

4. Site Details

Name of the site (Please use the LDP name if the site is already allocated)	Land north of Glebeland, Kirkton of Skene
Site address	Land north of Glebeland/south of The Manse, Kirkton of Skene
OS grid reference (if available)	NJ803079
Site area/size	2.5 hectares
Current land use	Currently used for grazing
Brownfield/greenfield	Greenfield
Please include an Ordnance Survey map (1:1250 or 1:2500 base for larger sites, e.g. over 2ha) showing the location and extent of the site, points of access, means of drainage etc.	

5. Ownership/Market Interest

Ownership (Please list the owners in question 3 above)	The Church of Scotland General Trustees are the sole owners of the site.
Is the site under option to a developer?	No
Is the site being marketed?	Not at the current time. If the site is allocated for development in the replacement LDP it will be marketed at that time through the Church of Scotland's local agents.

6. Legal Issues

Are there any legal provisions in the title deeds that may prevent or restrict development? (e.g. way leave for utility providers, restriction on use of land, right of way etc.)	No
	If yes, please give details N/A
Are there any other legal factors that might prevent or restrict development? (e.g. ransom strips/issues with accessing the site etc.)	No
	If yes, please give details N/A

7. Planning History

Have you had any formal/informal pre-application discussions with the Planning	Yes
	If yes, please give details:

Service and what was the response?	A meeting was held with Aberdeenshire Council Policy & Delivery Team in January 2018 to review this site within the context of the call for sites process. It was confirmed at this meeting that the Kirkton of Skene site could be a possible location for new housing development in the mid to longer term, but this would need to be assessed through the call for sites process.
Previous planning applications	Please provide application reference number(s), description(s) of the development, and whether planning permission was approved or refused: N/A
Previous 'Call for sites' history. See Main Issues Report 2013 at www.aberdeenshire.gov.uk/ldp	Please provide Previous 'Call for sites'/'Bid' reference number: N/A
Local Development Plan status www.aberdeenshire.gov.uk/ldp	Is the site currently allocated for any specific use in the existing LDP? No
	If yes, do you wish to change the site description and or allocation? N/A

8. Proposed Use

Proposed use		Housing/employment/mixed use/other (please specify):
Housing	Approx. no of units	20-30
	Proposed mix of house types	<p>Number of:</p> <ul style="list-style-type: none"> • Detached: • Semi-detached: • Flats: • Terrace: • Other (e.g. Bungalows): <p>The mix of housing types and sizes will be determined as part of the future planning application for the site, no specific numbers assigned to specific house types at this time.</p>

		Number of: <ul style="list-style-type: none"> • 1 bedroom homes: • 2 bedroom homes: • 3 bedroom homes: • 4 or more bedroom homes: <p>The mix of housing types and sizes will be determined as part of future planning application, no specific numbers assigned to specific house types at this time.</p>
	Tenure (Delete as appropriate)	Private/Rented/Self-Build/Supported houses (e.g. for elderly)/Other (please specify): Not known at this stage, but likely to be Private.
	Affordable housing proportion	20% -25%
Employment	Business and offices	Indicative floor space: N/A
	General industrial	Indicative floor space: N/A
	Storage and distribution	Indicative floor space: N/A
	Do you have a specific occupier for the site?	Yes/No N/A
Other	Proposed use (please specify) and floor space	N/A
	Do you have a specific occupier for the site?	Yes/No N/A
Is the area of each proposed use noted in the OS site plan?		Yes

9. Delivery Timescales

We expect to adopt the new LDP in 2021. How many years after this date would you expect development to begin? (please tick)	0-5 years	✓
	6-10 years	
	10+ years	
When would you expect the development to be finished? (please tick)	0-5 years	✓
	6-10 years	
	+ 10years	
Have discussions taken place with financiers? Will funding be in place to cover all the costs of development within these timescales	Yes	
	If yes, please give details (e.g. bank facility, grant funding, secured loan etc.)	

	If allocated in the replacement LDP, the site will be sold to and developed by a housebuilder, therefore all necessary funding will be in place to cover all the costs of the development within the required timescales.
Are there any other risk or threats (other than finance) to you delivering your proposed development	No
	If yes, please give details and indicate how you might overcome them: N/A

10. Natural Heritage

<p>Is the site located in or within 500m of a nature conservation site, or affect a protected species?</p> <p>Please tick any that apply and provide details.</p> <p>You can find details of these designations at:</p> <ul style="list-style-type: none"> • https://www.environment.gov.scot/ • EU priority habitats at http://gateway.snh.gov.uk/sitelink/index.jsp • UK or Local priority habitats at http://www.biodiversityscotland.gov.uk/advice-and-resources/habitat-definitions/priority/ • Local Nature Conservation Sites in the LDP's Supplementary Guidance No. 5 at www.aberdeenshire.gov.uk/ldp 	RAMSAR Site	
	Special Area of Conservation	
	Special Protection Area	
	Priority habitat (Annex 1)	
	European Protected Species	
	Other protected species	
	Site of Special Scientific Interest	
	National Nature Reserve	
	Ancient Woodland	
	Trees, hedgerows and woodland (including trees with a Tree Preservation Order)	✓
	Priority habitat (UK or Local Biodiversity Action Plan)	
Local Nature Conservation Site		
Local Nature Reserve		
	<p>If yes, please give details of how you plan to mitigate the impact of the proposed development:</p> <p>A masterplan for the site will fully consider any existing trees or hedgerows bordering the site and any impact on these will be mitigated by design and layout.</p>	
Biodiversity enhancement		
Please state what benefits for biodiversity this proposal will bring (as per paragraph 194 in Scottish Planning Policy),	Restoration of habitats	
	Habitat creation in public open space	✓
	Avoids fragmentation or isolation	✓

<p>http://www.gov.scot/Resource/0045/00453827.pdf) by ticking all that apply. Please provide details.</p> <p>See Planning Advice 5/2015 on Opportunities for biodiversity enhancement at: www.aberdeenshire.gov.uk/media/19598/2015_05-opportunities-for-biodiversity-enhancement-in-new-development.pdf</p> <p>Advice is also available from Scottish Natural Heritage at: https://www.snh.scot/professional-advice/planning-and-development/natural-heritage-advice-planners-and-developers and http://www.nesbiodiversity.org.uk/.</p>	of habitats	
	Provides bird/bat/insect boxes/Swift bricks (internal or external)	✓
	Native tree planting	✓
	Drystone wall	
	Living roofs	
	Ponds and soakaways	✓
	Habitat walls/fences	✓
	Wildflowers in verges	✓
	Use of nectar rich plant species	✓
	Buffer strips along watercourses	✓
	Show home demonstration area	✓
	Other (please state):	
	Please provide details:	
Biodiversity enhancement will be fully considered at the future planning application stage for the development of the site and will be fully informed by appropriate studies and guidance.		

11. Historic environment

Historic environment enhancement	
Please state if there will be benefits for the historic environment.	No If yes, please give details: N/A
<p>Does the site contain/is within/can affect any of the following historic environment assets? Please tick any that apply and provide details. You can find details of these designations at:</p> <ul style="list-style-type: none"> http://historicscotland.maps.arcgis.com/apps/Viewer/index.html?appid=18d2608ac1284066ba3927312710d16d http://portal.historicenvironment.scot/ https://online.aberdeenshire.gov.uk/smrpub/master/default.aspx?Authority=Aberdeenshire 	Scheduled Monument or their setting
	Locally important archaeological site held on the Sites and Monuments Record
	Listed Building and/or their setting
	Conservation Area (e.g. will it result in the demolition of any buildings)
	Inventory Gardens and Designed Landscapes
	Inventory Historic Battlefields
If yes, please give details of how you plan to	

	mitigate the impact of the proposed development: N/A
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12. Landscape Impact

Is the site within a Special Landscape Area (SLA)? (You can find details in Supplementary Guidance 9 at www.aberdeenshire.gov.uk/ldp)	No If yes , please state which SLA your site is located within and provide details of how you plan to mitigate the impact of the proposed development: N/A
SLAs include the consideration of landscape character elements/features. The characteristics of landscapes are defined in the Landscape Character Assessments produced by Scottish Natural Heritage (see below) or have been identified as Special Landscape Areas of local importance. <ul style="list-style-type: none"> • SNH: Landscape Character Assessments https://www.snh.scot/professional-advice/landscape-change/landscape-character-assessment • SNH (1996) Cairngorms landscape assessment http://www.snh.org.uk/pdfs/publications/review/075.pdf • SNH (1997) National programme of landscape character assessment: Banff and Buchan http://www.snh.org.uk/pdfs/publications/review/037.pdf • SNH (1998) South and Central Aberdeenshire landscape character assessment http://www.snh.org.uk/pdfs/publications/review/102.pdf 	If your site is not within an SLA , please use this space to describe the effects of the site's scale, location or design on key natural landscape elements/features, historic features or the composition or quality of the landscape character: Existing housing development, the Manse and natural vegetation form a defensible boundary to the proposed development site. Strategic landscaping will enhance boundaries to the east and west creating a defined edge to this part of Kirkton of Skene. A site masterplan would be prepared to encourage links with existing residential development and green spaces within the village. Any development will be designed having regard to the character, scale, type and density of development found in the local area.

13. Flood Risk

Is any part of the site identified as being at risk of river or surface water flooding within SEPA flood maps, and/or has any part of the site previously flooded?	Yes If yes, please provide details: The southern boundary of the site is shown to be at low to medium risk of surface water
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(You can view the SEPA flood maps at http://map.sepa.org.uk/floodmap/map.htm)	flooding on the SEPA maps. The identified risk is not considered a constraint to development as effects can be mitigated through design and layout.
Could development on the site result in additional flood risk elsewhere?	No If yes, please specify and explain how you intend to mitigate or avoid this risk: N/A
Could development of the site help alleviate any existing flooding problems in the area?	Yes If yes, please provide details: Development of the site could alleviate surface water flood risks identified on the SEPA flood map. This can be fully assessed by way of a Flood Risk Assessment as part of a future planning application.

14. Infrastructure

a. Water / Drainage

Is there water/waste water capacity for the proposed development (based on Scottish Water asset capacity search tool http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search)?	Water	Yes
	Waste water	Yes
Has contact been made with Scottish Water?	No If yes, please give details of outcome: N/A	
Will your SUDS scheme include rain gardens? http://www.central-scotland.gov.uk/campaigns/greener-gardens	No Please specify: N/A	

b. Education – housing proposals only

Education capacity/constraints https://www.aberdeenshire.gov.uk/schools/parents-carers/school-info/school-roll-forecasts/	Please provide details of any known education constraints. Is additional capacity needed to serve the development? There are no known education capacity constraints, and additional capacity is not needed to serve the development.	
Has contact been made with the Local Authority's Education Department?	No If yes, please give details of outcome: N/A	

c. Transport	
If direct access is required onto a Trunk Road (A90 and A96), or the proposal will impact on traffic on a Trunk Road, has contact been made with Transport Scotland?	No If yes, please give details of outcome: N/A Direct access to Trunk Road is not required.
Has contact been made with the Local Authority's Transportation Service? They can be contacted at transportation.consultation@aberdeenshire.gov.uk	No.
Public transport	Please provide details of how the site is or could be served by public transport: The site is served by the Stagecoach service 218 which operates daily between Alford and Aberdeen and the Stagecoach service 220 which operates Monday-Friday between Aberdeen, Kingswells P&R, Westhill and Elrick. The nearest bus stops in both directions are to the south of the site at the Playing Fields. These are approximately 460m from the southern boundary of the site.
Active travel (i.e. internal connectivity and links externally)	Please provide details of how the site can or could be accessed by walking and cycling: Active travel linkages will be provided as part of the proposed masterplan for the site.
d. Gas/Electricity/Heat/Broadband	
Has contact been made with the relevant utilities providers?	Gas: No If yes, please give details of outcome(s): N/A
	Electricity: No If yes, please give details of outcome(s): N/A

	Heat: No If yes, please give details of outcome(s): N/A
	Broadband: No If yes, please give details of outcome(s): N/A
Have any feasibility studies been undertaken to understand and inform capacity issues?	No Please specify: N/A
Is there capacity within the existing network(s) and a viable connection to the network(s)?	Yes Please specify: It is expected that there will be capacity within the various networks to accommodate the proposed development.
Will renewable energy be installed and used on the site? For example, heat pump (air, ground or water), biomass, hydro, solar (photovoltaic (electricity) or thermal), or a wind turbine (freestanding/integrated into the building)	Don't know If yes, please specify the type of renewable energy technology(s), if it is to provide electricity and/or heating (i.e. space heating and/or hot water), and the scale of provision (To supplement off-site connection all the way to 100% energy provision (off-grid)): Where possible renewable energy will be incorporated into the proposed development.
e. Public open space	
Will the site provide the opportunity to enhance the green network? (These are the linked areas of open space in settlements, which can be enhanced through amalgamating existing green networks or providing onsite green infrastructure) You can find the boundary of existing green networks in the settlement profiles in the LDP	Yes Please specify: Where possible the proposed masterplan for the site will provide the opportunity to enhance the green network.
Will the site meet the open space standards, as set out in Appendix 2 in the	Yes Please specify:

Aberdeenshire Parks and Open Spaces Strategy? https://www.aberdeenshire.gov.uk/media/6077/approvedpandospacesstrategy.pdf	Any open space provided as part of the masterplan for the site will meet open space standards.
Will the site deliver any of the shortfalls identified in the Open Space Audit for specific settlements? https://www.aberdeenshire.gov.uk/communities-and-events/parks-and-open-spaces/open-space-strategy-audit/	Not applicable Please specify: N/A
f. Resource use	
Will the site re-use existing structure(s) or recycle or recover existing on-site materials/resources?	Where possible existing materials/ resources will be re-used on site.
Will the site have a direct impact on the water environment and result in the need for watercourse crossings, large scale abstraction and/or culverting of a watercourse?	No

15. Other potential constraints

Please identify whether the site is affected by any of the following potential constraints:

Aberdeen Green Belt https://www.aberdeenshire.gov.uk/media/20555/appendix-3-boundaries-of-the-greenbelt.pdf	No
Carbon-rich soils and peatland http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-and-development/cpp/	No
Coastal Zone https://www.aberdeenshire.gov.uk/media/20176/4-the-coastal-zone.pdf	No
Contaminated land	No
Ground instability	No
Hazardous site/HSE exclusion zone (You can find the boundary of these zones in Planning Advice 1/2017 Pipeline and Hazardous Development Consultation Zones at https://www.aberdeenshire.gov.uk/planning/plans-and-policies/planning-advice/ and advice at http://www.hse.gov.uk/landuseplanning/developers.htm)	No
Minerals – safeguarded or area of search https://www.aberdeenshire.gov.uk/ldpmedia/6_Area_of_search_and_safeguard_for_minerals.pdf	No

Overhead lines or underground cables	No
Physical access into the site due to topography or geography	No
Prime agricultural land (grades 1, 2 and 3.1) on all or part of the site. http://map.environment.gov.scot/Soil_maps/?layer=6	No
'Protected' open space in the LDP (i.e. P sites) www.aberdeenshire.gov.uk/ldp and choose from Appendix 8a to 8f	No
Rights of way/core paths/recreation uses	No
Topography (e.g. steep slopes)	No
Other	Yes/No (please specify) No
If you have identified any of the potential constraints above, please use this space to identify how you will mitigate this in order to achieve a viable development. N/A	

16. Proximity to facilities

How close is the site to a range of facilities? *Delete as appropriate	Local shops	400m
	Community facilities (e.g. school, public hall)	>1km
	Sports facilities (e.g. playing fields)	400m – 1km
	Employment areas	>1km
	Residential areas	400m
	Bus stop or bus route	400m – 1km
	Train station	>1km
	Other, e.g. dentist, pub (please specify)	Pub/ Restaurant 400m

17. Community engagement

Has the local community been given the opportunity to influence/partake in the design and specification of the development proposal?	Not yet
	If yes, please specify the way it was carried out and how it influenced your proposals: N/A
	If not yet, please detail how you will do so in the future: Given the size of the site area, formal pre-application consultation may be required as part of a future planning application,

	<p>and full consultation would be undertaken at that time.</p> <p>It should be noted however that all Church of Scotland sites are led by the local community and are only promoted for development if there is local support for this form of development.</p> <p>Any uplift in value from the sale of any site is also reinvested back into that local community. So the local community will benefit directly from this development.</p>
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18. Residual value and deliverability

<p>Please confirm that you have considered the 'residual value' of your site and you are confident that the site is viable when infrastructure and all other costs, such as constraints and mitigation are taken into account.</p>	<p>I have considered the likely 'residual value' of the site, as described above, and fully expect the site to be viable:</p> <p>Please tick: <input checked="" type="checkbox"/></p>
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If you have any further information to help demonstrate the deliverability of your proposal, please provide details.

Further to our meeting in January 2018, we can confirm that this site is an available, effective, viable and deliverable housing site, capable of development within the plan period. In terms of marketability, we can advise that this site is owned by the Church of Scotland General Trustees and would be marketed for sale as a development opportunity once allocated in the replacement LDP.

The site does not present any particular challenges in terms of topography or gradient, and the development of the site would follow and reflect the pattern of development in the surrounding area.

The location of the site in relation to the existing residential development represents a natural and logical extension to the settlement, and would help to sustain and support local facilities and services.

The proposed development would be in keeping with the surrounding environment and will be designed having regard to the scale, form and density of existing residential developments in the surrounding area.

If allocated, it would be our client's intention to engage with a development partner

with an excellent track record, expertise and experience in building high quality modern housing developments. The proposed development will incorporate design features which will help create a sense of place and identity whilst meeting sustainability and energy efficiency demands.

Our client wishes to ensure that a high quality residential development in keeping with the surrounding area is created and will be met through the design layout of the housing, access roads and associated open space.

We therefore consider that the allocation of this site for a modest number of new homes, would result in the creation of a sustainable and high quality development. This will complement the established housing development in this area and meet the objectives of the settlement by meeting local housing needs; sustaining local services; and enhancing the role and attractiveness of this small settlement.

On behalf of our client, the Church of Scotland General Trustees, we therefore request that their site north of Glebeland, Kirkton of Skene is allocated in the replacement Local Development Plan for the development of c. 20-30 houses.

We would be happy to provide further information in support of this particular site should this be of assistance.

19. Other information

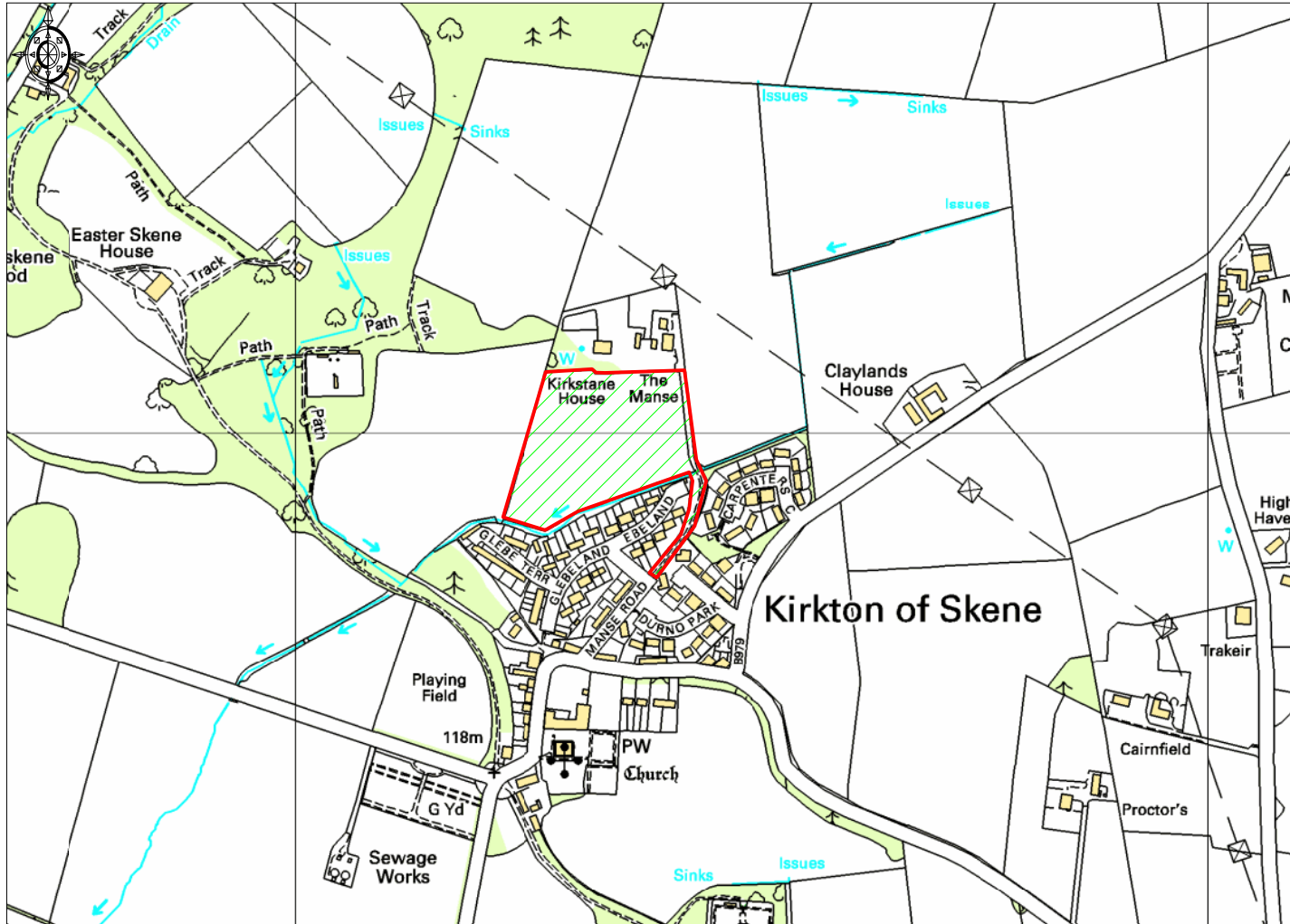
Please provide any other information that you would like us to consider in support of your proposed development (please include details of any up-to-date supporting studies that have been undertaken and attach copies e.g. Transport Appraisal, Flood Risk Assessment, Drainage Impact Assessment, Peat/Soil Survey, Habitat/Biodiversity Assessment etc.)

No further studies have been undertaken at this stage.

Please tick to confirm your agreement to the following statement:



By completing this form I agree that Aberdeenshire Council can use the information provided in this form for the purposes of identifying possible land for allocation in the next Local Development Plan. I also agree that the information provided, other than contact details and information that is deemed commercially sensitive (questions 1 to 3), can be made available to the public.



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Church of Scotland - Kirkton of Skene
Bid Site is edged in red and hatched green