

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



Prepared by Knight Frank LLP
on behalf of Mr David Brown



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1. Introduction

Knight Frank LLP, on behalf of our client Mr David Brown, submit the following development bid in support of the allocation of land at Sandhaven, 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

Sandhaven is a small fishing village located around 2 miles to the west of Fraserburgh on the north-facing coast of Aberdeenshire. The principal point of access into the village is from the Fraserburgh to Rosehearty main road. Figure 1 shows that the village of Sandhaven is served by local facilities including a primary school, post office, church and public house.

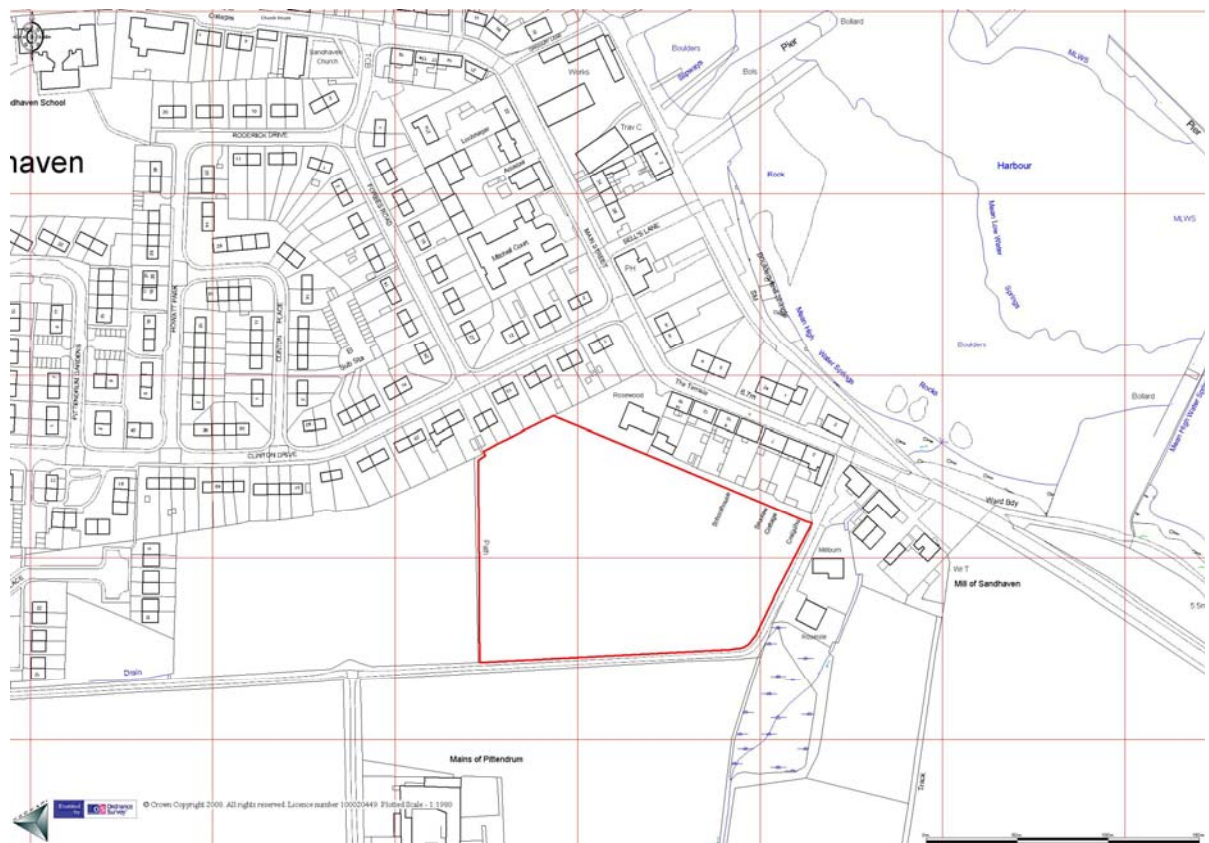
Figure 1: Location Plan



2.2 Context

The site measures around 4.4 acres (1.8ha) and is located to the south of the existing village. The site is currently designated as fh2* within the adopted Aberdeenshire Local Plan which identifies an area of search for consideration of future development.

Figure 2: Site Plan



2.3 Housing Supply and Demand

Sandhaven lies within the Banff and Buchan administrative area of Aberdeenshire. As of October 2008, there were 1244 individuals on the local authority housing waiting list within Banff and Buchan as their first choice location. In Aberdeenshire as a whole, there are currently 6770 individuals on the local authority housing waiting list.

2.4 Local Services

Sandhaven is served by local services such as a Primary School, a church, a post office, a convenience shop and a public house.

The latest School Roll forecasts show that in 2006, Sandhaven Primary School has a total of 50 pupils (52% of capacity). The School Roll forecasts also shown that by 2016, the total number of pupils attending Sandhaven Primary School is forecast to increase to 76 pupils (79% of capacity).

Sandhaven falls within the catchment area of Fraserburgh Academy. The School Roll forecasts show that in 2007, Fraserburgh Academy had a total of 1302 pupils (90% of capacity). By 2016, it is forecast that the total number of pupils at Fraserburgh Academy will decline to 1095 (76% of capacity).

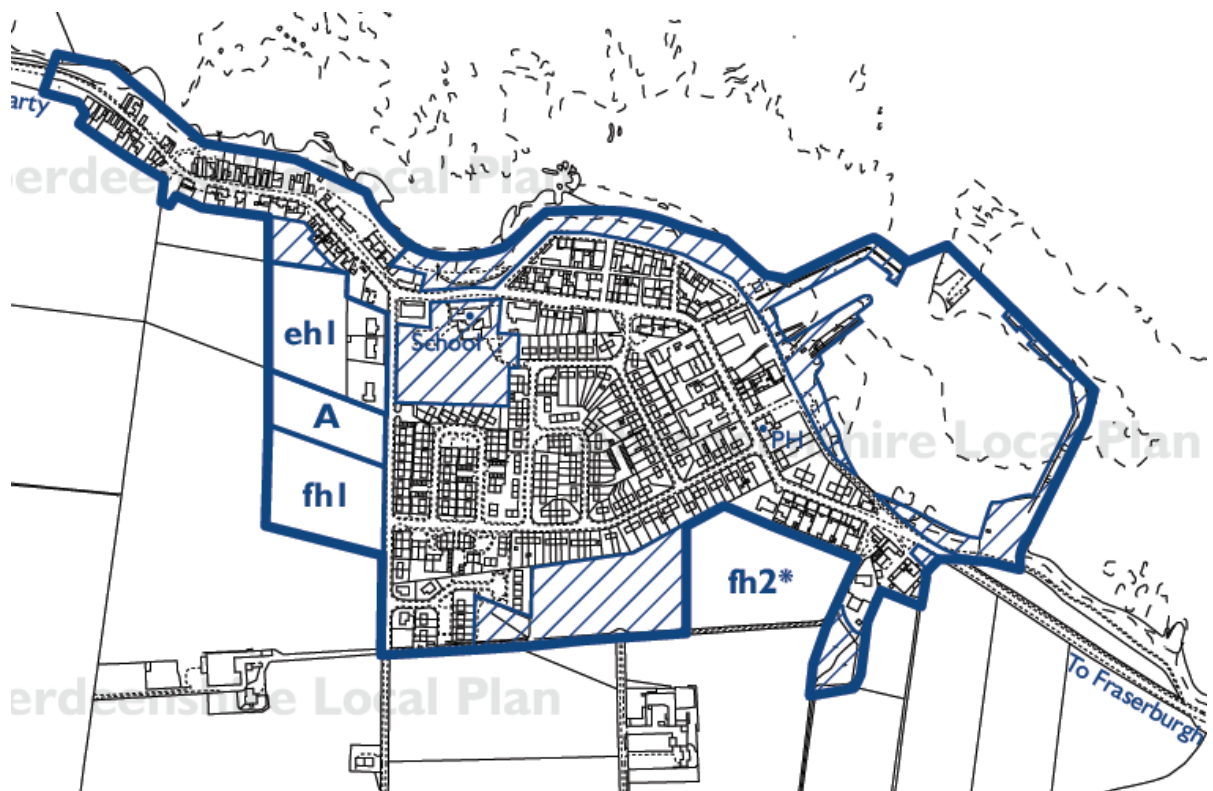
3. Planning Context

3.1 Current Context

The Aberdeen and Aberdeenshire Structure Plan ‘North East Scotland Together’ (NEST) 2001 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 two main opportunities for new development in Sandhaven as illustrated in Figure 3. Future housing land is also shown as fh1 (suitable for around 10 units) and fh2*.

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



The Housing Land Audit 2008 shows that the two development opportunities have been brought forward as follows:

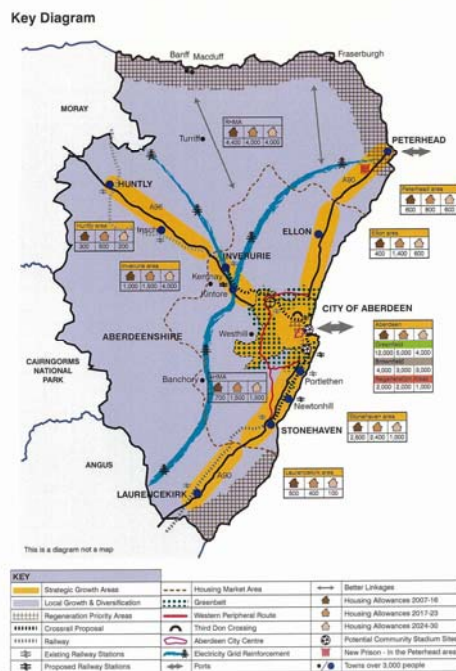
Site A: suitable for around 5 houses, planning consent for 3 houses, currently under construction;

Site eh1: suitable for around 10 houses, application for 19 houses currently pending.

3.2 Emerging Context

The draft Structure Plan advocates a higher rate of growth in the region than has been experienced 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



Sandhaven is located in the Rural Housing Market Area (RHMA) of Aberdeenshire. The draft Structure Plan allocates 4,400 new houses for the RHMA for the period 2007-2016, 4,000 for the period 2017-2023, and 4,000 new houses for the period 2024-2030.

Sandhaven is also located in the Regeneration Priority Area identified in the draft Structure Plan. The draft Structure Plan states that these locations offer opportunities to improve the quality of the environment and use high-quality design to meet wider aims for regeneration.

4. Development Proposals

4.1 Key elements

Sandhaven is located in the Rural Housing Market Area and the level of local need will need to consider supply and demand issues, community facilities, economic impacts, and deliverability.

It is believed that our client's site offers an opportunity for a modest expansion to the existing village. The site could accommodate between 15-20 residential units and associated landscaping and open space.

The proposals would consist of a mix of both detached and semi-detached houses as well as some flats/terraced housing in keeping with the surrounding built and natural environment. The proposed development would also be able to provide 25% new affordable housing units.

4.2 Landscape Principles

The site is generally flat and is well drained. It is contained to the north and north-east by the rear gardens of the existing residential properties. The site has open land to the west (identified as a protected area in the adopted Aberdeenshire Local Plan) and open farmland to the south.

The proposed development would incorporate landscaping along the boundary of the site to mitigate any potential impact on neighbouring properties.

4.3 Access and Connectivity

The site can be accessed via the existing road leading from Main Street. It will be necessary to confirm visibility requirements with Aberdeenshire Council's Roads department in due course.

The site is also well related to an existing proposed Core Path (117.01) which links the site with other parts of the village.

4.4 Services

It is not envisaged that there will be any difficulty in providing services (e.g. drainage, SUDS etc) to the proposed development. The availability of such services, and the ability to relocate the low-voltage power lines which cross the site will be confirmed in due course.

5. Conclusion

Development of this site for residential purposes would represent a logical extension to the village of Sandhaven. The proposed development would have a minimal impact on the landscape and adequate access arrangements can be provided.

A small residential development of between 15-20 houses help to sustain the local services in Sandhaven, address the shortage of modern family housing (and providing 25% affordable housing) as well as increasing the choice of location for people to live in Aberdeenshire.

Appendix 1 – Scoring Sheet

	Criteria	Sandhaven	Score
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 development.	-1
	Distance to key services	The site is within 400m of existing services in the village.	+1
	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
Encourage and Support Regeneration	Brownfield development	The development would make no use of brownfield land and/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.	+1
	Resolves issues of contamination	No remediation of land required (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 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 on Historic	0

	buildings affected	Building(s).	
	Archaeology affected	No archaeology on site.	+1
Landscape	Shelter from cold winds	The site is reasonably well sheltered.	+1
	Potential for passive solar gain	East, north-east facing, flat site.	0
	Visual considerations	The site would fit within the landscape.	0
	Designed landscapes affected	The proposed development would have no impact on any designed landscapes.	+1
Technical Issues	Availability of water supply	Availability of mains water supply.	+1
	Ease of providing drainage	No constraints, low costs.	+1
	Costs of providing access	Road widening.	0
	Provision of new community services required.	All of the community facilities have capacity. No work would be required (except for water connection and drainage).	+1
	TOTAL SCORE		+5

Photograph 1 – View of site



Photograph 2 – View of site



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 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 Sandhaven

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 964 672

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 comprise of around 15-20 residential units consisting of detached and semi-detached houses with associated infrastructure, landscaping and open space.

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 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 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
	<small>Please tick appropriate box</small>		
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	<input type="checkbox"/>	<input checked="" 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 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_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

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.

- 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.