

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:	The Blackburn Consortium	Date:	05/11/2008
Postal Address:	Per Agent: Halliday Fraser Munro Planning 8 Victoria Street Aberdeen AB10 1XB		

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 Hillhead of Glasgoego, Blackburn 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)
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S2	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"/>	S3	Please provide the National Grid reference of the site NJ 820 129 GB
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S4

What is the current use of the site?

Agricultural

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?

Mixed Use - Residential, Commercial, Educational, Community Facilities etc.

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.

Too early in the process to confirm phasing.

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).

The exact mix of uses will be determined as this process moves forward but this site has the capacity to accommodate a significant number of houses as well as the proposed business land and other uses. It can also accommodate a range of house types and the indicative housing range will be progressed in discussion with the community and in line with local demand.

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.

See attached statement.

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

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
See attached statement. *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
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 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 type="checkbox"/>

Please tick appropriate box

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 type="checkbox"/>

See attached statement

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 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

Information contained in 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.

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PLANNING

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6 November 2008

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



Dear Sirs

**ABERDEENSHIRE LOCAL DEVELOPMENT PLAN 2008
PROPOSED SITE TO BE INCLUDED IN MAIN ISSUES PAPER – LAND AT
HILLHEAD OF GLASGOEGO, BLACKBURN for The Blackburn Consortium**

OFFICES IN BELFAST,
DUNDEE, EDINBURGH
AND GLASGOW

I am pleased to be able to lodge a development bid (questionnaire and supporting statement) for this site to be included in the first Aberdeenshire Local Development Plan.

CHARTERED
ARCHITECTS
CHARTERED PLANNING
CONSULTANTS

The attached bid statement outlines the initial development concept and justification for this sustainable extension to Blackburn. From a strategic viewpoint the site sits within a proposed Strategic Growth Area, close to the A96 and one of the few proposed AWPR junctions. We are of the view that the 41 hectare area of land at Glasgoego is suitable for a mix of uses in the forthcoming Aberdeenshire Local Development Plan. It has the potential to offer a new focus to Blackburn and provide much needed services in the proposed "village centre".

LAND USE
CONSULTANTS
URBAN DESIGNERS
SPACE PLANNERS
PROJECT MANAGERS

We are proposing to work up a more detailed bid in conjunction with the local community and other agencies. In particular we will write to the Community Council to ask how they wish to become involved in this process.

PARTNERS

JOHN HALLIDAY
DIP ARCH (ABDN)
ARIBA ARIAS

IAN G FRASER
B ARCH (HONS)
RIBA ARIAS

Given this I reserve the right to expand on the attached bid in due course. Please get in touch if you have any queries.

HAMISH B MUNRO
DIP ARCH (ABDN)
RIBA ARIAS

Yours sincerely

DIRECTOR OF
PLANNING
BOB G REID
BA(HONS) MCD MRTPI

ASSOCIATE REGIONAL
DIRECTOR
STEVE CRAWFORD
BSC (HONS) MRTPI

 **Scott Leitch**
Planning Consultant
Halliday Fraser Munro

cc The Blackburn Consortium

**ABERDEENSHIRE LOCAL
DEVELOPMENT PLAN BID:**

**LAND AT HILLHEAD OF
GLASGOEGO, BLACKBURN**

On behalf of The Blackburn
Consortium



HALLIDAY | FRASER | MUNRO
PLANNING

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1.1 INTRODUCTION

This report has been prepared by Halliday Fraser Munro Planning, Chartered Town Planning Consultants, on behalf of The Blackburn Consortium. It is to be read in conjunction with the completed Aberdeenshire Local Development Plan proposal form. Together with the form, this report aims to have land to the west of Blackburn, around Hillhead of Glasgoego, included in the forthcoming Main Issues Report, part of the Local Development Plan preparation process. The layout of this report follows the issues raised in the proposals form.

We believe that the site is suitable to be allocated for residential, commercial and other uses in the forthcoming Aberdeenshire Local Development Plan.

1.2 THE SITE

The site comprises 41 hectares of agricultural land lying immediately to the west of the existing Blackburn settlement. The majority of the site slopes in a southern direction, whilst the area west of Kinellar House slopes westwards. To the east the site is bordered by various recent residential developments, and to the south is bordered by the B973 road and Kinellar House and its policies. An area of shelter belt planting borders the site

to the north, below the peak of the hill. West of the site, the area is characterised by open agricultural land and scattered farmsteads. Hillhead of Glasgoego and its associated agricultural buildings lie in the centre of the site. A location plan highlighting the site is attached as Appendix 1. A view of the site from the south west and an aerial view are contained in figures 1 and 2 overleaf:



Figures 1 and 2: Site viewed from South and Aerial View (site outlined in red).



2.1 ABERDEEN AND ABERDEENSHIRE DRAFT STRUCTURE PLAN 2008

The commencement of preparing a new Local Development Plan for Aberdeenshire follows the recent consultation exercise on the new Draft Structure Plan for Aberdeenshire and Aberdeen City. This plan's spatial strategy promotes three Strategic Growth Areas 'SGAs' to which the majority of new development will be guided. One of the SGAs identified is the road and rail corridor from the Huntly to Laurencekirk. In terms of future housing allowances, the SGAs are divided into a number of parts.

The Draft Structure Plan suggests that 6,500 houses are required to be built in the Inverurie to Blackburn part of the Huntly to Laurencekirk SGA by 2030. In delivering housing, the Draft Structure Plan continues recent practice in advocating the extension of existing settlements. In this part of the SGA, north west of Aberdeen City, the main settlements are Blackburn, Kintore and Inverurie. It is expected that all these settlements will require to absorb a proportion of the 6,000 houses required. This demonstrates a clear requirement for new housing land allocations at Blackburn.

The Draft Structure Plan also directs commercial growth along with appropriate infrastructure to the SGAs. One of the Draft Structure Plan's targets is to ensure that at least 60ha of business land is available at all times in a range of places within Aberdeenshire SGAs. This suggests a requirement for business land to be allocated at Blackburn.

2.2 ABERDEENSHIRE LOCAL PLAN 2006

The western settlement boundary of Blackburn as defined in the current Aberdeenshire Local Plan 2006 (ALP) forms part of the eastern boundary of the site. The Adopted Local Plan allocated five sites for residential development in Blackburn, to the north and west, for a total of 443 units. The 'fh*' designation in ALP covers the eastern part of the site. This indicates that the area has been considered suitable for future housing land. Land to the west represents the most sensible direction in which the settlement should expand, given its proximity to the village centre and existing services and the scale of recent residential development to the north.

Figure 3 overleaf is an extract from ALP illustrating the surrounding development context:

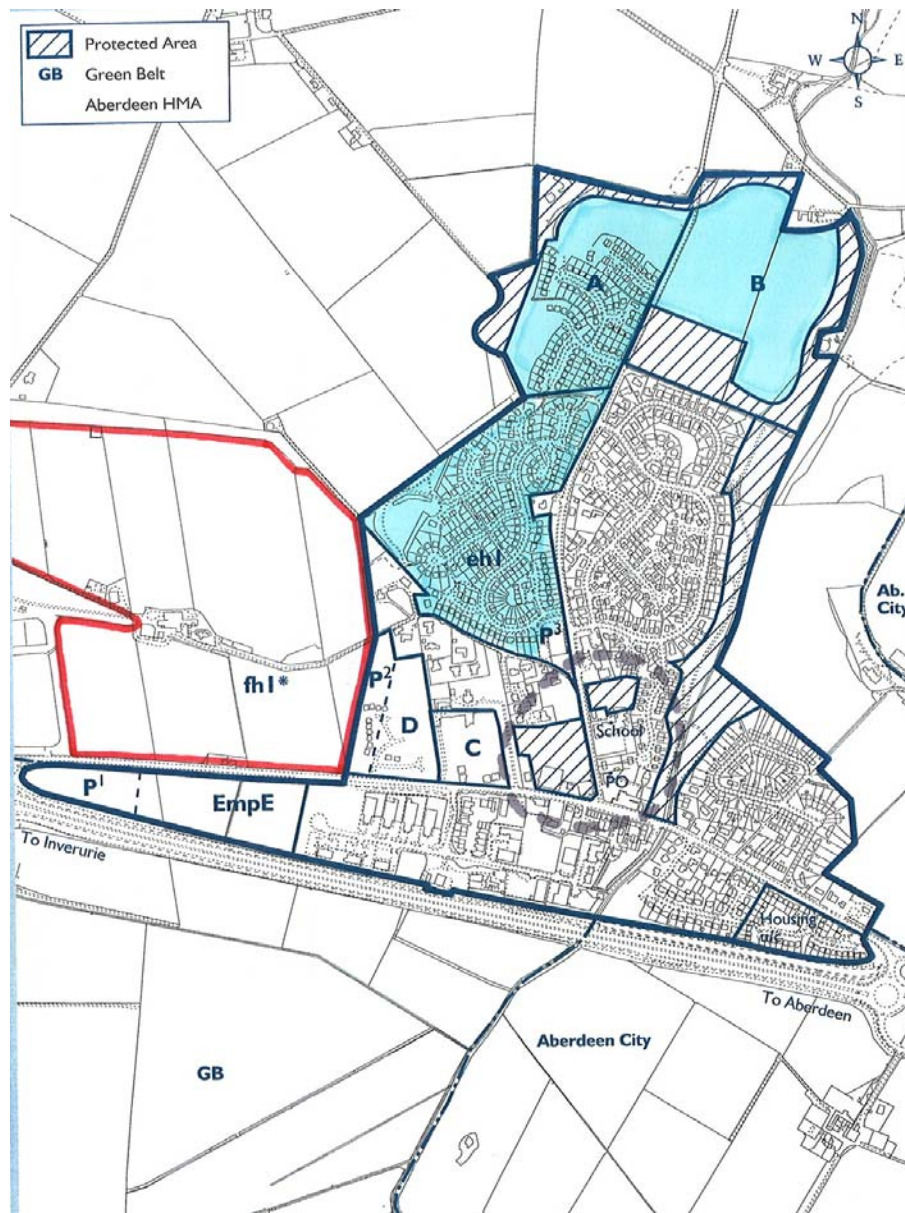


Figure 3: Extract from ALP illustrating development context.

Red – Bid Site.

Light Blue – Existing Allocated Housing Land – now developed.

Village Centre highlighted.

Note Green Belt to south of A96.

3.1 SITING AND DESIGN

The site is capable of accommodating a mix of uses. At present Blackburn does not have a well-defined, cohesive village centre, and the settlement has seen a large amount of growth, particularly residential in recent years. The land forming the bid site represents an opportunity to plan for a more structured village centre with an increased range of services. It is envisaged that this will be located west of the middle zone of the Transco pipeline. The bid site also offers opportunities for business land in the western part, linking in with existing business locations and allocated land immediately to the south. Other parts of the site, to the west are considered suitable for residential development. This is illustrated in Figure 4 overleaf, which illustrates the potential mix of uses on the site.

Blackburn presents an excellent opportunity for future development and expansion into a sustainable village, given its proximity to Aberdeen, accessibility to the A96 Aberdeen – Inverness trunk road, links to Aberdeen Airport, strong demand for housing, and existing supply of employment land.

Development on the site will not impact on the skyline. The south facing, sloping nature of the site can be put to good use, allowing the proposed dwellinghouses to

harness solar gain to provide sustainable and attractive accommodation. Although this has not been undertaken to date, it is anticipated that residential development on the site would score highly in an Index 21 assessment.

3.2 COMMUNITY ENGAGEMENT

To date, no contact has been made with the Fintray & Kinellar Community Council or 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 the community engagement exercises.

3.3 COMMUNITY BENEFITS

Opportunities exist for a number of potential community benefits to arise from the allocation of the bid site for development. These include:

- Creation of a village centre;
- Increased range of services and opportunities for investment;
- Provision of business land to attract more businesses to Blackburn, promoting inward investment and reducing the proportion of commuters in Blackburn;
- Provision of affordable housing;

- Possibility of a new primary school.

It is fully appreciated that future development in the Blackburn area would require a new primary school to be provided. Kinellar Primary is currently over capacity. Other potential community benefits would be discussed with local residents. These might include, for example, the provision of new community facilities. It would be more appropriate to assess the need and demand for such benefits closer to the time of a subsequent formal planning application.

3.4 SERVICES AND ACCESSIBILITY

The site lies around 500 metres from the current village centre of Blackburn. The site is the following approximate distances from existing amenities:

- Bus service – 100m;
- Shop – 500m;
- Post Office – 500m;
- Community Hall – 600m;
- Sports Facilities – 500m;
- Primary School – 600m;
- Nursery – 600m.

All of these services and amenities can be easily accessed by foot. As mentioned above, development on

the bid site could involve the creation of a new village centre, accessible and beneficial to the whole village. The nearby bus stop provides access onto the A96 trunk road to Aberdeen, Inverurie and further afield.

3.5 SERVICING THE SITE

In terms of the studies mentioned in the proposals form at C5, we would anticipate that development of the site would require a drainage impact assessment and possibly a traffic impact statement and an assessment of landscape impact. These have not been commissioned to date, but will be undertaken at the appropriate point. Recent planning applications indicate that sufficient capacity for future development exists in the water and wastewater networks.

3.6 ACCESS

It is anticipated that access to the site will be taken from existing roads to the south and east. Blackburn's location offers a range of transportation options. Frequent bus services already exist, while the A96 trunk road forms the southern boundary of the village. Aberdeen airport and the proposed AWPR lie only a few miles to the north east.



Figure 4: Indicative Development Framework

4.0 CONCLUSION

Taking account of the information contained in this report and the related questionnaire form, we believe that the 41 hectare area of land around Hillhead of Glasgoego is suitable for allocation for a mix of uses in the forthcoming Aberdeenshire Local Development Plan. The development of this site would represent the sustainable expansion of Blackburn. We reserve the right to expand on the information provided as matters progress.

APPENDIX 1 – LOCATION PLAN

