
**ABERDEENSHIRE LOCAL
DEVELOPMENT PLAN**

MILLBURN AVENUE, ST COMBS

November 2008

On behalf of Deveron Homes Ltd



HALLIDAY | FRASER | MUNRO
PLANNING

1. INTRODUCTION

This statement has been prepared by Halliday Fraser Munro Planning, on behalf of Deveron Homes Ltd, to provide further information on a site at Millburn Avenue, St Combs. This statement should be read in conjunction with the completed bid proposal form.

2. THE SITE

The proposed development site is located on the western edge of St Combs, immediately adjacent to and accessed from Millburn Avenue. It is currently in agricultural use, as is the land to the north, south and west of the site. Land to the east is in residential use. A plan of the site is included within the brochure attached as Appendix 1.

3. PLANNING POLICY

The Development Site is identified in the Adopted Aberdeenshire Local Plan (2006) as Site CH1 and suitable for "around 23 houses". Access to the site would be taken from Millburn Avenue, as detailed in the Sales Brochure (appendix 1). It is envisaged that the development would comprise approximately 23 new houses, including 5 low cost units, and an additional five, self build plots.

4. DEVELOPMENT BID – EXPANDED QUESTIONNAIRE RESPONSES

Question 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 will be designed and built to compliment existing residential areas and will facilitate appropriate and contained development which will provide for the housing needs of the village over the next local plan period. The site is located within close proximity of local services available within St Combs, which include a community hall, local shop and primary school. Additional community facilities and services are located in Fraserburgh, approximately 5 miles to the north.

Question A3 – Have you applied principles of sustainable siting and design to your site?

An indicative site layout will be developed taking into account good practice and to meet the requirements set out in SPP6: Renewable Energy and PAN84: Reducing Carbon Emissions in New Developments.

Question C1 – Has there been an opportunity for local people to influence what you propose through local engagement?

We have not yet consulted with the local community. Given the level of consultation that communities are likely to face at the current time, it is our intention to write to the local Community Council, advising them of the bid and to request how they would wish to engage in the process.

This process will also seek views from the community about the type of housing and proposed layout of the new development.

Question C3 – What community benefits arise from your proposals? What would the nature of these be and how would they be delivered?

The proposed development will provide much needed new housing for the village including affordable housing opportunities within St Combs, to allow for people to live locally. Additional population, realised by the development will support local shops and services.

Question C4 – How easy is it for people using or living in the development to access services?

A primary school, community hall and local shop are all located within St Combs. The village has a regular bus service to Fraserburgh, which provides good public transport linkages to the town centre and other facilities.

5. CONCLUSION

Taking into account the information contained in this report and the related questionnaire form, we believe that this site at Millburn Avenue, St Combs, provides a suitable opportunity for small-scale growth through the forthcoming Aberdeenshire Local Development Plan. We reserve the right to expand on the information provided as matters progress.

***Halliday Fraser Munro Planning
November 2008***

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: Deveron Homes Ltd
Date: November 2008

Postal Address:c/o
Halliday Fraser Munro
8 Victoria Street
Aberdeen
AB10 1XB

N2 Name of landowner (if known) Aberdeenshire Council
Postal address of landownerc/o Agent

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?Millburn Avenue, 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 052 630 GB

S4 What is the current use of the site? Agriculture

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 in Accordance with Adopted Local Plan

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.

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). c23 houses comprising detached, semi-detached and terraced units and 5 self build plots

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)	<input type="checkbox"/>
Storage and distribution (Use Class 6)	<input type="checkbox"/>
Do you have a specific occupier in mind for the site?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Please make sure the area of land proposed for business use shown on the site plan.	

S9

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?)
Please See Attached Sheet

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

do 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?
 Please See Attached Sheet

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
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 type="checkbox"/>	<input checked="" type="checkbox"/>
Residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public Transport networks	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Other (Please specify)	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>

Please tick appropriate box

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 type="checkbox"/>	NA <input checked="" type="checkbox"/>
Traffic Impact Assessment	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NA <input checked="" type="checkbox"/>
Drainage Impact Assessment	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NA <input checked="" type="checkbox"/>
Habitat / biodiversity Assessment	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NA <input checked="" 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_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

Please See Attached Sheet

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.

HALLIDAY FRASER MUNRO
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Our Ref: P1421/001/JP

6 November 2008

Planning Policy Team
Planning and Environmental Service
Woodhill House
Westburn Road
Aberdeen
AB16 5GB



Dear Sir / Madam

**ABERDEENSHIRE LOCAL DEVELOPMENT PLAN BID
PROPOSED SITE FOR INCLUSION IN MAIN ISSUES REPORT
MILLBURN AVENUE, ST COMBS**

OFFICES IN BELFAST,
DUNDEE, EDINBURGH
AND GLASGOW

We enclose a development bid for a site at Millburn Avenue, St Combs on behalf of our client Deveron Homes Ltd.

This proposal is in response to Aberdeenshire Council's invitation for development bids to feed into the Main Issues Paper for Aberdeenshire's Local Development Plan. A copy has also been sent electronically.

If you have any queries please do not hesitate to contact me. I would be grateful if you could confirm receipt.

Yours faithfully

PP
**Bob Reid
Planning Director
Halliday Fraser Munro**

cc. Deveron Homes Ltd

Encs

CHARTERED
ARCHITECTS
CHARTERED PLANNING
CONSULTANTS
LAND USE
CONSULTANTS
URBAN DESIGNERS
SPACE PLANNERS
PROJECT MANAGERS

PARTNERS

JOHN HALLIDAY
DIP ARCH (ABDN)
ARIBA ARIAS

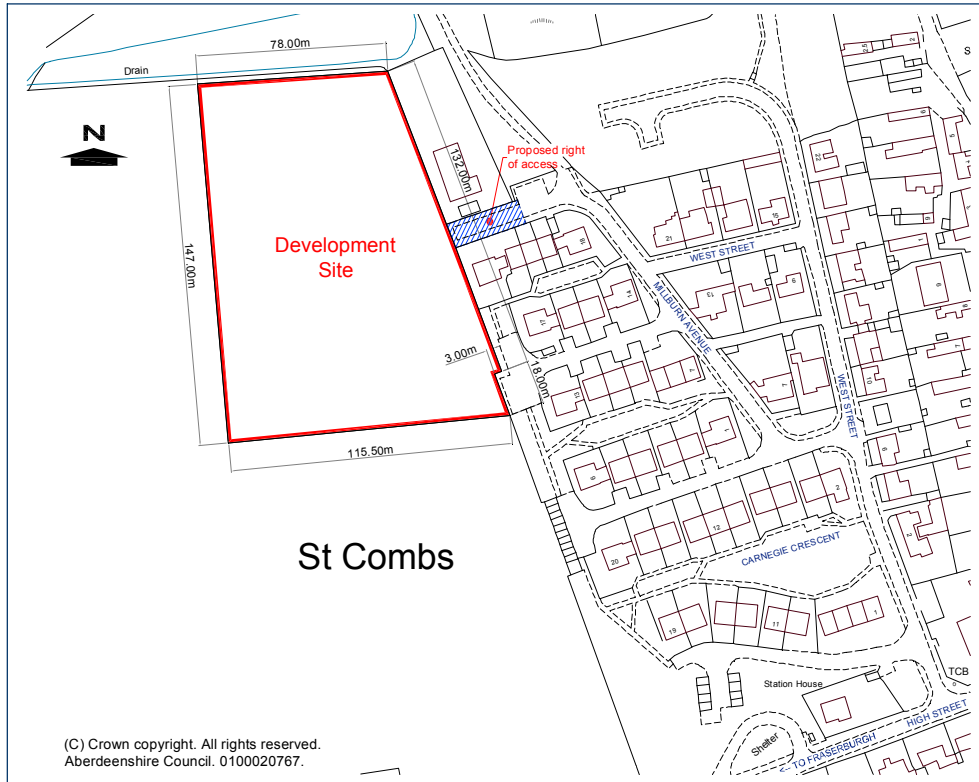
IAN G FRASER
B ARCH (HONS)
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RIBA ARIAS

DIRECTOR OF
PLANNING
BOB G REID
BA(HONS) MCD MRTPI

ASSOCIATE REGIONAL
DIRECTOR
STEVE CRAWFORD
BSC (HONS) MRTPI

PROPERTY PARTICULARS



FOR SALE

Development Site
Millburn Avenue, St Combs,
Aberdeenshire

www.aberdeenshire.gov.uk

Property is part of Transportation & Infrastructure

Location

The site is located within the village of St Combs. St Combs has a population of around 650 and is situated on the Buchan coast some 5 miles south west of Fraserburgh and approximately 40 miles north of Aberdeen.

Extract plans are provided showing the location and approximate boundaries of the subjects.

Description

The property comprises part of an open field currently in grass and extending to 1.46 ha (3.60 acres) or thereby as shown outlined red on the plan. The site is located at the north end of the village adjoining existing housing. The site has an open outlook over farmland to the north and west whilst to the east is the North Sea and the splendid beaches and coastscapes of Buchan (see location plan).

The property is located close to Millburn Avenue and a right of access together with necessary wayleaves for services will be granted across the unadopted section of roadway shown hatched in blue on the plan.

Services

It is understood that mains electricity, water and drainage services are located nearby. However, interested parties should satisfy themselves regarding the detailed whereabouts and capacity of services. It is the responsibility of the purchaser to meet any costs involved in servicing the site.

Planning

It is understood that the greater part of the site lies within the settlement boundary, is designated in the Aberdeenshire Local Plan for residential use and is allocated for 23 units. Any development proposal would require to be considered in relation to the surrounding uses.

It is the entire responsibility of any offerer to ensure that any proposal they have regarding the use of the property is acceptable to the Planning Authority. It is recommended that the offerer discuss these matters with the Planning Service of Aberdeenshire Council. The Service concerned is located in Arbutnot House, 60 Broad Street, Peterhead AB42 1BX Tel (01779) 483720 (contact Mr C Ormiston). Prospective offerers will be held to have satisfied themselves as to the exact planning position.

Price

Offers are invited for the freehold interest in the subjects.

VAT

All offers will be treated as being exclusive of Value Added Tax.

Date of Entry

Entry will be subject to arrangement.

Viewing Arrangements

Ralph Strachan (01779)483290 ~ E.mail: ralph.strachan@aberdeenshire.gov.uk

Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and should not be taken to form any part of any contract.

Offers

Persons who wish to submit an offer to purchase the property should note their interest with the Estates Manager, Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen. AB16 5GB, either in writing or by telephoning Aberdeen (01224 664255).

All persons who have requested that their interest in the property be noted will receive formal confirmation thereof and will be sent details of the closing date once it has been set together with details of the Council's tender procedures which must be strictly adhered to. Offers to purchase must state the price exclusive of V.A.T., must be formal probative offers in accordance with Scottish Legal Practice and must be submitted in the official tender envelope provided. Offers submitted otherwise than in accordance with this requirement will not be considered.

The Council is not obliged to accept the highest or indeed any offer.

Conditions of Sale

The subjects will be sold subject to any existing servitudes, rights and wayleaves. The purchasers will be held to have satisfied themselves as to the nature of all such servitudes, rights and wayleaves, if any.

The subjects are offered for sale subject to the condition that the successful purchaser will provide the following:-

- (i) Five Low Cost Housing Units to be subsidised directly by the developer and consisting of a mix of 2 bedroom units and 3 bedroom units the size, specification, price and timescale for delivery of which will be subject to the approval of the Council's Housing Service (see below).
- (ii) Five house plots each to be of between 600 sq metres and 700 sq metres in size. Each plot will be made available for use as the site of a single self build house and will be provided with access and services appropriate for such use. The locations and sizes of the plots and the timescale for delivery will be subject to the approval of the Council's Housing Service (see below). The purchaser will actively market the plots on the open market for a period of six months. The plots will be offered for sale for the aforementioned use and at such prices as represent the unrestricted open market value of each plot. If at the end of the six month period any of the plots are not the subject of a concluded bargain the developer will be free to develop these in a manner unrestricted by the Council acting as seller.

The remainder of the site may be developed in a manner unrestricted by the Council acting as seller.

Prior to submitting an offer interested parties should consult with Janelle Clark the Council's Strategic Housing Development Manager (tel 01224 748996296) to ensure that (i) the size, specification, prices and timescale for delivery of the Low Cost Housing Units and (ii) the locations and sizes of the self build plots are acceptable to the Housing Service.

Additional Information

The Council do not guarantee that the subjects are suitable for the prospective purchaser's proposals and prospective purchasers will require to satisfy themselves in this regard.

The plan is demonstrative and not taxative and is not to be founded on.

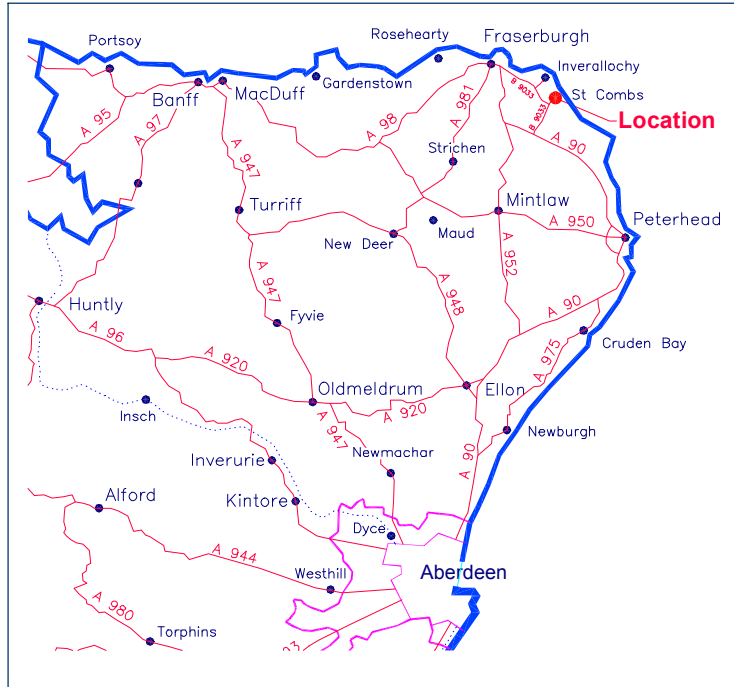
An indicative layout plan is attached This shows that the site could accommodate a low density development comprising five Low Cost Housing Units and five serviced plots together with seven private housing units.

Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and should not be taken to form any part of any contract.

The layout provides for a tree belt along the western boundary. It is understood that this layout has been found acceptable in principle by the Planning Service. However this layout is for illustrative purposes only and should not be regarded as prescriptive.

Also attached are salient details taken from a consultants' report commissioned by the seller. This is provided purely for information purposes and it remains the entire responsibility of the purchasers to satisfy themselves regarding any matters relating to the subjects of sale.

Location Plan



Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and should not be taken to form any part of any contract.