

07 NOV 2008

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14/11/08

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.

Name of proposer: LEITH PROPERTIES (ABERDEEN) LTD Date: 05/11/08
 Postal Address: C/O GRAHAM AND SIBBALO
 18 NEWTON PLACE
 GLASGOW
 G3 7PY F 35



Name of landowner (if known) [REDACTED]
 Postal address of landowner
 [REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]

To comply with the data protection Act 1998 this information will not be made public

The site and your proposals

Under what name would you like the site to be identified?
 LAND TO THE EAST OF CAIRN VIEW, BELHELVIE

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)

Have you provided a map showing the exact boundaries of the site you would like considered?
 Yes No

Please provide the National Grid reference of the site

34

What is the current use of the site? **VACANT 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

35

What use(s) do you propose for your site? **RESIDENTIAL HOUSING**

If you are proposing a mix of uses on your site please ensure that the area of each is noted on the site plan

36

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.

37

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).

UP TO 40 DETACHED + SEMI-DETACHED DWELLINGS

If you have a design statement or other details about what you would like to see on the site, please include it.

38

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.



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?)

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.

02 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

03 What community benefits arise from your proposals? What would the nature of these be, and how would they be delivered?

AFFORDABLE HOUSING
GREEN SPACE

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)

04 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 type="checkbox"/>	<input checked="" type="checkbox"/>
Community facilities (eg Hall)	<input type="checkbox"/>	<input checked="" 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 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

05 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

- Q6 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

- Q1 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 SUPPORTING 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)

F035

By completing and submitting this form, you are consenting to the above processing.

F035

07 NOV 2008



Graham Sibbald

G-S/345/LD

Local Plan Submission

Land to the East of Cairn View, Belhelvie, Aberdeenshire

New Aberdeenshire Local Plan

Proposed Allocation of Land at Cairn View, Belhelvie Site as a Housing Opportunity Site

Agent: Ian Kelly, Graham and Sibbald, 3 Charlotte Street, Perth, PH1 5LW. Tel: 01738 445733, Mobile: 07887 60 55 61, Email: ikelly@g-s.co.uk.

Contact may also be made via Lyndsey Duncan, Graham and Sibbald, 18 Newton Place, Glasgow, G3 7PY; Tel: 0141 332 1194, Email: lduncan@g-s.co.uk.

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1. Background

Graham and Sibbald act as land use planning advisors to Leith Properties (Aberdeen) Ltd, who is the owner of land to the east of Cairn View, Belhelvie, Aberdeenshire. This submission, in advance of the Proposed Local Development Plan, expands upon previous correspondence with the Council. The submission seeks the allocation of the above mentioned land as a residential development opportunity. It is our intention to prepare a further detailed submission after the publication of the Proposed Local Development Plan, and with ongoing dialogue with the Council.

We will also, separately, complete a site paper to submit as part of the Council's consultations in advance of the Issues and Options stage of the Plan.

As stated in previous correspondence, this work is being undertaken at present primarily to protect the future options for this land owned by Leith Properties (Aberdeen) Ltd.

2. Objective of this Submission

This representation is being lodged to seek the allocation of the land to the east of Cairn View, north of Cairntack Road, Belhelvie as a residential development opportunity site. The site is shown on the plan enclosed as Annex 1 to this submission. It is intended to further expand upon this submission at a later stage in the Plan process. Photographs of the site are included as Annex 2.

3. Contents of this Submission

This submission:

- describes the site and its planning history
- considers future development prospects for the site
- addresses access and infrastructure issues
- considers the relevant National Planning Guidance and strategic planning issues
- addresses the relevant local planning and development issues
- sets out the terms of the submission
- describes the allocation that is sought in the Plan
- outlines the envisaged next stages

4. Description of the Site and its Planning History

The site, as shown on the enclosed plan, is located on the edge of the village of Belhelvie, approximately 10 miles from Ellon and 18 miles from Aberdeen. The site currently comprises of a field, estimated to be approximately 4.02 acres (1.6 hectares) in total. The land is undulating, rising up to the west, where the site sits higher than the remaining ground. To the south west of the

Partners

- JD Robb FRICS
- JB Christie FRICS
- IC Gillies FRICS MCIARB
- ID Leighton FRICS
- NR Fisher FRICS DipBS
- AC Todd BLE FRICS
- BJ Devine FRICS
- P McEachran FRICS
- BD Murdoch BSc MRICS
- DS Ross MRICS DipBS
- L McAndrew BLE MRICS
- KA Murchie BLE MRICS
- IR Croall BSc MRICS
- KM Scobbie BSc(Hons) MRICS
- GR Louttit MRICS IRRV
- RW Buchanan DipSurv MRICS
- C Henderson MRICS
- S Buglass BSc FRICS ACIARB
- PE Docherty MRICS DipBS
- CMC McCash BSc MRICS
- MA Wilson BSc MRICS
- AW Dandie MRICS
- G Tonner MRICS
- C Campbell BSc MRICS MEI
- G Davidson BSc(Hons) MRICS
- DC Cameron BSc(Hons) MRICS
- J Cropper MA(Hons) DipLM MRICS

Associates

- AP Clerk MCIAT ACIOB
- K Blair BSc MRICS
- I Johnstone BSc MRICS
- N MacFarlane MRICS DipBS
- AR Welch BSc(Hons) MRICS
- SE Drysdale BSc(Hons) MRICS

Planning Consultant

I Kelly BSc(Hons) DipTP MRTTP

Consultant

JA Sharp FRICS



Regulated by RICS
Chartered Surveyors
A Quality Assured Firm

proposed development site is an already established avenue of detached housing on Cairntack Road. The site lies immediately to the east of a new Barratt housing development at Cairn View. The land is currently accessed by an un-named track off Cairntack Road.

Surrounding land use comprises residential to the north, west and south. These residential properties include medium scale detached villas and semi-detached properties. The land use character of the surrounding land is therefore predominantly residential.

We are not aware of any recent or live planning applications which would affect the Council's consideration of the future allocation of this site. However, we wish to draw the Council's attention to the previous proposed allocation of our client's land in the 1998 Aberdeenshire Local Plan. The land to the east of Carinview, Belhelvie was put forward as land suitable for future development, and we are of the opinion that this is still the case. We enclose a copy of the 1998 proposals map for your information.

5. Future Development Prospects

At this early stage, no firm development proposals have been drawn up, and it is stressed that the requested allocation of the site as a residential development opportunity is simply to protect our client's future options for the land. The site is located in a predominantly residential area. Residential is thus clearly a well established land use in this location, and it is considered that redevelopment of the site for residential use would therefore be in-keeping with surrounding land use. In fact, it is submitted that residential development on this site would be more appropriate, in terms of visual amenity and compatibility with adjacent uses, than the existing underutilised and isolated agricultural use.

The site extends to approximately 4 acres/1.6 hectares. The surrounding housing is mixed in scale and form, but is largely medium density (in the region of 20 dwellings per hectare); any development of this site would be likely to use the neighbouring densities as a guide. It is considered that there will be various issues which require to be addressed in terms of improving access, both pedestrian and vehicular, for example provision of footways surrounding the site. It is considered that the residential development design could include a mix of styles already located nearby, including semi-detached and detached housing; although these issues will be considered more fully as part of any future site development brief or planning application submission.

- **Affordable Housing**

The Aberdeenshire Local Plan, Adopted 2006, advises under Policy HOU8 that the Council will address affordable housing on a site-by-site basis, dependent upon local need, but suggests that 25% will be the average amount provided. Objective 1 of the Aberdeenshire Local Housing Strategy 2004-2009 is to ensure a minimum of 350 new affordable homes are built each year to meet identified need. The Council proposes that the specific contribution required by developments will be assessed at the time of the application or pre-application inquiry, having regard to housing information for the relevant settlement and to market and site circumstances. In this case there is no objection to the principle of contributing affordable housing but the means of provision and the scale of provision must be appropriate and reasonable.

6. Access and Infrastructure Issues

It is recognised that, although no particular detailed development proposals are being brought forward at this time, it is still appropriate to briefly address the local transportation and infrastructure issues. These will be considered more fully, and can be addresses in preliminary assessments and design solutions, as part of any subsequent detailed discussions, development briefs or planning applications.

- **Access**

As noted previously, there is an existing access from Cairntack Road. Continuation of the use of this access may represent the optimum solution given that surrounding development already works around this access. However, at a later stage, this matter can be discussed in greater detail with the Council's Transportation Service. It is noted that there is no pavement or cycleway bordering the site at present. Therefore, pedestrian and cycle footways and linkages will also be addressed in the later development stages.

- Services

No service checks have yet been undertaken. However, given the surrounding residential use, including relatively recent developments, it is considered that use of existing services, with upgrades as required, should be feasible.

7. National Planning Guidance and Strategic Planning Issues

National Policy on the provision of housing land is set out in **SPP3 – Planning for Housing** (Revised 2008). The key objectives in this policy guidance are:

- Identification of housing need and demand on a more consistent and robust basis through joint working between local authorities and a range of partners
- The use of the planning system to facilitate the construction of well designed, good quality housing in sustainable locations
- Allocation of a generous supply of land to meet identified housing requirements across all tenures, including affordable housing, and related policy objectives
- Mechanisms to help ensure that planned housing is built, including quick and efficient review of development plans to enable maintenance of a 5-year effective land supply: all of which supports
- The creation of high-quality places, which support the development of sustainable communities

In relation to these key requirements:

- The development of the site would meet local needs
- The participation, by the site owners, in the planning system, from the pre-development plan stage, will enable the planning system to facilitate the construction of well designed, good quality housing in a sustainable location
- Provision can be made for mixed tenure on the site
- There would be a commitment, on the part of the landowner, to bringing the site forward for development in early course
- There is a clear opportunity, by taking a planned approach to the development of this site, to create a high quality place which supports the development of sustainable communities

Therefore, it is considered that the allocation of this site as a residential development opportunity would be in full accord with the key requirements of SPP3.

SPP 17 – Planning for Transport recognises the close interaction between land use planning and transportation issues, and states that planning should assist in reducing the need to travel. The site that is the subject of this submission is located within easy walking distance of the local amenities, and is also in close proximity to the frequent bus route to Aberdeen and Ellon, therefore reducing the need to use cars.

8. Local Planning and Development Issues

- **Adopted Local Plan**

The existing Local Plan which covers Belhelvie is the Aberdeenshire Local Plan, Adopted June 2006. For completeness a list of the Local Plan policies relevant to the potential redevelopment of this site for residential purposes has been attached in Annexe 3.

It is considered that, based upon the Adopted Local Plan policies, at present, a planning application for residential of the site may be expected to be refused. However, it is not our client's intention to progress any development in the short term, and it is considered that seeking an explicit residential opportunity allocation through the Local Plan process is in the best interests of land use planning for the village.

9. Basis of Submission

The land that is the subject of this submission is considered to be appropriate for residential development, on the basis of issues addressed throughout this report and summarised below:

- The site is flanked by residential development and its development would broadly accord with Development Plan policy, creating a cohesive group of residential developments, and its development would be in line with national planning guidance;
- The site is located within walking distance of local amenities and public transport routes, reducing the need to rely on the private car;
- Residential development would permit significant visual enhancement over the site as existing.
- Residential development would complement surrounding land uses;
- The site is not protected for agricultural purposes;
- Development of this site would include an appropriate and reasonable provision of affordable housing, in line with the Council's policies.
- Development of the site could be used as a trigger to improve pedestrian linkages and community facilities.

10. Requested Changes to the Local Plan

As indicated at several points, there are currently no firm development proposals for the site, and this submission seeks to protect our client's interests in the short to medium term. Therefore, it is requested that land to the east of Cairn View, Belhelvie is allocated in the forthcoming Aberdeenshire Local Plan as a residential opportunity site.

11. Next Stages

Following the publication of the Council's timetable, and then the Proposed Local Development Plan, it is our intention to submit a questionnaire response for this site, and it is hoped that there can be discussion and negotiation with the Council's planning officers in due course.

**Ian Kelly MRTPI
Head of Planning
Graham and Sibbald
September 2008**

Annexe 1: Location Plan



Annex 2: Site Photographs



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Annexe 3: Adopted Local Plan Policies

In terms of the current **Adopted Aberdeenshire Area Local Plan** the site lies outwith the settlement boundary and, therefore, the below noted policies apply to the site:

Policy HOU4 New Housing in the Countryside including the Aberdeenshire Part of the Cairngorms National Park

Part 1 Erection of New Housing

The erection of new housing in the Countryside will be approved, in principle IF:

- a) it is for a full time worker in an enterprise which itself is appropriate to the Countryside;*
 - b) the presence of that worker onsite is essential to the efficient operation of the enterprise;*
 - c) there is no suitable alternative residential accommodation available;*
 - d) the proposed house is within the immediate vicinity of the worker's place of employment;*
- AND**
- e) it conforms with Appendix 1.*

Policy HOU5 Cohesive Groups in the Rural Housing Market Area

In the Rural Housing Market Area part of the Countryside (see map in Appendix 13) new housing, in addition to that allowed under Policy Hou4 Part 1, will be approved, in principle, if:

- a) the site would enable the new house(s) to form an appropriate addition to an existing cohesive group of at least five houses;*
- b) the site is accessible to local services by public transport, foot or bicycle; and,*
- c) any material improvement to local public infrastructure made necessary by the development would be secured.*

Applicants should have regard to the guidance set out in Appendix 3. Planning permissions granted under this policy will not exceed 20% of the existing size of the cohesive group within the 5-year plan period. Units constructed under this policy will not count towards the size of the group until the following plan period. This policy applies also within the Aberdeenshire part of the Cairngorms National Park.