

Development Bid
The Aberdeenshire Local Development Plan

Land for Residential Development
Kingseat



Prepared by Knight Frank LLP
on behalf of Mr Graham Russell (Dams of Craigie Farm)



Contents

1.	Introduction	2
2.	Details of the Site	2
2.1	Location	2
2.2	Context	3
2.3	Housing Supply and Demand	5
2.4	Local Services	5
3.	Planning Context	6
3.1	Current Context	6
3.2	Emerging Context	7
4.	Development Proposals	8
4.1	Key Elements	8
4.2	Landscape Principles	8
4.3	Access and Connectivity	9
4.4	Services	10
5.	Conclusions	11

List of Figures

Figure 1 – Location Plan	3
Figure 2 – Site Plan	4
Figure 3 – Extract from the Aberdeenshire Local Plan	6
Figure 4 – Extract from the draft Structure Plan	7
Figure 5 – View of the site facing south	9
Figure 6 – View of the site facing B979 main road	10
Appendix 1 – Scoring Sheet	12
1. Introduction	

Knight Frank LLP, on behalf of our client Mr Graham Russell of Dams of Craigie Farm, submit the following development bid in support of the identification of land at Kingseat, Aberdeenshire, as potential site for 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

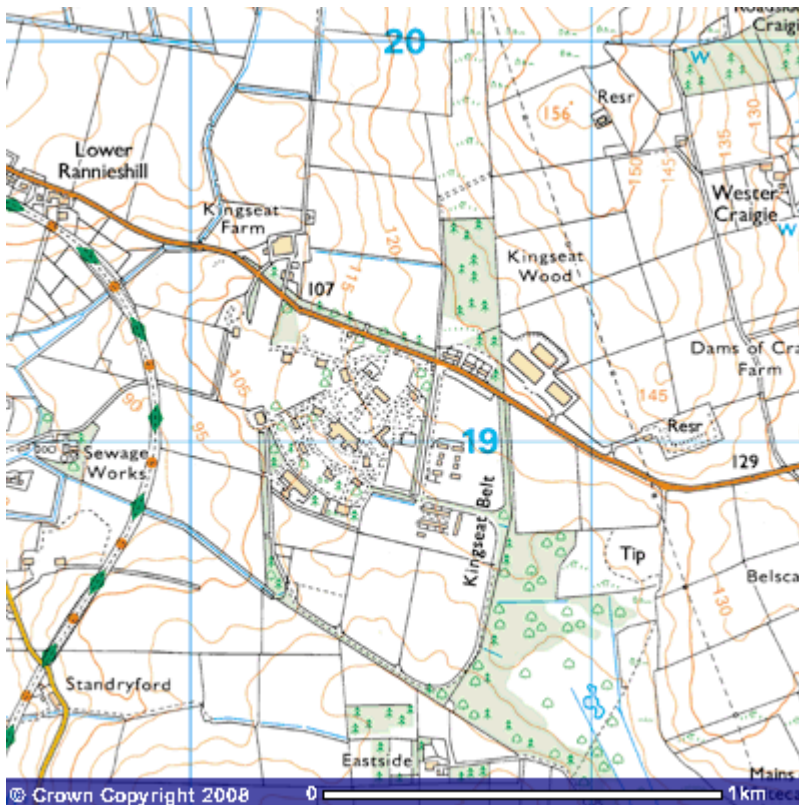
2.1 Location

The settlement of Kingseat is located approximately 7 kilometres north of Aberdeen and less 1 kilometre east of the settlement of Newmachar, Aberdeenshire.

Kingseat is characterised by the presence of the former Hospital around which there has been significant development of land for new residential and business/employment uses taking place over the last couple of years.

The B979 road runs through Kingseat as shown in Figure 1 making the area highly accessible from major service centres such as Aberdeen City and Aberdeen Airport which means that the village is a very attractive rural location for people to live and/or do business.

Figure 1: Location Plan



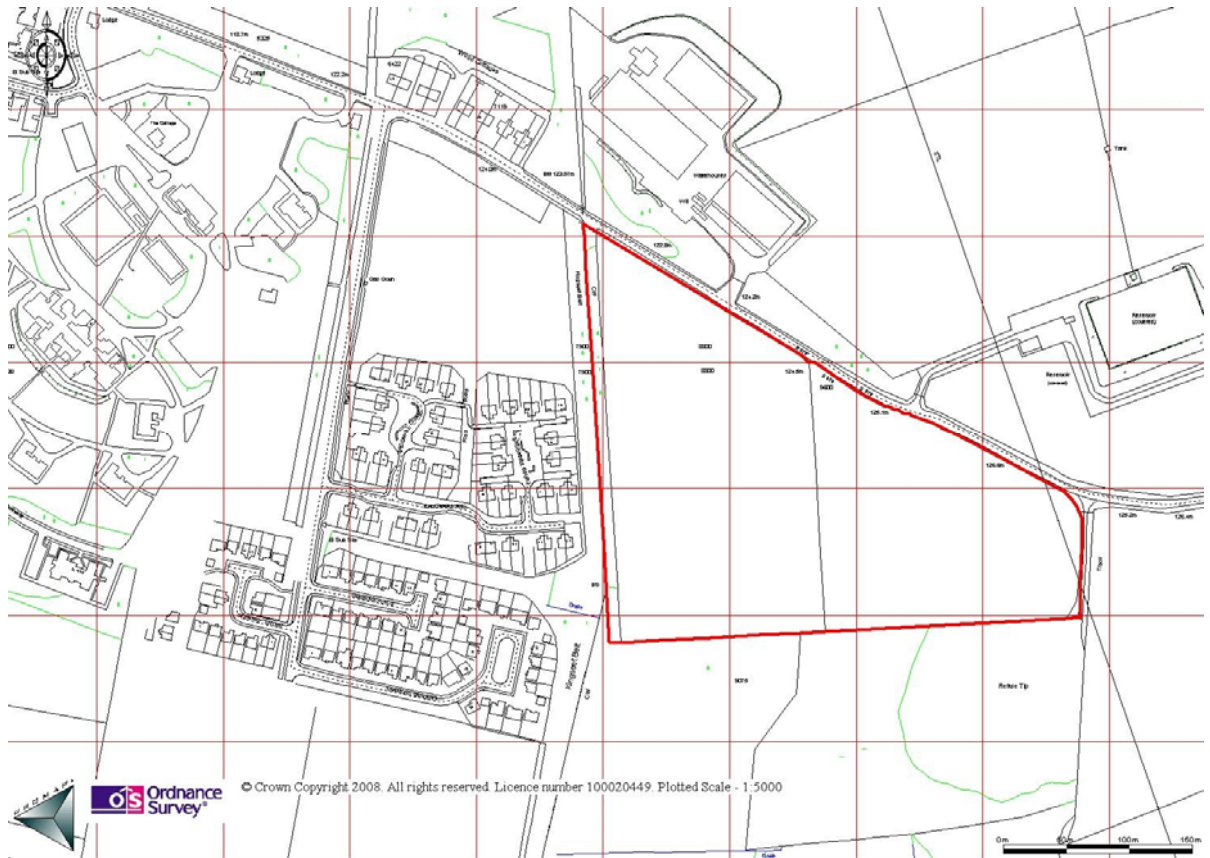
2.2 Context

Kingseat is accessed by the B979 road, which lies just off the main A947 Aberdeen to Oldmeldrum road.

The site itself consists of two fields that are currently in agricultural use which are located immediately to the east of the existing settlement boundary of Kingseat beyond the mature tree belt.

The two fields measure 4.147 hectares and 3.116 hectares (from west to east respectively) and are highlighted in Figure 2. The land is generally flat to the north of the site with a gentle slope southwards leading towards the area of woodland.

Figure 2: Site Plan



2.3 Housing Supply and Demand

As of 1 October 2008 there were 1407 people on the waiting list for local authority housing in the Garioch administrative area (by first choice) within which the village of Kingseat is situated.

There are no local authority houses in Kingseat however Aberdeenshire Council have a stock of 53 houses in the nearby settlement of Newmachar. As of 1 October 2008 only 1 Council house in Newmachar was vacant and available for occupation.

Aberdeenshire Council have also applied for Pressured Area Status (PAS) for a number of settlements to preserve the housing stock in areas of demand. If the Scottish Government grants PAS to Aberdeenshire Council, Newmachar could be affected.

2.4 Local Services

Kingseat falls within the catchment of Newmachar Primary School. The latest School Roll forecasts show that in 2006 Newmachar Primary had a total of 301 pupils and a total capacity for 335 pupils which meant that the school was operating at 90% of its total capacity.

The School Roll forecasts also show that by 2016 the total number of pupils attending Newmachar Primary will rise to 309 which will mean that the school will be operating at around 92% of its total capacity.

The proposed development would therefore help to sustain existing services such as the local primary school by providing new family housing.

In the longer-term, the development of this land for housing and/or employment uses may fit with Aberdeenshire Council's aspirations to make the village self-sustaining by providing the critical mass of people to provide local services within Kingseat itself such as shops, a post office, medical facilities and a primary school.

3. Planning Context

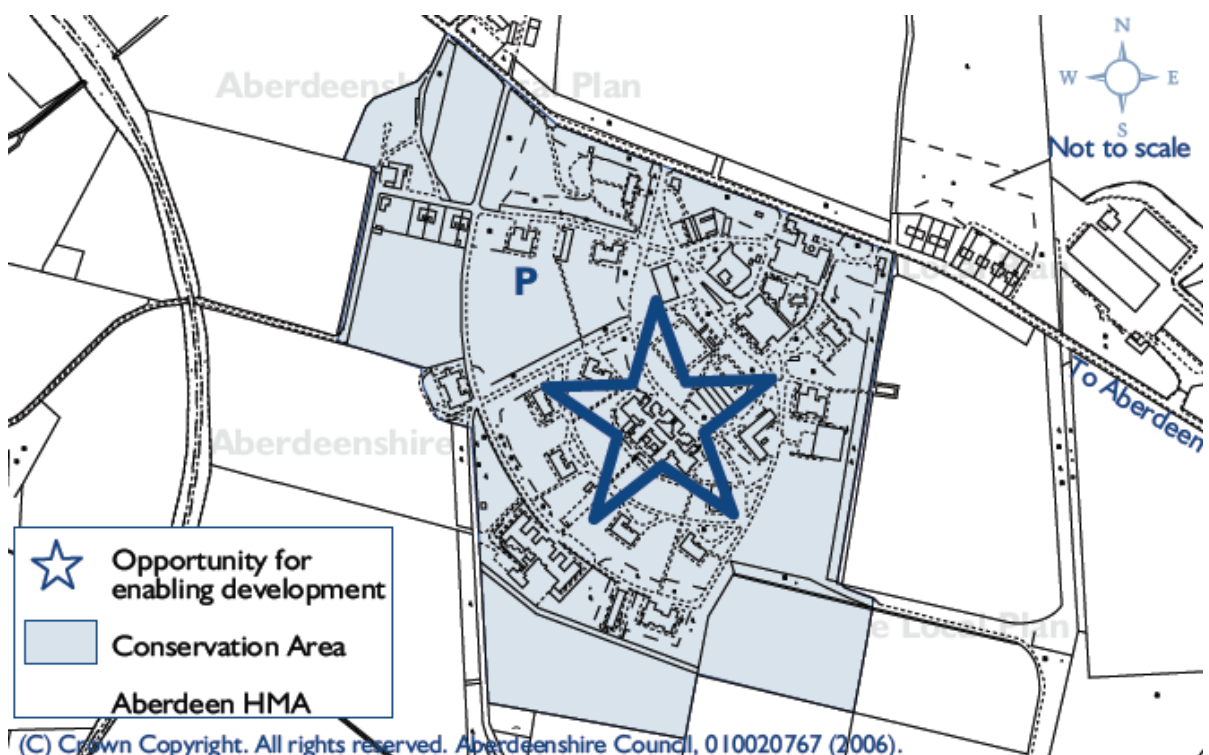
3.1 Current Context

The Aberdeen and Aberdeenshire Structure Plan 'North East Scotland Together' (NEST) was approved in 2001. NEST identified a strategy whereby a hierarchy of settlements was established and land for development was promoted within this context.

The Aberdeenshire Local Plan identified an opportunity for an enabling development comprising 250 houses and employment uses on and around the site of the former Kingseat Hospital as illustrated in Figure 3. The Aberdeenshire Local Plan states that once this development has been implemented, Kingseat will become a settlement and defined as a Rural Service Centre.

A large proportion of this development is now either completed or under construction. This has resulted in Kingseat now having modern and affordable family housing as well as a business park with associated open space, landscaping and community facilities.

Figure 3: Extract from the Aberdeenshire Local Plan



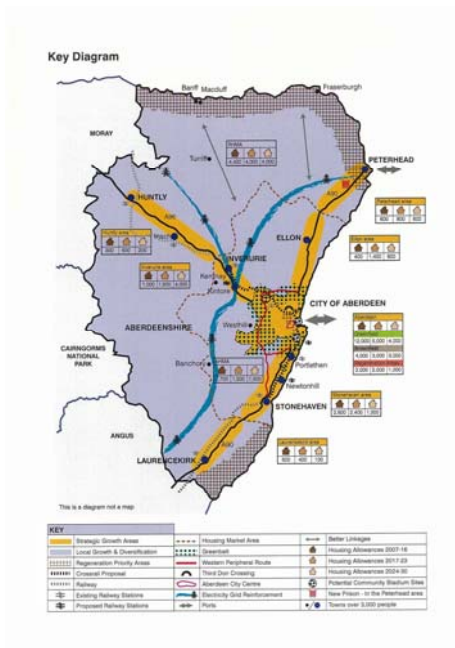
3.2 Emerging Context

The draft Structure Plan for Aberdeen and Aberdeenshire was published for consultation in June 2008. The strategy of the draft Structure Plan advocates a higher rate of growth than has previously been experienced in the region.

The draft Structure Plan also advocates a spatial strategy which focuses the majority of new development within three Strategic Growth Areas (SGA) as illustrated in Figure 4.

Further, the draft Plan requires that new housing and developments for employment and commercial uses should be integrated to improve people’s quality of life.

Figure 4: Extract from the draft Structure Plan for Aberdeen City and Shire



Schedule 1 of the draft Structure Plan indicates that there will be around 1,700 new houses built in the Aberdeen Housing Market Area outwith the SGA between the period 2007-2016 followed by a further 1,500 between the period 2017-2023 and 1,500 between the period 2024-2030.

4. Development Proposals

4.1 Key Elements

The settlement of Kingseat has grown over recent years following the enabling development that identified in the Aberdeenshire Local Plan. The village now benefits from having a range of modern housing with detached, semi-detached houses (including affordable housing) and flats as well as modern office space within the new business park.

The development of our client's land can help to meet local demand for housing by providing modern housing in an attractive rural setting with immediate proximity to sources of employment thus helping to promote walking to work and reducing the dependence on the car.

The land has a clear physical relationship with the existing built-up part of the village and would form a sensitive and contained extension to the village. The proposed development

would consist of a mixed use development of around 100 houses consisting of a mix of detached and semi-detached houses and flats.

The proposed development will also provide 25% affordable housing which will help to address the shortage of low-cost housing in Garioch.

Employment land could also be allocated on our client's land with the aim of creating a sustainable mixed community which promotes walking to work and is in line with the aspirations of the new draft Structure Plan.

4.2 Landscape Principles

The topography of the site is one of generally flat land which gently slopes away to the lowest part of the site at the southern boundary. The presence of mature woodland along the western boundary and also to the south of the site would minimise the impact that the proposed development would have on the landscape.

Figure 5: View of site facing south



4.3 Access and Connectivity

A principal roads access into the site could be taken from the B979 road. A Transport Impact Assessment would be carried out and this would determine the precise impact on the surrounding road network arising from development of the site.

A secondary access could be possible from the western boundary of the site linking the proposed development with the ongoing development of residential and employment land in Kingseat.

Kingseat is also well connected by non-motorised means through the Formartine and Buchan way and the Core Path Network which provides good access on foot and cycle.

Figure 6: View of site facing the B979 main road



4.4 Services

It is not envisaged that any difficulties will arise from servicing the site in terms of services given the volume of development that is currently taking place nearby. Detailed discussions with Scottish Water and other utilities providers would be held at a later date to ascertain the precise cost of providing a water connection/drainage etc to service the site.

5. Conclusions

The enabling development at Kingseat associated with the former Hospital is now largely complete and the village now benefits from having new family and affordable housing in an attractive rural setting within relatively close proximity major service centres such as Aberdeen Airport.

The enabling development has also delivered a modern business park on the outskirts of Aberdeen. We believe that, within the context of the emerging new Structure Plan, consideration should be given to providing a sensitive expansion to Kingseat by providing land for new housing and business uses.

The site has a clear physical relationship with the existing development at Kingseat and this will effectively “round-off” the village. The topography of the site, the existing landscape features on site, and the boundary treatment associated with the proposed development.

The proposed development could provide the critical mass of people required to sustain local services in the village to make Kingseat self-sufficient. The integration of land for new housing and business/employment development can also make Kingseat a sustainable mixed community in line with the objectives in the new draft Structure Plan.

Appendix 1 – Scoring Sheet

	Criteria	Land at Kingseat	Score
Sustainable Economic Development	Accessibility of existing centres of employment	The site is less than 400m from the nearest existing employment centre.	+1
	Provision of business land	Development of the site could help to generate some opportunities for new employment.	0
	Distance to key services	The site is more than 1km from the nearest key services (e.g. Newmachar).	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
Encourage and Support Regeneration	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.	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 on site	No remediation of land available (land not known to be contaminated).	0
Maintain and	Quality of	Class 3.2 land.	0

enhance Quality of the Natural Heritage and Built Environment	agricultural land lost		
	Degree of loss of biodiversity	No impact on biodiversity of any level of importance e.g. local, national and international.	0
	Setting of historic buildings affected	There would be no impact on Historic Building(s) arising from the proposed development.	0
	Archaeology affected	No archaeology on site.	+1
Landscape	Shelter from cold winds	The site is well sheltered by a tree plantation to the south and west of the site.	+1
	Potential for passive solar gain	South facing gradual slope.	+1
	Visual considerations	The site would fit within the landscape.	0
	Designed landscapes affected	The development would have no impact on designed landscapes.	+1
Technical Issues	Availability of water supply	Availability of mains water supply.	+1
	Ease of providing drainage	No constraints, low cost.	+1
	Costs of providing access	Re-contouring of the land, road widening (of an existing road).	0
	Provision of new community services required	Some work required (e.g. one or two new services).	0
	TOTAL SCORE		+7

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
Date:6 November 2008
Postal Address:3 Rubislaw Terrace, Aberdeen AB10 1XE

N2

Name of landowner (if known)
Postal address of landowner

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? Land at Kingseat

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 909 189

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 with potential land reserved for business/employment uses plus associated infrastructure, 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. N/A

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). A residential development of around 100 dwellings consisting of a mix of house-types including detached/semi-detached houses and affordable houses/flats.

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. N/A

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.
The proposals will also incorporate appropriate planting to ensure that the development is not obtrusive and so that it does not adversely affect the 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*

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?

The proposed development would be able deliver 25% affordable housing as well as developer contributions that could be used for community facilities.

Residential development in Kingseat will enable to village to become more sustainable. With the recent development of Kingseat Business Park, a sensitive expansion to the settlement could provide opportunities for walking to work and thus reducing dependence on the car.

The development will also increase the choice of locations within which people can live in Aberdeenshire.

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 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 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 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.

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.

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.