

**Banchory & Leggart – Strategic
Development proposal for inclusion in
the Aberdeenshire Local Development
Plan, Main Issues Report**

**Made by PPCA Ltd on behalf of
Edinmore and the Banchory & Leggart
Estate**

List of Contents	Page
1 Introduction	4
2 The Strategic Context	4
3 The Site	10
4 The Proposal	13
5 Landscape Considerations	24
6 Green Belt.....	26
7 Access	29
8 Education.....	30
9 Public Participation	31
10 Phasing.....	33
11 Deliverability	35
12 Conclusion	37

Appendix 1: Aberdeenshire Council Strategic Development Pro-forma

Appendix 2: Non-Technical Summary

Appendix 3: Preliminary Landscape Appraisal and Capacity Study (PPCA Ltd)

Appendix 4: Accessibility and Access Appraisal Report (Savell Bird & Axon)

Appendix 5: Prospects for the Economy and the Demand for Business Land – An Executive Summary (Tribal & DTZ)

Appendix 6: Education (EKP Ltd & DSA Education Consultancy Ltd)

Appendix 7: Water, Drainage & Flooding Assessment (URS Ltd)

Appendix 8: Ecology (Nigel Rudd Ecology)

Appendix 9: Archaeology (Headland Archaeology Ltd)

List of Figures	Page
Figure 1 - Draft National Planning Framework 2 Strategy Diagram	5
Figure 2 - The Government Economic Strategy	6
Figure 3 - Draft Structure Plan Key Diagram	8
Figure 4 - Regional context diagram	11
Figure 5 - Local level, aerial photograph with site boundary	12
Figure 6 - Banchory & Leggart Masterplan	14
Figure 7 - Scale and proximity of development in relation to Aberdeen	16
Figure 8 - Edinburgh Buisness Park	18
Figure 9 - Edinburgh Buisness Park	19
Figure 10 - Edinburgh Buisness Park	20
Figure 11 - Photograph of Bridge of Dee	22
Figure 12 - Recreation in the country park	25
Figure 13 - Strategic Green Belt Finger Plan	28
Figure 14 - SP=EED cover	33

1 Introduction

- 1.1 PPCA Ltd, on behalf of the Banchory-Leggart Estate and Edinmore, wish to formally propose the Banchory Leggart Estate as a site for strategic development in the Aberdeenshire Local Development Plan. This report and its associated appendices are made in response to the letter from Aberdeenshire Council dated 4th September 2008 requesting the submission of development proposals for inclusion in the Main Issues Report.
- 1.2 This report has out of necessity several technical parts to it as deliverability must be demonstrated. However wherever possible the report has been written with the public in mind so that it is an accessible and useable public document, with the more detailed and technical elements largely contained in the appendices. A non-technical summary of the report has also been produced to further assist the public and Council in their consideration of the proposal. The non-technical summary can be found in Appendix 2.
- 1.3 This report considers in more detail all the questions raised in the pro-forma issued by Aberdeenshire Council (see Appendix 1). PPCA Ltd, along with the Banchory Leggart Estate, Edinmore and a range of other consultants have been assessing how the Estate might contribute to the regional economy for some time.
- 1.4 The following section “The Strategic Context” sets out the planning context against which the “strategic development proposal contained in this report is made.

2 The Strategic Context

- 2.1 The planning system in Scotland is a plan led system. The government is introducing new planning legislation to modernise and improve the efficiency of the planning system. The new legislation does not alter the plan led focus of the planning system; rather it makes the link between plans and development even stronger.
- 2.2 The top level strategic planning policy guidance is contained within the governments “National Planning Framework”. This document sets out the overriding planning strategy for Scotland. The current (first) National Planning Framework identifies Aberdeen as an international gateway, a strategic route and a key corridor. (See Figure 1 - Draft National Planning Framework 2 Strategy Diagram). The draft National Planning Framework 2 which will replace the first National Planning Framework states:

The key aims of the strategy for Scotland's spatial development to 2030 are:

- to contribute to a wealthier and fairer Scotland by supporting sustainable economic growth and improved competitiveness and connectivity;
- to promote a greener Scotland by contributing to the achievement of climate change targets and protecting and enhancing the quality of the natural and built environments;
- to help build safer, stronger and healthier communities, by promoting improved opportunities and a better quality of life; and
- to contribute to a smarter Scotland by supporting the development of the knowledge economy.

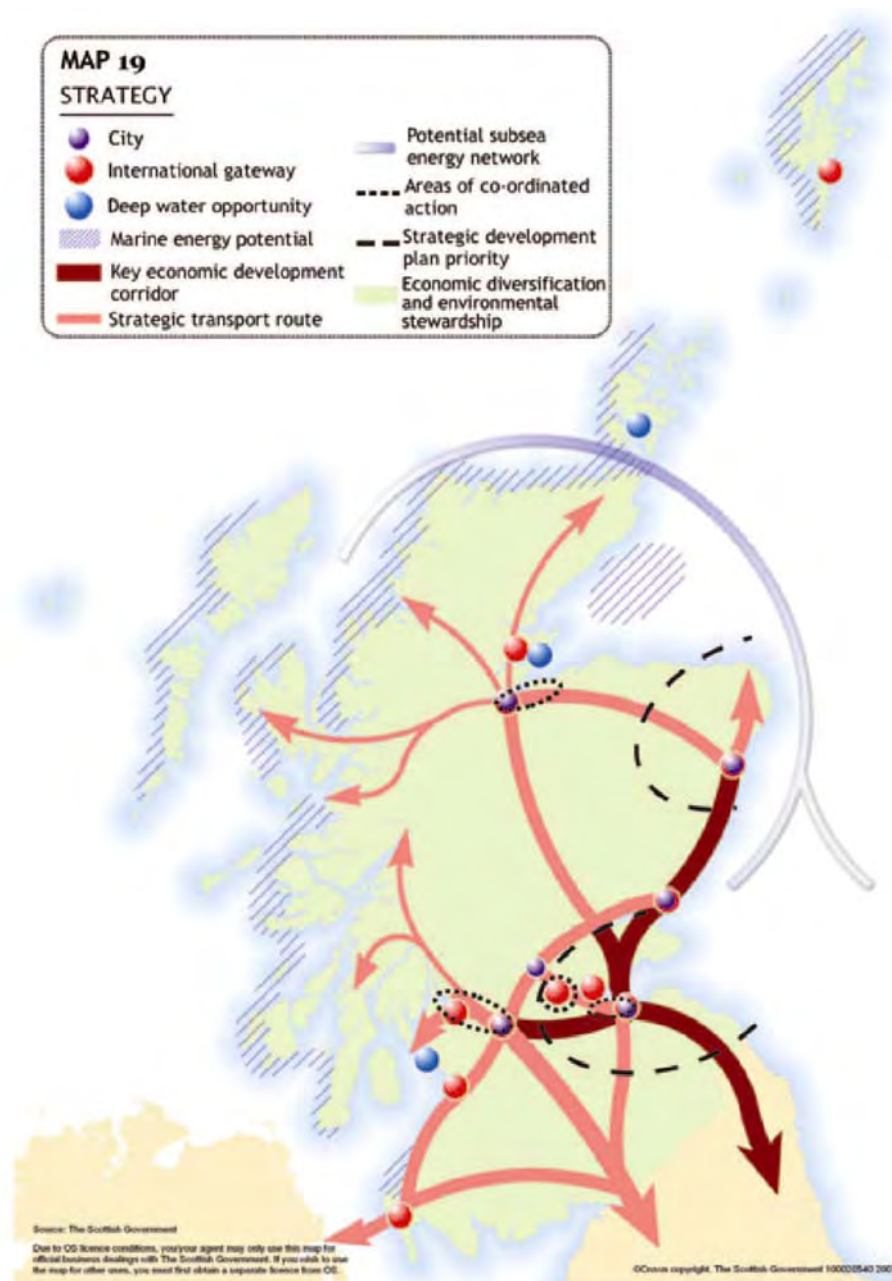


Figure 1 - Draft National Planning Framework 2 Strategy Diagram

- 2.3 In addition to the National Planning Framework the government has also published “The Government Economic Strategy”. (See Figure 2 - The Government Economic Strategy). That document sets out ambitious economic targets including matching the GDP growth rate of small independent countries by 2017 and raising Scotland’s GDP to match the UK by 2011. The strategy recognises that in order to achieve that productivity must improve and the population must be increased.
- 2.4 The Aberdeen City and Shire draft Structure Plan, when approved by the government, will become the top level regional strategic plan for the region. The structure plan will not be site specific, in that it will not state what will be developed in which particular field; it will instead set out the broad spatial strategies, targets and aspirations for the region, including setting targets for business land and housing. Excellent progress has been made by the Council’s in preparing that plan, a process that is complicated by the impending new planning legislation.



Figure 2

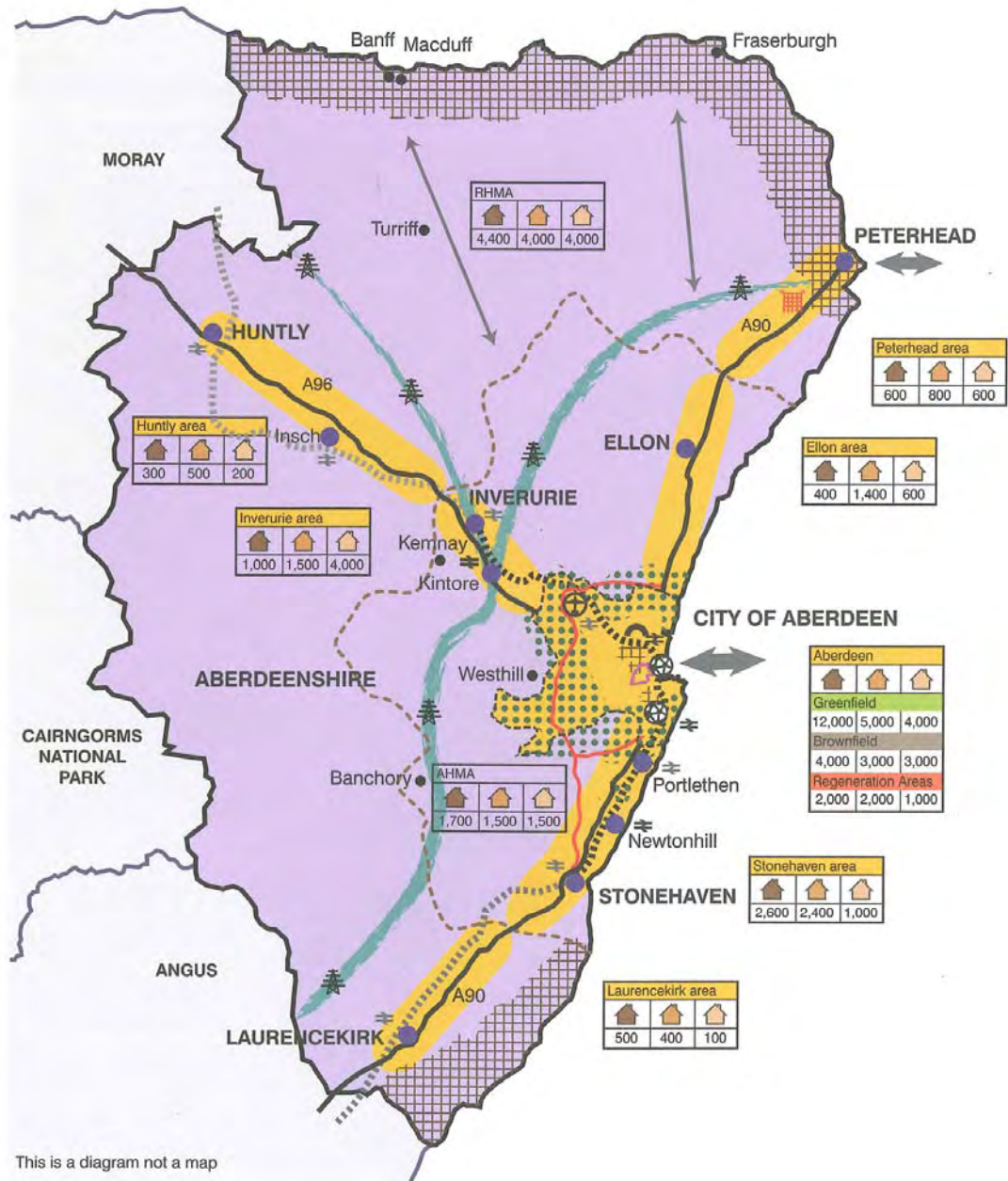
- 2.5 The draft structure plan reflects the national aims set out in the draft National Planning Framework 2 identified above, and in the Government Economic Strategy. Its aims are to “*provide a strong framework for investment decisions which will help to grow the economy, supported by promoting the need to use resources more efficiently and effectively, and to take on the challenge of sustainable development and climate change.*” To support these aims the plan seeks to;
- *make sure the area has enough people, homes and jobs to support the level of services and facilities needed to maintain and improve the quality of life;*

- *to protect and improve our valued assets and resources, including the built and natural environment and our cultural heritage;*
- *help create sustainable mixed communities, and the associated infrastructure, which meet the highest standards of urban and rural design and cater for the needs of the whole population; and*
- *make the most efficient use of the transport network, reducing the need for people to travel and making sure that walking, cycling and public transport are attractive choices.*

2.6 In order to deliver these aims the draft Structure Plan proposes that 72,000 houses to be provided in the region by 2030, half of which will be within the city boundary, half of which will be in Aberdeenshire. The plan identifies strategic areas within the Shire where the majority of that growth will take place (See Figure 3 - "Draft Structure Plan Key Diagram"). Banchory Leggart is located within the strategic growth area (Portlethen to Stonehaven). There are to be 6,000 houses within the Portlethen to Stonehaven strategic growth area. The structure plan team have confirmed in writing that Banchory & Leggart is located within that strategic growth area, as is shown in the Key Diagram contained within the draft Structure Plan.

2.7 In addition to housing the draft structure plan seeks to ensure at least 60 hectares of business land is available within both Aberdeen City and Shire at all times over the life of the plan (until 2030), and at least an additional 20 hectares of business land in the strategic growth areas of high enough quality to attract company headquarters. In total 255 hectares of business land is proposed to be provided between 2007 and 2023, with a further 183 hectares between 2024 and 2030. Providing this amount of business land over the next 25 years will require a focused and directed effort from both the Councils and the private sector as that land has to be available, deliverable and in locations and of a quality that will attract business users. The draft structure plan takes a very positive and proactive approach to growing the economy, recognising that the oil and gas industry that dominates the region will not continue to do so indefinitely and that restructuring of the economy is necessary in order to ensure the long term viability and sustainability of the regional economy.

Key Diagram



KEY			
	Strategic Growth Areas		Housing Market Area
	Local Growth & Diversification		Greenbelt
	Regeneration Priority Areas		Western Peripheral Route
	Crossrail Proposal		Third Don Crossing
	Railway		Aberdeen City Centre
	Existing Railway Stations		Electricity Grid Reinforcement
	Proposed Railway Stations		Ports
	Better Linkages		Housing Allowances 2007-16
			Housing Allowances 2017-23
			Housing Allowances 2024-30
			Potential Community Stadium Sites
			New Prison - In the Peterhead area
			Towns over 3,000 people

Figure 3 - "Draft Structure Plan Key Diagram"

- 2.8 Aberdeenshire Council have now intimated that they intend to begin the process of preparing a replacement Aberdeenshire Local Plan with a Local Development Plan (the new name for a local plan under new planning legislation). This is necessary because local plans require to be updated or replaced on a regular basis and because a local development plan must conform to both new legislation and to the structure plan. Clearly if the new structure plan is going to promote a new growth strategy then the local development plans will have to be changed to reflect and help deliver that strategy on a site by site basis.
- 2.9 Strategic development proposed for inclusion in the forthcoming Aberdeenshire Local Development Plan must comply with the aims set out in the draft structure plan, as well as being consistent with the overriding policy objectives set out in the National Planning Framework and the governments Economic Strategy.
- 2.10 The scheme being discussed in this report is referred to as the “strategic development proposal” as it is strategic development, i.e. development of a strategic importance and is made in response to the vision, objectives and targets set out in the draft Structure Plan.
- 2.11 For clarity the strategic development proposal assessed in this report is not a planning application. A planning application cannot reasonably be lodged until the draft Structure Plan is approved and the next Aberdeenshire Local Development Plan is adopted, or possibly via Supplementary Planning Guidance. The work required to develop the proposed strategic development scheme into a fully detailed planning application will require input from many sources, but perhaps most importantly of all it will require input from the local community. It is our intention therefore to engage with the community with the aim of establishing what their initial views of the strategic development proposal are, and then to work in a structured manner with local communities to enable a partnership approach to become established and thereby help shape this exciting, sustainable and deliverable proposal. Full details of the proposed public consultation plan can be found in Section 9.
- 2.12 This strategic development proposal is put forward with the aim of having it included, by merit, in the forthcoming Aberdeenshire Local Development Plan as a strategic development site. The reasons why we believe this development should form part of the strategic solution for the region are set out below.
- 2.13 This report is intended to inform the Council, their consultees and the public about the Banchory Leggart mixed use strategic development proposal so that it can be included within the forthcoming Main Issues Report.

3 The Site

- 3.1 The Estate is some 600 hectares in area, bounded to the north by the River Dee, to the east by the A90 and generally to the south by the proposed AWPR. The Estate has been in the Lumsden family for 135 years. The Estate is currently farmed and includes a number of houses and small businesses. The landscape character of the Estate is assessed in Appendix 3: Preliminary Landscape Appraisal and Capacity Study.
- 3.2 The Estate, in partnership with the Forestry Commission and Aberdeen City and Aberdeenshire Councils, has invested in providing an extensive network of public footpaths and a car park at Tollohill Wood, and is in active engagement with the Core Path proposals for the area, with the aim of improving access opportunities for nearby Aberdeen, Cove, Kincorth, Garthdee and Portlethen. (See Figure 4 & 5 - regional context & local level).

- 3.3 This proximity of the Estate to Aberdeen, Cove, Kincorth, Garthdee and Portlethen represents an outstanding opportunity to provide a mixed use development on the doorstep of Aberdeen where full use of the Estate could benefit the economy. This would be achieved by minimising the distances needed to travel and by preserving in perpetuity the parts of the landscape within the Estate that are important to the landscape, in addition to improving public access and enjoyment of these areas. It is difficult to conceive of a more accessible strategic development opportunity of this scale closer to the City. The accessibility of the Estate is discussed in full in Appendix 4: Accessibility and Access Appraisal Report (Savell Bird & Axon).
- 3.4 In addition to landscape and access studies initial archaeological, water, drainage, flooding and ecological investigations have been undertaken and no significant constraints have been identified. These studies can be found in the appendices of this report.

4 The Proposal

- 4.1 This is a mixed use employment led strategic development proposal. It incorporates a balance of “work, live, and play” to ensure Banchory & Leggart is inherently sustainable and to ensure that it assists in delivering the vision and aims set out in the draft Structure Plan. The principal elements of the scheme are a 35 hectare high quality business park including a hotel, a 360 hectare regional country park, circa 3,000 mixed houses including affordable houses, a park and ride facility, village centre facilities, primary school(s) and a secondary school. The masterplan (See Figure 6) details the elements of the proposal. (See Figure 7 - Scale and proximity of development in relation to Aberdeen).

Business Park

- 4.2 The Government Economic Strategy sets clear growth targets to 2017. It is not clear how the current economic situation will impact on meeting those targets. However it is clear that the Government fully intends to continue with its policy of growing the economy. Clearly the economic downturn is of significant concern and will impact on a global scale. However the economic downturn is widely accepted as a cyclical feature; the key questions are how deep the downturn will go and how long it will last. There is no doubting that the economy will begin to grow again. The oil bias in the region skews the impacts of economic activity as it is significantly impacted by the price of oil and not the financial markets as in other areas of the UK. The important point is that growth will happen and that the planning procedure to produce a structure plan, local development plan and then grant planning permission for strategic development will all take a number of years to achieve. A short term view cannot therefore be adopted without the very real risk that planning for curtailed growth will result in an under-provision of business land and key infrastructure that will be necessary to deliver that economic growth. Ironically this is what happened during the last Structure Plan (NEST). If this mistake is repeated the stakes are even higher as it is widely accepted that the north sea oil fields have reached or are about to reach their maximum capacity and will tail off in production. Without the infrastructure and business land, coupled with housing and attractive environment, the reliance on declining oil production will lead to a painful decline in the regional economy. This is something the draft structure plan strives to avoid. The proposed Banchory & Leggart strategic development can assist in the delivery of the vision and aims of the draft structure plan.
- 4.3 Tribal and DTZ have been commissioned to assess the quantitative and qualitative supply of business land in the region. A copy of the executive summary is appended to this report in Appendix 5: Prospects for the Economy and the Demand for Business Land – An Executive Summary (Tribal & DTZ). That report found that there is a shortage of business land and just as importantly there is a shortage of the right quality of business land in the right places. It is understood that the Tribal & DTZ report is the first time business land has been assessed on a qualitative and quantitative basis. Around 20% the land currently considered by the Councils to be suitable as employment land may not prove deliverable because they location is less than ideal, some of the sites are very small and others have competing land uses.

- 4.5 Paragraph 48 of the report states *“The current office market remains strong in Aberdeen, however like everywhere else Aberdeen is linked into the world economy and will not be immune from the current economic downturn. While this may lead to a fall in demand for office space in the short term, the restructuring of the regions economy is likely to result in renewed high demand for quality business land thereafter. The lead in time to deliver quality business land, particularly in negotiating the development plan process, will mean that proposals are needed now in order to come on-stream as demand increases again.”* The need to press on with forward looking but deliverable business led development is clear; the timescales involved to get to the point of delivery are such that unless progress continues to be made in development plan preparation (the structure plan and subsequent local development plan) this and any other proposed business land will not be in a position to come forward when it is most needed as the economy rebounds.
- 4.6 The proposed business park would be 35 hectares in area and would be served by a park and ride facility. The business park would be located alongside the proposed AWPR to maximise its visual profile. The adjacent village and facilities would assist in providing a ready workforce and shared community facilities for the business park. It is envisioned that a hotel would also be included within the business park. In this way the business park would be a very well integrated part of the strategic mixed use development being proposed by the Estate.
- 4.7 The business park would aim to attract sectors such as corporate insurance, banking and other office based users. The business park would not aim to attract energy related users as they would be catered for by ACSEF’s proposed Energetica development to the north of the city. The business park would be modelled on successful schemes such as Edinburgh Park. A robust design brief would guide the form of the business park to ensure the highest quality of development is delivered, allowing innovation and individuality within clear design parameters. (See Figure 8,9 & 10 - Edinburgh Business Park). A strong landscape framework would ensure the highest levels of amenity and assist in attracting quality employers.

Country Park

- 4.13 From the beginning of this project it has been clear that the Estate includes some very important landscape alongside the A90 and along the Dee that adds significantly to the setting of the City, particularly to the vista of the city skyline that opens up when travelling north on the A90 as you pass under the Charleston Junction bridge. A guiding principle of the scheme has therefore been to ensure that the proposed strategic development works with and not against the unique landscape setting. The landscape assessment is considered in more detail below (see Appendix 3: Preliminary Landscape Appraisal and Capacity Study).
- 4.14 In order to make sure that the parts of the Estate that contribute positively to the landscape character of the area are protected it is proposed that a large swathe of the Estate (360 hectares) becomes a regional country park. This would ensure that commercial and residential development would not take place within the country park, but as importantly would enable the area to be farmed and managed with a proactive approach to public access and use, with particular regard to enhancing the ecological value of the area. The estate is a valuable resource immediately adjacent to a large population base and so has the potential to add significantly to the wellbeing of the area. The country park would ensure that the landscape that enhances the setting of the city is protected in perpetuity and will be available for future generations to actively enjoy.
- 4.15 Initial discussion with Aberdeenshire Council on the provision of a country park has been very encouraging and steps will be taken to progress matters if selected. The provision of public facilities within the country park would form an integral part of the proposal. The detail of what facilities might be provided will be the subject of public consultation.
- 4.16 Pedestrian access could be improved through the provision of a footbridge over the Dee. Discussions are already underway with the Councils, SNH and with Robert Gordon University on how the bridge might be provided. Both Robert Gordon University and the Estate have pledged funds towards the cost of the bridge.
- 4.17 Access within the country park could be greatly enhanced by the provision of more footpaths linking into the core path network within both Aberdeen City and Shire. Views from Blue Hill (See Figure 11 - "Photograph of Bridge of Dee") are spectacular and would be opened up to full public access. There is also the potential to direct the national cycle route over the proposed footbridge.
- 4.18 The proposed regional country park would provide a superb resource not only for existing residents but also for the future residents and business users within the proposed strategic development, ensuring a very high level of amenity is provided.



Figure 11 – Panoramic views from the proposals looking towards Aberdeen and the Bridge of Dee

Housing & village centre

- 4.19 It is proposed that around 3,000 homes are provided. These homes would be of various sizes and would include affordable housing.
- 4.20 The preliminary landscape appraisal has identified what areas of the site are suitable for development and which areas should be protected and enhanced. Site investigation has identified 155 hectares of the Estate as being suitable for housing. Some 21 hectares of this land would be used for the secondary school, primary school(s), structure planting and power line stand off area. The developable area (which includes the village centre) would therefore be 134 hectares which equates to a gross density of 22.4 houses per hectare and a net density of 32 houses per hectare. This is in excess of the target of 30 houses per hectare identified in the draft structure plan. If desirable the housing area could accommodate around 3,500 homes without impacting on the landscape or raising additional ecological issues.
- 4.21 In addition to homes the proposal includes the provision of a village centre, a primary school(s) and a secondary school. The educational aspects of the proposal are discussed in detail below. It should however be noted here that it is primarily the educational requirements that have shaped the scale of the proposed residential side of the strategic development (in addition to the strategic objectives of the draft structure plan). The Education Department have confirmed that around 3,000 houses would be the optimum level of housing in this particular location, which would also allow surrounding areas to be catered for within Aberdeenshire.

- 4.22 Aberdeenshire Council has suggested that a health centre might be desirable within the site. The provision of this will be investigated.
- 4.23 This scale of development provides a critical mass that allows a village centre to function in a viable and sustainable manner, particularly as it would also service the business park
- 4.24 Although the draft Structure Plan proposes 6,000 houses for this leg of the strategic development area experience shows that very large scale developments frequently fail to deliver due to land ownership difficulties, issues with services and arguments between developers within a site. Such difficulties will only be exacerbated in these uncertain economic times. Examples include Shawfair in Midlothian, Ravenscraig has run into difficulty and more locally Dyce Drive experienced issues that required the intervention of the Council to resolve. The Estate is in one ownership and so many of these problems are not applicable to this strategic proposal. Edinmore provide the financial ability to deliver where others would perhaps struggle to provide the necessary liquidity. Notwithstanding, the Estate's belief is that the Council should avoid putting all development aspirations for any one part of the strategic growth area into one single large location. Spreading the development around reduces the risk of failure to deliver and also spreads the benefit of development (including improvements to infrastructure and services) to a wider area.
- 4.25 The houses would be designed to the latest building standards and would be compliant with the latest sustainable targets. It would be disingenuous to give details of house types and details on layouts etc at this stage as the Estate is not a house builder and ultimately the houses would be provided by others. However the guiding principles of providing a wide range of quality sustainable homes for sale and rent within the landscape setting established though the landscape assessment can be "locked in" through the production of a detailed masterplan and design brief. These controls can be secured and enforced through the planning process and any subsequent housing provision within the Estate would require to comply with that planning control. It is not intended to apply for the Government's "Sustainable Community Initiative" as the virtues of those "Eco-villages" should be delivered as a matter of course in any worthy strategic development.
- 4.26 There would be an excellent opportunity for public engagement in the production of the masterplan and design brief for the strategic development site. More details on public participation can be found in Section 9 Public Participation.

5 Landscape Considerations

- 5.1 The preliminary landscape considerations can be found in Appendix 3: Preliminary Landscape Appraisal and Capacity Study. The consideration of landscape, visual constraints and landscape capacity at Banchory & Leggart leads to a clear development strategy.
- 5.2 This seeks to fit a mixed-use development into the landscape in a way that does not adversely affect the setting of the City of Aberdeen, does not obstruct views from the A90 and which provides clear and defensible long-term green belt boundaries.
- 5.3 The development strategy is shown on Figure 6 - "Banchory Leggart Masterplan". The key points are as follows:
- A high quality business park on the south side of Blue Hill, facing on to the AWPR
 - Visually the business park sits below Blue Hill when seen from the AWPR and the south. It is not visible from Aberdeen.
 - Access to the business park from the north side, where it interfaces with the new settlement (see below)
 - High quality landscape framework
 - A new village of approximately 3000 homes, concentrated in the 'upper farmed hillside' landscape character area
 - Strong landscape framework, including a network of shelterbelts extending the landscape structure of the 'lower Dee valley side' southwards
 - Development sits into a woodland framework when seen from Aberdeen, and it sits below the horizon – there is no 'sky-lining'
 - Little of the development can be seen from the A90, what can be seen sits in a woodland framework
 - A 'village centre' with core services and local shops, including a primary school, located centrally
 - A new secondary school, potentially located close to the country park so that its playing fields integrate with the wider open space network

A new regional country park, with access and landscape improvements would be provided. The improvements include:

- The areas of landscape of most importance in terms of green belt and the setting of the city are retained and protected

- A network of footpaths and areas of public access, linked to both Aberdeen and Aberdeenshire core path networks
- Potentially a ranger and management service
- Majority of the land remains as actively managed farmland
- Potentially includes school playing fields also open to the public
- No development on the lower slopes above the River Dee, protecting the key parts of the landscape setting of the city
- No significant development in the Burn of Leggart valley, in particular nothing to obstruct the key views into and out of the city
- No development on Blue or Cran Hills to protect the sky-line

5.4 SPP 21 requires green belts to have long-term defensible boundaries, boundaries which are clearly identifiable on the ground such as rivers, tree belts, railways or main roads and landscape features that form the horizon.



Figure 12 – Recreation in the country park

5.5 The draft Aberdeen City and Shire Structure Plan states that the two councils will be carrying out a review of green belt boundaries.

5.6 Parts of the proposed development area already have boundaries that comply with SPP 21. Examples of this are the tree belt along the minor road by Arnwell, the woodland south of Upper Brandmyres, or the steep bluff on the south side of Blue Hill. On the south side, the AWPR would form a firm green belt boundary.

5.7 Other parts of the proposed development area do not currently have features which would form a clear defensible green belt boundary. In these locations the new shelterbelt framework proposed as part of the development strategy would provide the necessary features if required.

6 Green Belt

6.1 Scottish Planning Policy 21: Green Belts sets out national policy on green belts. This notes the role that Green Belt policy, in addition to the landscape function set out above, can help shape towns and villages and should be used as a long term (at least 20 years) planning tool to provide clarity on where development can and cannot take place. It advises that proposed release of green belt land should be taken forward as part of a long term strategy in the Development Plan. Its key objectives are to:

- direct planned growth to the most appropriate locations;
- support regeneration and to protect and enhance the character, landscape setting and identity of towns and cities; and
- to protect and give access to open space within and around towns and cities as part of a wider green space structure.

6.2 SPP21 states that the green belt should not be used to prevent development. It can take a variety of forms including buffers and wedges and can prevent coalescence if appropriate. Inner boundaries should not be drawn too tightly around an urban edge to accommodate planned growth. The strategy should also consider the need for growth of smaller settlements in the green belt.

6.3 The SPP concludes that green belts will continue to play a key role in protecting towns and cities and should be robustly defended. However, a realistic view of future development requirements has to be taken into account.

6.4 The draft Structure Plan does take this advice into account and recognises that in order to deliver the strategic growth being aimed for that a strategic reassessment of the green belt is required. The draft Structure Plan seeks to make sure that new development maintains and improves the regions important built, natural and cultural assets. It 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. It must guide development to appropriate places while protecting the most important areas.”*

6.5 The Structure Plan sets a target of carrying out a green-belt boundary and policy review by 2010, to be undertaken jointly by both councils as part of their local development plans.

- 6.6 It is clear from the numbers of houses proposed to be located within Aberdeen City by the draft Structure Plan (See Figure 3 – “Draft Structure Plan Key Diagram) that a significant portion of them will require to be located on land currently designated green belt.
- 6.7 Similarly the proposed strategic development being proposed at Banchory Leggart is located within the existing green belt. The proposed mixed use strategic development, like strategic development in Aberdeen, would require a reassessment of the green belt. It is considered that this can be justified on both the strategic and local level.
- 6.8 At the strategic level the green belt has historically sought to restrict the outward growth of Aberdeen City and to encourage brownfield development. It is currently drawn tightly around Aberdeen City and does not allow for any outward expansion. Aberdeen City Council has recognised that this approach is no longer desirable and proposed that “Future New Communities” were included in the local plan. All those future new communities were located in the green belt. That proposal was subsequently dropped as the approved Structure Plan did not allow for such development. It is however likely that these areas will again be looked at in the light of the emerging Structure Plan and Government guidance and aspirations.
- 6.9 The green belt had and continues to have an important strategic role to play. It is not proposed here that the green belt is abolished. It is recognised that the proper function of the green belt is to direct growth in light of the new structure plan vision and to provide long term certainty for everyone as to what areas will be rigorously protected from development. The proposed green belt review will most likely provide an assessment of the landscape it currently covers and the purpose that land serves. In respect of Banchory & Leggart this is something that has been undertaken by us in Appendix 3: Preliminary Landscape Appraisal and Capacity Study. The findings summarised in section 5 Landscape Considerations are that the land adjacent to the A90 and the Dee do provide an important strategic landscape function and that the land identified for development does not.
- 6.10 The strategic function of the green belt can be maintained in accordance with SPP21 (to direct growth and provide long term certainty) by adopting the finger plan of strategic growth promoted by the draft Structure Plan. This pattern of growth is long established both in the UK and throughout the world. It utilises transportation corridors and existing infrastructure and allows growth to take place in a sustainable manner. By locating green belt between these growth corridors the long term strategic growth of the region can be properly directed and controlled (see Figure 13 - “Strategic Green Belt Finger Plan”).

- 6.11 At the local level the Estate has been assessed in landscape terms, as detailed in Appendix 3: Preliminary Landscape Appraisal and Capacity Study. It is recognised that the Estate does include important areas of land that contribute in a positive and meaningful way to the setting of Aberdeen and the Dee. It is for these reasons that the land alongside the A90 and the Dee would not be built upon. Rather that land would form part of a regional country park and so would not only maintain the landscape setting of Aberdeen and the approach to it along the A90, but would allow and encourage far greater public use of that valuable landscape resource. By doing so the value to the community and wider region is maximised, while at the same time ensuring that the ecological and landscape function of the land is maintained. The function served by the green belt at the local level in this location would not therefore change.
- 6.12 Releasing this land for strategic development would allow the formation of an inherently sustainable employment, recreational and residential scheme to be implemented, assisting the region meet its strategic objectives in respect of economic development accessibility, environmental protection and deliverability. On a strategic level the proposed strategic development is consistent with the Strategic Growth Plan set out in the draft Structure Plan. On a local level the strategic development would retain and add value to the areas of the Estate that do enhance the landscape value of the area, whilst careful development within other areas of the Estate would ensure that the strategic development did not undermine the value of the parts of the landscape it is proposed to protect and enhance.

7 Access

- 7.1 The site is very well situated in respect of its proximity to Aberdeen and in relation to the existing transport network. A series of existing paths and roads exist which can be retained or upgraded as required, including contributing along with Robert Gordon University toward the cost of a footbridge over the Dee. The inherently sustainable mix of employment land, housing land and recreational land further reduces the need to travel. Development can take place providing links between development components within the site as well as with informal recreational opportunities in a countryside setting. Because of its proximity to Aberdeen City existing public transport penetration can be brought to the site from day one providing travel choices for incoming and outgoing employees and residents. Vehicular access is able to be taken in an appropriate manner and the development, including a park and ride facility, can help assist in the delivery of external improvements to the transport network as envisaged in other policy aims and objectives.

- 7.2 The Structure plan envisages significant levels of housing and other development land release south of the Dee. Banchory & Leggart Estate have already commenced discussions with Nestrans regarding transport matters in the area and several improvements to transport infrastructure south of the Dee are discussed in the Nestrans 'Access from the South' study. Amongst these are the Leggart Terrace bypass and Banchory & Leggart Estate confirm that they can facilitate construction of this link which will help relieve traffic pressure at the Bridge of Dee. This item, combined with the implementation of the AWPR and other 'Access from the South' and Modern Transport System items (which Banchory & Leggart are also prepared to help implement) will reduce traffic pressures at this important location and, importantly, the proximity of the development to the city means that city bus services and related travel patterns will further help to develop sustainable transport options in a manner which other sites further south, who are divorced from the cities sustainable networks but will still cause traffic impacts, cannot.
- 7.3 Access is considered in full in Appendix 4: Accessibility and Access Appraisal Report (Savell Bird & Axon). It is concluded that the potential allocation site at Banchory & Leggart and any proposed development thereon is fully compatible with both national and local planning policy guidance. As such it is considered that there are no transport related reasons why the proposed site should not be allocated for development.

8 Education

- 8.1 Educational provision is at the core of ensuring that a mixed use and sustainable development actually works. It provides a local focus for the whole community, not just pupils and parents. With new school provision pupils can receive excellent local education and remove the need to travel long distances. Schools can also incorporate other facilities such as healthcare and out of hours educational and community facilities.
- 8.2 For this reason meetings have been held with the Education Department to ensure that the scale of strategic development being proposed is appropriate in educational terms. They have confirmed that providing around 3,000 houses on site would, coupled with other nearby developments such as Blairs, provide a sustainable and deliverable population base for a secondary school and associated primary school(s). This discussion, along with landscape considerations, has been one of the principal drivers for the scale of development being proposed. This scale of development ensures that the secondary school could be delivered by this proposed strategic development and then sustained by pupils from existing and new homes. Clearly further discussions will be necessary to develop the educational strategy including the formulation of catchment areas and the needs to be met by the new school provision.

- 8.3 Should the Banchory Leggart development not occur then the bulk of strategic development would likely take place at Portlethen and possibly some at Stonehaven. This would lead to the location of a new secondary school in close proximity to the existing Portlethen Academy which is not a favoured solution by the education authority. The Banchory Leggart proposal produces a situation where the distance between the 2 schools provides for self contained transport arrangements and reduces the travel distances for pupils which would reduce congestion. The proposed business park provides excellent opportunities to bring together employment and housing with excellent educational facilities supporting the economic development from nursery through primary and secondary education and with ready access to the higher and further education opportunities in close proximity in Aberdeen. The development of a well considered pre-school and primary school provision fundamentally underpins the micro-communities within the overall development by providing a local service ensuring high quality education and support for children, parents and the community. In addition the setting within a rural area adjacent to a country park offers rich opportunities for environmental education activities in all sectors of education.
- 8.4 The full education report can be found in Appendix 6: Education (EKP Ltd & DSA Education Consultancy Ltd).

9 Public Participation

- 9.1 The strategic development proposal for Banchory Leggart has taken time to work up to its current form. As is evidenced from this report numerous professionals have made input into the scheme to ensure that it is robust, deliverable, sustainable and desirable. Many discussions have already taken place with both Councils to discuss numerous aspects of the proposal including planning staff, landscape staff, transportation staff, education staff, developer contribution staff, core path staff and structure plan staff. Meetings have also taken place with Robert Gordon University, ACSEF and NESTRANS. However in a very real sense one of the most important contributors to the proposal has to date been largely absent; the public.
- 9.2 It has been necessary to use the skills of numerous professional staff to provide the concept and to work that up to a point where a cogent strategic development proposal can be put forward. For reasons of practicality and commercial sensitivity it has not been possible to actively engage with the public until recently. Following the request from Aberdeenshire Council for initial suggestions for strategic developments it has been possible to “launch” the project in a public sense and begin to actively seek community feedback.

- 9.3 The proposed strategic mixed use development was covered extensively by the media (TV, newspapers, radio and internet) on the 9th October 2008. The response was very positive with only traffic within the site and concerns about the wider economy being raised as public concerns, and a general response from the Greenbelt Alliance that no development should take place anywhere within the greenbelt. Several offers have been made to meet with the Greenbelt Alliance but to date no response has been received.
- 9.4 Since then a Banchory & Leggart website has been launched (www.banchoryleggart.co.uk), again covered by the media, which provides more detailed information on the project and critically a facility that enables the public to make comments about the proposal.
- 9.5 In addition to the public launch and website contact has been made with all the surrounding community councils. Each has received a copy of a brochure and DVD explaining the proposal, as well as being informed of the website.
- 9.6 To date Stonehaven Community Council has declined to meet at this point in time as they have fundamental objection to the structure plan. Kincorth and Leggart Community Council have not yet responded to the offer of a meeting. The Community Council area which this proposed strategic development falls within is North Kincardine Rural Community Council. An initial meeting has been set up with them to explain the project and to answer initial questions.
- 9.7 Over and above this there is a desire to actively engage with the community so that a genuine two way dialogue can be opened up and so that the public have the opportunity to influence the proposal as it evolves. In order to ensure that this aspiration is delivered it is intended to fully comply with the advice set out in the new Planning Aid for Scotland document (October 2008) "SP=EED Scottish Planning = Effective Engagement and Delivery". The aim would be to meet Level Three: Partnership status. The possibility of using Planning Aid as an independent facilitator in this process is being investigated. (See Figure 14 - "Planning Aid Scotland SP=EED").



Figure 14

10 Phasing

- 10.1 Strategic mixed use developments of the scale being proposed at Banchory & Leggart do not happen overnight. They take time to deliver and must therefore be phased. At this point it is not possible to provide a detailed breakdown of phasing as a key component of that is the provision of infrastructure. Exactly what infrastructure will be required depends on multiple factors including other developments, legislation and codes in place at the time, public sector budget programmes and proposed delivery mechanisms.
- 10.2 It is however possible to give a general overview of how development would be phased. Perhaps the most significant trigger for development will be the opening of the AWPR. That will reduce traffic flow on the A90 which coupled with the associated de-trunking of the A90 between Charleston and the Bridge of Dee will enable access solutions to be brought forward. Once de-trunked, undertaking road improvements on the A90 will be handled purely from a local perspective as control will fall to the Councils and not Transport Scotland. (It should be noted that should the AWPR not proceed then access will still be possible from the A90, however experience indicates that the process will inevitably become drawn out).
- 10.3 It may be possible to construct a limited amount of development on the Estate before major infrastructure costs are incurred. The extent of this is not yet clear as it will depend on detailed assessment of the existing infrastructure provision at that time. Scottish Water has confirmed that there is existing capacity to serve the entire

development, although that capacity cannot be reserved. The first “main” phase of development would likely consist of:

- A90 northernmost access
- The provision of the Leggart Terrace bypass and a bus link into the Estate.
- The provision of the first phase of the business park (and possibly hotel)
- The provision of housing around the business park and to the northern side of the Estate
- The provision of necessary water and drainage services
- The provision of the first phase of school provision
- The initial stages of the village centre
- Implementation of the country park

10.4 The provision of the Leggart Terrace bypass (raised as one of a suite of measures in the NESTRANS “Access from the South” study) would take pressure off the Bridge of Dee and improve the flow of traffic to the benefit of the whole region. It would also allow buses currently terminating in Kincorth to serve the mixed use development.

10.5 Phase two would consist of the remaining business park, housing, latter school stages, completion of the village centre and the provision of the second main junction onto the road network. It is anticipated that housing would be built at a rate of around 200 to 400 units per year.

10.6 As noted above (Section 3: The Site) initial infrastructure investigations have taken place for water and drainage. Through a review of the existing Scottish Water potable and foul water assets it was identified that a small number of residential properties within the vicinity of Blue Hill may be served by both private water and sewerage infrastructure.

10.7 It is envisaged that by developing the proposed site existing infrastructure may be influenced by development proposals. These houses can be provided with both public potable and waste water drainage connections from proposed infrastructure required to serve the development. This could remove the existing burden placed on these properties in terms of maintenance to the private supply.

10.8 Appropriate discussion will be required with the relevant parties including Scottish Water, SEPA and the Local Authority and of course the owner/ occupier to establish

necessary requirements associated the change in supply, however it may be possible to deliver this benefit on a phased programme of upgrades.

11 Deliverability

- 11.1 There is little point in putting forward a strategic development proposal no matter its credentials if it cannot be delivered. To do so would jeopardise the delivery of the aims and objectives of the draft structure plan and the subsequent local development plans. In these uncertain economic times more than ever this cannot be allowed to happen.
- 11.2 For this reason constant care has been taken to ensure that all aspects of this proposed strategic development are deliverable. This report and the associated appendices prove in a technical sense that the project can be delivered. There are certainly challenges to overcome but there are no fundamental infrastructure constraints that would stop the implementation of the strategic development.
- 11.3 However delivery is not simply about the technical ability to provide infrastructure. Deliverability also requires control and the ability to act. The Estate is under the ownership of the Lumsden family and so there are no strategic third party land ownerships to hinder the implementation of the proposal within the areas identified for development. Many house owners in the Estate would be located within the proposed regional country park. Where house owners are located in areas identified for development care will be taken to provide suitable stand off areas so as their amenity is protected.
- 11.4 It is essential that the vision and aims of the new proposed Strategic Plan are delivered since much depends on these for the future prosperity of the Aberdeen area. Ensuring that sustainable development can be delivered is critical, including providing realistic and marketable locations for a changing future employment pattern. Providing new or expanded communities which have all necessary services and facilities built into them, with particular emphasis on schools, and with ready access to employment and recreational facilities is a fundamental necessity.
- 11.5 But, in order to achieve these requirements, it is also essential that lessons are learned from past mistakes. This is doubly important in the context of current economic difficulties. The Scottish Government acknowledge this in their recent Green Paper "Firm Foundations". Delivery on the ground is the key, not merely

allocations in the development plan. It is no longer good enough to plan on a field by field approach if the key infrastructure is to be provided.

- 11.6 New developments such as Dunfermline Eastern Expansion and Winchburgh are two examples each with about 5,000 houses with jobs, schools and open space. They are so complex in terms of funding (including equalisation payments) and in terms of the provision of infrastructure and delivery, that traditional approaches are now being questioned. A new Secondary School, with community facilities, might cost over £30m. Drainage and water supplies will cost many millions, with only token repayments from Scottish Water. New public transport provision will similarly be required and will have to be phased as development proceeds along with new roads. Site servicing on those developments alone will cost in the region of £20k per house. It is now expected that those who propose these large projects will fund much of the key infrastructure and provide it at the appropriate stages as a project develops. The Estate has already engaged with the key infrastructure providers in the Shire and with Scottish Water and have commenced discussions about what will be necessary to deliver this very large project. The experienced team that has been brought together have the skills and means to ensure it is successful.
- 11.7 The view is taken that these large projects, and particularly their forward planning and the funding of essential infrastructure, is the province of key facilitators with the necessary liquidity to see a project to the point where serviced development plots for homes and jobs can be sold to appropriate developers. Without this approach, grand plans will remain as such. It is an unfortunate fact that several large schemes in Scotland are stalled because their promoters lack the resources to see them through.
- 11.8 Edinmore, a subsidiary of Caledonia Investments PLC, have the required liquidity to ensure that this strategic development proposal can be delivered. They have the cash reserves and as importantly the drive and ambition to see this project through.
- 11.9 Fortunately, this region, which is a world economy, contains powerful and proactive bodies; the Shire and City Councils, ACSEF and the Chamber of Commerce who are at the vanguard of promoting the future economic health of the area. But new jobs depend upon places for indigenous and incoming workers to live in attractive surroundings with good access to the City and its facilities. Our vision is about delivery. But it is also about proposing something of which the whole community can be proud and which not only protects but enhances the key areas of green space which make the City of Aberdeen so special and so different from anywhere else.

11.10 Careful thought has been given to environmental factors. But fine words and exciting ideas have to be translated into a viable and deliverable solution on the ground. It is getting the combination right that lies at the heart of making the new structure plan successful. The Banchory & Leggart strategic development proposal are effective and can be one of the first areas to put the plan into practice. The Estate and Edinmore believes in the region and its future, they want to be a part of that future and are willing to invest significantly in order to make it happen.

12 Conclusion

12.1 The proposed mixed use strategic development would comprise a 35 hectare high quality business park, a 360 hectare regional country park and approximately 3,000 houses served by a secondary school, park and ride facilities and community facilities. The proximity of the Estate to Aberdeen minimises the distance future workers and residents would have to travel. The mix of uses on within the development (live, work and play) would further boost the sustainable credentials of this strategic development proposal.

12.2 There are no fundamental infrastructure constraints that would stop this proposal being delivered. The Estate is under the ownership of the Lumsden family and together with the financial backing of Edinmore delivery can and will deliver the development if the Councils see fit to include the Estate within their strategic development aspirations.

12.3 The strategic development proposed for Banchory & Leggart will deliver on the vision of the draft Structure Plan to make the region an even more exciting, modern and sustainable European region in which to live, visit and do business.

12.4 It will also deliver on the aims of the draft structure plan by:

- providing a desirable very high quality business park that really embodies the confident and courageous vision for the region set out in the draft Structure Plan. The business park, coupled with the country park and homes will help ensure the region has enough people, homes and jobs needed to support the level of services and facilities needed to maintain and improve the quality of life.
- recognising what it is that makes the Estate special those aspects can be maintained, cherished and enhanced. The work undertaken on appraising the

landscape, as well as on ecology and archaeology, go a long way to ensure that this is the case. By creating a regional country park and ensuring the land alongside the A90 and the Dee the land that contributes positively to the landscape character of the area will be maintained and enhanced and opened up for the public to enjoy. The strategic development proposal therefore protects and improves our valued assets and resources, including the built and natural environment and cultural heritage.

- creating a genuinely mixed use development with associated infrastructure and extending existing bus services from Kincorth, as well as providing park and ride facilities the proposal caters for the needs of the population, will be accessible and will reduce the need for people to travel to work and where travel does happen it can be made by alternative means to the car.

12.5 For the reasons set out above the proposed mixed use strategic development can deliver the vision and aims of the draft Structure Plan.

12.6 This report demonstrates that the proposal can be delivered. The drive and desire to invest and to create a sustainable mixed use development that plays a real part in answering the needs of the region has been made public, and will be shaped by the public. Banchory & Leggart Estate, Edinmore and their consultants look forward to working with both Councils, statutory and non statutory consultees and the local community to take this proposal forward in a positive and proactive manner.

Appendix 1

Aberdeenshire Council Strategic Development Pro-forma

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: Banchory Leggart Estates and Edinmore
Date: November 2008

Postal Address: c/o Neil Sutherland

PPCA Ltd

25 Alva Street

Edinburgh

EH2 4PS

N2

Name of landowner (if known) [REDACTED]

Postal address of landowner [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? Banchory Leggart

Have you any information on the internet which promotes your aspirations for the site? If so please provide the URL :www.banchoryleggart.co.uk

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

S4 What is the current use of the site? Predominantly 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? Business Park (35ha), Country Park (360 ha), residential 155ha (including secondary school and associated community facilities)

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. Initial infrastructure works are expected to commence circa 2012, main first phase is expected to commence 2013 on opening of AWPR, the rest of the development will be phased, possibly over a 10 year period from that point. Please see the full Banchory Leggart document for more detail.

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). A full range and choice of housing types including affordable houses. The site does not lend itself to high flatted buildings but 2 or 3 storey flats would be likely, as well as detached and terraced houses. The overall density is likely to be at or above 30 houses per hectare net. A total of 3,000 houses is proposed. Please see the full Banchory Leggart document for more detail.

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. A 360 hectare country park is proposed to encourage public access of the estate in a managed way, and to ensure that the important landscape elements of the area are preserved in perpetuity for future generations to enjoy. A contribution to a new footbridge over the Dee is also proposed to further improve pedestrian access and enjoyment of the Estate. Please see the full Banchory Leggart document for more detail.

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?) From the beginning of this project it has been clear that the Estate includes some very important landscape alongside the A90 and along the Dee that adds significantly to the setting of the City, particularly to the vista of the city skyline that opens up when travelling north on the A90 as you pass under the Charleston bridge. A guiding principle of the scheme has therefore been to ensure that the proposed strategic development works with and not against the unique landscape setting. In order to make sure that the parts of the Estate that contribute positively to the landscape character of the area are protected it is proposed that a large swathe of the Estate (360 hectares) becomes a country park. This would ensure that commercial and residential development would not take place within the country park, but as importantly would enable the area to be farmed and managed with a proactive approach to public access and use, with particular regard to enhancing the

ecological potential of the area. Please see the full Banchory Leggart document for more detail.

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?

1. This is an employment led proposal and aims to provide a quality business park to assist with the restructuring of the regional economy away from oil. The high profile site provides an ideal opportunity to deliver this.
 2. The country park would deliver a valuable community resource to residents of both the Shire and the City. It is ideally located next to a large population base and can be made very accesible. Discussions are underway to establish what faciliituies and services could be provided within the country park.
 3. The range and choice of housing would assist the community by providing suitable accomodation (includung affordable housing) in a sustainable location with an appropriate live, work and play balance.
 4. The business park, country park and housing would be serviced by a park and ride facility. First have already expressed interest in serving the Estate.
 5. Contributions to a new pedesrtian bridge over the Dee is also proposed in association with RGU. The Leggart Terrace Bypass considered in the NESTRANS Access from the South study would be provided to assist the wider congestion issues at the Bridge of Dee anticipated in that report.
 6. A possible RGU spin out building would provide a location for emerging ideas from RGU to be tested in the market in a "half-way-house" to see if they are commercially viable.
- Full details can be found in the main document.

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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Yes	No	NA

Please tick appropriate box

Other (Please specify) Yes No NA

The development would cover a slightly irregular shape approximately 2.5km x 1.5km. It would have a central area containing core services such as local shop and GP surgery. There would be a secondary school and primary school(s) (probably two, possibly one co-campus with the secondary).

Community facilities (eg hall, playing fields) are envisaged as shared use or integrated with these.

All of these would be within 400m of parts of the development but up to about 1.5km from other parts.

Ways of extending the 'Aberdeen Overground' bus network into the site are being actively investigated

Full details can be found in the main document.

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 checked="" type="checkbox"/>	No	<input type="checkbox"/>	NA	<input type="checkbox"/>
Traffic Impact Assessment	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	NA	<input type="checkbox"/>
Drainage Impact Assessment	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	NA	<input type="checkbox"/>
Habitat / biodiversity Assessment	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	NA	<input type="checkbox"/>
Other as applicable (eg noise, dust, smell Retail impact etc)	Yes	<input checked="" type="checkbox"/>	No	<input 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

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

Please see the main document for full details of this proposal.

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.

