

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

NJ 915 956

S4

What is the current use of the site?

Agricultural

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, incorporating community facilities and public open space

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.

A phasing plan will be developed as the next revision of the masterplan. This will be prepared following dialogue with the local community and officers at Aberdeenshire Council.

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).

A range of terraced, semi-detached, detached and affordable housing will be provided.

The overall number of dwellings would be determined through the detailed masterplanning exercise, following dialogue with the Local Community and Aberdeenshire Council.

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.

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 site will adjoin the existing built up area at the south of Portlethen and the topography of the area means that it would not be prominent in the landscape. Its visual setting will be further enhanced by proposed structure planting around the perimeter. This will provide screening both from the A90 and from the East Coast Rail Line.

The detailed urban design of the site will be developed through the masterplan process and public consultation exercises.

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 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?

Housing will support local facilities including Fishermoss Primary School. Land will provided for community uses should there be an identified need arising from the discussion with Aberdeenshire Council and the Local Community.

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

As part of this development bid, justification has been provided as to why the site is suitable for inclusion in the draft version of the Aberdeenshire Local Development Plan. This justification has shown how the proposal conforms to both the regional strategy and the individual objectives of the draft structure plan. In summary the reasons why the site is suitable for inclusion in the next local plan are as follows:

- The regional strategy which identifies strategic growth areas within Aberdeenshire identifies the Portlethen to Stonehaven corridor as one of the primary areas for residential development. A range of options have been identified with varying housing numbers within each. Even the options containing the lowest levels of growth will require significant allocations to be made and the proposed bid site would represent an ideal option in this regard.
- The site has been identified in 3 of the 4 options in the Draft Portlethen Corridor Capacity Study. The executive summary of this document states that although the document is not intended to become part of the development plan it will become part of the background information that guides future development plans and is ultimately used in the determination of planning applications.
- Development of the proposed site will allow for the creation of a high quality sustainable residential development. Development of the site will include a variety of house types and a mix of tenures.
- The site enjoys close proximity to a range of services and facilities within the town including a local bus service, primary school, secondary school, town centre and railway station. All of the relevant distances accord with the relevant policy requirements contained in SPP17.
- The proposal will help to support the diminishing role of Fishermoss Primary School, thereby protecting its future and allowing it to operate at full capacity.

K124

For the foregoing reasons, the site accords with the requirements of national and regional policy and represents an ideal opportunity for development which should be included in the Draft Aberdeenshire Local Development Plan.

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)
- By completing and submitting this form, you are consenting to the above processing.

1.0 Introduction

1.1 This local development plan bid is submitted on behalf of Stewart Milne Homes North Scotland. It concerns the residential development of an area of land to the south of Portlethen, which is suitable for inclusion within the next version of the Aberdeenshire Local Development Plan. The structure of the bid shall firstly describe the site and proposed development. The relevant national and regional policies which provide the background for the proposal shall then be analysed, before a reasoned justification for the allocation of the site is made in Section 07.

2.0 Site Description

2.1 The town of Portlethen lies immediately to the south of Aberdeen, situated on the A90 trunk route. It has a population of 6632 (2006 statistics). The town is one of the largest within Aberdeenshire and as such contains a range of shops and services. These include:

- Large retail outlets including Homebase, Matalan, Argos and Asda
- Small parade of shops and takeaways
- Pub/Restaurant – Mains of Balquharn
- Golf Course
- Secondary School
- Primary Schools
- Health Centre
- Library
- Public Park
- Railway Station

2.3 The proposed site lies on the southern edge of the settlement; bound to the east and west by The East Coast Rail Line and the Burn of Daff respectively. It measures 6.3 hectares in area. The quality of the land is defined by the Macaulay Classification for agricultural capability which identifies it as Class 4(1) which means that it is not prime agricultural land and only suitable for the cultivation of a narrow range of crops. The adjoining land uses include residential and agricultural.

2.4 A desk top study for archaeological features on the site has been carried out and none have been identified.

3.0 Description of Proposal

3.1 The bid proposal comprises a residential development which would include a range of house types and densities. The proposed layout is illustrated in the location map which is appended to this report. Vehicular access would be taken from Bramble Road to the north. An area for provision of public open space would be formed towards the north of the site. There is also scope to accommodate identified community facilities, potentially including local retail, recreation or sports facilities. The masterplan will be amended to reflect this following discussions with Aberdeenshire Council Officers and the local community should they be required.

4.0 National Planning Policy

4.1 Section 16 (1)(a) of the ***Town and Country Planning (Scotland) Act 2006*** requires local authorities to prepare local development plans for all parts of their areas. In preparing these plans, local authorities should take account of Scottish Government planning policies and

Sustainable Development & Climate Change

7.4 The second structure plan objective relates to sustainable development and climate change, with a view to limiting carbon dioxide emissions and increasing renewable energy sources. The layout of the site will be developed with this in mind. Furthermore Stewart Milne Group are committed to enhancing the energy efficiency of their homes and their product already achieves more than a 15% reduction in carbon emissions below the 2007 building regulations. Ongoing product development will ensure this is enhanced through the lifetime of the development.

Accessibility

7.5 The final objective of the draft structure plan is to increase the accessibility of development proposals. This aim has been integral to the layout which will be included in the final masterplan. This will be based upon the guidance contained in the Manual for Streets, as generally advocated by the Transportation and Infrastructure Service. The primary aim of this document is to create walkable neighbourhoods within which traffic speeds are reduced and the needs of pedestrians are given high priority. This will be achieved through the creation of a permeable network of routes through the site.

7.6 The design requirements contained within the capacity study and ***SPP17 – Planning for Transport*** indicate that housing should be provided with the following facilities within the specified distances:

- 400 meters from a regular bus route
- 600 meters from a primary school and local shops

- 1500 meters from a secondary school and employment opportunities

The proposed development bid site has been designed to ensure that these criteria are complied with. Examination of the existing bus services indicates that the 107 Service has a stop on Drumthwacket Drive, which lies within 400 metres of the site. This half hourly service provides connections with the centre of Portlethen and Aberdeen to the north and Stonehaven and Montrose to the south. Fishermoss Primary School exists 400 metres to the north of the site and Portlethen Academy is within 600 metres. The nearest retail and employment land is located in the centre of the town, which lies approximately 1.5 kilometres to the north. There is scope within the development to provide a local retail facility and should this be constructed then the proposed development would comply with all of SPP17's criteria which are listed above.

7.17 Aberdeen Crossrail with support from NESTRANS have proposals aimed at increasing the frequency and improving the service at Portlethen railway station. The development site lies within relatively close proximity to the railway station (1.5 kilometres) thereby encouraging use.

7.7 Consideration has been given to the range of housing which will be created on site. The encouragement for the provision of range of house types and densities as expressed in **PAN 67 Housing Quality** and **76 New Residential Streets** has been noted. The development will therefore include a range of densities. The higher density housing is aimed to achieve the figure of 40 dwellings per hectare, and is likely to include an element of flatted accommodation. The areas classed as lower density will be range from densities between 20-30 dwellings to

the hectare, with a view to achieving the overall draft structure plan target of 30 dwellings per hectare (p17).

- 7.8 A mix of tenures will also be provided which will include an appropriate element of affordable housing.

Support for Local Services

- 7.18 ***SPP3 – Planning for Homes*** clearly explains that in cases where brownfield development is not possible, expansion to settlements offers a number of advantages including reduced servicing costs and support for local services. The support for local services is relevant in this case. Fishermoss Primary School is currently operating under capacity. The most recent figures are for 2006 and these indicate a school role of only 310 with a total capacity of 460. Forecast figures for the future school role predict that it will drop steadily down to 232 in 2016, which is approximately 50% of the capacity figure. Given these circumstances there must be some jeopardy over the future of the school and the allocation of further residential development in its vicinity will protect its future and enable it to operate to its full potential.

8.0 Conclusion

- 8.1 As part of this development bid, justification has been provided as to why the site is suitable for inclusion in the draft version of the Aberdeenshire Local Development Plan. This justification has shown how the proposal conforms to both the regional strategy and the individual objectives of the draft structure plan. In summary the reasons why the site is suitable for inclusion in the next local plan are as follows: