

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.

Name of proposer: Mackie Academy Former Pupils' Rugby Football Club
Date: 31st October 2008

Postal Address: c/o Robert Richmond
President
Rooten Croft
Rickarton
Stonehaven
AB39 3TB

Name of landowner (if known) [REDACTED]

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

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

The site and your proposals

Under what name would you like the site to be identified? Megray Woods

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

387250, 789100

S4 What is the current use of the site? Forestry Plantation (commercial timber)

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? New multi - sport community facility

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.

Phase One: pitches dressing rooms, allotments & squash courts

Phase Two: sports hall

Phase Three: club house

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). Caretakers flat

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. Sport & Recreational uses.

The development is intended to provide rugby pitches, cricket oval, all weather pitches and multi purpose pitch available for a variety of sports. It is also intended to provide indoor facilities including squash courts, a multi purpose games hall with ancillary toilets, changing rooms and eventually clubhouse facilities.

It is also intended to provide a bank of allotments with ancillary wetland garden, access and services

Perimeter trees will be retained to provide shelter and form a jogging/training circuit

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?) The development is located in a commercial forest which will be felled shortly as it approaches its time for harvesting the timber. The perimeter trees will be retained to provide a shelter belt and screening from both the Netherley Road and the Western Peripheral Road. Soft landscaping will be introduced to divide up certain areas of pitches etc. The Limpet Burn will be retained as a feature and used as part of the jogging course and for water to service the allotments.

In addition grey water will be harvested for use in toilets and showers and in the allotments

K28

The dressing facilities, clubhouse and games hall will be of a style and character that is sympathetic to the rural environment. It should be noted that once the F M Development for Ury estate is complete this development will be on the edge of Stonehaven's settlement envelope.

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

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?

Stonehaven and its Mearns hinterland lack sufficient sporting facilities and in particular sports pitches, squash courts and land for allotments. Dressing room facilities associated with what sports facilities there are, are of poor quality. Accordingly there is a widespread perception that Stonehaven requires a modern community sports facility to accommodate at least some of the town's needs

This development, adjacent to the golf and sporting development at Ury, will provide some of these needs and will sit as a natural extension to the Ury development.

With the conversion of many of Stonehaven's hotels to flats, there are fewer establishments able to cater for sports teams entertainment and a clubhouse would be of benefit

Mackie Academy Former Pupils Rugby Football Club itself boasts a large membership with junior members (children of both sexes from 7 to 16) being numbered in the hundreds

Cricket squash and gardening facilities further illustrate this as a development for all ages and activities.

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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Employment areas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Residential areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Public Transport networks	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>
Other (Please specify)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>

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

Q5 Have you undertaken any of the following studies to determine whether your site is capable of being developed, or what might be required by you to make it developable?

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

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

[http://www.scottishwater.co.uk/portal/page/portal/SWE_PGP_CONNECTIONS/SWE_CORP_CONNECTIONS/ASSET_CAPACITY_SE](http://www.scottishwater.co.uk/portal/page/portal/SWE_PGP_CONNECTIONS/SWE_CORP_CONNECTIONS/ASSET_CAPACITY_SEARCH)
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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

Q7 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

Led by the rugby club, this is will be a facility for the use for the use of many community bodies. No facility like this exists in the Mearns.

With an expansion of development along the Huntly to Laurencekirk corridor anticipated by the forthcoming structure plan, it is important to provide adequate leisure and sporting facilities for the future.