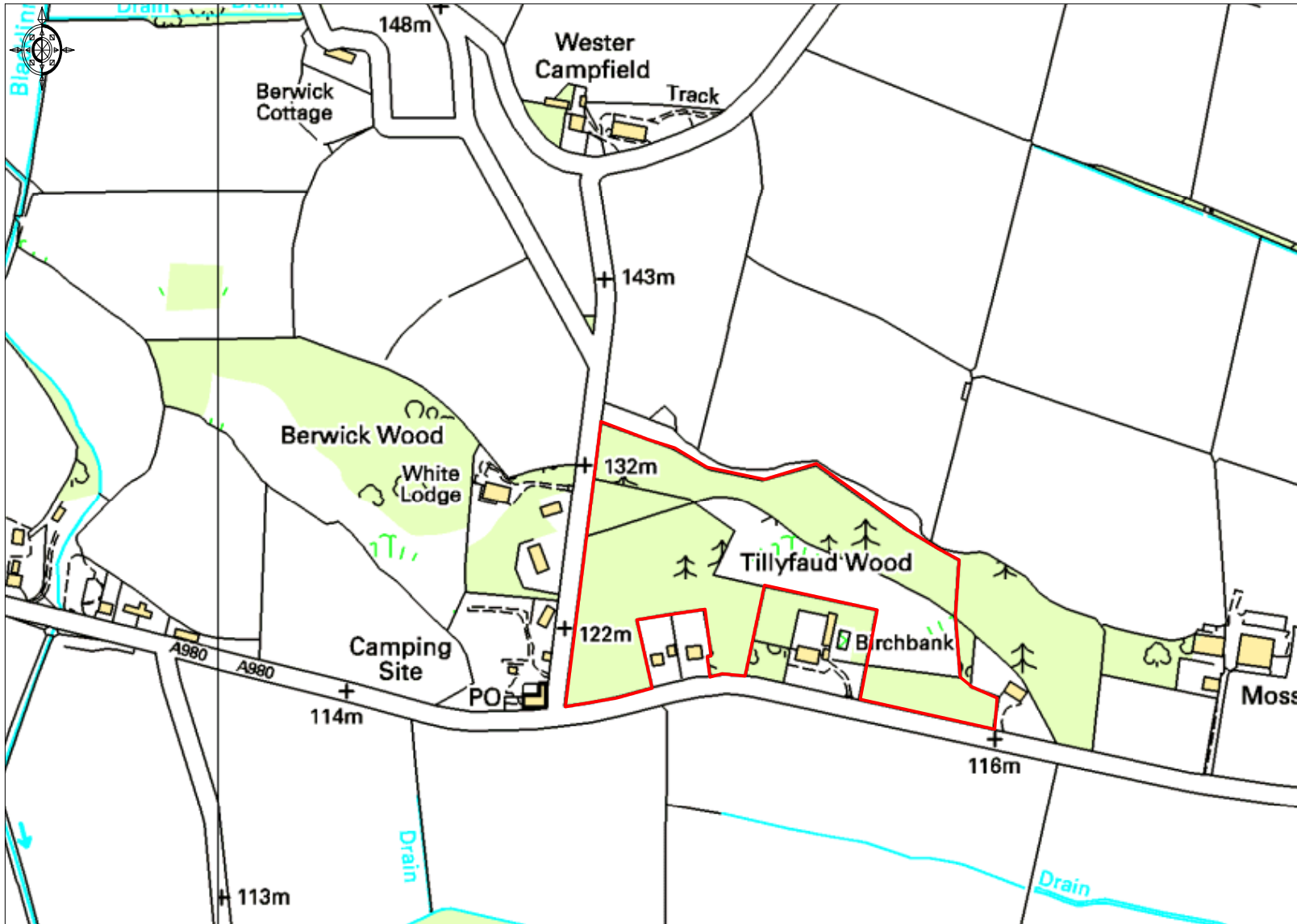


Enabled by Ordnance Survey

© Crown Copyright 2008. All rights reserved. Licence number 100020449. Plotted Scale - 1:5000



Enabled by Ordnance Survey

© Crown Copyright 2008. All rights reserved. Licence number 100020449. Plotted Scale - 1:5000

Ryden

**The Dickinson Trust Ltd,
Trustee for The Dunnottar
Trust (Dunecht Estates)**

**Development Bid for Land at
Campfield, Torphins,
Aberdeenshire**

November 2008

Contents

0.0	Proforma
1.0	Introduction
2.0	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	Conclusions

APPENDICES

Location Plan
Proposed Layout
Local Plan Extract

1.0 INTRODUCTION

- 1.1 This Development Bid is submitted on behalf of The Dickinson Trust Ltd, Trustee for The Dunnottar Trust (Dunecht Estates).
- 1.2 Dunecht Estates are a major land owner in the North East of Scotland with in excess of 53,000 acres of land and associated properties. Their main interests are in farming and forestry, but they are also a major provider of affordable rented housing in the Aberdeen and Aberdeenshire Housing Market Areas. In recent years they have demonstrated their willingness to release land for development and seek to work with communities to ensure that development is sympathetically designed, sustainable, integrated with existing settlements and provides a lasting benefit for those communities.
- 1.3 The total land which comprises the development bid at Campfield, Torphins extends to approximately 4.67 hectares (11.54 acres) of land, principally in forestry use, which incorporates Tillyfaud Wood. Within this bid however, approximately 1.68 ha is suggested for development, with the majority of the land use to remain unchanged. The site lies some 2.76km from the south-eastern settlement boundary of Torphins and 6.4km from Banchory.
- 1.4 It is considered that this area is well placed to provide an appropriate contribution to the future housing and employment land supply requirements within the settlement and we respectfully request that this land be identified for a phased development in the forthcoming Local Development Plan.

2.0 DESCRIPTION

- 2.1 The site lies within a cluster of dwellinghouses at Campfield, to the south-east of Torphins, along the A980 main road between Banchory and Torphins.

Site Description

- 2.2 The site proposed for development comprises 4.67 ha (11.54 acres) of land in forestry use and clear ground. The site is south-facing, falling from approximately 130m above sea level at the north of the area to be developed, down to approximately 115m by the A980 to the south.

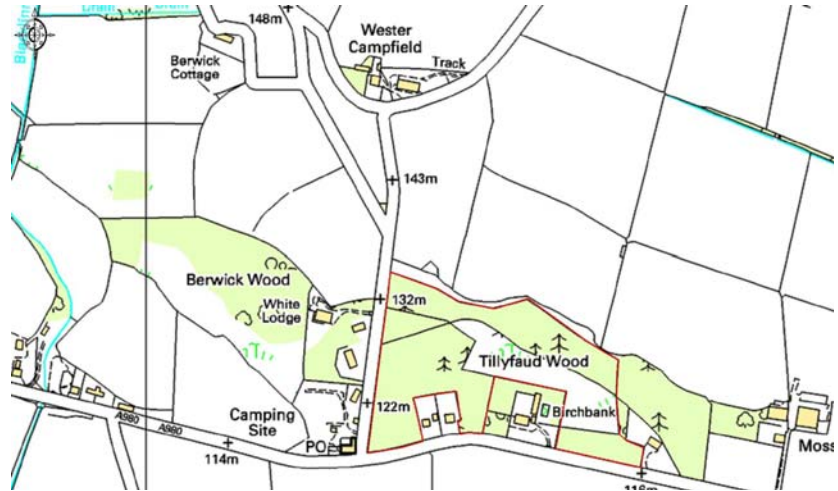


Figure 1: Location Plan

- 2.3 To the south-western corner of the site there are a number of services and land uses, including a filling station, post office and caravan site; the southern boundary adjoins the A980 and wraps around two groups of dwellinghouses which front the roadside; the eastern boundary is defined by a belt of trees between the site and the dwellinghouse beyond; with Tillyfaud Wood wrapping around the north-eastern and northern boundary; the western boundary is defined by a minor road which serves several farmsteads within the vicinity – across from which runs a row of dwellinghouses, down towards the junction with the A980 at the south-western corner of the site.

3.0 LOCAL SERVICE PROVISION

- 3.1 The site lies immediately adjacent to the post office, the Campfield Caravan site and Campfield filling station.
- 3.2 Further services are available at Torphins, the centre of which lies approximately 3km (2 miles) to the north-west, along the A980.

Education

- 3.3 The site lies within the catchment areas of Torphins Primary School and Aboyne Academy. The Torphins Primary School roll has dropped steadily and significantly in recent years, from 243 in 2001 (139%) to 193 in 2008 (94%). Despite the increased capacity at this school, the capacity is set to drop even further, with 150 pupils forecast for attendance in 2016 (73%). Pupils from Torphins travel by bus to Aboyne Academy.

Public Transport

3.4 Torphins is served by several bus routes :

202: Aberdeen - Banchory - Lumphanan - Aboyne – Ballater;

210: Aberdeen - Westhill - Torphins – Ballater;

213: Aboyne - Kincardine O'Neil - Lumphanan – Torphins

The principal bus route operates between Aberdeen and Ballater, via Banchory, Aboyne and smaller villages en route. Average service frequency is approximately hourly in either direction and there is a bus stop at the Glassel junction, approx 330m to the west of the site.

Water Supply & Drainage

3.5 Campfield is served by the Invercarnie Water Treatment Works and capacity is available for 2001+ connections to the mains water system. Development at Campfield will require its own on-site waste water treatment system: works to be provided at the developer's expense.

Flooding

3.6 The site is not at risk from flooding from the River Dee, as recorded on SEPA's Indicative River and Coastal Flood Map (Scotland) 2006. Given the proximity of the site to the River Dee however, a full 1: 200 year flood assessment would be undertaken prior to the detailed design of any development to formally identify areas at risk and appropriate mitigation measures.

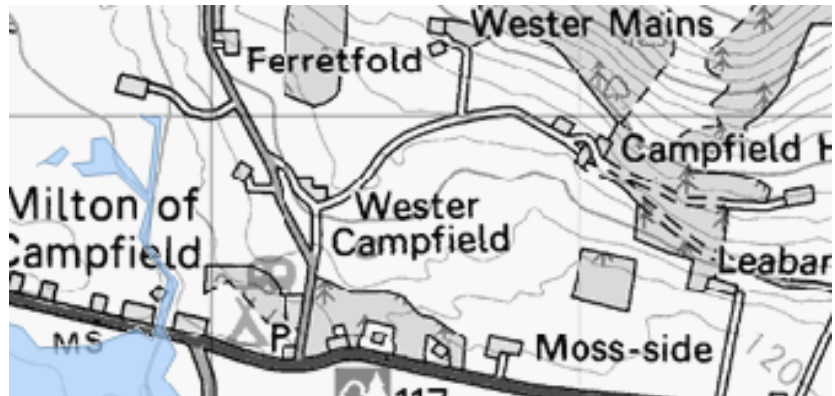


Figure 2: Extract from SEPA Indicative River and Coastal flood Map (Scotland)

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 SPP15: Planning for Rural Development requires rural Scotland to 'become more confident and forward looking both accepting change and benefiting from it, providing for people who want to continue to live and work there and welcoming newcomers'. The document acknowledges that the countryside should be able to absorb more people content to live and able to work there; future lifestyle changes and technological development may well increase the demand for living and working in rural areas. Planning policy is required to 'be in tune with fundamental economic reality', and give support to small scale developments including the construction of individually designed houses. The aim is to ensure that planning policy regimes are put in place to accommodate selective, modest growth. Most development should be foreseen, agreed and programmed to reflect the local

circumstances. It can be different in scale and kind to what has occurred in the past but it should not be unexpected or unplanned.

- 4.5 It is recognised that 'development plans should be realistic about the availability, or likely availability, of alternatives to access by car, as not all rural development locations are able to be served by public transport' and that planning authorities can allow development where the impact of vehicle movements on the local road network would not be significant' (para.25). The policy acknowledges that 'some new housing, particularly in the remoter countryside, takes place on land not identified in local plans and outside settlements where there is reduced pressure on the retention of woodland and other amenity land'. Small clusters and groups of dwellings could be feasible in many places helping to meet a demand which has, hitherto, been unsatisfied'.
- 4.6 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.
- 4.7 PAN 44: Fitting New Housing Development into the Landscape, maintains that new housing must have regards to the existing form and the local landscape, in order to preserve environmental quality and local landscape form. The capacity of the landscape to absorb development must be given proper attention, alongside considerations such as the need and demand for housing, the availability of land, energy efficiency and the provision of infrastructure.
- 4.8 PAN 67: Housing Quality, notes that for places to be successful, they require to be integrated into the movement and settlement patterns of the area, take into account the wider context and be integrated into its wider neighbourhood.
- 4.9 PAN 72: Siting and Design of New Housing in the Countryside, sets out criteria to determine the acceptability of housing in rural areas which includes: context; identity, and connection. Further advice is given to the principles of scale, materials, and detailing with the aim to 'create more opportunities for good quality rural housing which respects Scottish landscapes and building traditions'. The PAN recommends that rural housing 'related to existing groupings will usually be preferable to new isolated developments. The groupings should not be suburban. They should be small in size and sympathetic in terms of orientation, topography,

scale, proportion and materials to other buildings in the locality'. The guidance notes that 'overall, new developments in the countryside, if properly planned, sited and designed, contribute to the quality of a landscape'; and that the aim should be to 'ensure that new housing is carefully located, worthy of its setting, and is the result of an imaginative, responsive and sensitive design process'.

- 4.10 PAN 75: 'Planning for Transport' highlights that community facilities and services should lie within a threshold walking or cycling distance of 1,600m.
- 4.11 PAN 74: Affordable Housing acknowledges that the need for affordable housing is an important consideration and 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 CURRENT DEVELOPMENT PLAN CONSIDERATIONS

- 5.1 The extant development plan for the area comprises North East Scotland Together (NEST), the Aberdeen and Aberdeenshire Structure Plan 2001 – 2016 which was approved by Scottish Ministers in December 2001, and the Aberdeenshire Local Plan which was adopted in June 2006.
- 5.2 Within the development plan, a hierarchy of settlement locations exist: 'main settlements' are those which are listed in the Structure Plan; whilst 'rural service centres' are towns and villages in Aberdeenshire other than the main settlements with a) services, facilities (particularly bus stops, schools and shops) or work-places that could be sustained by new development; b) a very compact grouping of at least 6 houses; and c) opportunities for development which could meet both structure and local plan policies.

6.0 DRAFT STRUCTURE PLAN

- 6.1 The Draft Structure Plan identifies a requirement for around 72,000 dwellings within the Structure Plan area over the next 20-25 year period. It also identifies three strategic growth areas (SGAs) which will be the main focus for development in the area up to 2030. Although these areas will carry out different roles, they can be expected to account for around 75% to 80% of the growth over the next 20 years or more.

- 6.2 Outwith the SGAs there is little mention of how the housing figures are to be distributed. In particular, the housing allocation within the Rural Housing Market Area (RHMA) amounts to 4,400 houses between 2007 and 2010; 4,000 houses between 2017 and 2023; and 4,000 houses for the period 2024 to 2030. Presently, the above noted figures for the RHMA represent approximately 34% of the projected house building activity in Aberdeenshire over the next 24 years and concern is expressed that they have only been allocated to fall 'somewhere' within the RHMA, with the exception of the SGA areas around Laurencekirk, Peterhead and Huntly.
- 6.3 Dunecht Estates made representations to the Draft Structure Plan highlighting that there should be an overall increase in the housing allocations within the Structure Plan area. Campfield is a local growth and diversification area within the RHMA and is considered capable of accommodating further residential development.

7.0 INDICATIVE PROPOSALS

- 7.1 The indicative proposal which accompanies this bid illustrates the potential of the site to accommodate an organic level of development.

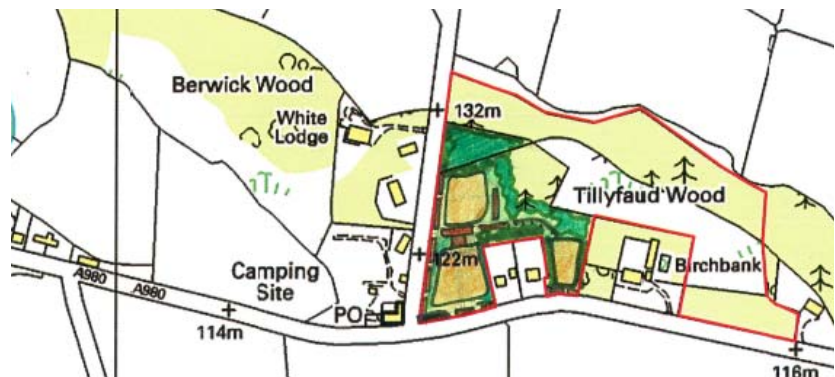


Figure 3: Indicative Masterplan

- 7.2 Development of the site should be of the highest quality, reflecting the rural location and to a density which reflects the character of the development in the immediate area and represent sustainable, organic growth.

8.0 JUSTIFICATION

- 8.1 The Scottish Government recognise the requirement for significant amounts of new housing, and have set a target of 35,000 houses per annum by 2015 in order to cater for future growth. The Draft Structure Plan recognises this and highlights a requirement for 72,000 new homes in the period to 2030.
- 8.2 SPP3 acknowledges 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 notes that 'meeting housing requirements through extensions to existing towns and villages can have a number of advantages', including the reduction in servicing costs. The development will 'result' in a 'cohesive grouping that is well-related to its landscape setting'.
- 8.3 In line with PANs 44 and 62, the above site at Campfield is well-placed to accommodate organic growth, representing a small share of the housing required through the draft Structure Plan. The proposed location of the housing is approximately 3.5km from the centre of Torphins. For a rural service centre in the RHMA, Torphins is well-served by public transport, with bus connections operating between Banchory, Aboyne and Aberdeen on an almost hourly basis in either direction. While the proposed development site does not lie within the rural service centre envelope, SPP15 and PAN75 both recognise that the factors in determining the amount and location of rural housing include proximity to services, as being 'ideally' within 'walking or cycling distance' (SPP15 para.2) and within 5km of the closest settlement, with a 'broadly observed' 'maximum threshold of 1600m for walking' (PAN 75, para. B13); and acknowledges that 'some new housing, particularly in the remoter countryside, takes place on land not identified in local plans and outside settlements' (para.22). Given the proximity of Campfield to local services and along regular bus routes, with its own halt; it should be classed as a rural service centre within the RHMA, with its own settlement boundary and with the capability to accommodate a small share of the growth required within the Aboyne Academy catchment area. Local growth would help to sustain the local services which are under pressure.
- 8.4 The site is contained to the south-east by mature woodland, and the scale of development proposed sits comfortably within the landscape, aligning itself with the existing built and natural features within the settlement. The sites are also well within the optimum walking/ cycling distances to public services, as specified in SPP17 and PAN 75.
- 8.5 Aboyne Academy requires to expand in order to accommodate future development; this should be addressed within the forthcoming Local Development

Plan review. Land to accommodate this educational use should be identified within Aboyne and housing to support any expansion should be allocated within the catchment area of the school.

9.0 CONCLUSIONS

- 9.1 The Draft Structure Plan interprets the Scottish Government housing target and requires the identification of land to accommodate 72,000 new homes in the period to 2030. Extensions to existing settlements are seen as a sustainable means of accommodating future growth, whilst capitalising on existing infrastructure and services. It is also acknowledged however that small clusters and groups of dwellings could be feasible in many places to help accommodate housing demand.
- 9.2 The above site is ideally located to accommodate a small, sustainable and organic infill growth within the settlement, within comfortable walking/ cycling distance to the services at Torphins. The development of this site at Campfield would provide a number of benefits particularly helping to sustain the filling station, post office and shop which serves a wide community but also providing housing choice. In accordance with the above planning advice notes, the topography of the site, shelter and backdrop provided by the mature woodland to the south and the patterns of residential development adjacent to the sites, implies that the site is an ideal location for organic infill development.
- 9.3 SPP15 acknowledges that in rural locations, not all areas are accessible by public transport, however planning authorities can allow development where the impact of vehicle movements on the local road network would not be significant'. It is also stated that the countryside should be able to absorb more people content to live and able to work there; future lifestyle changes and technological development may well increase the demand for living and working in rural areas and planning policy should give support to small scale developments, to accommodate selective, modest growth.
- 9.4 Given the above it is respectfully requested that the above site is identified within the forthcoming Aberdeenshire Local Development Plan, for the organic and incremental infill development of approximately 6 dwellinghouses; and that Campfield be identified as a rural service centre within the forthcoming Local Development Plan.

Aberdeenshire Local Development Plan 2008

Proposal for a site to be included in the Main Issues Report

Please use this form to provide details of the site that you would wish to have included in the Main Issues Report for consideration as a proposal for the Aberdeenshire Local Development Plan.

One of the purposes of this form is to inform a public debate on the merits of the different sites being proposed. All information submitted will therefore be made available to the public to promote a transparent and open process.

Please feel free to provide any further information you feel appropriate to support your submission. Please ensure your proposal is with us by 6 November 2008.

N1 Name of proposer: CABARDUNN DEVELOPMENT CO LTD Date: 5-11-2008

Postal Address: C/O RYDEN LLP
25 ALBYN PLACE
ABERDEEN
AB10 1YL

N2 Name of landowner (if known) [REDACTED]

Postal address of landowner [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

To comply with the data protection Act 1998 this information will not be made public

The site and your proposals

S1 Under what name would you like the site to be identified?
LAND AT CAMPFIELD, 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
NO 653 005

S4 What is the current use of the site? FORESTRY

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 AND WOODLAND

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).

AROUND 5 DWELLINGS: 1 1/2 STOREY, IN KEEPING WITH RURAL VERNACULAR

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

S8 If you are proposing business land please provide us with details of what you would market the land for?

Businesses and offices (Use class 4)

General industrial land (Use Class 5) N/A

Storage and distribution (Use Class 6)

Do you have a specific occupier in mind for the site? Yes No

Please make sure the area of land proposed for business use shown on the site plan.

S9

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

N/A

Please continue on additional sheets as required.

The wider area

A1

Please provide a statement on the siting and design of your proposal (how will the development fit in with the wider landscape, or complement the urban design of the area?)

DISCUSSED AT SECTION 7.0 OF SUPPORTING STATEMENT

DEVELOPMENT IS WELL RELATED TO EXISTING RESIDENCES TO THE WEST AND SOUTH OF THE SITE AND COMPRISES AN OPPORTUNITY FOR SMALL-SCALE, INFILL DEVELOPMENT, WHICH RESPECTS THE CHARACTER AND SCALE OF THE AREA.

DEVELOPMENT OF THE SITE SHOULD BE OF THE HIGHEST QUALITY, REFLECTING THE CHARACTERISTICS OF TRADITIONAL RURAL DWELLINGS.

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

SITE IS SOUTH-FACING: DEVELOPMENT SET OUT TO ADDRESS SOUTHERN ELEVATION, RUNNING EAST – WEST ALONG SOUTH OF SITE. MATURE TREES AND ADDITIONAL STRATEGIC LANDSCAPING TO PROVIDE SHELTER FROM PREVAILLING WINDS. HABITABLE ROOMS SHOULD BE TO SOUTH OF DWELLINGS.

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?

PROVISION OF PEDESTRIAN FOOTWAY ALONG THE PUBLIC ROAD
 CONTRIBUTION TO FALLING SCHOOL ROLL AT TORPHINS PRIMARY
 TORPHINS IS AN 'AFFORDABLE HOUSING PRIORITY AREA': DEVELOPMENT REQUIRED TO CONTRIBUTE TO AFFORDABLE HOUSING PROVISION (EITHER IN KIND OR BY WAY OF COMMUTED SUM – AS DETERMINED BY ABERDEENSHIRE COUNCIL HOUSING SERVICE ON A SITE-SPECIFIC BASIS)

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sports facilities (eg playing fields)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>
Other (Please specify) SHOP	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NA <input checked="" type="checkbox"/>

Please tick appropriate box

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

Servicing the site

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

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

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

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

Other information

O1 What other information would you like to be considered in support of your proposal? In order to comply with the Data Protection Act 1998 please do not include any personal information

SEE ATTACHED DEVELOPMENT BID STATEMENT

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

Fair Processing Notice

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