

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:05/11/08

Postal Address:Osprey House
Mosscroft Avenue
Westhill Business Park
Westhill
Aberdeen
AB32 6JQ

N2 Name of landowner (if known) [REDACTED]
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? Sustainable Mixed Use
Community Expansion, Schoolhill West, Portlethen

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 920 980

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?

Phased residential development; employment land; retail centre; potential primary school; community facilities; public open space and playing fields; recycling centre and possible park and ride facility

If you are proposing a mix of uses on your site please ensure that the area of each is noted on the site plan

S6 Are you proposing to phase your development? Yes No

If you are proposing phasing your development please provide additional details of what is anticipated to be built, and when.

The overall development would be divided into 3 phases which have been planned to coincide with the housing allowances which have been identified in the draft structure plan.

Phase 1: 2007-2016

Phase 1 would contain the proposed retail centre; public open space and playing fields; and high and low density housing. If required the park and ride could also be provided as part of this phase.

Phase 2: 2017-2023

Phase 2 would contain public open space and housing. A site for a school has been provided as part of the Leathen Fields development. It is proposed that the site for this be relocated and extended in order to accommodate the increased number of pupils and this would be completed during phase 2 of the development.

Phase 3: 2024-2030

Phase 3 would contain the predominant employment land component of the development. This would coincide with the completion of the business park at Leathen Fields, however should there be a need this could be brought forward. This phase would also include housing together with significant areas of open space, and proposed future community facilities.

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).

The housing in all phases of the development will include a range of house types and sizes to meet the needs of the population. These will include, detached and semi detached housing of a range of sizes, together with areas of flatted development.

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

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.

The proposed sustainable mixed use expansion of the existing community at Portlethen will include a broad range of land use types, all as illustrated in the masterplan which is attached to this report. Specifically these uses include a retail centre; primary school; public open space and playing fields; community facilities; possible combined heat and

power plant; and recycling centre. Although not shown on the masterplan there is scope for a park and ride facility and preliminary discussions with Aberdeenshire Council have taken place on this.

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 landscape context of the development has been taken into consideration in the preparation of the masterplan for the development. Examination on site confirms the presence of both a mature tree belt and Duffs Hill Woodland Plantation along the northern boundary. These landscape features will provide a backdrop for the development ensuring that it will settle naturally into the existing landform.

Significant areas of structure planting are also proposed within the boundaries of the development this shall take the form of a central axis running east-west across the site. This spine will be augmented by further elements of structure planting throughout.

The urban design of the area would be respected and improved upon through a process of refinement of the masterplan. This will involve public consultation exercises and a thorough analysis of the existing urban design characteristics of the area.

If you have a landscape statement, a design statement or other details about what you would like to see on the site, please include it. *Statement attached*

A2 If you have prepared any frameworks or masterplans showing a possible layout for the site, please include it with this form. *Framework attached*

A3 Have you applied principles of sustainable siting and design to your site? Yes
No

If you have undertaken a site assessment please provide details

Statement attached

The Code for Sustainable homes or www.index21.org.uk provides guidance on this issue

Effect on the community

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

Yes

No

Not Yet

If you have undertaken any community consultation please provide details of the ways in which engagement was conducted, its effectiveness and the way in which it has influenced your proposals. Please provide details of any engagement you may propose to undertake.

C2 At least 25% of all housing is likely to be required to be affordable. If applicable, are you considering providing more or less than this? More
25% or Less

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

A broad range of community benefits would arise from the proposed development. The Portlethen capacity study has identified the lack of a legible town centre and this would be remedied as illustrated in the masterplan. The location for the proposed retail centre would ensure that it would be accessible both to residents of the proposed development and occupants of existing housing within the settlement.

A site for a primary school will be provided for at the south western fringe of the development. This in itself will create accommodation for community uses and the range will be further reinforced through identification of a site for additional facilities within Phase 3.

Generous areas of public open space and playing fields will also be provided for as part of the development.

A recycling centre will also be provided to encourage reuse of materials. Finally there is scope for the creation of both a park and ride facility and combined heat and power plant as part of the project. Further consideration will be given to these matters as the masterplan is progressed.

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"/>	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 primary reasons why the site is suitable for inclusion in the next local plan are as follows:

The region 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.

In addition to providing support for the spatial strategy advocated by the draft structure plan, the proposal also conforms to the objectives which are listed. The development's inherent qualities will result in the creation of a sustainable mixed use expansion of Portlethen, and this is particularly relevant to the fifth objective which supports the creation of sustainable mixed use communities. The development has also been designed to ensure that the other objectives are also complied with, particularly through the provision of employment land to encourage economic growth; incorporation of on site low/zero carbon technologies; protecting the existing natural and cultural heritage; and creating a highly accessible development.

K125

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 plan bid is submitted on behalf of Stewart Milne Homes North Scotland. It concerns the development of a sustainable mixed use expansion of the town 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 the city of Aberdeen, 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

2.2 The bid site is located to the north west of Portlethen as illustrated in the masterplan which is attached to this report. It measures 157 hectares in area and is currently in agricultural use. The quality of the land is defined by the Macauley Classification for agricultural capability which identifies it as Class 3(1) which means

SMC JENKINS & MARR

that it is not prime agricultural land. The topography of the site ranges between 90 and 120 metres above ordnance datum.

- 2.3 The northern edge of the site is defined by a tree belt and Duffs Hill woodland plantation; the south eastern edge of the site is bound by the new extension to Cookston Road which has been formed as part of the Stewart Milne Leathen Fields development. The southern boundary coincides with the current Leathen Fields substantial mixed use development, incorporating 840 dwellinghouses, employment land, local retail facilities and community facilities. Agricultural land exists towards the western boundary. In general terms the nature of the surrounding area is agricultural in character, although wooded areas also exist, particularly to the north.
- 2.4 A desktop study for archaeological features has been carried out and none have been identified. However the important Causey Mounth Road crosses the site, running adjacent to the farm known as Causeyport. This is an ancient drovers' road, which was formerly the main connection between Stonehaven and Aberdeen. It links into a network of foot and cycle paths which currently exist in the area.
- 2.5 The line of the proposed Aberdeen Western Peripheral Route (AWPR) runs in close proximity to the northern boundary, being within 70 metres at the nearest point.

3.0 Description of Proposal

- 3.1 The proposed sustainable mixed use expansion of the existing community at Portlethen will include a broad range of land use types, all as illustrated in the masterplan which is attached to this report. Specifically these uses include a phased residential development; employment land; possible combined heat and power plant; retail centre; primary school; public open space and playing fields; and recycling centre. Although not shown on the masterplan there is scope for a park and ride facility and preliminary discussions with Aberdeenshire Council have taken place on this.