

MR & MRS BUCHAN

Development Bid for Land at Keir Farm, Balmedie.



November 2008

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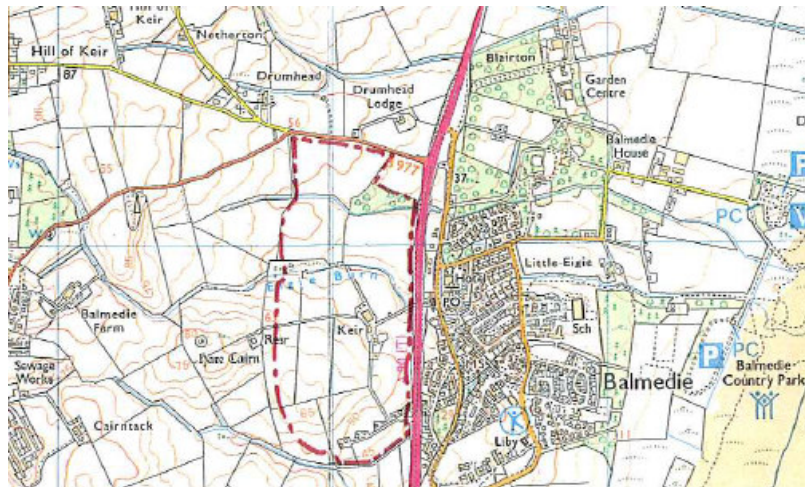
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1.0 INTRODUCTION

- 1.1 This development bid is submitted in response to an invitation by Aberdeenshire Council to come forward with development proposals for consideration for inclusion within the next Aberdeenshire Local Development Plan. The deadline for submission of bids is 6 November 2008. The land which is the subject of this development bid is owned by Mr & Mrs Buchan and this bid is submitted on their behalf. There is developer interest in the site but an option agreement over the land has yet to be concluded.
- 1.2 The landowners, Mr & Mrs Buchan, own and farm a substantial area of land to the west of Balmedie. The farm unit extends to around 70 hectares or thereby and will be subdivided by a new link road as a consequence of the A92 upgrade. The area of land encompassed by the proposed road extends to 49.42 hectares and it is this land that is promoted under the development bid.

Fig 1: Site Location Plan



- 1.3 An analysis of the range of services and facilities within Balmedie has been carried out to consider the scope for, and nature of, further development in the area. The capacity of the landscape to accommodate further development and the implications of the improved road network, have also been given detailed consideration. Having regard to this, it is considered that the land proposed is well placed to provide an appropriate contribution to the future housing land supply requirements within the area. Accordingly, Mr & Mrs Buchan respectfully request that this land be identified for development in the forthcoming Local Development Plan.

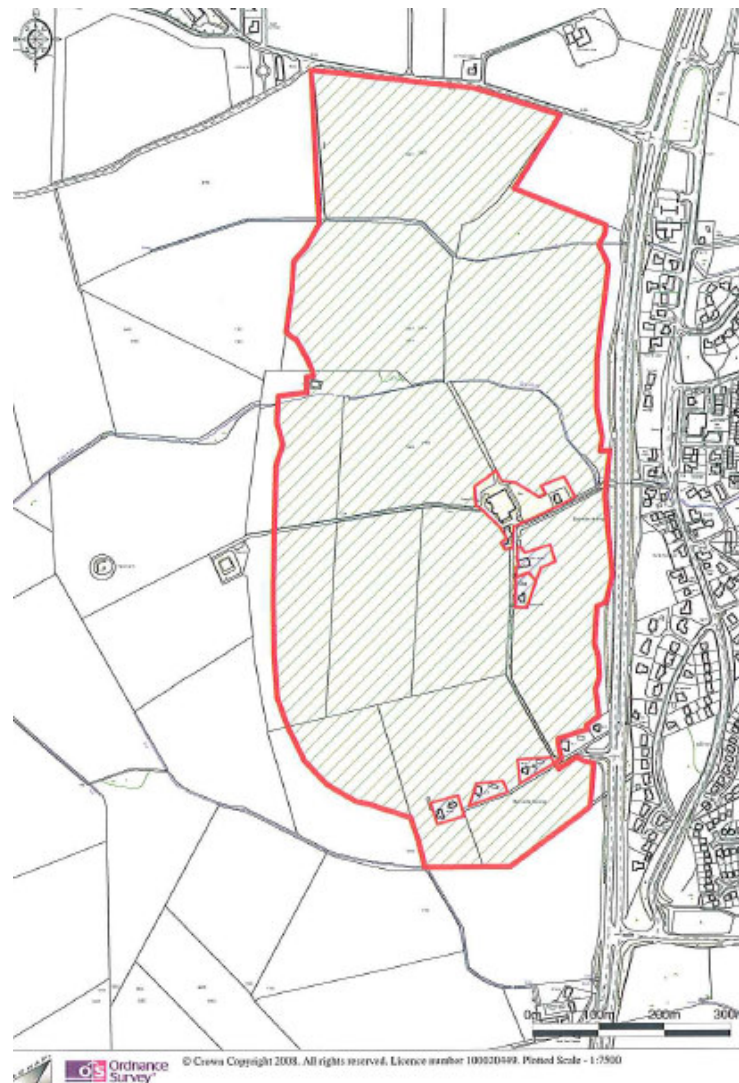
2.0 LOCATION AND DESCRIPTION OF SITE

- 2.1 Balmedie lies to the north of Aberdeen City on the A90 trunk road corridor some 4km from the City boundary. The majority of the village lies to the east of the A90 with the residential properties to the west around Keir Farm and to the south, detached from the main settlement by the A90. Keir Farm benefits from a direct underpass link with the main settlement.
- 2.2 At the 2001 Census, Balmedie had a population of 1,540. It has increased substantially in the intervening period as a consequence of new housing development to the west and south of the village. It benefits from a range of facilities and services, including a primary school, library, post office, public hall, a number of shops and a public house. Public transport services run along the A90 between Aberdeen and Ellon, and beyond to Fraserburgh and Peterhead. These route through Balmedie providing good public transport links with the wider area.
- 2.3 The farm unit, which extends to around 70 hectares or thereby, adjoins the A90 immediately to the west of Balmedie. The A90 is presently dual carriageway standard at this location and forms a bypass to Balmedie. Balmedie is accessed by "at grade" junctions to the south and north of the village. The farm land to the west is contained entirely between those access points. Keir Farm, its associated agricultural buildings and two additional residential properties lie to the west of the A90 approximately mid way between the two access points to Balmedie. The farm itself is accessed from "Old Road" Balmedie via a single lane roadway passing under the A90. A linear group of six houses lies to the south of the farm unit in separate ownership. Access to these properties is taken directly from the A90. A farm track runs between this point and Keir Farm but access is restricted to farm traffic.
- 2.4 As part of the proposals to upgrade the A90 between Balmedie and Tippetty to dual carriageway status, a new grade separated junction is proposed to the south of Balmedie. This will link in with the current "at grade" access. The provision of new grade separated junction is intended to minimise access points onto the A90. As a consequence of this, and in conjunction with the provision of the new grade separated junction, it is intended to reroute the B977, Dyce Road which bounds the farm to the north, to tie in with the new grade separated junction to the south. This proposal involves the formation of a new stretch of road running from Drumhead southwards and then east towards the new grade separated junction. A plan showing the proposed alignment is attached at

Appendix B. This proposal bisects the farm with the larger proportion lying between the A90 and the realigned B977.

- 2.5 The farm boundaries are irregular in shape following the field boundaries and topographical features to the south and east. Beyond these to the south and east lies further agricultural land. Further to the south lies the East Aberdeenshire Golf Club and Golf Driving Range. The eastern boundary of the farm unit is formed by the A90 whilst, for the most part, the northern boundary is formed by the B977. An exception to this is a rectangular area of land lying to the south west of the B977 junction with the A90. This land is in separate ownership. A plan showing the extent of land covered by the development bid is identified in Figure 2 below and attached at Appendix A.

Fig 2: Development Bid Site



- 2.6 The realigned B977 for its first 500m from the north follows closely the eastern boundaries of Keir Farm. It encroaches onto the farm unit at the point where it crosses the Eigie Burn and from that point subdivides the farm until it reaches the southern farm boundary. In topographic terms, the farm land is undulating and presently in use for both arable and grazing purposes. A ridge which forms a high point of the farm runs from west to east, mid way between Keir Farm and the linear cottages to the south. The land to the south of the ridge, in the vicinity of the existing cottages, is an exposed south facing slope visible from the A90. Beyond the ridge, the land undulates but generally falls gradually towards a low point formed by the Eigie Burn. Beyond this it rises gradually to the B977 to the north. The land also rises from the A90 westwards to a high point at Hare Cairn close to the farm's western boundary. An enclosed water reservoir takes advantage of high ground immediately to the east of Hare Cairn. A crop of mature deciduous woodland lies to the north east of the farm. Field boundaries are mainly formed by post wire fences reinforced periodically by scrub and gorse. Other than the woodland to the north east, the only notable trees lie in the vicinity of Keir Farm and the linear housing to the south.
- 2.7 In visual terms, the main views into the farm unit are obtained from the B977 to the north from where the farm and associated buildings are visible and the ridge line to the south. Views into the farm unit from the A90 are limited beyond the southern ridge line due to embankments and landscaping.

3.0 LOCAL SERVICE PROVISION

- 3.1 Balmedie Primary School has an identified capacity of 395 pupils. The 2007 based School Roll Forecasts published by Aberdeenshire Council indicate that the school roll at 2007 was 336 pupils. This is forecast to increase gradually to peak at 2014 at 404 pupils before falling to 393 pupils at 2016. Whilst the school could accommodate some additional development, given the scale of release proposed at Keir Farm an extension to the primary school would be necessary, alternatively, it may be preferable to make provision for a new primary school to the west of the A90 within the development bid site.
- 3.2 Reference to Scottish Water's 2007 Asset Capacity Maps indicated that the Waste Water Treatment Works serving Balmedie has capacity to accommodate up to 1,000 houses. Mains water supply to the area is however limited. This would require to be augmented to accommodate new development.
- 3.3 Being located on a main public transport corridor between Aberdeen and Ellon, Balmedie benefits from a number of public transport services providing access

to communities along that route and beyond to Peterhead and Fraserburgh. Currently there are nine bus services which run through Balmedie throughout the week and over the weekend. The main link to the south is with Aberdeen City Centre which is a major transport hub providing connections to other bus and rail services linking the wider area.

- 3.4 Reference to SEPA's indicative River and Coastal Flood Map indicates that there is no flood risk associated with the site.

4.0 SCOTTISH PLANNING POLICY

- 4.1 Scottish Planning Policy 1: The Planning System, advises that the aim of the system is to ensure that development and changes in land use occur in suitable locations and are sustainable. Further to this, 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.

- 4.2 SPP3: Planning for Homes was revised in 2008 to take account of the difficulties in delivering housing land in Scotland. It states that a range of factors have contributed to house price inflation and the growing divergence between incomes and house prices and there has been no corresponding increase in the supply of new housing in response to increases in both demand and cost. Difficulties in bringing forward sufficient land for new housing was identified as one of the most significant obstacles to the delivery of new housing. To combat this, the Scottish Government is committed to the goal of raising the rate of house building to 35,000 new houses a year by the middle of the 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.

- 4.3 Where brownfield and infill sites 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.

- 4.4 SPP17: Planning for Transport highlights that the aim of the planning system is to support and accommodate new investment and development in locations

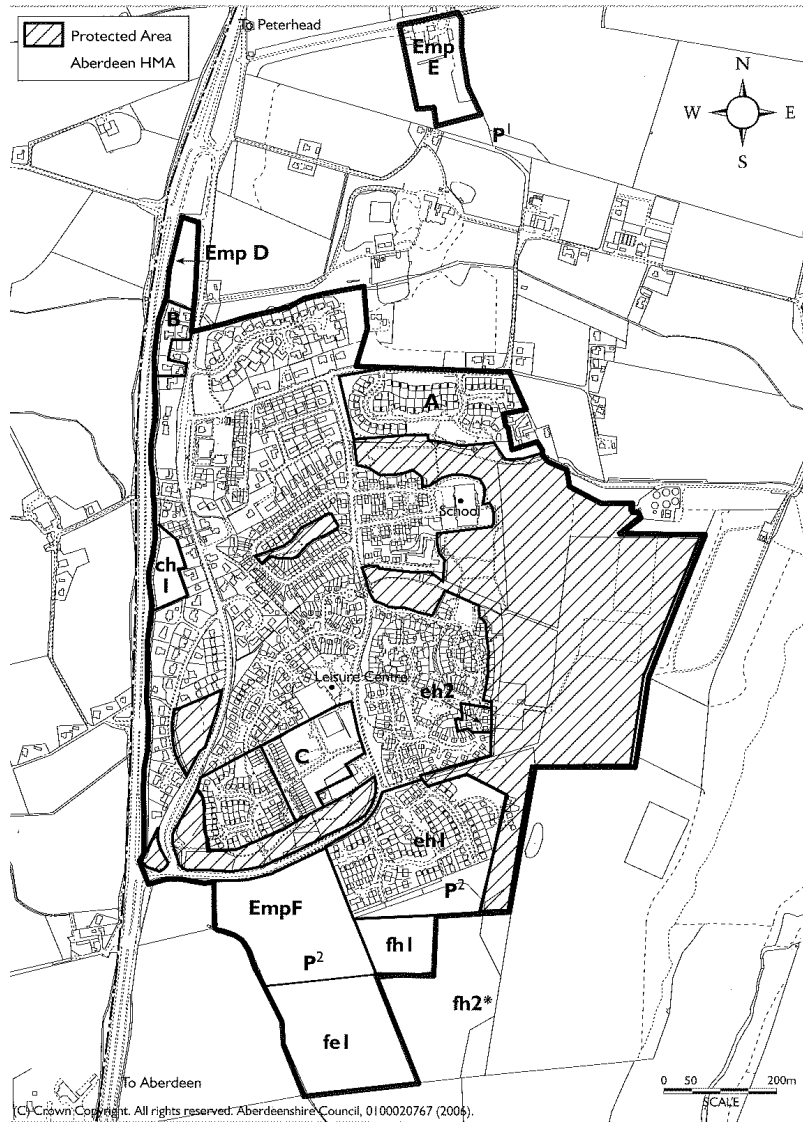
accessible by a range of means of transport and which seek to minimise the impact on existing transport networks and the environment. SPP17 seeks to ensure that new developments of significant travel generating uses are located in areas where access to infrastructure is found within 400m by walking. Planning Advice Note 75 highlights that community facilities and services should lie within a threshold walking or cycling distance of 1,600m.

- 4.5 The need for affordable housing is an important consideration and Planning Advice Note 74 suggests that all new development should provide around 25% affordable homes within the housing mix. This, however, requires to be justified by respective Councils through their housing needs assessments.

5.0 DEVELOPMENT PLAN CONSIDERATIONS

- 5.1 The current Development Plan for the area comprises the Aberdeen and Aberdeenshire Structure Plan 2001-2016, approved by the Scottish Ministers in December 2001, and the Aberdeenshire Local Plan which was adopted in June 2006.
- 5.2 Within the Development Plan, a hierarchy of settlement locations exist with Aberdeen at the top of that hierarchy. Balmedie is recognised as a rural service centre which is considered to provide opportunities to absorb small-scale local development needs.
- 5.3 The Aberdeenshire Local Plan allocates sites for housing and employment use within a defined settlement boundary. These mainly lie to the south of the settlement with an area to the east identified as protected land. An extract from the Local Plan is attached at Figure 3 below.

Fig 3: Aberdeenshire Local Plan Extract



5.4 The draft Structure Plan identifies a requirement for around 72,000 dwellings within the Structure Plan area over the next 20-25 year period. It also identifies three Strategic Growth Areas (SGA's) which will be the main focus for development in the area up to 2030. Although these areas will carry out different roles, they can be expected to account for around 75% to 80% of the growth over the next 20 years or more. Around half of new development is likely to be located in Aberdeenshire, with significant development expected to take place in the Huntly to Laurencekirk corridors and the Aberdeen to Peterhead corridor.

- 5.5 Whilst the draft Structure Plan advises that early development within the Aberdeen to Peterhead corridor should be focussed towards economic development and infrastructure provision, with less housing development than the other two areas; the focus of all three SGA's is on creating sustainable mixed communities with services, facilities and infrastructure necessary for the 21st Century. This is consistent with the "energetica" initiative which is supported by the draft Structure Plan and will require a balance of land uses, both housing and employment over the whole plan period. Housing is an important consideration in attracting people to work and live in the corridor.
- 5.6 The draft Structure Plan currently allocates 2,400 houses to the Ellon-Blackdog corridor between 2007 and 2030. This provides for 400 units in the period 2007-2016, 1,400 units in the period 2017-2023 and a further 600 units in the period 2024-2030.

6.0 INDICATIVE PROPOSALS

- 6.1 It is considered that the land which is the subject of this development bid could accommodate around 900 houses with associated strategic landscaping and public open space provision. This scale of development would also enable land to be set aside for the provision of community facilities and, if necessary, a new primary school.
- 6.2 The undulating nature of the existing landscape and field patterns provide a strong framework in which to accommodate development. Strategic landscaping adjacent to the A90 and in particular on the higher land to the south of the site would minimise any visual impacts when viewed from the trunk road. Thereafter, the undulating nature of the site would limit distant views into the area. It is furthermore a site which is well contained in landscape terms and the proposed realignment of the B977 will present a well defined defensible boundary to the west of the settlement. This is defined by the topography to the south and by the alignment of the existing B977 to the north.
- 6.3 There are no technical constraints to the development of this site. The scale of development proposed would enable the upgrade of the mains water supply serving the area and current indications are that the scale of development proposed can be accommodated within the WWTW. Surface water would be dealt with by means of sustainable urban drainage systems and the topography of the site would enable discharge to existing water courses.

7.0 JUSTIFICATION

- 7.1 It is considered that the land lying to the west of the A90 at Keir Farm, Balmedie has significant development potential. Balmedie has proved an attractive location for new housing development and has been subject to significant growth in recent years. As a consequence, and in light of the proposed road infrastructure improvements, it is anticipated that it will continue to be a focus for residential development. Whilst the extant Local Plan indicates an area of search for future housing to the south east of the settlement, this lies within a sensitive coastal zone and could significantly alter the shape and form of the settlement. The land immediately to the east of the settlement is identified as a protected area and beyond this, the coastal dune system is identified as an area of landscape significance, which would further constrain development. The woodlands to the north are also likely to limit the potential for future development northwards.
- 7.2 Balmedie benefits from a range of facilities and services. Planning policy seeks to maximise the use of these existing facilities and infrastructure with a view to increasing the overall supply of new homes. SPP3 specifically recognises that 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. It further acknowledges that meeting housing requirements through extensions to existing towns and villages has a number of advantages, including the reduction in servicing costs. Also, as highlighted, new housing can benefit existing communities by helping to sustain local schools, shops and services.
- 7.3 Development at Balmedie would conform with the spatial strategy of the draft Structure Plan in that it would accommodate growth in one of the identified Strategic Growth Areas. The draft Structure Plan allocates a significant number of units to this area and overall reflects the aspirations of the Scottish Government in achieving a target of 35,000 houses per annum by 2015. To address this will require substantial land release and Balmedie is considered a sustainable and attractive location to contribute to this.
- 7.4 The most recent 2008 Housing Land Audit demonstrates a considerable shortfall in the 5 year housing land supply when that supply is measured against the three most recent relevant requirements including the 2007 Strategic Forecasts, comparison with Table 3 of NEST and past completion rates. When measured against Structure Plan Table 3, the maximum supply is 4.8 years whereas, if measured against the 2007 Strategic Forecasts the supply drops

very significantly to 2.7 years. This taken together with the Scottish Government's objective to increase the supply of housing would dictate the need for a substantial and early release of land.

- 7.5 Development within the Aberdeen-Peterhead SGA corridor is focussed on exploiting the potential for economic development in this corridor, including the "energetica" initiative. This will require a balance of land uses, housing and employment over the whole plan period and it is considered that Balmedie is both an important and sustainable location to accommodate a significant share of this growth. There is already a substantial area of employment land identified in Balmedie through the extant Aberdeenshire Local Plan and the identification of further housing land would result in a balance of uses as envisaged by the Structure Plan. This would create opportunities for people to live and work in the community and minimise commute to work.
- 7.6 The availability of a range of services and facilities locally, and certainly within the threshold walking and cycling distance specified in PAN75, is a major factor in identifying sites for development. The land identified at Balmedie would meet that criterion and also that of SPP17 wherein the development would be designed to make provision for public transport within a 400m walking distance of the site.
- 7.7 The recent grant of outline planning permission for a new golf course and leisure development lying immediately to the north of Balmedie creates significant opportunities for both new employment and housing development. It is considered that that development will act as a major stimulus for demand in the wider area and in planning terms, good practice would dictate that that demand should be directed to existing settlements which already provide a range of services and community facilities. This further justifies the release of a substantial area of housing land adjacent to Balmedie.
- 7.8 In topographic terms, the site is capable of development. Due to the undulating nature of the local topography, the site is not particularly visible from any distant vantage point. The topography beyond the site and the existing landscape features help contain the proposed development and visual impacts arising from it will be minimal. Strategic landscaping proposed, particularly to the south of the site on the higher land and adjacent to the A90 will further minimise any impacts.

- 7.9 Further demand for housing is anticipated to arise in Balmedie following the completion of the Western Peripheral Route around 2012. This will significantly improve connectivity of the area with towns to the west and south of Aberdeen. It will also significantly improve connectivity with the peripheral employment locations around Aberdeen and with Aberdeen Airport. As a consequence, the Aberdeen-Peterhead corridor is likely to become a more attractive residential location and in particular, those attractive settlements, such as Balmedie, lying close to Aberdeen.
- 7.10 The site is of a scale that is capable of being developed for a range of house types, sizes and tenures. In particular, the affordable housing requirements specified by Scottish Planning Policy are recognised. Development in this area would therefore comply with the requirements specified by Aberdeenshire Council through their Housing Needs Assessment at the time of development. The site would be capable of development through two major phases, the first release to coincide with the initial Local Development Plan period with the second release following thereon in the second, or indeed subsequent Local Plan periods.

8.0 CONCLUSIONS

- 8.1 The realignment of the B977 as part of the A90 improvement works will bisect a significant area of farm land. This will create a well defined area lying immediately adjacent to the existing settlement of Balmedie. It creates an opportunity for the continued growth of Balmedie in a location which would not result in ribbon development along the A90 nor impact upon the sensitive coastal zone.
- 8.2 Development at Balmedie would be in accordance with Scottish Planning Policy and with the spatial strategy of the draft Structure Plan wherein there is a requirement to realise substantial allocations of land for housing. The land identified at Keir Farm could be developed with minimal landscape and visual impacts.
- 8.3 The settlement is already well served by public transport and benefits from a significant allocation of employment land. This and the availability of existing services, community facilities and infrastructure would suggest it as a sustainable location for new development.

- 8.4 The attraction of Balmedie as a residential location is likely to increase as a result of outline planning permission having been granted for the Trump proposals. Also, the completion of the Western Peripheral Route in late 2012 will add to attraction of the area.
- 8.5 Whilst this bid is submitted on behalf of Mr & Mrs Buchan as the landowners, there is significant developer interest in the site. An option agreement with a preferred developer has yet to be concluded but it is anticipated that promotion of the site will be taken forward by a developer. This will involve the preparation of a Masterplan for the site through community involvement.
- 8.6 On the basis of all of the above, it is considered that the land at Keir Farm, Balmedie has the capacity to sustain and easily accommodate the expansion of the settlement. It is therefore respectfully requested, that this site be included in the emerging Local Development Plan for phased development for residential and associated uses.

Appendix A: Development Bid Site

Appendix B: Alignment of Link Road



6977 Dyer Road

Dyer Road



Indicative Only

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: Mr & Mrs Buchan

Date:06/11/08

Postal Address: c/o Ryden LLP

25 Albyn Place

Aberdeen

AB10 1YL

N2

Name of landowner (if known): [REDACTED]

Postal address of landowner: [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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? Keir Farm

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)

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 962 178

S4

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

S5

What use(s) do you propose for your site? Residential with associated community facilities, strategic landscaping 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

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.

Development would be phased over at least two Local Development Plan five year periods.

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).

The site is capable of accommodating around 900 houses.

A broad range of house types, sizes and tenures would be proposed.

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.

Community facilities commensurate with the scale of development would be provided.

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?)

Please refer to attached bid statement.

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?

Community facilities and planning gain provided in scale and kind to the development proposed.

Provision of homes close to Aberdeen and nearby employment site.

Development will help sustain existing services and community facilities.

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Community facilities (eg Hall)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sports facilities (eg playing fields)	<input type="checkbox"/>	<input checked="" 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 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

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

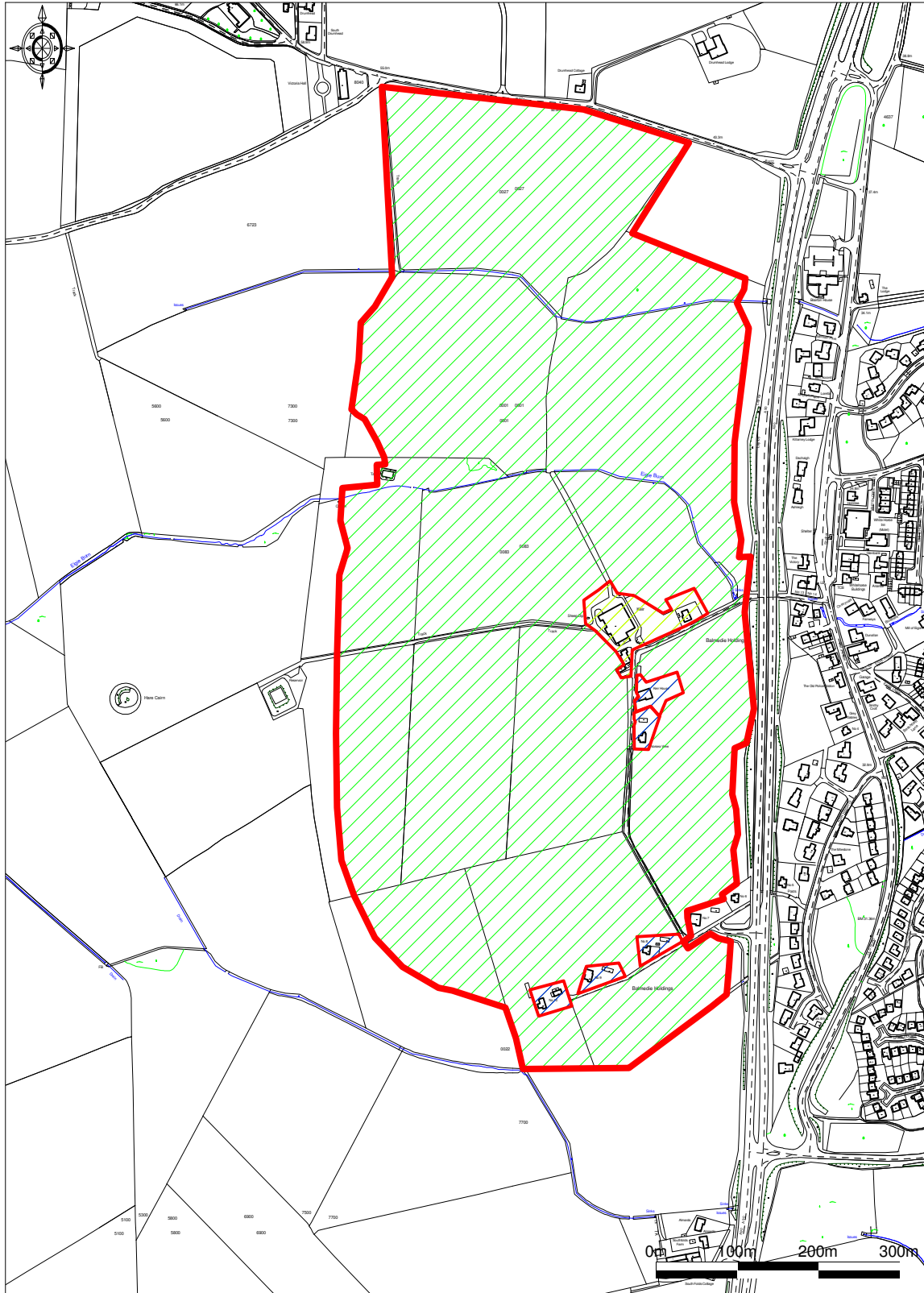
Please refer to attached development bid statement.

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.

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.

KEIR FARM, BALMEDIE
Net Option Area = 49.42HA (122 acres), or thereby.
Yellow Area = Property to be retained by Mr & Mrs Buchan = 0.78 HA, or thereby.
Blue Areas = 3rd Party Ownership (0.71 HA, or thereby)



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BOUNDARIES TO BE CHECKED WITH TITLE DEEDS