

# 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: Mr G Colquhoun and Mr and Mrs B Colquhoun  
Date: 6 November 2008  
Postal Address: Care of Caroline Nixon, Paull & Williamsons, Solicitors, Union Plaza, 1 Union Wynd, Aberdeen, AB10 1DQ.

N2

Name of landowner (if known) [REDACTED]  
Postal address of landowner: [REDACTED]

To comply with the data protection Act1998 this information will not be made public

### The site and your proposals

S1

Under what name would you like the site to be identified? Site(s) adjacent to Newbigging Steading, Inverbervie

Have you any information on the internet which promotes your aspirations for the site? If so please provide the URL : No

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  No

S3

Please provide the National Grid reference of the site

NO 824 727

S4 What is the current use of the site? Agricultural land

Has the land been built upon before (Brownfield Land)? Yes  No

Is there any suspicion that the land is contaminated? Yes  No

If yes Please provide a statement of the nature and extent of the contamination suspected  
*Statement attached*

S5 What use(s) do you propose for your site? Residential development with associated open space, landscaping and access arrangements.

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.

We would propose an initial phase of residential development on the land south of Newbigging steading which could be delivered between the period 2008-2016. We have also identified 2<sup>nd</sup> and 3<sup>rd</sup> phases of development on land north/north-east and north-west of the steading respectively which could be brought forward in the medium term.

Our proposals also include an area of land identified for potential future housing on land south west of Newbigging steading, south of the Townhead road (shown coloured yellow on the masterplan).

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).

We would propose an initial phase of development of around 25-30 houses followed by a medium term development of around 50-60 houses. The proposed development would consist of a mix of house types (including detached, semi-detached and terraced houses) incorporating "Home Zones" as set-out in the Department for Transport's Manual for Streets guidance with an emphasis on pedestrian accessibility and with house-designs

that are in-keeping with the local vernacular and the surrounding built environment. The proposed development would also deliver a range of house-tenures including 25% affordable housing units.

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.

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?)

In preparing the layout of the proposed development a physical site appraisal and a rigorous landscape and access analysis has been carried out. This has culminated in a development proposal which respects the existing topography and landscape setting of the site.

The development proposal presents an opportunity for a logical, long-term expansion of Inverbervie which adds positively to the character and form of the settlement.

The proposals integrate well with the form of the existing village, providing ease of access to all key community services and facilities such as schools, shops and recreational facilities etc.

If you have a landscape statement, a design statement or other details about what you would like to see on the site, please include it. *Statement attached*

A2 If you have prepared any frameworks or masterplans showing a possible layout for the site, please include it with this form. *Framework attached*

A3 Have you applied principles of sustainable siting and design to your site? Yes   
No

If you have undertaken a site assessment please provide details

*Statement attached*

The Code for Sustainable homes or [WWW.index21.org.uk](http://WWW.index21.org.uk) provides guidance on this issue

### Effect on the community

C1 Has there been any opportunity for local people to influence what you propose through local engagement? Yes   
No   
Not Yet

If you have undertaken any community consultation please provide details of the ways in which engagement was conducted, its effectiveness and the way in which it has influenced your proposals. Please provide details of any engagement you may propose to undertake.

C2 At least 25% of all housing is likely to be required to be affordable. If applicable, are you considering providing more or less than this? More   
25% or Less

C3 What community benefits arise from your proposals? What would the nature of these be, and how would they be delivered?

1. Open space/children's play areas.
2. Bolstering school rolls at Bervie Primary.
3. Provision of new community facilities on-site (e.g. children's play equipment) to be established following discussions with Council's Planning Gain Co-ordinator and engagement with the local community.
4. Extension of wildlife corridors through the site.
5. The delivery of modern, family housing increasing the choice of locations available within Aberdeeshire.

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
	Please tick appropriate box		
Local Shops	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Community facilities (eg Hall)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sports facilities (eg playing fields)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Employment areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public Transport networks	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>
Other (Please specify)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>

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

**Servicing the site**

C5 Have you undertaken any of the following studies to determine whether your site is capable of being developed, or what might be required by you to make it developable?

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

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

Rather than full studies it may be appropriate to undertake initial assessments to identify the scale of any works that might be required, as this will impact on the deliverability of the proposal. This assessment may be no more than an exchange of letters with appropriate agencies. Information on water and sewage capacity is available online at :  
[http://www.scottishwater.co.uk/portal/page/portal/SWE\\_PGP\\_CONNECTIONS/SWE\\_CORP\\_CONNECTIONS/ASSET\\_CAPACITY\\_SEARCH](http://www.scottishwater.co.uk/portal/page/portal/SWE_PGP_CONNECTIONS/SWE_CORP_CONNECTIONS/ASSET_CAPACITY_SEARCH)

C6 What are the access arrangements you propose for the site. Does your site plan clearly show where you propose to access the road network? Yes  No

### Other information

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 refer to supporting 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](mailto:ldp@aberdeenshire.gov.uk).**

Fair Processing Notice

- The Data Controller for this information is Aberdeenshire Council.
  - The data will be used for the following purposes:
    - 1) to inform a public debate on the merits of the different sites being proposed,
    - 2) to evaluate submitted bids
  - This data will potentially be disclosed worldwide (via publication on Internet)
- By completing and submitting this form, you are consenting to the above processing.



## **Mr G Colquhoun and Mr and Mrs B Colquhoun**

### **Supporting Statement for Development Bid for Site at Inverbervie in new Aberdeenshire Local Development Plan**

#### **1 INTRODUCTION**

- 1.1 This statement is submitted on behalf of Mr G Colquhoun and Mr and Mrs B Colquhoun in support of identification of their site at Inverbervie, Aberdeenshire for residential development within the emerging Aberdeenshire Local Development Plan 2009. It should be read together with the completed questionnaire.

#### **2 INVERBERVIE**

- 2.1 The well-established coastal town of Inverbervie is defined in the extant Local Plan as a Rural Service Centre in the Kincardine and Mearns Area. Inverbervie lies south of Stonehaven on the A92. Inverbervie is approximately 13km away from Laurencekirk and 14km from Stonehaven.
- 2.2 Inverbervie currently has a population of around 2,000. As one would expect of a settlement of this size it has its own primary school, Bervie Primary, on Church Street which is located very close to the bid site. The Primary School also has a nursery attached to it. Children attending secondary school have the option of attending Mackie Academy in Stonehaven (14km away) or Mearns Academy in Laurencekirk (13km away) and Montrose Academy in Montrose (20km away).
- 2.3 Inverbervie is well served by facilities with shops, post office, hairdressers, pubs, hotel, health centre, recycling centre, and an old folks home. There is a leisure centre, a putting and bowling green and there are four community halls from which various groups operate such as brownies, guides, scouts and mother and toddler groups. It also has a famous “fish and chips” shop.
- 2.4 Inverbervie is in an accessible location. As well as being on the A92 and close to the A90 for car journeys, it is well served by busses. Bus services X7, 107 and 117 provide very frequent, daily services between Inverbervie and Aberdeen (stopping in Stonehaven including at Mackie Academy). These services run in the opposite direction from Inverbervie to Montrose. The closest train stations are at Stonehaven and Montrose. From these stations there are regular trains running into Aberdeen (journey time approximately 35 minutes) or south towards Dundee and Edinburgh. The railway station at Laurencekirk is due to reopen in the spring of 2009.

- 2.5 The extant Local Plan identified four main opportunity sites for development (sites eh1, eh2, A and EmpB), three of which were for housing and one for employment use. Further, the Plan identified three sites for future housing land (sites fh1, fh2 and fh3).
- 2.6 Two of the sites identified in the extant ALP for development, namely eh1 and fh2, have been subsequently developed by house builders. These sites are located adjacent to the current bid site.
- 2.7 Outline planning permission was also issued for 8 houses on a third site in this location. All 3 areas were previously owned by the Colquhoun family. The principle of residential development within this area of Inverbervie has clearly been accepted and it would seem logical and appropriate to continue the development of Inverbervie in this location.

### **3 PLANNING POLICY CONTEXT**

- 3.1 The following narrative highlights those aspects of national and strategic planning policy, guidance and advice which are considered to be relevant to the bid.
- 3.2 The Local Plan will require to conform to the emerging Aberdeen City and Shire draft Structure Plan.

#### **Draft Aberdeen City and Shire Structure Plan**

- 3.3 The draft Structure Plan focuses development in places where there are clear opportunities to encourage people to use public transport. The strategy plans for significant growth in a limited number of places, as detailed below.
- 3.4 Firstly, the draft Structure Plan has a Spatial Strategy which identifies three Strategic Growth Areas (SGAs) which are to be the main focus of development for the area up to 2030. The SGAs have been selected as in these areas there are clear opportunities to encourage people to use public transport. One of the identified SGAs is the Huntly to Laurencekirk SGA. It covers the corridor between Huntly to Aberdeen City and also Laurencekirk to Aberdeen City. The Laurencekirk to Aberdeen leg of this SGA benefits from the Aberdeen to Edinburgh & Glasgow railway line as well as the A90.
- 3.5 Secondly, the draft Structure Plan supports Local growth and diversification across the whole of Aberdeenshire. The draft Structure Plan acknowledges that there will be continued pressure for housing in the countryside and it instructs that local development plans should focus new housing in, or as an extension to, existing settlements.

- 3.6 Thirdly, the draft Structure Plan promotes development in regeneration priority areas and Figure 2 of the draft Plan shows where these priority areas are on a map of the North East of Scotland. The areas include many coastal communities in the north east and also the towns of Fraserburgh and Peterhead. This aspect of the draft Structure Plan offers opportunities for redeveloping brownfield sites and emphasises that improving the economy and competitiveness of business should play a particular role in these areas. It explains that developing on brownfield sites is a particular priority because developing on greenfield sites is likely to take resources out of towns and make it more difficult to meet wider aims for regeneration.
- 3.7 The draft Structure Plan's Vision states that one of its main aims is 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"* and also aims to *"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"*. Linked to the Vision are the draft Structure Plan's proposals in relation to population growth. The objective is to increase the population of the City region and achieve a balanced age range to help maintain and improve people's quality of life. Targets are set on page 13 of the draft Structure Plan including that at least 2,500 new homes should be built each year by 2014 through the Development Plan and at least 3,000 new homes each year by 2020. In terms of how to meet these targets, the draft Structure Plan states that there should be quick progress made in preparing Local Development Plan in both Aberdeen City and Aberdeenshire and thereafter land should be made available for housing as quickly as possible at the start of the Structure Plan period.
- 3.8 Furthermore, the draft Structure Plan advocates giving people a choice of where they want to live, and a variety of homes and residential environment in cities, towns and rural areas.
- 3.9 The draft Structure Plan requires new housing has to meet the needs of the whole community by providing at least 25% affordable housing and an appropriate mix of types and sizes of houses. Should the land be allocated for housing, the relevant affordable housing policies will apply.
- 3.10 In terms of Accessibility, the draft Structure Plan requires that all new developments contribute towards reducing the need to travel and encourages people to walk, cycle or use public transport by making these attractive options.

### **National Planning Policy**

- 3.11 **SPP1** on *"The Planning System"* outlines the purpose of the system and suggests how planning can contribute to the Executive's wider objectives. In relation to the Executive's objective for social justice, paragraph provides that *"strong, vibrant*

*and healthy communities, in rural and urban areas, are an essential part of the vision for a socially just Scotland”.*

- 3.12 **SPP3** “Planning for Homes” explains the Scottish Government's policy on the role of planning in the identification of housing requirements and the delivery of quality housing in the right locations. It sets out the Scottish Government's policy on how local authorities should make provision in development plans for new housing, taking account of identified need and demand.
- 3.13 In terms of meeting the housing requirement in the development plan, SPP3 provides that *“In preparing the development plan and local housing strategy, consideration of a local authority's wider strategic policy objectives around political, economic, social and environmental matters will contribute to determining the appropriate scale and distribution of the housing requirement/housing supply target for the relevant area. Combined with a realistic approach to the assessment of the effectiveness of sites for housing, this should guide authorities to allocate more than enough land, i.e. a generous supply, to help ensure delivery of homes. This approach should provide sufficient flexibility to enable the continued delivery of new housing in response to unpredictable changes to the effective land supply which will occur during the life of the plan.”*
- 3.14 In SPP3’s section 3 on delivery of housing, all planning authorities are required to *“draw up a long-term sustainable settlement strategy as part of the development plan to provide the context for new development, recognising that the appropriate strategy for each area will reflect local needs, priorities and circumstances and is likely to be very different for remote rural areas compared with accessible urban areas”*.
- 3.15 One of four key considerations for these long-term sustainable settlement strategies is the *“the efficient use of land and existing buildings, resources and infrastructure”*. As a result, planning authorities are to promote the efficient use of land and buildings, principally by directing the majority of new development towards sites within existing settlements to make effective use of existing infrastructure and service capacity, and reduce energy consumption, while ensuring the creation of quality residential environments. As part of the SPP’s discussion of efficient use of land and existing buildings, the expansion of existing settlements is advocated. A number of advantages are said to exist from meeting housing requirements through extensions to existing towns and villages. For example, servicing costs can be reduced and new housing can benefit existing communities by helping to sustain local schools, shops and services.
- 3.16 **SPP17** *“Planning for Transport”* considers the specific issues of planning for transport in rural areas. It provides that the policy aim is to have a prosperous rural economy, with a stable or increasing population where rural communities have reasonable access to good quality services. It acknowledges that major facilities will continue to be concentrated in the larger settlements and it encourages most

additional housing, employment, retail, leisure and other services to 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 e.g. schools and shops ideally within walking or cycling distance.

#### **4 THE BID SITE**

- 4.1 The site is currently vacant agricultural land extending to approximately 50 acres (19.4 hectares).
- 4.2 The proposed site offers an opportunity to realise a modern, high quality, family housing development which would assist in expanding the existing settlement at Inverbervie to make the most effective use of the existing infrastructure and services.
- 4.3 As well as housing, the development will provide associated open space areas, landscaping and access arrangements. An indicative master plan is provided with the bid and is presented at Annex 1 of this supporting statement.
- 4.4 In preparing the layout of the proposed development a physical site appraisal and a rigorous landscape and access analysis has been carried out. This culminated in a development proposal which respects the existing topography and landscape setting of the site. The proposals integrate well with the form of the existing village, providing ease of access to all key community services and facilities such as the primary school, shops and recreational facilities.
- 4.5 The elevation and topography of the site provides an opportunity to make the most of the potential for solar gain through the orientation of houses. The indicative layout has been designed to utilise passive solar gain principles with the aim of creating a low-carbon extension to the existing settlement. The landscaping elements are also laid-out to both shelter and screen the proposed development whilst being orientated to maximise the solar gain of each area.
- 4.6 An initial phase of development of around 25 to 30 houses is proposed on the land south of Newbigging steading. This first phase could be delivered between 2008 and 2016. A second phase of residential development is foreseen on land north/north-east of Newbigging steading and a third phase could take place on land north-west of the steading. No specific dates have been allocated for the second or third phases, but it is thought that they could be brought forward in the medium term. Construction of 50 to 60 houses is planned for the medium term development on the land to the north/north-east and north-west of the steading.
- 4.7 Lastly, the proposals also include an area of land identified for potential future housing on land south west of Newbigging steading south of Townhead road (shown in yellow on the masterplan). However, before further housing is considered here, it

is likely that a review of the access roads and traffic situation in the area will be needed in conjunction with the Roads Department.

- 4.8 The proposed development would consist of a mix of house types (including detached, semi-detached and terraced houses) incorporating "Home Zones" with an emphasis on pedestrian accessibility and with house designs that are in-keeping with the local vernacular and the surrounding built environment. The proposed development would also deliver a range of house-tenures including affordable housing units.
- 4.9 The layout of the dwellings has been carefully considered to meet SPP15's requirements on fitting the development to the landscape and design. The masterplan indicates large areas of green spaces comprising strategic landscaping (tree planting), public parks, informal recreation areas and private gardens. These green spaces have been designed to promote wildlife corridors within the proposed development area and extend into the wider countryside area. Public footpaths have been provided throughout the development.
- 4.10 Access to the site can be provided by means of the existing access arrangements laid-out in the ongoing residential development of the land south of Newbigging Steading. Access arrangements for the later phases of the proposed development can be taken from the garage adjacent to the medical centre at the lower part of the site (subject to discussions with the landowner) and from the road leading towards Dendoldrum Farmhouse. We would anticipate extending the restricted speed area to facilitate this and the precise details will be confirmed following discussions with Aberdeenshire Council's Roads Department in due course.
- 4.11 The site promoters are keen to provide real community benefits as part of the development. However, as Inverbervie already has a wide range of facilities, the best approach is thought to be community consultation in order to find out what facilities would be the most appropriate. It is expected that new facilities could be provided on the development site itself, such as play equipment on the village green or kickabout area. These facilities will be firmed up following the community consultation.
- 4.12 Allocation of the bid site for housing in the emerging Local Plan would be in accordance with the **Draft Structure Plan** for the following reasons:
  - 4.12.1 It falls within the Huntly to Laurencekirk SGA. The bid site is well located to take advantage of the rail links at Stonehaven and Montrose and eventually the re-opened station at Laurencekirk.
  - 4.12.2 Expansion of Inverbervie would also be supported by the Local growth and diversification policy of the draft Structure Plan.
- 4.13 The development proposals would assist in the meeting of draft Structure Plan's targets for building new homes by 2014 and 2020.

4.14 The bid site will certainly fulfil **SPP3's** requirement on efficient use of land and existing buildings, resources and infrastructure. The proposed bid site will result in an expansion of Inverbervie and this will bring along the advantages including the reduction of servicing costs for that development, sustaining the local shops, services and schools. Bervie primary school is currently under capacity. It has a total roll of 204 pupils and the capacity of 270. Additionally the forecast is for Bervie primary school's roll to drop and therefore introducing further family accommodation into Inverbervie will serve to bolster the primary school's roll. The school rolls at Mackie Academy and Mearns Academy are also expected to drop and therefore there will be capacity within these schools going forward.

## 5 CONCLUSION

5.1 For the following reasons, the site should be identified for housing in the emerging ALP:

- The development proposal presents an opportunity for a logical, long-term expansion of Inverbervie which adds positively to the character and form of the settlement.
- It will provide high quality and a diverse mix of accommodation options.
- The site will benefit from its close proximity to existing services of Inverbervie, but will also provide new community facilities within the development area (subject to community discussions on the nature and extent).
- Encouraging more families into Inverbervie will help to maintain the school roll at Bervie Primary.

5.2 We would welcome further discussions with the Council in respect of the proposals.