



LAND REGISTER  
OF SCOTLAND

Officer's ID / Date

4681  
8/2/2005

TITLE NUMBER

**ABN71457**



ORDNANCE SURVEY  
NATIONAL GRID REFERENCE

Scale

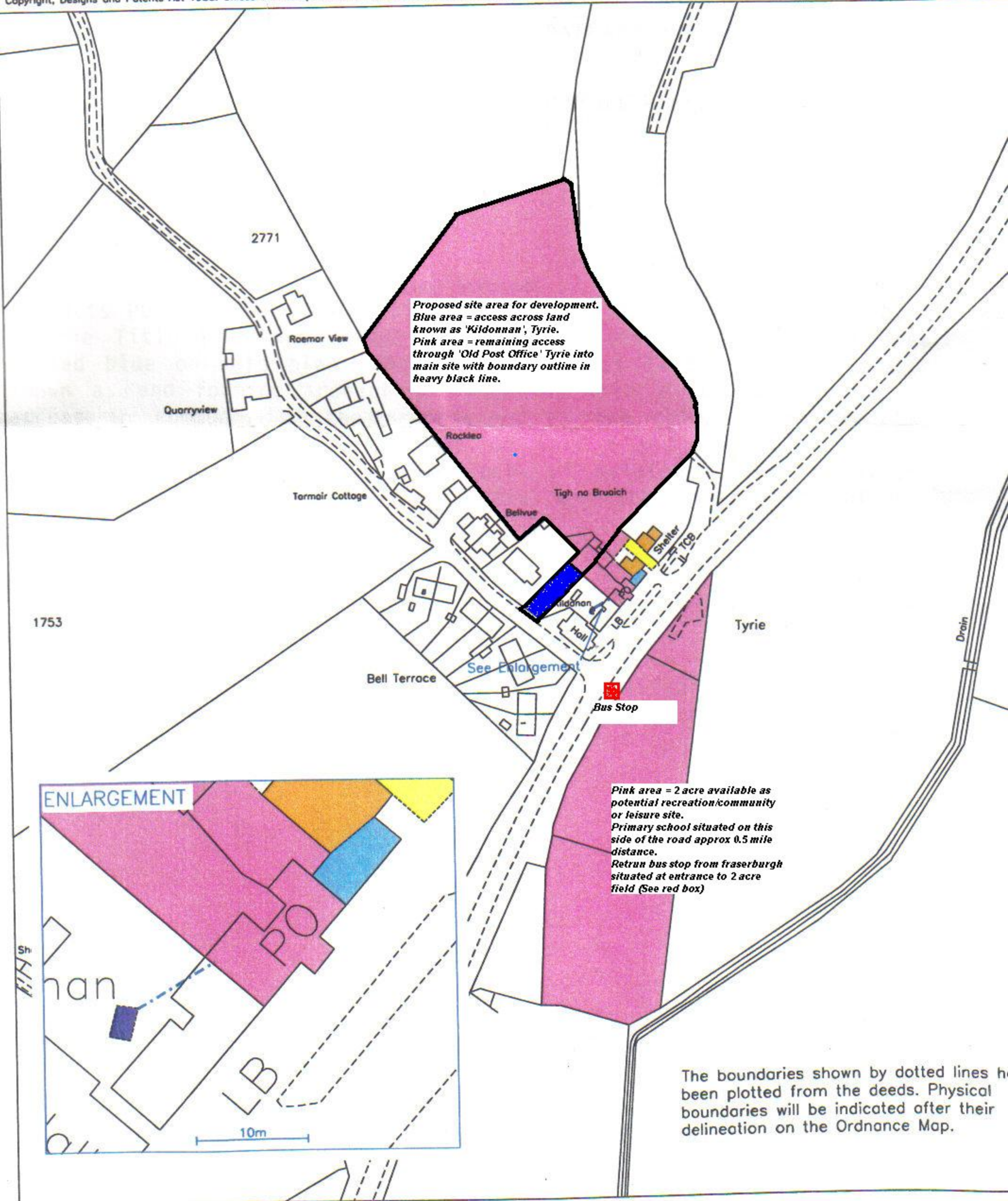
1/2500

Survey Scale

1/2500

NJ9262

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## **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.**

<b>Name of proposer:</b>	<b>Hathaway Developments</b>
<b>Date:</b>	<b>11th November 2008</b>
<b>Postal Address:</b>	<b>111 Nine Mile Drive, Finchhampstead, Wokingham, Berkshire, RG40 4HX</b>

<b>Name of landowner (if known);</b>	<b>Ms C.M.Graves</b>
<b>Postal address of landowner;</b>	<b>Old Post Office, Tyrie, Fraserburgh, Aberdeenshire. AB43 7DG</b>

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

### **The site and your proposals**

<p>Under what name would you like the site to be identified?</p> <p><b>Hathaway Tyrie Development</b></p> <p>Have you any information on the internet which promotes your aspirations for the site? If so please provide the URL :</p> <p><b><a href="http://www.aberdeenshire.gov.uk/planning/finalised/final/B&amp;B%20Rural%20Service%20Centres.pdf">http://www.aberdeenshire.gov.uk/planning/finalised/final/B&amp;B%20Rural%20Service%20Centres.pdf</a></b></p> <p><small>The site name could be descriptive ("Site north of") or an address (Site at Westburn Road , Aberdeen)</small></p>
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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;

**NJ9262**

What is the current use of the site?

**Grazing horses.**

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*

**N/A**

What use(s) do you propose for your site?

**Residential housing 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

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.

**Development of 3 & 4 bedroomed houses.**

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 20 - 24 semi-detached and detached 1.5 storey houses.**

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) **N/A**

General industrial land (Use Class 5)      **N/A**

Storage and distribution (Use Class 6)      **N/A**

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.

**N/A**

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?)

**The development would be designed to fit in with the existing local vernacular. The development would provide a mix of affordable housing and family homes. The proposed development would be screened behind existing housing along the two adjoining roads thus the development would have low visual impact from either road or on the village and the site is set comparatively lower than existing housing on the side road towards Nether Boyndlie. The proposed development is within the central core of Tyrie.**

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.

attached

Framework

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

Yes      *No*

If you have undertaken a site assessment please provide details

**Site assessment letter attached carried out by;**

**Mr Robert T. Antczak of McAdam Design, Clifton, 70 King Street, Peterhead,  
AB42 1QJ**

**Consultation also with Mr Alistair Millar (22nd August 2008) of the Roads  
Department detailed in the report.**

The Code for Sustainable homes or [WWW.index21.org.uk](http://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

**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?

**25% of planned housing is affordable**      More    Less

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

**Providing affordable and family homes would be beneficial in maintaining the family structure of the village and generate a pupil population for the local primary school which is the focus of many local family activities. This would have the added benefit of providing future homes for young people who have grown up in the area and wish to remain but cannot do so due to lack of affordable housing that comes onto the market locally.**

**There is a thriving local bowling club and church within Tyrie. There is a community centre at the nearby village of Boyndlie. There is a good bus service on the main road accessing local villages and schools and a regular service to the main local shopping town of Fraserburgh. Other main services such as medical care and secondary schooling is also found in Fraserburgh.**

**The owner of the proposed development land also owns a 2 acre plot on the far side of the main A98, near the bus stop that stops in the direction towards New Pitsligo and Banff, which may be useful for consideration as a potential recreation, leisure or community site if required.**

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
Please tick appropriate box			
Local Shops	-	-	Y
Community facilities (eg Hall)	Y	-	Y
Sports facilities (eg playing fields)	(school)	-	Y
Employment areas	-	Y	Y

Residential areas	Y	Y	Y
Public Transport networks	<u>Yes</u>	No	NA
Other (Please specify)	<u>Yes</u>	No	NA

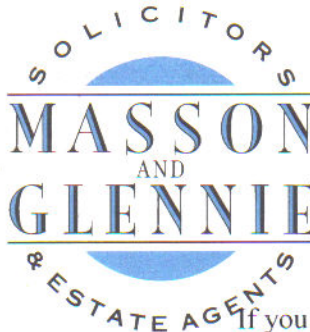
**Primary school; bowling club; church; Public payphone:**

**Partners**  
Brian W McCombie  
Bruce Milton  
Lynn Graham  
Marjorie E Sutherland

**Accountant**  
Donnie W McLean

**Insurance Managers**  
John A McCombie  
Mike Stephen  
Stewart C Duthie

**Associates**  
Linda A Court  
Rachael McLean  
Sheena P Donn  
David B Gibb



83 Broad Street,  
Fraserburgh, AB43 9AX  
☎ 01346-513338  
Fax 01346-513114  
LP 1 FRASERBURGH  
DX 521361 FRASERBURGH  
[www.masson-glennie.co.uk](http://www.masson-glennie.co.uk)

Mrs Christine Graves  
Old Post Office  
Tyrie  
Fraserburgh  
AB43 7DG

If you call or tel.

Please ask for:

Direct Dial:

Email:

Our Ref:

Your Ref:

Ian McIver

01346 513338

[ianmci@masson-glennie.co.uk](mailto:ianmci@masson-glennie.co.uk)

IMI.IMI.GR663.1

29 August 2008

Dear Mrs Graves

### **Possible Housing Development at Tyrie**

I refer to yesterday's telephone conversation and, as promised, enclose for your information a copy of the findings submitted by Mr Robert Antczak of McAdam Design, Architects, following upon his site visit and meeting with a roads department official. I would be obliged if you could make an appointment (preferably on a Monday or Friday morning to allow our Mr Milton to attend) to discuss the contents of the letter and possible ways forward.

Further to your query regarding the shared access with your neighbour, I enclose a copy of your title plan showing that you have a servitude right of access in common with the proprietors Ardequharn over the subjects tinted yellow on the plan, the costs of maintenance being divided between the two properties.

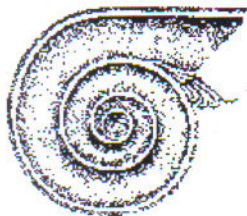
Yours sincerely

Broad House, Broad Street, Peterhead,  
AB42 1HY

☎ 01779-474271 Fax 01779-476037

LP 1 PETERHEAD





# McAdam Design Partnership

ARCHITECTS • ENGINEERS • PLANNING SUPERVISORS

Reply to: Peterhead  
Aberdeen



Our Ref: RTA/MA

Your Ref:

Date: 25.08.2008

FOR THE ATTENTION OF:-  
MR I McIVER

Masson & Glennie  
83 Broad Street  
FRASERBURGH  
AB43 9AX



Dear Ian,

## MRS CHRISTINE GRAVES OLD POST OFFICE TYRIE FRASERBURGH – POSSIBLE HOUSING DEVELOPMENT AT TYRIE

Referring to your letter of the 17<sup>th</sup> June, 2008 I met with Mr Alistair Millar of the Roads Department on the 22<sup>nd</sup> of August. We discussed your Client's proposals and I am now able to report the outcomes.

If the proposed development is five houses or less than five houses then a 3 metre wide roadway plus a footpath would suffice. However it must be pointed out that the Roads Department would not adopt a roadway of this standard and therefore the owners of the houses would be responsible for the upkeep and maintenance of the roadway and footpath.

Given the size of the field it is reasonable to assume there would be more than five houses and if this were the case then a roadway of 5.5 metres with 2 metre wide footpaths either side would meet the standard for adoption which of course would mean that the house owners would be exempt from any maintenance costs. This would require an overall width of 9.5 metres and your plan is of insufficient detail to accurately gauge if this is achievable. It should be said however that the strip you have identified appears to be not very far from the required width. Mr Millar did indicate that they may consider only one footpath which would of course be beneficial since the width is critical particularly at the South Western boundary where it coincides with the boundary to the village hall.

I did discuss with Mr Millar the possibility of taking access onto the lay-bay adjacent to the trunk road which would be entirely through your Client's feu albeit it might necessitate the demolition of a property. This proposal did not find favour and there would be strong resistance to providing another access onto the main trunk road.

On the subject of visibility he thought they would be looking for a visibility splay of 2.4 metre x 60 metres and that particular concern would be the view to the right – North West. It would seem from the Ordnance Survey extract supplied that this could be achieved. It cannot be achieved to the South East since the 60 metres would take the visibility point beyond the trunk road. However the Roads Department do not consider this quite so critical since the speed of traffic emanating

from the trunk road into the hamlet of Tyrie would be going at a very slow pace by the time the junction is reached.

Any development in excess of 6 houses will require street lighting.

From our visit to the site it is apparent that the strip of land which your Client would propose to make available for the access is at a noticeably higher level than the sites to both the hall and a neighbouring house to the North West. Clearly this would have to be excavated down to the level of the existing roadway. This will involve boundary issues to the dwelling house but it would appear since this is presently a post and wire fence that this is not unsurmountable.

As far as we can tell there is no indication given in the future plan as to how many houses they would anticipate being built on this field. However issues pertaining to water supply and drainage would require to be considered as well. Accordingly therefore if your Client's wish to pursue the matter then it would be beneficial to put the proposal to a Major Planning Application Board such that you would benefit from the views of all relevant consultees. These meetings are held regularly and we would anticipate should you wish to pursue this route the project could be put on the agenda within a period of two to three months. Please advise if you wish to pursue this route.

We trust the above comments are helpful but should you have any queries please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Bob', with a horizontal line extending to the right.

R T Antczak  
PARTNER