunecht

Westhill

Aberdeenshire

AB32 7BX

N2

Name of landowner (if known)

Postal address of landowner

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 at Inverboyndie

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?

S3 Yes No

Please provide the National Grid reference of the site

NJ 67186474

S4 What is the current use of the site?

Agricultural

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, with scope for local facilities.

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).

The initial proposal is for the erection of 40 dwellhouses. The overall number of dwellings would however, be determined through the detailed masterplanning exercise, following dialogue with Aberdeenshire Council and the Local Community.

Consideration has been given to the range of housing which will be created on site. The development will include a range of house types and densities. Including detached and semi-detached units.

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)

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 supporting 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 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?

Development of this scale would require the provision of appropriate levels of open space and there may be scope for a local retail outlet to be provided.

Further community benefits may be identified through public consultation exercises.

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
			Please tick appropriate box	
Local Shops	<input checked="" type="checkbox"/>			<input type="checkbox"/>
Community facilities (eg Hall)	<input checked="" type="checkbox"/>			<input type="checkbox"/>
Sports facilities (eg playing fields)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Employment areas	<input checked="" type="checkbox"/>			<input type="checkbox"/>
Residential areas	<input checked="" type="checkbox"/>			<input type="checkbox"/>
Public Transport networks	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>	<input type="checkbox"/>
Other (Please specify)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>	<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

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 type="checkbox"/>	NA <input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic Impact Assessment	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>	<input checked="" type="checkbox"/>
Drainage Impact Assessment	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>	<input checked="" type="checkbox"/>
Habitat / biodiversity Assessment	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>	<input checked="" type="checkbox"/>
Other as applicable (eg noise, dust, smell Retail impact etc)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>	<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

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

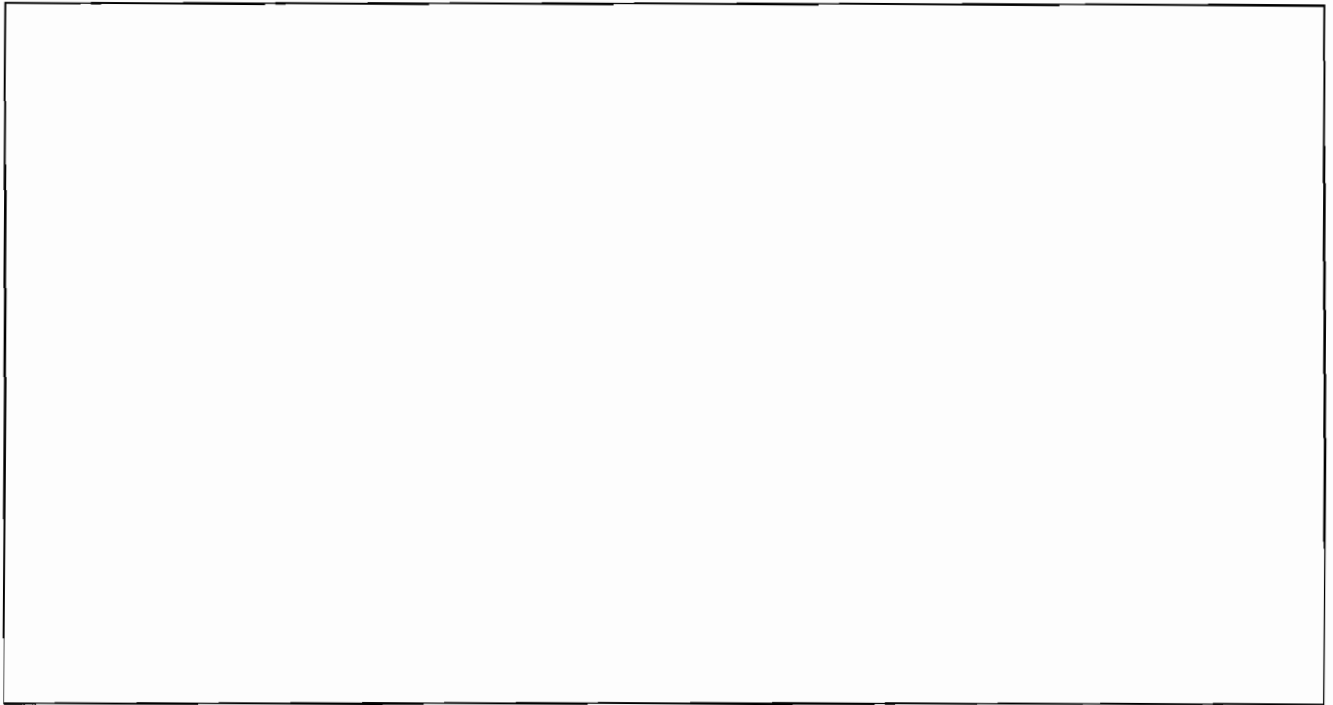
Other information

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

In summary the reasons why the site is suitable for inclusion in the next local plan are as follows:

- The proposal accords with the regional strategy which has been identified in the draft structure plan, particularly in relation to the Rural Housing Market Area and the RPA.
- The proposal will provide support for existing services within the area, such as Whitehills Primary School, local shops and the local industrial estate and would be likely to be a stimulus for further service provision.
- It is well served by public transport and is easily accessible on a major transport artery.
- The proposal would be sensitively designed and screened to ensure that it was an appropriate addition to the existing landscape.

For the foregoing reasons the site accords with the requirements of national and regional policy and represents an ideal opportunity for development which should be included in the Draft Aberdeenshire Local Development Plan.



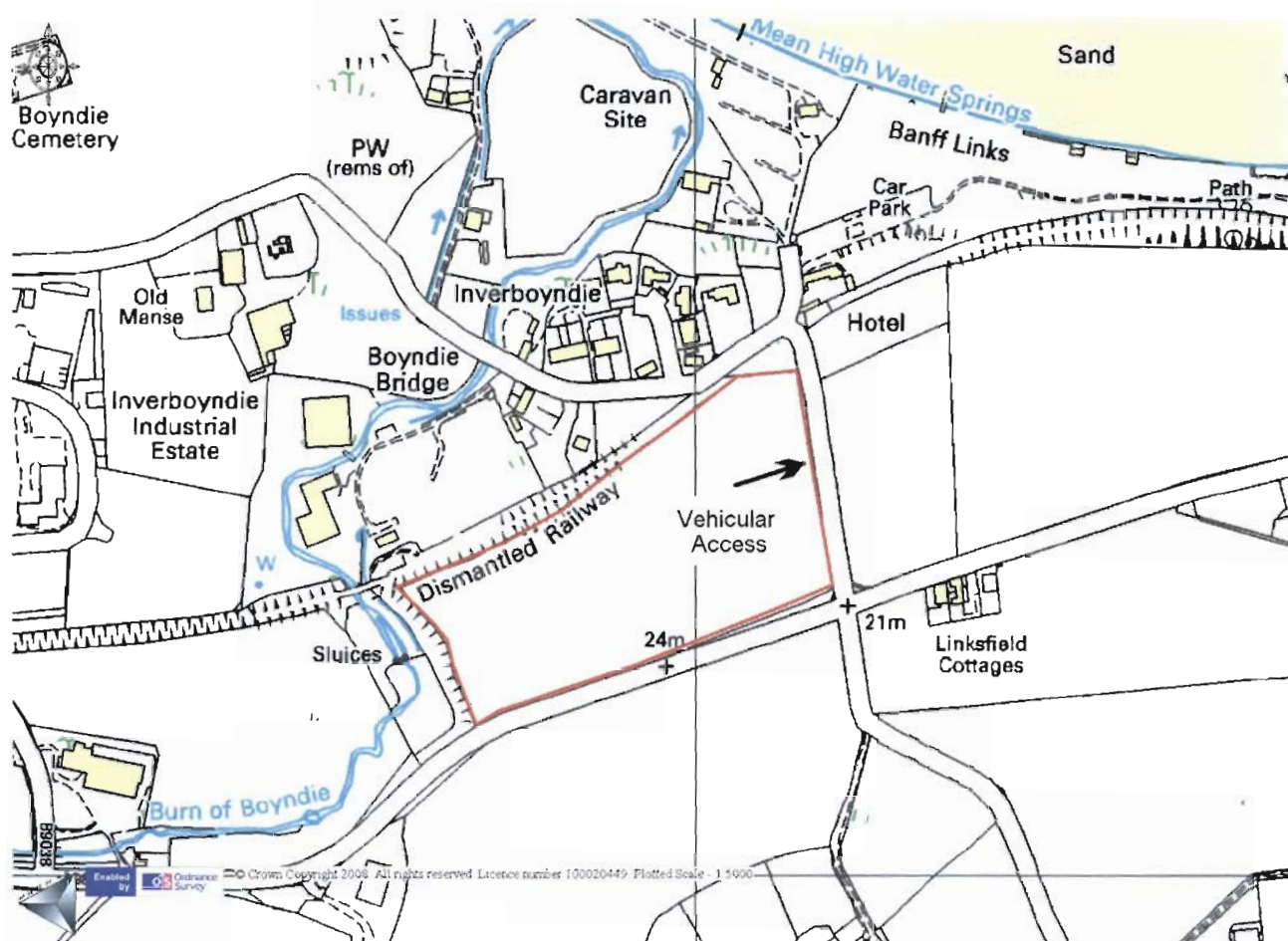
Please return the completed form to the Policy Planning Team, Planning Policy and Environment Service , Woodhill House, Westburn Road, Aberdeen, AB16 5GB or e-mail to ldp@aberdeenshire.gov.uk.

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.

Aberdeenshire Local Development Plan Bid

Proposed Residential Development at Inverboyndie, Banff



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Aberdeen
AB11 6XH

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1.0 Introduction

- 1.1 The structure of the bid shall firstly describe the site and proposed development. The relevant national and regional policies which provide the background for the proposal shall then be analysed, before a reasoned justification for the allocation of the site is made.

2.0 Site Description

- 2.1 Inverboyndie is a small rural community which is situated between Banff and Whitehills near to the coast of the Moray Firth. It enjoys accessible transport connections, being located immediately adjacent to the A98 which links Banff to the coastal communities to the west. The boundary of the land which is being promoted for development is highlighted in red in the location map which is attached to this report. The area of the site is 5 hectares. The southern edge of the site is defined by the A98, with the northern edge corresponding to the route of the former railway-line.
- 2.2 The site lies within the settlement envelope of Inverboyndie which is a small village which contains a caravan park together with associated shop, hotel and a 4 hectare industrial estate. The village itself is famed for its picturesque beach and has held a designation for EC Identified Bathing Water (76/160/EEC) since 1999.

3.0 Description of Proposal

- 3.1 The proposed involves a modest residential development. The area of the site at 5 hectares is large enough to accommodate significant house numbers, and the initial proposal is for the erection of 40 units. These would be located towards the north of the site, so that it would adjoin the existing built up part of the settlement. Vehicular access would be taken via the public road immediately to the east of the site. A broad belt of landscaping would be formed along the southern boundary next to the A98. Sewage from the development would be treated using either septic tanks or a small private sewage treatment plant. Development of this scale would require the provision of appropriate levels of open space, and there may be scope for a local convenience retail outlet to be provided.

4.0 National Planning Policy

- 4.1 Section 16 (1)(a) of the *Town and Country Planning (Scotland) Act 2006* requires local authorities to prepare local development plans for all parts of their areas. In preparing these plans, local authorities should take account of Scottish Government planning policies and advice in the

form of SPPs and PANs, on a range of matters. The following policy and advice documents are considered to be relevant to this development bid.

- 4.2 Scottish Planning Policy on housing is provided by **SPP3 – Planning for Homes** (revised 2008). The Key objectives of this SPP include:
- Allocation of a generous supply of land to meet identified housing requirements across all tenures, including affordable housing and related policy objectives.
 - The creation of high quality places, which support the development of sustainable communities.
- 4.5 Further more detailed guidance is provided in relation to the allocation of housing land within development plans. In relation to the expansion to existing settlements paragraph 68 states '**where Brownfield and infill sites 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 can have a number of advantages. Servicing costs can be reduced and new housing may benefit existing communities by helping to sustain local schools, shops and services**'.
- 4.6 **SPP17 – Planning for Transport** recommends that the process of preparing local plans should relate the land use development pattern to the capacity of the transport network. Paragraph 32 states that new local plan land allocations should be considered in relation to transport opportunities and constraints. Specific policy guidance is given in paragraph 51 of this document. This states that travel generating uses such as the type proposed should be located within 400 metres of the public transport network.
- 4.7 **SPP 6 – Renewable energy and PAN 84 – Reducing Carbon Emissions in New Development** both place great importance on the energy efficiency of new housing developments, giving encouragement to the use of measures to reduce carbon emissions from new housing. Paragraph 36 of SPPG 6 states that '**development plans should set out local policies on the provision of on site low carbon and renewable sources of energy in new developments**'. The expectation is that these policies should encourage the incorporation of on site zero and low carbon equipment which is capable of securing a reduction in carbon dioxide emissions 15% below the 2007 building regulations.
- 4.8 **PAN 44 – Fitting Development into the Landscape** is also of relevance and developers are encouraged to address a number of landscape issues when bringing forward new sites for development. These include:
- **Respect for the local environment and landscape setting**

- ***Improvement of visual impact of the development as seen from any road and rail routes – and also public open spaces***
- ***Measures to retain and create important views through the site***
- ***Measures to integrate the development within the existing townscape and landscape***

4.9 The Scottish Government have published a range of documents specifically targeted at ensuring high standards of urban design in the residential sector. Both ***PAN 67 – Housing Quality*** and ***PAN 76 – New Residential Streets*** have this aim. They seek to do this by ensuring new developments are well integrated with the movement and settlement patterns of the area and to take account of their context and be integrated into the wider neighbourhood. Further advice is given in the Scottish Government's urban design policy statement – ***Designing Places*** which identifies the qualities integral to a successful place to ensure future streets are conspicuously distinctive; safe and pleasant; easy to get to and around; welcoming; adaptable and resource efficient.

5.0 Draft Aberdeen and Aberdeenshire Structure Plan

5.1 The Aberdeen City and Shire Draft Structure Plan was published in June 2008 and is therefore the strategic document which will inform the content of the next Aberdeenshire Local Development Plan. The draft structure plan contains a number of objectives including an increase in the population of the city region by 9% to 480,000 by 2030. To achieve this, the following targets have been identified:

- ***To build at least 2500 new homes each year by 2014 through the development plan.***
- ***To build at least 3000 new homes each year by 2020.***

To achieve this, the strategic planning team have identified three growth corridors to accommodate the majority of the housing which will be provided for within the region. However a significant number of houses have also been allocated within the rural housing market area within which Inverboynie lies. 4400 units have been identified for this area between 2007 and 2016.

5.2 A further element of the draft structure plan strategy is the identification of a Regeneration Priority Area (RPA) along the Moray Firth coast, which includes Banff and Macduff and the surrounding hinterland. The overarching aim of the RPA is to regenerate the area through economic development proposals and the support of tourism.

6.0 Justification

- 6.1 The preceding sections have described the site and proposed development; also identifying the relevant policy guidance at national and regional level which will require to be taken into consideration in the drafting of the new development plan for Aberdeenshire.
- 6.2 Examination of the draft structure plan strategy indicates that the proposal would accord with at least 2 elements of this. Firstly it would contribute to the desired increase in population within the Rural Housing Market area which is identified for the period 2007-2016. The provision of 4400 will require the identification of a range of small sites, located within existing settlements. The proposed site represents an ideal opportunity to contribute to this target.
- 6.3 The second point of relevance in relation to the structure plan strategy concerns the existence of the RPA. This zone seeks to stimulate the economies of coastal villages, through the development of tourism and other economic development proposals. Inverboyndie contains a large and popular caravan park together with an industrial estate with widespread areas for further employment land. The presence of both tourism and employment land within the village suggest that it is well placed to contribute to economic development within the RPA along the lines identified in the structure plan strategy. This is a further reason in support of the allocation.
- 6.4 At present the site lies within the settlement boundary of Inverboyndie, albeit within a protected zone. It is understood to fall under this designation to protect the landscape of the coastal zone. To ensure that the proposal would have no adverse effect on the landscape of the area, the requirements of PAN 44 have been considered and it is proposed to provide a generous planting belt 30 metres in width along the southern boundary of the site. This would ensure that it was sensitively screened particularly from the A98.
- 6.5 SPP3 advocates extension to existing settlement in certain circumstances. One of these includes the opportunity to support local services through greenfield development. Part of the site is contained within the Whitehills Primary School catchment zone and it is likely that children from the development would be educated there. Examination of the school role indicates that there is currently spare capacity for an additional 42 pupils. The school is therefore operating well under capacity and the allocation of further housing within its catchment will enable it to operate to its full potential, thereby supporting a vital local service within the locality.
- 6.6 Furthermore the proposed development would assist in supporting local services and may act as a stimulus for the provision of additional local facilities in the village. At present a small local shop

operates within the caravan park; this would be supported and there may be scope for further provision of facilities as a result of the development.

- 6.7 The promotion of high standards of urban design is advocated within PAN 67 and 76 and this topic would be given particular attention as part of the detailed planning of the site. In particular care would be taken to ensure that the house design reflected the rural vernacular style which predominates in the surrounding villages. Worthy examples of traditionally designed buildings have been proposed and developed in a number of villages along the Moray Firth, most notably in Sandend and these would be used as a template for the proposed development.
- 6.8 The issues of sustainable development would also be addressed through the bid site, through the incorporation of low and zero carbon technologies. These would be likely to include ground source heat pumps, photovoltaic cells and air source heat pumps. All of these technologies would combine to achieve the stipulated reductions in carbon dioxide emissions which are contained in SPP6.
- 6.9 The final objective of the draft structure plan is to increase the accessibility of development proposals. The site is currently well served by public transport with a 4 times daily bus service running through Inverboyndie on the Macduff to Huntly route (301/304b). This route is within 400 metres of the site and therefore in accordance with the requirements of SPP17.
- 6.10 Finally there are no servicing obstacles to the development of the site. Vehicular access can be taken from the public road to the east of the site where ample visibility exists. SEPA's Indicative River and Coastal Flood Map has been consulted and the site is outwith the floodplain of the Burn of Boyndie.

Conclusion

As part of this development bid, justification has been provided as to why the site is suitable for inclusion in the draft version of the Aberdeenshire Local Development Plan. This justification has shown how the proposal conforms to both the regional strategy and the individual objectives of the draft structure plan. In summary the reasons why the site is suitable for inclusion in the next local plan are as follows:

- The proposal accords with the regional strategy which has been identified in the draft structure plan, particularly in relation to the Rural Housing Market Area and the RPA.

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- The proposal will provide support for existing services within the area, such as Whitehills Primary School, local shops and the local industrial estate and would be likely to be a stimulus for further service provision.
- It is well served by public transport and is easily accessible on a major transport artery.
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Local Plan Development Bid, Land at Inverboyndie, Banff

