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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.

Name of proposer: Building Solutions

Date:30/10/08

Postal Address:Belvidere House, 46b West High Street, Inverurie, AB51 3QR

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

Under what name would you like the site to be identified?Land to the West of B9001 at Drum Of Wartle

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)

Have you provided a map showing the exact boundaries of the site you would like considered?

Yes No

Please provide the National Grid reference of the site

NJ 732 308

What is the current use of the site? Vacant 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

What use(s) do you propose for your site? Residential and open space.

If you are proposing a mix of uses on your site please ensure that the area of each is noted on the site plan

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.

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). 4 detached houses

If you have a design statement or other details about what you would like to see on the site, please include it.

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.

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

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?)
DEVELOPMENT OF THE SITE WILL HELP BALANCE THE SETTLEMENT ON BOTH SIDES OF THE B9001 AND IMPROVE THE COHESION OF THE EXISTING DISPERSED PROPERTIES.

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*

If you have prepared any frameworks or masterplans showing a possible layout for the site, please include it with this form. *Framework attached*

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

Has there been any opportunity for local people to influence what you propose through local engagement? Yes
No
Not Yet

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

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

NEW SAFE FOOTPATH LINKS TO FACILITIES
HOUSING WILL SUSTAIN UNDER CAPACITY SCHOOL

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)

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 checked="" type="checkbox"/>	<input 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 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"/>

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

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 :

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http://www.scottishwater.co.uk/portal/page/portal/SWE_PGP_CONNECTIONS/SWE_CORP_CONNECTIONS/ASSET_CAPACITY_SE
ARCH

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

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:

POTENTIAL FOR RESIDENTIAL DEVELOPMENT, DRUM OF WARTLE, ABERDEENSHIRE

Description of Site

Drum of Wartle lies approximately 6 miles north of Inverurie, 6 miles north west of Oldmeldrum and 3 miles south of Rothienorman. Drum of Wartle benefits from a petrol filling station and commercial garage, convenience store and bar restaurant. The 308 bus service between Inverurie and Aberchirder stops at drum of Wartle 6 times a day between Monday and Friday , 4 time a day on Saturday and twice a day on a Sunday. Inverurie and Oldmeldrum provide easy access to a wide variety of amenities including shops, doctors, dentists, secondary education and employment opportunities. Primary education is located within Daviot. These settlements are within easy reach of Drum of Wartle.

Drum of Wartle is currently a linear settlement centred around the junction of the B9001 and A920. The settlement currently consists of 24 properties. The linear nature of Drum of Wartle is currently focused on the eastern side of the B9001 with only 4 existing properties on the western side of the B9001. The proposed site which is currently unused agricultural land extends to 1.5 acres and is located on the western side of the B9001. The site is generally flat and has no topographical impediments to its development. The site is bounded to the east by the B9001 Inverurie to Rothienorman road, to the north and south by existing residential properties and to the west by existing agricultural land. Access to the site is available from the B9001 where current roads department standards for visibility can be achieved within ground under the landowner's control. The landowner also controls land between the site and the facilities at Drum of Wartle and a rustic footpath link between the two is also proposed.

An indicative layout has been prepared for the site (appendix 1) which identifies that 4 residential properties of mixed size can be accommodated easily on the site. This layout also allows for a large landscaped area to be created to the western boundary of the site to provide screening and an attractive amenity for the residents of the settlement.

The site does not form part of an agricultural holding as it is no longer a viable field size. Appendix 2 is an extract from SEPA's flood map which confirms that the site is not at risk from flooding.

Scottish Planning Policy

Scottish Planning Policy 1: The Planning System states that the aim of the planning system is to ensure that development and changes in land use occur in suitable locations and are sustainable. The planning system should feature as an integrated approach to social justice by giving high priority to accessibility when considering locations for jobs, homes, shops, leisure and other community facilities.

SPP3: Planning for Housing advises that the planning system should create quality residential environments; guide development to the right places; and, maintain an adequate supply of housing at all times. New residential developments should make efficient use of resources and be accessible by forms of transport other than the private car. Planning authorities should consider the co-ordination of housing land with improvements in infrastructure. Where brownfield and infill development cannot meet the full range of housing requirements, it may be necessary to release greenfield land next to built up areas. Meeting housing requirements through extensions to existing towns and villages can help reduce servicing costs and sustain local services.

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.

Current Development Plan Considerations

No allocations were made in Drum of Wartle for the period 2000 – 2005 and no areas of search for future housing are identified in the settlement. Planning permission was granted for a single house and new access road on a site at the northern boundary of this proposed site in 2007.

Emerging Structure Plan

The emerging Structure Plan identifies Drum of Wartle to be in an area where local growth and diversification is appropriate. Levels of growth should be linked to local needs and provide a mix of housing opportunities. Extensions to existing settlements, particularly those well served by public transport are encouraged.

Justification

Drum of Wartle is an attractive linear dispersed settlement in an area where there has been strong demand for new development in recent years. Drum of Wartle has not benefited from any planned development in recent years and has resulted in its dispersed nature. Development in Drum of Wartle has formed an unbalanced

community with the vast majority of development taking place on the eastern side of the B9001. The development of this site would give the opportunity through development on the western side of the B9001 to form a more cohesive group of properties and form a pedestrian link to the key facilities which would benefit from the support of additional residents.

The site forms a logical area for infill development in Drum of Wartle with very strong existing defendable boundaries on all sides. The existing residential properties to the north and south, road to the east and the approved access track to and proposed landscaping to the west provide a classic gap site for infill development. The additional housing will also support and sustain the existing services in Drum of wartle as encouraged by SPP3. Due to the existing and proposed topography of the site and adjacent residential properties and proposed landscaping the development site is not prominent in the landscape and can only be seen when passing the site on the B9001.

Access to the site would be taken from the existing access to the B9001 which gives quick and easy access to Inverurie, Rothienorman and Oldmeldrum. Good public transport provision serves Drum of wartle providing excellent links to Inverurie's transport hub where rail and bus links to the wider area are available. Bus stops are located less than 500m from the proposed site on the B9001. The opportunity also exists due to the owner's landholdings to create new bus stopping laybys adjacent to this site therefore meeting the requirements of SPP17. The proposed rustic footpath along the B9001 will encourage use of the bus stops by making pedestrian access stops safer for all residents.

The proposed strategy in the emerging structure plan highlighted above shows how Drum of Wartle fits into the description of local growth and diversification area. Small scale infill of the type proposed will compliment the existing development and also the opportunity for a mix of residential units. In addition the additional residential development will help support the existing services in an area well served by public transport.

The identification of this site for residential development would also support the existing primary school at Daviot. In 2006 it was operating at 72% capacity and this capacity is forecast to fall post 2012. This development would help support this important facility.

Conclusion and Recommendation

It is considered that the development of this site would meet Scottish Planning Policy by developing a gap site within an existing settlement. This would maximise the use of resources and sustain services in Drum of Wartle, including the primary school, which is operating significantly under capacity.

Therefore, on the basis of the foregoing, we would be grateful if consideration could be given to the allocation of additional housing requirements in Drum of Wartle through the Development Plan Review and the subsequent inclusion of the proposed site for residential development within the Aberdeenshire Local Plan.