

**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: **Bancon Homes / Stewart Milne Homes / Dunecht Estates**      Date: **03/11/08**  
 Postal Address:      **c/o Turley Associates**  
                                  **2 Multrees Walk**  
                                  **Edinburgh**  
                                  **EH1 3DQ**

F12

Name of landowner (if known)

[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?

**Stonehaven South**

Have you any information on the internet which promotes your aspirations for the site? If so please provide the URL : **http://bancon.co.uk/stonehavensouth/**

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

**868 844**

S4 What is the current use of the site? **Agricultural land**

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 / retail / business / education / sports pitches / community facilities**

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.

**See enclosed report for more details of Phasing**

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).

**Housing proposed will be a mix of styles and tenures (including Affordable) as outlined in the attached report**

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.

**Development mix will include retail (subject to separate planning application) primary school and community uses. Investigations continue as to the option to include sports pitches over and above that required for the school, doctors' surgery, allotments and also how a community initiative to re-use the former radio station can be supported.**

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?)

**An extensive site assessment exercise has been undertaken as summarised in the enclosed report that considers how the development would sit within the wider landscape context.**

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](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



*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?

**Details of the proposed mix of community based uses is enclosed within the attached report.**

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 checked="" type="checkbox"/>                                 | <input type="checkbox"/>                                 | <input type="checkbox"/>                                 |
| Sports facilities (eg playing fields)        | <input checked="" type="checkbox"/>                                 | <input 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                    | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Yes <input type="checkbox"/> No <input type="checkbox"/> | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| Other (Please specify) <b>Primary School</b> | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Yes <input type="checkbox"/> No <input type="checkbox"/> | Yes <input type="checkbox"/> No <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**

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 checked="" type="checkbox"/> | No <input 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 checked="" type="checkbox"/> | No <input type="checkbox"/>            | NA <input type="checkbox"/> |
| Other as applicable (eg noise, dust, smell Retail impact etc) | Yes <input checked="" type="checkbox"/> | No <input 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.

K101

06

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**

01

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

Enclosed as part of this submission is a LDP Bid Document that explores in more detail answers to a series of the questions posed within this proforma.

Also attached is a copy of the presentation made to the Local Community from July 2008 and information on traffic / transportation issues.

Information on the retail planning application is available as part of the Application file ref APP/2006/3263

**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.

# Analysis

# .02

## Introduction

- 2.1 A wide range of site analysis studies were undertaken to inform the preparation of a spatial strategy for Stonehaven South. The key studies are summarised below and the fuller versions of certain studies are contained in Appendix 3 & Appendix 5. This analysis has also been informed by an Environmental Assessment conducted for this area in respect of previous development plan representations.



Historic Core of Stonehaven



Stonehaven Town Centre

## Context and background









- 2.2 Stonehaven is the largest settlement in the Kincardine and Mearns area of Aberdeenshire. The town is situated on the coast, around 15 miles to the south of Aberdeen.
- 2.3 Stonehaven has developed in three distinct phases; the historic harbour and High Street; the 18th Century grid-iron town centre; and 20th century modern residential development which extends the town significantly outwards from its core to the A90(T). The three different stages of growth are reflected in the varying built form across the town, and are illustrated in Figure 2.



Modern Residential Expansion of Stonehaven



Figure 3 - Stonehaven South - local landscape character

| KEY   |                             |   |   |
|---|-----------------------------|---|---|
|  | Area of Study               |  | Area of landscape significance as indicated by ALP                  |
|  | Stonehaven urban area       |  | Area of landscape significance as recommended by Local Plan Inquiry |
|  | Town Centre                 |  | Areas of high visibility from surrounding viewpoints                |
|  | Existing landscape features |   |   |
|  | Ridgelines                  |   |   |

## Landscape and Visual Appraisal

### General Landscape Character

2.4 The South and Central Aberdeenshire Landscape Character Assessment (SNH, 1997) provides a description of the wider landscape character of the area. The Stonehaven South area is covered in part by two distinct landscape character areas;

- Coastal cliffs area; describing land to the north of the A92, specifically the Kincardine Cliffs landscape character area.
- Transitional landscape area; describing land to the south of the A92, specifically the Garvock and Glenbervie landscape character area.

2.5 The settlement of Stonehaven is situated in the centre of the Kincardine Cliffs area. Key characteristics of the area are;

- Farmland extends to edge of cliffs;
- Major communications corridor behind the cliffs, notably the A90 and east coast railway;
- Settlement clusters on cliff tops;
- Extensive new development at edge of coastal towns;
- Expansive views out to sea provide vast sense of scale;
- Weather is fundamental to the area's character; coast is often windswept or lashed by rain and spray; resulting sense of exposure is great.

2.6 The Garvock and Glenbervie character area lies to the immediate west of the Kincardine Cliffs zone, cutting into the edge of the study area to the south of Stonehaven, and wrapping around the western edge of the coastal landscape character area. Key characteristics of this Agricultural Heartlands area relating to this study are;

- Large scale landscape with open rolling ridges;
- Quite numerous archaeological remains,

including recumbent stone circles and carved stone balls;

- Evidence of built development pressure, particularly around existing settlements on major communication routes;
- Long distance views south and westwards across the surrounding landscape;
- Large fields of arable land and pasture and red soils, presenting a tapestry of colours;
- Scarcity of hedges and dykes;
- Scattered settlement pattern with varied architectural styles including large stately homes in a variety of materials, traditional cottages made of local red sandstone, and modern suburban style development.

2.7 The change in landscape character identified by the South and Central Aberdeenshire Landscape Character Assessment from coastal to inland agricultural land sets an important context for the study area and one that requires to be reflected in the development pattern for this area.

### Topography

2.8 The topography of the study area plays a key role in defining potential future development boundaries. In particular, ridge lines running through the site from north to south play an important role in defining the landscape character of the area.

2.9 Generally, land sloping from east to west on the western edge of this ridge line fits the character of the Garvock and Glenbervie landscape area, whilst land on the eastern edge of this ridge line falls within the Kincardine Cliffs character area, forming a plateau which slopes gently to the cliff top on the eastern edge.



Local landscape character - West Newtonleys



Local landscape character - East Newtonleys



Local landscape character - East Newtonleys



Local landscape character - East Newtonleys



### *Local Landscape Character*

2.10 The key landscape characteristics are illustrated on Figure 3. At the south of the study area, land at West Newtonleys is defined to the east by a row of Scot's Pine. This effectively separates land on the east and west sides of the ridge line, screening views in either direction as well as framing views north and south.



2.11 To the west, the land remains relatively flat, dipping along the path of the Burn of Glasslaw, which runs in a distinct cutting along the western edge of the study area. This forms a physical boundary between the edge of the study area and the open countryside beyond. The A90(T) runs to the west of the study area, and is clearly visible from this location.

2.12 This Stonehaven South area is partially enclosed to the south by existing mature planting. This creates an existing landscape edge to the West Newtonleys area which could be further strengthened with additional planting.



2.13 Land to the north A92 slopes from east to west towards the western boundary of the land along the A957 and Dunnottar Woods. The slope of the land allows for open views across the western area of the site. A ridgeline runs across the site which blocks views over the eastern portion of the study area from this location.



2.14 Land to the east of the ridge line running north / south through the site has a distinctly coastal landscape character. Views to Dunnottar Castle and the War Memorial are possible from this location. This ridge defines a logical extent to development.

2.15 At the north-west corner of the study area the land slopes gently to meet the area of modern residential development at Braehead. The surrounding fields adjacent to this development are well connected physically to the residential area and provide an opportunity for extension.



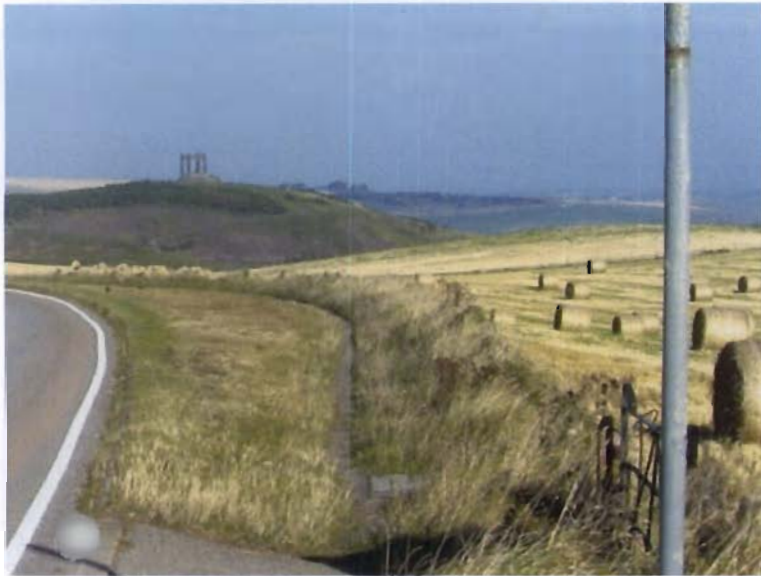
Coast Road



A90(T)



A957



## Accessibility

- 2.16 Figure 4 provides an overview of the key accessibility features affecting the site, including the road hierarchy, public transport and footpaths.

### *Road Hierarchy*

- 2.17 Access from the A90 (T) into Stonehaven is possible via three junctions, located to the south, west and north of the town.
- 2.18 The Stonehaven South area has the benefit of direct access to the A90 via the grade separated junction with the A92. The A92 is a primary distributor road which runs from the south of the area in an easterly direction, before continuing southwards and linking with Montrose. The road is generally 8.6m wide on each carriageway along the site frontage, and operates a 60mph speed limit.
- 2.19 The A957 can be categorised as a local distributor road and connects the A92 through Stonehaven town centre before continuing northwards to meet the A93 at Crathes. There are a number of sharp bends on the road which impact on the quality of the route in terms of traffic safety. The Transport Assessment completed by Faber Maunsell (Feb.2007) identifies that there is little potential for the route to be improved for vehicular access. It

is partly for this reason that a replacement of this road is being progressed as part of the retail planning application at Newtonleys.

- 2.20 The coastal route running south to north from Dunnottar Mains Cottage to Stonehaven is an unclassified road providing an alternative route into the town from the A92. This is a single carriageway route, which operates a temporary one way system on approach into Stonehaven given the unstable slope below the road towards the harbour area.

- 2.21 Past work has recognised the challenges of connections from Stonehaven to the Trunk Road, namely:

- The junction to the north of Stonehaven provides inadequate access from the A90 (T) into the town. This is anticipated to be upgraded as part of the Fastlink road from Stonehaven connecting into the Aberdeen Western peripheral Road.
- It is recognised that the western junction from the A90(T) into Stonehaven, located adjacent to the Camphill neighbourhood is substandard and does not provide an appropriate standard of access into the town.

- 2.22 However, the junction to the south of the town (beside the Stonehaven South site) is of good quality, providing grade separated slip road access from the A92 to the A90(T). There is also a clear opportunity to improve the standard of the southern access into Stonehaven via the A957 through the potential provision of a new distributor road through the site.

### *Public Transport*

- 2.23 The emerging Structure Plan indicates that new development should take place in locations that are easily accessible by bus and rail networks. Stonehaven is well served by local buses, with a twice hourly town bus service (108) providing links around the town during working hours. Local buses currently stop at the new residential development at Braehead, located within the study area. Significant areas of the study area are

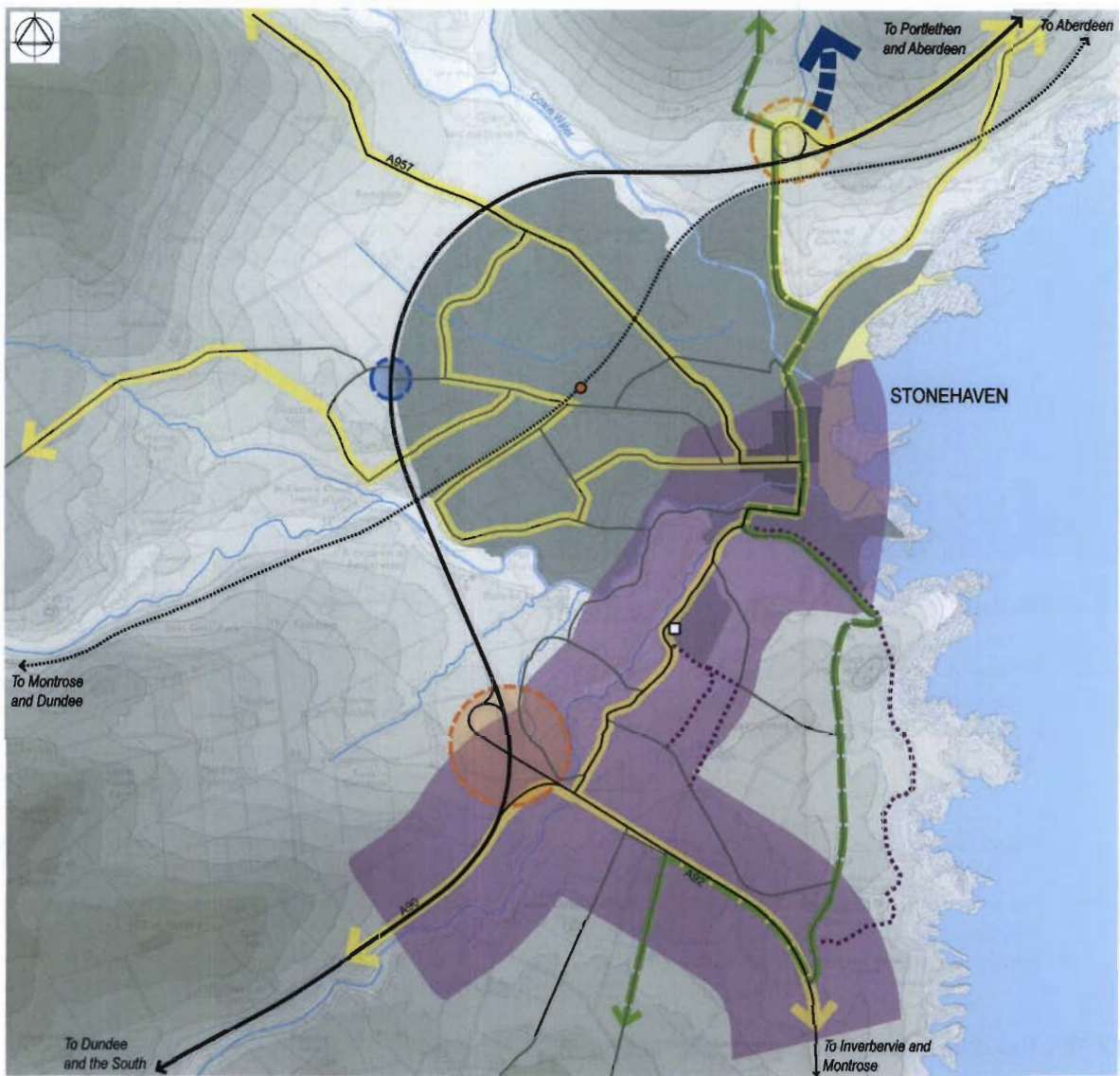

















Figure 4 - Site Accessibility

**KEY**

- |   |                                  |   |  |
|---|----------------------------------|---|--|
|  | Area of Study                    |  | 400m to bus corridors around study area      |
|  | Stonehaven urban area            |  | National Cycle Route 1                       |
|  | Town Centre                      |  | Grade separated junction                     |
|  | Major Roads                      |  | Adequate junction                            |
|  | Secondary Roads                  |  | Substandard junction                         |
|  | Railway and station              |  | Aberdeen Western Peripheral Route (proposed) |
|  | Bus stops adjacent to study area |  | Footpaths                                    |
|  | Bus routes                       |   |  |

within 400m of a public transport corridor associated with the new distributor road (replacement A957) and potential new bus stops, as recommended in PAN 75 Planning for Transport.

2.24 The principal bus operator in the area is Stagecoach Bluebird, which is further supported by Nicoll Hire Ltd, a local coach operator. Eleven bus routes serve Stonehaven, providing links to surrounding settlements in Aberdeenshire and Angus. Typically there is one bus per hour which passes to the south of the study area along the A92, running from Stonehaven to Montrose. In addition there are a number of other bus services that come close to the site, including the 108 town bus service, which operates twice hourly during peak times and hourly at off peak times Monday to Saturday and terminates at the Braehead housing development to the northwest of the site.

2.25 Other bus routes running past the site continue onwards to destinations further afield, namely Laurencekirk and Montrose. A transport assessment by Faber Maunsell (Feb. 2007) identifies that the 108 service provides the greatest opportunity for extension of route through the study area.

2.26 The centre of the Stonehaven South area is located around 1.6 km from Stonehaven train station. Stonehaven is served by the Aberdeen – Edinburgh/ Glasgow rail line, which provides one to two services per hour. Travel time from Stonehaven to Aberdeen is around 20 minutes. In addition the local rail service provides access to the local centres of Dyce and Portlethen to the north, and Montrose, Arbroath and Dundee to the south.

#### *Cycling*

2.27 The priority for any transport network should be to support options for walking, cycling, public transport and then private transport methods. A framework of pedestrian and cycle routes should therefore be established within the extended Stonehaven area, which should

be complimented by new development and open space.

2.28 A National Cycle Route runs along the coast road to the east of East Newtonleys, connecting this area to the town centre. This route crosses the A92 and passes close to West Newtonleys and continues southwards down the coast.

2.29 The intent behind a mixed use development is to generate opportunities for people to live and work in a more localised area, in turn then generating opportunities for people to cycle or walk between their home and place of employment.

#### *Pedestrian Access*

2.30 At present, pedestrian access routes along the roads surrounding the Stonehaven South area are of poor quality. There is a pedestrian footpath along the A957 to the west of the area, but this runs along only a part of the road (south of the junction with the road to Dunnottar Cemetery) and is an informal, unlit route that does not offer a safe option for pedestrians. An assessment of the route carried out by Faber Maunsell (East Newtonleys 2nd Application Site Transport Assessment, Feb. 2007) has identified that there is little opportunity to improve the provision of footpaths along the A957 without the use of third party land.

2.31 There is no footpath along the main access roads running through the site, and the eastern coastal road has a footpath only sporadically, around the entrance to Dunnottar Castle. Pedestrians are therefore required to walk along the grass verge on the edge of the carriageway.

2.32 In addition to the above routes, there are a number of informal pedestrian routes through the site. This path network is generally overgrown and unmaintained at present, but provides opportunities for future enhancement with a minimal amount of work.

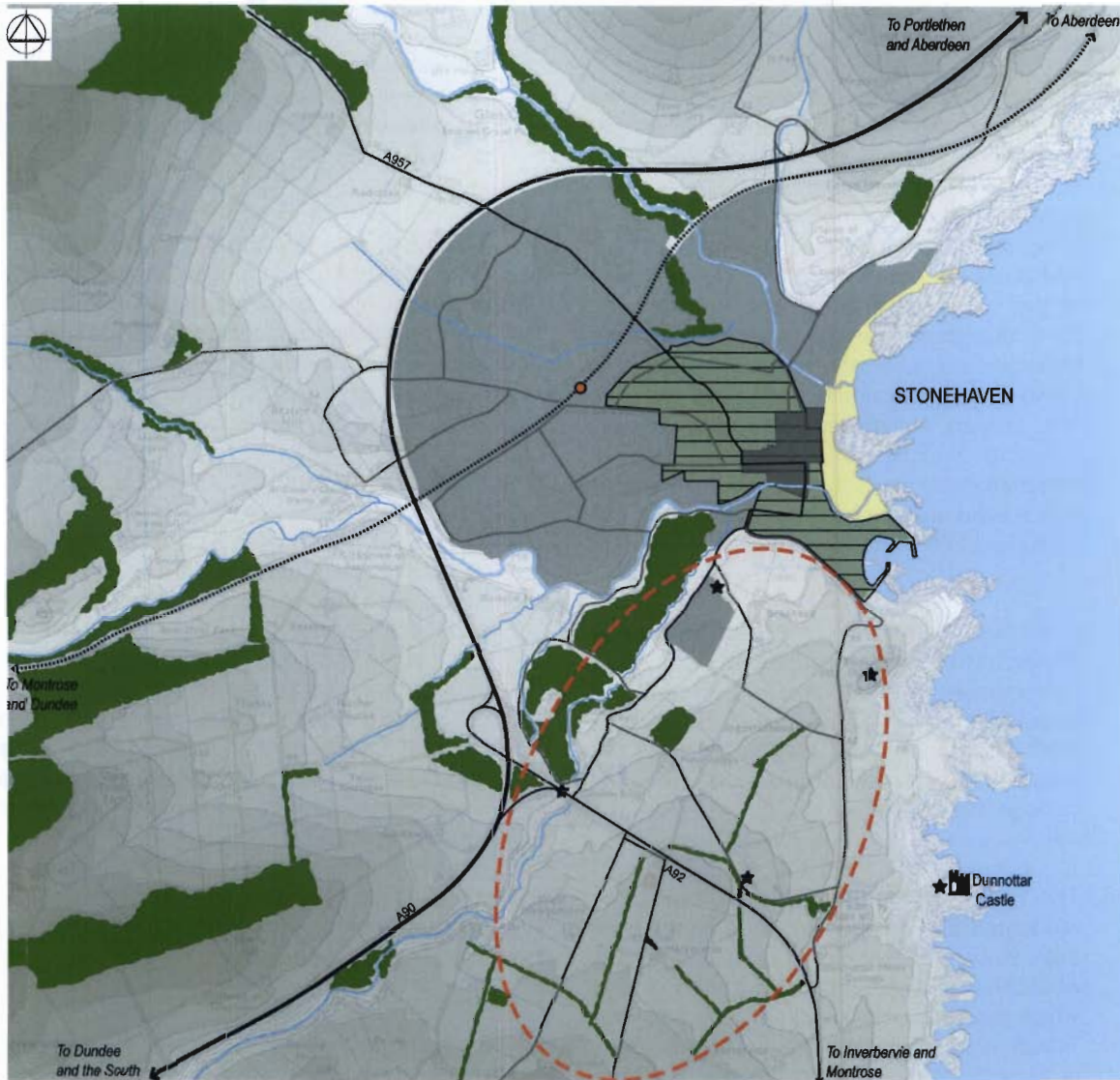








Figure 5 - Cultural Heritage Features

**KEY**

-  Area of Study
-  Stonehaven urban area
-  Town Centre
-  Conservation Area
-  Listed Buildings
-  Dunnotar Castle  
Scheduled Ancient Monument

## Environment

### *Cultural heritage features*

2.33 There are a number of historical features located within or in close proximity to the East Newtonleys development area. These are identified on Figure 5 and are noted as follows;

- Glasslaw Bridge; Category C Listed Building
- Stonehaven Radio Station; Category C Listed Building
- Black Hill War Memorial; Category C Listed Building
- Invercarron Tollhouse; Category C Listed Building
- Dunnottar Castle; Scheduled Ancient Monument, Category A listed, Gateway and Benholms Lodging Category B listed structures.

2.34 Scottish Planning Policy 23 Planning and the Historic Environment sets the policy framework for all development affecting Conservation Areas, Listed Buildings and other historic settings as well as providing the Policy context relating to development affecting Scheduled Ancient Monuments (previously contained within NPPG5). These policy statements underline the importance of ensuring that the planning system plays a key role in achieving a balance between the pressures of development and conservation of the built heritage.

### *Natural Heritage*

2.35 There are no nationally or internationally significant areas of natural heritage located within close proximity of the Stonehaven South area. The adopted Aberdeenshire Local Plan (2006) identifies a zone of land to the east of the study zone as an Area of Landscape Significance due to its coastal location.



Black Hill War Memorial



Dunnottar Castle

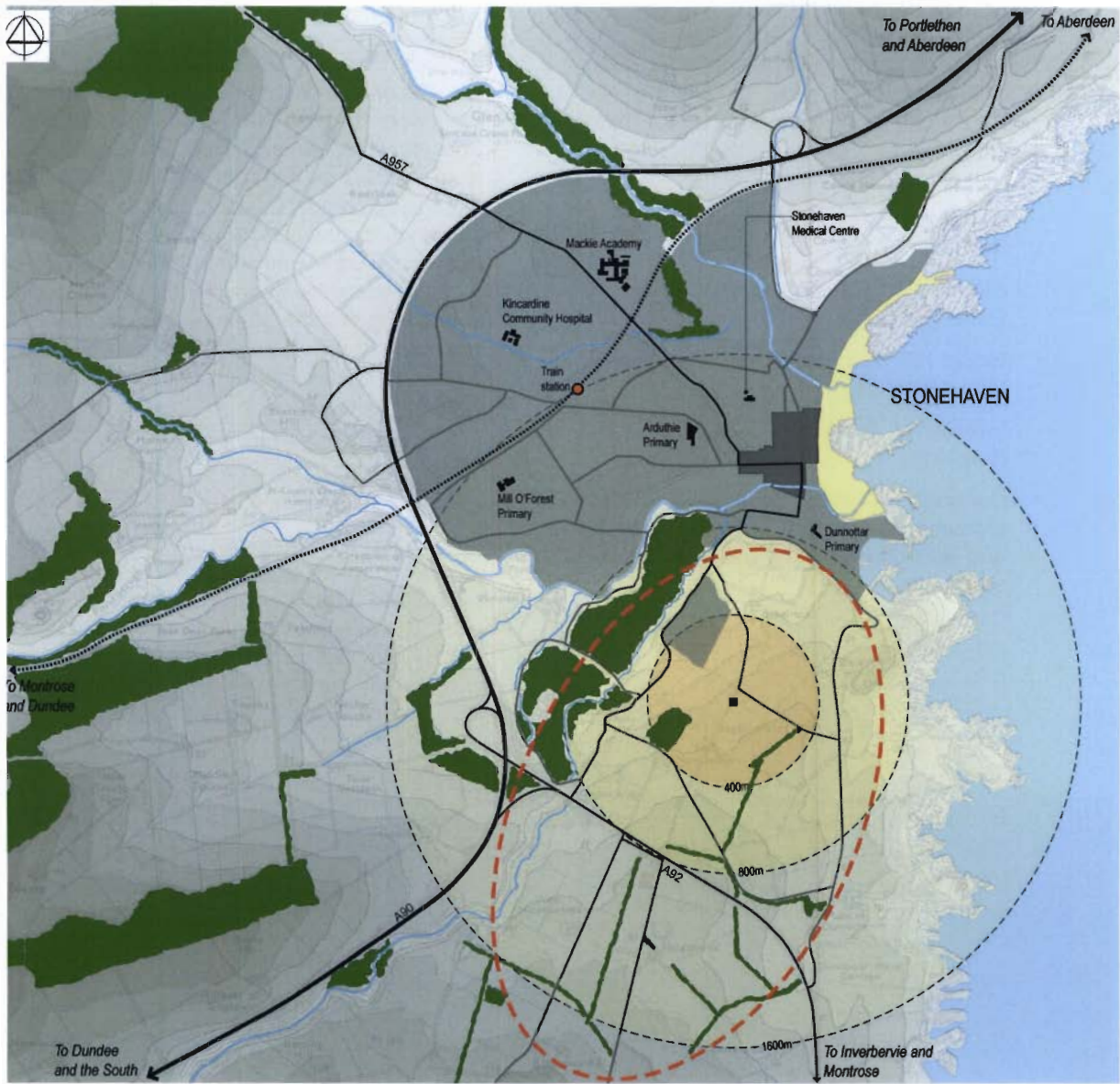


Figure 6 - Community Infrastructure

**KEY**

-  Area of Study
-  Stonehaven urban area
-  Town Centre
-  Local facilities
-  Distance from site

## Community Infrastructure

### *Education Facilities*

- 2.36 There are presently three primary schools and a secondary school in Stonehaven. Two of the primary schools are located within close proximity of the Stonehaven South area; Dunnottar Primary School and Arduthie Primary School.
- 2.37 Aberdeenshire Council's current school roll forecasts identify that by 2016, Dunnottar Primary School will be over capacity by around 15%. All other Stonehaven schools are predicted to be under capacity by 2016.
- 2.38 Additional development would be expected to place further pressure on the existing education and other public services in the town. Education capacity requirements associated with a development of 1,000 houses suggests that places for some 400 primary pupils and 200 secondary pupils would need to be generated. This is based on a pupil product ratio of 0.4 primary pupils per dwelling and 0.2 secondary pupils per dwelling. This therefore relates to at least one 2 stream primary school and an extension to the secondary school.



Mackie Academy

- 2.39 Dunnottar Primary School is located closest to the Stonehaven South study area and is expected to be over capacity for the foreseeable future. As such, the option of providing a new primary school at Stonehaven South is part of the proposed development mix.

### *Medical facilities*

- 2.40 There is currently a medical practice and Community Hospital serving Stonehaven, but there is a limited opportunity to expand on either of these sites. It is understood that NHS Grampian is currently seeking land to relocate both facilities to enable them to expand as the town continues to grow. There is an opportunity for locating both a new community hospital and a new medical centre within the Stonehaven South area.
- 2.41 Key local community facilities within Stonehaven are identified on Figure 6.



# Development Proposals

# .03

- 3.1 Stonehaven South is proposed as a mixed-use sustainable urban extension that includes new community assets for the benefit of the entire town.
- 3.2 The size of Stonehaven South and the mix of uses presented in this submission have evolved from an understanding of the area's capacity to accommodate future development and views obtained in community and stakeholder consultations. The proposed masterplan for the site is shown in Figure 7.
- 3.3 The robustness of the masterplanning process and an awareness of the factors required to create and deliver a new community will ensure that this proposal can be delivered.
- 3.4 In summary, the land use proposals include:
- Around 1,000 dwellings;
  - A primary school;
  - A supermarket;
  - A health centre;
  - A range of commercial and industrial employment opportunities; and
  - To facilitate the development of indoor and outdoor sports provision.
- 3.5 management. Their location is chosen to be in close proximity to public transport hubs and local facilities. The locations are close to the supermarket at the southern end of the site and the local centre in the northern section.
- 3.7 The masterplan proposes a range of densities across the new community to reflect the proximity to public transport, key community uses and respond to visual and landscape sensitivities.
- 3.8 The higher density areas are located in close proximity to the new spine road (35 dwellings per hectare) utilising town house type properties and a terraced urban form to create a strong frontage to a key vehicular route.
- 3.9 The proportion of family housing increases into the core of the urban areas to the east and west of the spine road. The majority of dwellings will be planned for a medium density (25 dwellings per hectare) with a range of house types planned.
- 3.10 The lower density areas (15 – 20 dwellings per hectare) are planned for the eastern and western areas of the site. The eastern area is more sensitive to distant views so the larger garden grounds enable a greater degree of integration with the landscape. Housing in this location benefits from an excellent outlook over the development area and a high level of amenity.

## The Proposed Land Use Mix

### *Residential*

- 3.5 Stonehaven South will incorporate a variety of housing tenures to ensure a balanced community is created and it thrives in the long term. Depending on the final mix of housing and tenures, around 1000 dwellings are expected to be delivered.
- 3.6 The affordable housing element would be around 250 dwellings (25%) and will include flats, terraces and family housing. These dwellings will be located in groups across the masterplan area to enable easy
- 3.11 The western fringe of the development is located alongside the line of the existing road close to Dunnottar Woods. New tree planting along the eastern edge will both protect the amenity of the existing woodland and create an attractive environment well suited to family housing.
- 3.12 The combination of good access onto the main road network and increased public

### *Commercial*

transport frequencies sets the context for a sustainable employment location.

- 3.13 The commercial areas in the masterplan are split into two areas, either side of the A92. The northern area represents a potential arrangement that builds upon the extant planning permission. The range of uses includes small business, office and light industrial to reflect its location close to dwellings.
- 3.14 A site for hotel fronting the new spine road reflects a prominent location that is well related to the road and public transport network.

#### **Retail**

- 3.15 The masterplan has identified two locations for retail that serve different functions within the enlarged town.
- 3.16 A supermarket and petrol filling station is proposed adjacent to the new connection onto the A92 that will service the town and the new community. The site is the subject of an Outline Application that awaits determination by Aberdeenshire Council.
- 3.17 In addition, Stonehaven South has the potential to accommodate further small scale food retail (c900 sqm) that can anchor an appropriately sized local centre with opportunities for Class 2 and 3 uses.

#### **Community Uses**

- 3.18 Education analysis has identified that a new primary school is required to serve Stonehaven South.
- 3.19 Dunnottar Primary School is over capacity and expected to remain so for the foreseeable future. The new primary school has the potential to assist with capacity problems at Dunnottar by possibly accommodating some pupils currently enrolled at the school.
- 3.20 The Mackie Academy is considered capable of expansion and will be under capacity for

the foreseeable future. Stonehaven South is expected to feed into the existing school with enhanced public transport. It may be that Aberdeenshire Council would wish to explore a more significant solution to secondary education capacity that may involve a new secondary school. The development partners at Stonehaven South would be willing to work with the Council to deliver the secondary education capacity solution that is identified for this area.

- 3.21 A new health facility is proposed to reflect the needs of the existing General Practice in Stonehaven. They have expressed a desire to relocate to Stonehaven South with additional potential for a dental practice.
- 3.22 The project team have identified the potential to facilitate the aims of the Mackie FP's in their ambition of creating a new sporting facility for the town. The facility would include a range of indoor and outdoor uses.
- 3.23 The outdoor uses reflect Sports Scotland design guidance and include three rugby / football pitches, hockey pitch, cricket square and nets, all weather pitch and new changing room blocks. The indoor uses include indoor football and a flexible court arrangement that would enable a wide range of sports to be played (ideally located in close proximity to the primary school / community core to enable combined use).
- 3.24 Through the community consultation process, a need for allotments was identified and discussions have resulted in an area of approximately six acres being reserved.
- 3.25 The consultation process has also identified a desire to bring the Radio Station into a community use. Assistance is being offered to the community group in terms of planning and development advice to support their aspirations.
- 3.26 The potential to create a visitor centre for Dunnottar Castle is currently under investigation by Dunecht Estates.

3.27 Aberdeenshire Council have indicated a desire to include a new cemetery in the Stonehaven South area close to the war memorial. The masterplan has shown an approximate location and size and the proposal will be part of ongoing discussions.

**Landscape Framework**

*Strategic landscape framework*

3.48 New structure planting is proposed to ensure Stonehaven South integrates fully within the landscape and existing planting. The form of this framework reflects the analysis undertaken and has been designed to continue to frame important and valued views to and from the wider area. This includes using existing and new landscape features to ensure that the setting of the War Memorial and Dunnottar Castle are preserved.

3.49 Structure planting along the north of the development between Braehead and Boggartyhead will screen new development from viewpoints located to the north of Stonehaven and preserve the setting of the war memorial.

3.50 Other key structure planting is designed to enhance the existing landscape framework and screen other views, thereby reducing impacts on the wider landscape character. The ridgeline forming the masterplan area's eastern boundary will be reinforced and new planting along the A92 will contain development.

**Development Phasing**

3.51 It is anticipated that development rates for the residential element could be in the order of 100 houses per annum. In addition, critical community infrastructure elements would be brought forward early in the development programme to allow locally generated needs to be met. Structural planting would begin to be implemented in advance of physical development commencing to allow that to begin to mature and provide a stronger feature within the area.

3.52 The FIRS Group was established by Aberdeenshire Council to assess the requirements for the major infrastructure works necessary to implement the spatial strategy of the Draft Structure Plan. Consultation has taken place with Aberdeenshire Council's Planning Gain Co-ordinator in this regard as the lead contact for the Group. Details of the requirements in the Portlethen to Stonehaven area still awaited.

3.53 Whilst a range of services and community facilities are identified within the Stonehaven South site, the development partners are also committed to working with the FIRS group to make fair and reasonable contributions to the wider infrastructure requirements related in scale and kind to the development proposed at Stonehaven South. There will be an ongoing dialogue with the Group as the development proposals for the area evolve.

3.54 The following table outlines the predicted phasing of development across the Stonehaven South Area:

|                     | Year |   |   |   |   |   |   |   |   |    |    |    |    |
|---------------------|------|---|---|---|---|---|---|---|---|----|----|----|----|
|                     | 1    | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 |
| Residential         |      |   |   |   |   |   |   |   |   |    |    |    |    |
| Business Units      |      |   |   |   |   |   |   |   |   |    |    |    |    |
| Primary School      |      |   |   |   |   |   |   |   |   |    |    |    |    |
| District Centre     |      |   |   |   |   |   |   |   |   |    |    |    |    |
| Super-market        |      |   |   |   |   |   |   |   |   |    |    |    |    |
| Open Space          |      |   |   |   |   |   |   |   |   |    |    |    |    |
| Coastal Park        |      |   |   |   |   |   |   |   |   |    |    |    |    |
| Landscape Framework |      |   |   |   |   |   |   |   |   |    |    |    |    |

