

Development Bid  
The Aberdeenshire Local Development Plan  
Land for Residential Development  
St Combs



Prepared by Knight Frank LLP  
on behalf of Oosterhof & Co.



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## 1. Introduction

Knight Frank LLP, on behalf of our clients Oosterhof and Co of Savoch Farm, St Combs, submit the following development bid in support of the allocation of land at St Combs, 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

The coastal village of St Combs is located approximately 14 miles north-east of Peterhead in the Buchan administrative area of Aberdeenshire. Figure 1 shows that the village of St Combs is accessed via the main B9033 road. The local services in the village include a primary school, a post office as well as a hotel and public house.

Figure 1: Location Plan



## 2.2 Context

The site measures around 18.57 hectares (46 acres). The land undulates gently, falling generally from south-west to north-east, with a higher ridge section towards the southern boundary.

The site is bounded to the north by protected open space and a combination of public amenity/parkland space including the Village Hall and small scale paddock land in private ownership.

The existing edge of the built-up part of the village provides a hard boundary to the west of the main road into the village (B9033) as illustrated in Figures 2 and 3.

Figure 2: Aerial photograph



Figure 3: View looking north



We believe that the land as identified in Figure 4 has excellent potential and capacity to provide a logical extension to St Combs which can be planned and delivered over a sustainable timeframe suited to the need of the local community.



### 2.3 Housing Supply and Demand

In Aberdeenshire there are currently around 6770 people on the waiting list for Local Authority housing. Around 1092 of these have the Buchan administrative area as their first choice of location.

### 2.4 Local Services

In 2006, St Combs had a population of around 666. Aberdeenshire Council forecast that by 2011, the population of the village will decrease to 646 and by 2016 it will have dropped further to 641.

The latest School Roll forecasts show that in 2006, St Combs Primary School had a total number of 70 pupils with a capacity of 96. This meant that the school was operating at only 73% of its overall capacity. The School Roll forecasts also show that by 2016, the total number of pupils at St Combs Primary School is forecast to decline to a total of 48 pupils which would mean that the school would be operating at only 66% of its total capacity.

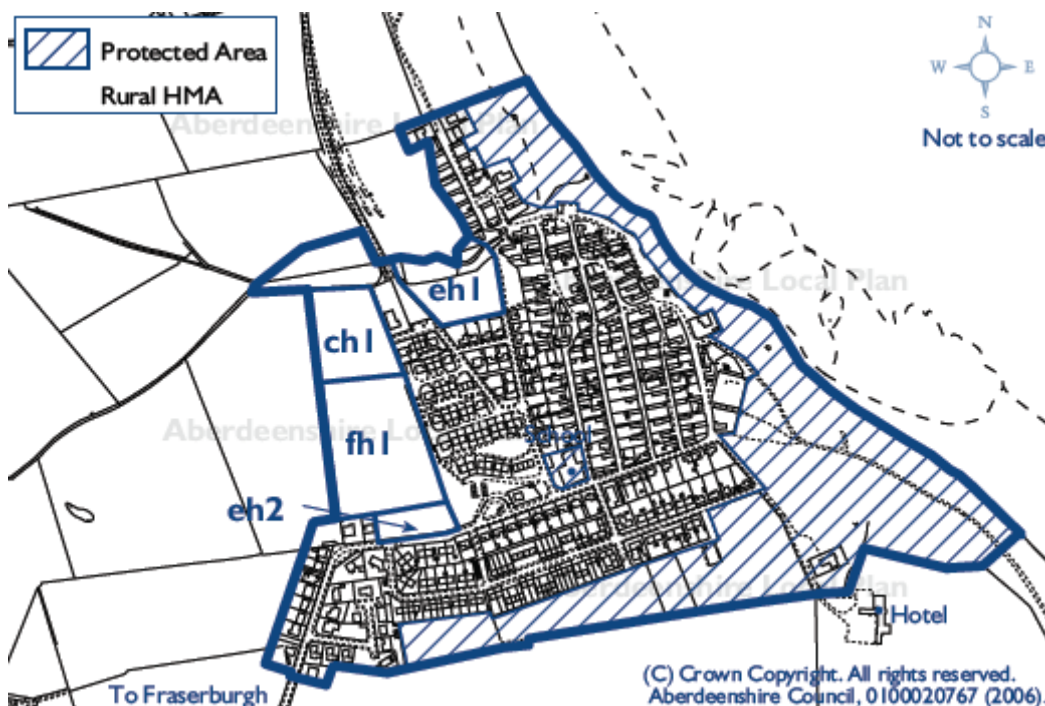
### 3. Planning Context

#### 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 Aberdeenshire Local Plan identifies the village of St Combs as a Rural Service Centre within the Buchan area. Figure 5 shows that the Aberdeenshire Local Plan identifies 3 main opportunities for new development in St Combs.

Figure 5: Extract from the Aberdeenshire Local Plan (2006)



The Housing Land Audit 2008 shows that these development opportunities have come forward as follows:

Site eh1 is identified as being suitable for around 9 houses, however this site is constrained and no development proposals have come forward.

Site eh2 is identified as being suitable for around 4 houses and has been fully developed for a mix of residential and community facilities.

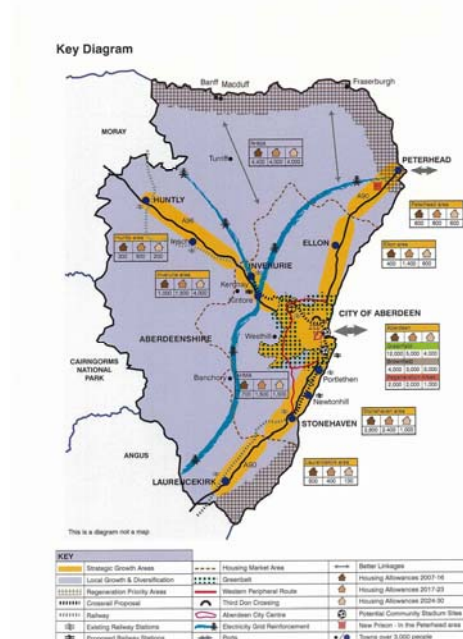
Site ch1 is identified as being suitable for around 23 houses however this site has physical constraints and to date no development proposals have come forward.

Future housing land is also shown as Site fh1 and is identified as being suitable for around 15 houses and no development proposals have been brought forward for this site.

### 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 previously. 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 6 below.

Figure 6: Extract from the draft Structure Plan for Aberdeen City and Shire



St Combs lies within the Rural Housing Market Area (RHMA) identified in the draft Structure Plan where continued growth to meet local needs to proposed. The entire RHMA has a total allocation of 12,400 units over the Structure Plan period up to 2030 albeit this includes a wide range of settlements across rural Aberdeenshire.

## 4. Development Proposals

### 4.1 Key elements

The site is currently used as agricultural land situated immediately to the south of the built-up part of the village of St Combs. It is anticipated that the site could accommodate between 30-40 new houses plus associated infrastructure, landscaping and open space.

We also believe that part of the site should be safeguarded as future housing to be brought forward as part of the Local Development Plan period from 2017-2023.

### 4.2 Landscape Principles

The southern-most part of our client's land forms a ridgeline which is a visually prominent feature on the ground. We believe that the land to the south of this ridgeline should be used as a landscaping feature by which to soften the impact of the proposed development and form a visually attractive and "softer" edge to the settlement.

### 4.3 Access and Connectivity

The logical access point into the site would be taken from the main road into the village (B9033). The actual point of access and the internal road layout would be agreed following discussions with Aberdeenshire Council in due course.

The site is within walking distance to the local services in St Combs such as local shops and the Post Office as well as being accessible on a public transport route between the towns of Fraserburgh and Peterhead.

### 4.4 Services

Discussions will be held with service providers (e.g. Scottish Water) to confirm that there is capacity to accommodate the proposed development.

## 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 along with associated infrastructure, landscaping and open space.

## Appendix 1 – Scoring Sheet

	Criteria	St Combs	Score
<b>Sustainable Economic Development</b>	Accessibility of existing centres of employment	The site is in excess of 1km from the nearest centre of employment.	-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 and/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 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 buildings affected	No impact to Historic Building(s).	0

	Archaeology affected	No archaeology on site.	+1
<b>Landscape</b>	Shelter from cold winds	The site is reasonably well sheltered by the form of the land.	0
	Potential for passive solar gain	A north/north-east facing site	-1
	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
<b>Technical Issues</b>	Availability of water supply	Availability of mains water supply.	+1
	Ease of providing drainage	No constraints, low cost to providing drainage.	+1
	Costs of providing access	No work required.	+1
	Provision of new community services required.	All of the 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 St Combs

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

NK 052 628

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

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. Residential development of between 30-40 houses to be built between the period 2008-2016 with additional land to be safeguarded as an area of future housing land to be considered for development between the period 2017-2023.

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). Around 30-40 40 dwellings consisting of both 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 of the site would be a logical physical extension to the village of St Combs.

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.

The southern-most part the site forms a ridgeline and we believe that the land to the south of this ridgeline should be used as a landscaping feature to provide a "soft" edge to the built-up area.

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*



### 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 development would provide 25% affordable housing which would address the shortfall in low-cost housing in Buchan. The development proposal would also provide a greater choice of housing for people both in terms of house tenure and also in terms of location.

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"/>	<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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	NA	<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\\_SE](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

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.