

# PROPOSED ABERDEENSHIRE LOCAL DEVELOPMENT PLAN 2020 RESPONSE FORM

As part of the production of the Local Development Plan, a 'Main Issues Report' was published in January 2019. The responses from these consultations have helped to inform the content of the Proposed Local Development Plan ("the Proposed Plan").

The Aberdeenshire Local Development Plan will direct decision-making on land-use planning issues and planning applications in Aberdeenshire for the 10-year period from 2021 to 2031. The Proposed Plan was agreed by Aberdeenshire Council in March 2020 as the settled view of the Council. However, the Proposed Plan will be subjected to an independent examination and is now open for public comment.

**This is your opportunity to tell us if anything should be changed in the Proposed Plan, and why.**

When writing a response to the Proposed Plan it is important to specifically state the modification(s) that you would wish to see to the Plan.

This is the only remaining opportunity to comment on the Proposed Plan. The reasons for any requested changes will be analysed and reported to Scottish Ministers. They will then appoint a person known as a Reporter to conduct a public examination of the Proposed Plan, focusing particularly on any unresolved issues and the changes sought.

Ministers expect representations (or responses) to be concise (no more than 2000 words) and accompanied by limited supporting documents. It is important to ensure that all of the information that you wish to be considered is submitted during this consultation period as there is no further opportunity to provide information, unless specifically asked.

Please email comments to [ldp@aberdeenshire.gov.uk](mailto:ldp@aberdeenshire.gov.uk) or send this form to reach us by 17 July 2020.

We recommend that you keep a copy of your representation for your own records.



## ACCESSIBILITY

If you need information from this document in an alternative language or in a Large Print, Easy Read, Braille or BSL, please telephone 01467 536230.

Jeigu pageidaujate šio dokumento kita kalba arba atspausdinto stambiu šriftu, supaprastinta kalba, parašyta Brailio raštu arba britų gestų kalba, prašome skambinti 01467 536230.

Dacă aveți nevoie de informații din acest document într-o altă limbă sau într-un format cu scrisul mare, ușor de citit, tipar pentru nevăzători sau în limbajul semnelor, vă rugăm să telefonați la 01467 536230.

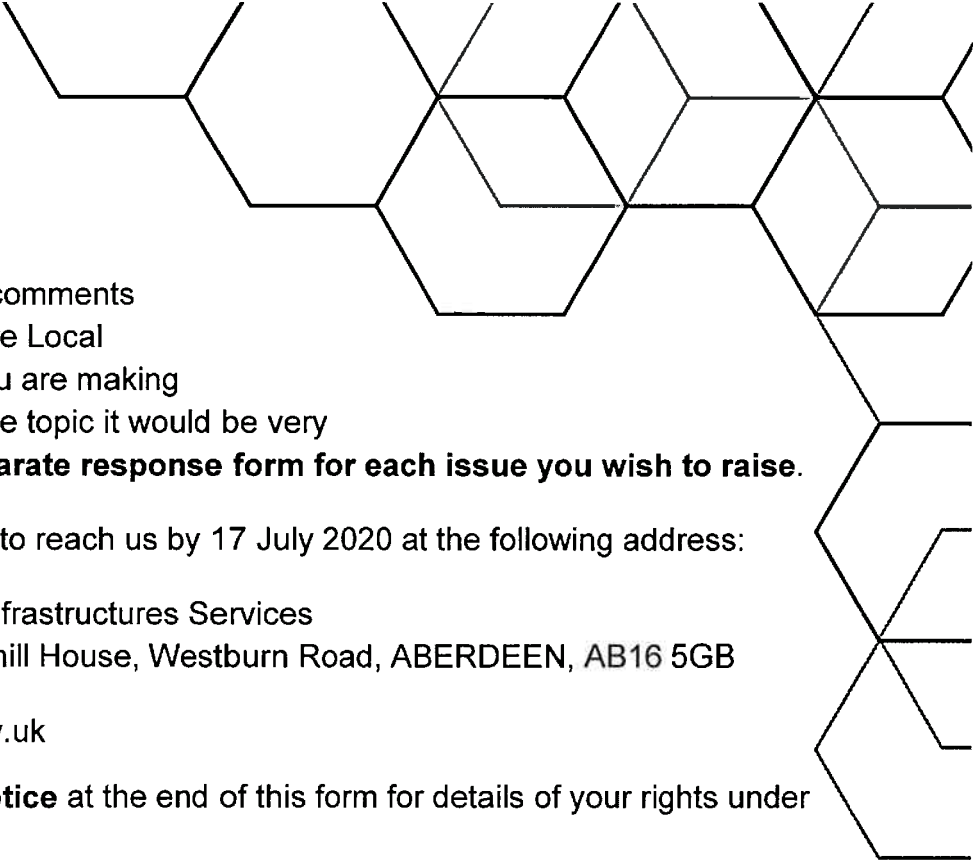
Jeśli potrzebowali będą Państwo informacji z niniejszego dokumentu w innym języku, pisanych dużą czcionką, w wersji łatwej do czytania, w alfabecie Braille'a lub w brytyjskim języku migowym, proszę o telefoniczny kontakt na numer 01467 536230.

Ja jums nepieciešama šai dokumentā sniegtā informācija kādā citā valodā vai lielā drukā, viegli lasāmā tekstā, Braila rakstā vai BSL (britu zīmju valodā), lūdzu, zvaniet uz 01467 536230.

Aberdeenshire Local Development Plan  
Woodhill House, Westburn Road, Aberdeen, AB16 5GB

Tel: 01467 536230  
Email: [ldp@aberdeenshire.gov.uk](mailto:ldp@aberdeenshire.gov.uk)  
Web: [www.aberdeenshire.gov.uk/ldp](http://www.aberdeenshire.gov.uk/ldp)  
Follow us on Twitter @ShireLDP

If you wish to contact one of the area planning offices, please call 01467 534333 and ask for the relevant planning office or email [planning@aberdeenshire.gov.uk](mailto:planning@aberdeenshire.gov.uk).



Please use this form to make comments on the Proposed Aberdeenshire Local Development Plan 2020. If you are making comments about more than one topic it would be very helpful if you could fill in a **separate response form for each issue you wish to raise**.

Please email or send the form to reach us by 17 July 2020 at the following address:

Post: Planning Policy Team, Infrastructures Services  
Aberdeenshire Council, Woodhill House, Westburn Road, ABERDEEN, AB16 5GB

Email: [ldp@aberdeenshire.gov.uk](mailto:ldp@aberdeenshire.gov.uk)

Please refer to our **Privacy Notice** at the end of this form for details of your rights under the Data Protection Act.

## YOUR DETAILS

Title:	Mrs
First Name:	Marianne
Surname:	Evans
Date:	15 July 2020
Postal Address:	Stewart Milne Homes, [REDACTED]
Postcode:	[REDACTED]
Telephone Number:	[REDACTED]
Email:	[REDACTED]

Are you happy to receive future correspondence only by email? Yes ☒ No ☐

Are you responding on behalf of another person? Yes ☒ No ☐

If yes who are you representing? Stewart Milne Homes

☒ Tick the box if you would like to subscribe to the Aberdeenshire LDP eNewsletter:

*An acknowledgement will be sent to this address soon after the close of consultation.*

# YOUR COMMENTS

Please provide us with your comments below. We will summarise comments and in our analysis will consider every point that is made. Once we have done this we will write back to you with Aberdeenshire Council's views on the submissions made. We will publish your name as the author of the comment, but will not make your address public.

**Modification that you wish to see** (please make specific reference to the section of the Proposed Plan you wish to see modified if possible, for example Section 9, paragraph E1.1):

**Stonehaven Settlement Statement:**

**Site KN081 Braehead, Stonehaven should be included in the Local Development Plan as an opportunity site for up to 50 homes**

**Reason for change:**

We object to land at Braehead (reference KN081) not being zoned in the Proposed Local Development Plan as an opportunity site for 50 homes.

The site has previously been deemed suitable for development. Firstly in 1998 through the Consolidated Aberdeenshire Local Plans (CALPs) for residential use and more recently in the 2017 Local Development Plan where the northern part of the site was deemed suitable for use as a primary school.

It is noted that SNH objected to a number of sites in the Main Issues Report (MIR) in Stonehaven but have raised no concerns in respect of bid site KN081 (Actions and Issues Paper – Kincardine and Mearns).

The site is located immediately adjacent to the settlement boundary of Stonehaven and has good pedestrian and public transport connections to the town. We do not accept officers' comments that the site is detached from the town. Unlike the sites zoned for development in Stonehaven, this site at Braehead immediately abuts a residential area and is not separated by a trunk road. The site is sustainable as it is immediately adjacent to a bus stop which is well served by services connecting to Stonehaven and Aberdeen in the north and Inverbervie and Montrose in the south. Walking and cycling routes are available through Dunnottar Woods (on adopted footpaths) to Stonehaven Train Station where local and mainline train services can be picked up. In addition, footpath connections are available to Stonehaven town centre through Braehead and onto Green Den Road. This is designated as a "Safe Route to School".

The Braehead area of Stonehaven has long been considered as suitable for development. This site featured in the Council's Choices for Growth exercise in the 1990s and the site was zoned for development in the draft Consolidated Aberdeenshire Local Plans 1998. Subsequently to this, it was one of the preferred locations for residential development in the Stonehaven Capacity Study. Braehead provides the opportunity to deliver a sustainable extension to the town, with access to existing services, utilities and amenities with minimal need for new infrastructure.

The fact that Aberdeenshire Council have previously identified it as suitable for development and more recently zoned part of the site for a primary school confirms that the site is suitable for development, any perceived landscape impact can be mitigated and has good walkability and connectivity to the rest of the town. As Aberdeenshire Council no longer want this site for a school, alternative uses should now be considered. Given the surrounding land uses residential use is the most appropriate use of the site. The development site offers the Council an opportunity to bring forward land that can deliver much needed housing including affordable housing in line with their vision for Stonehaven and in line with provisions of SPP. Land at Braehead would provide housing within the confines of the strategic growth corridor, meeting the Council's own growth agenda creating a sustainable development on the edge of the existing settlement.

An indicative masterplan has been prepared for the site (Appendix A). It demonstrates the site's capacity for development. A range of housetypes can be provided that respect the design and character of the surrounding area.

Separate representations (Appendix B) have been submitted in terms of site OP5 in the Stonehaven Settlement Statement and it is argued that this site should be included in the plan in its place as it is in a more sustainable location and can be delivered in the short term. Separate objections have also been lodged in relation to housing land supply which demonstrate the need to identify additional sites particularly in the Portlethen to Laurencekirk Strategic Growth Area. This site at Braehead is deliverable and effective and can be delivered in the short term. On this basis the site should be allocated for 50 homes in the Local Development Plan.

## APPENDIX A

## Local Development Plan 2021

### Call for Sites Response Form

Aberdeenshire Council would like to invite you to use this form to submit a site for consideration within the next Local Development Plan (LDP 2021) for the period 2021 to 2031. A separate form should be completed for each site you wish to submit.

This is not a speculative plan. It is a fresh 'call for sites', so please re-submit any sites that do not or are not expected to have planning permission by 2021.

In order for the bids to be fully assessed, it is crucial that the questions in the bid form are answered fully and concisely with clear evidence of deliverability. The submission of a supporting statement, often known as a paper apart, should be avoided, and only assessments, such as a Flood Risk Assessment that has already been undertaken, should be submitted in support of your proposed site.

Completed forms and Ordnance Survey "Landline" site maps should be returned by email to: [ldp@aberdeenshire.gov.uk](mailto:ldp@aberdeenshire.gov.uk)

Alternatively, you can return the form and Ordnance Survey map by post to:  
Planning Policy, Infrastructure Services, Woodhill House, Westburn Road, Aberdeen AB16 5GB

**All forms must be submitted by 31 March 2018.**

#### 1. Your Details

Name	
Organisation (if applicable)	<b>Stewart Milne Homes</b>
Address	
Telephone number	
Email address	
Do you wish to subscribe to our newsletter?	<b>Yes</b>

#### 2. If you are acting as an agent on behalf of a third party, please give their details

Name	-
Organisation (if applicable)	-
Address	-
Telephone number	-
Email address	-

#### 3. Other Owners

Please give name, organisation, address, email details of other owner(s) where appropriate:	<b>The land is owned to Stewart Milne Group.</b>
Do these owners know this is being proposed for development?	<b>Yes</b>

**For data protection purposes, please complete the rest of this form on a new page**



#### 4. Site Details

Name of the site (Please use the LDP name if the site is already allocated)	<b>Land at Braehead, Stonehaven</b>
Site address	<b>Braehead, Stonehaven</b>
OS grid reference (if available)	<b>NO867848</b>
Site area/size	<b>9.36 acres</b>
Current land use	<b>Agriculture</b>
Brownfield/greenfield	<b>Greenfield</b>
Please include an Ordnance Survey map (1:1250 or 1:2500 base for larger sites, e.g. over 2ha) showing the location and extent of the site, points of access, means of drainage etc.	

#### 5. Ownership/Market Interest

Ownership (Please list the owners in question 3 above)	<b>Sole owner</b>
Is the site under option to a developer?	<b>No it owned by a housebuilder</b> If yes, please give details <b>N/A</b>
Is the site being marketed?	<b>No</b> <b>N/A</b>

#### 6. Legal Issues

Are there any legal provisions in the title deeds that may prevent or restrict development? (e.g. way leave for utility providers, restriction on use of land, right of way etc.)	<b>No</b>
	<b>N/A</b>
Are there any other legal factors that might prevent or restrict development? (e.g. ransom strips/issues with accessing the site etc.)	<b>No</b>
	<b>N/A</b>

#### 7. Planning History

Have you had any formal/informal pre-application discussions with the Planning Service and what was the response?	<b>No</b>
	<b>N/A pre-application discussions will be held following the zoning of the site in a Proposed Plan.</b>
Previous planning applications	Please provide application reference number(s), description(s) of the development, and whether planning permission was approved or refused: <b>N/A</b>
Previous 'Call for sites' history. See Main Issues Report 2013 at <a href="http://www.aberdeenshire.gov.uk/ldp">www.aberdeenshire.gov.uk/ldp</a>	Please provide Previous 'Call for sites'/'Bid' reference number: <b>Included as part of bid KM098</b>
Local Development Plan status <a href="http://www.aberdeenshire.gov.uk/ldp">www.aberdeenshire.gov.uk/ldp</a>	Is the site currently allocated for any specific use in the existing LDP? <b>Partly as P9.</b> If yes, do you wish to change the site description and or allocation? <b>The P9 allocation should be removed from the site. We understand that</b>



	<b>Aberdeenshire Council's education department do not wish this site for the replacement for Dunnottar Primary School. Furthermore, the land as now been zoned for a number of years and we have not been approached by the Council in any regard.</b>
--	---

## 8. Proposed Use

Proposed use		Housing/employment/mixed use/other (please specify): <b>Housing</b>
<b>Housing</b>	Approx. no of units	<b>50</b>
	Proposed mix of house types	Number of: <ul style="list-style-type: none"> <li>• Detached:</li> <li>• Semi-detached:</li> <li>• Flats:</li> <li>• Terrace:</li> <li>• Other (e.g. Bungalows):</li> </ul>
	<b>A range of housetypes will be provided to meet market needs prevailing at the time of development</b>	Number of: <ul style="list-style-type: none"> <li>• 1 bedroom homes:</li> <li>• 2 bedroom homes:</li> <li>• 3 bedroom homes:</li> <li>• 4 or more bedroom homes:</li> </ul>
	Tenure (Delete as appropriate)	Private/Other (please specify): <b>A mix of mainstream and affordable homes will be built</b>
	Affordable housing proportion	<b>25% or other appropriate proportion based on prevailing affordable housing policy.</b>
<b>Employment</b>	Business and offices	Indicative floor space: m <sup>2</sup>
	General industrial	Indicative floor space: m <sup>2</sup>
	Storage and distribution	Indicative floor space: m <sup>2</sup>
	Do you have a specific occupier for the site?	<b>N/A</b>
<b>Other</b>	Proposed use (please specify) and floor space	<b>N/A</b>
	Do you have a specific occupier for the site?	
Is the area of each proposed use noted in the OS site plan?		<b>N/A</b>

## 9. Delivery Timescales

We expect to adopt the new LDP in 2021. How many years after this date would you expect development to begin? (please tick)	0-5 years	✓
	6-10 years	
	10+ years	
When would you expect the development to be finished? (please tick)	0-5 years	✓
	6-10 years	
	+ 10years	
Have discussions taken place with financiers? Will funding be in place to cover all the costs of development within these	<b>Yes</b>	
	If yes, please give details (e.g. bank facility, grant funding, secured loan etc.)	

timescales	Existing funding facilities would cover future development
Are there any other risk or threats (other than finance) to you delivering your proposed development	No
	If yes, please give details and indicate how you might overcome them: N/A

## 10. Natural Heritage

<p>Is the site located in or within 500m of a nature conservation site, or affect a protected species?</p> <p>Please tick any that apply and provide details.</p> <p>You can find details of these designations at:</p> <ul style="list-style-type: none"><li>• <a href="https://www.environment.gov.scot/">https://www.environment.gov.scot/</a></li><li>• EU priority habitats at <a href="http://gateway.snh.gov.uk/sitelink/index.jsp">http://gateway.snh.gov.uk/sitelink/index.jsp</a></li><li>• UK or Local priority habitats at <a href="http://www.biodiversityscotland.gov.uk/advice-and-resources/habitat-definitions/priority/">http://www.biodiversityscotland.gov.uk/advice-and-resources/habitat-definitions/priority/</a></li><li>• Local Nature Conservation Sites in the LDP's Supplementary Guidance No. 5 at <a href="http://www.aberdeenshire.gov.uk/ldp">www.aberdeenshire.gov.uk/ldp</a></li></ul>	RAMSAR Site	x
	Special Area of Conservation	x
	Special Protection Area	x
	Priority habitat (Annex I)	x
	European Protected Species	x
	Other protected species	x
	Site of Special Scientific Interest	x
	National Nature Reserve	x
	Ancient Woodland	✓
	Trees, hedgerows and woodland (including trees with a Tree Preservation Order)	x
	Priority habitat (UK or Local Biodiversity Action Plan)	x
	Local Nature Conservation Site	x
	Local Nature Reserve	x
	<p>If yes, please give details of how you plan to mitigate the impact of the proposed development:</p> <p><b>A significant area of Stonehaven is within 500m of this Ancient Woodland. Development would not have a material impact on it.</b></p>	
<b>Biodiversity enhancement</b>		
<p>Please state what benefits for biodiversity this proposal will bring (as per paragraph 194 in Scottish Planning Policy), <a href="http://www.gov.scot/Resource/0045/00453827.pdf">http://www.gov.scot/Resource/0045/00453827.pdf</a>) by ticking all that apply. Please provide details.</p> <p>See Planning Advice 5/2015 on Opportunities for biodiversity enhancement at: <a href="http://www.aberdeenshire.gov.uk/media/19598/2015_05-opportunities-for-biodiversity-enhancement-in-new-development.pdf">www.aberdeenshire.gov.uk/media/19598/2015_05-opportunities-for-biodiversity-enhancement-in-new-development.pdf</a>.</p> <p>Advice is also available from Scottish Natural Heritage at: <a href="https://www.snh.scot/professional-">https://www.snh.scot/professional-</a></p>	Restoration of habitats	
	Habitat creation in public open space	
	Avoids fragmentation or isolation of habitats	
	Provides bird/bat/insect boxes/Swift bricks (internal or external)	
	Native tree planting	
	Drystone wall	
	Living roofs	
	Ponds and soakaways	
	Habitat walls/fences	
	Wildflowers in verges	
	Use of nectar rich plant species	
	Buffer strips along watercourses	
	Show home demonstration area	
	Other (please state):	<b>Various</b>



<a href="#">advice/planning-and-development/natural-heritage-advice-planners-and-developers</a> and <a href="http://www.nesbiodiversity.org.uk/">http://www.nesbiodiversity.org.uk/</a> .	Please provide details: <b>A number of biodiversity enhancements will be included as part of these proposals and all of the above will be considered.</b>
---	---

## 11. Historic environment

Historic environment enhancement													
Please state if there will be benefits for the historic environment.	N/A If yes, please give details:												
Does the site contain/is within/can affect any of the following historic environment assets? Please tick any that apply and provide details. You can find details of these designations at:	<table border="1"> <tr> <td>Scheduled Monument or their setting</td> <td>x</td> </tr> <tr> <td>Locally important archaeological site held on the Sites and Monuments Record</td> <td>x</td> </tr> <tr> <td>Listed Building and/or their setting</td> <td>x</td> </tr> <tr> <td>Conservation Area (e.g. will it result in the demolition of any buildings)</td> <td>x</td> </tr> <tr> <td>Inventory Gardens and Designed Landscapes</td> <td>x</td> </tr> <tr> <td>Inventory Historic Battlefields</td> <td>x</td> </tr> </table>	Scheduled Monument or their setting	x	Locally important archaeological site held on the Sites and Monuments Record	x	Listed Building and/or their setting	x	Conservation Area (e.g. will it result in the demolition of any buildings)	x	Inventory Gardens and Designed Landscapes	x	Inventory Historic Battlefields	x
Scheduled Monument or their setting	x												
Locally important archaeological site held on the Sites and Monuments Record	x												
Listed Building and/or their setting	x												
Conservation Area (e.g. will it result in the demolition of any buildings)	x												
Inventory Gardens and Designed Landscapes	x												
Inventory Historic Battlefields	x												
<ul style="list-style-type: none"> <li><a href="http://historicscotland.maps.arcgis.com/apps/Viewer/index.html?appid=18d2608ac1284066ba3927312710d16d">http://historicscotland.maps.arcgis.com/apps/Viewer/index.html?appid=18d2608ac1284066ba3927312710d16d</a></li> <li><a href="http://portal.historicenvironment.scot/">http://portal.historicenvironment.scot/</a></li> <li><a href="https://online.aberdeenshire.gov.uk/smrpub/master/default.aspx?Authority=Aberdeenshire">https://online.aberdeenshire.gov.uk/smrpub/master/default.aspx?Authority=Aberdeenshire</a></li> </ul>	If yes, please give details of how you plan to mitigate the impact of the proposed development <b>N/A</b>												

## 12. Landscape Impact

Is the site within a Special Landscape Area (SLA)? (You can find details in Supplementary Guidance 9 at <a href="http://www.aberdeenshire.gov.uk/ldp">www.aberdeenshire.gov.uk/ldp</a> )	No If yes, please state which SLA your site is located within and provide details of how you plan to mitigate the impact of the proposed development:
<p>SLAs include the consideration of landscape character elements/features. The characteristics of landscapes are defined in the Landscape Character Assessments produced by Scottish Natural Heritage (see below) or have been identified as Special Landscape Areas of local importance.</p> <ul style="list-style-type: none"> <li>SNH: Landscape Character Assessments <a href="https://www.snh.scot/professional-advice/landscape-change/landscape-character-assessment">https://www.snh.scot/professional-advice/landscape-change/landscape-character-assessment</a></li> <li>SNH (1996) Cairngorms landscape assessment <a href="http://www.snh.org.uk/pdfs/publications/review/075.pdf">http://www.snh.org.uk/pdfs/publications/review/075.pdf</a></li> <li>SNH (1997) National programme of landscape character assessment: Banff and Buchan <a href="http://www.snh.org.uk/pdfs/publications/">http://www.snh.org.uk/pdfs/publications/</a></li> </ul>	<p>If your site is not within an SLA, please use this space to describe the effects of the site's scale, location or design on key natural landscape elements/features, historic features or the composition or quality of the landscape character:</p> <p><b>The site is not located within an SLA. The masterplan document fully considers the natural landscape features and demonstrates how these can be enhanced through the development of the site.</b></p>

<a href="#">review/037.pdf</a> • SNH (1998) South and Central Aberdeenshire landscape character assessment <a href="http://www.snh.org.uk/pdfs/publications/review/102.pdf">http://www.snh.org.uk/pdfs/publications/review/102.pdf</a>	
--	--

### 13. Flood Risk

Is any part of the site identified as being at risk of river or surface water flooding within SEPA flood maps, and/or has any part of the site previously flooded?  (You can view the SEPA flood maps at <a href="http://map.sepa.org.uk/floodmap/map.htm">http://map.sepa.org.uk/floodmap/map.htm</a> )	<b>No</b> If yes, please specify and explain how you intend to mitigate this risk: <b>N/A</b>
Could development on the site result in additional flood risk elsewhere?	<b>No</b> If yes, please specify and explain how you intend to mitigate or avoid this risk: <b>N/A</b>
Could development of the site help alleviate any existing flooding problems in the area?	<b>N/A</b> If yes, please provide details:

### 14. Infrastructure

a. Water / Drainage		
Is there water/waste water capacity for the proposed development (based on Scottish Water asset capacity search tool <a href="http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search">http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search</a> )?	Water	Yes
	Waste water	Yes.
Has contact been made with Scottish Water?	Yes If yes, please give details of outcome: <b>Discussions have taken place as part of monthly meetings</b>	
Will your SUDS scheme include rain gardens? <a href="http://www.centuralscotlandgreennetwork.org/campaigns/greener-gardens">http://www.centuralscotlandgreennetwork.org/campaigns/greener-gardens</a>	<b>This will be considered at the appropriate design stage</b>	
b. Education – housing proposals only		
Education capacity/constraints <a href="https://www.aberdeenshire.gov.uk/schools/parents-carers/school-info/school-roll-forecasts/">https://www.aberdeenshire.gov.uk/schools/parents-carers/school-info/school-roll-forecasts/</a>	Please provide details of any known education constraints. Is additional capacity needed to serve the development? <b>The site is now included in the catchment for Mill o Forest Primary School which has spare capacity to accommodate these proposals. Mackie Academy also has spare capacity.</b>	
Has contact been made with the Local Authority's Education Department?	<b>No</b> If yes, please give details of outcome: <b>N/A</b>	
c. Transport		
If direct access is required onto a Trunk Road	<b>No</b>	



(A90 and A96), or the proposal will impact on traffic on a Trunk Road, has contact been made with Transport Scotland?	If yes, please give details of outcome: <b>N/A</b>
Has contact been made with the Local Authority's Transportation Service? They can be contacted at <a href="mailto:transportation.consultation@aberdeenshire.gov.uk">transportation.consultation@aberdeenshire.gov.uk</a>	<b>No</b> If yes, please give details of outcome: <b>N/A</b>
Public transport	Please provide details of how the site is or could be served by public transport: <b>The site is within 400 metres of an existing bus service.</b>
Active travel (i.e. internal connectivity and links externally)	Please provide details of how the site can or could be accessed by walking and cycling: <b>Pedestrian/cycleways will be connect to the existing path network through Braehead.</b>
<b>d. Gas/Electricity/Heat/Broadband</b>	
Has contact been made with the relevant utilities providers?	<b>Gas: Yes</b> If yes, please give details of outcome(s): <b>Capacity can be provided</b>
	<b>Electricity: Yes</b> If yes, please give details of outcome(s): <b>Capacity can be provided</b>
	<b>Heat: Yes</b> If yes, please give details of outcome(s): <b>Capacity can be provided</b>
	<b>Broadband: Yes</b> If yes, please give details of outcome(s): <b>Capacity can be provided</b>
Have any feasibility studies been undertaken to understand and inform capacity issues?	<b>Yes</b> Please specify: <b>The provision of utilities will not delay the delivery of development</b>
Is there capacity within the existing network(s) and a viable connection to the network(s)?	<b>Yes</b> Please specify: <b>As per above</b>
Will renewable energy be installed and used on the site? For example, heat pump (air, ground or water), biomass, hydro, solar (photovoltaic (electricity) or thermal), or a wind turbine (freestanding/integrated into the building)	<b>Yes</b> If yes, please specify the type of renewable energy technology(s), if it is to provide electricity and/or heating (i.e. space heating and/or hot water), and the scale of provision (To supplement off-site connection all the way to 100% energy provision (off-grid)): <b>The relevant technologies will be used at the time of development.</b>
<b>e. Public open space</b>	
Will the site provide the opportunity to enhance the green network? (These are the linked areas of open space in settlements,	<b>Yes</b> Please specify: <b>The attached masterplan shows how the</b>

which can be enhanced through amalgamating existing green networks or providing onsite green infrastructure)	<b>proposed green spaces will link to and enhance those already in the area.</b>
You can find the boundary of existing green networks in the settlement profiles in the LDP	
Will the site meet the open space standards, as set out in Appendix 2 in the <b>Aberdeenshire Parks and Open Spaces Strategy?</b> <a href="https://www.aberdeenshire.gov.uk/media/6077/approvedpandospacesstrategy.pdf">https://www.aberdeenshire.gov.uk/media/6077/approvedpandospacesstrategy.pdf</a>	<b>Yes</b> Please specify: <b>The site masterplan shows 40% of the site will be made over to open space.</b>
Will the site deliver any of the shortfalls identified in the <b>Open Space Audit</b> for specific settlements? <a href="https://www.aberdeenshire.gov.uk/communities-and-events/parks-and-open-spaces/open-space-strategy-audit/">https://www.aberdeenshire.gov.uk/communities-and-events/parks-and-open-spaces/open-space-strategy-audit/</a>	<b>Not applicable</b> Please specify: <b>No specific requirements are made for Stonehaven.</b>
<b>f. Resource use</b>	
Will the site re-use existing structure(s) or recycle or recover existing on-site materials/resources?	<b>No</b> If yes, please specify: <b>N/A</b>
Will the site have a direct impact on the water environment and result in the need for watercourse crossings, large scale abstraction and/or culverting of a watercourse?	<b>No</b> If yes, please provide details:

### 15. Other potential constraints

Please identify whether the site is affected by any of the following potential constraints:

<b>Aberdeen Green Belt</b> <a href="https://www.aberdeenshire.gov.uk/media/20555/appendix-3-boundaries-of-the-greenbelt.pdf">https://www.aberdeenshire.gov.uk/media/20555/appendix-3-boundaries-of-the-greenbelt.pdf</a>	<b>No</b>
<b>Carbon-rich soils and peatland</b> <a href="http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-and-development/cpp/">http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-and-development/cpp/</a>	<b>No</b>
<b>Coastal Zone</b> <a href="https://www.aberdeenshire.gov.uk/media/20176/4-the-coastal-zone.pdf">https://www.aberdeenshire.gov.uk/media/20176/4-the-coastal-zone.pdf</a>	<b>No</b>
<b>Contaminated land</b>	<b>No</b>
<b>Ground instability</b>	<b>No</b>
<b>Hazardous site/HSE exclusion zone</b> (You can find the boundary of these zones in Planning Advice 1/2017 Pipeline and Hazardous Development Consultation Zones at <a href="https://www.aberdeenshire.gov.uk/planning/plans-and-policies/planning-advice/">https://www.aberdeenshire.gov.uk/planning/plans-and-policies/planning-advice/</a> and advice at <a href="http://www.hse.gov.uk/landuseplanning/developers.htm">http://www.hse.gov.uk/landuseplanning/developers.htm</a> )	<b>No</b>
<b>Minerals – safeguarded or area of search</b> <a href="https://www.aberdeenshire.gov.uk/ldpmedia/6_Area_of_search_and_safeguard_for_minerals.pdf">https://www.aberdeenshire.gov.uk/ldpmedia/6_Area_of_search_and_safeguard_for_minerals.pdf</a>	<b>No</b>
<b>Overhead lines or underground cables</b>	<b>No</b>
<b>Physical access into the site due to topography or geography</b>	<b>No</b>
<b>Prime agricultural land (grades 1, 2 and 3.1) on all or part of the site.</b>	<b>Yes 3.1 however the</b>



<a href="http://map.environment.gov.scot/Soil_maps/?layer=6">http://map.environment.gov.scot/Soil_maps/?layer=6</a>	size limits the potential for productive agriculture.
'Protected' open space in the LDP (i.e. P sites) <a href="http://www.aberdeenshire.gov.uk/ldp">www.aberdeenshire.gov.uk/ldp</a> and choose from Appendix 8a to 8f	Partly P9 for new Primary School. We believe this site is no longer the preferred site for this purpose.
Rights of way/core paths/recreation uses	No
Topography (e.g. steep slopes)	No
Other	No
If you have identified any of the potential constraints above, please use this space to identify how you will mitigate this in order to achieve a viable development: <b>See attached Supplementary Statement</b>	

#### 16. Proximity to facilities

How close is the site to a range of facilities? *Delete as appropriate	Local shops	400m-1 km
	Community facilities (e.g. school, public hall)	400m-1 km
	Sports facilities (e.g. playing fields)	400m-1 km
	Employment areas	400m-1 km
	Residential areas	400m
	Bus stop or bus route	400m
	Train station	> 1 km
	Other, e.g. dentist, pub (please specify)	

#### 17. Community engagement

Has the local community been given the opportunity to influence/partake in the design and specification of the development proposal?	<b>Not yet</b>
	If yes, please specify the way it was carried out and how it influenced your proposals:
	If not yet, please detail how you will do so in the future: <b>Community engagement will be carried out at an appropriate time in the plan making process.</b>

#### 18. Residual value and deliverability

Please confirm that you have considered the 'residual value' of your site and you are confident that the site is viable when infrastructure and all other costs, such as	I have considered the likely 'residual value' of the site, as described above, and fully expect the site to be viable:
--	--



constraints and mitigation are taken into account.	Please tick:	<input checked="checked" type="checkbox"/>
<p>If you have any further information to help demonstrate the deliverability of your proposal, please provide details.</p>		

### 19. Other information

Please provide any other information that you would like us to consider in support of your proposed development (please include details of any up-to-date supporting studies that have been undertaken and attach copies e.g. Transport Appraisal, Flood Risk Assessment, Drainage Impact Assessment, Peat/Soil Survey, Habitat/Biodiversity Assessment etc.)

**See attached supplementary statement and Masterplan**

Please tick to confirm your agreement to the following statement:

☒

By completing this form I agree that Aberdeenshire Council can use the information provided in this form for the purposes of identifying possible land for allocation in the next Local Development Plan. I also agree that the information provided, other than contact details and information that is deemed commercially sensitive (questions 1 to 3), can be made available to the public.

**Woods of  
Dunnottar**

## Common Braes

**Track**

## Bracehead

**Brahhead  
Cottage**

**Spalding's Hill**

し

**Ug1**

三

**Boggartyhead**

10

5000

Train

2025

Ordinance Survey © Crown Copyright 2012. All rights reserved. Access number 1000122492. Plotting scale 1:50,000

# Promap



path

**Nursery**

Salmon

三

574

212

●

2

5

1821



10



1

1



**SUPPLEMENTARY STATEMENT  
ABERDEENSHIRE COUNCIL CALL FOR SITES  
STEWART MILNE HOMES  
LAND AT BRAEHEAD, STONEHAVEN**

---

**1.0 INTRODUCTION**

- 1.1 This development bid is prepared and submitted by Stewart Milne Homes who own land at Braehead Drive, Stonehaven. The land referred to as the subject of this bid document is identified in Figure 1 below. This supplementary statement should be read in conjunction with the "bid" form and masterplan document submitted by Stewart Milne Homes for the land at Stonehaven. The documents set out the reasoned justification for zoning this site for residential development in the next Aberdeenshire Local Plan.

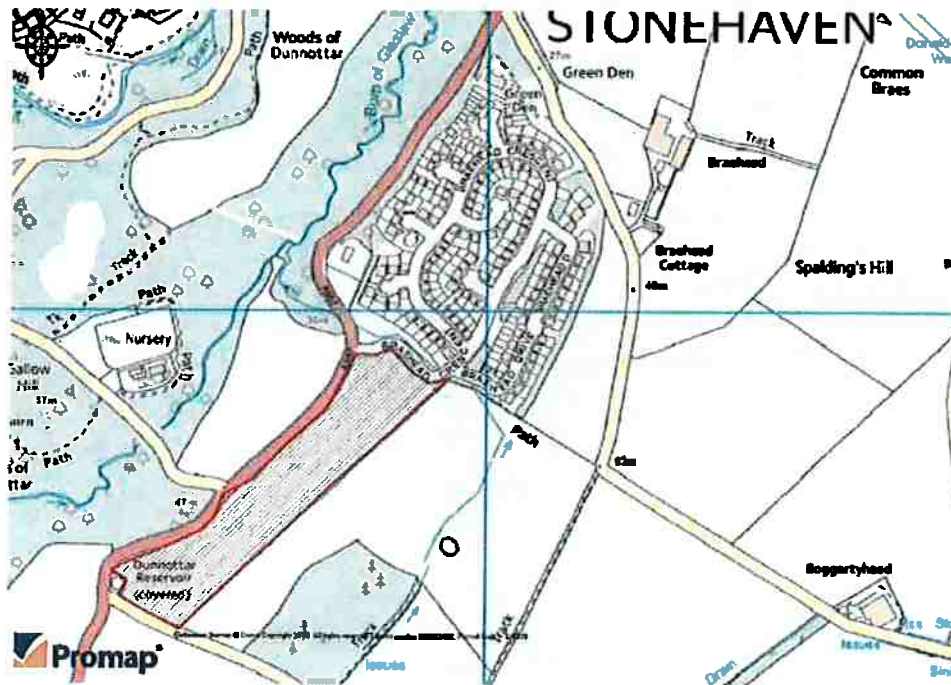


Figure 1: Bid Site boundaries

- 1.2 The Stewart Milne Group, of which Stewart Milne Homes is part, was founded in Aberdeen in 1975. Since then it has grown to become one of the UK's leading privately owned housebuilders. The Group have a commitment to building quality homes in places where people want to live. We are currently building in a number of locations throughout the UK but are proud to be headquartered in the North East of Scotland.

**2.0 STONEHAVEN AND THE SITE**

- 2.1 Stonehaven is a market town located 15 miles south of Aberdeen. The town is a very popular town for house purchasers and tourists owing to its harbour setting and a wide range of



services and facilities. The town has good access to the A90 and the A92 and will be the southern access point to the Aberdeen Western Peripheral Route when it opens in 2018. The town is also served by the East Coast Rail Line with the majority of services north and south stopping at Stonehaven Railway Station. The town is also self-contained with a good range of shops, community facilities and schools. The beach and harbour areas have a great number of leisure facilities.

- 2.2 The site is located to the south of the town and immediately south of Braehead Drive. The Braehead area was initially developed in the late 1990s with a small phase of 25 homes completed in 2006-7. The site is rectangular in shape and runs parallel to the A957. It is gently undulating. The former Dunnottar Reservoir is located to the south of the site. The site extends to 9.7 acres. There is a bus stop located immediately to the north of the site and footpath connections are available to Stonehaven along the A957 or through Braehead and onto Green Den Road.

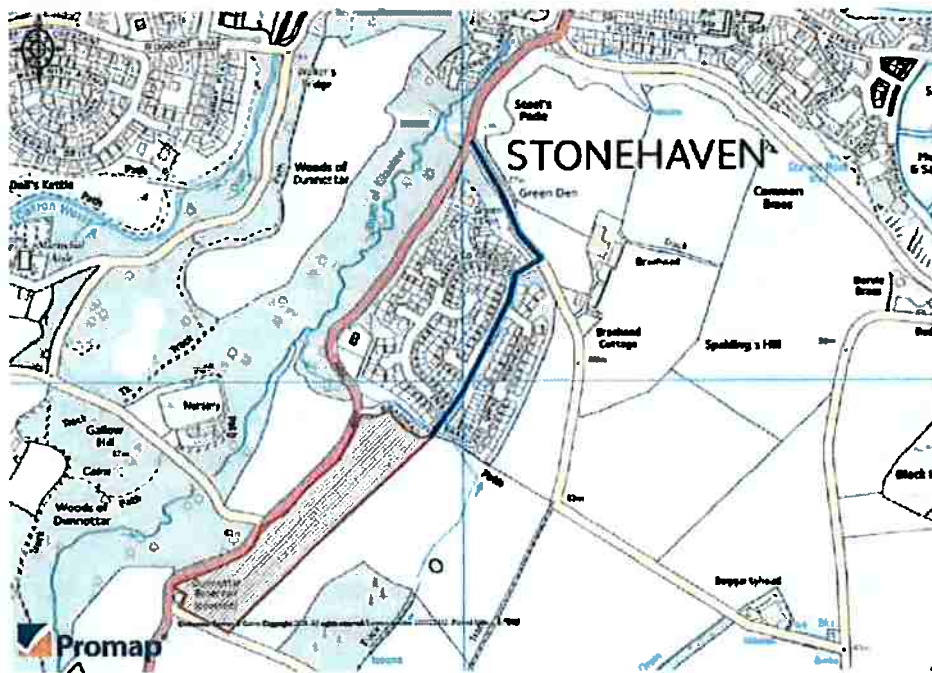


Figure 2: Pedestrian route pedestrian crossing on A957 shown in blue

### 3.0 THE PROPOSAL

- 3.1 Following full analysis of the site and the preparation of a masterplan for the site, our proposal is to bring forward the land for residential development. It is proposed that around 50 homes could be built. The masterplan shows how the development could be laid out in a circular manner to mimic the curved walls of the neighbouring former reservoir. A range of 3, 4 and 6 bedroomed homes would be provided as well as affordable housing. Landscaped open space including SUDs and play equipment will complete the development.

#### **4.0 SUPPLEMENTARY RESPONSES TO QUESTIONS**

**4.1** Using the question numbers on the bid form we would supplement our responses as follows:

**Question 7: Planning History** – The site was promoted as part of Bancon Homes' submission for the wider area. This was considered under reference KM098.

Part of the site is included as P9 for a new replacement primary school. We understand that Aberdeenshire Council's education department do not want this site for the replacement Dunnottar School. This P9 zoning should therefore be removed and alternative uses identified on the basis that Aberdeenshire Council have accepted its suitability for development.

**Question 8: Proposed Use** - The site is being proposed for residential development and has the capacity to accommodate some 50 homes. This would include a mix of homes including providing a range of 3, 4 and 5 bedroomed homes. The exact mix would be determined at the time of a planning application, taking account of the prevailing market conditions and affordable housing requirements.

**Question 9: Delivery Timescales** – There are no constraints that would delay the development of the site. Planning applications would be worked on as soon as the site is zoned in an adopted Local Development Plan.

**Question 10: Natural Heritage** – The site is located within 500 metres of ancient woodland. However, so is much of the existing building form of Stonehaven is also within this 500 metre radius.

**Question 12: Landscape Impact** – The landscape capacity of the site has been fully analysed as part of the preparation of the masterplan. The opportunity exists to create a gateway feature to the town when approaching from the south.

**Question 13: Flood Risk** – SEPA's Indicative Flood Map shows there is no risk of flooding on the site.

#### **Question 14: Infrastructure**

- a) Water/drainage** – new foul and surface water sewers will be provided to serve the development.
- b) Education** – The site sits within the catchment of Mill o' Forrest School which has spare capacity to accommodate these proposals. Mackie Academy also has spare capacity.

- c) **Transport** – The site is within very easy walking distance of the local bus service. A Transport Assessment has not been carried out at this stage but will be prepared as part of a planning application. The impact of the proposed scale of development is not forecast to be significant.
- d) **Gas/Electricity/Heat/Broadband** – All utilities are available and capacity is available for development.
- e) **Open Space** – The masterplan shows that 40% of the site has been made over to useable open space.

**Question 17: Community Engagement** – No engagement has taken place at this time but we will offer to meet with the Community Council in due course.

**Question 18: Residual Value and Deliverability** – Stewart Milne Homes are confident that the development of the site is viable and deliverable. There are no infrastructure constraints that would delay the delivery of the proposed development.

## **5.0 JUSTIFICATION AND CONCLUSIONS**

**5.1** The Braehead area of Stonehaven has long been considered as suitable for development. This site featured in the Council's Choices for Growth exercise in the 1990s and the site was zoned for development in the draft Consolidated Aberdeenshire Local Plans 1998. Subsequently to this, it was one of the preferred locations for residential development in the Stonehaven Capacity Study. Braehead provides the opportunity to deliver a sustainable extension to the town, with access to existing services, utilities and amenities with minimal need for new infrastructure.

**5.2** The fact that Aberdeenshire Council have previously identified it as suitable for development and more recently zoned part of the site for a primary school confirms that the site is suitable for development, has no landscape constraints and has good walkability and connectivity to the rest of the town. As Aberdeenshire Council no longer want this site for a school, alternative uses must now be considered. Given the surrounding land uses residential use is the most appropriate use of the site. The development site offers the Council an opportunity to bring forward land that is not sensitive in landscape terms to the surrounding area, can deliver much needed housing including affordable housing in line with their vision for Stonehaven and in line with provisions of SPP. Land at Braehead would provide housing within the confines of the strategic growth corridor, meeting the Council's own growth agenda creating a sustainable development on the edge of the existing settlement.

**5.2** A range of house types can be provided that respect the scale and design of the prevailing character of the settlement and also meet market requirements. An allowance of affordable homes would be a requirement which would comply with Aberdeenshire Council policy standards set in line with an up to date Housing Needs and Demands Assessment. The masterplan for the site has been designed to take account of the physical characteristics of the site and will seek to use the natural topography of the land where practicable.

**5.3** It is recognised that the new settlement at Chapelton of Elsie has failed to deliver in terms of the number of homes being delivered. In order to meet the strategic aspirations of the Portlethen to Stonehaven corridor it is essential that further allocations are made to increase



the variety and choice of housing available. The site at Braehead is ideally located to deliver homes in the short term and the ability to sell homes in this location has long since been established.

- 5.4 We request that the site be allocated for 50 homes in the first phase of the new Local Development Plan.

# **BRAEHEAD, STONEHAVEN**

March 2018 \_ REV B



## Introduction

Stonehaven is located just 15 miles south of Aberdeen and has excellent transport links including the local train station which offers services to Aberdeen, Edinburgh and Glasgow as well as long-distance trains to London's King Cross.

Stonehaven is a town full of character, with all the amenities expected from a town of its size including supermarkets, chemist, butcher, cafes, restaurants, interior store and an Olympic sized heated outdoor swimming pool. There are well established primary and secondary schools to choose from in the local area, including Dunnottar School, Ardublie Primary School, Mill Of Forest School and Mackie Academy.

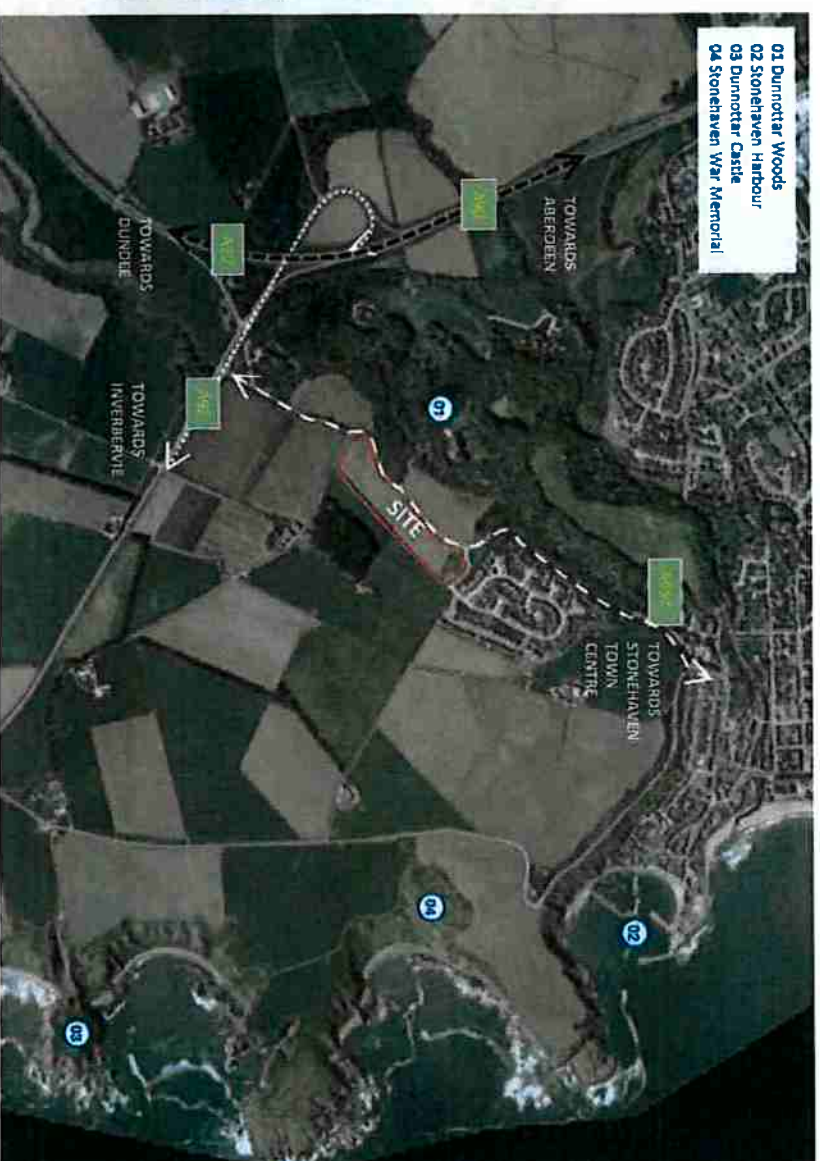
Stonehaven's busy working harbour is a short walk away from the town centre and is home to fishing & sailing boats, restaurants and a small sandy beach. The harbour is well visited by both locals and tourists who enjoy its character and charm. Various festivals and celebrations are enjoyed at the harbour including the legendary Hogmanay celebrations.



There are a number of walking routes in and around Stonehaven, which celebrate both the unique coastal location of the town as well as the woodland paths which neighbor the development site. The impressive ruined fortress of Dunnottar Castle is within walking distance of Stonehaven and adds to the sense of history and character of the town.

## The Development Site

The development site extends to 9.7 acres and sits to the south of the existing settlement of Stonehaven. It is currently in agricultural use. A pedestrian pathway links the development site to the town centre which is a short walk away. The site is bounded by farm land to the south & east, by the A957 to the west and by the landscaped approach to a neighbouring development to the north. The circular stone reservoir which sits just outside the site boundary on the western corner, gives instant character to the site as do the distant views to Stonehaven's War Memorial.





# Development Site

## Existing Features

The 19<sup>th</sup> Century circular stone reservoir with conical sided roof is a distinctive landmark on the southern approach to Stonehaven. Siting just outside the development boundary, this structure adds character and interest to the site, its circular form and relation with the landscape has influenced the development proposals.



Stonehaven's War Memorial, a distinctive landmark which dominates views to the south of the town is visible from the development site and gives an instant sense of place. A visual connection with the harbour and town centre exists from the high point of the development site, again adding to the sense of place and connections with the existing settlement.



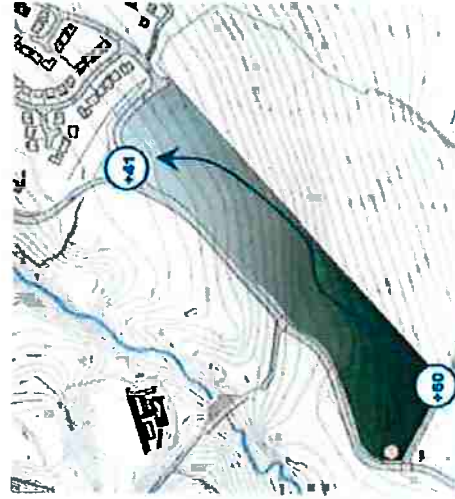
## Flood Risk

SEPA's Indicative Flood Map below confirms there is no threat of flooding within the development site.



## Topography

The development site slopes form a high point of +60m in the southern corner to a low point of +41m on the northern boundary. The gradient is at its steepest at the midpoint of the site but presents no inhibitor to development. The layout proposal would see some areas of the development nestled into the landscape in response to the landmark 'reservoir' on the site boundary.

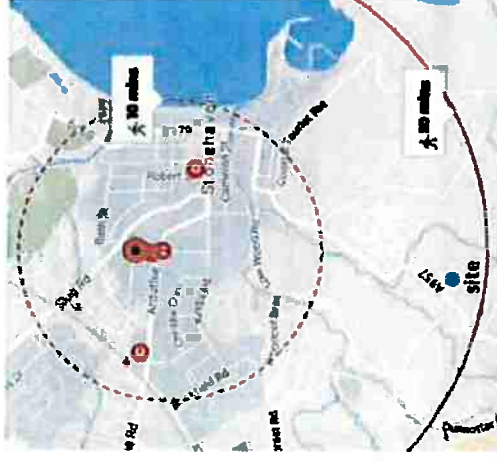


## Views

The photos on the following page record the character of the site.

## Access and Connectivity

The development site sits within close proximity to a number of excellent walking/cycling routes promoted in and around Stonehaven including routes to Dunnottar Castle and Dunnottar Woodland Park. Stonehaven Town Centre is within a 20minute walk from the site and the historic harbor within a 10minute walk.



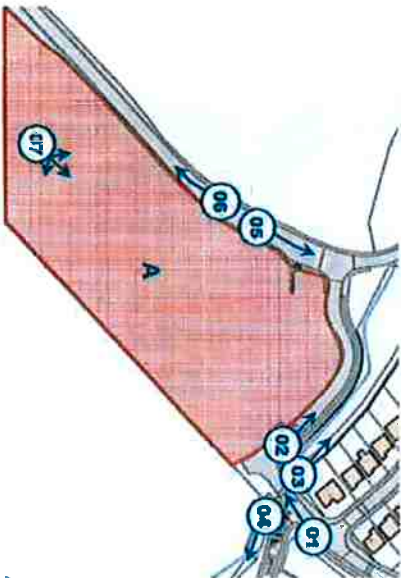
The site enjoys excellent links with the A90 dual-carriageway, set within easy commuting distance to Aberdeen, with Dundee only 45 minutes drive in the opposite direction. Stonehaven offers a variety of travel solutions, including regular bus and train services accessing the entire east coast of Scotland.

## Utilities

The following utility information was sourced from an external consultant to inform the initial design concept :

- BT OPENREACH Layout
- SSE Electric (scale 1:1250)
- SGN Gas
- Water & Wastewater Plan

# Development Site Part A Site Appraisal



01. Development site as seen from Brewholme Crescent



02. View down Brewholme Crescent towards A957



03. View of water course channel looking east



04. View of water course channel looking west



05. View North along A957 towards Stonehaven



06. View South along A90

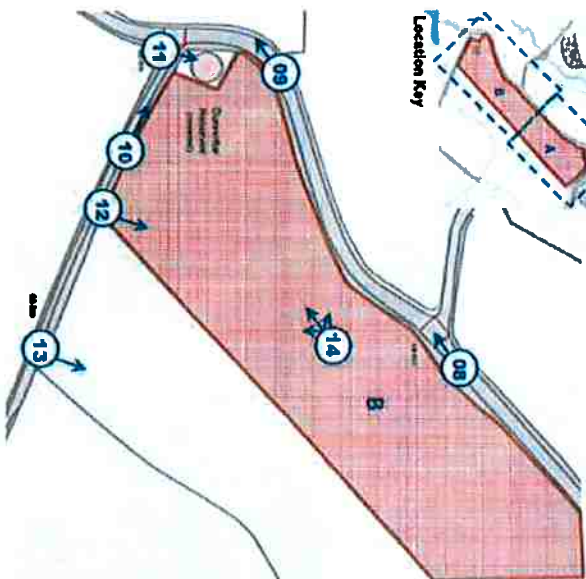
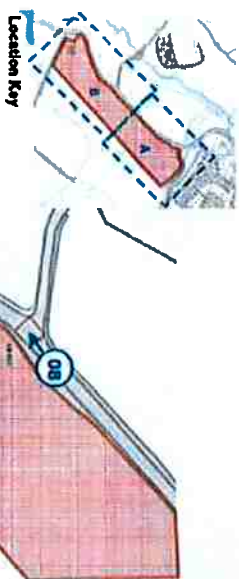




07. View from mud point of Development site looking north



# Development Site Site Appraisal



12. View over development site from highest point in south eastern corner

STONEHAVEN VILLAGE EXPANSION STRATEGIC MASTERPLAN



08. A957 meeting road towards A90 with Dunnet Wood turn off to right and development site to left



09. Reservoir as seen from A957



10. Development site to north of single track road with corrugated steel roof top of reservoir beyond

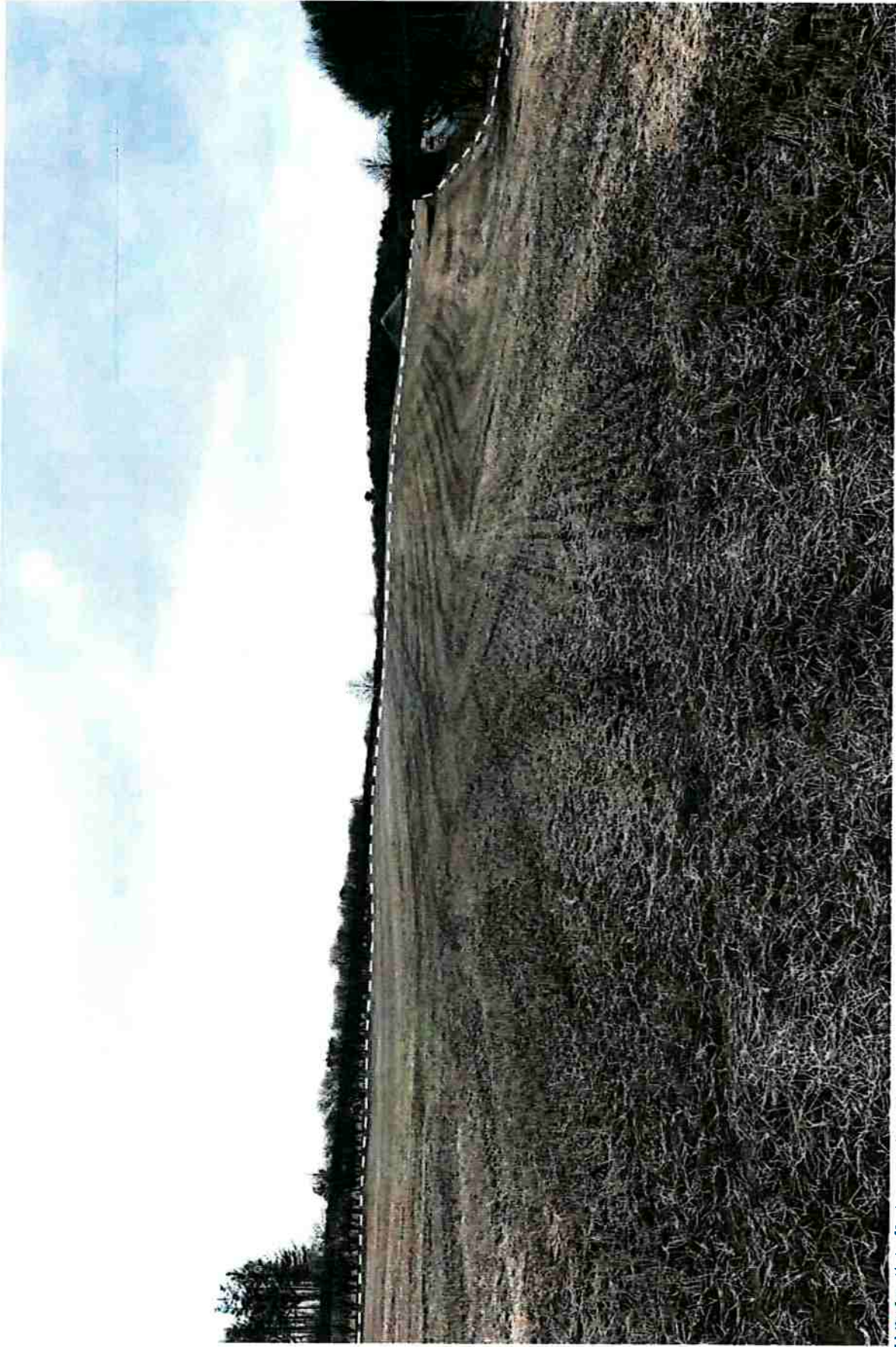


12. View from farm land to east looking over development site

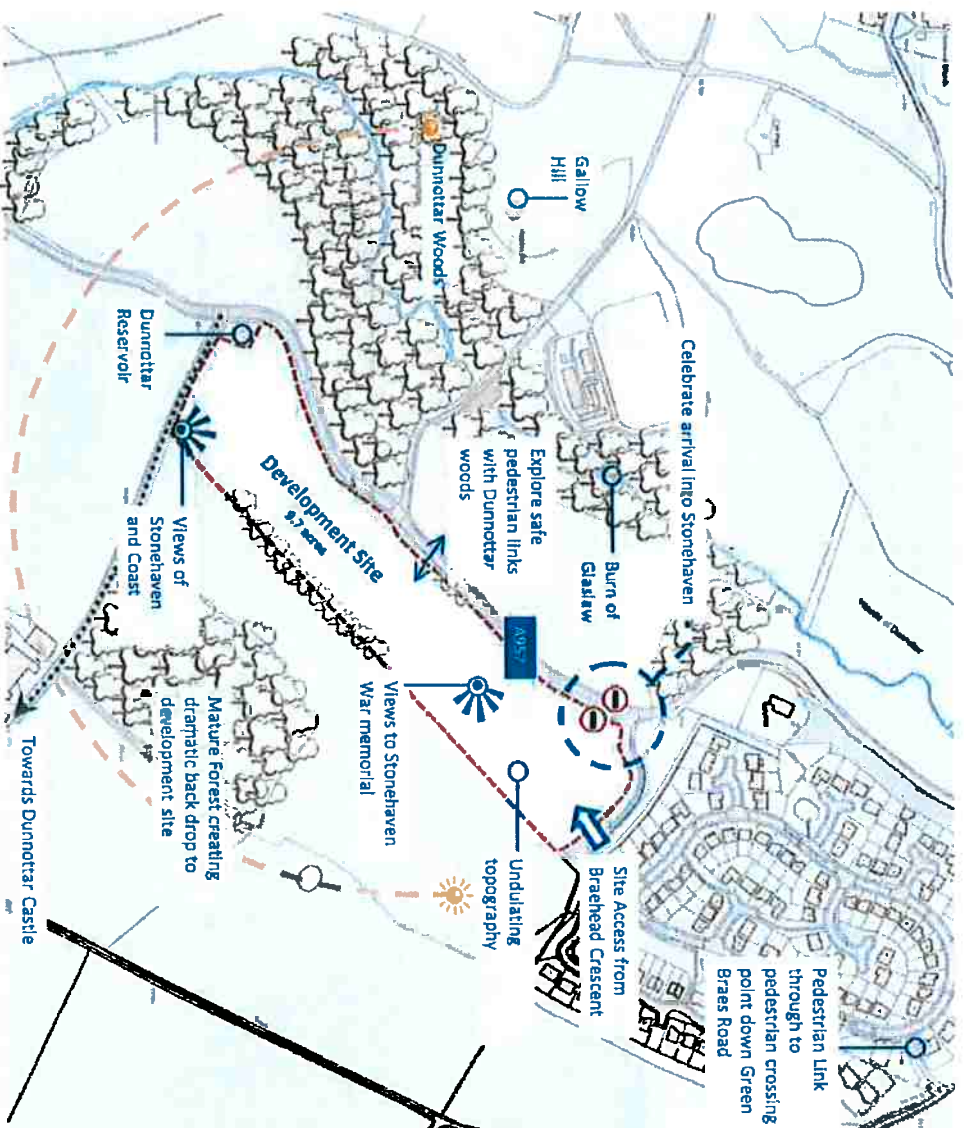


11. 19th Century circular stone reservoir with corrugated steel roof nestled into landscape





14. View from mid point of Development site looking south



## Development Site

### Site Opportunities / Constraints

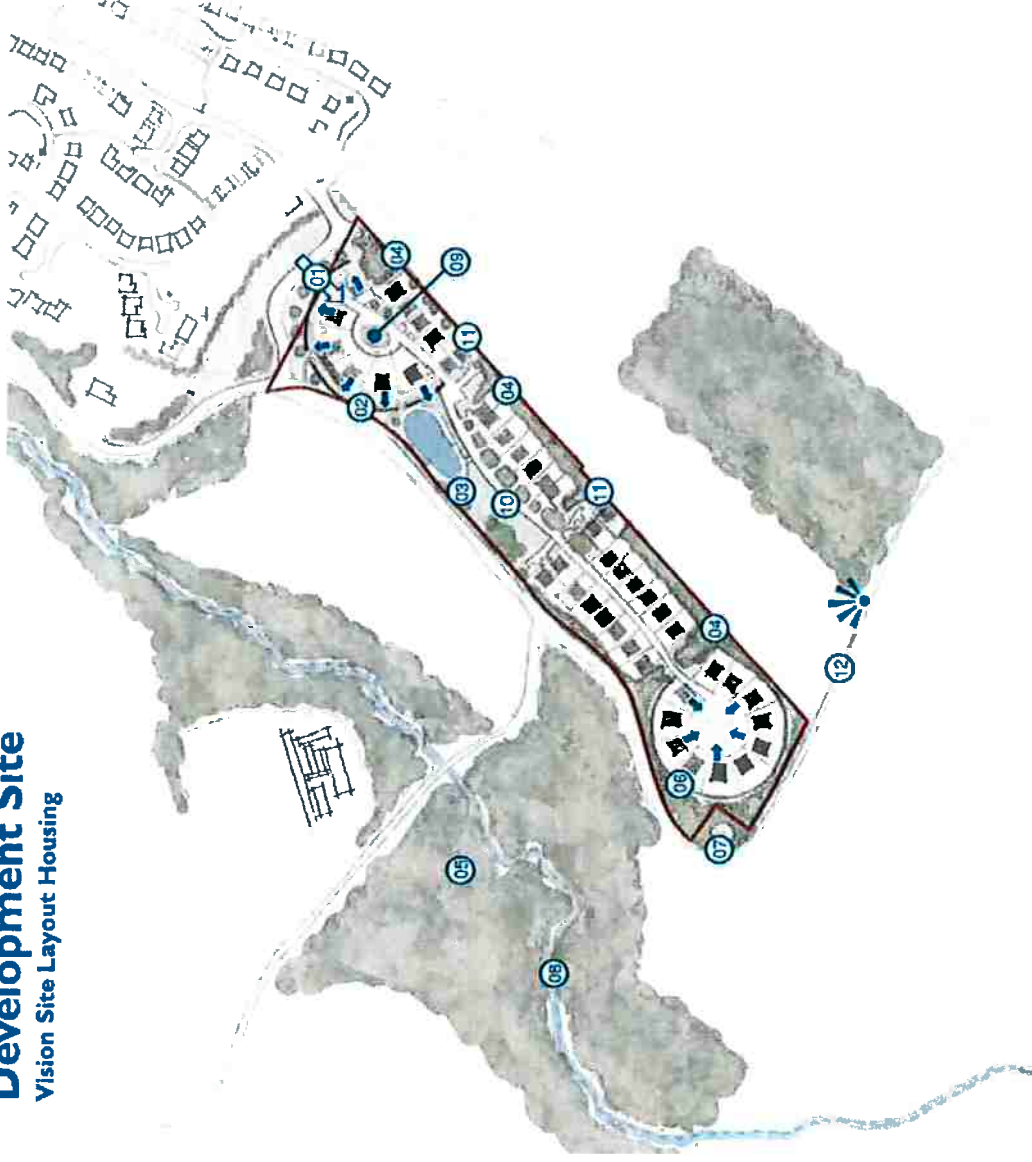
The key opportunities/constraints which influence the site are:

- The development site sits in a desirable location surrounded by key points of interest within Stonehaven – Dunnottar Woods / Dunnottar Castle / Stonehaven War Memorial / Harbour / Town Centre , all of which are within walking distance of the site
- The site enjoys views towards Stonehaven's landmark War Memorial and Coast – visual links unique to this location. Site topography should be utilised to ensure key views are retained
- The circular reservoir is an interesting structure which could contribute positively to the future development
- Proximity to Dunnottar woods should be utilised with safe pedestrian links providing access from the development site
- Back drop of mature trees provide an established setting for development
- Opportunity to create a more positive approach to Stonehaven from the south
- Linear nature of development site dictates a single road through the main body of the development
- Single point of access from Braehead Crescent
- Bus stop located on the site boundary providing excellent links into Stonehaven and beyond



## Development Site

### Vision Site Layout Housing



01 Site Access taken from Braehead Drive

02 Low level curved masonry wall (to mimic stone wall of reservoir) with houses fronting out on to road creating sense of arrival into Stonehaven . Wall to incorporate seating and openings for pedestrian gateways through

03 Landscaped open space incorporating SUDS pond and play equipment create opportunities for social interaction and promotes healthy active lifestyles

04 Planted boundary treatment to settlement edge

05Dunnottar Woods

06 High level retaining boundary wall nestled into landscape to mimic walling and relationship with landscape of neighbouring reservoir – houses facing inwards to landscaped court but maintaining views over the town

07 Stone Reservoir

08 Burn of Glaslaw

09 Mature / feature tree with curved brick wall creating intimate character area within development site

10 Tree lined street with houses set back from road enhancing feeling of openness over Dunnottar Woods

11 Gable ends within the planted eastern boundary provide interest to the development when viewed from the elevated track which forms part of a local walking route

12 Local walking / cycling route to Dunnottar Castle

Site – to deliver approx. 46 homes

# Development Sketch

## Attractive Gateway to Stonehaven

This sketch aims to demonstrate how an attractive approach to Stonehaven can be achieved.







# PROPOSED ABERDEENSHIRE LOCAL DEVELOPMENT PLAN 2020 RESPONSE FORM

As part of the production of the Local Development Plan, a 'Main Issues Report' was published in January 2019. The responses from these consultations have helped to inform the content of the Proposed Local Development Plan ("the Proposed Plan").

The Aberdeenshire Local Development Plan will direct decision-making on land-use planning issues and planning applications in Aberdeenshire for the 10-year period from 2021 to 2031. The Proposed Plan was agreed by Aberdeenshire Council in March 2020 as the settled view of the Council. However, the Proposed Plan will be subjected to an independent examination and is now open for public comment.

**This is your opportunity to tell us if anything should be changed in the Proposed Plan, and why.**

When writing a response to the Proposed Plan it is important to specifically state the modification(s) that you would wish to see to the Plan.

This is the only remaining opportunity to comment on the Proposed Plan. The reasons for any requested changes will be analysed and reported to Scottish Ministers. They will then appoint a person known as a Reporter to conduct a public examination of the Proposed Plan, focusing particularly on any unresolved issues and the changes sought.

Ministers expect representations (or responses) to be concise (no more than 2000 words) and accompanied by limited supporting documents. It is important to ensure that all of the information that you wish to be considered is submitted during this consultation period as there is no further opportunity to provide information, unless specifically asked.

Please email comments to [ldp@aberdeenshire.gov.uk](mailto:ldp@aberdeenshire.gov.uk) or send this form to reach us by 17 July 2020.

We recommend that you keep a copy of your representation for your own records.



## ACCESSIBILITY

If you need information from this document in an alternative language or in a Large Print, Easy Read, Braille or BSL, please telephone 01467 536230.

Jeigu pageidaujate šio dokumento kita kalba arba atspausdinto stambiu šriftu, supaprastinta kalba, parašyta Brailio raštu arba britų gestų kalba, prašome skambinti 01467 536230.

Dacă aveți nevoie de informații din acest document într-o altă limbă sau într-un format cu scrisul mare, ușor de citit, tipar pentru nevăzători sau în limbajul semnelor, vă rugăm să telefonați la 01467 536230.

Jeśli potrzebowali będą Państwo informacji z niniejszego dokumentu w innym języku, pisanych dużą czcionką, w wersji łatwej do czytania, w alfabecie Braille'a lub w brytyjskim języku migowym, proszę o telefoniczny kontakt na numer 01467 536230.

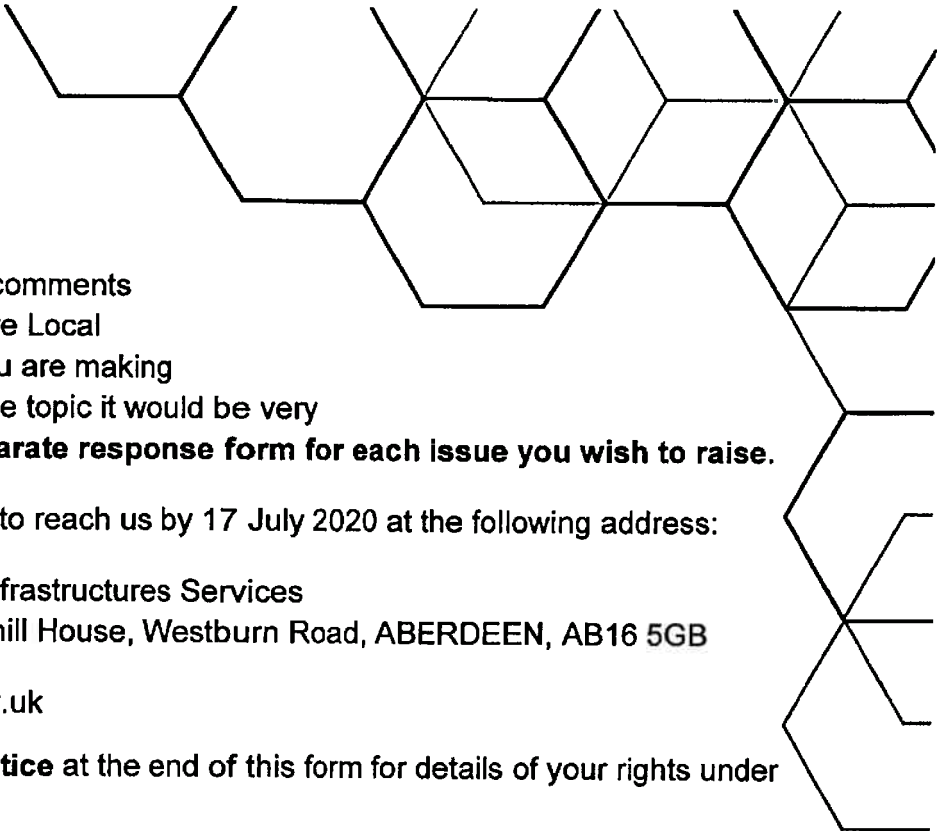
Ja jums nepieciešama šai dokumentā sniegtā informācija kādā citā valodā vai lielā drukā, viegli lasāmā tekstā, Braila rakstā vai BSL (britu zīmju valodā), lūdzu, zvaniem uz 01467 536230.

Aberdeenshire Local Development Plan  
Woodhill House, Westburn Road, Aberdeen, AB16 5GB

Tel: 01467 536230  
Email: [ldp@aberdeenshire.gov.uk](mailto:ldp@aberdeenshire.gov.uk)  
Web: [www.aberdeenshire.gov.uk/ldp](http://www.aberdeenshire.gov.uk/ldp)  
Follow us on Twitter @ShireLDP

If you wish to contact one of the area planning offices, please call 01467 534333 and ask for the relevant planning office or email [planning@aberdeenshire.gov.uk](mailto:planning@aberdeenshire.gov.uk).





Please use this form to make comments on the Proposed Aberdeenshire Local Development Plan 2020. If you are making comments about more than one topic it would be very helpful if you could fill in a **separate response form for each issue you wish to raise**.

Please email or send the form to reach us by 17 July 2020 at the following address:

Post: Planning Policy Team, Infrastructures Services  
Aberdeenshire Council, Woodhill House, Westburn Road, ABERDEEN, AB16 5GB

Email: [ldp@aberdeenshire.gov.uk](mailto:ldp@aberdeenshire.gov.uk)

Please refer to our **Privacy Notice** at the end of this form for details of your rights under the Data Protection Act.

## YOUR DETAILS

Title:	Mrs
First Name:	Marianne
Surname:	Evans
Date:	15 July 2020
Postal Address:	Stewart Milne Homes, [REDACTED]
Postcode:	[REDACTED]
Telephone Number:	[REDACTED]
Email:	[REDACTED]

Are you happy to receive future correspondence only by email? Yes ☒ No ☐

Are you responding on behalf of another person? Yes ☒ No ☐

If yes who are you representing? Stewart Milne Homes

☒ Tick the box if you would like to subscribe to the Aberdeenshire LDP eNewsletter:

*An acknowledgement will be sent to this address soon after the close of consultation.*

# YOUR COMMENTS

Please provide us with your comments below. We will summarise comments and in our analysis will consider every point that is made. Once we have done this we will write back to you with Aberdeenshire Council's views on the submissions made. We will publish your name as the author of the comment, but will not make your address public.

**Modification that you wish to see** (please make specific reference to the section of the Proposed Plan you wish to see modified if possible, for example Section 9, paragraph E1.1):

**Stonehaven Settlement Statement:**

**OP 5 – Land at East Lodge**

**This Opportunity Site should be removed from the Local Development Plan**

**Reason for change:**

The site OP5 – East Lodge at Stonehaven should be removed from the Local Development Plan. A substantial number of homes have already been allocated at Ury through the extant Local Development Plan. The 2019 Aberdeen City and Shire Housing Land Audit show that consented/zoned homes amount to 342 homes on the Ury site with the development of some of these homes going beyond 2026. Indeed, there appears to have been increases in the number of homes proposed for Ury. The adopted LDP made provision for 230 homes; the 2019 Housing Land Audit shows 320 homes and the Proposed Local Development Plan now shows 462 homes. The average annual output from these sites at Ury (calculated from the 2019 Housing Land Audit) is 35 homes per annum. On this basis there is 13.2 years of land available in this one location. In the interests of maintaining housing land supply and providing variety and choice of housing sites, there is no need to zone an additional site for development at Ury East Lodge.

The sites at Ury are remote from the facilities and services of Stonehaven. Consent has been granted for a supermarket at Ury but no operator has committed to the site despite there being ongoing demand from operators for a site in the town (Appendix 1). The link road within the site also remains incomplete and thus the infrastructure required to facilitate development is not being delivered and the area is becoming just another car dominated suburban development.

Specifically for site OP5, we note that Historic Environment Scotland have raised concerns about the proximity of the proposals to a scheduled monument and SNH have concerns about the site's proximity to ancient woodland. In addition, the Health and Safety Executive (HSE) have raised concerns in relation to development in proximity of a high pressure pipeline and it is unconfirmed if the density proposed will be acceptable to HSE and the pipeline operator.

There are superior sites for development in Stonehaven that can be developed in the short term adding to the variety and choice of sites available. Site OP5 appears to be controlled by the same owner as the other sites at Ury and the development of the sites are likely to come forward sequentially rather than in parallel. The alternative sites such as Braehead (reference KN081) and Mains of Cowie (reference KN050/KN051) are in more sustainable

locations as they are not separated from the town by a major Trunk Road. Paragraph 3.13 of the Proposed Local Development Plan promotes “sustainable development, that reduces the need to travel, reduces the reliance on private cars and promotes safe and convenient travel opportunities”. This proposal is contrary to this aim of the Plan and should therefore be removed and replaced by a more sustainable opportunity that can be delivered in the short term.

See also Appendix 1: Newspaper articles

## Appendix 1



# Lidl bosses: We want to build new stores in Garthdee, Stonehaven, Mastrick and Westhill



Lidl has revealed plans for new stores in the north-east

Bosses at a major supermarket chain have revealed the locations of where they want to build new stores in the north-east.

Lidl is looking for new locations for stores and has revealed it has its eye on Garthdee, Mastrick – a relocation of the current store – Stonehaven and Westhill.

In a site requirements brochure, the supermarket giant wrote: “We’re looking for great quality locations for our new stores, to help us continue our phenomenal growth.

“Prominent locations with easy access and strong pedestrian or traffic flow.

“Freehold, leasehold or long leasehold opportunities.

“Unit sizes flexible on design and scale between 14,000sq ft and 25,500sq ft.

“1.5 acres plus for standalone stores or up to four acres for mixed-use schemes.”

Aberdeen makes up four of the 33 Scottish locations.

While the Mastrick branch is earmarked for relocation, no firm plans have yet been lodged.

A spokeswoman for Lidl GB said: “Our site requirements brochure is a document we normally send to land owners and commercial agents to to help us find sites for possible stores.

“We are keen to offer our customers in the Mastrick area an improved shopping experience and therefore Mastrick is listed as an area of interest to us for relocation, however we don’t currently have anything firm in the pipeline.”

Last month, rival Aldi unveiled plans for a new supermarket on the outskirts of the city.

The discount retailer wants to build a new store on Countesswells Road, opposite the Robert Gordon’s College playing fields.

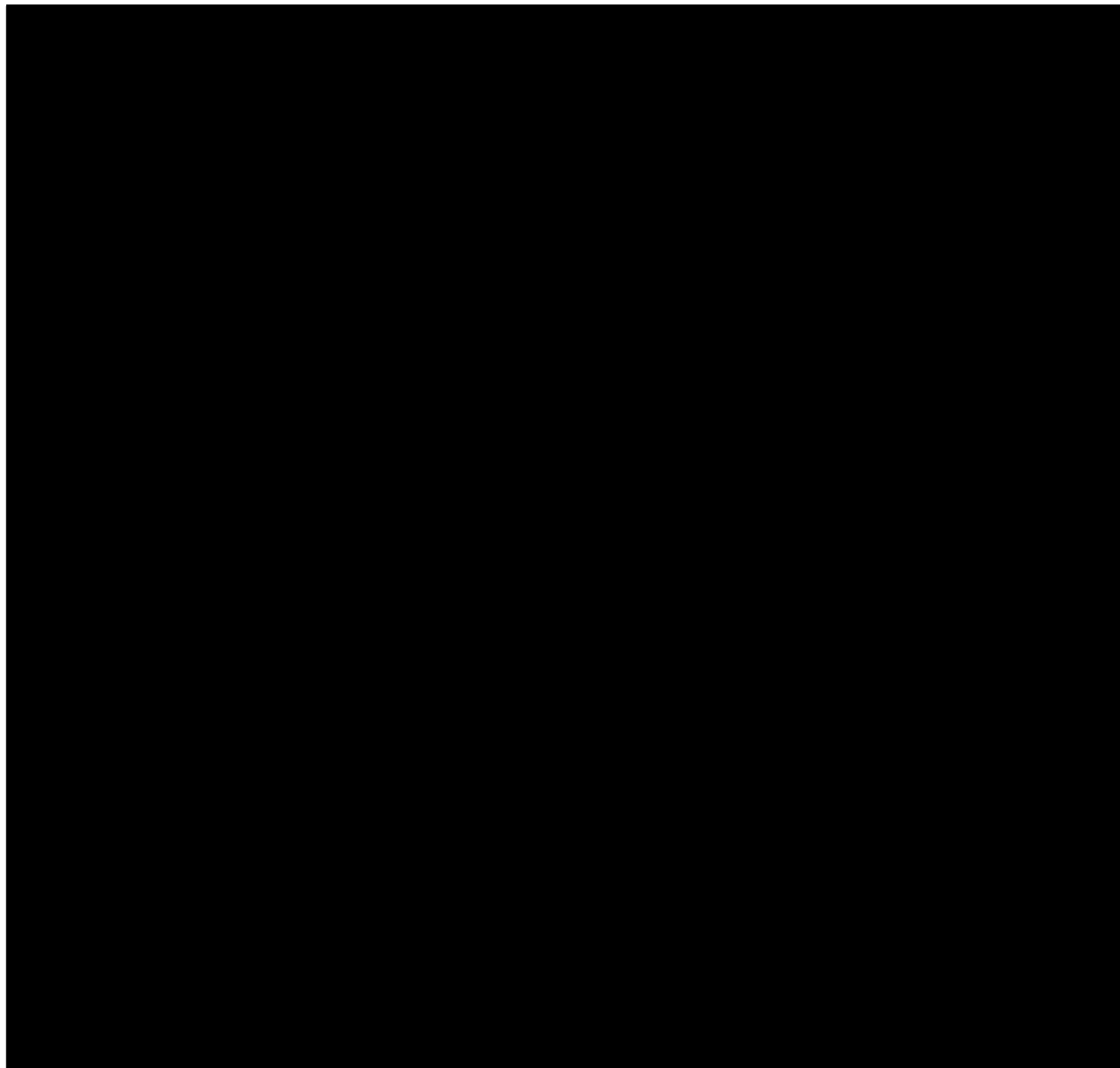
Currently it has two stores – one at the Beach Retail Park and the other at Cornhill.

No formal planning application has yet been submitted to Aberdeen City Council, but Aldi says it intends to do so.

In the meantime, it has called on members of the public to give their views on the proposals.

The plans include areas for a car park and landscaping, while paths would be constructed linking it with nearby housing developments.

Aldi says it wants to encourage customers to use active travel to get to and from the store. It hopes to open the new shop in 2022.



## Supermarket chain hopes to open four more stores in north-east



Aldi hopes to open four new stores in the north-east

A popular budget supermarket is planning to open four new stores in the north-east.

Aldi is looking for new store locations in the region, as part of an ongoing expansion drive.

It hopes to have 1,200 stores open across the UK by 2025, and has plans to open up more on 19 new locations in Scotland, including four in the north-east. This would bring its total number of supermarkets to 92.

There's plans for an additional store in the north of Aberdeen and one in the south of the city as well as new stores in Stonehaven and Fraserburgh.

Each site should be around 1.5 acres and be able to accommodate a 20,000 sq ft building with around 100 parking spaces, ideally on a prominent main road with good visibility and access.

Ciaran Aldridge, National Property Director at Aldi UK, said: "Aldi is growing rapidly and we are welcoming around a million new customers into our stores every year.

"But there are also hundreds of towns across the UK where there is not an Aldi, meaning there are hundreds of thousands of people who can't easily access the high quality, affordable food our customers love.

"We are willing to explore all opportunities, including developer-led schemes or existing retail units."

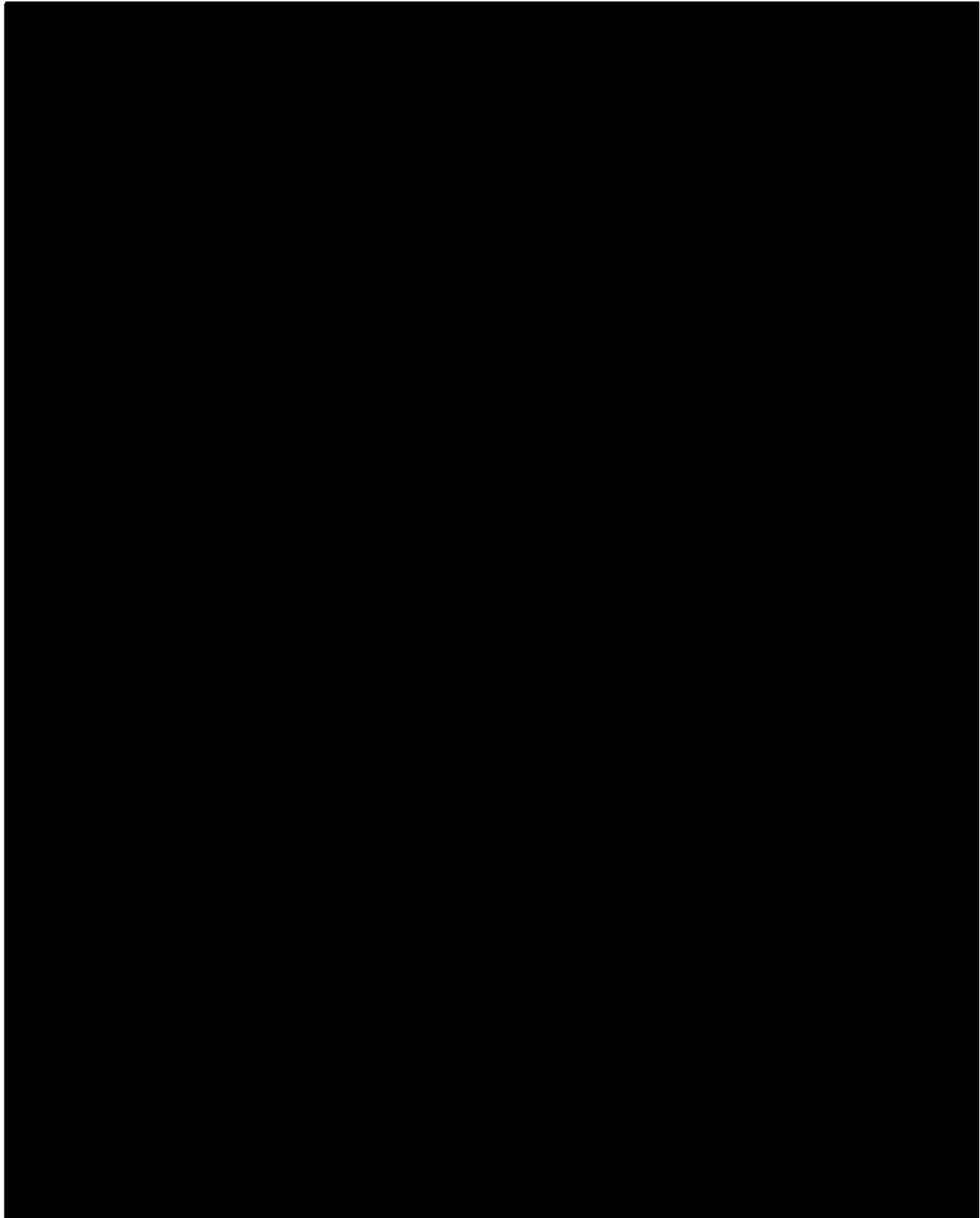
Aldi already has six supermarkets in the north-east, including in Aberdeen, Westhill, Inverurie, Peterhead and Ellon.

It will also open in Portlethen, and has plans in to create a new store at Countesswells as well.

Founded by the Albrecht family, the first Aldi store opened in 1961 in Germany. The business now employs more than 25,000 people at more 1,900 supermarkets across the world.

Most of the food on the shelves is sold under an exclusive brand and the business works with a wide range of local food growers, also selling organic fruit and vegetables.

The discount supermarket has become popular with shoppers over the years and the business has grown steadily across the UK.





# PRIVACY NOTICE

## LOCAL DEVELOPMENT PLAN PUBLIC COMMENT

The Data Controller of the information being collected is  
Aberdeenshire Council.

The Data Protection Officer can be contacted at Town  
House, 34 Low Street, Banff, AB45 1AY.

Email: [dataprotection@aberdeenshire.gov.uk](mailto:dataprotection@aberdeenshire.gov.uk)

Your information is being collected to use for the following  
purposes:

- To provide public comment on the Aberdeenshire Local Development Plan. The data on the form will be used to inform Scottish Ministers and individual(s) appointed to examine the Proposed Local Development Plan 2020. It will inform the content of the Aberdeenshire Local Development Plan 2021.

### Your information is:

Being collected by Aberdeenshire Council	X
--	---

### The Legal Basis for collecting the information is:

Personal Data	
Legal Obligations	X

Where the Legal Basis for processing is either  
Performance of a Contract or Legal Obligation, please note  
the following consequences of failure to provide the  
information:

It is a Statutory Obligation under Section 18 of the Town and Country (Scotland) Act 1997, as amended, for Aberdeenshire Council to prepare and publish a Proposed Local Development plan on which representations must be made to the planning authority within a prescribed period of time. Failure to provide details requested in the 'Your Details' section of this form will result in Aberdeenshire Council being unable to accept your representation.

Your information will be shared with the following recipients  
or categories of recipient:

Members of the public are being given this final opportunity to comment on the Proposed Aberdeenshire Local Development Plan. The reasons for any changes that the Council receives will be analysed and reported to Scottish Ministers. They will then appoint a person to conduct a public examination of the Proposed Plan, focusing particularly on the unresolved issues raised and the changes sought.

Your name and respondent identification number (provided to you by Aberdeenshire Council on receipt of your

submission) will be published alongside a copy of your completed response on the Proposed Local Development Plan website (contact details and information that is deemed commercially sensitive will not be made available to the public).

In accordance with Regulation 22 of the Town and Country (Development Planning) (Scotland) Regulations 2008 where the appointed person determines that further representations should be made or further information should be provided by any person in connection with the examination of the Proposed Plan the appointed person may by notice request that person to make such further representations or to provide such further information.

Your information will be transferred to or stored in the following countries and the following safeguards are in place:

Not applicable.

The retention period for the data is:

Aberdeenshire Council will only keep your personal data for as long as is needed. Aberdeenshire Council will retain your response and personal data for a retention period of 5 years from the date upon which it was collected. After 5 years Aberdeenshire Council will review whether it is necessary to continue to retain your information for a longer period. A redacted copy of your submission will be retained for 5 years beyond the life of the Local Development Plan 2021, possibly until 2037.

The following automated decision-making, including profiling, will be undertaken:

Not applicable.

Please note that you have the following rights:

- to withdraw consent at any time, where the Legal Basis specified above is Consent;
- to lodge a complaint with the Information Commissioner's Office (after raising the issue with the Data Protection Officer first);
- to request access to your personal data;
- to data portability, where the legal basis specified above is:
  - (i) Consent; or
  - (ii) Performance of a Contract;
- to request rectification or erasure of your personal data, as so far as the legislation permits.

