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14/11/08

07 NOV 2008

## 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:	Glenmore Properties Ltd	Date:	05/11/2008
Postal Address:	Viewfield Farm Craigellachie Aberlour Moray AB38 9QT		

N2

Name of landowner (if known)	████████████████████
Postal address of landowner	████████████████████

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?

Land to the East of Cruickshank Terrace, Bin Avenue, Cairnie

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

The site name could be descriptive ("Site north of") or an address (Site at Westburn Road , Aberdeen)

S2

Have you provided a map showing the exact boundaries of the site you would like considered?

S3

Yes  No

Please provide the National Grid reference of the site

NJ 485 446 GB

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

If you are proposing a mix of uses on your site please ensure that the area of each is noted on the site plan

S6 Are you proposing to phase your development? Yes  No

If you are proposing phasing your development please provide additional details of what is anticipated to be built, and when.

S7 If you are proposing housing on the site please provide us with details of what you think would be appropriate, both in terms of the number of dwellings, and their form (Flats, detached houses etc).

Circa 5 units - detached 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.

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S9 If you are proposing uses other than housing or business please provide us with as much detail as possible on what you propose.

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?)

See attached statement

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

O1 Has there been any opportunity for local people to influence what you propose through local engagement? Yes   
No   
See attached statement for detail of proposed community engagement 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?

See attached statement

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sports facilities (eg playing fields)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Employment areas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public Transport networks	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>
Other (Please specify)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>
Primary school			

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

### Servicing the site

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

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

See attached statement

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)

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## 1. INTRODUCTION

This statement has been prepared by Halliday Fraser Munro Planning, on behalf of Glenmore Properties Ltd, to provide further information on a development proposal to the Aberdeenshire Local Development Plan for Land Adjacent to Cruickshank Terrace, Bin Avenue, Cairnie. It should be read in conjunction with the completed bid proposal form.

## 2. THE SITE

Cairnie is a small village located approximately 5km from the nearest main service centre of Huntly. The village has a number of existing facilities including primary school, post box, telephone box, community hall, community notice board and play area. Outwith the village boundary but located nearby is a petrol filling station and shop.

Land to the East of Cruickshank Terrace which forms part of this development bid extends to approximately 2.4 hectares. Bordering the site to the west is a recently built single storey dwellinghouse and garage, while to the east is an access track serving the village's Waste Water Treatment Plant (WWTP). To the south of the site, open land falls down to the Burn of Cairnie. Opposite the site to the north are a group of c1950s two storey semi-detached and terraced dwellinghouses arranged around an area of public open space. The village hall and primary school lie to the north west of these houses.



*[Figure 1 – Housing at Cairnie and Community Hall]*

The main facilities within Cairnie are located to the west of the settlement. Historically Cairnie has been developed along a central distributor road with development on both sides. Most development is situated on the northern side of the road. A cluster of older buildings is located to the east of the village and

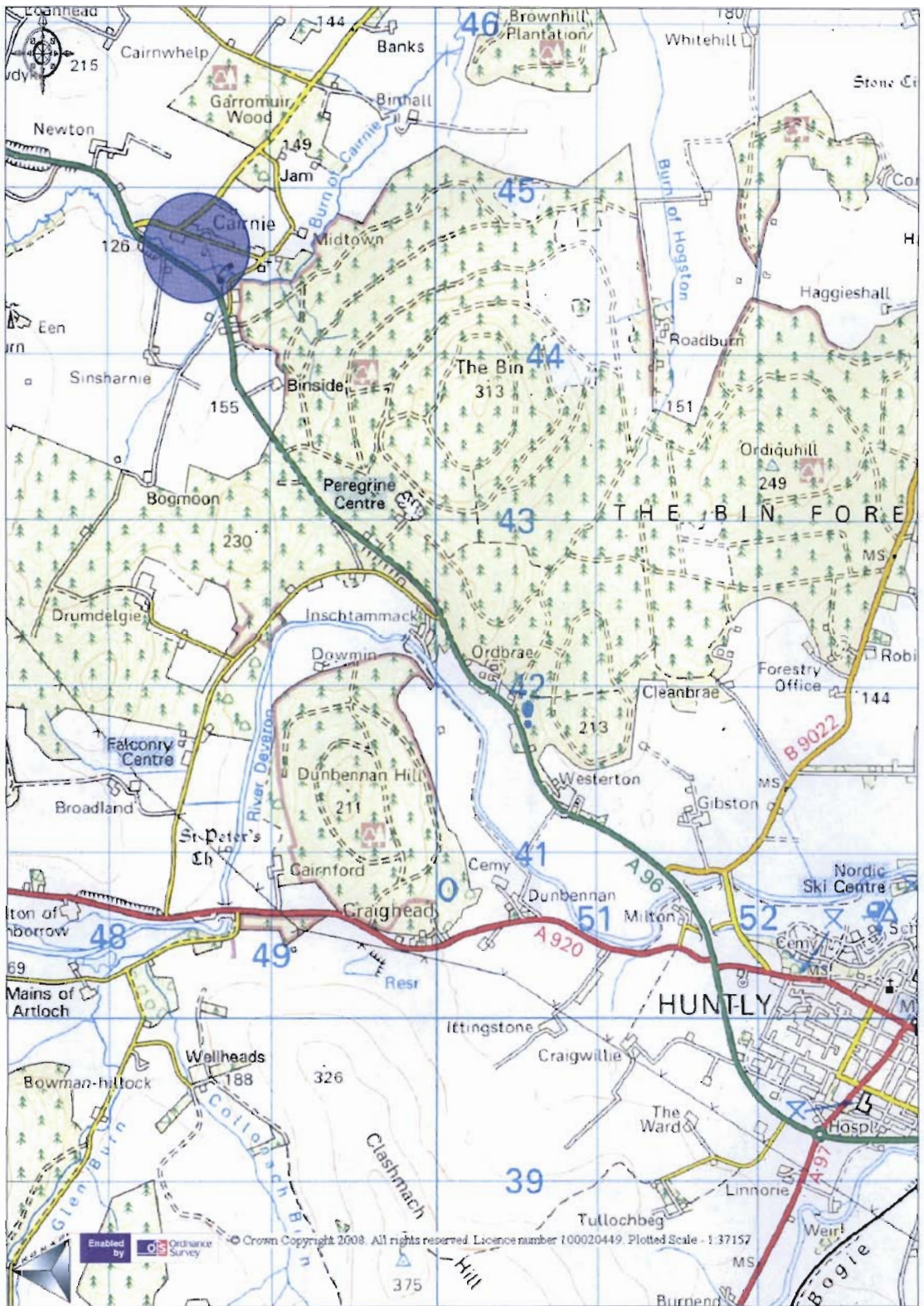
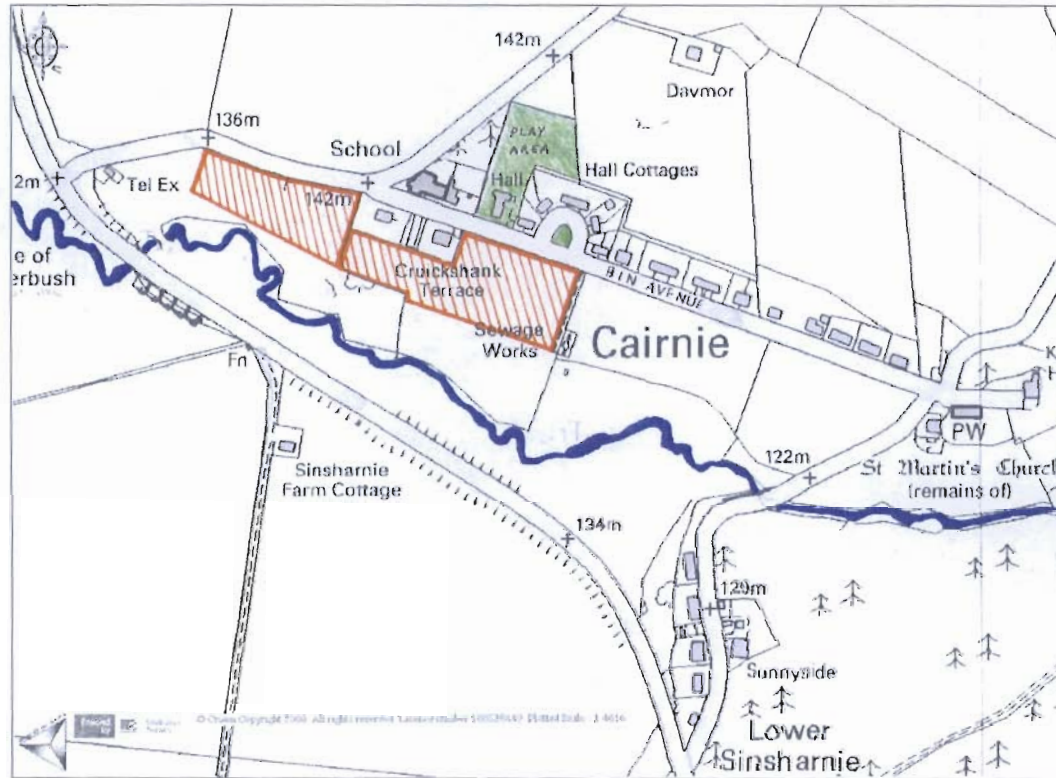


Figure 2 – Location Plan

a further cluster of houses is located to the south east. These latter houses are not considered part of Cairnie in the Local Plan and neither are the petrol filling station and café/shop situated a very short distance beyond these on the A96. All of these help create the circumstances that contribute towards the village's role as a Rural Service Centre.

A site plan identifying the site boundaries is outlined below:



### 3. DRAFT STRUCTURE PLAN

The Draft Aberdeen City and Shire Structure Plan June 2008 was recently out to consultation. The consultation period ended on the 12<sup>th</sup> September 2008. Although still only a draft the plan nevertheless provides the most recent indication of strategic direction for future development in the North East. The plan outlines a spatial strategy for the city region area identifying areas for different levels of growth: (i) Strategic growth areas; (ii) Local growth and diversification area; and (iii) Regeneration priority areas.

New development at Cairnie fits well with the aims of the spatial strategy for local growth and diversification areas which, aims to achieve growth relative to local needs. The draft structure plan outlines that local development plans, in

line with Scottish Planning Policy, should focus new housing in extensions to existing settlements.

#### 4. DEVELOPMENT PROPOSAL – EXPANDED QUESTIONNAIRE RESPONSES

**Question 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?)**

There are two main opportunities for new development as part of this development proposal. These include land to the East of Cruickshank Terrace bound by the access road to the Waste Water Treatment Works and land to the west of Cruickshank Terrace.

Development would be sited to the northern part of this area to take into account contours and avoid any potential issues in relation to the Burn of Cairnie.



**Looking to Cairnie Village from WWTP** – this indicates the strong physical and visual relationship between the treatment plant and the village and also how the existing housing sits on the skyline when seen from this angle. When seen from the A96, Cairnie (with the proposed housing site) is seen nestled against the hillside and the trees beyond. New development would not create any negative visual impact and will be seen from all angles as an integral part of the village.

Appropriate landscaping would be provided along plot boundaries to aid the development's integration into the surrounding area.

An outline planning application for the site was submitted in 2007. It was refused as contrary to development plan policy in respect of housing in the countryside, due to its location outwith the settlement boundary. In assessment

of the application officers from the environment team advised that *“Development will have a limited visual impact. It is considered that the proposed buildings will fit well into the existing structure of the village and retain the landscape character of the area”*. Whilst development was refused on the basis of the principle of development there were no issues with regard to landscape that precluded development of this site. This view was endorsed by the Reporter for the subsequent appeal for the application who advised that three well designed houses could be erected on the appeal site without major adverse landscape or visual impacts. The main argument behind dismissal of the appeal was that whilst national policy acknowledges the importance of new housing opportunities to help sustain rural communities, it also emphasises the role of the development plan in bringing forward such sites.

The site has development on two sides (three including the WWTP) and is an appropriate extension to the village. It is accessible to local facilities and is close to a key transport corridor. Development will provide an opportunity for additional landscaping to help screen the WWTP.

**Question C1 – Has there been an opportunity for local people to influence what you propose through local engagement?**

We have not yet consulted with the local community. In conjunction with the submission of this development bid details of the bid will be sent to members of the community requesting feedback on how they would wish to be consulted.

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

There has been no growth with Cairnie in the current local plan period. A site to the eastern end of the village was identified however was fully built out prior to commencement of the plan. The proposed development will provide new housing opportunities for people to live locally.

There is the potential for developer contributions to contribute towards sustaining and enhancing existing community facilities within the village.

**Question C4 – How easy is it for people using or living in the development to access services?**

The village of Cairnie has a number of existing facilities which additional small scale development would help to sustain. Additional development will help to bolster the local primary school roll.

The village is in close proximity to the main service centre of Huntly which provides retail facilities.

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

Vehicular access would be taken from Cruickshank Terrace.

Scottish Water has indicated that the local WWTP has capacity for a further 2 dwellings. It is proposed that 2 of the proposed properties would be dealt with through the existing WWTP with the remainder through use of a private system. Surface water drainage would be dealt with by SUDS measures.

**5. SUMMARY AND CONCLUSIONS**

Taking into account the information contained in this report and the related questionnaire form, it is our view that this site at Cairnie provides a suitable opportunity for small-scale growth through the forthcoming Aberdeenshire Local Development Plan. Development will provide additional housing opportunities and enhance the role of the settlement as a rural service centre whilst maintaining the village character. The proposed development areas relate well to existing local facilities.

We reserve the right to expand on the information provided as matters progress.

***Halliday Fraser Munro Planning  
November 2008***

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- Q6 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**

- Q1 What other information would you like to be considered in support of your proposal? In order to comply with the Data Protection Act 1998 please do not include any personal information
- See attached 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.