

Ryden

Alexander Adamson Ltd

Development Bid for Land at
Cammachmore

November 2008

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

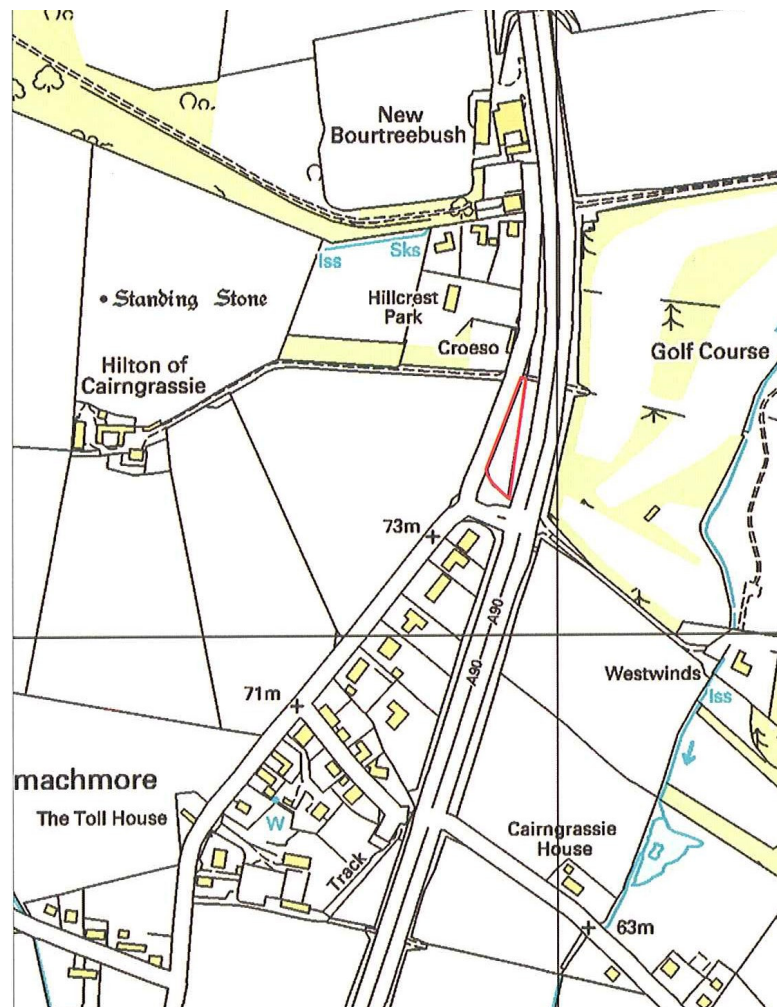
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1.0 INTRODUCTION

1.1 This development bid is submitted on behalf of Alexander Adamson Ltd who own land at Cammachmore, as highlighted on the location plan in Figure 1 below.

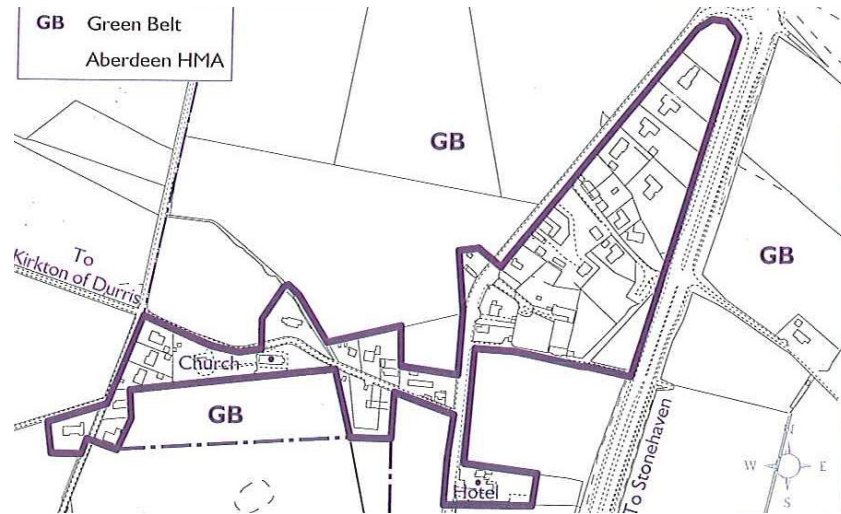
Figure 1: Site location Plan



1.2 Cammachmore lies on the A90 between Portlethen and Newtonhill, approximately 2 miles south west of Portlethen; 7 miles north of Stonehaven and 9 miles south west of Aberdeen. The A90 trunk road lies immediately adjacent the site.

- 1.3 Within the extant Aberdeenshire Local Plan Cammachmore is identified as a Rural Service Centre. These are minor service centres that may provide opportunities to absorb small scale local development needs. An extract of the Aberdeenshire Local Plan is shown in Figure 2 below.

Figure 2: Aberdeenshire Local Plan



- 1.4 This site lies on the A90 and therefore within the Aberdeen to Laurencekirk Strategic Growth Area. As such, it is considered that this site could contribute to the housing requirements identified for this area in the Draft Structure Plan. Further justification is provided in section 6.0.

2.0 DESCRIPTION OF SITE AND PROPOSALS

- 2.1 The site, which is currently agricultural land, extends to approximately 0.25 hectares (0.62 acres) and lies adjacent to the settlement boundary of Cammachmore. It extends to 34 metres at its widest part, tapering off to the north along its length. It is bound to the north by a strip of land left over after the construction of the A90 and beyond this some residential properties; to the east by the A90 and beyond this a private golf course; to the south east by existing development within Cammachmore; and to the west by the old A92 which connects

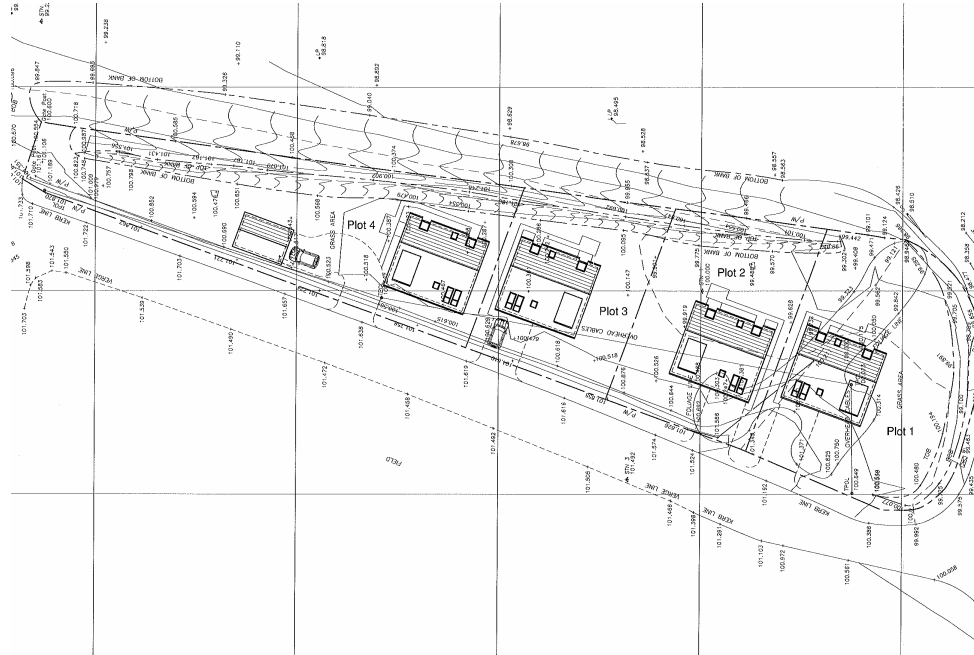
Cammachmore with the dwellings to the north. The site currently lies in the green belt.

Figure 3: Aerial Photograph



- 2.2 It is proposed that the site be developed for a small scale residential development, comprising up to four dwelling houses. An indicative layout has been prepared and is shown in Figure 4 below. The proposed housing would run adjacent to the A90 trunk road, with access taken from the old A92 which runs to the west of the site. Landscaping is proposed along the east A90 boundary of the site to enhance the existing bund. Surface water would be dealt with by means of Sustainable Urban Drainage System.

Figure 3: Indicative Layout



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 locations 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.

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 Where brownfield and infill sites 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 have a number of advantages. Servicing costs can be reduced and new housing may benefit existing communities by helping to sustain local schools, shops and services.
- 3.6 Scottish Government policy encourages more diverse, attractive and mixed use residential communities, in terms of tenure, demographic and income. A range of housing types is needed to support the creation of mixed communities which provide housing for the whole

community and segments of the market, from affordable housing and starter homes to executive housing.

- 3.7 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. Small clusters and groups of dwellings could be feasible in many places, helping to meet a demand, which has, hitherto, been unsatisfied.
- 3.8 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.
- 3.9 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.
- 3.10 SPP21: Green Belts states that a green belt is an area of land designated for the purposes of managing the growth of a town or city in the long term. It should be used to direct development to suitable locations, not prevent development from happening in general. Only areas of land that help to deliver the objectives of the green belt should be covered by this designation. This includes directing growth to the most appropriate locations and support regeneration; to protect and enhance the character, landscape setting and identity of towns and cities; and to protect and give access to open space within areas of towns and cities as part of the wider structure of green space.

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 The Aberdeen to Laurencekirk Strategic Growth Area is split into two areas. Within the Stonehaven area a requirement for 6,000 houses are anticipated over the entire Structure Plan period. This is divided into three periods, with 2,600 houses required between 2007 and 2016; 2,400 between 2017 and 2023; and 1,000 between 2024 and 2030.
- 4.3 The 'Quality of the Environment' objective states that the green belt around Aberdeen will continue to play a vital role in protecting the character and landscape setting of the City. However, it will need to change to meet the growth this plan hopes to achieve. This objective sets a target to carry out a green belt boundary and policy review by 2010.

5.0 SERVICES

- 5.1 Newtonhill Primary School is currently operating below capacity. This is due to fluctuate between 2009 and 2016, however, it is still forecast to be operating at only 72% of capacity by 2016. There would be capacity in the school to accommodate development on the bid site.
- 5.2 Septic tanks are proposed for the disposal of foul water from the site. In terms of water, Scottish Water's 2007 Asset Plans appear to suggest that there is capacity for up to 10 dwellings at Cammachmore in the

treatment works. Therefore there are no technical constraints to the development of this site.

- 5.3 There are no water courses in the vicinity of the site, therefore no flood risk associated with the site.

6.0 JUSTIFICATION

- 6.1 The land lies within a Strategic Growth Area and is therefore an ideal location for development to absorb some of the housing requirements for this area and meet the objectives of the Draft Structure Plan.

- 6.2 The site is bound on two sides by roads and on another by residential development which forms the boundary of Cammachmore. It is therefore considered to be an infill site which is capable of development. It provides no beneficial agricultural use as it is an area left over from the construction of the A90. The development of the site would link the community of Cammachmore when considered with the cluster of residential dwellings to the north, which although are not within the settlement boundary, are considered part of the community. Development would be a natural extension of the settlement which is supported by SPP3 as it helps to reduce servicing costs and help sustain services. In this case, it would sustain the local primary school which is under capacity. There is scope within the school to absorb any additional pupils that the development of this site would bring and contribute to its efficient operation.

- 6.3 The site currently falls within the green belt, but in order to deliver the housing requirements within the Draft Structure Plan, it will be necessary to review these boundaries and take some land out of this designation. It is argued that this should be such a site. It serves no benefit to the objectives of the green belt as set out in SPP21. The land does not provide any significant benefit in protecting the setting of the City and is not used for recreational purposes. It is useless as agricultural land and is separate from the main field by the A90 and A92.

- 6.4 The dwellings to the north are also located in the green belt and a small scale development on this site would be seen in that context and within the context of the boundary of Cammachmore, immediately to the south. It would cause no detriment to the area and would not compromise its setting, or the setting of the City as there is enough land in the intervening area which can adequately protect it.
- 6.5 The site enjoys good access to the A90 and therefore the surrounding area. It is understood that bus stops are located within 400 metres of the site, therefore within the requirements of SPP17. The services at Portlethen and Newtonhill, including shops and the primary school are located within 1600 metres of the site as required by PAN 75. This site is therefore considered to be in a sustainable location, within easy reach of the amenities of the nearby settlements to the north and south.
- 6.6 A planning application was previously submitted for this site. Aberdeenshire Council's Roads Department had no objection to the development of this site. The Truck Roads Network Management Division indicated that development would be acceptable. The local community council had no objection and supported the proposals based on the fact that development would link the northern part of the community with the main cluster of development and that the site has little agricultural value.

7.0 CONCLUSION AND RECOMMENDATION

- 7.1 This site lies within a Strategic Growth Area where the majority of the growth for the Structure Plan region is to be located. It is therefore considered to be a suitable location to absorb some of the housing land requirements for the Stonehaven Area of the Aberdeen to Laurencekirk SGA.
- 7.2 Development would make use of an area of land which is of no agricultural benefit, given that it is an area of land left over after the construction of the A90. It is bound on two sides by roads and on the third by residential development in Cammachmore. Development

would link the northern part of the community with the main area of housing.

- 7.3 The development of this site for a small scale residential development would not compromise the objectives of the green belt. The land does not provide any significant benefit in protecting the setting of the City and is not used for recreational purposes. Housing to the north is also within the green belt and this development should be viewed similarly and should therefore be relieved from its green belt status when this is reviewed.
- 7.4 Therefore, on the basis of the above the bid site should be identified for residential development within the Aberdeenshire Local Development Plan.

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: ALEXANDER ADAMSON LTD	Date: 5-11-2008
	Postal Address: C/O RYDEN LLP 25 ALBYN PLACE ABERDEEN AB10 1YL	

N2	Name of landowner (if known) [REDACTED]
	Postal address of landowner
<small>To comply with the data protection Act1998 this information will not be made public</small>	

The site and your proposals

S1	Under what name would you like the site to be identified? LAND TO THE NORTH OF CAMMACHMORE, STONEHAVEN Have you any information on the internet which promotes your aspirations for the site? If so please provide the URL : <small>The site name could be descriptive ("Site north of") or an address (Site at Westburn Road , Aberdeen)</small>
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S2	Have you provided a map showing the exact boundaries of the site you would like considered?
S3	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Please provide the National Grid reference of the site NO 909 951
--

S4 What is the current use of the site? 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

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).

UP TO 4 DETACHED PROPERTIES

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?)

DEVELOPMENT WOULD LINK THE NORTHERN PART OF THE COMMUNITY WITH THE MAIN CLUSTER OF DWELLINGS TO THE SOUTH

DEVELOPMENT WOULD BE SEEN IN THE CONTEXT OF EXISTING DEVELOPMENT TO THE SOUTH AND WOULD PROVIDE A NATURAL EXTENSION TO THE SETTLEMENT, DUE TO ITS LOCATION IMMEDIATELY ADJACENT TO IT.

THE SITE IS CONSIDERED TO BE AN INFILL SITE SURROUNDED ON THREE SIDES BY EXISTING DEVELOPMENT. LANDSCAPING PROPOSED WOULD PROVIDE A BUFFER TO THE A90

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

CLOSE TO THE A90 AND THEREFORE BENEFITS FROM GOOD TRANSPORT LINKS. No

SOUTH EASTFACING HABITABLE ROOMS

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

THE COMMUNITY COUNCIL HAD NO OBJECTION

Not Yet

NO OTHER REPRESENTATIONS

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?

SUPPORT FOR LOCAL SERVICES

PROVIDE HOUSING IN A STRATEGIC GROWTH AREA TO MEET THE STRUCTURE PLAN REQUIREMENTS

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 checked="" 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) GOLF COURSE	Yes <input checked="" 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

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 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_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

FROM OLD A92

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)