

Ryden

Mr & Mrs Skevington

Development Bid for Land at Oyne



November 2008

Ryden Property Consultants
25 Albyn Place
Aberdeen
AB10 1YL
Tel; 01224 588866
Fax; 01224 589669

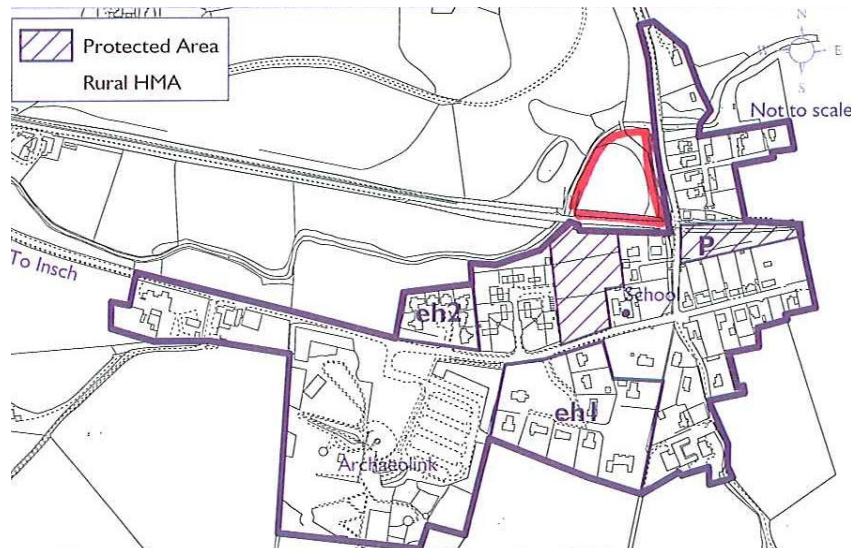
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1.0 INTRODUCTION

1.1 This development bid is submitted on behalf of Mr and Mrs Skevington who own land in Oyne, as highlighted on the location plan in Figure 1 below.

Figure 1: Site location Plan



1.2 Oyne is a settlement lying some 24 miles north west of Aberdeen and 8 miles north west of Inverurie. It lies on an unclassified road which leads directly to the B9002 and onto the A96, which is only 1.3 miles from Oyne. The village benefits from a primary school, hall and is home to Archaeolink, an award winning Prehistory Park and visitor attraction, which includes a gift shop. Two bus services stop in the village between Monday and Saturday connecting the village with Huntly, Insch, Inverurie and the intervening settlements.

1.3 Oyne is identified in the current development plan as a rural service centre. These are minor service centres that may provide opportunities to absorb small scale local development needs. In terms of the extant Aberdeenshire Local Plan, two housing sites are identified, to the north and south of the unclassified road and these are completed and

occupied. Together, these were allocated for around 17 houses in total.

- 1.4 The site lies adjacent to the existing boundary of the village. As such, it is considered that this area is suitable for development and could contribute to the housing requirements for the rural housing market area. Therefore, it should be identified for residential development through the forthcoming development plan review. Further justification is provided in section 6.0.

2.0 DESCRIPTION OF SITE AND PROPOSALS

- 2.1 The site extends to approximately 0.94 hectares (2.34 acres). It is effectively a triangular area of land and is bound to the south by the railway line; to the north west by the Gadie Burn and also to the east by a smaller burn and beyond this an unclassified road. Mature trees exist on all but one side of the site. The site is generally level and there are pleasant woodland views at a short range from the site.
- 2.2 An indicative masterplan has been prepared for the site and this is shown in Figure 2. It proposes a single zone for housing with vehicular access taken from the unclassified road to the east by an existing entrance and bridge over the smaller burn. A single access will loop around the housing zone forming a landscaped play area, with perimeter housing. A small scale residential development is proposed with approximately 5-10 detached houses, although the site has the potential to accommodate more if necessary to meet the Draft Structure Plan requirements.
- 2.3 It is proposed that a woodland walkway will be formed crossing the burns and linking Oyne with the wider area. A landscaped play area is proposed in the centre of the site. Landscaping is proposed along the railway to provide screening.

Figure 2: Indicative Masterplan



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 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.

- 3.6 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.
- 3.7 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.

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 Rural Housing Market Area in which Oyne lies, the Structure Plan anticipates a requirement for 12,400 houses over the entire Structure Plan period. Between 2007 and 2016, a requirement for 4,400 houses is expected; 4,000 between 2017 and 2023 and a further 4,000 between 2024 and 2030.
- 4.3 The Draft Structure Plan also advocates sustainable mixed communities. It states that a focus on communities means that new housing and employment and commercial uses should be well related to each other to improve people's quality of life and opportunity.
- 4.4 It also contains an objective related to sustainable development and climate change. It aims for the region to take the lead in reducing the amount of carbon dioxide released into the air, adapt to the effects of climate change and limit the amount of non-renewable resources it uses. To achieve this, one of the targets is for the city regions' electricity needs to be met from renewable sources by 2020.

5.0 SERVICES

- 5.1 There is mains drainage connection to the east of the site. With regard to Scottish Water's Asset Capacity plans, in terms of waste water, the plans are not clear as to whether capacity is available. In relation to water capacity, there is capacity for up to 10 houses.
- 5.2 Figure 3 below highlights that there may be a slight issue in relation to flooding associated with the site. However, housing will be situated above the 1 in 200 year flood high point of the Gadie Burn as required by SEPA, therefore, this does not prevent development.
- 5.3 The developer wishes to explore hydro potential using the Gadie Burn to supplement electricity requirements.

Figure 3: SEPA Flood Risk Map



6.0 JUSTIFICATION

- 6.1 The identification of this site for residential development would provide housing to meet a local need which is well contained in the landscape. The development of sites like this adjacent to settlement boundaries is encouraged through SPP3 as it reduces servicing costs and can help sustain services. In this case, it would sustain the primary school in the village. Aberdeenshire Council's 2007 School Roll Forecasts highlight that Oyne Primary School has a falling school roll and from 2010 onwards it is under capacity. The development of the bid site would ensure that the school was operating to its full potential, without pushing it over capacity.
- 6.2 Further to this, it would create the opportunity to provide housing close to existing facilities in Oyne. The primary school lies across the railway, approximately 170 metres from the site, along the unclassified road. The hall is 260 metres from the site and Archaeolink is just over 400 metres from the site. In terms of PAN 75, this is within the 1600 metre requirement for accessibility. Bus Stops are located approximately 175 metres from the site and therefore within the 400

metre guidance contained in SPP17. This encourages access to the site by means of transport other than the private car.

- 6.3 The identification of this site would comply with SPP15 by providing for modest, selective growth. The amount and location of housing that can be developed in rural areas is determined by a number of factors, including the proximity to services. It has been demonstrated above that the site is within walking distance of services in the village. This proposed small cluster of dwellings is feasible, thereby helping to meet a demand, which has, hitherto, been unsatisfied.
- 6.4 The site is currently waste land and provides the opportunity to create a well integrated, attractive residential environment which would be secluded in the landscape, surrounded by mature trees, but is also close to the centre of Oyne and its facilities. Development would be bound on all sides by landscape features in the form of burns or woodland and these could act as the new limit of the settlement and would form a defensible boundary to further development. Landscaping would be provided along the railway to provide a visual screen and improve the residential amenity of the proposed development.
- 6.5 The layout of housing will take advantage of the physical aspect of the site to maximise passive solar gain, to conform with the principles of sustainable siting. Further sustainability principles could be incorporated into the design of the development and given the proximity to the Gadie Burn, the landowner wishes to explore the hydro potential of this to supplement electricity requirements. There are also possibilities for the use of low or zero carbon technologies. This would conform to the sustainability principles of SPP1 and also comply with the sustainable development objective of the Draft Structure Plan. One of the targets is for the region's electricity needs to be met by renewable sources by 2010. This development would contribute to that target.
- 6.6 Further to this, principles of sustainable design and siting have been use to inform the masterplan, with particular attention to social and

ecological sustainability. The local community has been considered from the outset and the layout has been designed to be as inclusive as possible. It is proposed that the development will provide a public right of way from Oyne, through the site to the woodland area to the north, which is also owned by the same landowner. This will provide an attractive walk in the area and constitute a community use for the benefit of the wider community of Oyne.

- 6.7 The masterplan has been developed around the existing ecological features of the site, ensuring that nothing of ecological significance will be lost as a result of the proposed development. Hedgerows, mature trees and watercourses provide valuable habitats for insects, birds and wildlife and these existing features have been incorporated into the proposals, along with plans to further enhance the biodiversity of the site. These measures would contribute positively to any sustainability assessment of the site at a later date, using for example EcoHomes or the Code for Sustainable Homes. The current arrangements ensure that all site related credits from these recognised assessment methods will be achieved.
- 6.8 Residential development would also contribute to the housing land requirements for the Rural Housing Market Area and conform to the strategy of providing land for local growth and diversification outwith the Strategic Growth Areas. Given that Oyne is an existing settlement with some facilities, it is considered an appropriate location to absorb some of the housing requirements.
- 6.9 The road a rail corridor between Aberdeen and Huntly is identified as a Strategic Growth Area in the Draft Structure Plan. Although Oyne is not located on the A96, it lies only 1.3 miles from it and therefore has good accessibility with the surrounding area. This accessibility with the wider area further justifies development in Oyne. Not everyone wishes to live in a large town, city or housing estate and a high quality residential environment can be created at this location to provide for a range of housing locations in the Structure Plan region, while being close to strategic road links.

7.0 CONCLUSIONS AND RECOMMENDATION

- 7.1 The identification of this site for residential development would conform to the strategy and objectives of the Draft Structure Plan. It would provide housing in a local growth and diversification area to meet a local need, but also enjoy close links to the Aberdeen to Huntly Strategic Growth Area. It would make the most of its south facing aspect to provide passive solar gain and also the hydro potential of the adjacent Gadie Burn would be investigated in line with the sustainable development objective of the Draft Structure Plan. Finally, housing on this site would contribute to the housing requirements of the Rural Housing Market Area, within which Oyne is located.
- 7.2 Development would fit within the landscape by being bound by existing landscape features in the form of the burn and mature landscaping. It would provide a secluded residential development in a central location in the village. Further landscaping would screen the site from the railway.
- 7.3 A community benefit would arise from the proposals in the form of a right of way through the site to the woodland area to the north. This would provide a feature on the site and recreational uses for the local community. The masterplan for Oyne provides a basis from which to achieve a highly sustainable development.
- 7.4 Oyne is an ideal location for further residential development due to its current designation as a rural service centre. It is capable of accommodating development and there is demand in the village demonstrated by the residential zonings in the extant Local Plan. As such, it is considered that further development should be concentrated in Oyne.
- 7.5 As such, this bid site should be identified in the Aberdeenshire Local Plan for residential development.

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 SKEVINGTON Date: 5-11-2008
Postal Address: C/O ANNIE KENYON ARCHITECTS
EAST LEDIKEN
INSCH
ABERDEENSHIRE

N2 Name of landowner (if known) [REDACTED]
Postal address of landowner [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[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 TO THE NORTH OF OYNE
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?
S3 Yes No

Please provide the National Grid reference of the site
NJ 671 259

S4 What is the current use of the site? WASTE 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).

DETACHED HOUSES

APPROXIMATELY 5 - 10 UNITS, BUT SITE CAN ACCOMMODATE MORE

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 BOUND ON ALL SIDES BY NATURAL LANDSCAPE FEATURES IN THE FORM OF BURNS AND WOODLAND. DEVELOPMENT WOULD FIT BETWEEN THESE BOUNDARIES, TO PROVIDE A SECLUDED RESIDENTIAL DEVELOPMENT IN CENTRAL OYNE, SET AGAINST THE BACKDROP OF WOODLAND TO THE NORTH.

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
TAKING MAXIMUM ADVANTAGE OF THE SOUTH FACING SITE TO MAXIMISE PASSIVE SOLAR GAIN. INCLUSIVE DESIGN WITH RECREATIONAL ROUTES BEING INCORPORATED. LANDSCAPE FEATURES RETAINED TO ENCOURAGE BIODIVERSITY. POSSIBILITY OF USING HYDRO POWER 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?

PUBLIC RIGHT OF WAY TO BE CREATED THROUGH THE SITE LINKING OYNE WITH WOODLAND TO THE NORTH

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 type="checkbox"/>	<input type="checkbox"/>
Community facilities (eg Hall) SCHOOL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sports facilities (eg playing fields)	<input 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 type="checkbox"/>

SCHOOL – 170 METRES; ARCHAEOLINK – 400 METRES

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_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 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.

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)