

Development Bid
The Aberdeenshire Local Development Plan
Land for Residential Development
Memsie



Prepared by Knight Frank LLP
on behalf of Mr Bill Maitland



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1. Introduction

Knight Frank LLP, on behalf of Mr Bill Maitland, submit the following development bid in support of the allocation of land at Memsie, Aberdeenshire, as site for future development through the new Local Development Plan for Aberdeenshire.

The purpose of this statement is to put forward the land use planning justification in favour of our client's land being identified as being suitable for future residential development.

2. Details of the site

2.1 Location

Memsie is a small rural village located approximately 2 miles to the south of Fraserburgh within the Banff and Buchan administrative area of Aberdeenshire. The village consists primarily of single and two-storey houses of modern appearance situated in a row along the main road as shown in Figure 1.

Figure 1: Location Plan



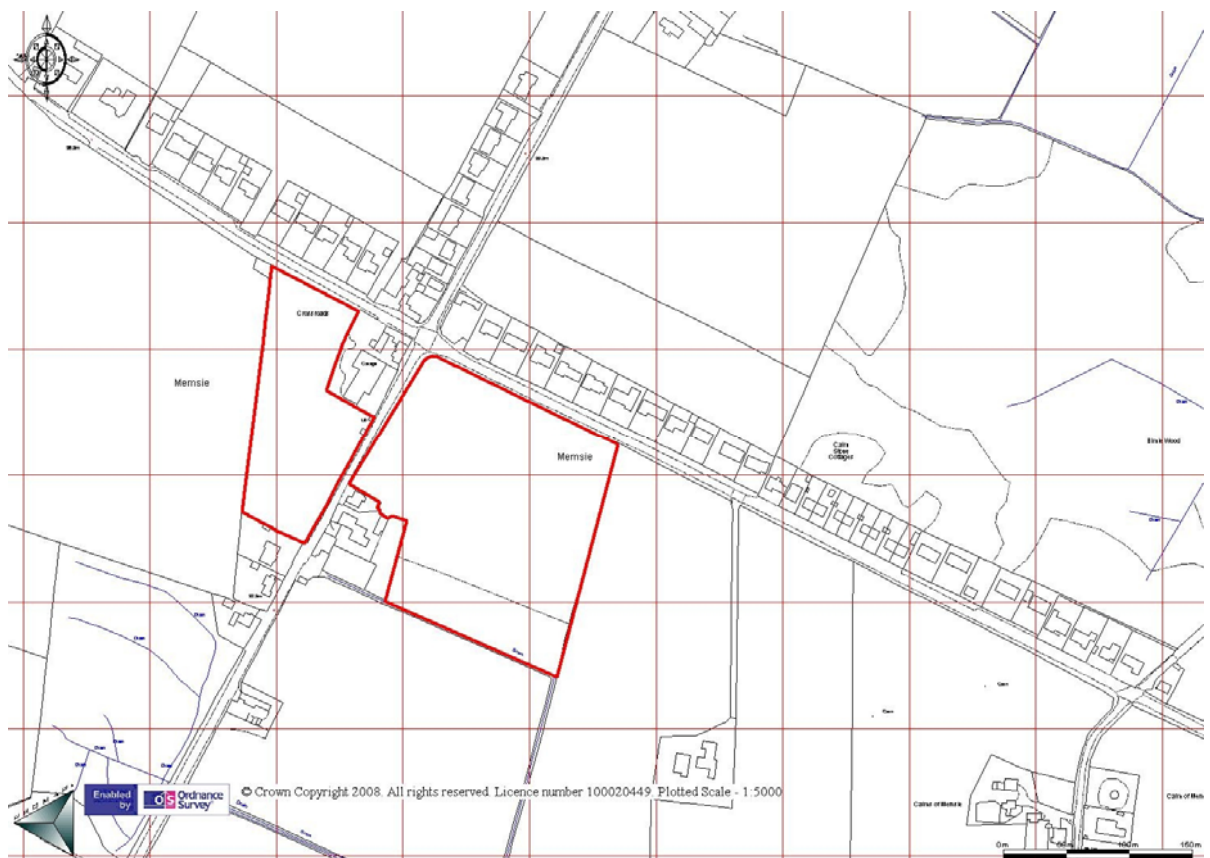
2.2 Context

Our client's land consists of two fields in the village of Memsie to the south of the Rathen to Memsie road. One of the fields in our client's ownership is designated as fh2* in the adopted Aberdeenshire Local Plan which identifies the site as an area of search for consideration as part of the process of preparing the new Local Development Plan.

The other field to be considered is not designated in the adopted Aberdeenshire Local Plan. This field is significantly larger than the former and this area would provide an opportunity for a larger, longer-term expansion to the village.

The extent of the both fields being put forward for future development are illustrated in Figure 2 (fh2* field west of the Fraserburgh to Strichen road).

Figure 2: Site Plan



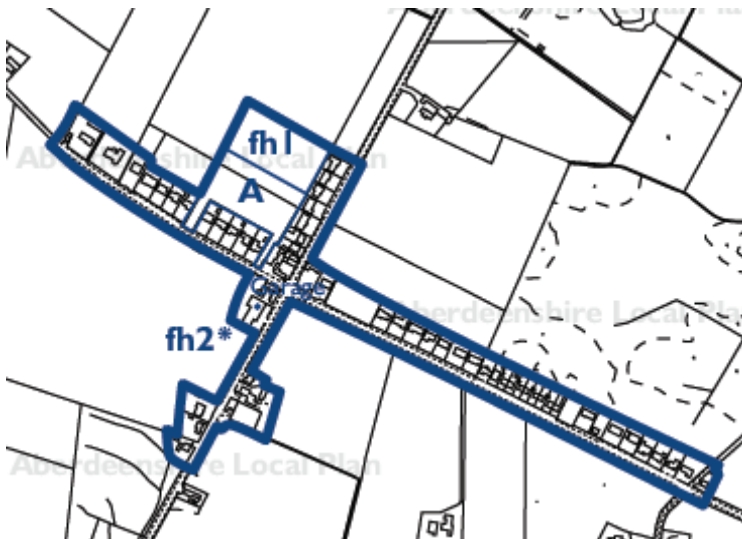
3. Planning Context

3.1 Current Context

The Aberdeen and Aberdeenshire Structure Plan ‘North East Scotland Together’ (NEST) promoted a strategy which aimed to create a long-term sustainable framework of settlements in a hierarchy which focused major development into the main settlements in the North East.

The Aberdeenshire Local Plan identifies Memsie as a Rural Service Centre within Banff and Buchan as shown in Figure 3 below.

Figure 3: Extract from the Aberdeenshire Local Plan (2006)



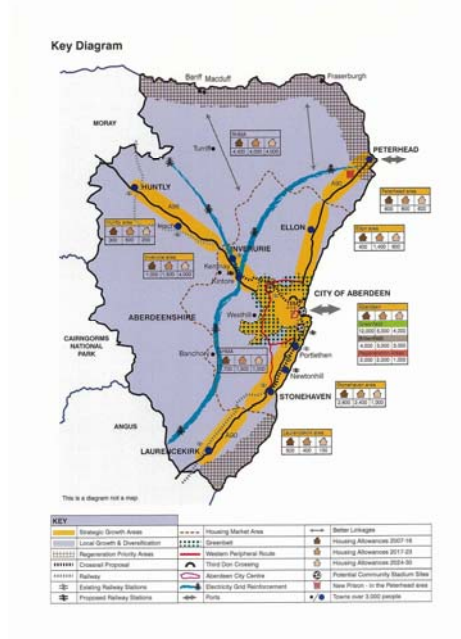
The Aberdeenshire Local Plan identifies one main opportunity for new development. Site A is identified as being suitable for around 5 houses however to date no development proposals have come forward for this site. The Housing Land Audit 2008 states that Site A is constrained and unlikely to be developed in the near future.

Future housing land in Memsie is also identified in the Aberdeenshire Local Plan as fh1 (suitable for around 5 houses) and fh2*. Thus far, no development proposals have come forward for the former of these two sites (the latter is now being promoted by our client for future development within the context of the new Local Development Plan).

3.2 Emerging Context

The draft Structure Plan for Aberdeen City and Shire was published for public consultation in June 2008. The strategy of the draft Structure Plan sought a higher rate of growth in the region than in previous years. The draft Structure Plan also advocates a spatial strategy which focuses the majority of new development within three Strategic Growth Areas (SGA) as shown in Figure 4 below.

Figure 4: Extract from the draft Structure Plan for Aberdeen City and Shire



Memsie is located in the Rural Housing Market Area. Schedule 1 of the draft Structure Plan allocates 4,400 houses for this area for the period 2007-2016, 4,000 for the period 2017-2023, and 4,000 for the period 2024-2030.

4. Development Proposals

4.1 Key elements

The total site measures a combined area of around 4.61 hectares and comprises two fields which are situated to both the west and east of the Fraserburgh to Strichen Road.

The two fields measure 1.36 hectares and 3.25 hectares respectively and are bounded to the north by the Memsie to New Aberdour road, to the west by a prominent gorse hedgerow, to the east by the garage and associated properties, and to the south by the existing residential properties.

The smaller of the two sites gently undulates, falling gradually from north to south. The proposed development of the land to the west of the Fraserburgh – Strichen road could accommodate between 10-20 houses. This site would provide an opportunity to develop around the crossroads at Memsie and move the physical layout away from the ribbon development which has occurred through a period of time along the north side of the Memsie to Rathen road.

The larger of the two sites is generally flat and open with no distinguishing landscape features present. It is bordered to the west by the Fraserburgh – Strichen road, the north by the Memsie – Rathen road, the south by the existing plantation, and the east by open farmland. Assuming a low density of 4-5 units per acre, the larger field could accommodate between 30-40 units.

4.2 Landscape Principles

The proposed development would deliver high quality housing that would reflect the character of the surrounding area in terms of design, size and materials. The layout will also help to move away from the linear pattern along the main road and give the village a concentric physical layout. The proposals will also incorporate appropriate planting to ensure that the development is unobtrusive and fits in well with the landscape.

4.3 Access

Access to the site would be taken from the north of the site, from the Memsie to New Aberdour road. The acceptability of this option will be confirmed following discussions with Aberdeenshire Council in due course.

4.4 Services

It is not envisaged that there would be any difficulty in servicing the site. Confirmation of the availability of services (e.g. connection to the mains water supply) will be confirmed following discussions with Scottish Water in due course.

5. Conclusion

The development of the fh2* site would present a logical extension to Memsie and, subject to technical issues being clarified (e.g. access, drainage), this site should be identified for residential development between the period 2008-2016 in the Local Development Plan.

Given the need to clarify technical issues, we believe that the field to the east of the Fraserburgh – Strichen road should be safeguarded as an area of search for future housing land. This field could accommodate between 30 - 40 new houses.

Photograph 1 – View of site



Photograph 2 – View of site



Photograph 3 – View of site



Appendix 1 – Scoring Sheet

	Criteria	Memsie	Site
Sustainable Economic Development	Accessibility of existing centres of employment	The site is in excess of 1km from the nearest employment centre.	-1
	Provision of business land	Development of the site would generate no opportunities for new employment.	-1
	Distance to key services	The site is in excess of 1km from the nearest key services (Fraserburgh).	-1
	Pedestrian/cycle links to key services, employment land and surrounding developments	Pedestrian and cycle links to key services, employment land uses and access to surrounding developments would be difficult to provide.	-1
Encourage and Support Regeneration	Brownfield development	The development would make no use of brownfield land or existing buildings.	-1
	Enhancement of heritage	There would be no detrimental impact on the built and/or cultural heritage.	0
	Supporting quality of services including primary schools	The development would help to sustain and improve the quality of existing services.	+1
	Resolves issues of contamination on site	No remediation of land available (land not known to be contaminated).	0
Maintain and enhance Quality of the Natural Heritage and Built Environment	Quality of agricultural land lost	Class 3.2 land.	0
	Degree of loss of biodiversity	There would be no impact on biodiversity of any level of importance e.g. local, national and international.	0
	Setting of historic	No impact to Historic	

	buildings affected	Building(s).	0
	Archaeology affected	No archaeology on site.	+1
Landscape	Shelter from cold winds	The land is generally flat and open with the presence of a gorse hedgerow.	0
	Potential for passive solar gain	The site is largely flat.	0
	Visual considerations	The site would fit within the landscape and would help to move away from the ribbon development that has occurred in Memsie over the years.	+1
	Designed landscapes affected	The development would have no impact on designed landscapes.	+1
Technical Issues	Availability of water supply	Availability of mains water supply.	+1
	Ease of providing drainage	No constraints, low cost.	+1
	Costs of providing access	Re-contouring of the land, road widening (of an existing road).	0
	Provision of new community services required	All community facilities have capacity. No work is required (except for water connection and drainage).	+1
	TOTAL SCORE		+2

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: Knight Frank LLP
Date: 6 November 2008
Postal Address: 3 Rubislaw Terrace, Aberdeen AB10 1XE

N2

Name of landowner (if known): Bill Maitland
Postal address of landowner: 23 Cross Street, Fraserburgh AB42 9ER

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? Land at Memsie

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)

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 970 624

S4

What is the current use of the site? Agricultural land

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 development

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. N/A

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). Between 10-20 new detached and semi-detached houses to be built between the period 2008-2016 with an area for between 30-40 houses to be safeguarded as an area of search future housing land.

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. N/A

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 proposed development would deliver high quality housing that would reflect the character of the surrounding area in terms of design, size and materials. The layout will also help to move away from the linear pattern along the main road and give the village a concentric physical layout.

The proposals will also incorporate appropriate planting to ensure that the development is unobtrusive and fits in well with the landscape.

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?

The proposed development would be able deliver 25% affordable housing as well as developer contributions that could be used for community facilities.

The development of the land will also increase the choice of locations within which people can live.

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Community facilities (eg Hall)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sports facilities (eg playing fields)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Employment areas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Residential areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Public Transport networks	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	NA <input type="checkbox"/>
Other (Please specify)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NA <input checked="" 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 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_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 school children that reside in Memsie currently travel to attend Rathen Primary School. A replacement school for Rathen is in Aberdeenshire Council's Capital Plan for 2012-2023. A new school site would require around 7 acres of land and it is understood that although Rathen is the preferred location for a new school it is proving difficult to find a suitable site of the size required.

Subject to negotiations with the Local Authority, our client may wish to put forward the larger field contained within this development bid as a potential alternative location for the proposed new primary school.

The latest School Roll forecasts show that Rathen Primary School currently has a roll of 71 pupils meaning that the school is operating at 100% of its total capacity. The forecasts also indicate that by 2016 the total number of pupils will decline to 60 which means that school will operate at around 85% of its total capacity. The proposed development of land at Memsie will therefore help to sustain the nearby local services such as the primary school.

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.