



- Secondary Road
- Road generally less than 4m wide
- Underpass for pedestrians, equestrians, cyclists and other non motorised users
- Sluie Estate Trust
- FM Development
- Coneyhatch Farm
- Logie Farm
- Mains of Cowie

## ENVIRON

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**ENVIRON UK Limited**

Figure 4.1  
 Land Ownership

Client Sluie Estate Trust			
Version Control 1			
Scale	1: 10 000 A3	Date	July 2008
Project No	62C12809	Drawn by	LP

# 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: The Trustees of the Sluie Estate.
Date:6 February 2009
Postal Address:PER D Strang Steel Esq, Strutt & Parker, 68 Station Rd, Banchory, AB31 5YJ.

N2

Name of landowner (if known)
Postal address of landowner
B

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? - Land at Mains of Ury, Stonehaven, AB39 3PY.
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

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S3 Have you provided a map showing the exact boundaries of the site you would like considered?  
Yes  No

Please provide the National Grid reference of the site  
387523, 787530

S4 What is the current use of the site? - Primarily agricultural Land, although including various farm buildings and stores.

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? - Employment related uses and possible settlement expansion.

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. - Any development would likely be phased given the potential extent of the site, although details have yet to be considered.

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). - Unknown at this stage, although given the extent of the site it is considered that a variety of uses could be supported.

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)	<input checked="" type="checkbox"/>	
Storage and distribution (Use Class 6)	<input checked="" type="checkbox"/>	
Do you have a specific occupier in mind for the site?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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. - Given the potential extent of the site it is considered that a number of uses could 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?)  
 - The site is not is not affected by any landscape designations. The site is considered to be relatively well contained, given existing topographical features.

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?

- Community benefits arising from the development of the site are likely to be varied given the development potential of the site, however could include an agreed package of planning gain.

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
			Please tick appropriate box		
Local Shops	<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>
Community facilities (eg Hall)	<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>
Sports facilities (eg playing fields)	<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>
Employment areas	<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
Residential areas	<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>
Public Transport networks	Yes <input type="checkbox"/>	No	<input checked="" type="checkbox"/>	NA	<input type="checkbox"/>
Other (Please specify)	Yes <input type="checkbox"/>	No	<input type="checkbox"/>	NA	<input checked="" type="checkbox"/>

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

- 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 Stonehaven Capacity Study identifies the development potential of land at Mains of Ury to the north and south of the existing A90, as well as other sites on the periphery of the town. Indeed planning permission has recently been granted for a significant residential and leisure development at the Ury estate immediately adjacent to the Sluie Estate (Aberdeenshire Council references KM/APP/2007/2015 and KM/APP/2008/0113) which establish the principle of development to the north and west of the A90.
- The proposed alignment of the AWPR and indeed the proposed Fastlink junction at Stonehaven is likely to stimulate additional development demands in Stonehaven and in particular in the vicinity of the proposed Fastlink junction. It is considered that land at Mains of Ury has the potential to accommodate a proportion of the population growth and economic growth envisaged in the Stonehaven area.
- Mains of Ury was identified as an area of possible future expansion in the "Imagine Stonehaven" consultation exercise. Mains of Ury ranked in the top two locations that local residents would wish to see expansion of the town.

**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.