
**ABERDEENSHIRE LOCAL
DEVELOPMENT PLAN**

BRAEHEAD FARM, STONEHAVEN

November 2008

On behalf of Deveron Homes Ltd



HALLIDAY | FRASER | MUNRO
PLANNING

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1. INTRODUCTION

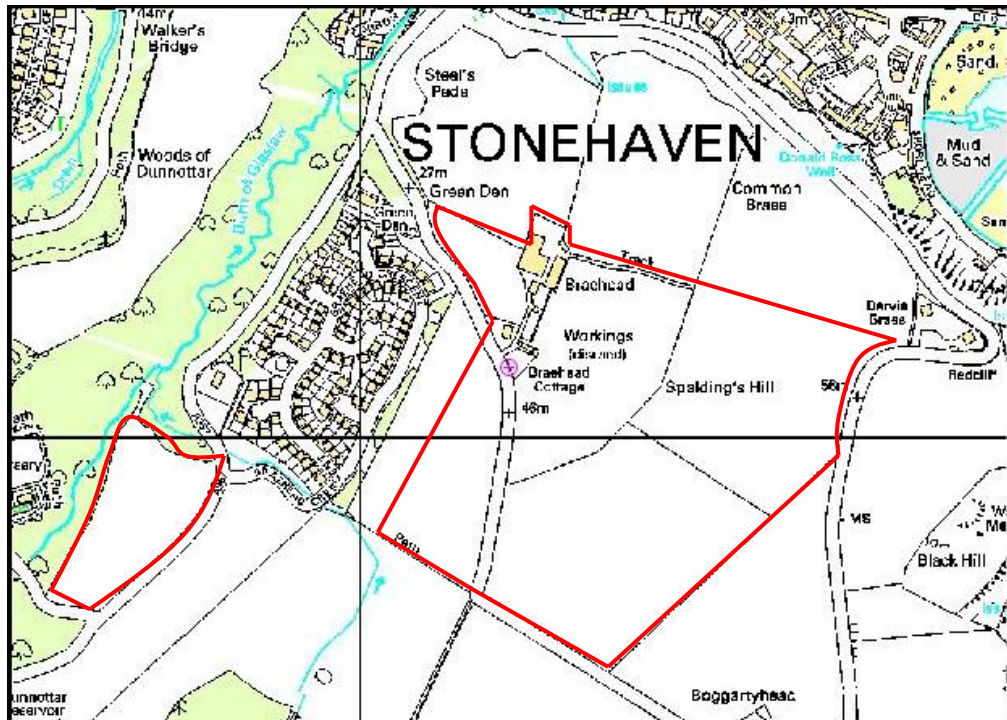
This statement has been prepared by Halliday Fraser Munro Planning, on behalf of Deveron Homes Ltd, to provide further information on a site at Braehead Farm, Stonehaven. This statement should be read in conjunction with the completed bid proposal form.

It is our view that this site provides a suitable opportunity for development in line with the anticipated local growth for Stonehaven, well related to the existing settlement.

2. THE SITE

The majority of the site is located east of the A957, which provides access to the town from the A90. Relatively new residential development abuts the western boundary. A small parcel of land lies to the west of the A957, adjacent to Dunnottar woods.

The site would form a natural extension to Stonehaven, contiguous with recent developments to the south of the town.



3. PLANNING POLICY

DRAFT ABERDEEN CITY AND SHIRE STRUCTURE PLAN – JUNE 2008

The Draft Aberdeen City and Shire Structure Plan June 2008 was recently out to consultation. The consultation period ended on the 12th September 2008. Although still only a draft the plan nevertheless provides the most recent indication of strategic direction for future development in the North East. The plan outlines a spatial strategy for the city region area identifying areas for different levels of growth: (i) Strategic growth areas; (ii) Local growth and diversification area; and (iii) Regeneration priority areas.

Stonehaven lies within the Huntly- Laurencekirk corridor, identified because of its good strategic road and rail transport links. The Structure Plan has allocated a housing allowance of 6,000 new houses in Stonehaven/ Portlethen, the majority to be provided prior to 2020. The site is also located within the proposed A90 major employment development corridor.

STONEHAVEN CAPACITY STUDY

Although this document was not finalised, due to legal objections from major developers the document proposes three areas of growth including to the south of the town.

4. DEVELOPMENT BID – EXPANDED QUESTIONNAIRE RESPONSES

Question 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 proposed development will suitably link with the recent development to the west of the site, whilst taking full account of and sensitively sited in relation to views from the town.

Question A3 – Have you applied principles of sustainable siting and design to your site?

An indicative site layout will be developed taking into account good practice and to meet the requirements set out in SPP6: Renewable Energy and PAN84: Reducing Carbon Emissions in New Developments.

Question C1 – Has there been an opportunity for local people to influence what you propose through local engagement?

We have not yet consulted with the local community. Given the level of consultation that communities are likely to face at the current time, it is our intention to write to Stonehaven Community Council, advising them of the bid and to request how they would wish to engage in the process.

This process will also seek views from the community about the type of housing, proposed layout and community facilities for which contributions might be sought.

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

The proposed development will provide much needed new housing for the town including affordable housing opportunities within Stonehaven, to allow for people to live locally close to the business/commercial developments proposed to the south. Additional population, realised by the development will support local shops and services. Developer contributions from the development can be put towards community facilities within the area. Need and demand for these will be assessed as part of the wider process.

Question C4 – How easy is it for people using or living in the development to access services?

The site has good linkages with bus networks running along the A957 to the west. Bus services run through Stonehaven town centre and onto Aberdeen. This provides good public transport linkages to the town centre and other facilities.

The train station lies to the north west.

Stonehaven has a number of facilities including shops, hotels, restaurants and a golf club. Planning permission exists for a commercial area at East Newtonleys, located to the south of the settlement along the A92, which is within walking distance of the site. The advantage of working and living in fairly close proximity has obvious benefits in terms of sustainability.

Question 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?

Detailed assessments for the site have not yet been undertaken. Recent developments within the area suggest that there is sufficient capacity in the water and wastewater networks.

Access to the site is proposed to be taken from the A957. Discussions with the Roads Department will be undertaken to identify the most appropriate solution.

5. CONCLUSION

Taking into account the information contained in this report and the related questionnaire form, we believe that this site at Braehead Farm, Stonehaven provides a suitable opportunity for small-scale growth through the forthcoming Aberdeenshire Local Development Plan. We reserve the right to expand on the information provided as matters progress.

Halliday Fraser Munro
November 2008

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: Deveron Homes Ltd	Date: 05/11/2008
	Postal Address: Per Agent Halliday Fraser Munro 8 Victoria Street Aberdeen AB10 1XB	

N2	Name of landowner (if known) [REDACTED]
	Postal address of landowner [REDACTED] [REDACTED] [REDACTED]
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? Braehead Farm
	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?	Please provide the National Grid reference of the site
S3	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Indicative only	NG 873 850 GB

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

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.

Not known at this stage

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).

Mix of detached and semi-detached. Numbers unknown at this stage. Indicative layout to be prepared and submitted in early course.

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)

~~N/A~~

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?)

See enclosed 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*

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
See enclosed statement 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

C1

Has there been any opportunity for local people to influence what you propose through local engagement? Yes
See enclosed statement for detail of proposed community engagement 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.

Q2 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

Q3 What community benefits arise from your proposals? What would the nature of these be, and how would they be delivered?

See enclosed statement

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)

Q4 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
See additional statement			
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 checked="" 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

Q5 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"/>

See enclosed statement

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

See enclosed statement

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.

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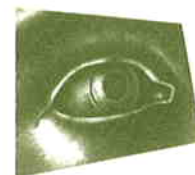
FACSIMILE
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E-MAIL
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P1422/JP/pd

Planning Policy Team
Planning and Environmental Service
Woodhill House
Westburn Road
Aberdeen
AB16 5GB

6 November 2008



Dear Sir / Madam

**ABERDEENSHIRE LOCAL DEVELOPMENT PLAN BID
INPUT INTO MAIN ISSUES PAPER
BRAEHEAD FARM, STONEHAVEN**

OFFICES IN BELFAST,
DUNDEE, EDINBURGH
AND GLASGOW

Please find enclosed a copy of a development proposal on behalf of our client Deveron Homes Ltd. This proposal is in response to Aberdeenshire Council's invitation for development bids to feed into the Main Issues Paper for Aberdeenshire's Local Development Plan. We have also sent a copy electronically.

CHARTERED
ARCHITECTS
CHARTERED PLANNING
CONSULTANTS
LAND USE
CONSULTANTS
URBAN DESIGNERS
SPACE PLANNERS
PROJECT MANAGERS

If you have any queries please do not hesitate to contact me. I would appreciate if you could confirm receipt.

Yours faithfully

Bob Reid
Planning Director
Halliday Fraser Munro Planning

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cc Deveron Homes Ltd