

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: STEWART MILNE HOMES NORTH SCOTLAND Date: NOVEMBER 2008

Postal Address: C/O BARTON WILLMORE
12 ALVA STREET
EDINBURGH
EH2 4QG

N2 Name of landowner (if known) XXXXXXXXXX

Postal address of landowner

To comply with the data protection Act1998 this information will not be made public

The site and your proposals

S1 Under what name would you like the site to be identified?

MAINS OF COWIE, STONEHAVEN

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)

<p>S2 Have you provided a map showing the exact boundaries of the site you would like considered?</p> <p>S3 Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>	<p>Please provide the National Grid reference of the site</p> <p>NO877869</p>
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S4 What is the current use of the site?
 AGRICULTURE

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 WITH POTENTIAL FOR NEIGHBOURHOOD RETAILING AND 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.

PHASING WILL BE DEPENDENT ON IDENTIFIED HOUSING NEED, SET OUT IN THE FORTHCOMING STRATEGIC DEVELOPMENT PLAN, HOWEVER, IT IS ENVISAGED THAT THE SITE WOULD BE DEVELOPED AT A RATE OF 50 UNITS PER ANNUM. THE NEXT LEVEL OF MASTERPLANNING WILL DETAIL THE PHASING OF DEVELOPMENT. THIS WILL BE WORKED UP IN CONJUNCTION WITH OFFICERS FROM ABERDEENSHIRE COUNCIL AND THE LOCAL COMMUNITY.

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).

APPROXIMATELY 450 - 500 DWELLINGS. A RANGE OF HOUSE TYPES AND TENURES ARE PROPOSED FORMING PREDOMINANTLY FAMILY HOUSING WITH AN ALLOWANCE FOR AFFORDABLE HOUSING IN LINE WITH THE COUNCIL'S AFFORDABLE HOUSING POLICY.

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) N/A

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.

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

AROUND 2HA OF RETAIL AND COMMUNITY FACILITIES WILL BE PROVIDED IN A PROPOSED LOCAL CENTRE, ALONG WITH A NETWORK OF OPEN SPACE. IMPROVEMENTS TO MAIN SERVICES AND INFRASTRUCTURE WILL BE SECURED THROUGH DEVELOPER CONTRIBUTIONS.

Please continue on additional sheets as required.

The wider area

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?)

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*

If you have prepared any frameworks or masterplans showing a possible layout for the site, please include it with this form. *Framework attached*

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 **More**
 applicable, are you considering providing more or less than this? **25% or Less**
 AFFORDABLE HOUSING WILL BE PROVIDED IN LINE WITH THE PLANNING POLICY APPLICABLE AT THE TIME OF AN APPLICATION.

C3 What community benefits arise from your proposals? What would the nature of these be, and how would they be delivered?

A LOCAL CENTRE IS PROPOSED WHICH WOULD COMPRISE AROUND 2HA OF LOCAL SHOPS, BUSINESSES AND COMMUNITY FACILITIES. THESE WILL SERVE NOT ONLY THE NEW RESIDENTS OF MAINS OF COWIE BUT ALSO THE EXISTING RESIDENTS OF STONEHAVEN. IF NEED IS IDENTIFIED THERE MAY BE SCOPE FOR PROVIDING LAND FOR A PRIMARY SCHOOL. AFFORDABLE HOUSING WILL BE PROVIDED IN LINE WITH COUNCIL POLICY. ANY OTHER DEVELOPER CONTRIBUTIONS WILL BE AGREED THROUGH NEGOTIATIONS WITH ABERDEENSHIRE COUNCIL IN LINE WITH CIRCULAR 12/1996.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
Community facilities (eg Hall)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sports facilities (eg playing fields)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Employment areas	<input checked="" type="checkbox"/>	<input checked="" 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)	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

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. 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

THE DRAFT ABERDEEN CITY AND SHIRE STRUCTURE PLAN (JUNE 2008) IDENTIFIES STONEHAVEN AS LYING WITHIN THE HUNTLY TO LAURENCEKIRK STRATEGIC GROWTH AREA (SGA). IT IS ONE OF 3 SGAS IDENTIFIED TO ACCOMMODATE 75%-80% OF NEW GROWTH IN THE PLAN AREA OVER THE NEXT 20 YEARS. THE HUNTLY TO LAURENCEKIRK SGA IS DESIGNATED AS SUCH FOR ITS STRONG BUS AND RAIL LINKS TO ABERDEEN AND IS SUITABLE FOR SIGNIFICANT NEW DEVELOPMENT, A PROPORTION OF WHICH STONEHAVEN IS EXPECTED TO ACCOMMODATE.

DEVELOPMENT IN STONEHAVEN IS CONSISTENT WITH THE REQUIREMENTS OF SPP3 AND SPP17 TO PROVIDE SUFFICIENT LAND IN ORDER TO MAINTAIN A 5-YEAR EFFECTIVE LAND SUPPLY IN SUSTAINABLE LOCATIONS WHICH ARE EASILY SERVED BY A RANGE OF PUBLIC TRANSPORT OPTIONS. MAINS OF COWIE LIES AT THE NORTH EASTERN EDGE OF STONEHAVEN ON A PLATEAU BY THE COAST. THE AREA PROPOSED FOR DEVELOPMENT COMPRISES TWO SITES WHICH ARE SEPARATED BY THE LOCAL ROAD NETWORK, AND ARE PRESENTLY IN AGRICULTURAL USE. THIS ROAD WILL BE USED FOR LOCAL ROAD ACCESS ONLY WHEN NEW AWPR JUNCTION IS IN PLACE.

THE WESTERN OF THE TWO SITES IS LARGEST AND IS ROUGHLY TRIANGULAR SHAPED. IT IS BOUNDED TO THE NORTH BY A RAILWAY LINE, THE WEST AND SOUTH BY THE EXISTING BUILT UP AREA AND LOCAL ROAD NETWORK AND TO THE SOUTH EAST BY COWIE AND AN AREA OF FLAT OPEN SPACE WITH THE NORTH SEA BEYOND.

THE EASTERN SITE IS TEARDROP SHAPED AND IS BOUNDED BY THE LOCAL ROAD NETWORK TO THE NORTH WITH THE RAILWAY LINE BEYOND, AND BY A GOLF COURSE TO THE SOUTH EAST.

MAINS OF COWIE HAS BEEN IDENTIFIED BY ABERDEENSHIRE COUNCIL IN THE STONEHAVEN CAPACITY STUDY (IMAGINE STONEHAVEN) AS ONE OF THE FEW GREENFIELD SITES SUITABLE FOR DEVELOPMENT.

THIS STUDY CONSIDERED THE IMPLICATIONS OF A 50% INCREASE IN STONEHAVEN'S HOUSING STOCK, AND FOUND MAINS OF COWIE TO BE THE MOST SUITABLE LOCATION FOR NEW GROWTH DUE TO ITS PROXIMITY TO SERVICES, PUBLIC TRANSPORT AND THE EXISTING URBAN FABRIC.

THE SITES LIE WITHIN RECOMMENDED WALKING DISTANCE TO A LOCAL RAILWAY STATION, BUS STOPS AND A LOCAL CENTRE WITH SHOPPING AND OTHER SERVICES.

THEY FORM A NATURAL EXTENSION TO STONEHAVEN WITHIN CLEAR AND DEFENSIBLE SITE BOUNDARIES.

WITH SUITABLE LANDSCAPE PLANTING RESIDENTIAL DEVELOPMENT CAN BE ACCOMMODATED WITHOUT MATERIAL ADVERSE VISUAL IMPACT ON THE SITE OR ITS SETTING.

THE LOCATION OF EXISTING SERVICES AND EQUIPMENT WITHIN AND ADJACENT TO THE SITE CAUSE NO IMPEDIMENT TO DEVELOPMENT AND SUBJECT TO NECESSARY UPGRADING, UTILITIES WILL HAVE SUFFICIENT CAPACITY TO SERVE THE PROPOSED DEVELOPMENT.

THE SITES SUFFER NO OWNERSHIP OR PHYSICAL CONSTRAINT WHICH WOULD PREVENT OR INHIBIT THEIR DEVELOPMENT.

THE PROPOSED DEVELOPMENT AT MAINS OF COWIE WOULD ALSO PROVIDE BENEFITS TO THE ADJACENT GOLF CLUB, WHICH IS PRESENTLY STRUGGLING FINANCIALLY AND FACES COMPETITION FROM OTHER GOLFING PROPOSALS IN THE AREA. THE RELOCATION OF PART OF THE COURSE WOULD RESULT IN IT NO LONGER BEING DIVIDED BY THE RAILWAY, AND WOULD ENABLE ESSENTIAL IMPROVEMENTS. THESE SUBMISSIONS HAVE BEEN MADE WITH THE FULL BACKING OF THE GOLF CLUB.

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)

1.0 INTRODUCTION

- 1.1 This development bid is submitted on behalf of Stewart Milne Homes who have an interest in land at Mains of Cowie to the east of Stonehaven. This bid includes part of Stonehaven Golf Course and proposes the relocation of 4 holes to the coastal plateau in line with the rest of the golf course. Housing would be built on the existing holes. This bid is made with the full support of the golf club.

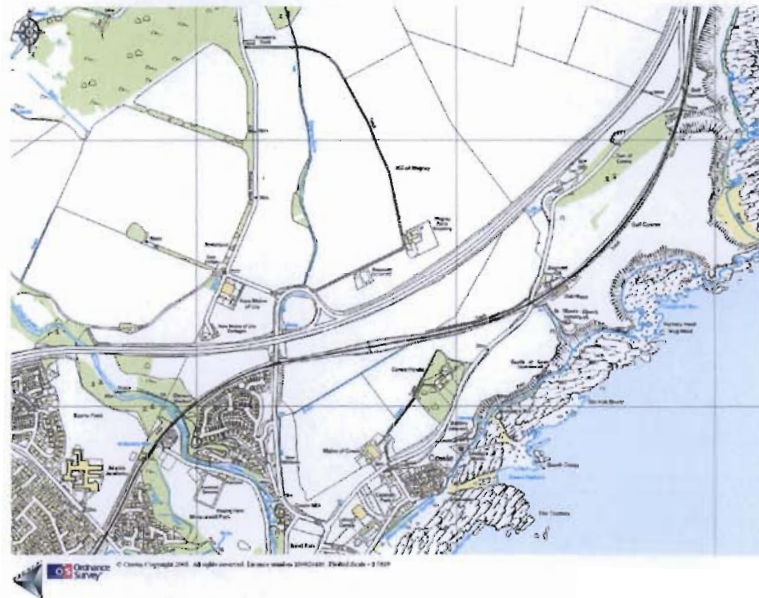


Figure 1: Location Plan

- 1.2 The Stewart Milne Group was founded in Aberdeen in 1975. Since then it has grown to become one of the UK's leading privately owned house builders. They have a commitment to enterprise and innovation matched with traditional value for quality services. They are currently building in a number of locations, including Aberdeen, Edinburgh, Glasgow and Wigan.
- 1.3 Stonehaven is located on the Laurencekirk to Huntly transportation corridor approximately 15 miles south of Aberdeen. The town is an attractive town and boasts a number of facilities and services. These include shops including Somerfield, hotels and education facilities. Public transport services are provided on a frequent basis to Aberdeen by rail and bus and trains also connect to Edinburgh/Glasgow and

beyond. It is anticipated that Crossrail will further enhance the rail service at Stonehaven.

- 1.4 In terms of the current development plan, Stonehaven is identified as a main service centre. Given Stonehaven's location on the Laurencekirk to Huntly transportation corridor it is believed that Stonehaven should receive a significant allocation for housing through the emerging Development Plan. Few development opportunities were identified in the adopted Aberdeenshire Local Plan and the last of the sites to be developed, Braehead, is under construction.

2.0 DESCRIPTION OF SITE AND PROPOSALS

- 2.1 The site is partly in agricultural use with part of the site being holes 9-11 of Stonehaven Golf Course. It lies immediately adjacent to the settlement boundary of Stonehaven. In topographic terms there is no impediment to the development of this site for residential purposes. Stonehaven Golf Course is currently under pressure from other golfing facilities in the area and needs to invest significantly in its facilities.
- 2.2 A masterplan has been prepared for the site and is attached to this document. The masterplan proposes a strong centre for the residential neighbourhood. Higher density housing types and a robust community space and open space are positioned within key locations in the centre. The local centre is positioned to ensure a 5-10 minute walking distance from the residential areas. The layout incorporates the topography wherever suitable and make view over the North Sea and Stonehaven. The masterplan creates a well connected open space framework through the diversity of spaces and landscaping.
- 2.3 The four holes of the golf course will be relocated to the coastal site helping the golf course to be more legible. Housing will be located on the existing site and monies raised from the sale of the land will be reinvested into the golf course facilities and clubhouse.

5.0 SERVICES

5.1 Scottish Water's 2007 Asset Capacity maps indicate that in terms of water supply there is limited capacity. This however is being upgraded in the near future and would not create a constraint to development. With regard to foul capacity the pumping system upgrade is due to be completed in the near future. Therefore there are no constraints in terms of water and drainage provision.

6.0 JUSTIFICATION

6.1 The identification of this site would comprise a carefully planned extension to the town. This is evident in the consideration that has been given to development through the preparation of a masterplan which accompanies the bid. A high quality residential development can be achieved, with the emphasis on landscaping and open space to integrate the development into the landscape and with existing development in the settlement. The provision of a green space network around the development will ensure it integrates with the landscape. The relocation of the golf course holes will improve leisure facilities in the town. In addition 2 hectares of land is being provided for local shops, business and community facilities. These will not only serve the new residents but also the wider residential area. If required there is scope for providing land for a primary school within the site.

6.2 It is considered that Stonehaven is capable of absorbing further development of significant scale given the facilities and services available as well as its transport connections. This site is a suitable location to accommodate some of the housing land requirements identified for the Portlethen to Stonehaven corridor. The development of this site would also contribute to the Scottish Government's proposal to build 35,000 new dwellings per annum to overcome the problems in bringing forward sufficient housing land in Scotland as identified in SPP3.

6.3 This site forms a logical area for expansion due to its location immediately adjacent to the settlement boundary of Stonehaven and was identified as the most suitable location for future development in the Imagine Stonehaven Capacity Study. The development of such locations is encouraged through SPP3. The close proximity of housing, business and retailing makes it a sustainable location. The site can accommodate between 450 and 500 units based on a density of 25-30 dwellings per hectare.

6.4 Residential development on the site would cause no significant visual impact as demonstrated by the masterplan. A high residential amenity would be provided, taking account of the topography of the site and pedestrian and cycle connections will be made to the rest of the town and the countryside beyond.

6.5 There are good public transport links to Aberdeen and beyond by rail, bus and road. New bus stops will be provided within the site in order to ensure compliance with Aberdeenshire Council's recommended 400m minimum walking distance to bus stops.

7.0 CONCLUSION AND RECOMMENDATION

7.1 Stonehaven is an appropriate location to absorb development on a large scale and is supported by the draft Structure Plan. The location of the bid site immediately adjacent to the settlement boundary of Stonehaven would meet sustainability principles advocated in SPP1 and SPP3 and it is therefore an ideal location to absorb development and contribute to the housing land requirements. The development of this site would make the most appropriate use of infrastructure and capitalises on the investment made in the area.

7.2 A high quality residential environment can be created with the emphasis on landscaping and open space, providing links through the site and with the surrounding area, to the benefit of the whole community. Provision is made for land for a potential community uses. It will also allow improvements to the golf club and its facilities. A

range of house types and tenures would also be in line with the sustainable mixed use objective it the Draft Structure Plan.

- 7.3 On the basis of the above, this site should be included in the Main Issues Report for consideration as a proposal for the Aberdeenshire Local Development Plan for residential and local facilities development.