

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: SCOTIA HOMES LTA Date: NOV 08

Postal Address:

PER GRAMPIN DESIGN ASSOCIATES (AGENTS)
LEADSIDE HOUSE
62 LEADSIDE ROAD
ABERDEEN
AB25 1TW

Name of landowner (if known) [REDACTED]

Postal address of landowner

[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?
KNOCKHALL ROAD
NEWBURGH

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

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

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

RESIDENTIAL (WITH INTEGRATED BUSINESS USE)

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

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.

TO BE AGREED

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).

APPROXIMATELY
300 NO. IN MIXED TENURE.

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

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.

If you are proposing uses other than housing or business please provide us with as much detail as possible on what you propose.

Nº.

Please continue on additional sheets as required.

The wider area

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?)

REFER TO SUPPORTING DEVELOPMENT BID

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*

If you have prepared any frameworks or masterplans showing a possible layout for the site, please include it with this form. *Framework attached*

Have you applied principles of sustainable siting and design to your site? Yes
No

If you have undertaken a site assessment please provide details *N/A*

Statement attached

The Code for Sustainable homes or WWW.index21.org.uk provides guidance on this issue

Effect on the community

Has there been any opportunity for local people to influence what you propose through local engagement? Yes
No

A FULL PROGRAMME OF PUBLIC CONSULTANT WILL BE GONE THROUGH BEFORE ANY PLANNING APPLICATION(S) ARE MADE 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.

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

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

REFER.
TO SUPPORTING DEVELOPMENT BID

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)

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 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 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

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 checked="" 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"/> | <input checked="" 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

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

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

REFER TO SUPPORTING DEVELOPMENT BID

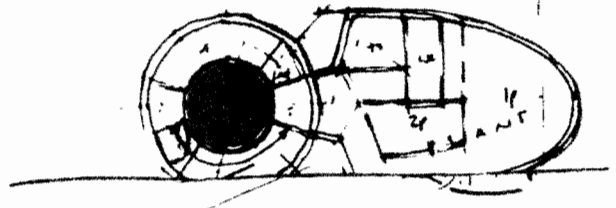
Please return the completed form to the Policy Planning Team, Planning Policy and Environment Service , Woodhill House, Westburn Road, Aberdeen, AB16 5GB or e-mail to ldp@aberdeenshire.gov.uk.

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)

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



GDA.

NEWBURGH ; KNOCKHALL ROAD , Development Bid Supporting Statement

1.0 INTRODUCTION

- 1.1 This development bid is submitted on behalf of Scotia Homes Ltd who control the land to North-West of Newburgh as highlighted on the location plan.
- 1.2 Newburgh lies approximately 13 miles to the North of Aberdeen. Newburgh itself is accessed via the A975 which leads directly to the A90 Aberdeen to Peterhead road. The settlement benefits from a range of services, including a Primary school, golf course, garage, church a number of shops and hotels and employment areas. A number of public transport services are provided daily connecting Newburgh to the surrounding area including Aberdeen, Peterhead, Ellon, Balmedie and Cruden Bay. A number of employment sites are located in Newburgh to the North and East.
- 1.3 In terms of the current development plan Newburgh is identified as a Rural Service Centre. These are defined as minor service centres that may provide opportunities to absorb small scale development needs. Current development opportunities in Newburgh , as contained in the Aberdeenshire Local Plan consist as a number of residential developments and are mostly under construction or are now completed.
- 1.4 The site lies immediately adjacent to the settlement boundary of Newburgh. It is a sustainable and logical area for expansion. Newburgh itself is well located to accommodate expansion to absorb some of the housing land allocations within the Aberdeen to Peterhead corridor identified in the draft structure plan. As such it should be considered for residential development in the Aberdeenshire Local Development Plan.

2.0 SITE DESCRIPTION AND PROPOSALS

- 2.1 The site is currently in agricultural use and extends to approximately 14.8 hectares (36.6 acres). It is bound to the North and West by agricultural land and to the South and East by the existing settlement of Newburgh.
- 2.2 The site slopes from the South-East corner up to North-East and is generally elevated above the lane to the East. In topographic terms there is no impediment to the development of this site.
- 2.3 An indicative masterplan has been prepared for the site and this is attached to this bid. It proposes a residential development which is estimated to yield some 300 units.

3.0 SCOTTISH PLANNING POLICY

- 3.1 Scottish Planning Policy 1 ; The Planning System states that the aim of the planning system is to ensure that development and changes in land use occur in suitable locations and are sustainable. The planning system should feature as an integrated approach to social justice by giving a high priority to accessibility when considering locations for jobs, homes, shops, leisure and other community facilities.
- 3.2 SPP3 ; Planning for Homes (Revised 2008) was amended as there were indications that it had not been as effective as intended, particularly with regard to the generous release of land for housing. Persistent delays in bringing forward land for housing and in the creation of new homes illustrate the continuing problems facing local authorities and house builders. Stakeholders in local government, housing associations and the development industry have indicated that the absence of an adequate supply of housing land is a major impediment to the provision of new homes in Scotland.
- 3.3 The revised document aims to address the problems being experienced, strengthen and reinforce planning policies to help meet new priorities for the provision of new housing in Scotland. It states that the Scottish Government is committed to the goal of raising the rate of new housebuilding to 35,000 new homes every year by the middle of next decade. Planning has a central role in meeting this goal through the identification of sufficient land to support an increased supply of the right homes in the right places.
- 3.4 The allocation of an appropriate supply of land is one of the key factors in ensuring continued opportunities for housebuilding and influencing the delivery of housing. Successful developments will remain desirable, attractive and safe places to live for many years. This can be achieved through appropriate location ; links to transport networks and other settlements; attractive and functional layouts ; good design, as well as innovation and creativity.
- 3.5 Where brownfield and infill site cannot meet the full range of housing requirements, it may be necessary to release Greenfield land next to built up areas. Meeting housing requirements through extensions to existing towns and villages has a number of advantages, including the reduction of servicing costs. New housing can also benefit existing communities by helping to sustain local schools, shops and services.
- 3.6 SPP 17 ; Planning for Transport highlights that the aim of the planning system is to support and accommodate new investment and development in locations accessible by a range of means of transport and which seeks to minimise the impact on existing transport networks and the environment. Planning permission should not be

granted for significant travel generating uses in locations where access to infrastructure are further than 400m by walking.

- 3.7 Planning Advice Note 75 ; Planning for Transport accompanies SPP17. It states that planning authorities should establish accessibility profiles for sites. The profiles should reflect the catchment area served, likely quality of service and result in indicators of accessibility. A maximum threshold of 1600m in terms of access to local facilities by walking and cycling should be achieved.

4.0 DRAFT STRUCTURE PLAN.

- 4.1 The draft Structure Plan identifies a requirement of around 72,00 dwellings within the Structure Plan area over the next 20-25 year period. Three Strategic Growth Areas (SGA's) are identified which will be the main focus for development, expecting to accommodate 75-80% of the growth. Around half of new development is likely to be located in Aberdeen City, with significant development expected to take place in the Huntly to Laurencekirk corridors and the Aberdeen to Peterhead corridor. It proposes that the Aberdeen to Peterhead corridor will focus on diversifying and developing the economy with less new housing than the other SGA's, although the amount of housing could increase in the second half of the plan period if the economy grows and becomes more diverse.
- 4.2 Within the Aberdeen to Peterhead corridor the plan envisages housing split between the Ellon and Peterhead areas. In relation to the Peterhead area, 2000 dwellings are identified for the structure plan period, consisting of 600 in the period 2007 to 2016; 800 in the period 2017-2023; and a further 600 in the period 2024-2030. In the Ellon area, 2400 dwellings are identified for the structure plan period. This consists of 400 between 2007 and 2016; 1400 between 2017 and 2023 ; and 600 between 2024 and 2030.
- 4.3 The Draft Structure Plan also advocates sustainable mixed communities. It states that a focus on communities means that new housing and development for employment and commercial use should be well related to each other to improve people's quality of life and opportunity. Also, that future communities must be mixed in terms of the type and size of homes, as well as their tenure and cost. One of the targets to achieve this, is that for all housing development of over one hectare in the Strategic Growth Areas to generally have no less than 30 dwellings per hectare.

5.0 SERVICES

- 5.1 Scottish Water's 2007 Asset Capacity maps indicate that in terms of waste water, there appears to be sufficient Capacity for between 250 and 1000 new houses in Newburgh, therefore sufficient to accommodate the development of the bid site. With regard to water capacity, there would appear to be only capacity for up to 10 units. Therefore an upgrade would be required to accommodate any development in the village.
- 5.2 SEPA's Flood Risk Map highlights that the site is not at risk from flooding.

6.0 JUSTIFICATION

- 6.1 The Draft Structure Plan identifies the Aberdeen to Peterhead corridor as a Strategic Growth Area. It is argued that Newburgh falls within this corridor and representations were made to the Draft Structure Plan in this respect. Aberdeenshire Council acknowledges that if Newburgh is identified as a strategic location it may have capacity to accommodate development beyond the few hectares initially identified. This suggests that it is acknowledged that Newburgh and this site in particular is well placed to accommodate development and meet the housing allocations in the Draft Structure Plan. The development of this site would also help to contribute to the Scottish Government's proposal to build 35,000 new dwellings per annum to overcome the problems in bringing forward sufficient housing land in Scotland also highlighted in SPP3
- 6.2 Newburgh is an attractive settlement with significant demand for new housing as demonstrated by the level of take up on the site to the North. It lies on the coasts and is therefore covered by sensitive coastal planning policy. There are, therefore, limited opportunities within the settlement boundary for residential development .
- 6.3 An objective of the Draft Structure Plan is to create sustainable mixed communities. The identification of housing land in Newburgh would contribute to that objective when considered along with employment land identified in the Aberdeenshire Local Plan for which planning permission has been approved for high quality employment use. This demonstrates that Newburgh is a sustainable location for further development. The bid site is an ideal location to absorb demand.
- 6.4 The site is well located to accommodate development and forms a logical area for expansion, immediately adjacent to the settlement boundary of Newburgh. The development of such locations is supported by SPP3 as they reduce servicing costs and can help sustain services.
- 6.5 In this case, residential development on this site would help sustain the existing facilities and services available in Newburgh , particularly the local hotels and shops. Further to this, Aberdeenshire Council's School Role Forecast (2007 Based), highlights that Newburgh Mathers Primary School was operating at 76% capacity in 2007. This was forecast to rise to 78% of capacity by 2008, but then fall to 57% of capacity by 2016. It is therefore significantly under capacity and residential development on this site would help sustain the school and maximise the use of existing infrastructure, in line with guidance contained in SPP3. Ellon Academy was operating at capacity in 2007, but this was forecast to fall to 81% of capacity by 2016. Therefore the Academy is capable of accommodating additional pupils arising from any development on this site.
- 6.6 This development of this site is a logical extension of the existing settlement of Newburgh contained to the East by the existing road and houses to part of this boundary and by existing housing to the South. The development of this site would integrate well with the existing pattern of development. The site has a logical access point at the South East corner with the development of the full site area producing a number of dwellings that would require a second means of access / egress which is shown to an upgraded road to the North East of the site.

- 6.7 Residential development on this site would cause no significant visual impact. It is well detached from the main roads in and out of Newburgh. The existing residential development(s) to the East of this site are laid out to from a defined 'edge' to the town and are screened from the landscape beyond. Any new development on this site will therefore have minimal impact on the existing established housing. The proposed layout is to be based on an urbanist style and the designs would be consistent with that of other North east villages. As a result it would also supply a range of house types and sizes in line with the sustainable mixed communities objectives of the Draft Structure Plan.
- 6.8 Access to the site would be from the South East corner of the site with a secondary access to be taken to the existing lane and road to the North of the site. Adequate visibility splays can be provided at these locations as all land is controlled by our client.
- 6.9 A bus stop is provided approximately 200m from the South East corner of the site in line with guidance contained in SPP17. Further to this, there are a number of facilities within 1600m of the site, including the village centre and the shops located there, and the school and playing fields. A number of other facilities are also available in Newburgh such as a golf course and a new sports facility all of which would be easily accessible from this site. This meets the acceptable walking distances outlined in PAN75. The site is therefore a sustainable location for new residential development. A number of other
- 6.10 The attractiveness of the village, in terms of accessibility, will be further enhanced by the construction of the Aberdeen Western Peripheral Route and the dualling of the A90 between Balmedie and Ellon. It is therefore anticipated that there will be further demand for new housing in Newburgh on completion of these infrastructure projects.
- 6.11 It is also important to note that the proposed Trump International Golf Links at Menie, near Balmedie will have a significant effect on the surrounding area in coming years, including demand for housing. The Committee Report for the Trump application contains figures predicting that the development could support 6,230 jobs in Aberdeenshire. Being less than 5 miles from the proposed new golf development, this bid site at Newburgh will help support the employment opportunities created by providing land to meet the anticipated demand for housing. The size, location, style and proximity to village infrastructure makes this site ideally placed to compliment the planned resort.

7.0 CONCLUSION AND RECOMMENDATION

- 7.1 The identification of this site, within the Aberdeen to Peterhead Strategic Growth Areas an ideal location to absorb development and contribute to the housing land requirements identified in the draft Structure Plan.
- 7.2 The bid site's location immediately adjacent to the settlement boundary of Newburgh is in line with the sustainability principles advocated in SPP1 and SPP3. Bus stops and local services are located within walking distance and there would be no significant visual impact on the settlement from these proposals. Development would help sustain the facilities and contribute towards providing a sustainable mixed community.
- 7.3 On the basis of the above this site should be included within the Aberdeenshire Local Development Plan for residential development