

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: Alba Homes Ltd

Date:06/11/08

Postal Address: c/o Ryden LLP

25 Albyn Place

Aberdeen

AB10 1YL

N2

Name of landowner (if known): [REDACTED]

Postal address of landowner: [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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? Annesley Farm, Torphins

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 626 013

S4

What is the current use of the site? Agriculture

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 / Public Open Space

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

S6

Are you proposing to phase your development? Yes No

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

S7

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

It is anticipated that the site could accommodate around 75 units. A range of house types, sizes and tenures would be proposed.

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 large area of public open space with an informal footpath network would be provided along the Beltie Burn for the enjoyment of the wider community.

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?)

Please refer to attached development bid 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 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?

Development would sustain existing community facilities and services.

It would provide housing choice in Torphins and provide housing in proximity to proposed employment uses thereby minimising journeys by road.

A large area of public open space would be provided for the benefit of the wider community.

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

Rather than full studies it may be appropriate to undertake initial assessments to identify the scale of any works that might be required, as this will impact on the deliverability of the proposal. This assessment may be no more than an exchange of letters with appropriate agencies. Information on water and sewage capacity is available online at : http://www.scottishwater.co.uk/portal/page/portal/SWE_PGP_CONNECTIONS/SWE_CORP_CONNECTIONS/ASSET_CAPACITY_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 refer to attached development bid statement.

Please return the completed form to the Policy Planning Team, Planning Policy and Environment Service , Woodhill House, Westburn Road, Aberdeen, AB16 5GB or e-mail to ldp@aberdeenshire.gov.uk.

Fair Processing Notice

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

ALBA HOMES LTD

Development Bid for Land at
Annesley Farm, Torphins.



November 2008

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

Contents

0.0	Development Bid Form
1.0	Introduction
2.0	Development Context and Site Description
3.0	Local Service Provision
4.0	Scottish Planning Policy
5.0	Development Plan Considerations
6.0	Indicative Proposals
7.0	Justification
8.0	Conclusion

APPENDIX A: Indicative Masterplan

1.0 INTRODUCTION

- 1.1 This development bid is submitted in response to an invitation by Aberdeenshire Council to come forward with development proposals for consideration for inclusion within the next Aberdeenshire Local Development Plan. The deadline for submission of bids is 6 November 2008. The land which is the subject of this development bid immediately abuts the settlement boundary to the south of Torphins.
- 1.2 The development bid is submitted on behalf of Alba Homes Limited who have an interest in the land, as highlighted on the attached Location Plan. The site extends to approximately 12.5 hectares or thereby and is a well defined site lying immediately adjacent to the southern boundary of the village.

Figure 1: Location Plan



- 1.3 It is considered that the site is well placed to provide an appropriate contribution to the future housing land supply within the settlement of Torphins and Alba Homes Limited respectfully request that this land be identified for residential development in the forthcoming Local Development Plan.

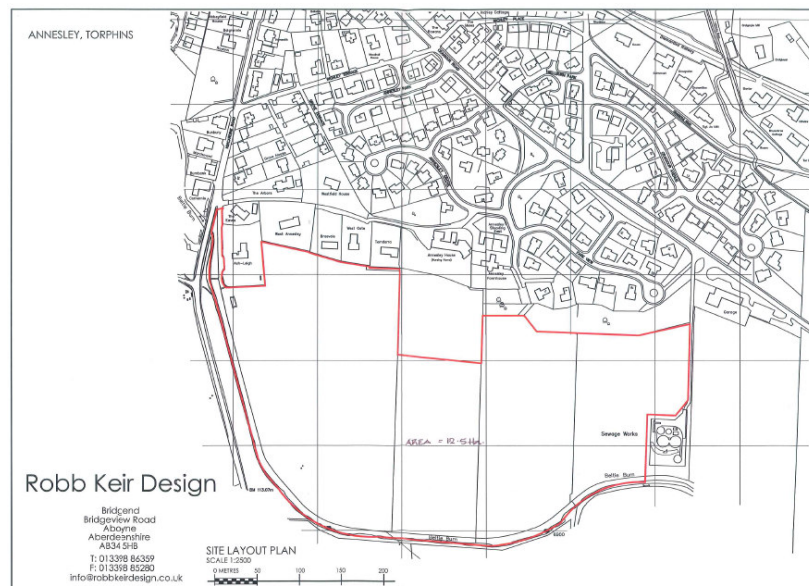
2.0 DEVELOPMENT CONTEXT AND DESCRIPTION OF SITE

- 2.1 Torphins is one of the larger rural service centres lying within the Aberdeenshire Rural Housing Market Area. Torphins lies approximately 23 miles to the west of Aberdeen accessed by the A980. It lies almost equidistant between the two main service centres of Banchory to the east and Aboyne to the west. Historically, the village benefited from a railway connection and the former station and the crossroads of the A980 and B993 formed the heart of the village. It has expanded in recent years to the north and, more particularly, to the south. It enjoys an attractive rural setting in the valley formed by the Beltie Burn. The

Hill of Beltie to the south and Learney Hill to the north help contain the village within the landscape and limit distant views of the village.

- 2.2 With a population in excess of 1,300 and serving a wide rural hinterland it contains a significant range of rural services. These include a primary school, a post office, a bank, a garage, pharmacy and a range of general shops. It further benefits from a bowling green and tennis courts with the Learney Arms Hotel located in the centre of the village. A 9-hole golf course immediately abuts the settlement boundary to the north.
- 2.3 The land promoted for development lies immediately to the south of Torphins between the settlement boundary and the Beltie Burn. The site, which extends to 12.5 hectares, is well defined, being bound by recent housing to the north and to the south and east by the Beltie Burn. The Waste Water Treatment Works (WWTW) serving the village and its access from Craigour Road bound the site to the east. The adjoining land to the east falls within the settlement envelope defined by the Aberdeenshire Local Plan and is identified for employment purposes.

Figure 2: Site Context Plan



- 2.4 The site enjoys a south facing aspect falling very gradually from the existing housing to the north towards the Beltie Burn. Currently in agricultural use, the land is used for grazing purposes. It is characterised by long narrow fields

running north south towards the Beltie Burn. These are defined by dry stone dykes and post and wire fences.

- 2.5 There is a notable change in level towards the burn. SEPA's Flood Risk Maps indicate that it is prone to localised flooding and as such the development proposals will be required to avoid the flood plain. The existing WWTW lies above the flood plain and provides a useful guide to the potential limits of development. Other than some localised scrub on the site boundaries and field boundaries the land is devoid of trees.
- 2.6 Due to the topography of the area, the land is relatively well contained. The only views afforded into the site are on the southern approach on the B993. However, the existing settlement edge is already viewed on this approach and future development would require to be considered in that context. The existing built up area and the rising land beyond would form a back drop to any new development.
- 2.7 Importantly, the development of the site would be planned in accordance with the results of a 1:200 year Flood Risk Assessment, in order to determine areas at risk and identify any mitigation measures required.

3.0 LOCAL SERVICE PROVISION

- 3.1 Torphins Primary School has a capacity of 205 pupils. The 2007 based School Roll Forecasts published by Aberdeenshire Council indicates that the School Roll at 2007 was 200 pupils. This is forecast to fall to 150 pupils at 2016. As such there is adequate capacity to accommodate additional development within the catchment. Secondary school education is provided at Aboyne Academy. The academy currently has a total capacity of 610 pupils and is currently over capacity. However, the Aberdeenshire Council School Roll Forecasts indicate that this will peak at 2011 before falling towards 2016. This capacity issue can be addressed by contributions from new development within its catchment area.
- 3.2 The village is served by a WWTW lying to the south east of the development bid site. Scottish Water's Strategic Asset Capacity and Development Plan indicates that this has limited spare capacity. Accordingly, further development in the village will require to address this issue.
- 3.3 Torphins is served by five bus services linking the village with Aberdeen City and the main settlements along Deeside. Links are also provided to Westhill and Lumphanan and westwards to Ballater. Local bus services also serve

Torphins Primary School linking it with its wider catchment area. A school bus service also links Torphins with Aboyne Academy.

4.0 SCOTTISH PLANNING POLICY

- 4.1 Scottish Planning Policy 1: The Planning System advises that the aim of the system is to ensure that development and changes in land use occur in suitable locations and are sustainable. Further to this, the planning system should feature as an integrated approach to social justice by giving a high priority to accessibility when considering locations for jobs, homes, shops, leisure and other community facilities.
- 4.2 SPP3: Planning for Homes was revised in 2008 to take account of the difficulties in delivering housing land in Scotland. It states that a range of factors have contributed to house price inflation and growing divergence between incomes and house prices and there has been no corresponding increase in the supply of new housing in response to increases in both demand and cost. Difficulties in bringing forward sufficient land for new housing was identified as one of the most significant obstacles to the delivery of new housing. To combat this, the Scottish Government is committed to the goal of raising the rate of house building to 35,000 new houses a year by the middle of the next decade. Planning has a central role in meeting this goal through the identification of sufficient land to support an increased supply of the right homes in the right places.
- 4.3 Where brownfield and infill sites cannot meet the full range of housing requirements, it may be necessary to release greenfield land next to built up areas. Meeting housing requirements through extensions to existing towns and villages has a number of advantages, including the reduction of servicing costs. New housing can also benefit existing communities by helping to sustain local schools, shops and services.
- 4.4 Scottish Planning Policy 15: Planning for Rural Development seeks to encourage vigorous and prosperous rural communities, ranging from small towns and villages to dispersed settlements. It requires that planning policy regimes should be put in place to accommodate modest, selective growth. It considers that most developments should be foreseen, agreed and programmed to reflect the local circumstances. The amount and location of housing that can be developed in rural areas it considers is determined by a number of factors including; proximity to services, eg. schools, shops (ideally within walking distance); ease of access (from an existing road or footpath); and, drainage and sewage capacity.
- 4.5 SPP17: Planning for Transport highlights that the aim of the planning system is to support and accommodate new investment and development in locations accessible by

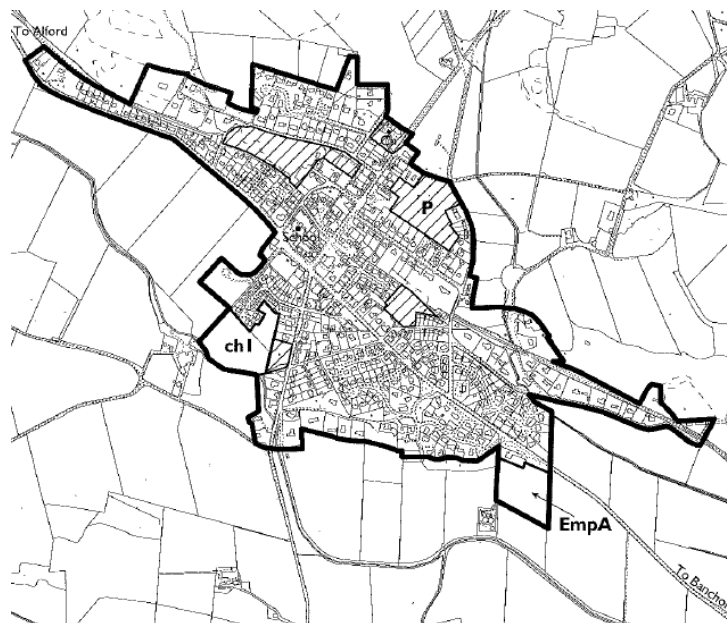
a range of means of transport and which seek to minimise the impact on existing transport networks and the environment. SPP17 seeks to ensure that new developments of significant travel generating uses are located in areas where access to infrastructure is found within 400m by walking. Planning Advice Note 75 highlights that community facilities and services should lie within a threshold walking or cycling distance of 1,600m.

- 4.6 The need for affordable housing is an important consideration and Planning Advice Note 74 suggests that all new development should provide around 25% affordable homes within the housing mix. This, however, requires to be justified by respective Councils through their housing needs assessments.

5.0 DEVELOPMENT PLAN CONSIDERATIONS

- 5.1 The extant Structure Plan approved by Scottish Ministers in 2001, defines a settlement hierarchy with Aberdeen City as the main focal point and driver of the regional economy. Torphins, is identified as a rural service centre that may provide opportunities to absorb small scale local development needs. The Aberdeenshire Local Plan, prepared in conformity with the approved Structure Plan, identifies only a constrained housing site, capable of accommodating around 30 houses, to the south west of the settlement. This however, has now been built out. An employment site is identified to the east of the settlement boundary adjoining the development bid site.

Figure 3: Extract from Aberdeenshire Local Plan



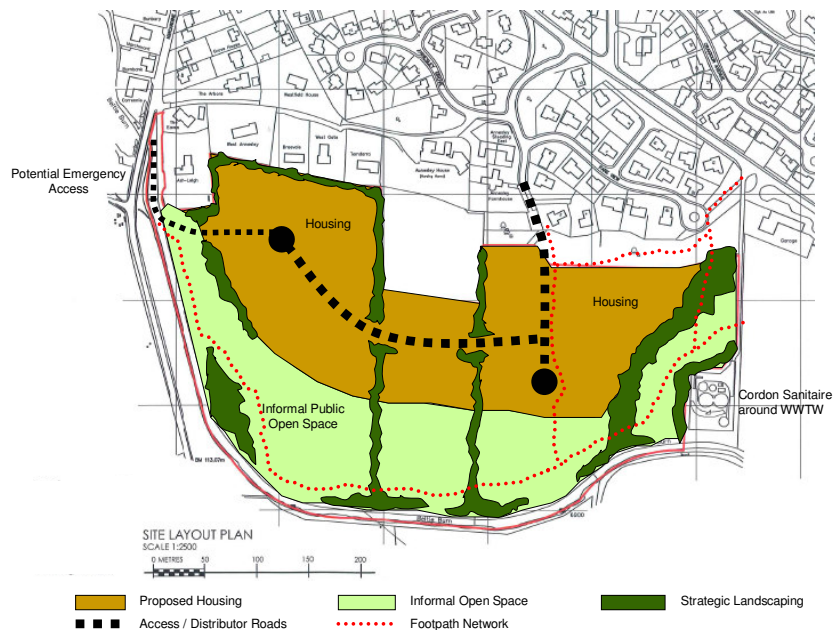
5.2 The replacement draft Structure Plan for the City and Shire identifies a requirement for around 72,000 dwellings within the Structure Plan area over the next 20-25 year period. It identifies Torphins as falling within the Rural Housing Market Area and in terms of its Spatial Strategy, is capable of accommodating local growth and diversification. The draft plan allocates 12,400 houses to the Rural Housing Market Area in three phases. This comprises 4,400 houses in the period 2007-2016, 4,000 houses in the period between 2017 and 2023 and a further 4,000 houses between 2024 and 2030. It also requires Local Development Plans to identify an appropriate amount of business land in areas identified for local growth and diversification.

5.3 The sustainable mixed community's objective of the draft Structure Plan seeks to ensure that new development meets the needs of the whole community, both now and in the future, and makes the area a more attractive place for residents and businesses to move to. New housing and employment uses should be well related to each other.

6.0 INDICATIVE PROPOSALS

6.1 It is proposed that the land, which is subject of this development bid, should be identified for development in the initial period of the Local Development Plan. The primary use would be for housing with a substantial area of informal open space and woodland developed along the Beltie Burn. A footpath would be provided through this area linking the proposed employment site to the east of the village with Kincardine Road to the west. More formal pedestrian links would be provided through the existing residential development to the north. Figure 4 and Appendix A provide an indicative Masterplan.

Figure 4: Indicative Masterplan



- 6.2 The site would be accessed from Annesley Grove to the north. This site was developed by Alba Homes Limited and was designed with sufficient capacity to allow for further development. An emergency access could be provided from Fare View to the east of the site or alternatively from Kincardine Road to the west.
- 6.3 It is considered that the site could accommodate around 75 units with substantial open space and strategic landscape provision. The exact number however could only be determined following a detailed assessment of the extent of the flood plain and design of the layout having regard to Aberdeenshire Council's requirements for privacy distances and private garden ground. A range of house types, sizes and tenures would be provided.
- 6.4 The design of the proposed development would be expected to reflect the traditional character of housing in the area and the local vernacular. Alba Homes Limited are committed to involving the local community in the design of the development and would anticipate extensive consultation prior to finalising the proposals for the site. The location of the WWTW has been recognised and the proposed housing would maintain an appropriate "stand off " distance from this.

7.0 JUSTIFICATION

- 7.1 Torphins is an attractive rural village with relatively good public transport links to Aberdeen City and the main settlements along Deeside. It benefits from a wide range of services and facilities which not only serve the village but the wider rural hinterland. Planning policy seeks to maximise the use of existing facilities with a view to increasing the overall supply of new homes. SPP3 specifically recognises that where brownfield and infill sites cannot meet the full range of housing requirements, it may be necessary to release Greenfield land next to built up areas. It further acknowledges that meeting housing requirements through extensions to existing towns and villages has a number of advantages, including the reduction in servicing costs. Also, as highlighted, new housing can benefit existing communities by helping to sustain local schools, shops and services.
- 7.2 Torphins Primary School is currently under capacity and its roll is forecast to fall significantly to 2016. Further development in the village is therefore essential to maintain that school. It is acknowledged that Aboyne Academy is over capacity, however, development here and elsewhere within its catchment can contribute towards the provision of additional capacity at the academy.

- 7.3 The WWTW has limited remaining capacity and the extent of development capable of being accommodated prior to upgrade will require detailed investigation. This is a technical issue and will be addressed through development at Annesley Farm. It is important to enable the growth of the village, creating new opportunities for families to live in the community.
- 7.4 This new housing would greatly benefit existing services and, indeed, there is a recognised need for significant amounts of new housing. The Scottish Government set a target of 35,000 houses per annum by 2015. The draft Structure Plan recognises this and highlights a requirement for 72,000 new homes in the period to 2030. To address this will require a substantial land release and Torphins is considered a sustainable location to contribute to this and to the objectives of the draft City and Shire Structure Plan.
- 7.5 The availability of a range of services locally, and certainly within walking and cycling distance is a major factor in identifying sites for development. The site proposed for development lying to the south of Torphins would address the criteria specified within SPP17 with regard to discouraging use of the private car. Importantly the site lies within 400m walking distance to public transport and within the 1,600m threshold distance to local services and facilities.
- 7.6 The location of the employment land immediately to the east would create opportunities for people to live and work in the village. This would address a key objective of the draft Structure Plan to create sustainable mixed communities whilst reducing the need to travel.
- 7.7 The development of the bid site for housing would have minimal impact upon the landscape setting of Torphins. The proposed housing would only be visible on the approach to Torphins on the B993 from the south and would be seen in the context of the existing housing lying at a slightly higher level to the north. It would be further mitigated by the proposal for informal open space and strategic landscaping on the lower ground adjacent to the Beltie Burn. This would comprise a substantial area and would provide a “soft” edge to the settlement.
- 7.8 As highlighted above, the southern limit of built development would be determined by the results of a 1:200 year Flood Risk Assessment. This will be used to inform the final layout of the development and will accompany any future planning application for the site.






8.0 CONCLUSIONS

- 8.1 Torphins is an attractive rural village with a good range of local facilities and services. The take up of recent developments demonstrates its popularity as a place to live.
- 8.2 The identification of land for further development would, if necessary, help fund an upgrade of the existing drainage infrastructure and, importantly, will help to sustain the existing primary school. Its location, adjoining an existing identified employment site will create opportunities for residents to live and work in the community thereby meeting the Structure Plan objective of creating sustainable mixed communities whilst reducing the need to travel.
- 8.3 The provision of informal open space along the Beltie Burn, with footpath links through to the existing village will provide an amenity for the enjoyment of existing residents. It will also help minimise the impact of development on the landscape setting of Torphins.
- 8.4 On the basis of all of the above, it is considered that the land at Annesley Farm, Torphins has the capacity to sustain and accommodate expansion of the village. It is respectfully requested therefore, that the site be included in the emerging Local Development Plan for release in the first period of that plan.

Appendix A

Indicative Masterplan



- | | | | | | |
|---|----------------------------|---|---------------------|---|-----------------------|
|  | Proposed Housing |  | Informal Open Space |  | Strategic Landscaping |
|  | Access / Distributor Roads |  | Footpath Network | | |