

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



Prepared by Knight Frank LLP  
on behalf of Mr David Abernethy



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## 1. Introduction

Knight Frank LLP, on behalf of Mr David Abernethy, submit the following development bid for land at Rosehearty, Aberdeenshire, for consideration as part of the process of preparing 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

The village of Rosehearty is situated approximately 4 miles to the west of Fraserburgh on the north-facing coast of Aberdeenshire as illustrated in Figure 1.

Figure 1: Aerial Photograph



Figure 2 shows that Rosehearty is a coastal community which has local services such as a primary school, post office, public house and a caravan/camping site. Historically, the village has grown around the focal point of the harbour and the spectacular cliff scenery.

Figure 2: Location Plan

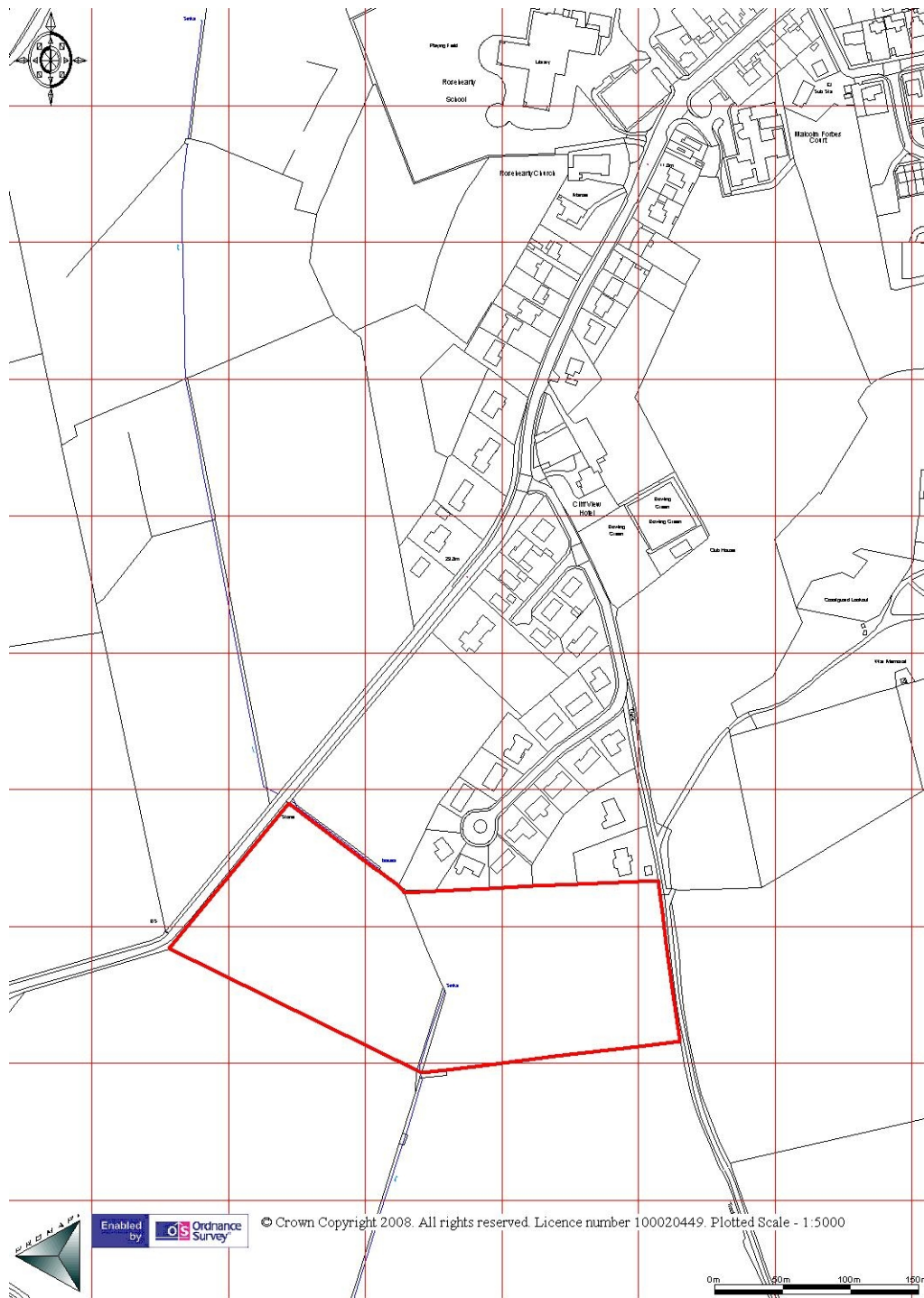


## 2.2 Context

Our client's land is situated adjacent to Braco Park to the south of the existing built-up area of Rosehearty as illustrated in Figure 3. The land slopes to the west and north west with excellent views over the coast.

The land is not currently allocated for development and it lies just outside the existing settlement boundary of Rosehearty as defined in the adopted Aberdeenshire Local Plan. The site is, however, directly adjacent to the ongoing development of 22 houses by Colaren Properties Ltd.

Figure 3: Site Plan



### 2.3 Housing Supply and Demand

In 2001, the population of Rosehearty was 1,194. By 2006 the population had fallen to 1,188. The latest population forecasts show that by 2016 the total population of Rosehearty is forecasted to fall to 1,180.

As of 1 October 2008 there were a total of 6770 people on the Aberdeenshire Council housing waiting list, of which 1244 were in the Banff and Buchan administrative area (by first choice) within which the village of Rosehearty is located.

As of 21 September 2008 there were a total of 146 properties within Aberdeenshire Council's housing stock in Rosehearty. There is currently a requirement for 34 local authority houses in Rosehearty, however as of 1 October 2008 there were only 2 of such properties in Rosehearty that were available for occupation to meet this identified need.

### 2.4 Local Services

As already mentioned, the village of Rosehearty's local services include the primary school, a public house, two hotels, the caravan/camping site, a golf course and other facilities such as the village hall and a bakers.

The School Roll forecasts show that in 2006, Rosehearty Primary had a total number of 124 pupils within a total capacity for 175 pupils. This meant that the school was operating at around 70% of its total capacity. The School Roll forecasts estimate that by 2011 the total number of pupils at Rosehearty Primary will decrease to 98 (56% capacity) and by 2016 the total number of pupils will decrease further to 83 (47% of capacity).

Rosehearty falls within the secondary school catchment area of Fraserburgh Academy. The School Roll forecasts show that in 2007 Fraserburgh Academy had a total school roll of 1302 pupils with a total capacity for 1440 which meant that it was around 90% occupied. The school rolls forecasts show that by 2011 the total number of pupils attending Fraserburgh Academy will fall to 1203 pupils (84% capacity) and by 2016 to 1095 pupils (76% capacity).

### 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.

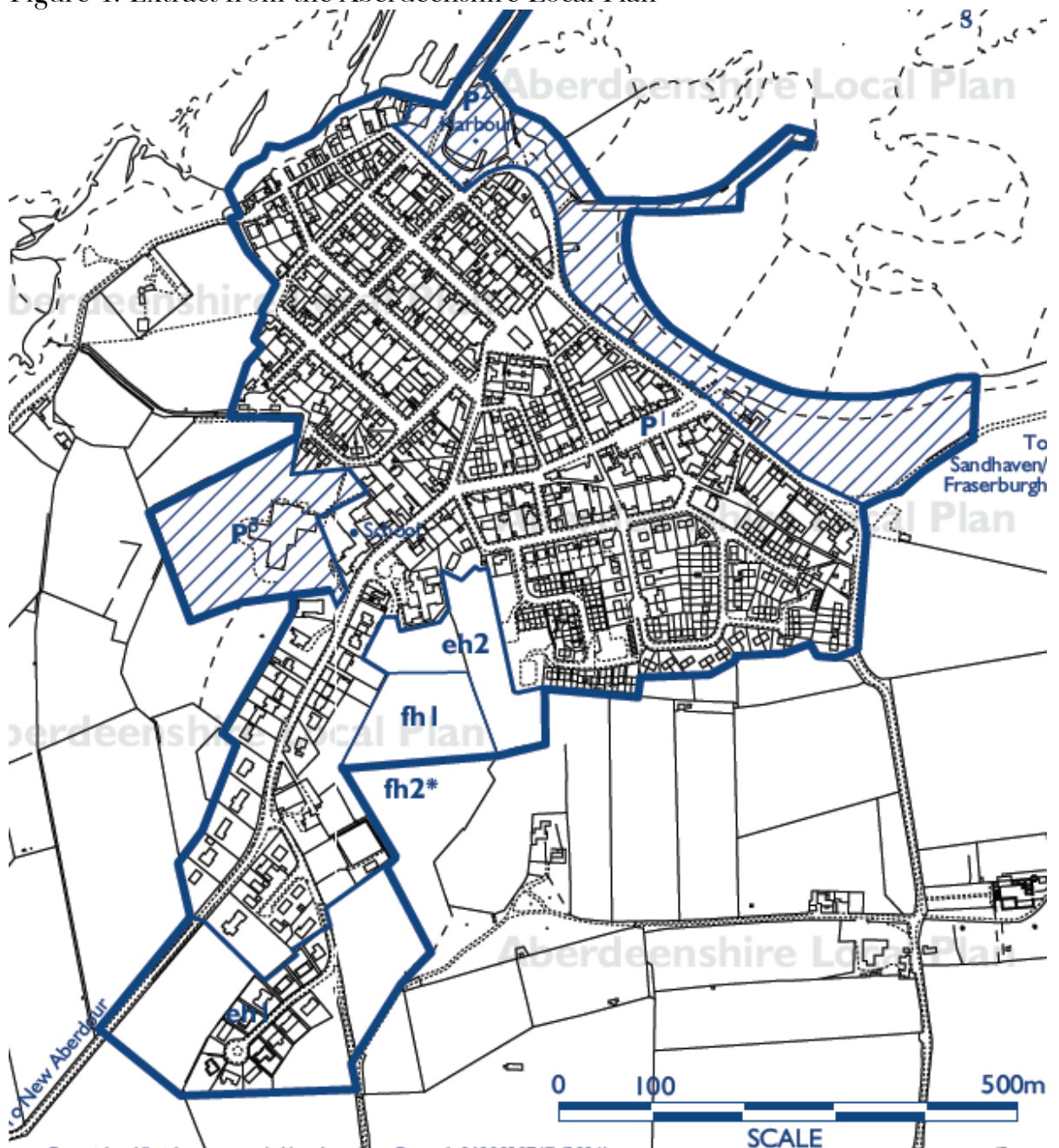
The adopted Aberdeenshire Local Plan identifies two main opportunities for development in Rosehearty and land for future housing land as illustrated in Figure 4.

The Housing Land Audit 2008 shows that the two main opportunities for new development in Rosehearty that were identified in the Aberdeenshire Local Plan have been brought forward as follows:

- Site eh1 – suitable for around 28 houses, planning permission granted for 32 houses, development currently under construction;
- Site eh2 – suitable for around 18 houses, planning permission granted but now lapsed, site constrained (market);

Future housing land is also identified in Rosehearty. Site fh1 (suitable for around 10 houses) and site fh2\*.

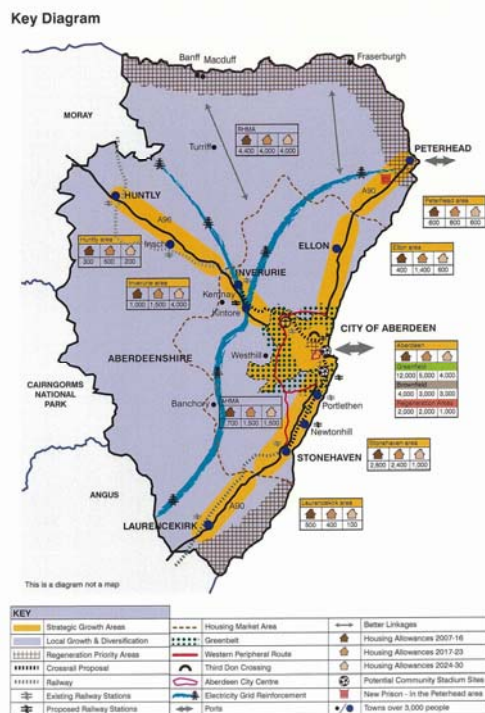
Figure 4: Extract from the Aberdeenshire Local Plan



### 3.2 Emerging Context

The strategy of the new draft Structure Plan advocates a higher rate of growth in the region than has been experienced in the past. The draft Structure Plan also contains a spatial strategy which focuses the majority of new development within three Strategic Growth Areas (SGA) as shown in Figure 5.

Figure 5: Extract from the draft Structure Plan for Aberdeen City and Shire



Schedule 1 of the draft Structure Plan allocates 4,400 housing units to the Rural Housing Market Area for the period 2007-2016, 4,000 housing units for the period 2017-2023, and 4,000 housing units for the period 2024-2030.

Rosehearty is also identified as being within the Regeneration Priority Area corridor. The draft Structure Plan recognises the importance of improving the attractiveness of living and working in the coastal communities in this part of Aberdeenshire along with improving transport infrastructure.

## 4. Development Proposals

### 4.1 Key Elements

Rosehearty is a coastal community located in the Rural Housing Market Area in Aberdeenshire. This development proposal can help to satisfy local need for housing as well as helping to sustain the long-term viability of the community and its local services such as the primary school.

It is believed that our client's site offers an opportunity for a modest expansion to the existing village of Rosehearty. The site could accommodate between 30-40 residential units and associated landscaping and open space.

The proposals would consist of a mix of both detached and semi-detached houses which would feature designs and a layout in keeping with the surrounding built and natural environment.

The proposed development would also be able to provide 25% new affordable housing units which can address the shortfall in low-cost housing in Banff and Buchan.

### 4.2 Landscape Principles

The land rises to the south and south-east of the site as shown in Figures 6 and 7. We believe that through the orientation and layout of the development proposal can utilise the south-facing slopes and the topography of the site to maximise the amount of sunlight hours afforded to the proposed development in the interests of solar gain. The development will also provide excellent views of the cliff scenery out to sea.

Figure 6: View of site looking east



Figure 7: View of site looking south



#### 4.3 Access and Connectivity

Access into the site would likely be taken from the main Rosehearty to New Aberlour road. The precise road layout would be established following discussions with Aberdeenshire Council's Roads department. The site is also within walking distance to the local services in Rosehearty.

#### 4.4 Services

It is not envisaged that there would be any constraints in providing drainage for the site. The availability of a mains water supply will be confirmed by Scottish Water in due course.

### 5. Conclusion

Our client's site would provide an opportunity for a modest expansion to the settlement which would deliver around 30-40 new houses to the village of Rosehearty.

Our client is committed to bringing forward this development which shows that the proposal is deliverable. The development of the site would be designed so as to respect the landscape and the provision of new family housing in Rosehearty would help to rejuvenate the village in line with the draft Structure Plan's objectives for the coastal communities in this part of Aberdeenshire.

## Appendix 1 – Scoring Sheet

	Criteria	Rosehearty	Score
<b>Sustainable Economic Development</b>	Accessibility of existing centres of employment	The site is in excess of 1km of the nearest employment centre (Fraserburgh)	-1
	Provision of business land	Development of the site would generate no opportunities for new employment.	-1
	Distance to key services	The site is between 400m and 1km from key services.	0
	Pedestrian/cycle links to key services, employment land and surrounding developments	Opportunities exist to provide pedestrian and cycle links to key services, employment land uses and access to surrounding developments can be provided.	0
<b>Encourage and Support Regeneration</b>	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 arising from the proposed development.	0
	Supporting quality of services including primary schools	The development would help to sustain existing services and improve the quality of existing services.	+1
	Resolves issues of contamination	No remediation of land required (land not known to be contaminated).	0
<b>Maintain and enhance Quality of the Natural Heritage and Built Environment</b>	Quality of agricultural land lost	Class 3.2 land and above.	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
<b>Landscape</b>	Shelter from cold winds	The site is sheltered by the form of the land.	0
	Potential for passive solar gain	A north facing slope.	-1
	Visual considerations	The site would fit in with the landscape.	0
	Designed landscapes affected	The proposed development would have no impact on any designed landscapes.	+1
<b>Technical Issues</b>	Availability of water supply	Availability of mains water supply.	+1
	Ease of providing drainage	No constraints, low cost.	+1
	Costs of providing access	No work required.	+1
	Provision of new community services required.	All community facilities have capacity. No work required (except water connection and drainage).	+1
	<b>TOTAL SCORE</b>		<b>+3</b>

# 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) [REDACTED]  
Postal address of landowner [REDACTED]

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 Rosehearty

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 928 667

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). The proposed development would consist of around between 30-40 dwellings comprising a mix of detached and semi-detached houses.

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 which reflects the character of the surrounding area in terms of design, size and materials.  
The proposals will also incorporate appropriate planting to ensure that the development is not obtrusive and so that it does not adversely affect 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](http://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 land will also increase the choice of locations within which people can live in Aberdeenshire.

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
		<small>Please tick appropriate box</small>	
Local Shops	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Community facilities (eg Hall)	<input type="checkbox"/>	<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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Residential areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Public Transport networks	Yes <input 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**

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 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.

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

See attached statement.

**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](mailto: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.