

PROPOSED ABERDEENSHIRE LOCAL DEVELOPMENT PLAN 2020 RESPONSE FORM

YOUR DETAILS

Title:	
First Name:	Rachel
Surname:	Gee
Date:	
Postal Address:	████████████████████
Postcode:	██████
Telephone Number:	██████████
Email:	████████████████████

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?

Sluie Estate Trust

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):

Kincardine & Mearns Settlement Statement – Stonehaven

- Deletion of sites BUS2 and OP7 – Business / Employment, East Newtonleys.
- Allocation of Field 1, New Mains of Ury for Employment. Identification of site as an OP – Opportunity Site.

Reason for change:

We write on behalf of the Sluie Estate Trust, the owner of the promoted site known as Field 1, New Mains of Ury, Stonehaven.

A copy of the Call For Sites submission is appended to this Representation, which provides a site location plan, an aerial photograph of the site and an indicative site layout plan, together with an indicative masterplan which shows the subject land in the context of Stonehaven's urban expansion to the north of the settlement.

The Proposed Aberdeenshire Local Development Plan 2020 allocates sites OP7 and BUS2, located to the south of Stonehaven, as future employment opportunities. It is submitted that for the reasons outlined below these two sites should be deleted from the future Aberdeenshire Local Development Plan 2021.

- Site BUS2 has been allocated for business / employment uses since the 2006 Aberdeenshire Local Plan and to date remains undeveloped. The site was originally granted Outline Planning Permission in 1997, thereafter Approval of Reserved Matters was granted in 2003; with the implementation of the planning permission being undertaken through the construction of an access point into the land - no further development has been undertaken. It is well known that this site has significant infrastructure (drainage) constraints to overcome for the site to be developed. Despite having an extant planning permission for well over 20 years, and being allocated as an employment opportunity since the 2006 Aberdeenshire Local Plan, the site has never been advanced. Given the length of time the site has remained allocated and vacant, together with the known infrastructural drainage constraints, it should not be considered as effective or marketable employment land. It is therefore submitted that the current allocation for business /employment use for this site should be deleted from the forthcoming Local Development Plan.

- Site OP7 was allocated by the 2012 Aberdeenshire Local Development Plan on the premise that it would effectively “spread” the infrastructure costs required for the development of site BUS2. Once again, despite being allocated for over 7 years, site OP7 has never advanced and remains vacant. There are well known drainage infrastructure issues that must be overcome before either BUS2 and OP7 can be developed. It is therefore submitted that site OP7 has not resulted in overcoming the infrastructure constraints associated with the adjacent site BUS2. Site OP7 has been allocated through both the 2012 and 2017 Aberdeenshire Local Development Plans and remains undeveloped. The site is not marketable and due to the associated infrastructure constraints associated with development in this area of Stonehaven, is not effective employment land. Site OP7 should be deleted from the future Aberdeenshire Local Development Plan.
- Sites BUS2 and OP7 are isolated from the existing Stonehaven settlement and are not easily accessible by sustainable modes of transport. Development of these sites would be accessible only by motorised transportation e.g., it is car dependant.

It is submitted that OP7 and BUS2 cannot be considered as providing deliverable employment sites and should be deleted from the 2021 Aberdeenshire LDP; there are other sites in strategic and sustainable locations that should be identified for future employment land.

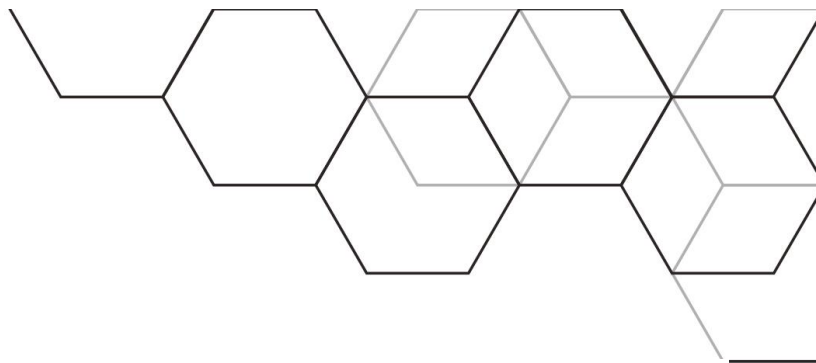
Following on from the above points, it is submitted that Field 1, New Mains of Ury should be allocated as a future employment site. The following points clearly illustrate that Field 1 is a logical location for future employment uses:-

- The site is located directly adjacent to the strategic trunk road network - the A90 directly adjoins the southern boundary of the site; the AWPR and associated junction is situated to the east of the site.
- The site is located directly adjacent to the existing and proposed (allocated) housing sites at the Ury Estate, Stonehaven’s urban expansion.
- Given the adjacency of the Ury Estate housing, Field 1 is accessible by foot and cycle. The site is also accessible by public transport.
- The development of Field 1 will not create adverse traffic implications on the B979 or the AWPR junction.
- Development of this site is not impeded by any infrastructural constraints and can be developed in the immediate term, if allocated – it can therefore be considered as a truly effective site.
- The development of Field 1 would not incur any negative impact on the local landscape; indeed, the AWPR and the Ury Estate development has significantly changed the landscape of the area from rural to urban in character. Furthermore, landscaping matters can be addressed through strategic planting and as part of the

future development of the site – this point has been recognised by Aberdeenshire Council in their Strategic Environmental Assessment of this specific site.

The Sluie Estate Trust respectfully requests that Aberdeenshire Council positively considers the inclusion of the land at Field 1 New Mains of Ury as a future employment site within the 2021 Aberdeenshire Local Development Plan.

The Appendix attached to this representation provides further supporting information for the allocation of Field 1, which should be referred to by Aberdeenshire Council in their consideration of the subject land as a future employment site.



Appendix



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

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	[REDACTED]
Organisation (if applicable)	Clarendon Planning and Development
Address	[REDACTED]
Telephone	[REDACTED]
Email	[REDACTED]
Do you wish to subscribe to our newsletter?	Yes

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

Name	Sluie Estate Trust
Organisation (if applicable)	
Address	[REDACTED]
Telephone	Refer to Agents details.
Email	Refer to Agents details.

3. Other Owners

Please give name, organisation, address, email details of other owner(s) where appropriate:	The Sluie Estate Trust own all the land promoted for development.
Do these owners know this is being proposed for development?	N/A

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)	Land at New Mains of Ury
Site address	New Mains of Ury, Stonehaven, AB39 3QA
OS grid reference (if available)	NO870873
Site area / size	1.63ha approx
Current land use	Farm Storage Buildings / AWPR Car Park – see aerial photograph
Brownfield / greenfield	Brownfield
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)	Sole owner
Is the site under option to a developer?	No
	N/A
Is the site being marketed?	No
	N/A

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.)	No
	N/A
Are there any other legal factors that might prevent or restrict development? (e.g. ransom strips / issues with accessing the site etc.)	No
	N/A

7. Planning History

Have you had any formal/ informal pre-application discussions with the Planning Service and what was the response?	No, not in respect of proposed use.
	-
Previous planning applications	Planning Application ref APP/2015/2094. Refused on 30 June 2016 – For class I retail supermarket.
Previous 'Call for sites' history. See Main Issues Report 2013 at www.aberdeenshire.gov.uk/ldp	Main Issues Report 2013 – Site Reference KM023A – for class I supermarket.
Local Development Plan status www.aberdeenshire.gov.uk/ldp	Is the site currently allocated for any specific use in the existing LDP? NO
	N/A

8. Proposed Use

Proposed use		Employment Use, comprising Business and Offices, General Industrial & Storage and Distribution.
Housing	Approx. no of units	
	Proposed mix of house types	Number of: <ul style="list-style-type: none"> • Detached: • Semi-detached: • Flats: • Terrace: • Other (e.g. Bungalows):
		Number of: <ul style="list-style-type: none"> • 1 bedroom homes: • 2 bedroom homes: • 3 bedroom homes: • 4 or more bedroom homes:
	Tenure (Delete as appropriate)	Private / Rented / Self-Build / Supported houses (e.g. for elderly) / Other (please specify):
	Affordable housing proportion	%
Employment	Business and offices	Indicative floor space: 325 m ²
	General industrial	Indicative floor space: 743 m ²
	Storage and distribution	Indicative floor space: 2,601 m ²
	Do you have a specific occupier for the site?	No
Other	Proposed use (please specify) and floor space	
	Do you have a specific occupier for the site?	
Is the area of each proposed use noted in the OS site plan?		No - see supporting statement (question 19)

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 timescales	No	
	Funding will be in place through developer / end user.	
Are there any other risk or threats (other than finance) to you delivering your proposed development	No	
	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"> • https://www.environment.gov.scot/ • EU priority habitats at http://gateway.snh.gov.uk/sitelink/index.jsp • UK or Local priority habitats at http://www.biodiversityscotland.gov.uk/advice-and-resources/habitat-definitions/priority/ • Local Nature Conservation Sites in the LDP's Supplementary Guidance No. 5 at www.aberdeenshire.gov.uk/ldp 	RAMSAR site	No
	Special Area of Conservation	No
	Special Protection Area	No
	Priority habitat (Annex I)	No
	European Protected Species	No
	Other protected species	No
	Site of Special Scientific Interest	No
	National Nature Reserve	No
	Ancient Woodland	Yes
	Trees, hedgerows and woodland (including trees with a Tree Preservation Order)	Yes (ancient woodland located to the north of the site)
	Priority habitat (UK or Local Biodiversity Action Plan)	No
	Local Nature Conservation Site	No
	Local Nature Reserve	No
If yes, please give details of how you plan to mitigate the impact of the proposed development:		
Biodiversity enhancement		
<p>Please state what benefits for biodiversity this proposal will bring (as per paragraph 194 in Scottish Planning Policy, http://www.gov.scot/Resource/0045/00453827.pdf) by ticking all that apply. Please provide details.</p> <p>See Planning Advice 5/2015 on Opportunities for biodiversity enhancement at: www.aberdeenshire.gov.uk/media/19598/2015_05-opportunities-for-biodiversity-enhancement-in-new-development.pdf</p> <p>Advice is also available from Scottish Natural Heritage at: https://www.snh.scot/professional-advice/planning-and-development/natural-heritage-advice-planners-and-developers and http://www.nesbiodiversity.org.uk/.</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):	-
	All the above requirements can be considered in the design and layout of the final development.	

11. Historic environment

Historic environment enhancement		
Please state if there will be benefits for the historic environment.	There will be no impact on the Historic Environment.	
	N/A	
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: <ul style="list-style-type: none"> http://historicscotland.maps.arcgis.com/apps/Viewer/index.html?appid=18d2608ac1284066ba3927312710d16d http://portal.historicenvironment.scot/ https://online.aberdeenshire.gov.uk/smrpub/master/default.aspx?Authority=Aberdeenshire 	Scheduled Monument or their setting	No
	Locally important archaeological site held on the Sites and Monuments Record	No
	Listed Building and/or their setting	No
	Conservation Area (e.g. will it result in the demolition of any buildings)	No
	Inventory Gardens and Designed Landscapes	No
	Inventory Historic Battlefields	No
	N/A	

12. Landscape Impact

Is the site within a Special Landscape Area (SLA)? (You can find details in Supplementary Guidance 9 at www.aberdeenshire.gov.uk/ldp)	No -
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. <ul style="list-style-type: none"> SNH: Landscape Character Assessments https://www.snh.scot/professional-advice/landscape-change/landscape-character-assessment SNH (1996) Cairngorms landscape assessment http://www.snh.org.uk/pdfs/publications/review/075.pdf SNH (1997) National programme of landscape character assessment: Banff and Buchan http://www.snh.org.uk/pdfs/publications/review/037.pdf SNH (1998) South and Central Aberdeenshire landscape character assessment 	The landscape character of this area has changed significantly through the introduction of the AWPR Trunk road and associated A90 interchange. The area is urban in character. This is clearly illustrated in the aerial photograph submitted in support of this Call for Sites. New housing also adjoins the western boundary of the promoted site. The proposed employment use will comply with the surrounding 'urban' uses. Any future development of the site for retail uses can be designed to be sympathetic to the surrounding area, in terms of appearance, design, materials and landscaping.

http://www.snh.org.uk/pdfs/publications/review/102.pdf	
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I3. 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 http://map.sepa.org.uk/floodmap/map.htm)	No
	-
Could development on the site result in additional flood risk elsewhere?	No
	N/A
Could development of the site help alleviate any existing flooding problems in the area?	No
	N/A

I4. Infrastructure

a. Water / Drainage		
Is there water / waste water capacity for the proposed development (based on Scottish Water asset capacity search tool http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search/)?	Water	Yes
	Waste water	Yes
Has contact been made with Scottish Water?	No	
Will your SUDS scheme include rain gardens? http://www.centralscotlandgreennetwork.org/campaigns/greener-gardens	No	
b. Education – housing proposals only		
Education capacity / constraints https://www.aberdeenshire.gov.uk/schools/parents-carers/school-info/school-roll-forecasts/	N/A	
Has contact been made with the Local Authority's Education Department?	N/A	
c. Transport		
If direct access is required onto a Trunk Road (A90 and A96), or the proposal will impact on traffic on a Trunk Road, has contact been made with Transport Scotland?	No	
Has contact been made with the Local Authority's Transportation Service? They can be contacted at transportation.consultation@aberdeenshire.gov.uk	No	
Public transport	The site is served by regular bus services that run on the B979.	

<p>Active travel (i.e. internal connectivity and links externally)</p>	<p>Cycling – The B979 is identified National Cycle Route 1. Informal cycle paths are provided through the adjacent Ury Estate.</p> <p>Walking – The site is accessible by the formal footpath links provided by the B979, together with the links from the adjacent Ury Estate housing development.</p>
<p>d. Gas / Electricity / Heat / Broadband</p>	
<p>Has contact been made with the relevant utilities providers?</p>	<p>Gas: No</p> <p>Electricity: No</p> <p>Heat: No</p> <p>Broadband: No</p>
<p>Have any feasibility studies been undertaken to understand and inform capacity issues?</p>	<p>N/A</p>
<p>Is there capacity within the existing network(s) and a viable connection to the network(s)?</p>	<p>N/A</p>
<p>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)</p>	<p>Such Measures could be considered in the design of the final development.</p>
<p>e. Public open space</p>	
<p>Will the site provide the opportunity to enhance the green network? (These are the linked areas of open space in settlements, which can be enhanced through amalgamating existing green networks or providing onsite green infrastructure)</p> <p>You can find the boundary of existing green networks in the settlement profiles in the LDP</p>	<p>No</p>
<p>Will the site meet the open space standards, as set out in Appendix 2 in the Aberdeenshire Parks and Open Spaces Strategy? https://www.aberdeenshire.gov.uk/media/6077/approvedpandospacesstrategy.pdf</p>	<p>N/A</p>
<p>Will the site deliver any of the shortfalls identified in the Open Space Audit for specific settlements? https://www.aberdeenshire.gov.uk/communities-and-events/parks-and-open-spaces/open-space-strategy-audit/</p>	<p>N/A</p>
<p>f. Resource use</p>	

Will the site re-use existing structure(s) or recycle or recover existing on-site materials / resources?	No - Such Measures could be considered in the design of the final development.
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?	No

15. Other potential constraints

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

Aberdeen Green Belt https://www.aberdeenshire.gov.uk/media/20555/appendix-3-boundaries-of-the-greenbelt.pdf	No
Carbon-rich soils and peatland http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-and-development/cpp/	No
Coastal Zone https://www.aberdeenshire.gov.uk/media/20176/4-the-coastal-zone.pdf	No
Contaminated land	No
Ground instability	No
Hazardous site / HSE exclusion zone (You can find the boundary of these zones in Planning Advice 1/2017 Pipeline and Hazardous Development Consultation Zones at https://www.aberdeenshire.gov.uk/planning/plans-and-policies/planning-advice/ and advice at http://www.hse.gov.uk/landuseplanning/developers.htm)	No
Minerals – safeguarded or area of search https://www.aberdeenshire.gov.uk/ldpmedia/6_Area_of_search_and_safeguard_for_minerals.pdf	No
Overhead lines or underground cables	No
Physical access into the site due to topography or geography	No
Prime agricultural land (grades 1, 2 and 3.1) on all or part of the site. http://map.environment.gov.scot/Soil_maps/?layer=6	No
'Protected' open space in the LDP (i.e. P sites) www.aberdeenshire.gov.uk/ldp and choose from Appendix 8a to 8f	No
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:	

16. Proximity to facilities

How close is the site to a range of facilities?	Local shops	Stonehaven town centre approx. 900m
	Community facilities (e.g. school, public hall)	900m approx.
	Sports facilities (e.g. playing fields)	800m approx.
	Employment areas	800m approx.
	Residential areas	40m approx.
	Bus stop or bus route	40m approx.
	Train station	1km approx.
	Other, e.g. dentist, pub (please specify)	400-1 km approx.

17. Community engagement

Has the local community been given the opportunity to influence/partake in the design and specification of the development proposal?	No
	N/A

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 constraints and mitigation are taken into account.	<p>I have considered the likely 'residual value' of the site, as described above, and fully expect the site to be viable:</p> <p>Please tick: <input type="checkbox"/></p>
<p>If you have any further information to help demonstrate the deliverability of your proposal, please provide details.</p>	

19. Other information

Stonehaven is an important sub-regional service centre providing a variety of services and it is important that this is enhanced throughout the plan period. Stonehaven has a strong demand for development and is in an identified strategic growth area and the Aberdeen housing market area. As such, it plays an important role in delivering strategic housing and employment allowances.

The development of the subject land for employment uses would achieve the following objectives and aims: -

- It is located within the Aberdeen – Laurencekirk Strategic Growth Area as identified by the approved Structure Plan.
- The Aberdeen to Laurencekirk SGA is considered to be key in linking the north -east with central and southern Scotland.
- Specifically, the site is would contribute towards the strategic requirement for employment land provision within the Portlethen -Stonehaven SGA.
- Stonehaven is the main settlement within the identified SGA and is an identified sub-regional centre.
- The structure plan promoted housing and employment uses within SGA and main centres.

In terms of employment land provision, the approved Aberdeen City and Shire Strategic Development Plan requires the provision of 62ha of new employment land within the Huntly to Laurencekirk SGA in the period 2017-2026. It further requires a strategic reserve of 42ha for the period 2027-2035. The subject land could contribute towards meeting the strategic employment land requirements for both periods.

One of the key aims of the Structure Plan is to make sure that there is “enough of the right type of land for business use, in the right place”. It is appreciated that the current Aberdeenshire LDP allocates several sites in Stonehaven. The East Newtonleys sites have been allocated for several years and there has been no ‘take up’ of these sites by developers or occupiers. We therefore question whether these allocated sites are in the most appropriate locations for future employment / business occupiers. We believe the site at New Mains of Ury, being located adjacent to the strategic road network of both the A90 and the AWPR is strategically well placed to attract modern business users.

In support of the promotion of land at New Mains of Ury for employment uses, the following is provided: -

- Location Plan, showing the subject site, at a scale of 1:2500.
- An Indicative layout plan showing employment uses on the subject site.
- An Indicative Masterplan of the area promoted by the Sluie Estate Trust for development, in relation to the proposed employment uses.
- Aerial photograph of the subject site, which shows the site currently being used for agricultural storage uses and a car park associated with the AWPR.

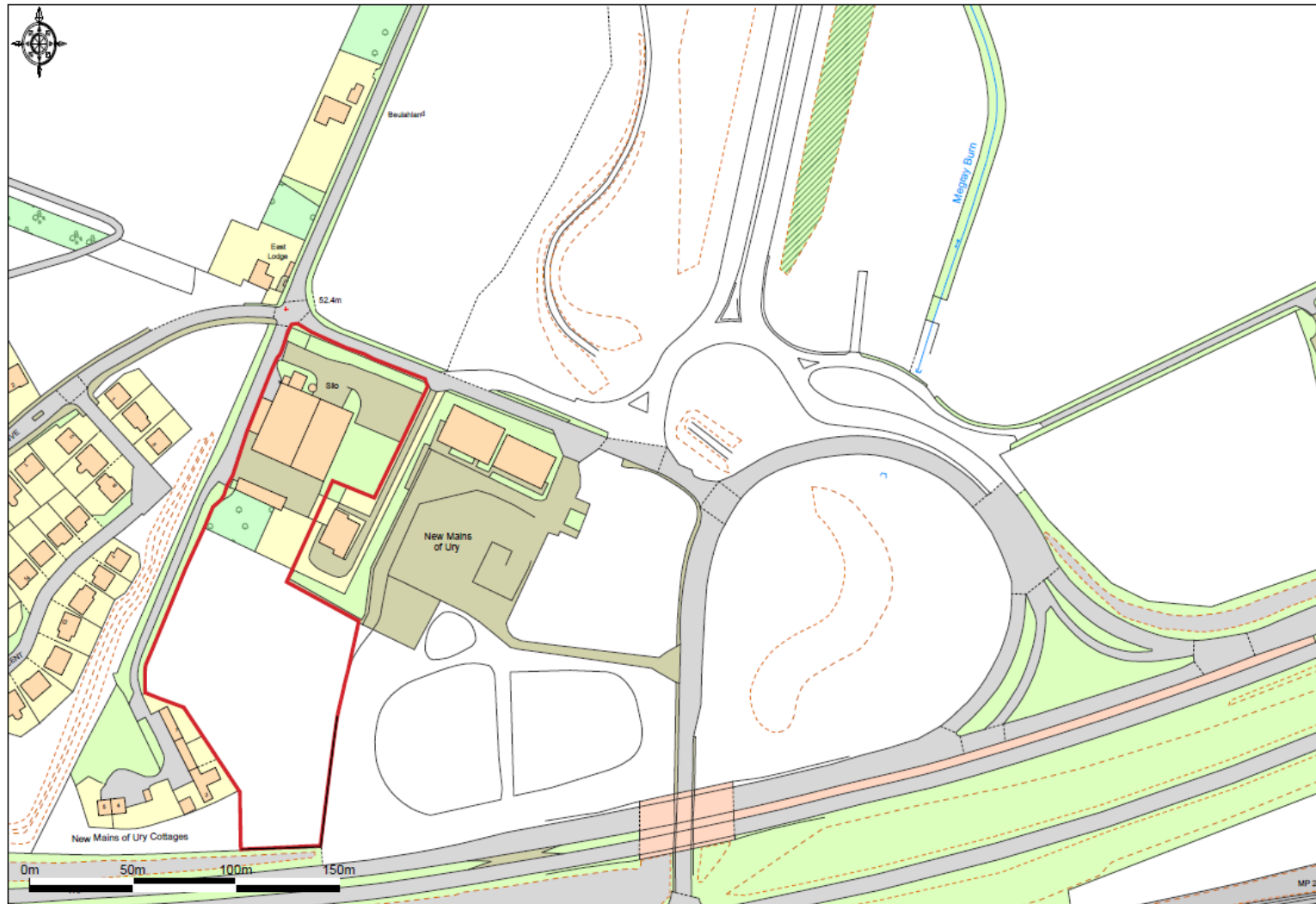
On behalf of the Sluie Estate Trust, we would be pleased to provide any further information that may be required for the consideration of the subject land.



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.

Location Plan - Land at New Mains of Ury Stonehaven



Ordnance Survey © Crown Copyright 2018. All rights reserved. Licence number 100022432. Plotted Scale - 1:2500

Promap
LANDMARK INFORMATION GROUP

Aberdeenshire Local Development Plan 2021- Call for Sites

Location Plan – Land at New Mains of Ury

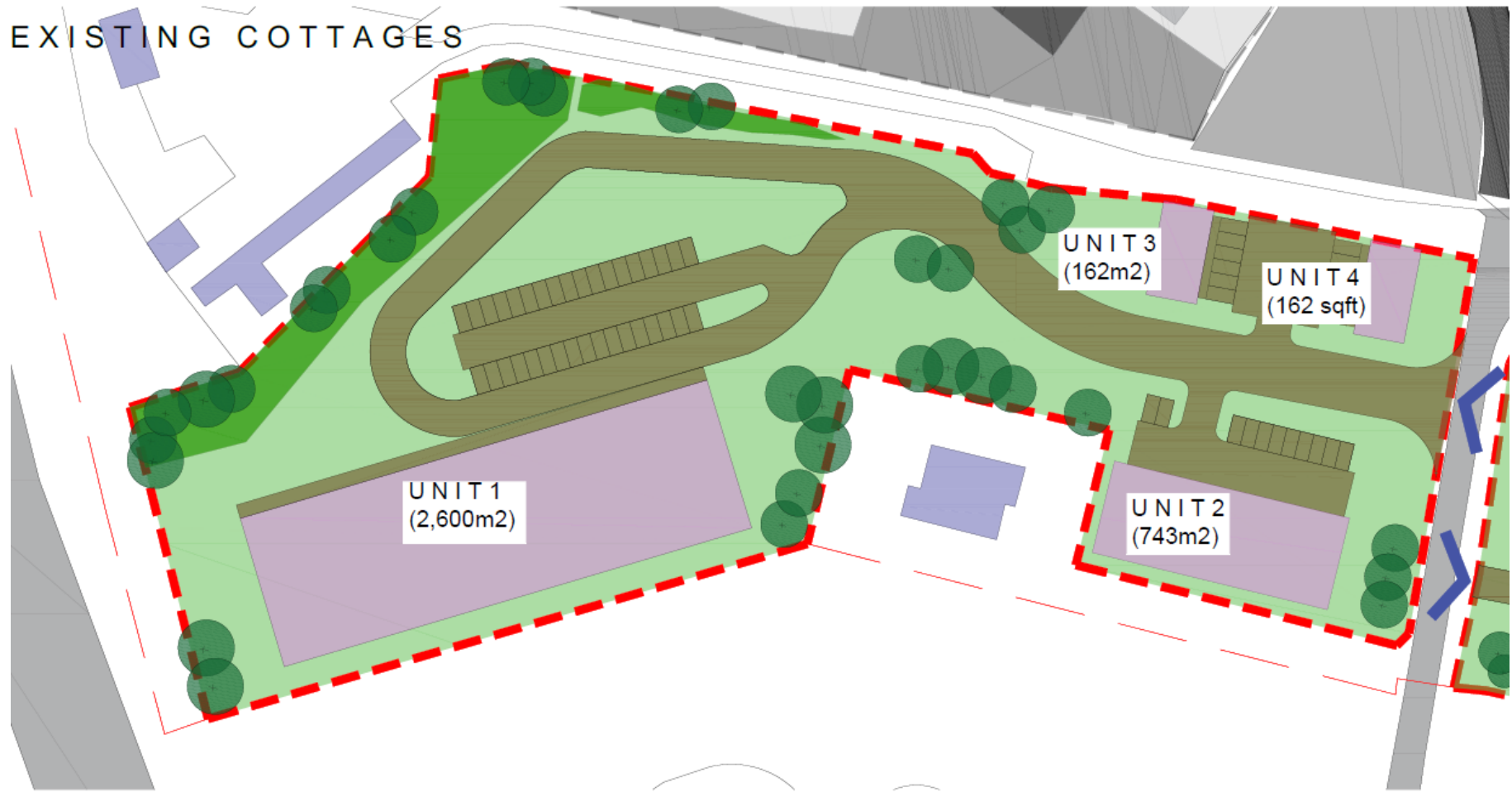


Aberdeenshire Local Development Plan 2021 – Call For Sites
Submission by Sluie Estate Trust



Aberdeenshire Local Development Plan 2021 – Call For Sites
 Indicative Masterplan - Employment Option
 New Mains of Ury, Stonehaven





Aberdeenshire Local Development Plan 2021 – Call For Sites
Proposed Employment Development -
Indicative Site Layout
New Mains of Ury, Stonehaven

SCALE 1:500@A2

