



apt planning & development ltd.

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

By email – [ldp@aberdeenshire.gov.uk](mailto:ldp@aberdeenshire.gov.uk)

**30<sup>th</sup> July 2020**

Dear Sir, Madam,

**FM URY Ltd. & RSM MILNE DYKELANDS Ltd.**  
**RESPONSE TO PROPOSED ABERDEENSHIRE LOCAL DEVELOPMENT PLAN**  
**Land at URY (FM Ury) and Marykirk (RSM)**

On behalf of FM URY Ltd. (Stonehaven) and RSM Milne Dykelands Ltd. (Marykirk) **APT Planning & Development Ltd.** is delighted to submit this representation to the Proposed Aberdeenshire Local Development Plan.

We recognise that the Proposed Plan represents the settled view of Aberdeenshire Council and as such are pleased to see a number of allocations at Stonehaven retained for future development whilst we do consider that potential exists at Marykirk to enable further limited development to the north of the settlement to complement the existing expansion and ensure that there is a continued supply and a range of housing choices in the area.

With specific regard to Stonehaven, FM Ury continues to work with [REDACTED] in ensuring the delivery of new homes and specifically at East Lodge. This representation should be read in conjunction with the representation prepared by [REDACTED] and [REDACTED].

**COMMENT**

FM URY Ltd. and RSM Milne Dykelands Ltd have participated in the LDP process both for LDP1 and now for the emerging LDP2. We have consistently championed credible development opportunities to build on the emergence of the URY estate as a new destination on the outskirts of Stonehaven, both relating to the enabling nature of development to underpin the renovation of URY House and the creation of the new golf course and in the provision of new homes and new retail/commercial development. It is very much a coordinated, masterplan led development that can create new neighbourhoods whilst relieving pressure on other sensitive sites in and around Stonehaven.

Similarly, but on a much smaller scale, we continue to promote the further development of land to the north west of Marykirk and again building on what has gone before with the ongoing [REDACTED] development off the A937 (site OP1).



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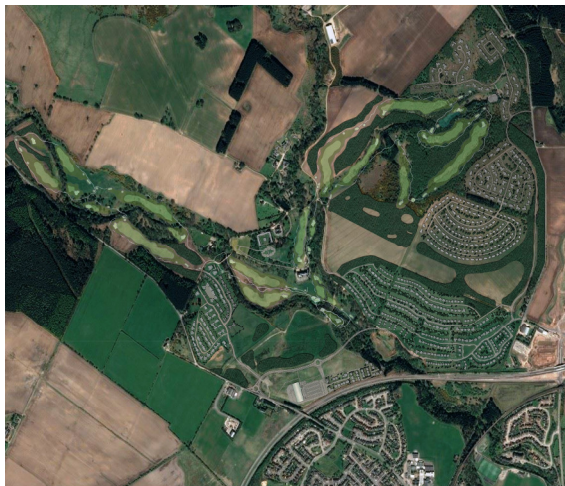
RSM Milne Dykelands Ltd. also owns land to the south of Marykirk which again should be considered for future sensitive and appropriate residential or mixed use development, ensuring a range and choice of new homes as well as an opportunity for limited commercial/community related development. We will seek the opportunity to discuss this further with Aberdeenshire Council in due course.

### SPECIFIC RESPONSE

#### Stonehaven (FM Ury Ltd.)

For a number of years, FM Ury has been promoting The Ury Estate for a mixture of residential, commercial and leisure development as part of the initial enabling development to refurbish Ury House to create a high quality hotel and golf course destination. This work continues against the challenging economic conditions, first in 2008-2012 and now in the midst of the COVID19 crisis.

FM Ury Ltd. remains committed to the wider development of the Ury Estate in helping deliver a new vibrant neighbourhood incorporating retail, residential (including affordable housing) and community facilities at this attractive and accessible location. Planning permissions are in place from the west of the site (Blue Lodge – OP3) across the site for the proposed development of the new foodstore and neighbouring hotel, to the affordable housing at Mackie Village (OP6) and to development at East Lodge (OP2, OP5 and P9) and onwards to permissions for new housing at North Lodge. Permissions also exist for the refurbishment and development associated with the hotel and golf course development centred around Ury House itself.



All of these elements are reflected in the Ury Masterplan submitted in support of this representation. In the first instance, **FM Ury Ltd. thinks it imperative that North Lodge, the hotel, golf course, foodstore and second hotel (adjacent to the retail store) are recognised as committed development as part of the Stonehaven settlement plan (and as per the masterplan submitted). These could be identified as OP8 (retail and hotel), OP9 (North Lodge) and OP10 (Ury House and championship golf course).**

This would give a far more accurate reflection of the true nature of development at Ury and provide certainty to potential developers/operators as well as those promoting alternative, perhaps more sensitive sites. The planning permission for the proposed retail store was hard fought and an important part of both Ury and Stonehaven's future. If it is not allocated in the new LDP it could lead to alternative sites seeking to challenge Ury as the preferred location for the provision of a new foodstore the demand for which has been long-acknowledged. **Now that a site has been confirmed, it should be acknowledged in the Local Development Plan.**



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**Proposal P9** accords with our own masterplan in providing a landscape buffer to the east of the East Lodge development (and proposed expansion). We support this P9 with the proviso that its full extent and character will be agreed as part of the detailed planning process to enable the next phase of East Lodge to proceed. The requirement for a landscape buffer is acknowledged and will help provide a high quality backdrop to the proposed new development.

**Site OP2 – East Lodge** – we continue to support the development of East Lodge as an attractive and popular new neighbourhood benefitting from the provision of high quality new homes at an attractive location with excellent links to Stonehaven and the wider area.

**Site OP3 – Blue Lodge** – this site has an initial permission for a small number of very large executive style new homes. It was responding to a distinct and thriving market at the time. It is now crucial to the success of Blue Lodge (and Ury) that the planning context reflects the current market position and as such submissions were made to increase the density of development and resulting in a total 99 new homes. The Proposed Plan reflects this amendment and we support the changes to site OP3.

**Site OP5 – East Lodge** – seeks the expansion of East Lodge to incorporate a further 60 homes. This is a logical expansion of East Lodge which has so far delivered an attractive and popular new destination. We are delighted to see this expansion reflected at site OP5 and support the Proposed Plan on this matter. This is a credible and deliverable housing site.

**Site OP6 – Mackie Village** – this allocation reflects that planning permission is in place for the development of 91 affordable homes. FM Ury would support the consideration of further flexibility in the delivery of affordable homes at Mackie Village linked to the other development sites identified at Ury.

In terms of infrastructure, design continuity and the presence of other amenities and transport links, there is logic to Mackie Village remaining the focus for further affordable housing development.

In recognition of development across the wider Ury Estate, we have submitted an up-to-date masterplan of the estate that clearly identifies land benefitting from planning permission and/or LPD allocations (as well as aspirational areas for future development which will be the subject of future engagement with Aberdeenshire Council). As above we think it important that the LDP identifies and allocates all committed development at URY including the proposed foodstore, hotels and golf course.

The Ury Estate continues to establish itself as a new destination within Stonehaven, providing a wide range of new home opportunities as well as the delivery of future leisure and commercial development. FM Ury continues to welcome Aberdeenshire Council's support in the confirmation of Ury as a preferred destination for new development in the area and looks forward to continuing this proactive engagement for many years to come.

**Marykirk (RSM Milne Dykelands Ltd.)**

**Site OP1 – Land to the West of Marykirk** - we continue to support development at site OP1 though and this now benefits from a planning permission which is in the process of being completed. It has proved to be a successful development amply illustrating the support for new homes in Marykirk. RSM Milne Dykelands Ltd. made submissions to the Call for Sites and Main Issues Report promoting development to the north of OP1 and we would like to maintain this support for expansion of this allocation (and therefore as an objection to this proposed LDP).



The site has the capability of delivering an attractive and appropriate expansion of the OP1 site, with the opportunity to link via the existing layout of the consented site. This would ensure a coordinated vision for this north-west part of the settlement and would not create any unacceptable landscape or transport/road safety impacts.

Whilst acknowledging that the Proposed Plan represents the settled view of the Council, we would ask that the expansion of OP1 to the north be reconsidered and included in the LDP housing allocations for Marykirk.

Whilst we continue to support the further development to the south east of the settlement (and have previously provided a masterplan vision for the town, we acknowledge that this is a longer-term opportunity and whilst we made comment at the Call For Sites stage of the process, we will look to support this further during the LDP3 process in due course and subject to further engagement with Aberdeenshire Council ahead of that process commencing.

**Proposal P2** creates a natural green network into Marykirk from the east and we continue to support this designation. Whilst close to our proposals to the south-east, RSM would look to incorporate this area into any future masterplan, maintaining and enhancing it as an important community open space asset.

**SUMMARY**

FM Ury and RSM continue to support the preparation of the Aberdeenshire LDP and is keen to engage further to ensure deliverable and appropriate development is supported throughout the Aberdeenshire jurisdiction and specifically at Ury and Marykirk.

We have identified two key areas for further consideration as part of this LDP Process. **First** is the clear allocation of the committed development at Ury in the LDP (specifically the commercial development site proposed for a foodstore development).





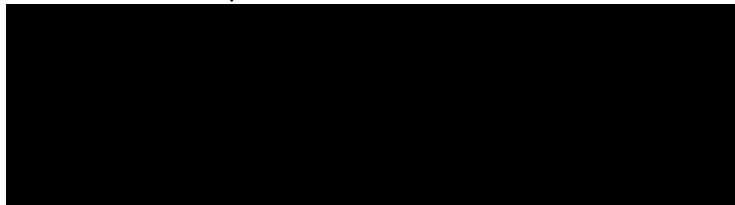
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This will create certainty in the market and help discourage others from challenging the situation in the hope securing a similar permission (which could only ever be an additional store not a replacement for Ury. Ury has established itself as the preferred location and this should be supported through the LDP Process.

**Second**, RSM MILNE DYLKELANDS continues its promotion of land to the north of site OP1 in Marykirk. We consider this proposed expansion of the site as deliverable and appropriate and will ensure that there is a continued supply of attractive new homes in the area, providing choice to the local housing market.

As outlined above, both parties support many aspects of the Proposed Local Development Plan and look forward to further engagement with Aberdeenshire Council as the process continues towards adoption. Should it be helpful we would be happy to discuss any of the above further and provide any additional information as deemed necessary.

Yours sincerely









**Director**

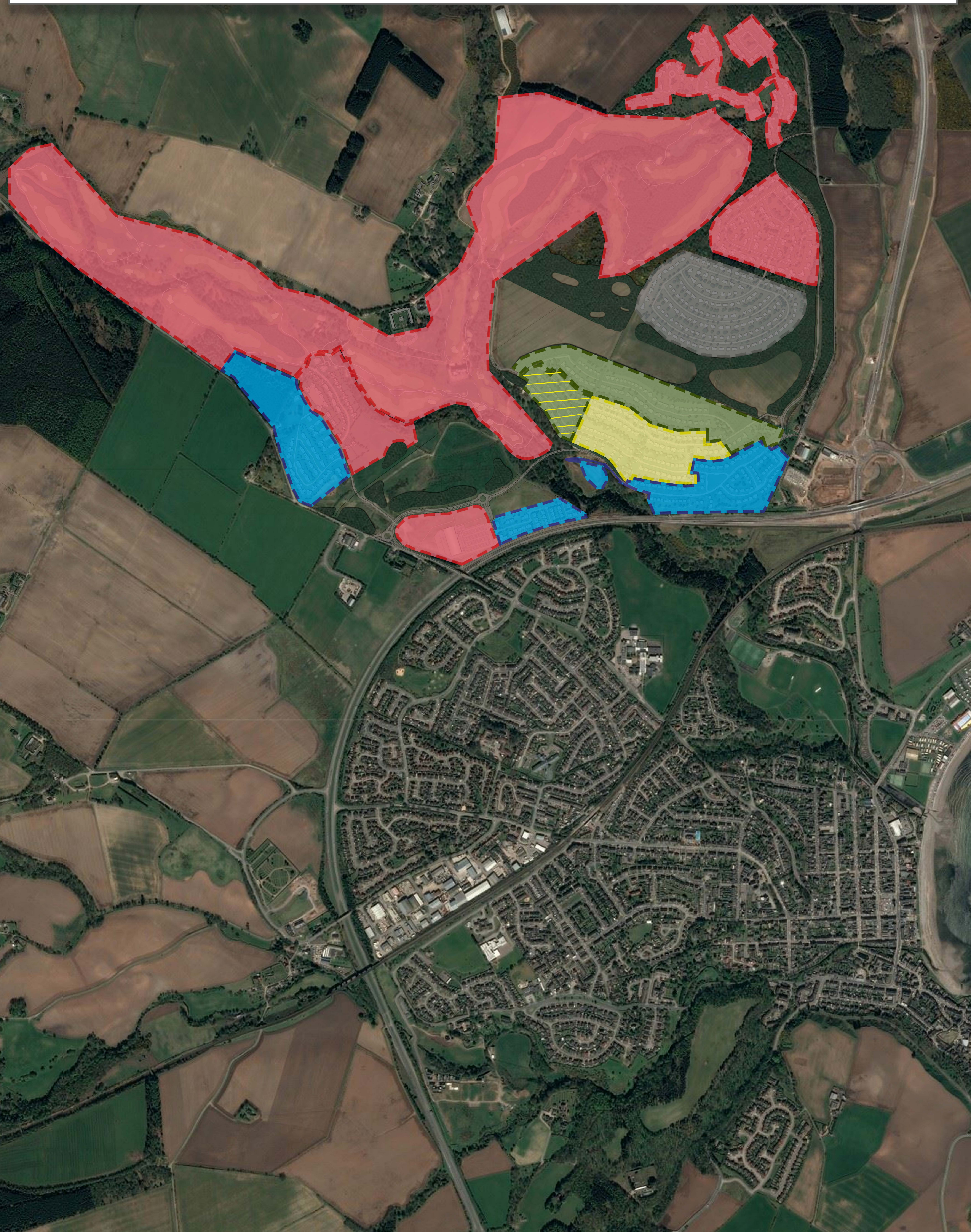




# Proposed Aberdeenshire LDP2 - URY Estate - Illustrative Planning Summary - July 2020

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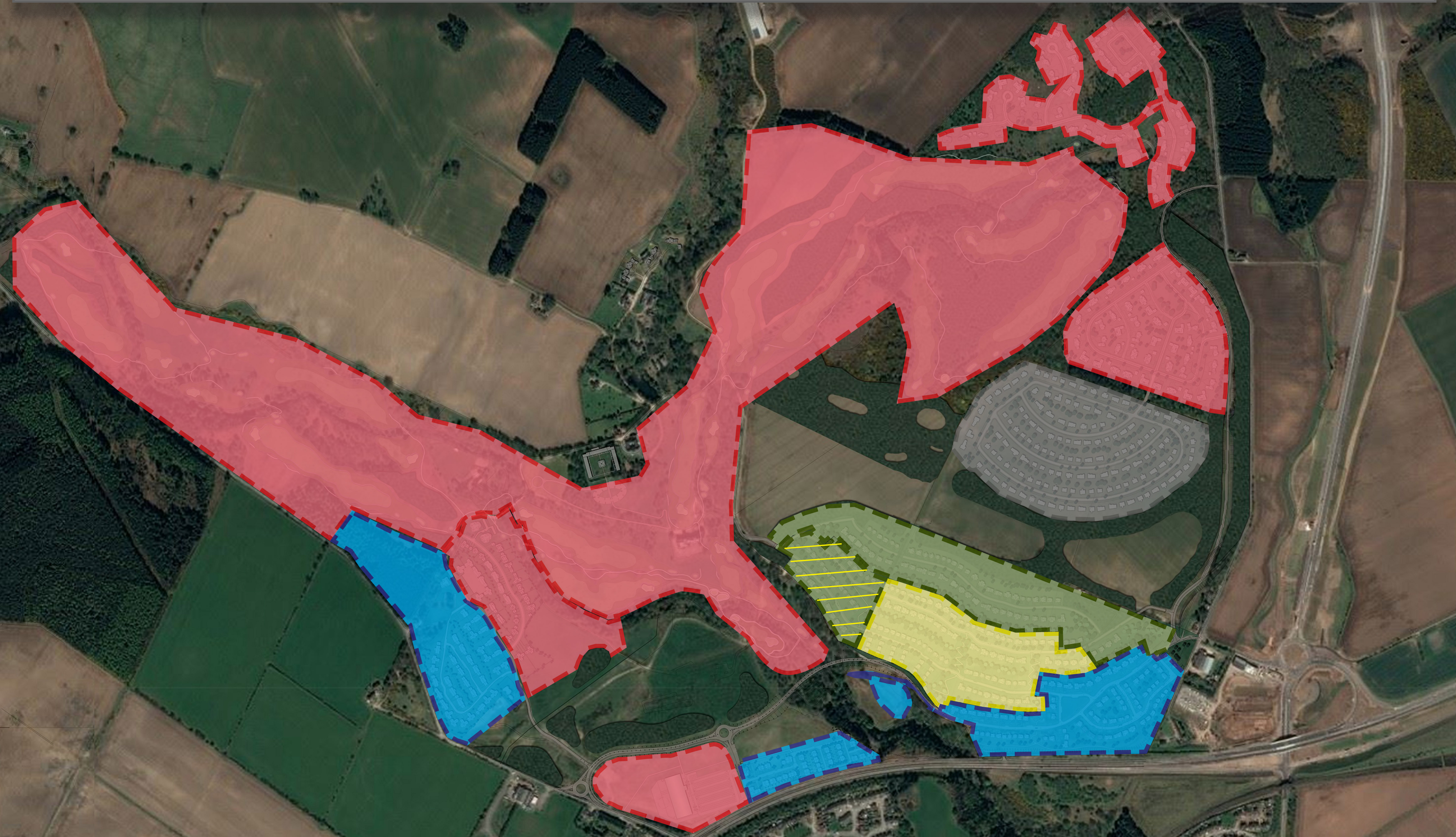
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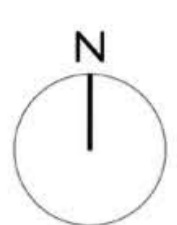
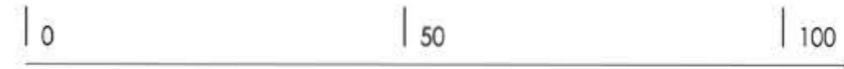
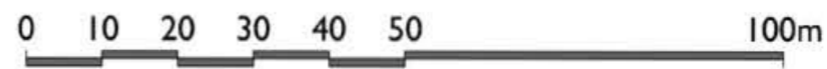
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REV	REVISIONS	DATE	DRAWN	DESCRIPTION
A		7.3.19		ALTERATIONS TO REFLECT TOPOGRAPHY AND PLANNING GUIDANCE

CLIENT	RSM MILNE DYKELANDS LIMITED										
JOB	Residential Development - North of Wester Balmano, Marykirk										
DRAWING	Site Layout Masterplan										
Drawn	Checked	Approved	Date	26.03.18	Job no	18/002	DrNo	LP-02	Rev	A	
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