

Development Bid  
The Aberdeenshire Local Development Plan

Land for Residential Development  
Kirktown of Fetteresso



Prepared by Knight Frank LLP  
on behalf of Mr Alan Annat



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## 1. Introduction

Knight Frank LLP, on behalf of Mr Alan Annat, submit the following development bid in support of the identification of land at Kirktown of Fetteresso, Stonehaven, Aberdeenshire, as site that is available for future residential development.

The purpose of this statement is to set out the land use planning justification for a residential allocation for the site in question as part of the process of preparing the new Local Development Plan for Aberdeenshire.

## 2. Details of the site

### 2.1 Location

The coastal town of Stonehaven is located approximately 15 miles to the south of the City of Aberdeen. Stonehaven is the largest town and the main service centre in the Kincardine and Mearns administrative area of Aberdeenshire.

The site itself is located to the west of Stonehaven in the village of Kirktown of Fetteresso.

The site lies just off the main A90 Aberdeen to Dundee dual-carriageway as shown in Figure 1.

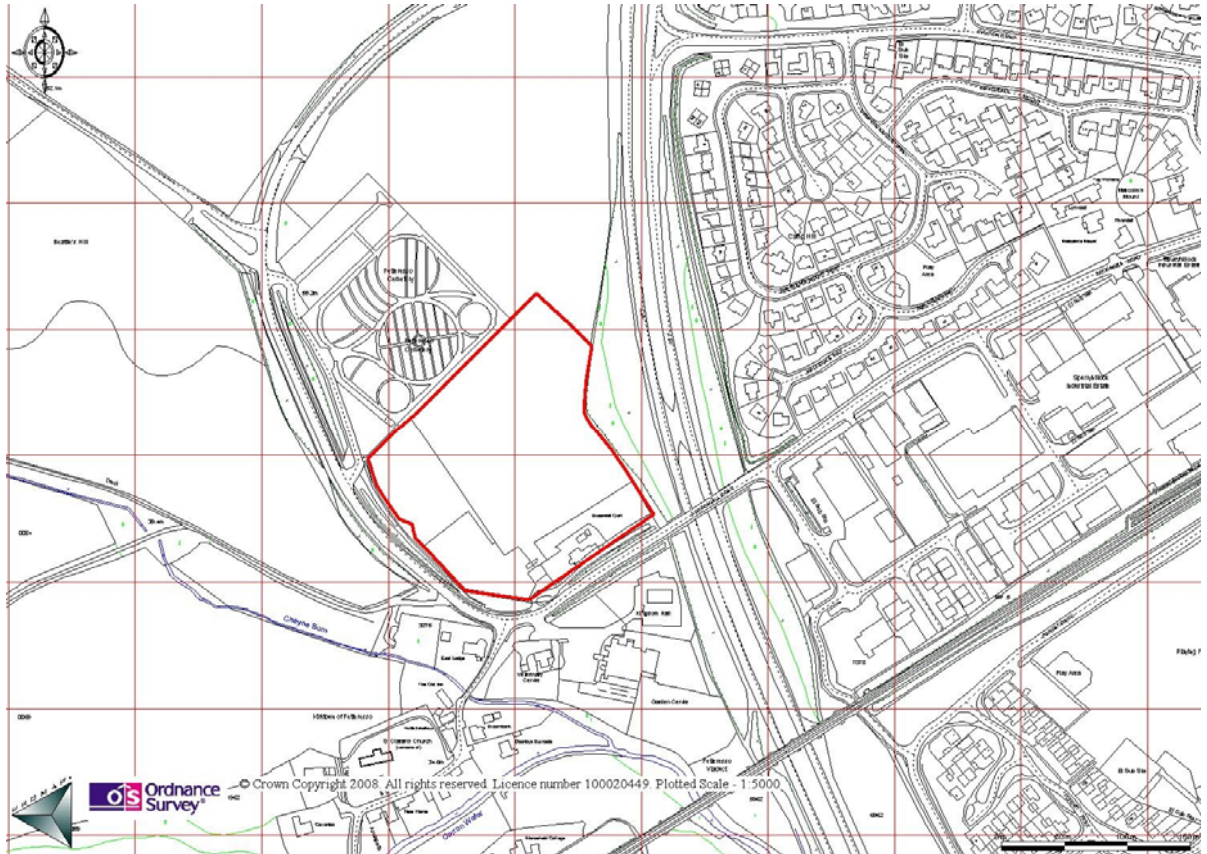
Figure 1: Location Plan



## 2.2 Context

The site is bounded by the existing cemetery at Kirktown of Fetteresso to the north-west, the main Aberdeen to Dundee dual-carriageway to the east, the existing access road to the south-west and south-east and the wooded embankment to the east as shown in Figure 2.

Figure 2: Site Plan



### 2.3 Housing Supply and Demand

Stonehaven currently has a population of around 10,614 and this is forecasted to decrease to around 10,451 in 2011 and 10,369 by 2016<sup>1</sup>.

As at 1 October 2008 there were 1118 people on waiting list for Council housing in the Kincardine and Mearns administrative area of Aberdeenshire.

In Stonehaven, there is a requirement for 589 Council houses as at 1 October 2008, of which the largest requirement was for 1 and 2 bedroom properties. However, Aberdeenshire Council only has a total stock of 412 properties in Stonehaven, of which only 1 was vacant and available of occupation as at 1 October 2008.

Aberdeenshire Council have also applied for Pressured Area Status (PAS) for a number of settlements in an attempt to preserve the housing stock of areas of high demand. If the Scottish Government grants PAS to Aberdeenshire Council, Stonehaven would be one of the main settlements affected.

### 2.4 Local Services

Stonehaven is the main service centre in the Kincardine and Mearns administrative area. The town benefits from having primary schools and a secondary school as well as a train station, local shops, tourist attractions and community facilities.

The latest School Roll forecasts Mill o' Forest primary school, which has a catchment area directly adjacent to Kirktown of Fetteresso, had a roll of 334 pupils in 2007 which meant that it was operating at 85% of its total capacity. The forecasts indicate that by 2016 the roll will drop to 313 pupils (79% of total capacity).

The School Roll forecasts show that Mackie Academy in Stonehaven is currently operating at +5% over capacity. However, by 2016 it is forecast that the school roll will drop to 93% of the total capacity.

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<sup>1</sup> <http://www.aberdeenshire.gov.uk/statistics/population>

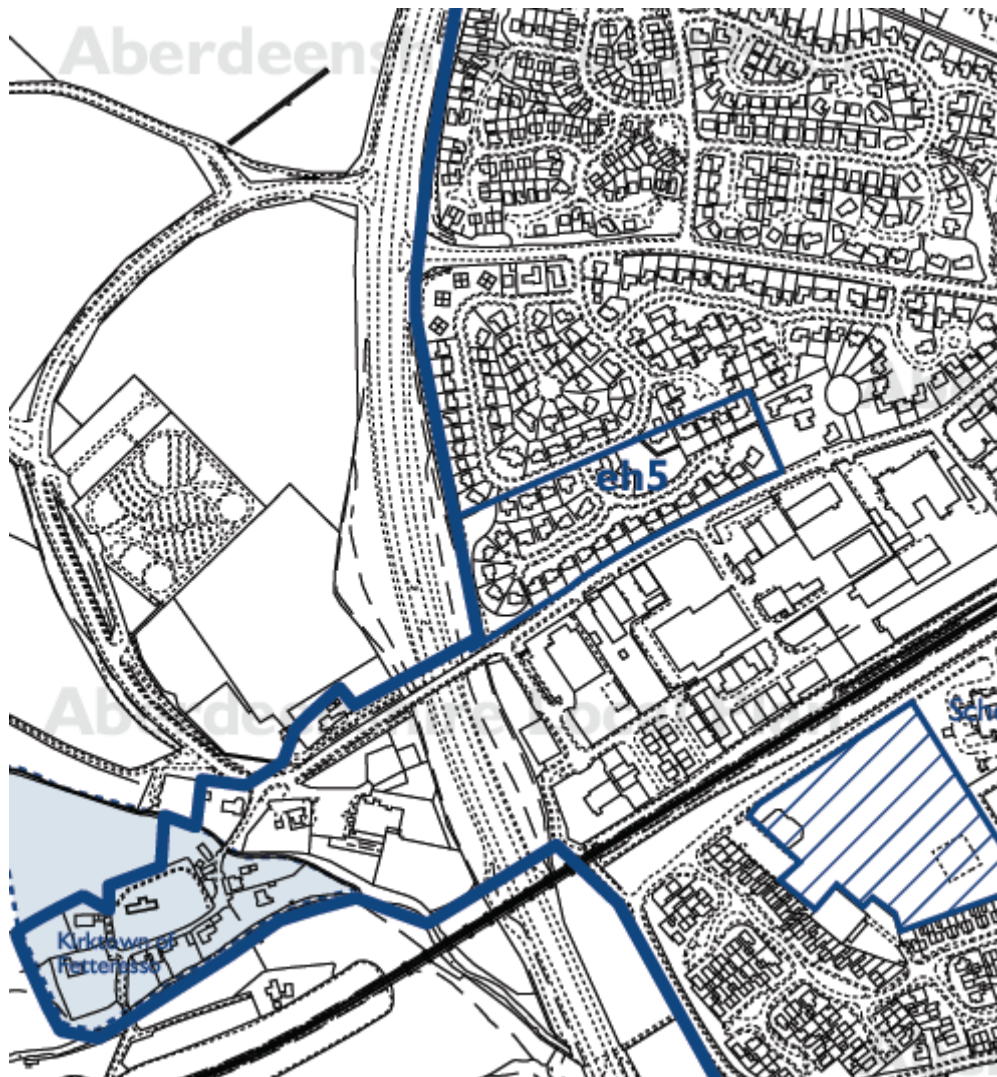
### 3. Planning Context

#### 3.1 Current Context

The Aberdeen and Aberdeenshire Structure Plan ‘North East Scotland Together’ (NEST) promoted a strategy which aimed to create a long-term sustainable framework of settlements in a hierarchy which focused major development into the main settlements in the North East. NEST recognises Stonehaven as a key location.

The Aberdeenshire Local Plan (2006) identifies various opportunities for new development around Stonehaven and it also states that demand for new housing is one of the main planning issues affecting the town.

Figure 3: Extract from the Aberdeenshire Local Plan (2006)

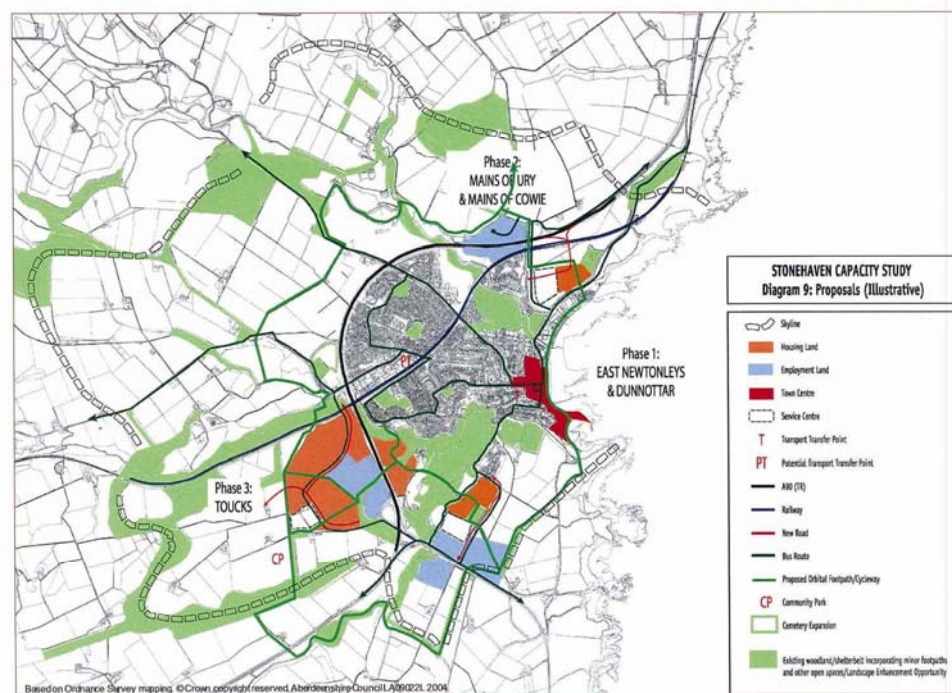


The Aberdeenshire Local Plan also shows a proposed Conservation Area at Kirktown of Fetteresso located to the south-west of the site as shown in Figure 3.

Ten development sites are identified in and around Stonehaven in the current Aberdeenshire Local Plan. The Housing Land Audit 2008 shows that the vast majority of these developments have now been granted planning consent and the majority have either been built or are under construction.

The ‘Imagine Stonehaven’ Capacity Study identifies 3 potential locations for future development phases around Stonehaven as shown in Figure 4. The Capacity Study also earmarks land adjacent to Kirktown of Fetteresso land for a potential expansion of the cemetery.

Figure 4: Extract from the ‘Imagine Stonehaven’ Capacity Study



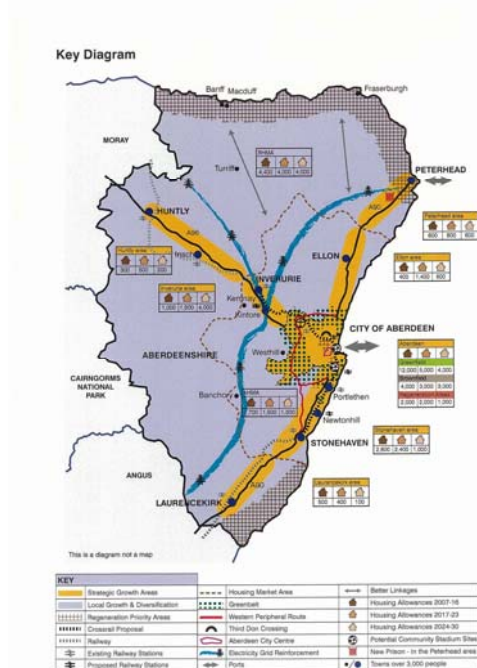
The Capacity Study recognised that due to constraining features (e.g. the pipeline safeguarding zones, landscape sensitivity etc) the opportunities for the future growth of Stonehaven are largely focused on areas to the south of the existing town.

### 3.2 Emerging Context

The draft Structure Plan for Aberdeen and Aberdeenshire was published for consultation in June 2008. The strategy of the draft Structure Plan advocates a higher rate of growth in the region that in previous years.

The draft Structure Plan also advocates a spatial strategy which focuses the majority of new development within three Strategic Growth Areas, one of which being the Huntly to Laurencekirk road and rail corridor as shown in Figure 5.

Figure 5: Extract from the draft Structure Plan for Aberdeen City and Shire



Schedule 1 of the draft Structure Plan allocates 2,600 housing units to the Stonehaven area for the period 2007-2016, 2,400 units for the period 2017-2023, and 1,000 units for the period 2024-2030.

## 4. Development Proposals

### 4.1 Key elements

Our client's site has a strong physical relationship with Stonehaven and we believe that the development of the site would be consistent with the long-term expansion proposed for the south and west of the town and would effectively "round-off" the proposed development at Toucks and would be consistent with the long-term vision for the areas of land to the south and west of Stonehaven.

The site would be able to provide around 50 dwellings consisting of a mix of detached and semi-detached houses (including 25% affordable houses in accordance with Council policy).

### 4.2 Landscape Principles

The site has a sloping, open south-east orientation but is generally well contained visually and physically within the confines of the area around Stonehaven as illustrated by Figure 6.

The Stonehaven Capacity Study safeguards the area of woodland to the north of our client's site as a shelterbelt incorporating minor footpaths and other open spaces and for a landscape enhancement opportunity.

Figure 6: Aerial photograph of Stonehaven



### 4.3 Access and Connectivity

The access road to/from the land identified for potential future development to the south of the railway line could link through to Kirktown of Fetteresso. This would enable the site to be accessed from the Aberdeen to Dundee main road, as well as ensuring excellent links with the heart of Stonehaven and its services and amenities.

Vehicular access into the site is possible adjacent to the existing veterinary centre. The accessibility is also likely to be further enhanced as a result of the AWPR.

The site is directly on a bus route and lies next to a proposed cycle route which would support Aberdeenshire Council's aspirations of achieving modal shift away from the private car towards sustainable modes of transport.

### 4.4 Services

It is not envisaged that there would be any difficulty in servicing the site. Confirmation of the availability of services (e.g. connection to the mains water supply) will be confirmed following discussions with Scottish Water in due course.

## 5. Conclusion

Set within the long-term development context proposed in the 'Imagine Stonehaven' Capacity Study (Phase 3 Toucks), we believe that there is considerable merit in allocating our client's land for future residential development.

The development of the site, subject to sympathetic layout and design, could provide a high quality addition to Kirktown of Fetteresso and respect and even enhance the conservation area status.

## Appendix 1 – Scoring Sheet

	Criteria	Kirktown of Fetteresso	Score
<b>Sustainable Economic Development</b>	Accessibility of existing centres of employment	The site is located less than 1km from existing centres of employment.	+1
	Provision of business land	Development of the site would generate no opportunities for new employment.	-1
	Distance to key services	The site between 400m and 1km from existing key services.	0
	Pedestrian/cycle links to key services, employment land and surrounding developments	Opportunities exist to provide pedestrian and cycle links to key services, employment land uses and access to surrounding developments can be provided.	0
<b>Encourage and Support Regeneration</b>	Brownfield development	The development would make no use of brownfield land or existing buildings.	-1
	Enhancement of heritage	There would be no detrimental impact on the built and/or cultural heritage.	0
	Supporting quality of services including primary schools	The development would help to sustain existing services and improve the quality of existing services.	+1
	Resolves issues of contamination on site	No remediation of land available (land not known to be contaminated).	0
<b>Maintain and enhance Quality of the Natural Heritage and Built Environment</b>	Quality of agricultural land lost	Class 3.2 land.	0
	Degree of loss of biodiversity	There would be no impact on biodiversity of any level of importance e.g. local, national and international.	0
	Setting of historic buildings affected	No impact to Historic Building(s).	0

	Archaeology affected	No archaeology on site.	0
<b>Landscape</b>	Shelter from cold winds	The site is sheltered by the topography of the land at by a tree plantation.	+1
	Potential for passive solar gain	East-facing slopes.	0
	Visual considerations	The site would fit within the landscape.	0
	Designed landscapes affected	The development would have no impact on designed landscapes.	+1
<b>Technical Issues</b>	Availability of water supply	Availability of mains water supply.	+1
	Ease of providing drainage	No constraints, low cost.	+1
	Costs of providing access	Re-contouring the land, road widening (of an existing road) etc.	0
	Provision of new community services required	All community facilities have capacity. No work is required (except for water connection and drainage).	+1
	<b>TOTAL SCORE</b>		<b>+5</b>

# 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: Knight Frank LLP  
Date: 6 November 2008  
Postal Address: 3 Rubislaw Terrace, Aberdeen AB10 1XE

N2

Name of landowner (if known) [REDACTED]  
Postal address of landowner [REDACTED]

To comply with the data protection Act 1998 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 Kirktown of Fetteresso, Stonehaven

Have you any information on the internet which promotes your aspirations for the site? If so please provide the URL : N/A

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?

Yes  No

S3

Please provide the National Grid reference of the site

NO 853 859

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 development

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. N/A

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). Residential development of around 50 dwellings consisting of a mix of detached and semi-detached houses (including affordable houses).

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. N/A

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 proposed development would seek to deliver high quality housing which reflects the character of the surrounding area in terms of design, size and materials.  
The proposals will also incorporate appropriate planting to ensure that the development is not obtrusive and so that it does not adversely affect the landscape.

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?

The proposed development would be able deliver 25% affordable housing as well as developer contributions that could be used for community facilities.

The development of the land will also increase the choice of locations within which people can live.

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 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 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 agencies.

- 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 attached 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](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.