

K&M 98

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**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 4 November 2008.

N1 Name of proposer: JAMES MANSON, GARRY MANSON & SANDRA Date: 24/10/08  
 Postal Address: BREBNER TIA MANSON AND PARTNERS  
 C/O GRAHAM + SIBBALD (CLAIRE PETERS)  
 18 NEWTON PLACE  
 GLASGOW  
 G3 7PY

N2 Name of landowner (if known) [REDACTED]  
 Postal address of landowner [REDACTED]  
 [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?  
 MANSON AND PARTNERS - PORTLETHEN NORTH.

Have you any information on the internet which promotes your aspirations for the site? If so please provide the URL :  
 NO

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 928 984

S4 What is the current use of the site? **ARABLE FARMING**

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 **NIA**

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.

**PLEASE SEE ATTACHED STATEMENT.**

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).

**PLEASE SEE ATTACHED STATEMENT.**

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)  **NIA**

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.

S0

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

NIA

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 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

PLEASE SEE ATTACHED STATEMENT

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**

C1

Has there been any opportunity for local people to influence what you propose through local engagement?

Yes

No

PLEASE SEE ATTACHED STATEMENT

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?

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

\* ACCESSIBILITY WILL BE IMPROVED BY STEWART MILNE DEVELOPMENT.

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 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.

- 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 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.



**Graham  
Sibbald**

G-S/389/CP

**Aberdeenshire Local Development Plan  
Development Proposals for Inclusion in the Main Issues Report**

**Land to North of Portlethen – Submission on Behalf of James Manson, Garry Manson and Sandra  
Brebner t/a M Manson and Partners**

**Agent:** Claire Peters, Graham and Sibbald, 18 Newton Place, Glasgow, G3 7PY. Email: [cpeters@g-s.co.uk](mailto:cpeters@g-s.co.uk). Tel: 0141 332 1194, Mobile: 07717 321 449.

Contact may also be made via Ian Kelly, Head of Planning, Graham and Sibbald, 3 Charlotte Street, Perth PH1 5LW. Email: [ikelly@g-s.co.uk](mailto:ikelly@g-s.co.uk). Tel: 01738 445733, Mobile: 07887 60 55 61.

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**Introduction**

This statement supplements the information provided on the Council's Local Development Plan submission form in relation to our client's land to the north of Portlethen.

For clarity the sections in this statement are in the same order as on the forms.

We would stress that information given at this stage must be regarded as being indicative. The site is not allocated for development within the existing Development Plan and as such our clients intend to pursue a suitable reallocation through this Local Plan Review process. We would certainly aim to provide further supporting information or studies in response to the Proposed Plan (if not sooner) but have not as yet commissioned any studies or layout plans since this would seem premature at this stage pending the Council's responses to the initial submissions.

We can confirm that we have also made representations to the Draft Portlethen Capacity Study and to the Draft Aberdeen City and Shire Structure Plan with regard to development potential for this site. All three submissions, the previous two and this Local Development Plan submission should be taken together, along with the submitted form, in terms of the case in support of the allocation of this land.

In summary we seek the allocation of this land for residential development.

**S6 – Phasing**

At this stage it is envisaged that this site could appropriately be developed in 2 phases; most likely with development of the southern section of the site first, followed by the northern section. Each phase would comprise approximately 50% of the overall development, giving a balanced approach to the development of the site – although the most logical and economical phasing arrangement can only be determined once site plans have been prepared, since these will illustrate the best 'cut off' point for the first development phase, and once more consideration has been given to infrastructure including access.

It is anticipated that a planning application (probably with a supporting masterplan) for the overall site would be lodged within 2 months of Adoption of the Local Development Plan (or possibly at an earlier stage in the Plan process if the allocation of this site is supported by the Council); that it would be approved within 4 months of submission, and that work on Phase 1 would commence within 6 months of planning permission being granted.

**S7 – Housing – Further details**

In order to comply with the Draft Capacity Study, our client would currently envisage the majority of the development to be at an average of 30 to 40 dwellings per hectare.

**Partners**

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ID Leighton FRICS  
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~~AC Todd FRICS~~  
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However, since no firm plans have yet been prepared we are happy for this to be a matter for discussion if the Council considers this to be too high a density at this location.

Dwelling houses rather than flats are proposed for this site.

### **A1 – Siting and Design**

Significant development to the west of the A90 and Portlethen is currently ongoing, including some new build development on land to the west of our client's site that is the subject of this submission. Development of our client's site will visually (and functionally) consolidate Portlethen's core area (that is, the area extending between the A90 to the west and the railway line to the east).

Landscaping would be provided along the western boundary to provide both a visual and acoustic screen from the A90. It is intended that there would also be a strong landscape feature along the northern boundary, to reinforce the urban edge. It may be appropriate for a degree of lower density housing on the northern section of the site although this would be a matter for discussion.

Stewart Milne Homes have recently purchased land from our client for use as a storm water retention pond – this land is highlighted on the enclosed location plan, although, for the avoidance of doubt that particular land does not form part of development bid. The area surrounding this retention pond, which land remains within our client's ownership, may also appropriately be used as landscaping or amenity space.

### **A3 – Sustainable Siting and Design**

It is our intention to incorporate the principles outlined in Planning Advice Note (PAN) 84: 'Reducing Carbon Emissions in New Development' into development proposals; in terms of on-site zero and low carbon equipment contributing to at least an extra 15% reduction in CO2 emissions beyond the 2007 building regulations carbon dioxide emissions standards.

PAN 84 guidance in relation to designing for reduced energy consumption will also be followed. This is as set out in PAN 84 paragraphs 28 to 33, and includes reference to:

- Higher density development in well connected locations;
- Shelter from the elements from land form, trees and other buildings;
- Orientation of buildings to maximise solar gain;
- Layout of rooms, with habitable rooms facing south;
- Reuse of materials, and selection of reusable materials and materials with high performance standards.

Sustainable Urban Drainage Systems will be incorporated into the design and layout.

### **C1 – Effect on Community**

No community consultation has been undertaken by or on behalf of our client at this stage, albeit our client's development aspirations for this site are already in the public domain due to the submission of consultation responses in relation to the Portlethen Draft Capacity Study and to the Draft Aberdeen City and Shire Structure Plan.

We would be happy to undertake community consultation at an appropriate stage. At that time we would use PAN 81: 'Community Engagement' as a reference point. For previous community consultation exercises we have undertaken a local 'leaflet drop', made information available on-line and held an open evening – we could undertake a similar exercise for this site at a later stage. However, we would wish to be mindful of the fact that any development allocations are unlikely to materialise for at least another year, and we would not wish to undertake any community consultation which may be regarded as premature. We would also wish to ensure that any

community consultation was properly integrated with the Council's community consultation work in relation to the Local Development Plan.

### **C3 – Community Benefits**

25% affordable housing would be provided, in accordance with Policy. The exact means of providing this contribution would be discussed at a later stage in the development process.

Housing development at this location would help reinforce the core of Portlethen and enable more people to reside within this area and to use the local facilities.

### **C6 – Access Arrangements**

The most logical solution at this stage would appear to be the formation of 2 accesses off the unclassified road running along the site's western boundary – the precise details of this will be considered when a site layout plan or masterplan is prepared. It would be helpful if the Council could specifically comment on this and on any associated Transportation Assessment requirements.

### **O1 – Other information**

It is important that the Local Development Plan is not viewed in isolation, and we would stress again that we have made representation to the Draft Portlethen Corridor Capacity Study. In this respect we note the Council's emerging policy proposals to significantly increase residential development in Portlethen. It is considered most appropriate to focus development around the existing built-up area; and to ensure that new development has strong physical and visual linkages to the established settlement. In this respect there is a clear argument for northern expansion of the existing settlement between the A90 and railway line. It is noted from the Draft Capacity Study that Options 2 and 3 support growth in this direction (albeit Option 2 is more limited and does not include our client's site). We support this general form and direction of growth and submit that our client's site can be well integrated into this pattern of expansion.

### **Next Stages**

We consider that it would be appropriate for the Council to be entering into a detailed dialogue in respect of submissions and we would confirm that such a course of action would be welcomed by our clients.