

**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: Bancon Developments Limited  
Date: 4<sup>th</sup> November 2008

Postal Address:

Bancon Developments Limited  
Banchory Business Centre  
Banchory  
AB31 5ZU

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**

Under what name would you like the site to be identified? Balmedie West

Have you any information on the internet which promotes your aspirations for the site? If so please provide the URL :

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

NJ 961175

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? Mixed - Business, Commercial, Education and Community facilities, 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

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.

We plan to develop the following:

36 Ha of residential land across 10 phases.

14 Ha of business land across 6 phases.

2 Ha commercial 'hub'

5 Ha for a school and additional community facilities.

6 Ha Countryside Recreation Space

We perceive the development programme as follows:

The first phases of the residential land will be developed at the same time as the initial phases of the business land, to the south.

The development of the school and community facilities will begin when it is agreed with the council that existing capacity requires to be augmented.

The commercial hub will then be developed as the residential development moves northwards (or earlier if demand permits) and the business land to the south is completed.

The remaining phases of the residential land will be completed while the business land to the north is developed.

It is proposed to develop circa 50-100 units/year so the residential development will be phased over circa. 10 years.

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).

We would expect that of the 36 Ha of housing land, 30 Ha will be developable.

We would propose the following housing mix:

5 Ha High density - 35 units/Ha - 1,2& 3 bedroom flats & townhouses

15 Ha Medium Density - 20 units/Ha Terraced and semi-detached housing in a full range of sizes

10 Ha Low Density - 15 units/Ha - 4/5 bedroom detached houses.

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.

Commercial Hub - 'Neighbourhood centre'. A selection of shops and services, which will link the new development (through the existing underpass) with the existing settlement. Community consultation will enable us to find out what additional services Balmedie requires within the commercial hub.

**School & Community Facilities** - A 2-stream primary school for 250+ pupils, which will serve Balmedie and adjoining small settlements. We would also anticipate the provision of leisure facilities. We will encourage community input to decide which type of facilities are required.

**Countryside recreation areas** - This will aim to create walkways alongside the 3 watercourses running through the site. This will also create connectivity between various phases of the development. This will be linked to the existing settlement through the existing underpass.

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?)

The site is effectively a quasi-infill site, being bounded by the A90 on the east, Aberdeenshire golf club to the south & the new link road to Belhelvie on the west. The former Belhelvie Road bounds the site to the north. Although the site is seen from the A90 this is in passing views only and, due to the undulating landform, it is not conspicuous in the wider landscape. Views into the site from Balmedie are extremely limited.

The development will fit into the landscape by the creation/expansion of the original Balmedie 'village centre' adjacent to the A90. This area will therefore have more of the higher density residential development. As the development moves up the hill westwards the development density will drop as larger houses are developed along with the school and community facilities. This will create a 'softer edge' to the settlement, where it meets the surrounding landscape.

Business land will be developed to the southern and northern ends of the site in order to exploit the flat land, suitable to build expansive buildings on, and the logistical advantage of quick and easy access from the new bypass. Additional planting and screening will reduce the visual impact.

Areas of considerable landscape value will be retained throughout the development e.g. the streams which run through the site for recreational purposes. These will also provide pathways from the existing development to the surrounding landscape.

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

*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

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.

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?**

The community benefits can be categorised as follows:

**Employment:**

By providing 14 Ha of business land this development will help to promote the 'Energitica Corridor'. This business land is strategically located to serve both the port at Peterhead and Aberdeen City.

This will provide additional jobs to the existing community, which will help to keep young families in Balmedie. This will also provide opportunities for existing businesses to grow and expand, making the village more sustainable and potentially less dependant upon commuting.

**School and additional community facilities:**

The primary school will serve Balmedie and adjoining small settlements.

Community facilities will provide a source of recreation to the existing settlement.

**Shops and Services:**

Additional shops and services in the commercial hub will be easily accessible to the existing Balmedie settlement through the existing underpass.

**Mix of housing tenure**

There will be considerable affordable housing provided to aid lower income families and first time buyers. There will also be a range of smaller, terraced units and semi-detached houses to meet the high demand from both younger families and re-tirees. We also aim to provide some sheltered housing.

A range of executive housing will also help to attract business owners and professionals to the area.

**Countryside Recreation**

We aim to integrate this development with the surrounding landscape by providing walking/cycle pathways throughout. These will lead to recreational areas around the local watercourses for the community to enjoy. These pathways will join the existing settlement through the existing underpass.

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 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 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

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 checked="" type="checkbox"/>	No	<input type="checkbox"/>	NA	<input type="checkbox"/>
Traffic Impact Assessment	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	NA	<input type="checkbox"/>
Drainage Impact Assessment	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	NA	<input type="checkbox"/>
Habitat / biodiversity Assessment	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	NA	<input type="checkbox"/>
Other as applicable (eg noise, dust, smell Retail impact etc)	Yes	<input type="checkbox"/>	No	<input 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\\_SE\\_ARCH](http://www.scottishwater.co.uk/portal/page/portal/SWE_PGP_CONNECTIONS/SWE_CORP_CONNECTIONS/ASSET_CAPACITY_SE_ARCH)

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

Please see the attached preliminary masterplan and 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](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.

## **Balmedie West Local Development Plan Bid**

### **1. Balmedie**

Balmedie is a relatively small sized Aberdeenshire town but nonetheless there has been considerable population growth here in recent years. Between 1991 and 2001 the town's population grew by 31%, from 1,260 to 1,653. This growth is mainly due to it's role as a commuter town to Aberdeen City. We believe the role of Balmedie will become even more important through the development of the Energetica corridor and the creation of more employment land at the town. We therefore perceive this rate of growth to be maintained.

Growth in the town has been rapid and consistent, as the town has grown to the east and south through significant allocations of development land in the current Aberdeenshire Local Plan. This plan has allocated 189 houses over a ten year period. This pattern of growth will become increasingly constrained however as the town threatens to encroach upon an Area of Landscape Significance, along the coast. The growth of the town has resulted in a disjointed town centre where various services such as the library, the post office and food outlets are located in different parts of the town. While development to the west could be considered to be a more sustainable pattern of growth it would also allow for the expansion of the old village centre.

Balmedie benefits from very good links with the Bridge of Don area in the north of Aberdeen, which is a popular location for light industrial and large retail outlets. This proximity to Aberdeen has not only boosted the growth of households in Balmedie but has also attracted some business development when Barratt located their regional office here. The development of the Energetica corridor will mean that Balmedie will be aptly placed for more business development, with good links to both Aberdeen and Peterhead. A further benefit will be the proximity and accessibility of the Aberdeen Western Peripheral Route, which will improve access to the south of the city as well as the north, further boosting the location of Balmedie as a prime location for businesses and industry.

### **2. Draft Structure Plan**

The draft structure plan is a significant material consideration in preparing bids for the Local Development Plan. Balmedie falls within one of the identified Strategic Growth Areas, the Energetica Corridor. Within this corridor the structure plan indicates projected housing growth figures for Ellon to Blackdog, which are 400 houses to 2016, 1,400 from 2017 to 2023 and 600 from 2024 to 2030. It is disappointing that this corridor doesn't meet the council's plan to front load development to meet the current housing shortage in Aberdeenshire. This could also potentially stifle the development of business land here, if there are no houses available to staff. We would hope this housing allocation to 2016 raised considerably.

The main aims of the new structure plan are to provide a strong framework to facilitate population and economic growth, whilst also taking on the urgent challenges of sustainable development and climate change. The additional aims include the need to create sustainable mixed communities with associated infrastructure, to make the most of the transport network, and reducing the need for people to travel. We believe additional front loading in the allocation of houses to this corridor will help to facilitate this.

### 3. Landscape and Visual Assessment

The area of land promoted for development is currently agricultural. To the east of the site runs the A90. To the south of the site lies East Aberdeenshire Golf Club, where there will be scope for additional landscaping and planting in order to create screening. To the west the land is undulating towards Belhevie although the town itself cannot be seen due to a ridge of land running north. However some planting and landscaping on the west of South Folds Farm would help to improve visual impact nonetheless.

The vast majority of the site however (Keir Farm) will be bound by the new Balmedie to Tipperty bypass, in effect creating a quasi-infill site. The land here is highest to the west and lowest to the east. Again this will help to contain the site which will really only be visible while passing on the A90.

### 4. Accessibility

Access to Keir Farm is currently taken through the underpass at Balmedie and access to South Folds is achieved directly from the A90. The new bypass will create a new, safe access to both sites and will avoid increased traffic flows through the existing settlement. The existing underpass access to Keir Farm will be maintained to create links with the existing settlement. There is good bus links to Aberdeen. The development of the Western Peripheral route will also increase connectivity with the south of the city.

We also believe consultation will be required with the roads department to establish the necessity to widen the underpass, in order to create increased connectivity with the existing settlement.

### 5. Education Infrastructure

Balmedie has grown at quite a steady but fast rate. The town has one primary school and no secondary school. The capacity of the primary school is 395 pupils and is currently operating at 86% capacity with a school role of 341 in 2006. The school is expected to reach full capacity by 2010. It is obvious therefore that any additional development beyond that allocated in the current Local Plan will create the requirement for a new primary school, which our masterplan has provided for.

Based on 0.4 pupils per house, our development would create in the region of 625 residential units and would require a primary school to accommodate a minimum of 250 pupils. This would therefore be a suitable capacity for the Scottish Government's new 2-stream primary school.

Balmedie does not have an academy school therefore the secondary pupils currently commute to Bridge of Don academy. Bridge of Don academy is currently under capacity at 83% and this is falling. Taking into account a pupil per household rate of 0.1 and a growth rate of 50 houses per annum the school role is predicted to be down to 63% by 2015. Our development would generate an additional 63 pupils. It is clear that the Bridge of Don academy would benefit from this development.

In conclusion therefore, the proposed development will be of benefit to Balmedie through the provision of a new primary school. Bridge of Don academy will also benefit from this development.

## 6. Development Proposals

Bancon promote the site for mixed use development, with a mix of open space, a considerable amount of business land, a commercial hub, education and community facilities and residential development. There will be 5 Ha of strategically designed recreation space, which will exploit the watercourses running through the site and create connectivity within the development and the surrounding landscape. In addition, there will be local open space distributed throughout the development area.

In order to support the proposals in the structure plan for an Energetica corridor we propose to develop 14 Ha of class 4, 5 & 6 light industrial and office development. This land use will be developed on the flatter parts of the site, which is best suited to the development of large, expansive buildings and which will be easily accessible from the new bypass.

The heart of the development will comprise a "community core", with space for retail and commercial use (use classes 1, 2 & 3) and some high density residential. While the education facilities have been considered already the community facilities will be identified through consultation with the Balmedie community.

There will also be 30 Ha of residential development. 5 Ha will be high density development of flats and townhouses equating to 175 units. There will be 15 Ha of medium density equating to a mix of 300 terraced and semi-detached houses and 10 Ha of low density equating to 150 detached houses. The attached indicative layout plan shows how the different land use can be accommodated on the site. Within this total housing allocation, 25% will be affordable units provided to aid lower income families and first time buyers.

We also propose to implement sustainability measures across the site. We will look at district heating systems to serve each phase of the development. For example, at our current Hill of Banchory development we have been installing a Combined Heat and Power plant, fuelled by a woodchip burner. We will also be referring to the Code for Sustainable Homes throughout the design process. Again, at our Hill of Banchory development we are now constructing houses to level 4 on the Code for Sustainable homes and are well on target to achieve level 6 by 2016.

#### 7. Community Engagement

At the time of preparing this bid, no consultation with the local community has been carried out. However, as matters progress, Bancon are fully supportive of the Scottish Government's approach to involve the local community in planning matters. It has been our practice to deal with Community Councils in the first instance, and then approach the wider community if appropriate. We believe this to be the best way of finding out exactly what the community requires and will enable us to amend our masterplan accordingly.