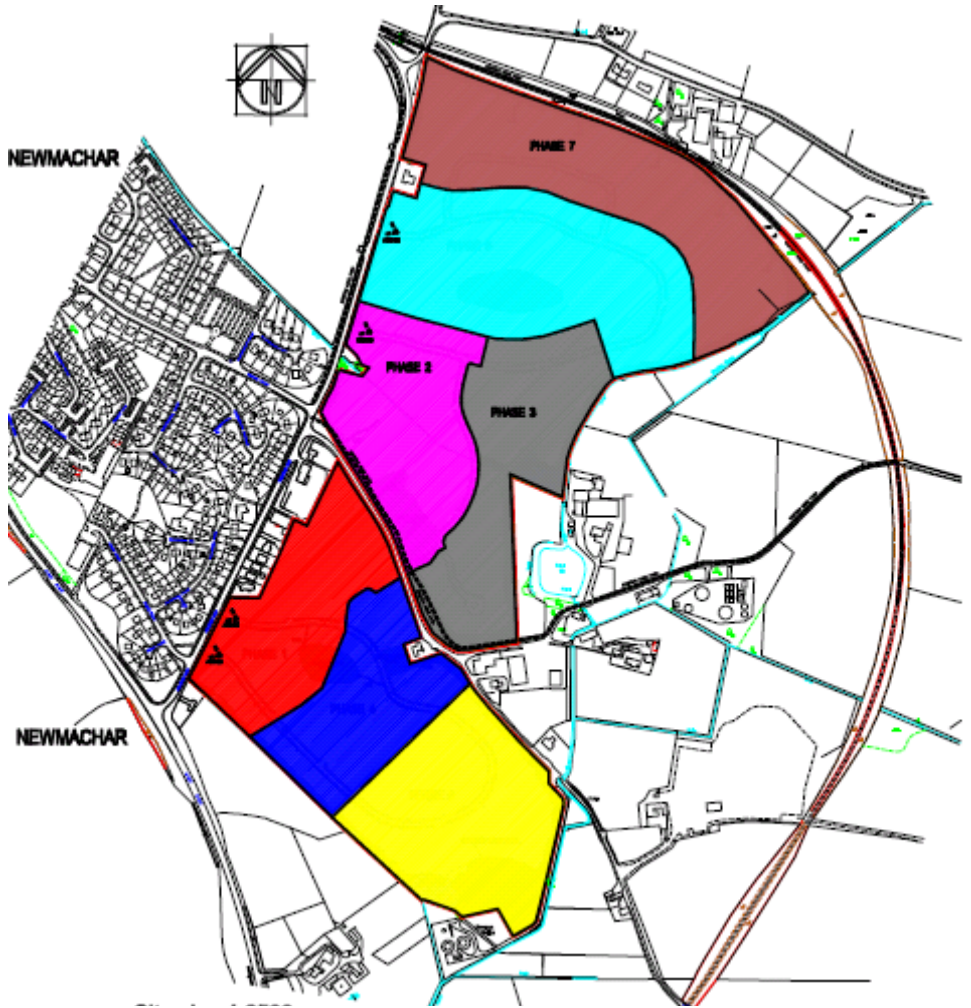


Land for Future Development Pinkie Farm and South Rannieshill, Newmachar



Prepared by Knight Frank LLP
On behalf of Kirkwood Homes Limited

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1. Introduction

1.1 Purpose and Content of Development Bid

1.1.1 Knight Frank LLP, on behalf of our client Kirkwood Homes Limited, submit the following Development Bid in support of land being allocated for a mixed use development at Pinkie Farm and South Rannieshill, Newmachar.

1.1.2 The purpose of this statement is to set out the planning justification for the identification of the land in question as being suitable for future residential and employment development and inclusion in the new Aberdeenshire Local Development Plan.

2. Site Characteristics and Background

2.1 Location

2.1.1 Newmachar is located 10 miles to the north-west of Aberdeen on the A947 Aberdeen to Banff main road.

Figure 1: Location Plan



Location plan 1:5000

2.1.2 The Pinkie Farm and South Rannieshill site is located on the south eastern edge of Newmachar, immediately north of the A947 Road and east of Hillbrae Way, the road to Kingseat. The land slopes down from the north easternmost part of the site to the A947 Road at the southern entrance to the settlement. The site is in two separate ownerships and comprises part of Pinkie and South Rannieshill Farms. The agricultural land quality classification of the site is mainly Class 3.2. The site subject of the development bid is identified in Figure 1 above.

2.2 Context

2.2.1 In 2006, Newmachar had a population of around 2,347 and this figure is forecast to fall slightly over the next 10 years. Since 2004 no new housing developments have been built in Newmachar. Planning permission has been granted for the erection of 7 houses at a site West of Corseduck Road (Local Plan Site fh1). No other sites of any significance are currently allocated for residential development in Newmachar.

2.2.2 Newmachar is located within the Aberdeenshire part of the Aberdeen Housing Market Area and falls within the Aberdeenshire Council Administrative Area of Garioch. Current figures indicate that there are 7 people on the waiting list in Newmachar in relation to any property becoming vacant for re-let.

2.3 Infrastructure

2.3.1 Newmachar is served by the A947, a main distributor road that runs from Aberdeen to Banff. Bus services are operated by Stagecoach along this route.

2.3.2 There is one primary school in Newmachar, which is centrally located in the town. The school has a current roll of between 320 and 340 and this is forecast to rise to a peak of 370 in 2010 before falling off in later years. The capacity of the school is currently 335. The funding for the construction of a new primary school at Newmachar has been approved by Aberdeenshire Council. This could increase the capacity of the primary to 460. It has still to be decided if the replacement school will be on the existing site or a new site. The primary school is currently zoned to Dyce Academy in Aberdeen City. The current roll of Dyce academy is about 560 and is forecast to fall to below 500 by 2014. The capacity of the school is 620.

2.3.3 Newmachar has a range and mix of community services. These include a library, post office and a community hall. The town also has a range of

shops, hotels and public houses. Further population growth in Newmachar will help sustain existing services and provide financial support through planning gain to improve and provide new facilities.

3. Planning Context

3.1 Current Planning Context

- 3.1.1 The Aberdeen and Aberdeenshire Structure Plan 'North East Scotland Together' (NEST) was approved in 2001. NEST promoted a strategy which aimed to create a long-term sustainable framework of settlements in a hierarchy which focused major development into the main settlements in the North East. NEST will soon be replaced by the Aberdeen City and Shire Structure Plan, which is currently under preparation and is referred to below.
- 3.1.2 The Pinkie Farm and South Rannieshill site lies immediately outside the settlement boundary for Newmachar as defined in the Aberdeenshire Local Plan. The site is therefore currently identified as countryside.

Figure 2: Extract from Aberdeenshire Local Plan



In Newmachar there are four main opportunities for new development

- **Site eh1** is suitable for around 31 houses (completed)
- **Site eh2** is suitable for around 3 houses (completed)
- **Site eh3** is suitable for around 74 houses (completed)
- **Site A** is suitable for community facilities.

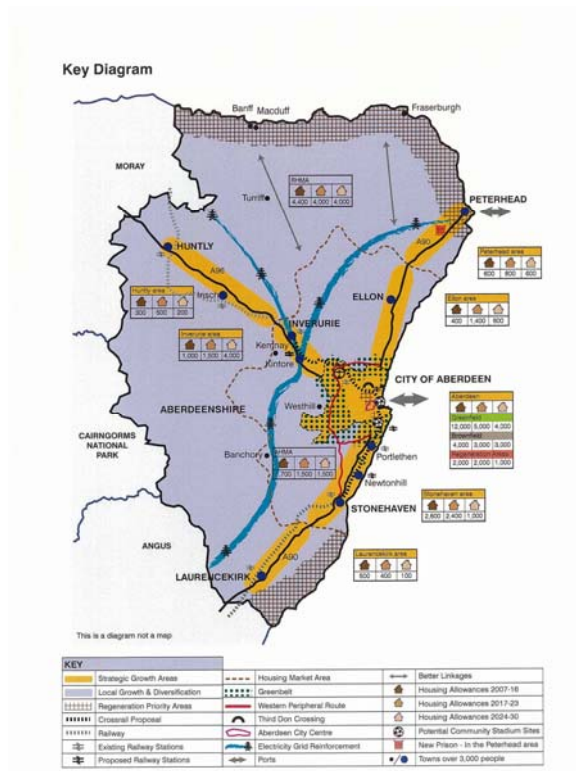
Two project areas are shown as **Site P1** (recreational area) & **Site P2** (school extension/community hall improvements/open space).

Future housing land is shown as **Site fh1** (5) (not started)

3.2 Emerging Planning Context

3.2.1 The draft Aberdeen City and Shire Structure Plan was published for consultation in June 2008. This advocates a higher rate of growth for the North East and is also promoting a spatial strategy which focuses future development into three Strategic Growth Areas. These three areas are the Huntly to Laurencekirk road to rail corridor, Aberdeen City, and the Aberdeen to Peterhead corridor. These areas are expected to take on board the majority of growth (75%) in the region. Figure 3 below illustrates the spatial strategy of the draft Structure Plan.

Figure 3: Extract from Draft Structure Plan for Aberdeen City and Shire



3.2.2 We welcome that the Structure Plan does not merely plan for what can be forecasted but instead is aspirational in its approach and seeks to promote economic growth for the region, to retain and build on the key industries we already have in the north east and use this to our competitive advantage. In principle, we support the spatial strategy of identifying 3 Strategic Growth Areas (SGA) along the main transport and economic corridors of the North East. We would suggest, however, that greater emphasis needs to be given in the Structure Plan to the role of settlements in Aberdeenshire that lie outwith the Strategic Growth Areas, particularly settlements such as Newmachar, where there are opportunities through expansion of the settlement to introduce a mix of uses and create a more sustainable form of community. Newmachar is located close to major employment areas at Dyce and Bridge of Don. The town will also become more accessible when the Aberdeen Western Peripheral Route is built.

3.2.3 We think there is a strong case for the new Aberdeenshire Local Development Plan to allocate a reasonable number of the 4700 houses proposed by the structure plan in the Aberdeenshire part of the Aberdeen Housing Market Area (that lies outwith the SGA's) for local growth for Newmachar for the period up to 2030. The justification for this is given in

the section below and will be supplemented by supporting documents over the next few months.

4. Development Bid

4.1 Key Elements

- 4.1.1 The development of Kirkwood's proposals for a major mixed use expansion of Newmachar are still at an early stage. It is recognised that for a proposal of this scale, major infrastructure would require to be put in place and the development would be phased over the whole time period of the structure plan. Whilst the proposals have still to be tested and masterplanned, we believe that there is scope to accommodate major new development at Newmachar, phased over a 20 year time period.
- 4.1.2 The Pinkie Farm and South Rannieshill site is contained within the landscape and its setting can be improved by the planting of major strategic landscaping belts. The rising ground at the north easternmost end of the site is particularly sensitive in landscape terms and development there should be kept well back from the ridgeline. The potential size of the site is some 36 hectares, which is capable of accommodating a major residential development (500+ houses) a major new employment centre for Newmachar, a public park and open space and supporting community and neighbourhood facilities. In addition a site for a new primary school could if required in this location, be identified. The design and layout of houses would be in accordance with sustainable design requirements. The site, which faces southwest, is well suited for maximising solar gain. A mix of housing sizes and types, including higher density housing development would be provided focusing on providing smaller homes to buy or rent and of which at least 25% will be affordable units.
- 4.1.3 Other factors which will influence the layout of a future masterplan for the site will be the need to retain trees and woodland on site, connect to the existing core path network in the immediate area and provide good pedestrian and cycle linkages to Newmachar. If this development is to be taken forward it is recognised that a landscape and visual assessment will require to be undertaken for the site.
- 4.1.4 Kirkwood made an initial approach to Stewart Milne Homes who have an interest in the land that lies immediately west of South Rannieshill and north of the built up area of Newmachar, as it is understood that a development bid is also to come in for that land. We see merit in combining the sites if a

major settlement expansion were to be favoured for Newmachar. This would give better economies of scale to deliver the infrastructure required.

4.2 Access and Connectivity

Accesses

4.2.1 It is envisaged that access to the proposed development site will be from Hillbrae Way at a number of separate access points. Bus services would also require to be extended along Hillbrae Way and possibly into the site to ensure the accessibility of the entire site. Mention was made above of improving the connectivity of the site and linking into and improving the core path network. The fast speeds of traffic using Hillbrae Way is another issue that will require to be addressed. Again if this development is to be taken forward it is recognised that a Transport Assessment will require to be undertaken for the whole site to demonstrate how the site will work and what mitigation works will be required.

Internal Road Layout and Parking

4.2.4 The internal road layout of the site will be designed taking cognisance of the safety of pedestrians and cyclists. Design will be based on the guidance contained in the Manual for Streets. In terms of roads the result is a safe environment for all road users, encouraging pedestrians and cyclists, welcoming them to the roads environment to be equal with the motor car. All parking associated with the proposed development will be accommodated within the curtilage of the site and will be in accordance with Aberdeenshire's parking guidelines. Full details will be provided within the final Transportation Assessment document.

4.3 Services

4.3.1 A full investigation of major services for the area will require to be undertaken. It is recognised given the scale of development proposed that major improvements are likely to be required to upgrading water and sewerage capacity, the provision of SUDs, etc.

4.4 Implementation

4.4.1 Kirkwood believe that they will be able to demonstrate the deliverability of their development proposals for an extension to Newmachar across the whole time period of the structure plan.

5. Public Consultation

5.1 Consultation with Council Officers and Other Agencies

- 5.1.1 Consultation on the proposals at this stage has been very limited, involving only informal discussions with Aberdeenshire's Local Development Plan Policy Manger. Further discussions with officials and the local community will be necessary to work up more detailed proposals for the current outline development bid
- 5.1.2 Consultations will also require to be undertaken with the major service providers regarding the site. These will include BT, Scottish Water, Scottish and Southern Energy, Transco and other operators.

6. Conclusion

6.1 Justification

- 6.1.1 Aberdeenshire Council are now formally inviting Development Bids for consideration as part of the process of preparing the new Local Development Plan for Aberdeenshire. We consider that the Pinkie Farm and South Rannieshill site at Newmachar shown on the attached Indicative Site Layout Plan should be included in the new Local Development Plan as a mixed use development site. The development of the site would:
- Fit with the strategic development framework by providing a sustainable mixed use extension to an existing settlement in Aberdeenshire that is well served by public transport and will become more accessible on completion of the AWPR;
 - Be deliverable as the land, which is in two ownerships is in the control of Kirkwood Homes;
 - Respect and enhance the landscape by ensuring that the proposed development would not be obtrusive and fits with the topography of the site;
 - Promote sustainable travel patterns by providing new housing land which is accessible to the town centre, employment land and other facilities and promoting walking, cycling and use of public transport;
 - Promote sustainable travel patterns by providing new housing land which is accessible to the major employment areas in Dyce and Bridge of Don; and
 - Provide much needed affordable housing and help support and improve local services and keep the settlement and community viable;

Appendix 1 – Scoring Sheet

	Criteria	Land at Pinkie Farm and South Rannieshill, Newmachar	Score
Sustainable Economic Development	Accessibility of existing centres of employment	The site is more than 1k from the nearest employment centre.	-1
	Provision of business land	Development of the site could help to generate some opportunities for new employment.	+1
	Distance to key services	The site is located between 400m and 1k from the centre of Newmachar.	0
	Pedestrian/cycle links to key services, employment land and surrounding developments	Opportunities exist to provide pedestrian and cycle links to key services and nearby employment land uses.	+1
Encourage and Support Regeneration	Brownfield development	The development would make no use of brownfield land and/or existing buildings.	-1
	Enhancement of heritage	There would be no detrimental impact on the built and/or cultural heritage arising from the proposed development.	0
	Supporting quality of services including primary schools	The development would help to sustain existing services and there would be a requirement for new education facilities for both primary and secondary education.	0

	Resolves issues of contamination.	No remediation of land required (land not known to be contaminated).	0
Maintain and enhance Quality of the Natural Heritage and Built Environment	Quality of agricultural land lost	Class 3.2 land and above.	0
	Degree of loss of biodiversity	It is not anticipated that there would be a negative impact on the biodiversity of the site.	0
	Setting of historic buildings affected	No detrimental impact on Historic Building(s) or Scheduled Ancient Monuments.	0
	Archaeology affected	There is not thought to be any archaeology on site (will require evaluation at application stage).	0
Landscape	Shelter from cold winds	The site is sheltered from prevailing winds by the topography. Shelter will be improved by new planting and landscaping.	0
	Potential for passive solar gain	The site benefits from the majority of the site having south and south westerly facing slopes.	+1
	Visual considerations	The site would fit in with the landscape.	+1
	Designed landscapes affected	The proposed development would have no impact on any designed landscapes.	+1

Technical Issues	Availability of water supply	These costs are not currently known. It is anticipated that there will be an upgrade required.	0
	Ease of providing drainage	There will be some constraints and costs to providing drainage.	0
	Costs of providing access	It is anticipated that there would be minimal cost of providing access to the site.	+1
	Provision of new community services required.	Some new build likely to be required or contributions towards provision of new facilities.	0
	Total Score		+4

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: Kirkwood Homes Limited c/o Knight Frank LLP
Date:6 November 2008
Postal Address:3 Rubislaw Terrace, Aberdeen, AB10 1XE

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? Newmachar

Have you any information on the internet which promotes your aspirations for the site? If so please provide the URL :N/A

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 No

Please provide the National Grid reference of the site
NJ 892 189

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? Mixed use development comprising employment land and housing land.

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. Employment land and some housing development will form the first phase of development. The second and subsequent phases will include further housing and employment development.

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). It is estimated that the site which comprises 38 hectares has the capacity to accommodate up to 500 houses. A mix of housing types will be provided to cater for need and demand in the Newmachar area. The site is allocated in the current Aberdeenshire Local Plan as Countryside.

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. Strategic landscaping, public open space, SUDs Area, supporting community and neighbourhood facilities and footpath links through the site connecting to Newmachar.

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 Planning 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

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?

In addition to affordable housing the proposals will provide employment land with the potential to create new employment in Newmachar. Planning gain monies can contribute to improvements to schools in Newmachar and other identified requirements. New footpaths will also be provided.

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 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 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 type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Other (Please specify)	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <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

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.

- 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 Supporting Planning Statement and supporting documents.

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.