

# Ryden

Mathers (Inverurie) Ltd

Development Bid for Land at Tarves

November 2008

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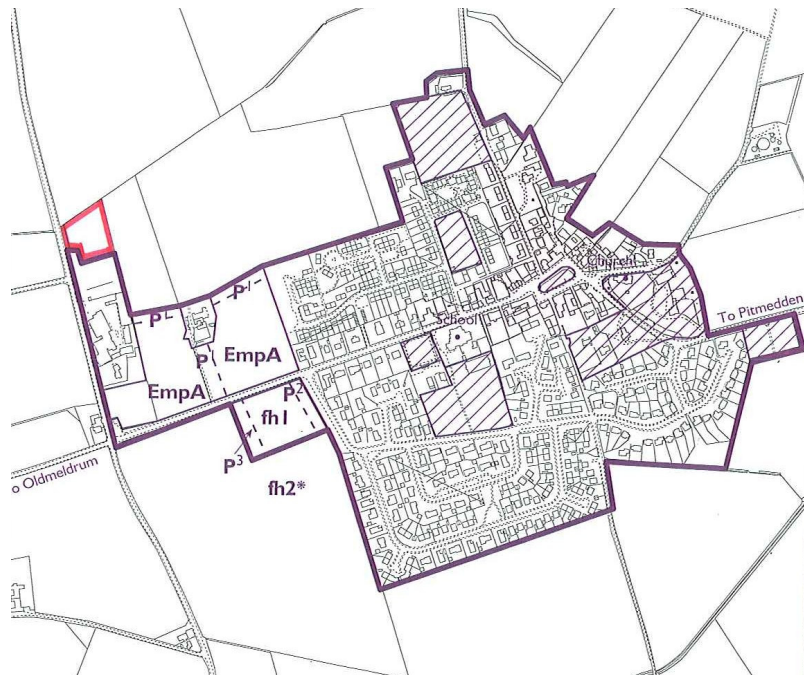
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## 1.0 INTRODUCTION

1.1 This development bid is submitted on behalf of Mathers (Inverurie) Ltd who own land in Tarves, as highlighted on the location plan in Figure 1 below.

Figure 1: Aberdeenshire Local Plan 2006



1.2 Tarves is a small village, which has a population of around 900. It lies approximately 16 miles north of the City of Aberdeen and approximately 6 miles west of Ellon, between Oldmeldrum and Methlick. The village benefits from a range of facilities, including a Primary School, Village Hall, Bowling Green, Post Office, General Store, Health Centre and Pharmacy and a Public House. Four public transport services operate in the village and between them provide buses daily. They connect Tarves with the surrounding settlements, including Potterton, Pitmedden, Fyvie, Ellon, Inverurie, Oldmeldrum, Fraserburgh as well as Aberdeen.

- 1.3 In terms of the extant development plan, Tarves is identified as a rural service centre. These are minor service centres that may provide opportunities to absorb small scale local development needs. Current development opportunities in the village consist of site Emp A which is suitable for employment use and around 15 houses and site fh1, for 15 houses. Future housing is identified to the south of fh1 as shown in Figure 1 above.
- 1.4 The site lies adjacent to the settlement boundary of Tarves and a site which has outline planning permission for residential use. As such, it is considered that it is appropriate to extend the settlement boundary to include this small parcel of land for residential development to contribute to the housing land supply for the Aberdeen Housing Market Area as anticipated through the Draft Structure Plan. Further justification is provided in section 6.0

## **2.0 DESCRIPTION OF SITE AND PROPOSALS**

- 2.1 The site extends to approximately 0.52 hectares (1.30 acres) and is immediately adjacent to the settlement boundary of Tarves. It is bound to the north and east by open fields; to the south by the settlement boundary of Tarves and the former Bain of Tarves site, which now has planning permission for residential development; and to the west by the B999. A tree belt exists along the northern boundary.
- 2.2 In topographic terms the site is generally level. A small scale residential development is proposed with vehicular access taken from the B999 to the west. At a similar density as that granted planning permission to the south, the site could accommodate up to 10 units.
- 2.3 Landscaping is proposed along the eastern boundary and pedestrian links are proposed between this site and the residential site to the south, integrating the site with the wider area. A footpath will be formed at the western boundary of the site along the B999, providing additional, safe pedestrian access to the site.

### **3.0 SCOTTISH PLANNING POLICY**

- 3.1 The aim of Scottish Planning Policy 1: The Planning System is to ensure that development and changes in land use occur in suitable location and are sustainable. In particular, planning should encourage sustainable development by promoting regeneration and the full and appropriate use of land, buildings and infrastructure. Planning decisions should favour the most sustainable option, promoting development that safeguards and enhances the long term needs of the economy, society and the environment. The planning system can play an important part in tackling climate change and reducing greenhouse gas emissions when guiding the location and design of development and the management of land use change. Specific actions include reducing the need to travel and encouraging energy efficient design and appropriate choice of materials. Further to this, the architectural design, siting and setting of development in its surroundings are valid concerns of the planning system. The drive for quality should not focus solely on buildings, but be concerned with the way buildings, old and new work together and create the spaces that have such an influence on the quality of life for communities.
- 3.2 Scottish Planning Policy 3: Planning for Homes is a revised version of the previous Policy 3: Planning for Housing. It was amended as there were indications that it had not been as effective as intended, particularly with regard to the generous release of land for housing. Persistent delays in bringing forward land for housing and in the creation of new homes illustrate the continuing problems facing local authorities and house builders. Stakeholders in government, housing associations and the development industry have indicated that the absence of an adequate supply of housing land is a major impediment to the provision of new homes in Scotland.
- 3.3 The revised document aims to address the problems being experienced, strengthen and reinforce planning policies to help meet new priorities for the provision of new housing in Scotland. It states that the Scottish Government is committed to the goal of raising the

rate of new house building to 35,000 new homes every 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.

- 3.4 The allocation of an appropriate supply of land for housing is one of the key factors in ensuring continued opportunities for housebuilding and influencing the delivery of housing. Successful developments will remain desirable, attractive and safe places to live for many years. This can be achieved through appropriate location; links to transport networks and other settlements; attractive and functional layouts; good design, as well as innovation and creativity.
- 3.5 Scottish Government policy encourages more diverse, attractive and mixed use residential communities, in terms of tenure, demographic and income. A range of housing types is needed to support the creation of mixed communities which provide housing for the whole community and segments of the market, from affordable housing and starter homes to executive housing.
- 3.6 The aim of SPP15: Planning for Rural Development is to have vigorous and prosperous rural communities, ranging from small towns and villages to dispersed settlements. Planning policy regimes should be put in place to accommodate modest, selective growth. Most developments should be foreseen, agreed and programmed to reflect the local circumstances. The amount and location of housing that can be developed in rural areas is determined by a number of factors, including: proximity to services e.g schools, shops (ideally within walking distance); ease of access (from an existing road or footpath); and, drainage and sewerage capacity. Small clusters and groups of dwellings could be feasible in many places, helping to meet a demand, which has, hitherto, been unsatisfied. Occupancy conditions tying the dwelling to agricultural and forestry use will no longer be relevant to these new housing groups.
- 3.7 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. Planning permission should not be granted for significant travel generating uses in locations where access to infrastructure are further than 400 metres by walking.

3.8 Planning Advice Note 75: Planning for Transport accompanies SPP17. It states that planning authorities should establish accessibility profiles for sites. The profiles should reflect the catchment area served, likely quality of service and result in indicators of accessibility. A maximum threshold of 1600 metres in terms of access to local facilities by walking and cycling should be achieved.

3.9 Planning Advice Note 75: Planning for Transport accompanies SPP17. It states that planning authorities should establish accessibility profiles for sites. The profiles should reflect the catchment area served, likely quality of service and result in indicators of accessibility. A maximum threshold of 1600 metres in terms of accessibility to local services by walking and cycling should be achieved for new developments.

3.10 Planning Advice Note 74: Affordable Housing acknowledges that in many rural areas, there is a shortage of affordable housing. To overcome this, it is advised that the benchmark figure is that each site should contribute 25% of the total number of units as affordable housing.

#### **4.0 DRAFT STRUCTURE PLAN**

4.1 The Draft Structure Plan identifies a requirement for around 72,000 dwellings within the Structure Plan area over the next 20 – 25 year period. Three Strategic Growth Areas (SGA's) are identified which will be the main focus for development, expecting to accommodate 75 – 80% of the growth. Around half of new development is likely to be located in Aberdeen City, with significant development expected to take place in the Huntly to Aberdeen and Aberdeen to Laurencekirk road and rail corridors and the Aberdeen to Peterhead corridor. Additional allocations are made outwith these areas, in local growth and

diversification areas. Levels of growth in these areas should relate to local need and will vary from place to place.

- 4.2 Within the Aberdeen Housing Market Area within which Tarves lies, the Draft Structure Plan anticipates a requirement for 4,700 houses over the structure plan period. This includes 1,700 for the period 2007 to 2016; 1,500 between 2017 and 2023; and a further 1,500 in the period 2024 to 2030.
- 4.3 The Draft Structure Plan also advocates sustainable mixed communities. It states that a focus on communities means that new housing and developments for employment and commercial use should be well related to each other to improve people's quality of life and opportunity.

## **5.0 SERVICES**

- 5.1 When the planning application was submitted for the land to the south, Scottish Water advised that Turriff Water Treatment Works had sufficient capacity to service that development. Turriff Water Treatment Works has recently been upgraded and it is therefore understood that there continues to be capacity for the development of the bid site. Scottish Water also previously confirmed that Tarves Waste Water Treatment Works had sufficient capacity.
- 5.2 The nearest watercourse is approximately 300 metres from the site and the topography of the intervening land would indicate that there is no risk of flooding on the site.

## **6.0 JUSTIFICATION**

- 6.1 Tarves is identified in the Draft Structure Plan Spatial Strategy for local growth and diversification. Within the Aberdeen Housing Market Area the Draft Structure Plan identifies a requirement for 4,700 houses in local growth areas over the next 20-25 year period. Aberdeenshire Council's 2007 School Roll Forecasts highlight that Tarves Primary School is significantly under capacity. In 2007 it was operating at 52%

of capacity, but this was forecast to drop every year to only 38% of capacity by 2016. If this drops any further, there is a possibility that its continued operation may not be viable. This is an important facility in the village to provide for a prosperous rural community as encouraged through SPP15. Its loss would have a significant detrimental effect on the settlement. Therefore, additional housing requires to be identified in the settlement to justify the provision of the primary school.

- 6.2 It is considered that more houses than the 10 identified for the bid site require to be allocated in Tarves to support the school, and therefore a larger allocation should be made. However, given that this bid site would effectively be an extension of the former Bain of Tarves site to the south it could provide for a successful development with minimum impact on the surrounding area to help contribute to the housing land requirements both to support the primary school roll and meet the Draft Structure Plan requirements for the Aberdeen Housing Market Area.
- 6.3 The bid site represents a logical area for expansion as it is immediately adjacent to the settlement boundary of Tarves and an existing site which has planning permission for residential use. The development of such locations is supported by SPP3 as they reduce servicing costs and can help sustain services. In this case, the identification of this site for residential development would sustain the existing facilities in the village, in particular the primary school as highlighted above and direct housing towards an existing settlement in preference to isolated development in the countryside.
- 6.4 The bid site is a small parcel of land between an existing residential site within the settlement boundary and the field boundary to the north. The development of this site would be seen as an extension to the site to the south and is likely to be built by the same developer, therefore ensuring continuity between the two sites. It would be well contained by the development to the south and the field boundary and tree belt to the north which would act as a defensible boundary and screen the development on the approach from the north. From the south, the site would be unseen by existing development and therefore causes no significant visual impact on the surrounding area. The detailed design

and layout of housing will be the subject of discussions with and approval of Aberdeenshire Council to provide an attractive residential environment.

- 6.5 Public transport services are provided along the B999 at Duthie Road, which lies approximately 280 metres from the site. This is within the guidelines contained in SPP17 to encourage access to the site by means other than the private car. This site is therefore considered sustainable in these terms.
- 6.6 The square in Tarves is located approximately 1000 metres from the bid site, which is considered to be the centre of the village. However, a number of other facilities are located within the intervening land, including the pub, school and post office, therefore lying closer to the bid site. By the furthest route, there is a football ground within 1200 metres of the site. All of these facilities lie within the 1600 metre walking distance defined in PAN 75. This site is therefore to be in a sustainable location, which conforms to sustainability principles highlighted in SPP1 and 3.
- 6.7 There is an existing employment designation in the extant local plan which has yet to be built. The identification of the bid site would provide a balance to this land use which complies with the principles of the sustainable mixed communities objective of the Draft Structure Plan. The bid site is well related to this employment land and ensures that different land uses identified for Tarves are integrated, also in conformity with the mixed communities objective. Housing would also provide for affordable housing in line with PAN 74 and therefore provide for a range of tenures to meet the needs of the whole community.

## **7.0 CONCLUSION AND RECOMMENDATION**

- 7.1 The identification of the bid site for residential development would involve a logical area for the development of a small scale residential development with minimum impact on the settlement of Tarves. It would be seen as an extension of the site to the south and provide

housing up to a defensible boundary in the form of the tree belt and field boundary to the north. Development would therefore be well contained in the landscape.

- 7.2 The primary school in Tarves is significantly under capacity. Its continued operation in the village is important to provide for a prosperous rural community and supporting it should be of paramount importance. The identification of the bid site would help support the primary school and make efficient use of this facility. Residential development on this site would also help meet the housing land requirements for the Aberdeen Housing Market Area as identified in the Draft Structure Plan.
- 7.3 The bid site is in a sustainable location, within walking distance of all the facilities in the village as well as public transport networks. It would be well related to employment land and therefore meet the objectives of sustainable development.
- 7.4 As such, this site should be identified for residential development in the Aberdeenshire Local Development Plan.

# 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:	MATHERS (INVERURIE) LTD	Date:	5-11-2008
	Postal Address:	C/O RYDEN LLP 25 ALBYN PLACE ABERDEEN AB10 1YL		

N2	Name of landowner (if known)	MATHERS (INVERURIE) LTD
	Postal address of landowner	HARLAW ROAD INVERURIE ABERDEENSHIRE AB51 4TE

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 TO THE EAST OF THE B999, TARVES

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?	Please provide the National Grid reference of the site
	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	

S4 What is the current use of the site? VACANT 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.

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).

APPROXIMATELY 10 UNITS, DETACHED

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)  N/A

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 SITE IS WELL RELATED TO THE SITE TO THE SOUTH WHICH HAS PLANNING PERMISSION FOR RESIDENTIAL USE. IT IS WELL CONTAINED BY THIS SITE AND THE FIELD BOUNDARY AND TREE BELT TO THE NORTH, WITH THE B999 TO THE WEST ALSO CONTAINING ANY DEVELOPMENT

DEVELOPMENT WILL BE SEEN AS AN EXTENSION TO THE RESIDENTIAL SITE TO THE SOUTH, THEREFORE CAUSING NO SIGNIFICANT VISUAL IMPACT

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   
SOUTH FACING PROPERTIES No

THIS WILL BE GIVEN FURTHER CONSIDERATION AT THE DETAILED DESIGN STAGE

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?

HOUSING TO SUPPORT THE PRIMARY SCHOOL WHICH IS UNDER CAPACITY AND FORECAST TO HAVE A FALLING SCHOOL ROLL.

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
Local Shops	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Residential areas PROPOSED RESIDENTIAL AREA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public Transport networks	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>
Other (Please specify)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>

Please tick appropriate box

If you propose to provide any of these as a component of the development itself then please answer "yes". NA=Not Applicable

**Servicing the site**

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](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

FROM THE B999

**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 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](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)