

## **Stonehaven**

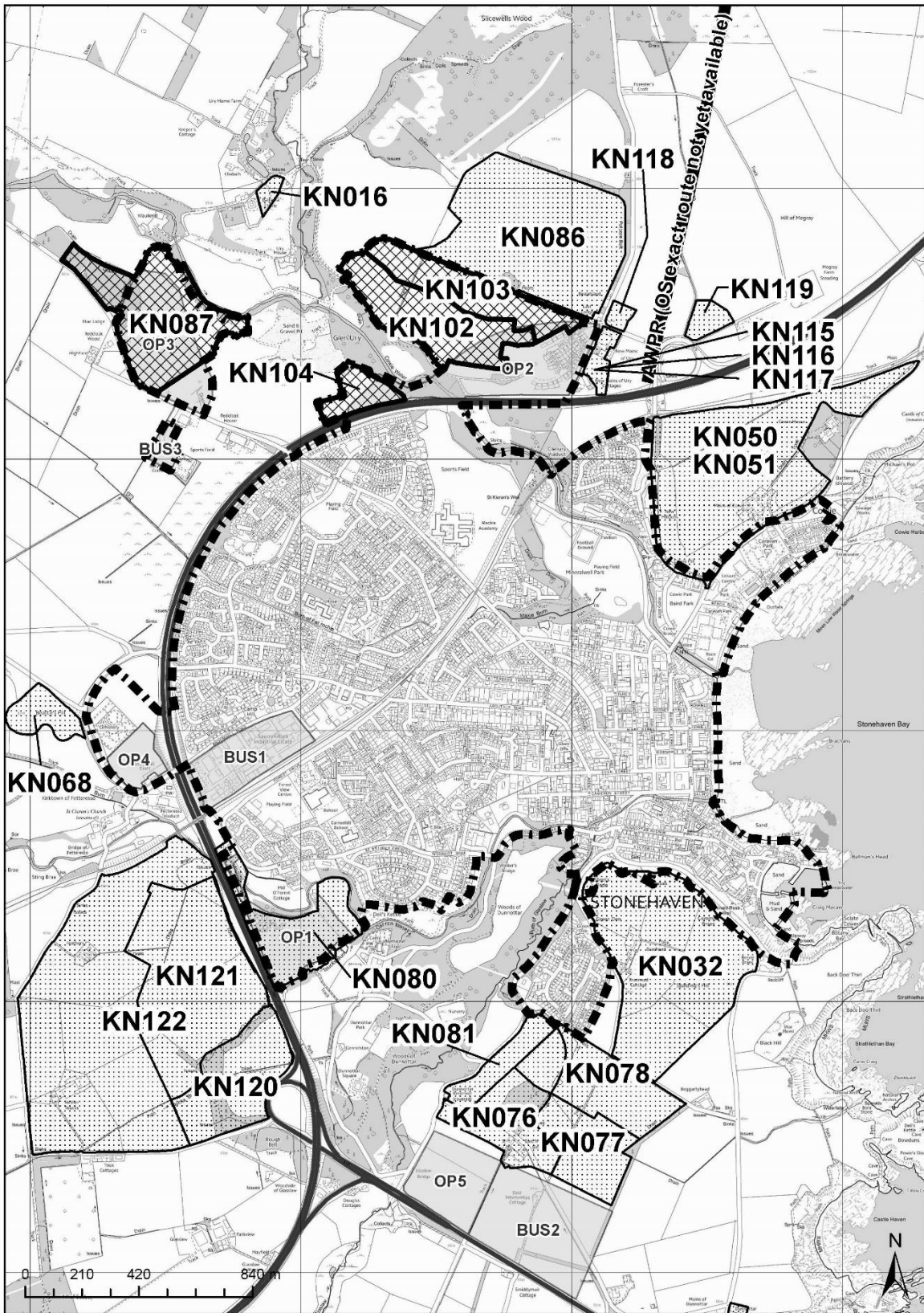
Stonehaven is located on the coast with a conservation area stretching along part of the coastline. Around the coast the development follows a grid format and is predominately terraced housing fronting directly onto the street. Away from the coast there is further development, which introduces a mix of house types including semi-detached, detached and town houses, which generally step away from the grid layout. A mix of house types is important to be maintained through future development and the inclusion of affordable housing is particularly important.

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. There is demand for a supermarket within the town and planning permission in principle has been granted for a 3750m<sup>2</sup> supermarket and 50-bedroom hotel at the Ury Estate adjacent to the A957 Slug Road. Stonehaven has a strong demand for development and is located in the strategic growth area and the Aberdeen housing market area. As such, it plays an important role in delivering strategic housing allowances. There is limited open space within the centre of the town, but there are larger areas of open space to the edge of the town both to the north and south, and these are vital to the overall amenity of the town. Flooding is also a serious issue in Stonehaven and future development will need to take account of this.

The lack of new small scale and affordable housing, and employment opportunities are issues for the local community. Facilities for teenagers, the elderly and the less able to meet and engage continues to be a key element seen to be missing from the town, and Dunnottar Primary School and Mackie Academy need to be replaced. Concerns have been voiced over existing facilities not being fit for purpose, poor car park provision for visitors and at the train station, and pedestrian safety at the junction at Evan Street and Market Square.

### **Planning Objectives:**

- To help contribute to the overall sense of place in the community.
- To enhance the role of the settlement as a service centre.
- To meet housing need in the wider strategic growth area as defined by the Aberdeen City and Shire Strategic Development Plan.
- To support local services and facilities.
- To preserve the amenity of the settlement.
- To provide opportunity for employment.
- To support community facilities and services.
- To improve existing leisure and recreation facilities.



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## Existing Development Sites

Reference	Proposal	Overview
OP1	110 homes	Identified as effective in the Housing Land Audit 2018.  Under construction. Planning permission was granted in 2013 for 109 units and a second planning application for 142 was allowed at appeal in November 2018. See KN080 below.
OP2	205 homes	Identified as effective in the Housing Land Audit 2018.  Under construction. Site has planning consent for 179 homes with 44 homes remaining in 2022.
OP3	51 homes	Identified as effective in the Housing Land Audit 2018.  One house built. Construction programmed to recommence in 2019 with 30 homes remaining in 2022. See KN102 below.
OP4	50 homes	Identified as effective in the Housing Land Audit 2018.  Under construction (planning permission granted in 2015 for 49 units) with 5 homes remaining in 2022.
OP5	7ha employment land	Planning Permission in Principle was granted in 2016.  However, as the site has not progressed (along with BUS2, which was granted planning permission in 2007) it is proposed that these sites are removed from the Plan.

## Development Bid Sites

The following sites have some potential for development and may be considered to be an **Officers' preference**:

Reference	Proposal	Overview
KN080  Site OP1, Carron Den Road, Stonehaven	155 homes	The proposed site lies within an existing opportunity site, OP1. Planning permission for 109 homes was granted in 2013 with one main road access. In November 2018, a second planning application for 142 homes was allowed at appeal. The proposal seeks to increase the housing allocation from 110 to 155 homes by reducing the number of larger homes and increasing the number of smaller homes on the site. This proposal includes those homes already built (11) and two homes that remain to be built under the first planning application.
KN087  Site OP3, Blue Lodge,	99 homes	The proposed site acts as an extension to the existing opportunity site, OP3. It seeks to increase site OP3 to match the approved planning applications in this area, increase the density of development, and improve the

Ury Estate, Stonehaven		<p>mix of housing. Site OP3 was allocated for 25 houses to enable the redevelopment of Ury House. In April 2015, planning permission was granted on this bid site for a total of 51 homes over two phases. The increase in house numbers (and smaller house size) is to reflect market conditions, and while planning permission for 230 homes has already been granted to enable the redevelopment of Ury House, the additional 48 homes would result in a more efficient use of the land and is unlikely to have a detrimental impact on the landscape.</p> <p>Nonetheless, development should exclude riparian and ancient woodland, and a buffer strip of at least 12m from Cowie water will be required. Furthermore, in order to avoid increasing the volume of traffic going through the centre of Stonehaven, the planned link road from site B979 to A957/Slug Road (and crosses the Cowie Water) must be built before planning permission is granted for the 52<sup>nd</sup> house.</p>
KN102 Land at East Lodge (Bid 1), Ury Estate, Stonehaven	212 homes (enabling development as part of OP2)	<p>The proposed site acts as an extension to the existing opportunity site OP2, which is allocated for 205 homes to enable the redevelopment of the listed Ury House. Site KN102 was granted planning permission in 2015 for 84 homes (APP/2014/3297), and a planning application for 94 homes is pending. This proposal seeks to retain the consented site and increase the number of homes between it and OP2 to 212. A separate bid for an additional 130 homes is proposed on another part of site OP2 (KN104).</p> <p>The principle of enabling development in this area for Ury House is well established, and the need to reduce house sizes to reflect market conditions and therefore increase the house numbers is accepted. An advantage of this site is that it is less likely to have a significant visual and landscape impact compared with other bid sites in Stonehaven. However, there are a number of constraints affecting this site, although these can be mitigated. The proposal could impact on the landscape and setting of Ury House, as it sits on a south facing slope, but the indicative plan shows a linear layout, which takes account of the contours of the land, and the distance of the site and the tree lined valley helps to screen it from the listed Ury House. Part of the site is within the pipeline consultation zone, but BP did not object to the approved planning application. The site is poorly connected to Stonehaven, but a link road between the B979 and the A957 (Slug Road) is proposed to improve linkages into the town. Access into site OP2, which is currently from the East Lodge Gate House, will also need to be improved.</p>
KN103	60 homes	The proposed site acts as an extension to the existing OP2 site, and relies on the completion of bid KN102 to the south. Sites OP2 and KN102 have planning

<p>Land at East Lodge (Bid 2), Ury Estate, Stonehaven</p>		<p>permission for 179 homes to enable the redevelopment of Ury House, and this site would “round off” the development.</p> <p>However, the site is not without its constraints. It is visibly prominent, and while the proposal encroaches further up the hill and would have a landscape and visual impact, a significant amount of strategic landscaping is proposed along the northern boundary, which would enhance the existing tree belts. This area is segregated by the A90, and at present it does not connect well with Stonehaven. A link road between the B979 and the A957 (Slug Road) is proposed to improve linkages into the town. As such, to ensure this area develops into a sustainable mixed community, it is preferred that development on this site is undertaken once the existing housing on sites OP2 and KN102, retail and link road between the B9979 and A957 have been built.</p>
<p>KN104  Land at Mackie Village (Bid 5), Ury Estate, Stonehaven</p>	<p>84 homes</p>	<p>The capacity of this site has been reduced from 130 to 84 homes.</p> <p>The proposed site acts as an extension to the existing opportunity site OP2, which is allocated for 205 homes to enable the redevelopment of the listed Ury House. The site is detached from Stonehaven due to the A90 and Cowie Water, and while it relates well physically, it connects poorly with the town. The proposal seeks to increase the size of site OP2 to provide the affordable housing contributions for site OP2, and bids KN102 and KN103. Planning applications are pending on part of this site for 47 affordable homes (APP/2018/2227) and 44 affordable homes (APP/2018/2228). However, there are concerns that at 130 homes, this could result in overdevelopment, and a more modest proposal of 84 homes is preferred.</p> <p>Development at this location only makes sense when the proposed supermarket and access roads across Cowie Water have been provided. The principle of development in this area has been established by the allocation OP2 and the supermarket to the west of this site. The distance of the site and the tree lined valley helps to lessen its impact on the listed Ury House. However, the site would be visually prominent along the A90, and although not proposed in the indicative plan, strategic landscaping adjacent to the A90 and active street frontages will make the development more visually attractive. A significant buffer strip would also be required alongside the Cowie Water. The site is also within a pipeline consultation zone, but the Health and Safety Executive have not objected to the pending planning application.</p>

**Other options** which Planning Officers have not preferred:

<b>Reference</b>	<b>Proposal</b>	<b>Overview</b>
KN016  Land Adjacent to Baille Na Choile Coach House, Stonehaven	5 homes	The proposed site is situated in the countryside, near to existing houses, in the former Ury House designed landscape, and has a number of constraints. It is within the inner consultation zone of a pipeline. The scale and location of the proposal does not integrate well with the character of the surrounding area, and the setting of the listed Ury House and Coach House. It would have an adverse visual and landscape impact. It relates poorly to Stonehaven, and is not within walking distance of amenities and community facilities and would encourage the use of unsustainable modes of transport.
KN032  Land at Braehead, Stonehaven	400 homes	The proposed site is located on a gently undulating plateau overlooking Stonehaven and is constrained for a number of reasons. Half the site is identified as being prime agricultural land. Due to the topography, the site does not connect or relate well with the town. The proposal is within the South East Coast Special Landscape Area and would have a significant landscape and visual impact on the setting of the town, and the setting of the War Memorial on Black Hill. As such, alternative sites for development on less sensitive sites are preferred. In addition, there are education provision concerns, and the protected school site, P9, in the 2017 Local Development Plan is now no longer preferred by the Council's Learning Estates Team.
KN050  Land at Mains of Cowie (Mixed Use), Stonehaven	Mixed use: 250 homes, 4000m <sup>2</sup> food retail and primary school	<p>The proposed site is situated on a plateau on the eastern periphery of Stonehaven, and would relate well physically, but due to the topography the site does not relate well with the town. The proposal is also constrained as it is on prime agricultural land, within the South East Coast Special Landscape Area, and visually very prominent. Alternative sites for development on less sensitive sites are preferred. Primary school provision may also constrain this site, and the primary school proposed by the developer has not been discussed with or approved by the Council's Learning Estates Team.</p> <p>While there is a need for a supermarket, Planning Permission in Principle was granted on 5/8/2016 for a supermarket at Slug Road (APP/2015/3716), and although Mains of Cowie may be an appropriate site, a second large supermarket could have a devastating impact on Stonehaven's town centre. As such, this proposal cannot be supported at this time.</p>
KN051  Land at Mains of Cowie	350 homes and primary school	The proposed site is situated on a plateau on the eastern periphery of Stonehaven, and would relate well physically, but due to the topography the site may not relate well with the town. The proposal is also constrained as it is on prime agricultural land, within the

(Residential), Stonehaven		South East Coast Special Landscape Area, and is visually very prominent. Alternative sites for developments on less sensitive sites are preferred. Primary school provision may also constrain this site, and the primary school proposed by the developer has not been discussed with or approved by the Council's Learning Estates Team.
KN068  Land at Beattie's Hill, Stonehaven	20-25 homes	The proposed site is located on the south-eastern edge of Stonehaven, but it would appear as an isolated development, as it is segregated from the town by the A90, and from Kirkton of Fetteresso by the topography and Cheyne Burn. The site is further constrained as it would elongate the town, and its encroachment into the countryside would further alter the rural character of the area. The road between Broomhill Road and the A90 provides a defensible boundary, and the Reporter of the Local Development Plan 2017 Examination stated that "development to the west side of the road would be detrimental to the essentially rural character of this location". Other potential issues include the site's impact on setting of the Kirkton of Fetteresso Conservation Area and the scheduled St Ciaran's Church in Fetteresso, its location within the middle pipeline consultation zone and school capacity.
KN076  Land at East Newtonleys, East of A957, Stonehaven	100 homes	The proposed site is detached from the settlement, and although it relates well to employment sites OP5 and BUS2 in the Local Development Plan 2017, it is constrained as it does not connect or relate well with the town. Furthermore, the site is mostly on prime agricultural land, and while the site is contained by tree belts and woodland, it is still visible when viewed from the north and could impact on the setting of the town. The future of the school site is also unknown, which would also affect the site's integration with the town.
KN077  Land at East Newtonleys, Between A957 and Boggartyhead, Stonehaven	400 homes, primary school and retail (200sqm)	The proposed site is detached from the settlement and is constrained for a number of reasons. Due to the topography of the land, the site does not connect or relate well with the town. Part of the site is within the South East Coast Special Landscape Area, and while it would not have a detrimental impact on the coastal setting, it is exposed and visible when viewed from the north and would have a significant landscape and visual impact on the setting of Stonehaven. As such, alternative sites for development on less sensitive sites are preferred. In addition, a significant part of the site is identified as being prime agricultural land; the delivery timescale is beyond the lifetime of the plan (2031); and there are education provision concerns. While a new primary school is welcomed, the protected school site, P9 in the Local Development Plan 2017 is now no longer preferred by the Council's Learning Estates Team.

<p>KN078</p> <p>South of Braehead, East of A957, Stonehaven</p>	<p>100 homes</p>	<p>The proposed site is detached from the settlement and is constrained for a number of reasons. Due to the topography of the land, the site does not connect or relate well with the town. Part of the site is within the South East Coast Special Landscape Area, and while it would not have a detrimental impact on the coastal setting, it is exposed and visible when viewed from the north and would have a significant landscape and visual impact on the setting of Stonehaven. As such, alternative sites for development on less sensitive sites are preferred. In addition, a significant part of the site is identified as being prime agricultural land and there are education provision concerns, as the protected school site, P9, as identified in the Local Development Plan 2017 is not preferred by the Council's Learning Estates Team.</p>
<p>KN081</p> <p>Land South of Braehead, Adjacent to A975, Stonehaven</p>	<p>50 homes</p>	<p>The proposed site is situated in the countryside, adjacent to existing houses in Stonehaven, but is constrained. It does not relate well to the town, has poor street design (poor access onto the A957 and a cul-de-sac) and increasing development in this location would alter the rural character of this partially contained landscape.</p>
<p>KN086</p> <p>Site at North Lodge, Ury Estate, Stonehaven</p>	<p>150 homes</p>	<p>The proposed site is detached from Stonehaven, and land adjacent to it in the Ury Estate has planning permission to enable the restoration of Ury House and for a supermarket and hotel. The housing elements are allocated as OP2 and OP3 in the Local Development Plan 2017, and have yet to be completed. The proposer seeks to establish this area as a suburb of Stonehaven and a number of bids are proposed in this area. However, the Ury Estate is segregated by the A90, and at present it does not connect well to the settlement. A link road between the B977 interchange and the A957 (Slug Road) is proposed to improve linkages into the town. As such, no further development should be undertaken until existing (and preferred) housing, retail and link road have been provided.</p> <p>The site is also visually prominent, and even with the proposed open space, the site is on the southern flank of a local hill and would further alter the rural character of the area and potentially negatively impact on the setting of Ury House and Stonehaven. Alternative sites for housing on less sensitive sites are preferred.</p>
<p>KN115</p> <p>Land at New Mains of Ury (Retail), Stonehaven</p>	<p>Class 1 Retail – 2,787 m<sup>2</sup> (30,000ft<sup>2</sup>)</p>	<p>The proposed site is well located in relation to the settlement, but it is constrained. While the site is off a grade separated junction, it is segregated by the A90, which means it does not connect well into the settlement. There is also a preference for such uses to be located in the town centre and for junctions associated with the Aberdeen Western Peripheral</p>



		<p>Route (and associated roads) to be safeguarded from traffic that will generate local traffic movements.</p> <p>There is a need for a supermarket in Stonehaven, and Planning Permission in Principle was granted on 5/8/2016 for a supermarket at Slug Road (APP/2015/3716). While this is an appropriate site, a second supermarket outwith the town centre would have a devastating impact on Stonehaven's town centre. As such, this proposal cannot be supported at this time.</p>
KN116	32 homes	<p>The proposed site is well located in relation to the settlement and the Ury Estate development, but it is constrained. While the site is off a grade separated junction, it is segregated by the A90 and does not connect well into Stonehaven. This proposal also sets the precedent of development on the Aberdeen Western Peripheral Route Fastlink junction, which should be avoided as it would generate local traffic movements. The proposal is also situated on prime agricultural land and alternative sites for housing on less sensitive sites are preferred.</p>
KN117	Employment land (Class 4 business and office: 325m <sup>2</sup> , Class 5 general industrial: 743m <sup>2</sup> and Class 6 storage and distribution: 2,601m <sup>2</sup> )	<p>The proposed site is well located in relation to the settlement and the Ury Estate development, but it is constrained. While the site is off a grade separated junction, it is segregated by the A90, which means it does not connect well into Stonehaven. There is a need for employment land in Stonehaven, but this proposal sets a precedent of developing on the Aberdeen Western Peripheral Route (AWPR) Fastlink junction, which should be safeguarded from traffic that would generate local traffic movements.</p> <p>However, a "Park and Choose" facility for long and short distant journeys would be more appropriate on this site given it would have a minimal visual impact, and has good connectivity with the A90, AWPR, and other local public transport.</p>
KN118	Hotel and Restaurant	<p>The proposed site is well located in relation to the settlement and the Ury Estate development, but it is constrained. While the site is off a grade separated junction, it is segregated by the A90 and does not connect well into Stonehaven. It is a logical location for attracting passing trade, and supporting tourism, but there is also a preference for such uses to be located in the town centre, and no demonstration of need for both uses have been provided. In addition, this proposal sets a precedent of developing on the Aberdeen Western Peripheral Route (AWPR) Fastlink junction, which should be avoided as it would generate local traffic movements and could prevent any future upgrades of the Fastlink junction. Development on this site could also prohibit future road junction</p>

		<p>improvements in and around the Ury Estate development, and the location of the site, north of the B979, would further alter the character of the area, which should be avoided.</p> <p>If a need for this type of use is demonstrated, a more appropriate location would be to the south of the site, on bid site KN117, which has a much less visual and landscape impact.</p>
<p>KN119</p> <p>Land East of Megray Burn, New Mains of Ury, Stonehaven</p>	<p>Roadside Services comprising Petrol Filling Station and ancillary class 1 (retail) and class 3 (food and drink) uses.</p>	<p>The proposed site is well located in relation to the settlement, but it is constrained for a number of reasons. The site is disconnected from the town by A90/ Aberdeen Western Peripheral Route (AWPR) interchange, the site would be visually prominent and would introduce development where there is very little, and the proposal would further alter the character of the area by having a significant 24-hour impact on the landscape. It also sets a precedent of developing on an AWPR Fastlink junction, which should be avoided, as it would generate local traffic movements, affect traffic flow and could prevent any future upgrades of the junction.</p> <p>However, if a need for this type of use is demonstrated, a more appropriate location would be to the southwest of the site on bid site KN117, which has a much less visual and landscape impact.</p>
<p>KN120</p> <p>Mill of Forest (Site for 250 Units), Land at Toucks, Stonehaven</p>	<p>250 homes and local retail/ commercial/ service facilities</p>	<p>The proposed site is disconnected from Stonehaven and is constrained as it relates poorly to the town, more so if strategic landscaping encloses the site. In addition, while it has good connectivity to the road network and its scale could allow for the provision of some local services (e.g. shop), it is distant from the town centre and other services (e.g. primary school). The indicative plans also lack a central core to the town, making it lack a sense of place, and it also shows the loss of ancient woodland. Although compensatory planting is proposed, it breaks up the continuity of trees south of the site. A small part of the site is also at risk from flooding.</p>
<p>KN121</p> <p>Mill of Forest (Site for 750 Units), Land at Toucks, Stonehaven</p>	<p>750 homes and local retail/ commercial/ service facilities</p>	<p>The proposed site is disconnected from Stonehaven and has a number of constraints, including poor connectivity and visual impact. It relates poorly to the town, and although a new bridge is proposed across the A90, land for the bridge is in separate ownership and details of it, which includes crossing the Carron Den Road to site OP1, are uncertain. Therefore, the deliverability of this site is in doubt.</p> <p>There are also concerns with the loss of prime agricultural land, ancient woodland, flood risk, impact on education provision (no school is proposed on the</p>

		site) and the setting of Stonehaven unless mitigated, and the lack of a decent sized park.
KN122 Mill of Forest (Site for 1500 Units), Land at Toucks, Stonehaven	1500 homes, primary school and local retail/commercial/service facilities	<p>The proposed site is disconnected from Stonehaven by the A90 and has a number of constraints, including poor connectivity and landscape impact. It relates poorly to the town, and although a new bridge is proposed across the A90, land for the bridge is in separate ownership and details of it, which includes crossing the Carron Den Road to site OP1, are uncertain. Therefore, the deliverability of this site is in doubt.</p> <p>There are also concerns with the loss of prime agricultural land and ancient woodland, flood risk, impact on education provision (limited capacity at Mackie Academy) and the landscape setting of Stonehaven, and the lack of a decent sized park. In addition, the A90 restricts the permeability between the site and the town, and Kirkton of Fetteresso could be adversely affected by through traffic unless this local road is closed off.</p>

## Conclusion

The preferred strategy for housing growth in this Strategic Growth Area is to concentrate it in Chapelton, and combined with the landscape sensitivity of Stonehaven, only a modest amount of housing is proposed around the existing Ury House enabling development and on site OP1 (bid KN080). A reduction in the number of homes on site KN104 is proposed, from 130 to 84 homes, to avoid overdevelopment. The development of these sites is also dependent on the construction of a link bridge over the Cowie Water, and to ensure this area develops into a sustainable mixed community, site KN103 should not be developed until sites OP2 (KN102 and KN104) and OP3 (KN087) are built, along with the supermarket and link road between the B979 and A957.

The community has expressed concern that the town has outgrown its existing infrastructure and new infrastructure is needed, e.g. upgrading the leisure centre, which these sites could contribute to.

These points raised above will have to be made clear in the settlement statement in the Local Development Plan.

Development next to the Aberdeen Western Peripheral Route (AWPR) Fastlink junction is not supported in order to allow the free flow of traffic (i.e. it is not meant act as a destination for specific uses). Allowing development with high footfall could affect the access and egress onto the A90/AWPR. For all sites, any potential impact on the trunk road network will require to be assessed, and this will have to be set out in the settlement statement in the Local Development Plan.