

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:	CABARDUNN DEVELOPMENT COMPANY LTD	Date:	05-11-08
Postal Address:	c/o RYDEN LLP 25 ALBYN PLACE ABERDEEN AB10 1YL		

N2

Name of landowner (if known)	[REDACTED]
Postal address of landowner	[REDACTED] [REDACTED] [REDACTED] [REDACTED] [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 DURRIS'
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?
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

S3

Please provide the National Grid reference of the site
NO 773 962 GB

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 USE

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).

IT IS CONSIDERED THE SITE WOULD BE SUITABLE FOR A DEVELOPMENT OF APPROXIMATELY 16 DWELLINGS OF A MIX OF TYPES AND SIZES IN LINE WITH THE EXISTING PROPERTIES WITHIN KIRKTON OF DURRIS. IT WOULD ALSO CONTRIBUTE AN APPROPRIATE LEVEL OF AFFORDABLE HOUSING

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?)

THE LAYOUT AND SITING OF THE DEVELOPMENT ACKNOWLEDGES THE EXISTING URBAN FORM OF KIRKTON OF DURRIS WHICH CENTRES AROUND THE EXISTING CROSS ROADS. THE LOCATION SEEKS TO KEEP THE SETTLEMENT COMPACT AND TAKES ACCOUNT OF THE EXISTING RISING TOPOGRAPHY TO THE SOUTH, AND THE BACKDROP OF WOODLAND TO THE WEST TO INTEGRATE DEVELOPMENT INTO THE 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
THE PROPOSED DEVELOPMENT SITE WOULD BE LOCATED ADJACENT TO AN EXISTING SETTLEMENT, WITH GOOD LINKAGES TO BANCHORY AND ABERDEEN, AND ACCESS TO PUBLIC TRANSPORT 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?

THE COMMUNITY BENEFITS THAT WOULD ARISE FROM THE PROPOSAL WOULD BE THE PROVISION OF CHOICE FOR RESIDENTIAL DEVELOPMENT FOR THOSE SEEKING TO RESIDE IN A RURAL LOCATION AND PROVIDE AN AREA OF OPEN SPACE/PLAY AREA AS A CENTRAL AREA FOR THE COMMUNITY. THE PROPOSAL WOULD ALSO HELP TO SUSTAIN THE KIRKTON COMMUNITY HALL. DEVELOPMENT WOULD ALSO CONTRIBUTE TOWARDS 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Community facilities (eg Hall)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sports facilities (eg playing fields)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Employment areas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public Transport networks	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>
Other (Please specify)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>

Please tick appropriate box

If you propose to provide any of these as a component of the development itself then please answer "yes". NA=Not Applicable

Servicing the site

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 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

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 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)

Ryden

Cabardunn Development
Company Ltd/Dunecht Estates

Development Bid for Land at
Kirkton of Durris,
Aberdeenshire

November 2008



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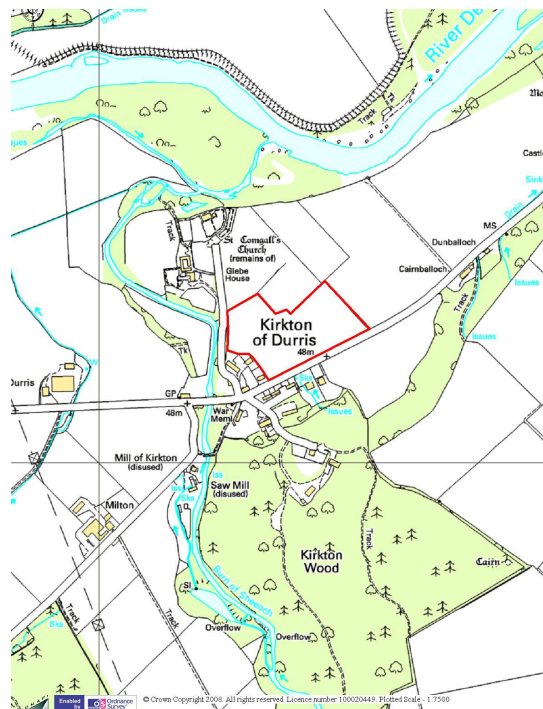
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Appendix A: Indicative Masterplan

1.0 INTRODUCTION

- 1.1 This development bid is submitted on behalf of Cabardunn Development Company Ltd with the support of Dunecht Estates. The land which is subject of this bid is owned by Dunecht Estates and is under option to Cabardunn.
- 1.2 Dunecht Estates are a major land owner in the North East of Scotland with in excess of 53,000 acres of land and associated properties. Their main interests are in farming and forestry, but they are also a major provider of affordable rented housing in the Aberdeen and Aberdeenshire Housing Market Areas. In recent years they have demonstrated their willingness to release land for development and seek to work with communities to ensure that development is sympathetically designed, sustainable, integrated with existing settlements and provides a lasting benefit for those communities.
- 1.3 The site is located to the north of the B9077 South Deeside Road, adjacent to Kirkton of Durris. The land extends to approximately 3.38 hectares (8.35 acres). This is identified in Figure 1 below. Kirkton of Durris is located 5.5 miles east of Banchory, and is also 13.5 miles to the west of Aberdeen.

Figure 1: Site Location Plan



1.4 Within the extant Local Plan, the land is identified as falling within the countryside of the Kincardine and Mearns area of Aberdeenshire adjacent to the settlement boundary of Kirkton of Durriss. Kirkton of Durriss currently has no allocations for housing or employment uses. A 'Protected Area' covers the western half of the existing settlement, while it is also located within an "Area of Landscape Significance". In terms of the Approved Structure Plan, Kirkton of Durriss is identified as being an 'Rural Service Centre' in the 'Strategic Area Roles and Functions' table. The key role is therefore identified as being a minor service centre that may provide opportunities to absorb small-scale local development needs. The identified land lies within an area identified for 'Local growth and Diversification' in the Draft Structure Plan.

2.0 DESCRIPTION OF THE SITE AND PLANNING HISTORY

2.1 The site, of approximately 3.38 hectares, is currently used for agricultural purposes, and is located to the north eastern boundary of the existing settlement of Kirkton of Durriss which comprises approximately 20 dwellings at present. The site is bound to the south by the B9077 (South Deeside Road), and a small stone dyke. Agricultural fields extend to the east, and north. A stone dyke provides a defined boundary with the fields to the north. The western boundary is formed by the boundaries of existing dwellings, as well as some established woodland alongside the Burn of Sheeach, which comprise trees of up to approximately 20 metres in height. A road leading to Glebe House and Durriss Parish Church is located beyond these trees.

2.2 In terms of the topography, site levels are between approximately 45 and 50 metres AOD. The land is relatively level close to the B9077 (South Deeside Road) before falling away more sharply to the north west corner of the site. The land rises sharply to the south side of the B9077. The scale of properties in Kirkton of Durriss ranges from one to two storeys. An aerial photograph is shown at Figure 2 below.

Figure 2: Aerial Photograph



- 2.3 In terms of accessibility to public transportation, Service 204 which operates between Aberdeen, Maryculter, Durriss and Banchory operates on weekdays. It is available on the B9077 (South Deeside Road) which abuts the identified land.
- 2.4 In a previous draft of the Aberdeenshire Local Plan, housing had been proposed on the identified land at Kirkton of Durriss for a residential development of around five dwellings. However, subsequent discussions led to the site being removed from the Draft Local Plan, and combined with an allocation at Woodlands of Durriss.

3.0 SCOTTISH PLANNING POLICY

- 3.1 Scottish Planning Policy 1 (The Planning System) indicates that the purpose of the planning system is to “guide the future development and use of land in cities, towns and rural areas in the long term public interest. The aim is to ensure that development and changes in land use occur in suitable locations and are sustainable” (Paragraph 4). Paragraph 7 highlights that “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”. Local Plans must identify effective opportunities for development and encourage investment in an area, with the aim to “exert a positive influence over land use decisions”. They should also “be responsive to local needs and promote change in the wider community interest” (Paragraph 37).
- 3.2 Scottish Planning Policy 3 (Planning for Homes – Revised 2008) identifies that housing is an important factor in sustainable economic growth. Paragraph 5 states that the Scottish Government is committed to the goal of raising the rate of housebuilding to 35,000 new houses a year by the middle of the next decade. Accordingly “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” (Paragraph 9).
- 3.3 SPP3 also outlines that successful developments can be achieved through appropriate location, as well as links to transport networks and other settlements. Paragraph 16 outlines the key objectives as including: the use of the planning system to facilitate the construction of well designed, good quality housing in sustainable locations; allocation of a generous supply of land to meet identified housing requirements across all tenures; and, the creation of high quality places, which support the development of sustainable communities.

- 3.4 Local authorities must ensure that sufficient land is available to meet the housing requirement for each housing market area in full through local development plans. The requirement for local authorities to prepare a sustainable settlement strategy must include the following considerations: the efficient use of land and buildings; accessibility by a range of transport options to jobs and services; co-ordination of housing land provision with improvements in infrastructure; and, the protection and enhancement of landscapes (Paragraph 56).
- 3.5 SPP3 also highlights that where brownfield and infill sites cannot meet the full range of housing requirements, it may be necessary to release green field land next to built up areas. This is perceived to have a number of advantages including: reduction in servicing costs; and, new housing may benefit existing communities by helping to sustain local schools, shops, and services (Paragraph 68).
- 3.6 In respect of affordable housing, paragraph 94 states that “the benchmark figure is that each site should contribute 25% of the total number of housing units as affordable housing”. This is reiterated within PAN 74 (Affordable Housing) where reference is also made to the requirement for the percentage contribution of affordable housing on private housing sites having to be justified as part of a housing needs assessment (Paragraph 31).
- 3.7 Scottish Planning Policy 15 (Planning for Rural Development) states that planning’s role is to “enable and help create opportunities for development in sustainable locations wherever appropriate e.g. where infrastructure capacity and good access exist, or can be provided at reasonable cost, or to meet justifiable social and economic objectives” (Paragraph 9). It further highlights that “most new development will continue to be in, or adjacent to, existing settlements” (Paragraph 10).
- 3.8 Scottish Planning Policy 17 (Planning for Transport) states that in respect of rural areas “Most additional housing, employment, retail, leisure and other services should be located where there is access from an existing road or footpath to a rail station or bus route, and there is proximity to local services ideally within walking distance” (Paragraph 11).

4.0 DRAFT STRUCTURE PLAN

- 4.1 The spatial strategy of the Draft Structure Plan promotes development in places that meets the needs of business and, at the same time, are sustainable. The strategy also recognises the need to maintain and improve the areas communities and the services that they depend on. In areas of ‘Local Growth and Diversification’, levels of

growth in individual settlements should relate to local needs, although the scale of this growth will vary from place to place. While it acknowledges that there will continue to be pressure for housing in the countryside, it states that in line with Scottish Planning Policy, new housing should be focused in, or as an extension to, existing settlements. Furthermore, there is an identified need for diversification and growth in the economy in this area to meet local needs, with tourist-related developments having a role to play.

- 4.2 One of the objectives of the Draft Structure Plan is to increase the population of the City Region by 9% to 480,000 by 2030, and to build at least 2,500 new homes each year by 2014 (and 3,000 per year by 2020). The Draft Structure Plan also advocates the creation of sustainable mixed communities to make sure that development meets the needs of the whole community and makes the area a more attractive place for residents and businesses to move to.
- 4.3 In terms of proposed housing, the following allowances are made for 'Local Growth' areas in the Aberdeen Housing Market Area across Aberdeenshire: 2007 – 2016: 1,700 units; 2017 – 2023: 1,500 units; and, 2024 – 2030: 1,500 units.
- 4.4 Dunecht Estates made representations to the Draft Structure Plan highlighting that there should be an overall increase in the housing allocations and that the increase in housing should be allocated to the local growth areas of the Aberdeen Housing Market Area. Kirkton of Durriss is in a local growth and diversification area within the AHMA and is considered capable of accommodating further residential development.

5.0 SERVICES

- 5.1 In respect of water, the Glendye Water Treatment Works has sufficient capacity to service any development. Foul/Waste Water would be dealt with by means of an appropriately sited small waste water treatment works. Reference to SEPA's Indicative River and Coastal Flood Map highlights that the site is located outwith any area known to flood given the distance to the River Dee and intervening topography.
- 5.2 In respect of education, the 2007 Based School Roll Forecasts indicates that Durriss Primary has a capacity of 71 pupils, while the roll is expected to decrease in the period between 2008 to 2016, from 60 to 36 respectively therefore being at 50% capacity. As such the development of the site for residential development would help sustain the existing primary school. Meanwhile, Banchory Academy is shown to have a capacity of 780 pupils. The forecast by the council is shown to decrease from 936 in 2008 to 804 in 2016.

6.0 DESCRIPTION OF PROPOSALS

- 6.1 In light of the strategy of the emerging Structure Plan, the topography, and the site characteristics, it is considered that the identified land is physically capable of development as outlined below.
- 6.2 An indicative masterplan is attached which illustrates the capacity of the site to accommodate sustainable development, in relation to the existing settlement.
- 6.3 The indicative layout consists of a residential development of circa 16 units split into three areas: one to the north west, and one either side of the proposed access. In respect of the latter, although the site already benefits from defined and defensible boundaries to the west and north, additional planting would take place towards these boundaries to help integrate the development. Further strategic planting would also take place towards the eastern boundary to soften the visual impact of development from the South Deeside Road. The backdrop of the existing woodland to the west and the existing topography would also assist in accommodating development into the local landscape and prevent any detriment to the existing landscape character. The land also offers the opportunity to provide an area of public open space/children's play area as a feature abutting the existing settlement boundary. It would act as a focal point for the settlement; something which is absent at present.
- 6.4 In terms of accessibility, the site has direct access onto the B9077 (South Deeside Road). Vehicular access would be taken at the approximate mid-point of the frontage onto the aforementioned road, where good visibility can be achieved to the east and west. The development would enable the speed limit zone to be extended to the east of the village and possibly reduced from the current 50 mph limit to 30 mph. In order to enhance pedestrian safety, a footway would be provided along the frontage of the land. Such measures would be to the overall benefit of the community.
- 6.5 The settlement is well connected to Woodlands of Durriss, the location of Durriss Primary School, Banchory and Aberdeen. Accordingly, Kirkton of Durriss is considered to be well located in respect of several of the main service centres within the Kincardine and Mearns and Marr areas, as well as being within commuting distance of Aberdeen City.

7.0 JUSTIFICATION

- 7.1 It is considered that the release of land for housing adjacent to the existing settlement boundary of Kirkton of Durriss would conform with the strategy of the emerging

Structure Plan. Kirkton of Durriss is considered a suitable location for a development of approximately 16 dwellings to meet the objective of the Draft Structure Plan which aims to create sustainable mixed communities and encourage population growth. This would also meet the objectives of Scottish Planning Policies 1, 3 and 15 in that it would direct development to a sustainable location which would encourage investment in a rural area thus meeting local needs.

- 7.2 As highlighted above, the provision of strategic landscaping would also soften the edge of the settlement, and therefore the development of the site could be accommodated without a detrimental impact upon the designation of part of the settlement to the west as an "Area of Landscape Significance". This would also meet with the objectives of SPP 15 in allowing development in, or adjacent to existing settlements.
- 7.3 In terms of other community benefits it is considered that the development of the land would meet with the objectives of the extant Local Plan in that it would: maximise the use of existing infrastructure; help encourage the use of rural services, facilities and work places; and, help to provide housing choice in rural areas. This could help to sustain the Kirkton Hall which is located in the settlement. In addition, there are also opportunities to enhance the range of facilities in Kirkton of Durriss through the provision of an area of open space at the heart of the existing settlement. This could also act as a small buffer between the existing and potential future area for development, and help to integrate the two phases of development.
- 7.4 The proximity of Kirkton of Durriss to Banchory and Aberdeen makes it an ideal location to absorb some of the requirements of the Draft Structure Plan for local growth and diversification. This would also be in accordance with the principles of the Scottish Planning Policies above which aim to be responsive to local needs and promote change in the wider community interest. There would also be an opportunity to provide affordable housing in accordance with development plan policies at a scale identified through a housing needs assessment. As highlighted above, the land is already served by a bus service which connects the existing settlement to Aberdeen, and Banchory, therefore ensuring that the land is connected by public transportation to the wider area and to main employment centres. This service is available on the South Deeside Road.
- 7.5 Consideration must also be given to the history of the land in that it had previously been identified as being suitable for modest residential development given its location adjacent to the settlement boundary, and the need to provide for local needs. Historically, the proposed allocation was combined with a site at Woodlands of Durriss,

in light of the need to provide sufficient housing to provide improvements to Durris School and its associated facilities. However, it is considered necessary to release housing land at Kirkton of Durris to ensure the future vitality and viability of the settlement.

- 7.6 In respect of education, the proposal would help to sustain the nearby Primary School, which is only 1.5 miles from the identified land and linked by a school bus, therefore given the broad catchment area, would be located in close proximity to an existing service. In respect of secondary education at Banchory Academy, any new development could contribute towards education infrastructure provision, such as an extension to the existing school, as a means to mitigate its impact on existing facilities.

8.0 CONCLUSIONS AND RECOMMENDATION

- 8.1 It is considered that the land adjacent to the existing settlement boundary of Kirkton of Durris, represents a clear opportunity to provide a quality residential development of approximately 16 dwellings. In light of the current strategy identified for the replacement Structure Plan, it is essential to identify opportunities for development which account for growth and local needs, especially where land is located adjacent to an existing settlement boundary, and is accessible by public transportation. As such the proposal is also considered to accord with the principles of Scottish Planning Policy.
- 8.2 The bid land is considered to be a sustainable site which is located within an area identified for local growth and diversification within the Draft Structure Plan. The topography, location adjacent to existing properties, and a backdrop of a mature woodland setting, would ensure that development can be accommodated into the landscape without harming its character. Such a development could also lead to the improvement of local facilities and amenities such as the provision of open space for the community.
- 8.3 Further to this, the provision of a modest housing development would accommodate some of the land requirements anticipated for the area, and help to provide development at a variety of locations through the use of a rural site, with good linkages to the wider area. It would also contribute towards affordable housing.
- 8.4 It is therefore considered that this site should be identified in the Aberdeenshire Local Development Plan for a residential development, as an extension to Kirkton of Durris.

November 2008

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Appendix A: Indicative Masterplan

