

Development Bid  
The Aberdeenshire Local Development Plan

Land at Stones Farm  
Hatton, Peterhead



Prepared by Knight Frank LLP



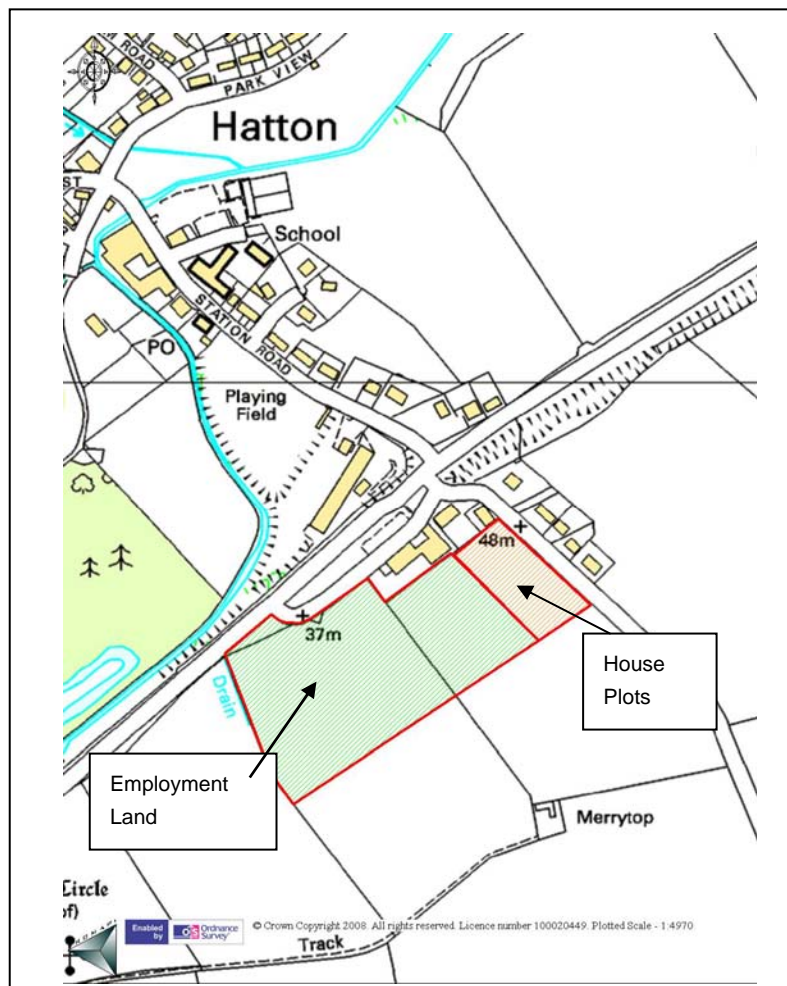
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## 1.0 Introduction

Knight Frank LLP, on behalf of the landowner of land at Stones Farm, adjacent to the Station Hotel and former Station Garage at Hatton, Peterhead submit the following development “bid” in support of the identification and promotion of this site for mixed use development.

The purpose of this statement is to detail the land-use justification for mixed use development for this site to be included within the Local Development Plan for Aberdeenshire.



## 2.0 Site Characteristics

### 2.1 Location

The settlement of Hatton which is classified as a rural service centre in Buchan in the Local Plan is located adjacent to the A90 (T), a distance of 9 miles from Peterhead and Ellon and 23 miles from Aberdeen.

### 2.2 Context

This development bid is submitted in response to Aberdeenshire Council's invitation to interested parties to submit proposals for development to be considered within the context of preparing a new Local Development Plan for Aberdeenshire.

The proposal, albeit of small local significance in relation to the "Energetica Initiative", is contained within the Strategic Growth Area of the Aberdeen to Peterhead economic and transport Corridor

The land outlined in red in Figure 1 is in the control of the landowner referred to in Section 1 above and this land is therefore available for future development.

It is envisaged that the site has the capacity to provide a mixed use development of approximately 2.5 hectares of employment land and four self build house plots.

### 2.3 Infrastructure

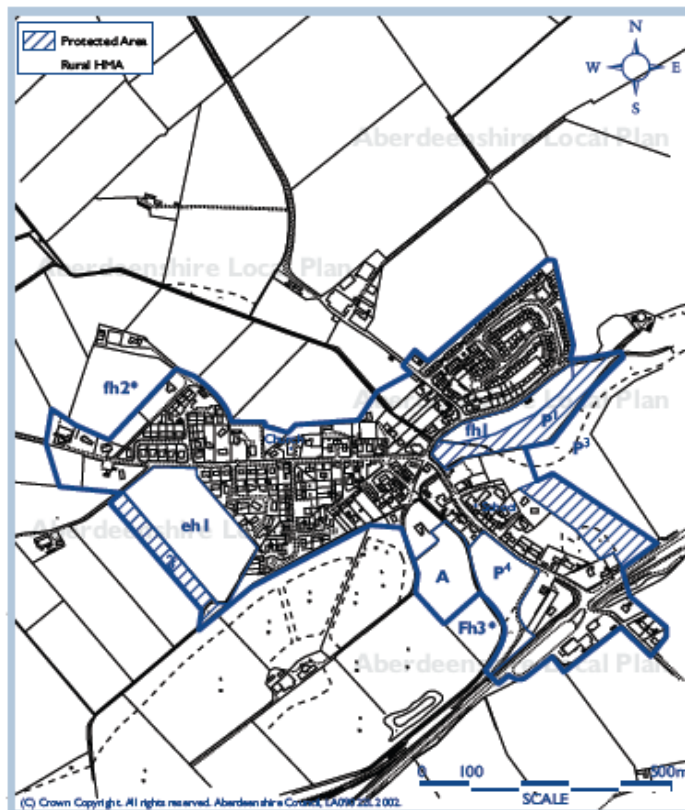
The proposal is in respect of a Greenfield site adjacent to the A90(T) and adjacent to the Hatton settlement boundary.

The site is quickly steeply sloping up from the A90 (T) and will require cut and fill to provide level sites.



View of Employment Land Location

### 3.0 Planning Policy Context



HATTON: Extract from Aberdeenshire Local Plan



View of self build house plot location

### 3.1 Current Context

#### 3.1.1 Employment Land Supply and Demand

The Aberdeenshire Local Development Plan requires to identify and maintain an appropriate amount of business land for local growth and diversification.

There is currently no employment land designated for Hatton, Peterhead and there are no vacant sites within the settlement which can be developed to provide employment land.

The nearest location for local businesses to operate from is 9 miles away in Peterhead.

There is only one business of substance in Hatton, being a manufacturing bakery. A settlement of over 800 is capable of supporting several small businesses but there are no availability locations for them to operate locally.

### 3.1.2 Self Build House Plot Supply and Demand

There are housing allocations in Hatton which are of such significant sizes that they will only be developed by house builders with no provision for self build plots.

There has been a tradition of individuals developing plots by way of self build in Buchan.

Despite the current economic climate there is no supply of self build plots in the Ellon to Peterhead corridor.

## 3.2 Emerging Context

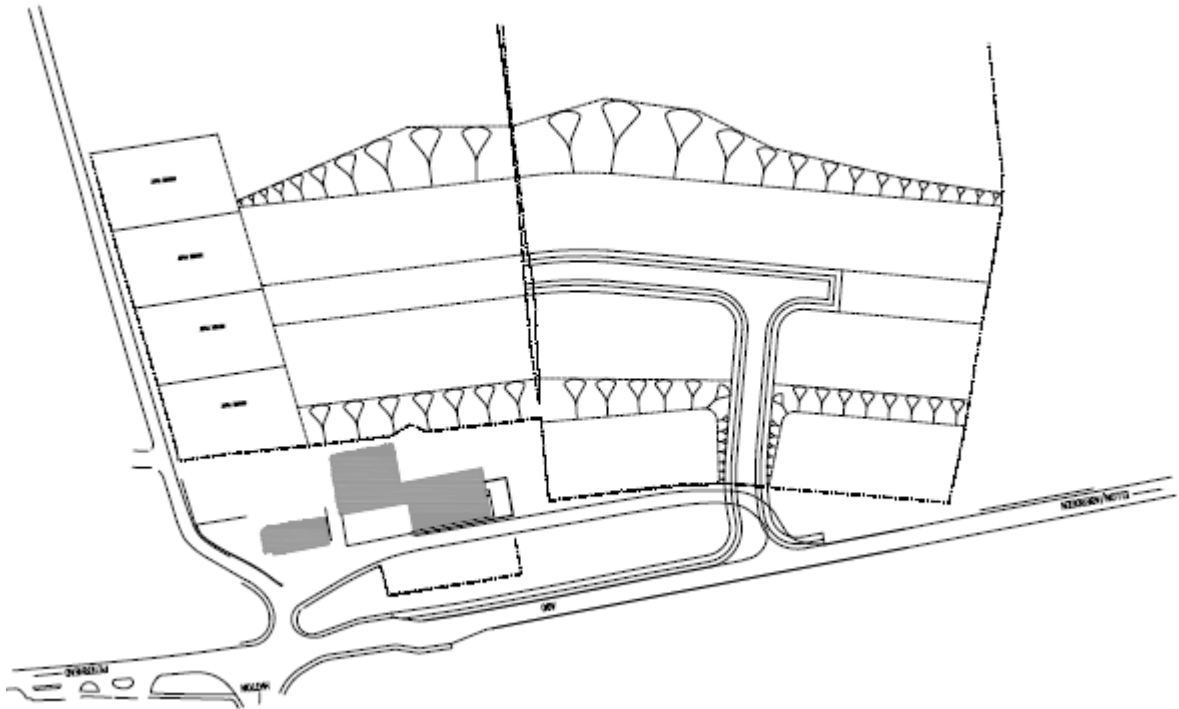
### 3.2.1 Development Bid Score Sheet

The scoring of the site in terms of the Development Bid is 6 and details are shown as Appendix 1

### 3.2.2 Employment Land Supply and Demand

There is a spatial strategy of identifying 3 Strategic Growth Areas (SGA) along the main transport and economic corridors of the North East, in particular the corridor from Aberdeen to Peterhead. This is an ideal location to accommodate smaller aspects of the Energetica “Initiative”.

The new Aberdeenshire Local Development Plan is required to identify and maintain an appropriate amount of business land for local growth and diversification with a minimum of 20 hectares of land available between Blackdog and Peterhead.



Proposed Site Layout (prepared by Fairhursts)

Sited within the middle of the Aberdeen – Peterhead Strategic Growth Area, Hatton has potential to accommodate an element of this strategic growth and contribute towards delivery of the Structure Plan objectives. Within this context it is important to ensure that an element of employment land is provided to meet local business needs in addition to more strategic allocations at Peterhead and Ellon.

There is currently no employment land available within a 9 mile radius of Hatton, Peterhead, the nearest being at Peterhead and Ellon. The site would provide start up or expansion opportunities for local business that would otherwise have to locate to Peterhead or Ellon.

The proposal would provide small site sizes including those of less than 0.25 acres which are not available in Ellon or Peterhead. These small plot sizes are ideal for small businesses who cannot afford the acquisition cost of larger sites (larger than required). It is estimated that the market value of sites would be less than 40% of Ellon and around 60% of Peterhead values.

### 3.2.3 Self Build House Plot Supply and Demand

It has proved to be very difficult for individuals to source suitable house plots for self build in the Hatton area with virtually no supply.

Demand for these opportunities to self build has always been high as they provide an affordable route into home ownership.

It is proposed that these houses will be required to use sustainable products and contain energy saving features relating to power consumption, heating and insulation.

## 4.0 Development Bid

### 4.1 Key Elements

Sited within the middle of the Aberdeen – Peterhead Strategic Growth Area, Hatton has potential to accommodate an element of strategic growth and contribute towards delivery of the Structure Plan objectives. Within this context it is important to ensure that an element of employment land is provided to meet local business needs in addition to more strategic allocations at Peterhead and Ellon.

There is a question over affordability of employment land provision in rural locations.

The proposed site has additional infrastructure difficulties to surmount in that the site is steeply sloping in parts and platforming costs will be prohibitive without cross funding from the residential house plots within the scheme.

The proposed development sustains the creation of a sustainable mixed community through the provision of employment land to meet local need within the Hatton area.

### 4.2 Landscape

The area fronting the unclassified road upon which the self build house plots are to be located also follows the incline of the unclassified road. The proposed individual plots will easily fit into the existing landscape and mirror the existing housing on the other side of the road with minimal disruption to the topography.

The business land site is situated adjacent to existing commercial development and is bounded on the south and west by agricultural land.

The topography of the business land site comprises an area of relatively flat land fronting the A90 (T) and slopes upwards towards the south east.

A comprehensive landscape scheme is to be drawn up to provide an attractive backdrop to the development and to include mitigation of any impact on adjacent property and to form a defined settlement edge.

#### 4.3 Access and Connectivity

A lay-by provides a southern access for the employment land to the Aberdeen to Peterhead road A90(T) with the other end of the lay-bye accessing onto an unclassified road site to the north.

Provision of access to the site requires to be determined and checked with Aberdeenshire Council Roads Department and the Trunk Roads Authority together with a supporting transport statement.

The self build house plots will access directly off the unclassified road.

The location of this development, directly adjacent to the A90 (T), and in close proximity to the main settlement of Hatton demonstrate its' accessibility to a variety of modes of transport such as walking, cycling and public transport.

The development lies on the boundary of the village settlement. (see Local Plan extract)

#### 4.4 Services

There have been no consultations carried out with the service providers, and because commercial and residential development abuts the site, connection to services is not considered a restriction to development.

It is recognised that attenuation is required for run off areas. Developments constructed on the site would be connected to the main sewer.

#### 4.5 Sustainability

The size and number of small sites and their affordability will encourage start up and existing businesses to develop at Hatton and ensure the local workforce has no need to travel to other towns for employment.

The inclusion of the self build house plots is a key element to ensure the deliverability of the employment land as cross subsidy will be required to achieve affordability.

## 5. Conclusions

It is recommended that the land on the outskirts of Hatton at Stones Farm along the A90 (T) offers an opportunity to deliver a local focus to economic development in the Aberdeen to Peterhead corridor.

The landowner is willing to work with the business and local community to deliver employment and self build opportunities at this strategic site.

## Appendix 1 – Scoring Sheet

	Criteria	Hatton	Score
<b>Sustainable Economic Development</b>	Accessibility of existing centres of employment	The site is less than 400m from the nearest employment centre.	+1
	Provision of business land	Development of the site could help to generate significant new opportunities for new employment.	+1
	Distance to key services	Less than 400m from centre of Hatton.	+1
	Pedestrian/cycle links to key services, employment land and surrounding developments	Opportunities exist to provide pedestrian and cycle links from the employment land to the village centre.	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 arising from the proposed development.	0
	Supporting quality of services including primary schools	There would be no impact on the quality of existing services.	0
	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 on Historic Building(s) or Scheduled Ancient Monuments.	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-west facing slope	-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 adjacent to the site.	+1
	Ease of providing drainage	No constraints, low costs.	+1
	Costs of providing access	The site would be accessed from an existing lay-by on the A90(T) with no work required	+1
	Provision of new community services required.	Not applicable as this is predominantly a site for employment land.	0
	<b>TOTAL SCORE</b>		<b>+6</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? Stones Farm Hatton

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 055368

S4

What is the current use of the site? Agricultural Use

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?

A mixed use development comprising employment land (Use Classes 4, 5 and 6) plus a small residential development of self build plots fronting the unclassified road on the North East boundary of the site.

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 five residential units. These would consist of five individual plots for detached houses fronting the unclassified road on the North East boundary of the site.

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 site is situated adjacent to an existing commercial development comprising a large industrial building and an hotel with the large Murdoch and Allan bakery and storage building across the A90(T) .

The site is bounded on two sides by public roads, the A90(T) and an unclassified road leading on to the A90(T).

There are five detached houses fronting the unclassified road, directly opposite the site.

The site fronting the A90(T) starts as relatively level and slopes quite steeply to the south east. The area fronting the unclassified road also follows the incline of the road but the proposal for individual plots will easily fit into the landscape and mirror the existing housing on the other side of the road.

The proposed business land will take an access off the lay-by serving the existing commercial premises. There will some cut and fill platforming required to produce developable sites.

Grampian Police's Architectural Liaison Officer will be engaged with at an early stage in the design process to ensure that advice as set out in PAN77 'Designing Safer Places' is taken into account.

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 community would benefit from sustainable local employment opportunities which can be easily accessed by walking and cycling.

The community would also benefit from a modern development which would enable local businesses currently located elsewhere in Aberdeenshire and new businesses to trade from Hatton.

Community benefits would also be derived from providing much needed self build housing plots.

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 checked="" type="checkbox"/>	<input 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.

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

The development proposal advocates the provision of land for predominantly local businesses. The site is an extension to existing business uses and will provide employment opportunities for residents of Hatton, without the need to commute.

The provision of employment land in rural locations is normally an uneconomic venture and requires an associated development to achieve viability. The development of employment land at Hatton is no exception to this rule, and the only the proceeds from the sale of the small residential development will make the development of business land viable.

The small residential development, which is proposed to comprise five self build house plots, mirrors the existing housing along the unclassified road.

It is understood that the lay-by access to the site from the A90(T) is part of the adopted highway, but discussions with Transport Scotland have still to be carried out regarding technical issues.

**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.