

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: Baker Street Properties (Scotland) Ltd

Date: 30/10/08

Postal Address: 37 Baker Street, Stirling, FK8 1BJ

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? Land at Coutens Farm
Oldmeldrum

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 803 277

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

What use(s) do you propose for your site? Residential and open space.

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.

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). 75 detached houses with a mix of 3, 4 and 5 beds.

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. N/A

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 CURRENTLY FORMS A GAP SITE IN THE SETTLEMENT OF
 OLDMELDRUM. THE SITE IS SCREENED ON 3 SIDES BY EXISTING DEVELOPMENT
 AND WILL BE ACCESSED DIRECTLY FROM THE RECENTLY COMPLETED BYPASS.**

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 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

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?

AFFORDABLE HOUSING PROVISION
 NEW FOOTPATH LINKS TO FACILITIES
 HOUSING WILL SUSTAIN UNDER CAPACITY SCHOOL

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

SEE ATTACHED DEVELOPMENT BID 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.

POTENTIAL FOR RESIDENTIAL DEVELOPMENT AT COUTENS, OLDMELDRUM

This development bid is submitted on behalf of Baker Street Properties who control land to the west of Oldmeldrum highlighted on the location plans in appendix 1.

The site extends to approximately 4.05 ha (10.5 acres) and lies to the immediate south of the new relief road that has recently been completed in Oldmeldrum. Accordingly, it is considered that this land could contribute to the effective housing land supply due to its location immediately adjacent to the new bypass. Therefore, we would wish to see this land identified for residential development through the development plan review.

Description of site

The site is currently in agricultural use and is bound to the north and west by the new Oldmeldrum bypass; to the east by residential development which is under construction and nearing completion; and, to the south by Coutens farmhouse and beyond this Meldrum Academy which was completed in 2002. Meldrum Academy is a community school which caters for the needs of Oldmeldrum and the surrounding area. It incorporates a public library, community dentist, sports facilities, adult learning and an integrated community police office.

The site slopes gently from north to south and east to west and existing residential development to the east lies at a higher level than the proposal site. In topographic terms there is no impediment to development of this site for residential use. Access to the site could be taken from the new bypass and there is an existing access road leading to the existing farm buildings which could be utilised. A pedestrian and cycle route is located along the bypass, therefore providing sustainable access to the surrounding area.

Development of this site at a similar density to the surrounding new build residential properties would suggest that a development of 75 houses of 3,4 and 5 bedrooms could be accommodated with the potential also for some neighbourhood retail and commercial development. Road and footpath links are available to the surrounding residential properties and the existing town centre and pedestrian and cycle links to the adjacent school also exist. New and existing landscaping will provide an attractive setting for residential development and a layout designed to take advantage of the southerly aspect of the site will create a sustainable and sympathetic development for the adjacent residential properties.

Scottish Planning Policy

The aim of Scottish Planning Policy 1: The Planning System is to ensure that development and changes in land use occur in suitable locations and are sustainable. Further to this, planning should encourage sustainable development by supporting better access by foot, cycle and public transport, as well as by car. Part of this is to provide direct and safe access to local facilities by a choice of transport modes.

Scottish Planning Policy 3: Planning for Housing highlights that a key aim of the planning system is to bring forward sufficient land to meet the requirements for new dwellings. New residential developments should make efficient use of resources and be accessible by forms of transport other than the private car. It further highlights that planning authorities should consider the co-ordination of housing land provision with improvements in infrastructure, including transport and educational investment. Preference should be given to locations which can be well integrated with existing and proposed public transport, walking and cycling networks.

Where brownfield and infill sites cannot meet the full range of housing requirements, it will be necessary to release greenfield land next to built up areas. Extensions to existing towns and villages has a number of advantages in that servicing costs can be reduced and local schools, shops and services can be sustained. However, extensions must not be dependent solely or mainly on car access.

Planning Advice Note 38: Housing Land, indicates that planning authorities will require to demonstrate that the Local Plan provides at least a 5 year supply of effective housing land, plus additional land so that through the housing land audit at least a 5 year supply can be maintained at all times. The land supply should take into account the need to provide for different tenures as well as a mix of house types.

Scottish Planning Policy 17: Planning for Transport advises 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 seek to minimise the impact on existing transport networks and the environment.

Draft Structure Plan

The Draft Structure Plan identifies a requirement for around 72,000 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 Aberdeen and Aberdeen to Laurencekirk road and rail corridors and the Aberdeen to Peterhead corridor. Additional allocations are made outwith these areas, in local growth and diversification areas. Levels of growth in these areas should relate to local need and will vary from place to place.

Within the Aberdeen Housing Market Area, within which Oldmeldrum lies, the Draft Structure Plan anticipates a requirement for 4,700 houses over the entire Structure Plan period. These are split further and a requirement for 1,700 houses is anticipated between 2007 and 2016; 1,500 between 2017 and 2023; and 1,500 between 2024 and 2030.

The Draft Structure Plan also advocates sustainable mixed communities. It states that a focus on communities means that new housing and developments 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.

SERVICES

Mains drainage is available in the settlement and the development of this site would capitalise on the investment made in that.

Appendix 2 highlights that there is no issue in relation to flooding associated with the site.

Justification

Oldmeldrum is an attractive settlement with strong demand for residential development, which is demonstrated by the development of the adjacent site to the east. Mains services are available in the settlement and access can be taken directly from the newly constructed bypass.

This site would effectively be infill development due to the location of Meldrum Academy to the south; the residential site eh1/ch1 to the east; and, the bypass to the north and west. The site is therefore well contained by these developments and would not breach the skyline.

The construction of dwellinghouses on this site would cause no significant visual impact as Meldrum Academy would effectively screen any development. In

addition to this, the development to the east lies on higher land, therefore, any residential development on the bid site would be seen in the context of this surrounding built development.

Residential development on this site would also help sustain the existing facilities and services available in Oldmeldrum, particularly the local shops, hotels, library, golf course and new community centre. Meldrum primary school has recently been extended and Aberdeenshire Council's School Roll Forecasts (2006 Based), highlight that Meldrum Primary School was operating at of 73% capacity in 2006. This was forecast to rise to 80% of capacity by 2010 and then fall gradually each year to 66% capacity by 2016. There is, therefore capacity in the school to absorb any residential development on the bid site. It would also help sustain the school and maximise the use of existing infrastructure.

Meldrum Academy was operating above capacity in 2006. This was forecast to rise slightly to a peak in 2008, and then fall gradually every year to 91% of capacity in 2016. Therefore, the Academy is capable of accommodating additional pupils arising from the development of this site.

The bid site is an ideal location for residential development due to its sustainable location immediately south of the bypass which would provide a strong, defensible boundary to Oldmeldrum.

SPP3 also gives preference to locations well integrated with walking and cycling networks in order to be accessible by means other than the private car. The proposed site would be well integrated as a pedestrian and cycle path is also located along the bypass. This would provide a sustainable route into the centre of Oldmeldrum, therefore encouraging access by means other than the private car in line with policy advice.

The bypass and pedestrian and cycle route would also provide a direct link to Meldrum Academy to the south. This is a community school, with a number of community facilities which would also be highly accessible from the proposed site. SPP3 encourages the coordination of housing with improvements in transport and education infrastructure and the recent completion of both the school and the bypass would justify residential development to the north.

As highlighted above, there is adequate employment land in Oldmeldrum to allow the development of site Emp A for residential uses. It is considered that a residential use is the most appropriate land use at this location due to the proximity of existing houses and Meldrum Academy which would sit more comfortably with the residential uses proposed on the site. Similarly, employment uses are better located within the employment land to the south of the town, so that similar land uses can be concentrated in one location.

Conclusion and recommendation

It is considered that this site represents an ideal opportunity to provide a high quality, sustainable residential development, which is accessible by means other than the private car due to its direct access to the new bypass and pedestrian and cycle route associated with it.

It is considered that residential development is the most appropriate land use for this site due to the proximity to existing housing and Meldrum Academy and the range of community facilities located there. Employment development would be more appropriate at the established employment location to the south west of the village.

The site should be identified for residential development in the Aberdeenshire Local Development Plan.