

## **St Katherine's, Fyvie**



**Development Bid  
Aberdeenshire Local Development Plan  
On behalf of HP Sleight**

**November 2008**

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## 1. Introduction

Knight Frank LLP, on behalf of our client HP Sleigh of St Johns Wells, Fyvie submit the following development bid in support of the allocation of land at St Katherines, Aberdeenshire, as potential site for residential development.

The purpose of this development bid is to set out the land use planning justification for a residential allocation for the site as part of the process of preparing the new Local Development Plan for Aberdeenshire.

## 2. Details of the Site

### 2.1 Location

St Katherines is located 8 kilometres north of Oldmeldrum and 5 kilometres south of Fyvie on the A947 Aberdeen to Banff road, within the Formartine administrative area.

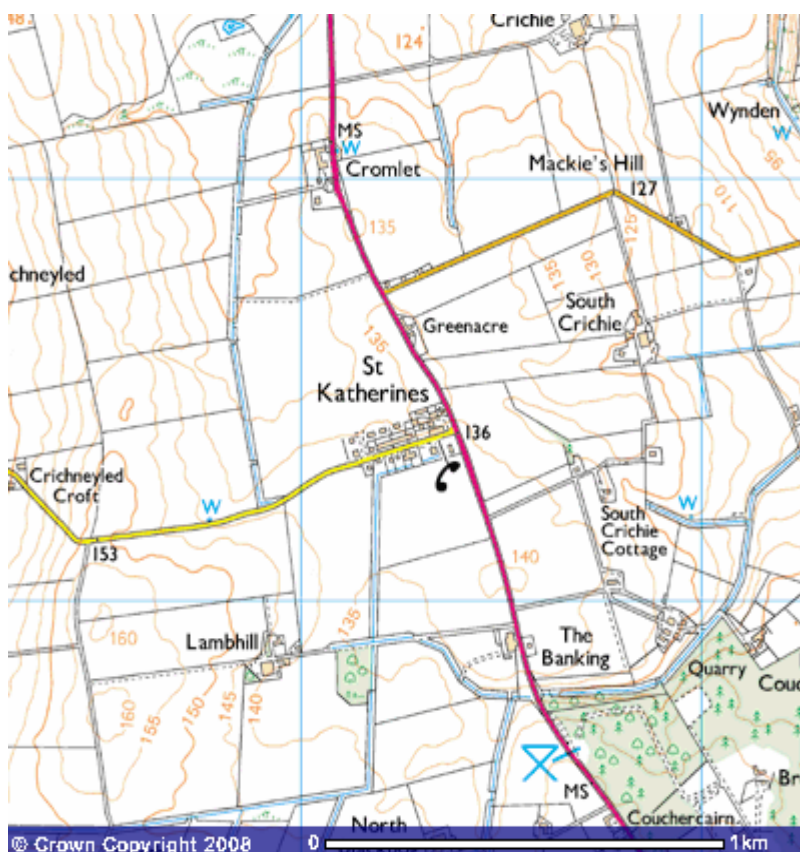
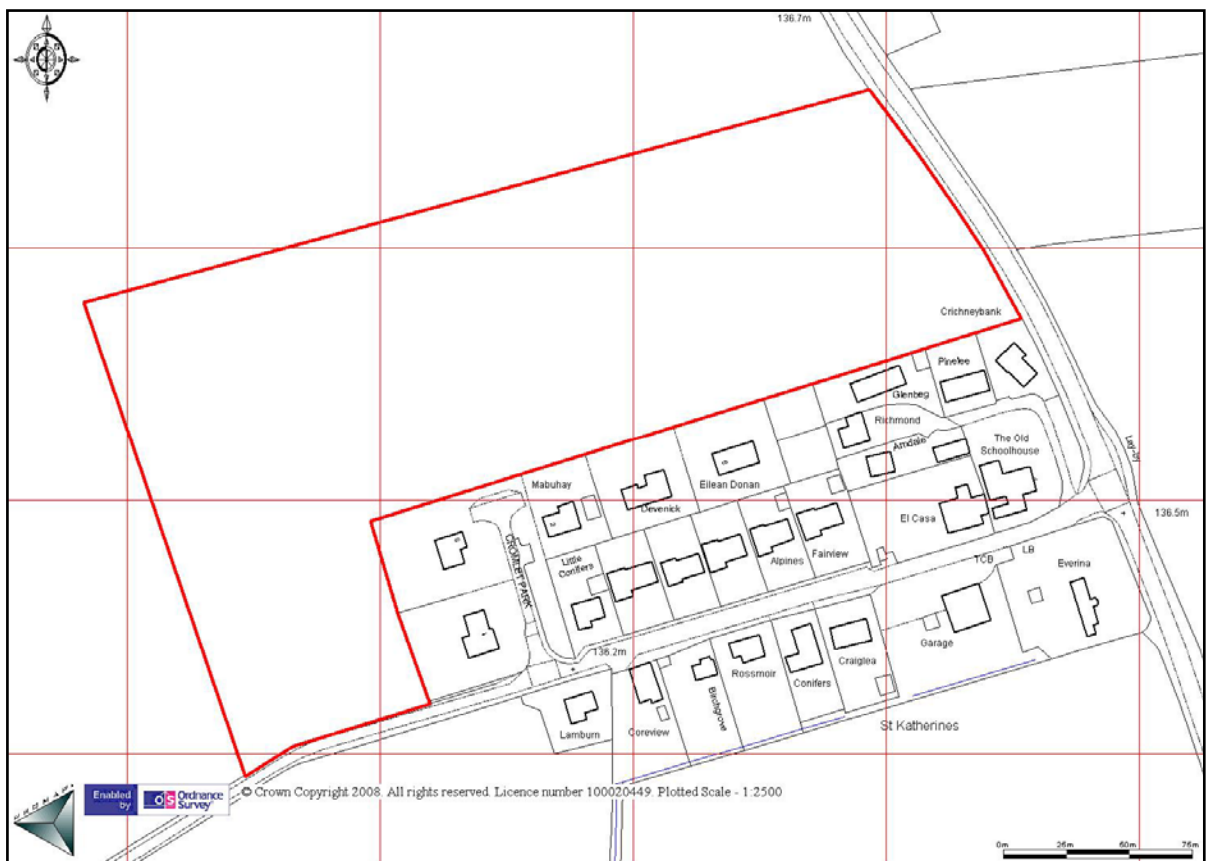


Figure 1: Location Plan

## 2.2 Context

St Katherine's is a small village which has grown incrementally in recent years through the implementation of 3 small scale developments, the most recent being the construction of Cromlet Park.

The site highlighted in Figure 2 below and illustrated in the photographs attached as Figures 3 to 5, is generally flat, falling gradually from south to north but with an open aspect which lends itself to a design and layout which can maximise solar gain. The subject field is directly adjacent to and can easily be accessed from the existing village.



**Figure 2: Site Plan**



### 2.3 Supply, Demand and Local Services

As of 1 October 2008 there were 896 people on the waiting list for local authority housing in the Formartine administrative area (by first choice) within which the village of St Katherines is situated.

St Katherines is within the catchment of Fyvie Primary School which according to the Aberdeenshire Council School Roll Forecast for 2016 has overall capacity of 205, a current roll of 160 and forecast to decrease to 109 by 2016. Therefore Fyvie Primary School can accommodate any further development at St Katherines and indeed, the proposed development, through providing new family housing on the site at St Katherines within this period, will assist in maintaining the viability of the School and other services.

Affordable Housing will be provided on-site as part of this proposed development, thereby assisting in meeting housing need in the area.

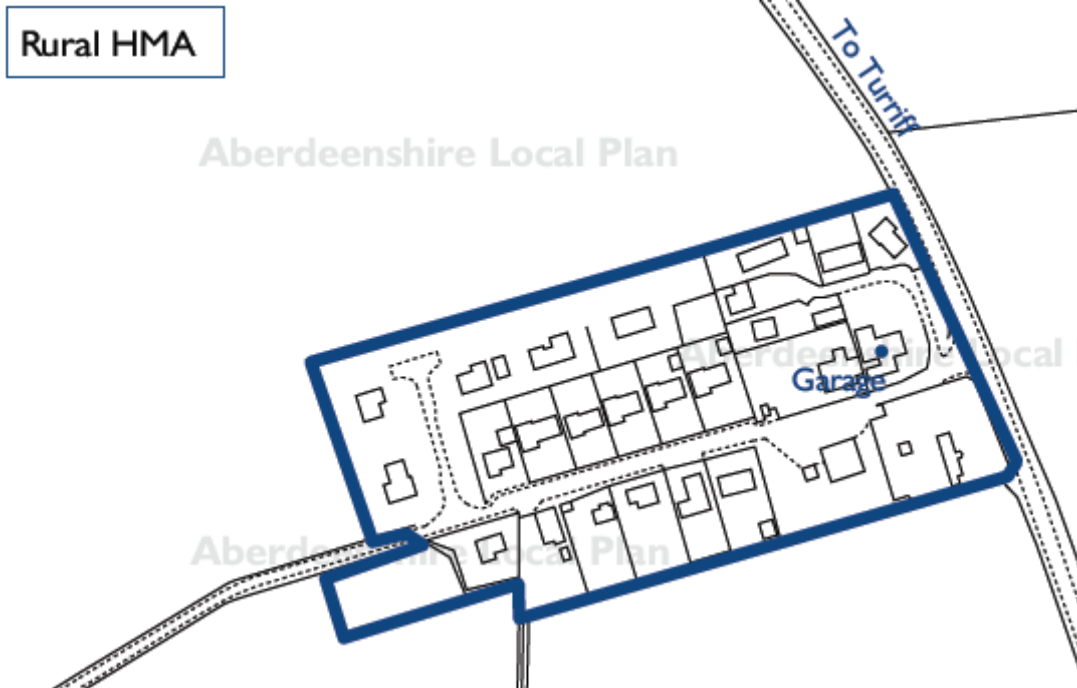
## 3. Planning Context

### 3.1 Current Context

The Aberdeen and Aberdeenshire Structure Plan 'North East Scotland Together' (NEST) promoted a strategy which aimed to create a long-term sustainable framework of settlements in a hierarchy which focused major development into the main settlements in the North East.

St Katherines is located within the Rural Housing Market Area within Aberdeenshire.

The site is not currently designated or within the settlement boundary for St Katherines within the adopted Aberdeenshire Local Plan. The adopted Aberdeenshire Local Plan states that "only infill development will be permitted where there is no resulting increased capacity in, or requirement to install new sewerage infrastructure"



**Figure 3: Extract from the Aberdeenshire Local Plan**

### 3.2 Emerging Context

The strategy of the new draft Structure Plan advocates a higher rate of growth in the region than has been experienced in the past. The draft Structure Plan also contains a spatial strategy which focuses the majority of new development within three Strategic Growth Areas (SGA), which are illustrated in Figure 4.

Schedule 1 of the draft Structure Plan allocates 4,400 housing units to the Rural Housing Market Area for the period 2007-2016, 4,000 housing units for the period 2017-2023, and 4,000 housing units for the period 2024-2030. This bid seeks an allocation of units for the site at St Katherines from this overall figure in the period 2007-2016.

The recent review of settlements proposed for site allocations undertaken by Aberdeenshire Council’s Policy Team and reported to Formartine Area Committee on 28th October 2008 identified St Katherines as a settlement proposed for site allocations in the new Local Development Plan with the specific comment that development opportunities are required to preserve the built form of the village. This bid presents a site which will provide an opportunity to achieve this objective.



Our client controls land adjacent to the site and there is flexibility to introduce more scale, facilities and landscape measures should the need arise.

#### 4.2 Architectural and Landscape Design Principles

It is proposed that housing will be provided as far as possible with a low carbon footprint having the capability for future technology upgrades within an adaptable structure. A proportion of the units provided could be for home office or workshop use. Housing form and scale will be based on local precedents and will be developed where practical utilising locally sourced materials, with finishes designed to fit with the site context. A design brief will be prepared for the site and will embrace the principles embodied in Index 21 (e.g. Alternative energy supply, high levels of insulation, efficient use and re-use of water, long-life construction techniques and solar gain through efficient layout).

The development will require a comprehensive landscape boundary to mitigate impact on adjacent property and form a well defined settlement edge. Detailed proposals are to be developed for the site as the bid process progresses. These will address the fit with the site in the landscape and develop opportunities to provide public open and landscape space for the site and the village as a whole.

It is envisaged that a formal Design Brief will be prepared for the site by the landowner in the event of an allocation being made in order to ensure control over the standard of the development.

#### 4.3 Access and Connectivity

Two options are available for provision of access to the site and these require further appraisal and discussion with Aberdeenshire Council Roads Department. It is proposed that vehicular access be taken to the site from the existing C-class road in the village, either via Cromlet Park or alternatively, through a new access to the west.

The site is accessible by public transport with the main bus services being the 305 and 325 Stagecoach services accessed on the A947 at the east end of the village, less than 400m away from the site. These provide a regular service linking St Katherines to Oldmeldrum, Aberdeen, Turriff, Banff and Elgin.

#### 4.4 Services

It is not envisaged that any difficulties will arise from servicing the site with the exception of foul drainage where there are known issues with capacity. Investigations are being progressed in relation to alternative sustainable drainage solutions for the site to serve the modest level of development proposed. Detailed

discussions with utilities providers will be held at a post bid submission to ascertain the precise cost of providing service connections for the proposed development.

#### 4.5 Planning Gain and Public Consultation

Early discussions have been held with the Councils Planning Gain Coordinator to define the likely scale of requirement for the site. Key areas to be addressed in formal negotiations are as follows;

- Affordable Housing at 25% delivered on site
- Education Infrastructure
- Community Facilities
- Leisure and Recreation Facilities – Village Green
- Low Carbon Housing Design

No consultation has been undertaken with the Community Council or local residents at this stage. Following submission of this Development Bid it is intended to discuss the broad proposals with the Community Council members and thereafter consult with local residents through a meeting and exhibition of proposals. Feedback will be recorded and a report on consultation produced for submission into the Local Development Plan process.

Further technical consultation is planned with Aberdeenshire Council Roads, Planning, Education and Planning Gain officers and discussions with SEPA and Scottish Water in respect of drainage infrastructure options.

### 5. Conclusions

The land at St Katherines offers an excellent opportunity to grow the existing village through a sustainable long term development plan.

It is requested that favourable consideration be given to this development bid and the site be allocated for future development in the Aberdeenshire Local Development Plan because;

- The development of our client's land can help to meet local demand for housing by providing modern, carbon neutral housing in an attractive rural setting with good public transport and road accessibility;
- The proposed development could provide the critical mass of people required to sustain local services in the wider area – in particular the Primary School and Community facilities in nearby Fyvie;
- The site is feasible in relation to provision of physical infrastructure and services;

- The site will be brought forward for development by the landowner if allocated in the Local Development Plan. It is intended to deliver sites to meet local need and demand, including affordable units which will aim for high environmental standards in accordance with policy guidance on carbon neutrality in development. r housing to meet local demand and affordable need is brought forward in a timeframe which sustains the local facilities in the wider area around St Katherines village.

### Appendix 1 – St Katherines, Fyvie - Scoring Sheet

	Criteria	St Katherines	Score
<b>Sustainable Economic Development</b>	Accessibility of existing centres of employment	The site is in excess of 1km of the nearest employment centre.	-1
	Provision of business land	Development of the site would generate no opportunities for new employment.	-1
	Distance to key services	The site is between 400m and 1km from key services.	0
	Pedestrian/cycle links to key services, employment land and surrounding developments	Opportunities exist to provide pedestrian and cycle links to key services, employment land uses and access to surrounding developments can be provided.	0
<b>Encourage and Support Regeneration</b>	Brownfield development	The development would make no use of brownfield land or existing buildings.	-1
	Enhancement of heritage	There would be no detrimental impact on the built and/or cultural heritage arising from the proposed development.	0
	Supporting quality of services including primary schools	The development would help to sustain existing services and improve the quality of existing services.	+1
	Resolves issues of contamination	No remediation of land required (land not known to be contaminated).	0

<b>Maintain and enhance Quality of the Natural Heritage and Built Environment</b>	Quality of agricultural land lost	Class 3.2 land and above.	0
	Degree of loss of biodiversity	There would be no impact on biodiversity of any level of importance e.g. local, national and international.	0
	Setting of historic buildings affected	No impact to Historic Building(s).	0
	Archaeology affected	No archaeology on site.	+1
<b>Landscape</b>	Shelter from cold winds	The site is sheltered by the form of the land.	0
	Potential for passive solar gain	A north facing slope.	-1
	Visual considerations	The site would fit in with the landscape.	0
	Designed landscapes affected	The proposed development would have no impact on any designed landscapes.	+1
<b>Technical Issues</b>	Availability of water supply	Availability of mains water supply.	+1
	Ease of providing drainage	Drainage constraints – Sustainable Technology solution proposed.	0
	Costs of providing access	No work required.	+1
	Provision of new community	All community facilities have capacity. No work	+1

	services required.	required (except water connection and drainage).	
	<b>TOTAL SCORE</b>		<b>+3</b>

# 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: Knight Frank LLP on behalf of HP Sleight  
Date: 6 November 2008  
Postal Address: 3 Rubislaw Terrace, Aberdeen AB10 1XE

N2

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

S1

Under what name would you like the site to be identified? Land at St Katherines

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)

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 782 343

S4

What is the current use of the site? Agricultural land

Has the land been built upon before (Brownfield Land)?

Yes  No

Is there any suspicion that the land is contaminated?

Yes  No

If yes Please provide a statement of the nature and extent of the contamination suspected  
*Statement attached*

S5

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

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. No detailed consideration has yet been given to the issue of phasing - this will ultimately depend on the final configuration and mix of housing in the development (if serviced plots provided then implementation may take longer than through provision by a housebuilder)

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). Between 10-20 residential units comprising of detached and semi-detached houses. Delivery will be controlled through production of a design brief/code for the site. Serviced plots may be offered for sale to meet demand in the market for accessible property, with consideration also being given towards the production of live/work space within the development.

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. Within the landscape treatment for the site it is intended to provide useable open space for the village, linking where possible through to previous developments. This will be subject of further exploration as the bid progresses.

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?) The proposed development would seek to deliver high quality housing which reflects the character of the surrounding area in terms of design, size and materials. It is considered essential to ensure that any scheme developed at St Katherines achieves a low carbon footprint with the capability for future technology upgrades within an adaptable structure The proposals will also incorporate appropriate planting to ensure that the development is not obtrusive and fits within its landscape context.

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](http://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?

The proposed development would be able deliver 25% affordable housing as well as developer contributions that could be used to support or enhance local community facilities.

The development will also provide increased choice and flexibility in the rural housing market area by offering a number of delivery options and configurations.

The development will contribute towards sustaining local facilities and services such as Fyvie Primary School over the long term.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
Community facilities (eg Hall)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sports facilities (eg playing fields)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Employment areas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public Transport networks	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>
Other (Please specify)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>
Local Garage Business within Village			

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

Rather than full studies it may be appropriate to undertake initial assessments to identify the scale of any works that might be required, as this will impact on the deliverability of the proposal. This assessment may be no more than an exchange of letters with appropriate agencies. Information on water and sewage capacity is available online at :  
[http://www.scottishwater.co.uk/portal/page/portal/SWE\\_PGP\\_CONNECTIONS/SWE\\_CORP\\_CONNECTIONS/ASSET\\_CAPACITY\\_SEARCH](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

See attached 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.