



## **SUPPLEMENTARY STATEMENT**

### **LOCAL DEVELOPMENT PLAN BID, UPPER SAUCHEN, ABERDEENSHIRE**

**NOVEMBER 2008**

On behalf of Mr & Mrs Dow



**HALLIDAY | FRASER | MUNRO**  
PLANNING

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## 1. INTRODUCTION

This supplementary statement has been prepared by Halliday Fraser Munro Planning on behalf of the landowners at Upper Sauchen Farm, Aberdeenshire. This statement is to be read in conjunction with the Local Development Plan review questionnaire completed for the above site.

We believe that this site offers an opportunity for small-scale development, which follows established settlement pattern of Ordhead & Upper Sauchen.

## 2. THE SITE

The site is located to the west of Sauchen and at the eastern boundary of Ordhead. The farm consists of 12 fields spreading north and south of the A944, although not all of this land is being promoted for development. The vast majority is being retained in active farming use. Upper Sauchen Farm consists of a single farmhouse and some traditional steadings (currently being converted to residential units for lease, in order to diversify farm income). Figure 1 indicates the land ownership, but also gives a visual representation of existing housing in the vicinity.

It is clear from this plan that the land being reviewed sits within a rural community set along the main A944 between Aberdeen and Alford.

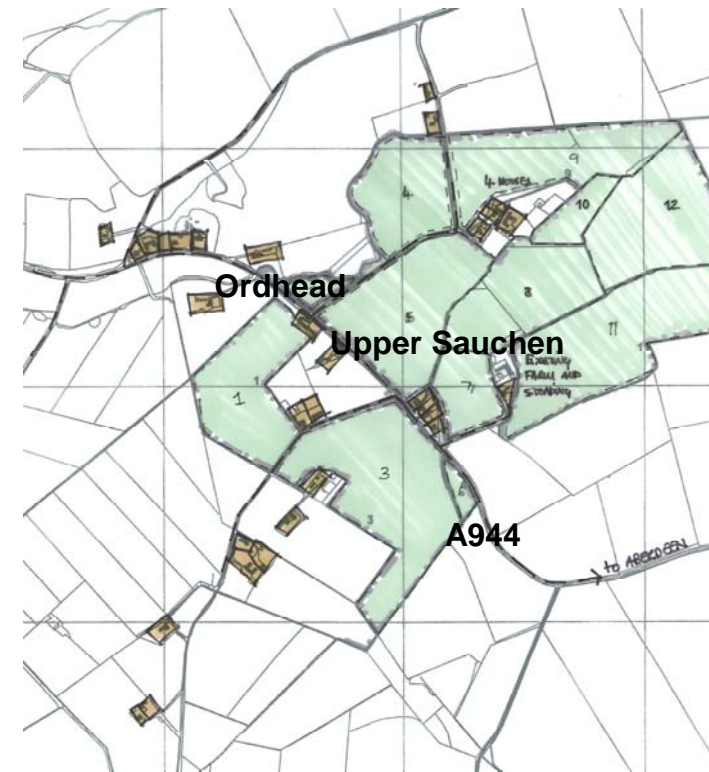
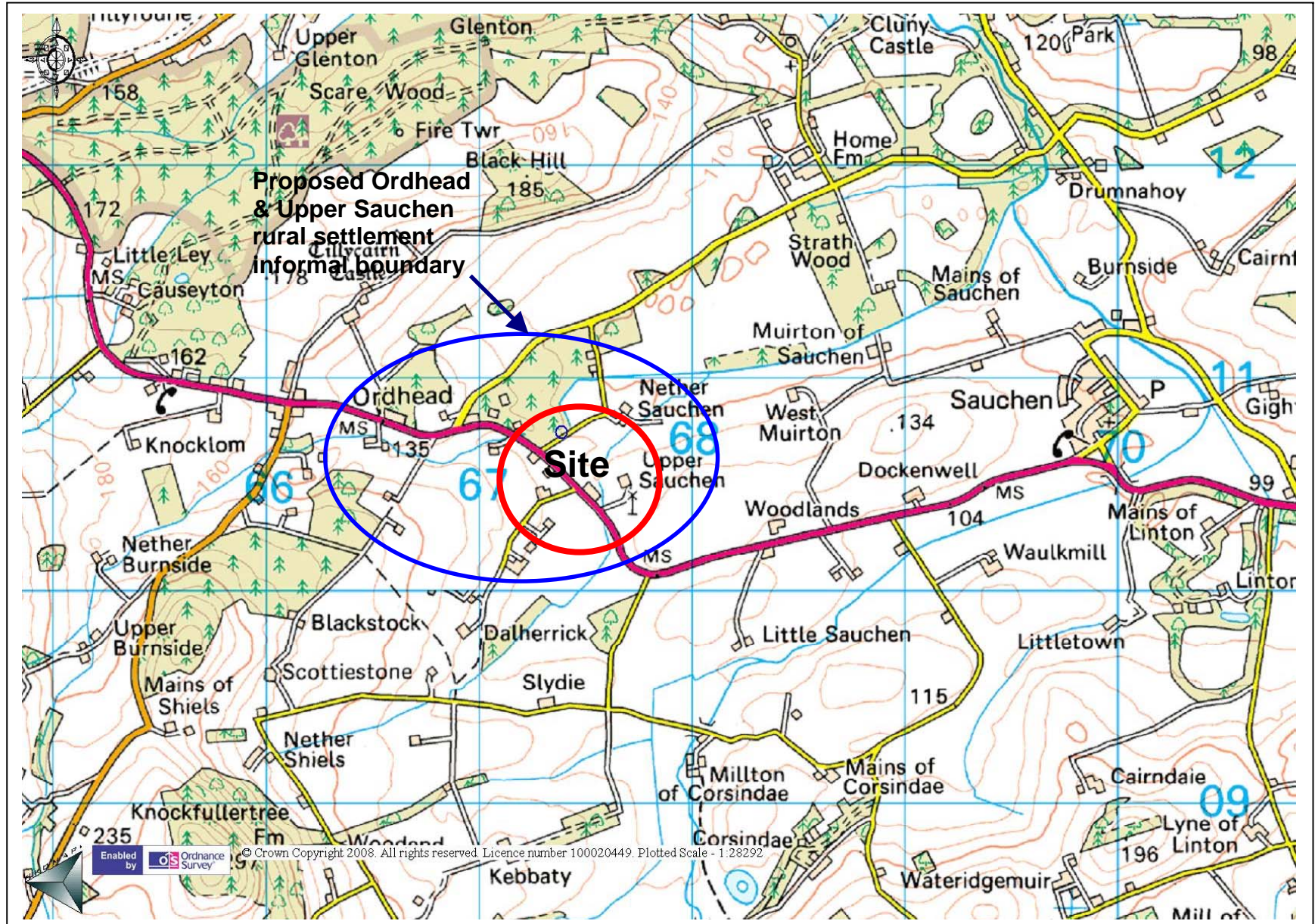


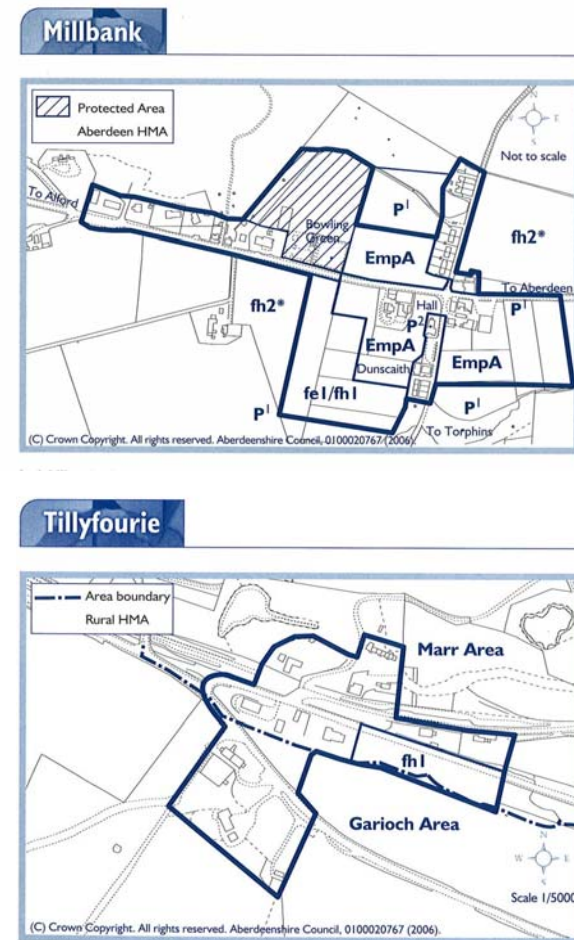
Figure 1: Upper Sauchen Farm in Context



Historically Aberdeenshire Council has resisted development in the more rural locations but this is now more and more becoming a contrary view to that at the national level. Indeed Scottish Planning Policy (considered later in this statement) is far more welcoming of appropriate rural development in accessible locations. Sustainable locations are considered, amongst other factors, those close to public transport routes such as the adjacent A944 between Aberdeen and Alford.

The combination of Ordhead and Upper Sauchen contain more than 20 houses. Upper Sauchen itself includes at least 15 houses plus a small garage. As a point of comparison other settlements in the Garioch area include similar numbers of or less houses (e.g. Lyne of Skene, Kinmuck, Midmar, Millbank, and Tillyfourie to name a few – see Local Plan extracts over).

The houses in Upper Sauchen are all linked visually and create a dispersed rural settlement. They should be recognised as such and allow for limited development.

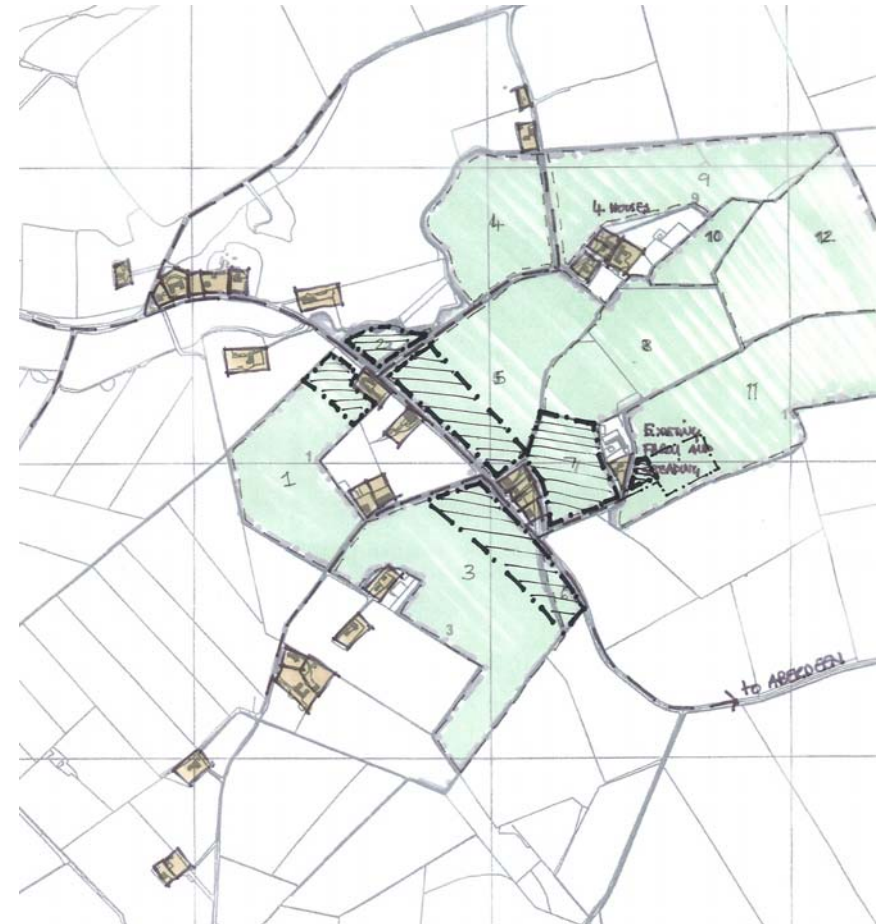


**Figure 2: Adopted Local Plan Extracts**

#### 4. DRAFT ABERDEEN CITY AND SHIRE STRUCTURE PLAN 2008/LOCAL PLAN REVIEW

A consultation exercise on the provisions of the draft structure plan has recently ended. The plan's spatial strategy promotes three Strategic Growth Areas 'SGAs' to which the majority of new development will be guided. It also promotes local growth areas and these, generally, cover the remainder of Aberdeenshire. The Local Plan team's response to this has been to suggest an initial approach for settlements in each of the Council Areas. That approach is being presented to the various area Committees for their views, but effectively splits settlements up into those with scope for housing allocations, those with a more flexible approach based on individual plots at the edge of settlements, and those that, in the officer's initial view, shouldn't include any allocations.

Although we agree with the flexible approach we don't believe that it should be necessarily based on individual plots. The detail of that can be considered once the Issues Paper has been released but we believe that Upper Sauchen should be considered a good location to adopt a more flexible approach to development. Indeed, to that end the figure opposite indicates sites that we believe may be appropriate for some development (hatched areas).



**Figure 3: Potential Development Areas**

## 5. SITING AND DESIGN

Design has not yet been considered but will be considered in its context and in relation to emerging and extant national and local policies on sustainable design, design quantity and development form.

The locations of the potential development areas have been considered to fit with existing development and create a form of development that is suitable to its location and historical development. The general location on an A road and major public transport route is sustainable.

## 6. COMMUNITY BENEFITS

This site will allow small-scale growth of the community with the potential to include improved public transport, perhaps a new bus stop, and contributions to other existing or proposed community facilities. The delivery of housing in an area of demand should also be considered a community benefit. An appropriate scale of the development could allow for key workers housing or more affordable housing as an integral element. A range of house sizes will be considered.

## 7. COMMUNITY ENGAGEMENT

To date, no contact has been made with the local Community Council and the wider community. It is our intention to contact the community to establish what form of engagement they would prefer. It is our client's wishes to listen to the views of the local community and incorporate these where appropriate. The bid proposal will be further developed following community engagement exercises.

## 8. ACCESSIBILITY AND SERVICES

Although Upper Sauchen doesn't include any major local services, it has easy access to Alford and Aberdeen and sits on a key transport corridor. Further development here could also support local services in other nearby settlements, such as Sauchen itself and Millbank as well as larger settlements further afield. Employment opportunities are scattered locally e.g. Kirkwood Homes (2km). Millbank (1km) includes a post office, community hall and children's nursery. Upper Sauchen is on the local school bus routes (Cluny Primary and Alford Academy)

## 9. SERVICING

Scottish Water's website confirms that there is capacity in the water supply system. Other servicing is yet to be determined but given the limited nature of the proposed development we don't envisage any servicing/ infrastructure problems.

## 10. ACCESS

Access will depend on which site is being developed, but most (all but one) offers access off of a secondary road rather than directly off of the A944.

## 11. NATIONAL PLANNING POLICY

Scottish Planning Policy is set out in SPPs and other statements published by the Scottish Executive. The key documents are considered below:

### **Scottish Planning Policy 3: Planning for Homes (SPP3, 2008)**

The Scottish Government has recently published a revised SPP3, which sets out a positive approach to rural housing, acknowledging the contribution it can make to countryside areas.

SPP3 states that the Scottish Government's aim "is to promote development that supports the rural economy,

promotes rural regeneration, embodies the principles of sustainable development and enhances the rural environment." The policy goes on to state that "Where there is significant demand for new housing, specific development plan provision could contribute to economic and social opportunities and reduce pressures on the general housing stock without damaging the environment." ALP 2006 does not make provision for these changes in national planning policy and therefore

we feel that the new Local Plan needs to respond to that change positively and effectively.

SPP3 states that "Planning policy should also be concerned with enabling growing rural communities to expand, as well as sustaining fragile and, in some cases, dispersed communities."

### **SPP15: Planning For Rural Development (Feb 2005)**

SPP15 advances policy in respect of small-scale rural housing development that includes clusters and groups in close proximity to settlements. **"The overall message is that there is considerable scope for allowing more housing developments of this nature and that this should be expressed in development plans"** (Para 18).

As indicated in SPP3 and SPP15 the aim should be to promote development that supports the rural economy and local services (including schools), promotes rural regeneration, embodies the principles of sustainable development, and enhances the rural environment.

All of these sentiments and the policy direction provided by Scottish Planning Policy should help support the development of rural housing across Aberdeenshire.

A recent study by the Macauley Institute and the University of Aberdeen has clearly indicated that the current Local and Structure Plan Policies do not meet the requirements of national planning policy and should be reviewed. Nonetheless, this piece of evidence and a recent appeal decision that saw it as having some weight in the decision making process all points to potential flaws in the existing Aberdeenshire policy on new housing in the countryside.

## 12. CONCLUSION

Upper Sauchen should be identified as a rural settlement and, therefore, be considered as an appropriate location for limited local housing, perhaps set within a flexible framework. It sits on a main transport corridor, includes a significant number of dwellings and a garage in a form that could easily accept further development.

It may also make sense to consider “Ordhead and Upper Sauchen” as a single settlement within the Local Plan context as they effectively relate to each other in that manner.

Finally, national planing policy supports more housing in this type of area. We reserve the right to expand on this case at a later date.

# 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 Dow Date: 05/11/2008  
Postal Address: Upper Sauchen Farm  
Nr Sauchen  
Aberdeenshire  
AB51 7QS  
Correspondence per Agent - Halliday  
Fraser Munro

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?  
Upper Sauchen (Ordhead & Upper Sauchen)

Have you any information on the internet which promotes your aspirations for the site? If so please provide the URL : No

The site name could be descriptive ("Site north of") or an address (Site at Westburn Road , Aberdeen)

S2 S3	Have you provided a map showing the exact boundaries of the site you would like considered? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Please provide the National Grid reference of the site various
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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.

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).

See attached statement

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.

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?)

See attached 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

See attached statement

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

See attached statement for detail of proposed community engagement

*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.

Q2 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

Q3 What community benefits arise from your proposals? What would the nature of these be, and how would they be delivered?

See attached statement

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)

Q4 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 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 type="checkbox"/>	No	<input type="checkbox"/>	NA	<input type="checkbox"/>

See attached statement

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

Q5 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 type="checkbox"/>	NA	<input checked="" 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\\_SE](http://www.scottishwater.co.uk/portal/page/portal/SWE_PGP_CONNECTIONS/SWE_CORP_CONNECTIONS/ASSET_CAPACITY_SE)  
 ARCH

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.

P1168/SC/pd

6 November 2008

Aberdeenshire Council  
Policy Planning Team  
Planning Policy & Environment Services  
Woodhill House  
Westburn Road  
Aberdeen  
AB16 5GB



Dear Sirs

**ABERDEENSHIRE LOCAL DEVELOPMENT PLAN 2008  
MAIN ISSUES REPORT SITE PROPOSALS – UPPER SAUCHEN  
for Mr and Mrs Dow**

OFFICES IN BELFAST,  
DUNDEE, EDINBURGH  
AND GLASGOW

I am pleased to be able to lodge a bid in respect of the above site.

This bid seeks the recognition of the land at Upper Sauchen / Ordhead as a rural village, and more importantly a rural community. The enclosed statement shows the existing context and potential development areas that will both maintain the character and the quality of the existing village.

We believe that it is possible to expand this community without adversely affecting the existing character and quality. It offers the scope for a mixture of house types and plot sizes, enhanced landscapes and improved road access onto the A944.

Scottish Planning Policy 3: Planning for Homes (Revised 2008) supports more housing in rural areas to help meet demand but also to support the local economy. This area of Aberdeenshire presents the opportunity to provide housing land that is both sustainable in the wider sense as well as in the detail of design. The Local Plan should reflect that new direction in national policy and allow for limited housing development in locations such as Upper Sauchen.

The scale of development at this location has been identified to be sensitive to the nature and scale of the existing rural settlement and the landscape setting.

We intend to write to the local community to ask how they wish to be engaged in this process as it moves forward. Development proposals will be progressed on the back of that community engagement.

Please get in touch if you have any queries. I reserve the right to expand on the attached as the process moves forward.

Yours faithfully

**Steve Crawford  
Regional Director  
Halliday Fraser Munro**

Enc

cc Mr and Mrs Dow

CHARTERED  
ARCHITECTS  
CHARTERED PLANNING  
CONSULTANTS  
LAND USE  
CONSULTANTS  
URBAN DESIGNERS  
SPACE PLANNERS  
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