

## 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:

DM Carnegie

Date:06/11/08

Postal Address:

Steelstrath,

Laurencekirk

Aberdeenshire

N2

Name of landowner (if known) [REDACTED]

Postal address of landowner

[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?

Former RAF Edzell Airbase

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 632 689

S4 What is the current use of the site? Former airbase

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?

Phased residential development; employment land; retail centre; potential primary school; community facilities; public open space and playing fields; and possible combined heat and power plant.

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.

The extensive area of the site is such that there is ample scope to accommodate housing land of approximately 42 hectares. This would allow the erection of around 1100 units which would be formed in 5 separate phases as shown in the indicative masterplan which is attached.

The detailed phasing is included in the attached supporting statement.

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 housing in all phases of the development will include a range of house types and sizes to meet the needs of the population. These will include, detached and semi detached housing of a range of sizes, together with areas of flatted development.

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 proposed sustainable mixed use expansion of the existing community at the former air base will include a broad range of land use types, all as illustrated in the masterplan which is attached to this report. Specifically these uses include a employment land; retail centre; primary school; public open space; community facilities; possible combined heat and power plant.

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 base site is set within mature landscaped grounds and is provided with existing recreational and amenity facilities. The presence of this site offers a tremendous opportunity for the creation of a sustainable settlement incorporating the highest standards of urban design and an optimum range of uses all set within attractive rural landscape.

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?

Development of our client's site proposes numerous benefits for the local community.

Development of the site will allow for much needed road improvements; provision of bus stop and shelter as well as the provision of foot paths and cycle paths out with the site.

In terms of community facilities the development will allow for 0.5 acres of land for the construction of a community facility or the gift of the galley building to the local community. Community open space will also be provided. The development will make contributions to both education and affordable housing.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community facilities (eg Hall)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sports facilities (eg playing fields)	<input checked="" 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"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input 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"/>

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 type="checkbox"/>	NA <input checked="" type="checkbox"/>
Traffic Impact Assessment	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NA <input checked="" type="checkbox"/>
Drainage Impact Assessment	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NA <input checked="" type="checkbox"/>

Habitat / biodiversity Assessment	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	NA	<input checked="" 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\\_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

C1 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

There are a broad range of reasons why this development bid is suitable for inclusion in the draft Aberdeenshire Local Development Plan. The first is based upon the fact that the former RAF base represents an ideal opportunity for the creation of a sustainable mixed use community. In essence this is what existed when the base was operational for military purposes and many of the existing facilities remain on site. The proposal builds on these and reuses the many of them.

Secondly significant progress has already been made towards the approval of outline planning permission for the redevelopment of the base. The application which has been approved subject to the signing of a Section 75 agreement includes a substantial mixed use development encompassing most of the land upon which the base is located. This situation should be reflected in the next version of the local plan.

Thirdly the proposed development site accords with the strategy which has been identified in the draft structure plan. Representations have been submitted as part of the structure plan preparation process to ensure that the site at RAF Edzell is included within the southernmost SGA, thereby confirming accordance with the most up to date strategy for the north east.

Fourthly the proposal reflects the objectives of the draft structure plan. Of particular relevance is the objective which encourages the creation of sustainable mixed use communities. Examination of the content of the masterplan confirms that this would be achieved by the proposed development. The sustainability objective would be met through the provision of a combined heat and power plant on site and the economic development and population growth targets would be assisted through the creation of valuable employment land and residential areas.

The final justification for the allocation of the land in question for development purposes stems from the benefits which would arise to the occupants of the housing at Edzell

Woods to the north. At the moment the residents of this area have little or no facilities to speak of. Development if the former base would create the opportunity for a broad range of facilities to be created thereby increasing the quality of life with this rural service centre.

For the foregoing reasons, the site represents an ideal opportunity for development which should be included in the Draft Aberdeenshire Local Development Plan.

**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.

been a self contained community within recent years. All infrastructure and services are in place, including mains water, sewage treatment plant, surface water disposal, power supplies and vehicular access. Furthermore it is set within mature landscaped grounds and is provided with existing recreational and amenity facilities. The presence of this site offers a tremendous opportunity for the creation of a sustainable settlement incorporating the highest standards of urban design and an optimum range of uses all set within attractive rural landscape. The site has excellent transportation links, lying within 2.3 kilometres of the A90, and within approximately 7 kilometres of Laurencekirk and the railway station which is to be constructed there.

- 6.2 One of the main benefits which would arise from the development results from its proximity to the existing housing at Edzell Woods. This small settlement of 144 dwellings is identified as a rural service centre within the Aberdeenshire Local Plan 2006. At the moment it is devoid of any real services or facilities and this situation would be remedied through the pursuit of the current proposal.

## **7.0 Residential Neighbourhoods**

- 7.1 The extensive area of the site is such that there is ample scope to accommodate housing land of approximately 42 hectares. This would allow the erection of around 1100 units which would be formed in 5 separate phases as shown in the indicative masterplan which is attached to this report. These would be constructed at a range of densities also incorporating a variety of tenures. The urban design characteristics would be drawn from the surrounding area, including the red sandstone traditional vernacular architecture of Edzell and the more modestly sized terraced housing which was former occupied by the servicemen of the base.
- 7.2 Phase 1 would be the first to be developed and would be suitable for commencement from 2009 onwards. This phase wraps around the ornamental pond which lies at the northern tip of the site. This extremely attractive landscape setting would be complemented by the creation of generous landscaped grounds in association with the proposed dwellinghouses. It is therefore proposed to form larger detached dwellinghouses in this phase. The

proposed density of development is therefore proposed at 15 units to the hectare resulting in the construction of 180 units.

7.3 The second phase of the development would commence upon completion of phase 1 and this is anticipated to be in 2012. The location of phase 2 would be immediately adjacent to the proposed community facilities and retail provision. Given this positioning, a higher density of residential units is proposed. 40 units per hectare would result in the construction of 300 units and this number in close proximity to the local node would ensure the viability of the services and shops to be provided. To achieve this density of development it will be necessary to incorporate a flatted element and it is likely that an element of affordable housing will be formed within this phase.

7.4 Phase 3 also lies within easy walking distance of the local node with all areas being within a 5 minute walking distance of 400 metres. It is proposed to construct this phase at a density of 30 units to the hectare. The area of this phase is 7.5 hectares, which would result in overall housing provision of 225 units, to be constructed between 2015 and 2018.

7.5 In an effort to ensure the provision of a balanced residential development, the final 2 phases would be constructed at a medium density of 20 units to the hectare. This would measure 18 hectares, thereby resulting in 360 dwellings, to be constructed between 2019 - 2022 and 2023-2028 respectively.

## 8.0 Community and Retail Facilities

8.1 The proposed community and retail facilities would be provided within a central node along the northern edge of the development. This proximity has been dictated firstly to ensure that the facilities are as accessible as possible to the occupants of the proposed development and secondly to ensure that they are also within easy reach of the existing housing at Edzell Woods. The area of this central site would be 4 hectares.

8.2 Given a predicted occupancy rate of 2.14 people per dwelling, this would provide a total population in the community of approximately 2354. Such a population would sustain a small supermarket together with other local retail and service provision.

- 8.3 In addition to retailing it would also prove necessary to provide primary school facilities. There is a redundant primary school on the Edzell Woods site and its possibility for reuse to form educational facilities shall be explored.
- 8.4 The development site lies within the catchment area of Laurencekirk Secondary School and examination of Aberdeenshire Council's school role information indicates that it is currently over capacity with this trend predicted to continue in the future. As part of this major development it will therefore be necessary to explore the potential for expansion of the school through planning gain contributions.
- 8.5 As described above, the site contains a broad range of existing facilities including a community hall. As part of the current outline application for the site it is proposed to renovate one of these existing facilities for continued use. The existing facility is located within the area identified for community facilities within the masterplan and will be adequate to cater for the first phase of development, however as the community begins to grow in size it will be necessary to provide expanded accommodation in the form a new purpose built facility.

## **9.0 Open Space and Landscaping**

- 9.1 Guidance on the provision of appropriate areas of open space and landscaping throughout Aberdeenshire is contained with the statutory local plan. Appendix 6 of this document stipulates that for a development of the scale proposed (including the housing from Edzell Woods) that it will be necessary to form a hierarchy of community spaces, including a civic park; organised sports facilities; community play areas; and neighbourhood green spaces. These would all be incorporated into the development. The masterplan illustrates that the civic park would be formed centrally, thereby increasing accessibility. This would include formal sports pitches, a pavilion, sports hall and children's play facilities. Additionally, scattered throughout the development would be a network of neighbourhood green spaces including small local play areas to serve the individual residential phases.
- 9.2 The perimeter of the site already enjoys substantial areas of mature landscaping, particularly on the northern and western boundaries. It is proposed that these will be

augmented to ensure that the community enjoys an attractive setting. Substantial buffers of structure planting are therefore proposed around the perimeter of the site.

- 9.3 An ornamental pond has been provided as part of the amenities of the base. This facility would form the focal point for the proposed residential development.

## **10.0 Employment Land**

10.1 Expansive areas of employment land have already been created on site, largely in the form of class 6 storage and distribution. The sustainable element of the proposed community is largely derived from the fact that the proposed housing would be located in close proximity to extensive employment opportunities. A 16 hectare business park is proposed in the south west corner of the site. This park would be provided with high standards of landscaping, thereby ensuring an attractive entrance to the employment zone. Beyond that to the north-east an area of storage and distribution would be formed, coinciding with the runways and central air control building which formerly served the base. This area is already used for the purpose of storage and distribution with planning permission having been granted. Beyond this an expansive area of industrial land measuring 40 hectares is proposed on the eastern edge of the site. Given the amenity implications of both the storage and distribution and industrial uses it will be necessary to form a landscaped buffer at least 15 metres in width between the residential zones to the north-west.

10.2 The draft structure plan requirements for employment land require that at least 60 hectares be available for businesses to locate within the SGAs and that at least 20 hectares of this is suitable for business headquarters. The former air base site already includes significant areas of employment land, largely in the form of storage and distribution areas. These would be considerably enhanced by the creation of a high quality business park which would be suitable for headquarters location.

10.3 The creation of such a comprehensive range of employment land within walking distance of the proposed residential element of the community would ensure the promotion of sustainable travel to work patterns. Moreover it was also make considerable progress

towards the achievement of the employment land objectives which are included within the draft structure plan.

## **11.0 Access**

11.1 Many of the access issues for this site have been addressed through the outline planning application which is nearing approval. As part of the S75 agreement it will be necessary to upgrade the North Water Bridge Junction on the A90, which will serve as indirect vehicular access into the trunk road. Further improvements are also proposed to the CK2 public road which runs along the western boundary of the site. These will include widening and improving the geometry at a number of bends. It will also be necessary to construct a roundabout at the main access onto the CK2. These comprehensive road improvements have all been agreed with the Transportation and Infrastructure Service and have also incorporated relevant comments from the Trunk Roads Authority.

11.2 In addition to improvements to vehicular travel, it will also prove to be necessary to upgrade the facilities for pedestrians and cyclists. Again a number of measures have been agreed through the S75 agreement. These include the provision of a footpath linking to the Denstrath Road to the north, which is a direct pedestrian connection to Edzell. Furthermore it is also necessary for the road layout within the development to be designed so that it is suitable for public transport services. An improved bus service would be a necessary component of a development of the scale proposed. In particular the formation of bus routes to and from the proposed railway station at Laurencekirk would be required.

## **12.0 Infrastructure and Servicing**

12.1 At present sewage from the both the Edzell Woods housing and the former airbase discharges into a private sewage treatment plant close to the western boundary of the base. Examination of the statutory local plan indicates that the development opportunity which has been identified for the site, requires that the proposal connects to a private sewage treatment plant which is capable of adoption by Scottish Water. It is understood to be unlikely that Scottish Water will agree to adopt the existing private sewage treatment plan and for this reason the construction of a new plant is proposed. The location of this

treatment plant is yet to be established however it is likely to be formed on the site of the existing private plant.

- 12.2 Investigations have commenced into the costs of provision of upgraded electrical connections to the site as these will be required as part of the expanded base project.

### **13.0 Sustainable Energy**

- 13.1 The requirements for increased reductions in carbon emissions as specified in *SPP6 – Renewable Energy* are recognised. These require a 15% reduction in carbon emissions below the standards contained in the building regulations, for development of the type proposed. In an effort to meet this target the possibility of the creation of a combined heat and power plant will be explored. Other possible alternative sustainable heat and power sources shall also be explored as part of the detailed master plan process. This renewable technology would require the creation of a modestly sized building comparable to a small agricultural barn for the generation of both heat and power. This would be supplied by timber pellets from a local fuel source

### **14.0 Justification for Inclusion with Aberdeenshire Local Development Plan**

- 14.1 There are a broad range of reasons why this development bid is suitable for inclusion in the draft Aberdeenshire Local Development Plan. The first is based upon the fact that the former RAF base represents an ideal opportunity for the creation of a sustainable mixed use community. In essence this is what existed when the base was operational for military purposes and many of the existing facilities remain on site. The proposal builds on these and reuses the many of them.
- 14.2 Secondly significant progress has already been made towards the approval of outline planning permission for the redevelopment of the base. The application which has been approved subject to the signing of a Section 75 agreement includes a substantial mixed use development encompassing most of the land upon which the base is located. This situation should be reflected in the next version of the local plan.