

Development Bid
The Aberdeenshire Local Development Plan

Land for Residential Development
Craigdam



Prepared by Knight Frank LLP
On behalf of Mr Gregg Presly



Contents

1.	Introduction	2
2.	Details of the Site	2
2.1	Location	2
2.2	Context	3
3.	Planning Context	4
3.1	Current Context	4
3.2	Emerging Context	4
4.	Development Proposals	5
4.1	Key Elements	5
4.2	Landscape Principles	5
4.3	Access and Connectivity	5
4.4	Services	5
5.	Conclusions	6

List of Figures

Figure 1 – Location Plan	2
Figure 2 – Site Plan	3
Appendix 1 – Scoring Sheet	7
Photograph 1 – View looking north/north-east	9
Photograph 2 – View looking west	9
Photograph 3 – View looking east	9

1. Introduction

Knight Frank LLP, on behalf of our client Mr Gregg Presly of South Auqhorthyies, Oldmeldrum, submit the following development bid in support of the allocation of land at Craigdam, Aberdeenshire as site for future development through the new Local Development Plan for Aberdeenshire.

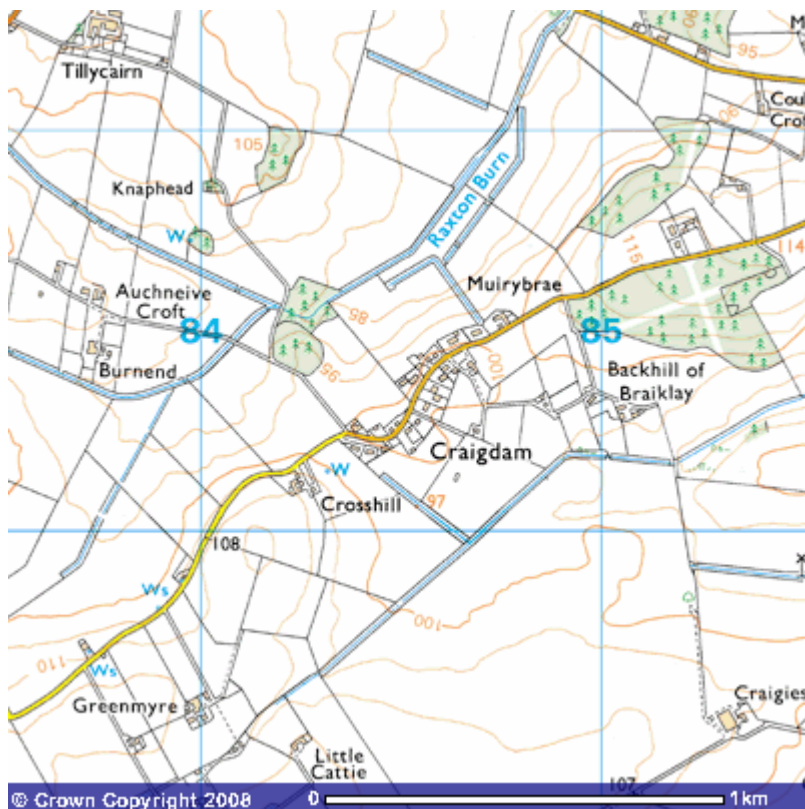
The purpose of this statement is to put forward the land use planning justification in favour of our client's land being identified as being suitable for future residential development.

2. Details of the site

2.1 Location

Craigdam is located approximately 1 mile to the south-west of Tarves and around 3 miles north-east of Oldmeldrum in the Formartine administrative area of Aberdeenshire.

Figure 1: Location Plan



2.2 Context

Craigdam is a small rural settlement consisting of around 20 individual dwellings concentrated along the main Oldmeldrum to Tarves road. The site measures around 1.9 acres (0.8ha) and is located north/north-west of the main road.

Figure 2: Site Plan



3. Planning Context

3.1 Current Context

The Aberdeen and Aberdeenshire Structure Plan 'North East Scotland Together' (NEST) 2001 promotes a strategy which aims to create a long-term sustainable framework of settlements in a hierarchy which focused major development into the main settlements in the North East.

The Aberdeenshire Local Plan (2006) does not identify Craigdam as a Rural Service Centre or Main Settlement.

3.2 Emerging Context

The draft Structure Plan for Aberdeen City and Shire was published for public consultation in June 2008. The strategy of the draft Structure Plan sought a higher rate of growth in the region than has been experienced previously. Development to meet local needs outwith the main Strategic Growth Areas (SGAs) will be required, in particular in the rural region.

4. Development Proposals

4.1 Key elements

Craigdam is located within the Aberdeen Housing Market Area (AHMA). The draft Structure Plan allocates 1,700 new houses in the AHMA (outwith SGAs) for the period 2007-2016, 1,500 for the same area for the period 2017-2023 and 1,500 for the period 2024-2030.

We believe that our client's site offers an opportunity for a small residential development of around 10 houses. This would take the form of a sensitively designed expansion to the existing hamlet which would help to "round-off" Craigdam.

4.2 Landscape Principles

The proposed development would seek to deliver high quality housing that will reflect 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 would be unobtrusive on the landscape.

The layout of the proposed development would seek to make the most of the topography of the site to maximise the amount of sunlight hours that would be afforded to the houses within the proposed development.

4.3 Access and Connectivity

There is a need to ensure that the access into the site is taken from the safest and most appropriate location. It is envisaged that this safest access point will be from the existing field access opening onto the public road thus giving a longer sight line towards the bend in the road.

4.4 Services

It is not envisaged that there will be any significant cost to providing services to the site. The availability of services (e.g. water, drainage etc) will be confirmed with utilities providers (e.g. Scottish Water) in due course.

5. Conclusion

The development proposal offers an opportunity to satisfy local need for housing in a rural area. We believe that Craigdam should be included within the new Local Development Plan as a Rural Service Centre within the Formartine area of Aberdeenshire. We also believe that the extent of the land identified in Figure 2 should be incorporated within the settlement boundary of Craigdam. This would provide an opportunity to deliver a small residential development of around 10 houses.

Appendix 1 – Scoring Sheet

	Criteria	Craigdam	Score
Sustainable Economic Development	Accessibility of existing centres of employment	The site is in excess of 1km from 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 located more than 400m from the nearest key services	-1
	Pedestrian/cycle links to key services, employment land and surrounding developments	Pedestrian and cycle links to key services, employment land uses and access to surrounding developments would be difficult to provide.	-1
Encourage and Support Regeneration	Brownfield development	The development would make no use of brownfield land and/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.	+1
	Resolves issues of contamination.	No remediation of land required (land not known to be contaminated).	0
Maintain and enhance Quality of the Natural	Quality of agricultural land lost	Class 3.2 land and above.	0

Heritage and Built Environment	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 on Historic Building(s).	0
	Archaeology affected	No archaeology on site.	+1
Landscape	Shelter from cold winds	The site is sheltered from prevailing winds.	+1
	Potential for passive solar gain	South/south-west facing gradual slope.	+1
	Visual considerations	The site would fit within the landscape.	0
	Designed landscapes affected	The proposed development would have no impact on any 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	No work required.	+1
	Provision of new community services required.	All of the community facilities have capacity. No work would be required (except for water connection and drainage).	+1
	TOTAL SCORE		+4

Photograph 1: View looking north/north-east



Photograph 2: View looking west



Photograph 3: View looking east



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) [REDACTED]
Postal address of landowner [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?Land at Craigdam

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 833 303

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

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). Residential development comprising of around 10 houses.

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.

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

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
			Please tick appropriate box		
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 type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Public Transport networks	Yes	<input type="checkbox"/>	No <input checked="" 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. 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

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.

- 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.