

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



Prepared by Knight Frank LLP
On behalf of Mr Charles Gall



Contents

1.	Introduction	2
2.	Details of the Site	2
2.1	Location	3
2.2	Context	3
2.3	Housing Supply and Demand	4
2.4	Local Services	4
3.	Planning Context	5
3.1	Current Context	5
3.2	Emerging Context	6
4.	Development Proposals	7
4.1	Key Elements	7
4.2	Landscape Principles	7
4.3	Access and Connectivity	7
4.4	Services	7
5.	Conclusions	8

List of Figures

Figure 1 – Location Plan	2
Figure 2 – Site Plan	3
Figure 3 – Extract from the Aberdeenshire Local Plan	5
Figure 4 – Extract from the draft Structure Plan	6
Appendix 1 – Scoring Sheet	9
Photograph 1	11
Photograph 2	11

1. Introduction

Knight Frank LLP, on behalf of our client Mr Charles Gall, submit the following development bid in support of the allocation of land at Fetterangus in 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 village of Fetterangus is located approximately 10 miles to the north and west of Peterhead in the Buchan administrative area of Aberdeenshire.

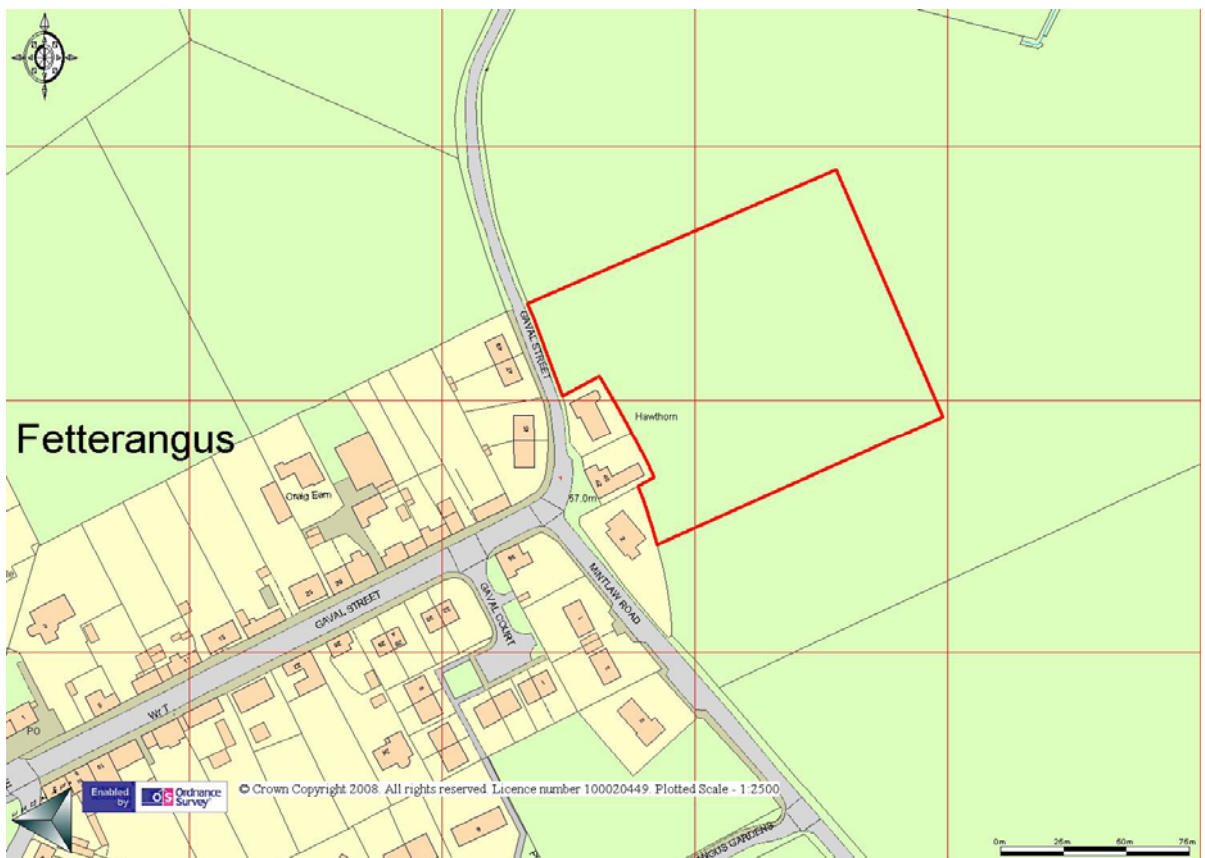
Figure 1: Location Plan



2.2 Context

The site measures around 3.281 acres (1.328ha) and is located on the east-side of Fetterangus adjacent to the Fraserburgh to Mintlaw road. The site is designated as fh2* in the Aberdeenshire Local Plan which indicates that it is an area of search for future housing land.

Figure 2: Site Plan



2.3 Housing Supply and Demand

Aberdeenshire Council's population statistics show that in 2006 Fetterangus has a population of around 446. The population of the village is forecast to rise to 468 in 2011 and to 471 by 2016.

As of 1 October 2008 there were a total of 6770 people on the Aberdeenshire Council housing waiting list, of which 1092 were in the Buchan administrative area (by first choice). This equates to around 16% of the total number of people on the waiting list for Council housing in Aberdeenshire having a settlement in the Buchan administrative area as their first choice.

As of 21 September 2008 there were a total of 17 properties within Aberdeenshire Council's housing stock in Fetterangus. This consists of 6 1-bedroom, 7 2-bedroom, 4 3-bedroom, and 0 4-bedroom properties.

As of 1 October 2008 the Aberdeenshire Council waiting list figures show that (by first choice) there is an identified need for a total of 5 local authority houses within Fetterangus. This consists of a requirement for 3x 1-bedroom properties and 2x 2-bedroom properties. However, as of 1 October 2008 there were no vacant Council houses in Fetterangus to meet this identified need for affordable housing.

2.4 Local Facilities

Fetterangus benefits from having local services such as a village shop, post office, public house as well as a church, village square and Primary School.

In 2007 Fetterangus Primary School had a total of 24 school pupils and capacity for a total number of 71. This meant that the school is operating at around 51% of its total capacity. The school rolls forecasts show that the number of pupils at Fetterangus Primary is estimated to increase to a total of 29 pupils (40% capacity) by 2011 and 41 pupils (58% capacity) by 2016.

Fetterangus falls within the secondary school catchment area of Mintlaw Academy. The School Roll forecasts show that in 2007 Mintlaw Academy had a total number of 873 pupils with a total capacity for 1000 (87% capacity). The School Roll forecasts show that by 2016, the total number of pupils at Mintlaw Academy will decline to 695 (69% capacity).

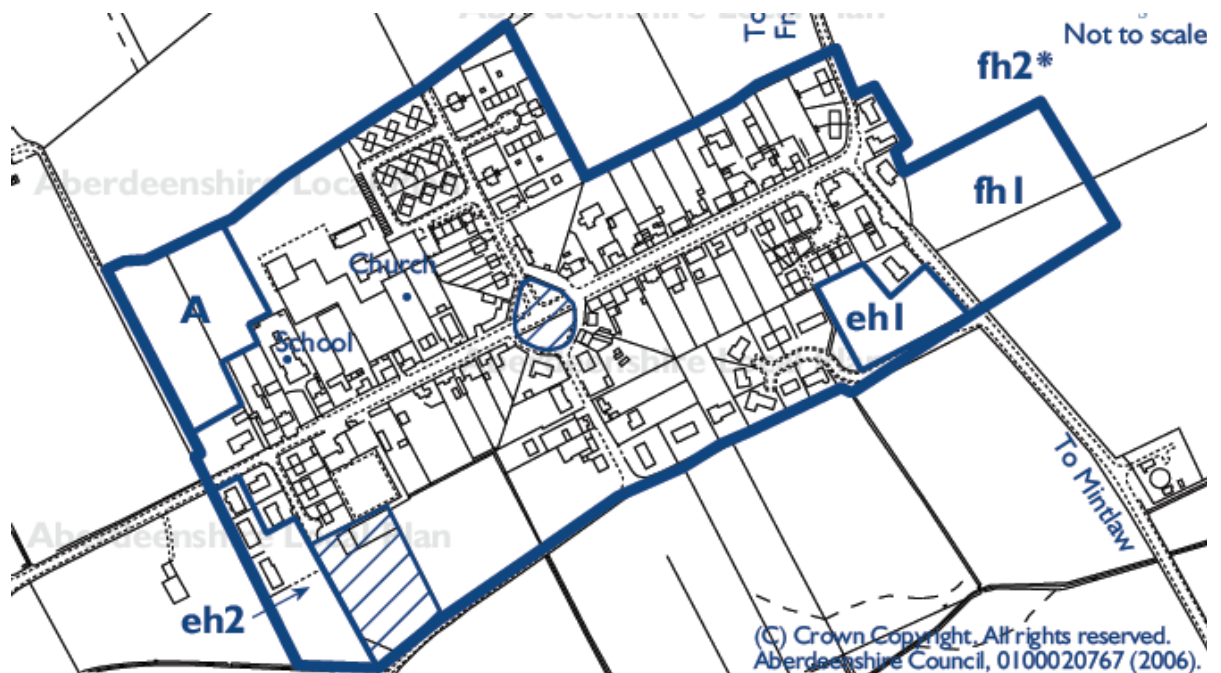
3. Planning Context

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 three main opportunities for new development in Fetterangus as illustrated in Figure 3.

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



The Housing Land Audit (2008) shows that the three main development opportunities in Fetterangus have been brought forward as follows:

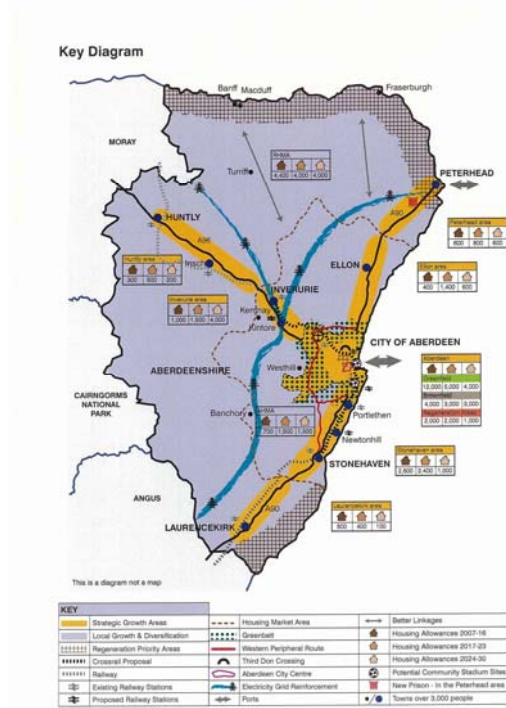
- Site eh1 – suitable for around 6 houses, outline planning permission granted for 6 houses, reserve matters application currently pending;
- Site eh2 – suitable for around 3 houses, detailed planning permission granted for 4 houses, development complete;
- Site A – suitable for around 7 houses, no development proposals approved, site constrained (market).

Future housing land is also shown as site fh1 (suitable for around 10 units) and site fh2*. To date, no development proposals have come forward for either of these sites.

3.2 Emerging Context

The draft Structure Plan for Aberdeen City and Shire was published for public consultation in June 2008. The strategy of the draft Structure Plan sought a higher rate of growth in the region than 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.

Figure 4: Extract from the draft Structure Plan for Aberdeen City and Shire



Fetterangus 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.

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.

4. Development Proposals

4.1 Key elements

Fetterangus 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 30 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 layout of the proposed development would seek to make the most of the topography of the site to maximise the amount of sunlight hours that would be afforded to the houses within the proposed development.

4.3 Access and Connectivity

The site is bounded to the east by an open field which could be a logical addition to the allocation of our client's land. Transport Scotland has indicated that it would not be possible to provide a new direct access to the site from the A90 trunk road. It is proposed to take access from this neighbouring land onto our site. Initial discussions in this regard have taken place and will be investigated in greater detail in due course.

The land is within walking distance of local services such as the Primary School. The site is also immediately adjacent to a main public transport route between Peterhead and Fraserburgh which will help to promote sustainable travel patterns.

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 could deliver around 30 new houses to the village. This would help to sustain the local services in Fetterangus, address the shortage of affordable and family housing in the Buchan area as well as increasing the choice of location for people to live in Aberdeenshire.

Development in this location would respect the topography of the area and proposals would be sensitively designed to ensure that they make the most of the gradient of the land.

We believe that this development proposal should be considered favourably as a sensitive expansion to the village of Fetterangus.

Appendix 1 – Scoring Sheet

	Criteria	Fetterangus	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 employment.	-1
	Distance to key services	The site is located less than 400m from local services in Fetterangus.	+1
	Pedestrian/cycle links to key services, employment land and surrounding developments	Pedestrian and cycle links to key services, employment land uses and access to surrounding developments would be difficult to provide.	-1
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 such as the local primary school.	+1
	Resolves issues of contamination.	No remediation of land required (land not known to be contaminated).	0
Maintain and enhance Quality of the Natural	Quality of agricultural land lost	Class 3.2 land and above.	0

Heritage and Built Environment	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).	0
	Archaeology affected	No archaeology on site.	+1
Landscape	Shelter from cold winds	The site is sheltered from prevailing winds.	+1
	Potential for passive solar gain	East, south-east, west facing slope or 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 cost.	+1
	Costs of providing access	No work required.	+1
	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 looking



Photograph 2: View looking



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)

Postal address of landowner

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 Fetterangus

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 986 508

S4

What is the current use of the site? Agricultural

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. 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). Around 30 houses consisting of 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?)
See attached.

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 of land at Fetterangus 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.

- 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.

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.