

# 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: Aitken Turnbull Architecture,  
Date: 5 November 2008  
Postal Address: 9 Park Crescent, Edinburgh EH16 6JD

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? Kirkton of Oyne Mid Gait

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  
Easting 367899m

S4 What is the current use of the site? Greenfield

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 tenure housing development and live/work units

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.

There are 2 main proposed phases of development for the site. Phase A could realise short-term development within 5 years. Phase B could realise longer-term development under a long term settlement strategy.

Phase A would see up to 6 houses built in an area to the north of the existing "Cottage" and "Old Westhall" group of buildings. Also proposed, is a play /amenity area which would be sited west of Phase A group (north of Oyne Kirk). This phase would immediately foster a more cohesive sense of place for the community by creating a public usable space (which would be retained in perpetuity) and uniting disparate elements to form a more physically unified community. Structural planting and other preparatory works deemed necessary by the Council as a platform for Phase B, can be put in place during Phase A development of the site.

Phase B would provide for the totality of housing needs in this community and would be developed organically as local housing needs dictate over a period of up to 15 years.

Phase A - 2009 - 2014

6 units - residential units

Phase B - 2014 - 2024

14 units - mix of residential units and potential live/work units

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).

Kirkton of Oyne is a small rural community within easy reach (approx 4km) of Inch station on the Aberdeen-Elgin-Inverness rail line. It is atypical of other small rural settlements which, due to poor public transport connections, are often disconnected from larger towns and cities. Potential exists therefore to capitalise on the settlement's excellent commuter credentials.

The site has the capacity to accommodate organic housing as local demand dictates. However, this should be achieved through a planned approach where land is allocated in the development plan.

Up to 20 units, comprising a mix of detached mixed tenure housing units and live/work units, are proposed and these would be provided in two phases over a 5 -15 year period as part of a long term settlement strategy.

6 residential units are proposed in the short-term (realised within 5 years). The long-term capacity of the site would be realised within 15years, providing up to a total of 20 units.

In the short-term, the proposal is for detached houses, in keeping with the settlement's predominant building form at present.

In the longer-term, the form of housing development could vary to address the full spectrum of needs as the community develops. Larger settlements and towns require to offer a broader spectrum of housing types and tenures to address the market segmentation appropriate to the scale of their communities. Smaller rural communities such as Kirkton of Oyne do not possess the same demographic housing needs. If community consultation, housing needs assessment and/ or other materially relevant information indicates the desirability for a built form other than detached units, then Phase B of the proposal would address these issues.

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.

The Government believes that 'Live/Work' accommodation can play an important role in creating sustainable communities and mixed areas, reducing the need to travel by car, aiding the development of small businesses and providing local investment. There may therefore be potential to further augment the economic sustainability of the settlement through provision of live/work units. Given the scale (approx 60%) of eventual development capacity proportionate to the existing scale of the settlement, the opportunity to introduce a live-work element may exist within Phase B of the proposal. This will be considered more fully in the forthcoming development appraisal.

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 situated in Kirkton of Oyne which is designated within an 'Area of Landscape Significance'. Glen Homes will shortly provide the Council with a full development appraisal of the site, which will be accompanied by bulk and massing drawings, layout plans, a design and access statement and a landscape appraisal to assess the impact of the proposal on the 'Area of Landscape Significance'.

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](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?

There are four aspects of community benefit associated with the proposed development:

1. The community would become a more cohesive physical unit, as development of the site would unite disparate elements through landscaping, urban design and the provision of public open space/play area.
2. The opportunity to provide a public central amenity/play space would create a focus for the community.
3. Kirkton of Oyne is within the immediate sphere of influence of Inch approx 4km away. Development within Kirkton of Oyne would therefore contribute to the community improvements identified in the Developer Contributions appendix of the Adopted Aberdeenshire Local Plan.
4. A plan led approach to the housing land allocation would also be appropriate in this rural settlement as it would present an opportunity (which would otherwise be lost to an incremental and unplanned development) to provide for a range of community needs. A plan led approach would guarantee the long-term sustainable future of the settlement and would help reverse on-going demographic trends such as reducing household formation and an increasingly ageing population. Incremental development will on the other hand, lead to the physical, social and economic erosion of this settlement.

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
			<small>Please tick appropriate box</small>		
Local Shops	<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
Community facilities (eg Hall)	<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
Sports facilities (eg playing fields)	<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
Employment areas	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
Residential areas	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" 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"/>

The above facilities are all within approx 500m - 4km of the site in the nearby settlements of Oyne and Insch. Additionally, the site is served by local primary schools in Oyne, Insch and Premnay and secondary schools in Inverurie and Huntly. Other services in Insch include a health centre, a fire station, a museum, a leisure centre, two churches, a library, a community centre, an 18 hole golf course, two hotels, a nursing home, a public pleasure park and a railway station which is on the main Aberdeen to Inverness line.

Glen Homes will shortly consult the Planning Gain Team regarding the potential requirement for developer contributions towards services in the Garioch catchment area. Where applicable, these will be set out in the forthcoming Development Appraisal.

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

### 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

Incremental growth in Kirkton of Oyne has met unfolding demands for accommodation organically. However, more recently and in common with many other rural communities, there has been an exponential curve of physical development in Kirkton of Oyne where the pace of development has ratcheted upwards. This has led to emerging ribbon development at the eastern end of the settlement and has resulted in a disjointed development form that lacks cohesion and focus, suggesting that a Plan Led approach in respect of housing land allocations may also be appropriate in certain rural locations.

In the short-term, Phase A development of up to 6 houses on the site would address this by integrating individual building groups to form a more cohesive pattern of landscape and physical development. Phase A would also bring focus to the community by providing a public central amenity/play space.

In the longer-term, the overall development capacity of up to 20 houses on the site allows the opportunity to meet the totality of the community's housing needs. Aberdeenshire's Capacity Studies relate to larger settlements and towns capable of meeting a range of community needs. The Capacity Studies' underlying assumptions, however, are still relevant to a degree in the smaller rural communities. The primary assumption of the Capacity Studies is that the 20 year housing projection period, as advised by Scottish Planning Policy, may see housing stock expand by 100%. It is recognised that this is a long-term trend, rather than a target or policy objective but it does nevertheless provide a baseline upon which calibration of community long-term needs can be developed.

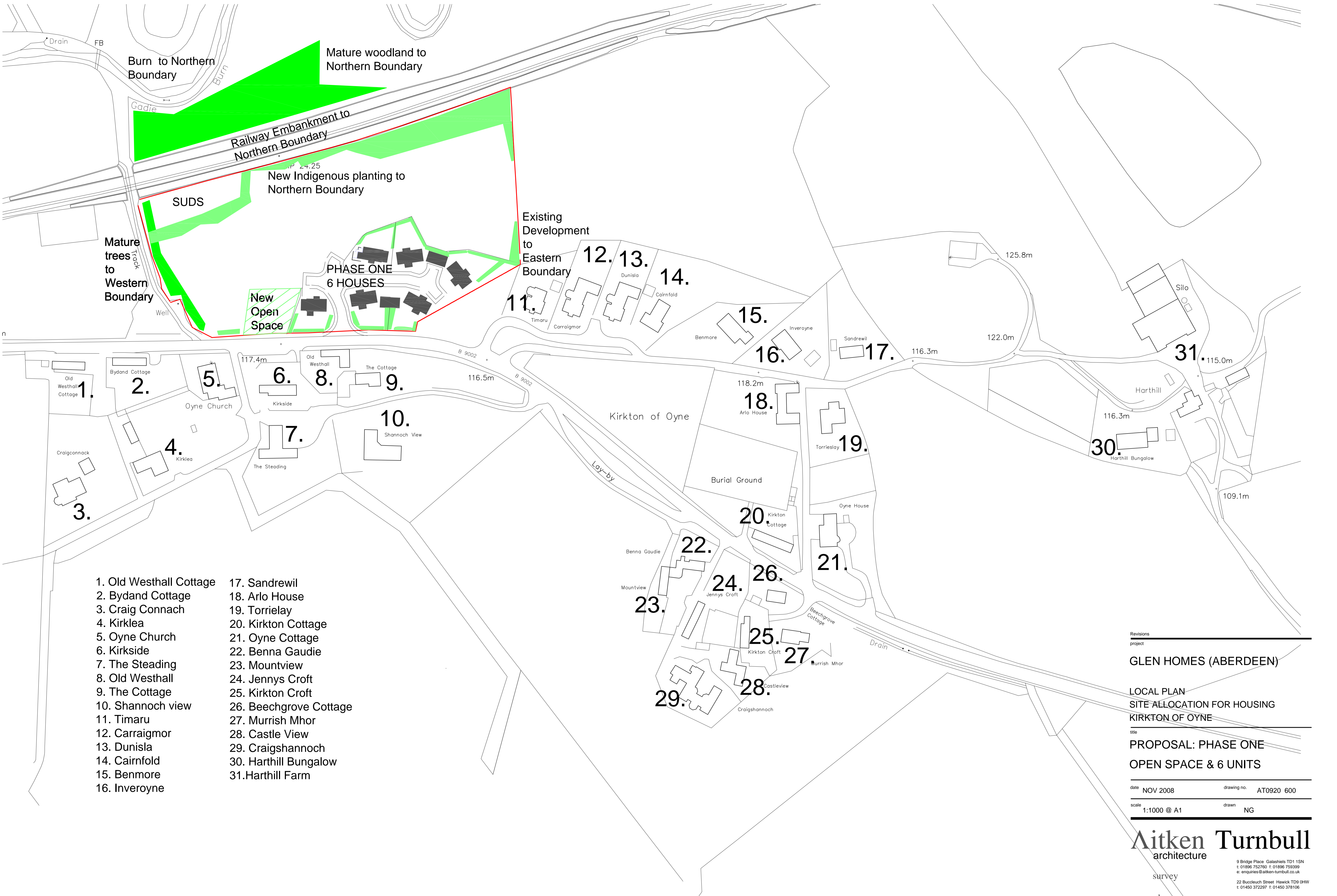
A combination of Census 2001, GROS Mid-Year Estimates, and 2001/2006 Strategic Forecasts for Aberdeenshire provides a context for framing the longer-term settlement strategy for communities. Such a long-term strategy approach should apply equally to smaller communities. Those sources indicate that the household occupancy rate for Aberdeenshire will fall from an average 2.48 in 2006 to 2.17 in 2011, and will continue to fall thereafter. In parallel with this trend, population growth of 5.4% is projected over 2004 to 2011, with further growth still up to 2021. So there will be fewer people on average in each house, whilst the overall population continues to grow. Against this backdrop, the demographic trend for Aberdeenshire as a whole is for younger working age groups (16-29 and 30-44) to decline as a proportion, and for older working age and retired groups (45-Ret, 60/65-74, and 75/over) to increase as a proportion of the total. Without sufficient development opportunities, communities run the risk of being characterised by an increasingly dwindling and ageing population.

The development site offers the community an opportunity to secure a long-term future at a level (circa 60% increase in dwellings over a 15 year period) which is more sustainable than the increase (100% over 15-20 year period) anticipated in Capacity Studies for more highly urbanised communities, such as Inverurie. Through a Planned Approach, the proposal would allow the community to maintain a balanced demographic in the face of long-term trends while other similar communities without long-term strategies may fall behind with a decreasing and ageing population.

**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.



- 1. Old Westhall Cottage
- 2. Bydand Cottage
- 3. Craig Connach
- 4. Kirklea
- 5. Oyne Church
- 6. Kirkside
- 7. The Steading
- 8. Old Westhall
- 9. The Cottage
- 10. Shannoch view
- 11. Timaru
- 12. Carraigmor
- 13. Dunisla
- 14. Cairnfold
- 15. Benmore
- 16. Inveroyne
- 17. Sandrewil
- 18. Arlo House
- 19. Torrielay
- 20. Kirkton Cottage
- 21. Oyne Cottage
- 22. Benna Gaudie
- 23. Mountview
- 24. Jennys Croft
- 25. Kirkton Croft
- 26. Beechgrove Cottage
- 27. Murrish Mhor
- 28. Castle View
- 29. Craigshannoch
- 30. Harthill Bungalow
- 31. Harthill Farm

Revisions	
project	
<b>GLEN HOMES (ABERDEEN)</b>	
LOCAL PLAN	
SITE ALLOCATION FOR HOUSING	
KIRKTON OF OYNE	
title	
<b>PROPOSAL: PHASE ONE</b>	
<b>OPEN SPACE &amp; 6 UNITS</b>	
date	NOV 2008
drawing no.	AT0920 600
scale	1:1000 @ A1
drawn	NG

**Aitken Turnbull**  
architecture

survey

plan

create

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