

MILL OF FOREST STONEHAVEN

PROPOSAL OF APPLICATION NOTICE (PHASE 1)

May 2010



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HOMES
built around you



DRUM
PROPERTY
GROUP



HALLIDAY FRASER MUNRO
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Mill of Forest, Stonehaven

Proposal of Application Notice (Phase 1)

for

**BDW East Scotland Ltd (Trading as
Barratt East Scotland) & Drum
Development Company (Stonehaven) Ltd**

Prepared by

Halliday Fraser Munro

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1.0

INTRODUCTION

1.0 INTRODUCTION

This statement has been prepared by Halliday Fraser Munro on behalf of BDW East Scotland Ltd (Trading as Barratt East Scotland) & Drum Development Company (Stonehaven) Ltd to be read in conjunction with the Proposal of Application Notice (PoAN) submitted for the development of the site known as Mill of Forest, Stonehaven.

Details of the proposed development are included within this statement together with other pertinent information. Additional documents referred to are also enclosed.

Question 4 of the PoAN requests a general description of the proposal, the nature and scale of development and gross floorspace where proposed. This statement outlines the proposed development concept.



2.0

PROPOSAL SUMMARY

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The Mill of Forest Site has been the subject of a local development plan bid through Aberdeenshire's new local development plan process. The site lies on land just to the west of the A90 at Stonehaven.

Stonehaven is the main settlement within the Portlethen to Stonehaven part of the Strategic Growth Area identified by Aberdeen City and Shire Structure Plan. Stonehaven therefore offers a key location for growth within the corridor where there is existing infrastructure and services as well as a good choice of transport links.

Development in this location can utilise, improve and complement existing infrastructure and deliver development within the first phase of the future local plan.

The proposal not only aims to deliver residential development but also a range of other uses including a supermarket and business park.

3.0

INDICATIVE PROPOSED DEVELOPMENT

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The proposal is to establish a mixed development within one of the most accessible locations within the Portlethen to Stonehaven Corridor. Stonehaven is the major service centre and largest settlement in the Strategic Growth Area to the south of Aberdeen. The uses being considered to create a sustainable mixed community and help deliver the structure plan requirements are:

▪ **Residential (Use Class 9) - Phase 1 residential properties including mainstream housing and flats as well as affordable housing ensuring high quality design taking reference from existing local housing, optimum energy efficiency, and strong landscape fit. Housing will be a mix of scale and types to meet market demand and is likely to create an extensive choice from higher density homes close to the neighbourhood centre to lower density properties on the periphery of the neighbourhood boundary;**

▪ **Business Park - To will include a gateway building adjacent to the A90 corridor;**

▪ **Supermarket – To serve Stonehaven and its hinterland but will be designed and incorporated into the neighbourhood/village centre;**

▪ **Primary School – To serve residential development;**

▪ **Neighbourhood Centre – To provide a focal point from which to grow the community, which will include a supermarket, other Class 1 shops and residential uses;**

▪ **Enhanced Access – Better vehicular, pedestrian and cycle links to and from Stonehaven across the A90.**

The enclosed Location Plan and Indicative Masterplan indicate the areas of the site that form part of the proposed future planning application.

Question 6 of the PoAN requests plans indicating the location and site in further detail. The overall layout of the proposed development has not been established. We have, however prepared an 'Indicative Masterplan' which illustrates how the site may be developed. This is enclosed for information purposes only.

4.0

THE CONSULTATION PROCESS TO DATE

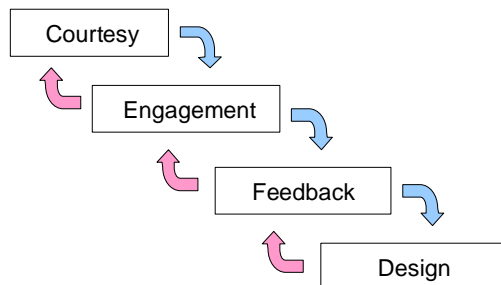
4.0 THE CONSULTATION PROCESS TO DATE

Landowners and Developers who have submitted Local Development Plan bids have been strongly encouraged by Aberdeenshire Council to engage with the local community in bringing forward development proposals.

Barratt East Scotland appointed Halliday Fraser Munro to carry out public consultation for the proposed Mill of Forest Development.

The REAL Planning and Design process (RPD) is a locally focused collaborative approach through which neighbours, stakeholders and other interested parties can become actively engaged in the planning and design of their community through collective involvement in meetings and workshops

REAL Planning and Design



The process has 4 stages: Courtesy, Engagement, Feedback and Design.

In the Engagement Phase the initial presentation and workshops provide an opportunity to explain the process to the wider community who form the stakeholders for the development. This is combined with interactive workshop exercises, which explore essential information to guide the design process.

The Feedback Phase allows the RPD team to return with the comments from the local community. The RPD Team will present the sketch proposals this information has generated and will gather fresh comments on these proposals which will further inform the design process.

The Design Phase is where the RPD team develop the initial sketch proposals through into a detailed masterplan. The design process can only start once the comments and output from the first workshop have been compiled and a design brief established. The designs are then brought back to the community for their final comments before bringing the design process to a conclusion.

The Engagement and Feedback phases can be repeated during the Design Phase to ensure that all the comments and feedback provided are considered.

Outcome Of Consultation Events

Following the initial courtesy meetings, A series of public events were held locally in Stonehaven to engage with the local community and stakeholders. These events occurred in May and September 2009. Further events were held in February 2010. It is clear from the comments made on the evening and the feedback received on the comment sheets that there is still a division of opinion within the local community. However, it was also clear that a number of people have clearly become more receptive to the idea of new development.

The feedback received in discussion with those who visited the exhibitions was that many of the issues had been explained or addressed in the updated proposals and that requests to include a supermarket and hotel within the development had been taken on board.

Common Recurring Themes From The Workshops

Meaningful feedback was obtained from the local residents and stakeholders who took part in the workshops. This information provided the following key considerations, which would have to be resolved should development be allowed:

-This site is not really part of Stonehaven because of its physical separation and should be seen as a new settlement/neighbourhood.

-It currently has no connectivity with the existing town and accessing it will be quite difficult.

-Access from both the A90 and the rest of Stonehaven will need to be addressed as part of any proposals.

Links to the railway station would also be required as the station is considered to be beyond normal walking distance.

-The proposals must avoid creating 'just another housing estate' and it must provide benefits for the existing community.

- It will require good pedestrian links to the town.

- The Mill of Forest proposals should create a sense of community.

- A new primary school should be considered as part of the proposals.

- The secondary school is currently at capacity and the implications of this should be considered in the preparation of any proposals for the area.

Many stakeholders expressed strong opinions on the open, rural landscape which the site provides at present. They considered this important in terms of visual amenity for Stonehaven.

Outcomes From The Workshop Exercises

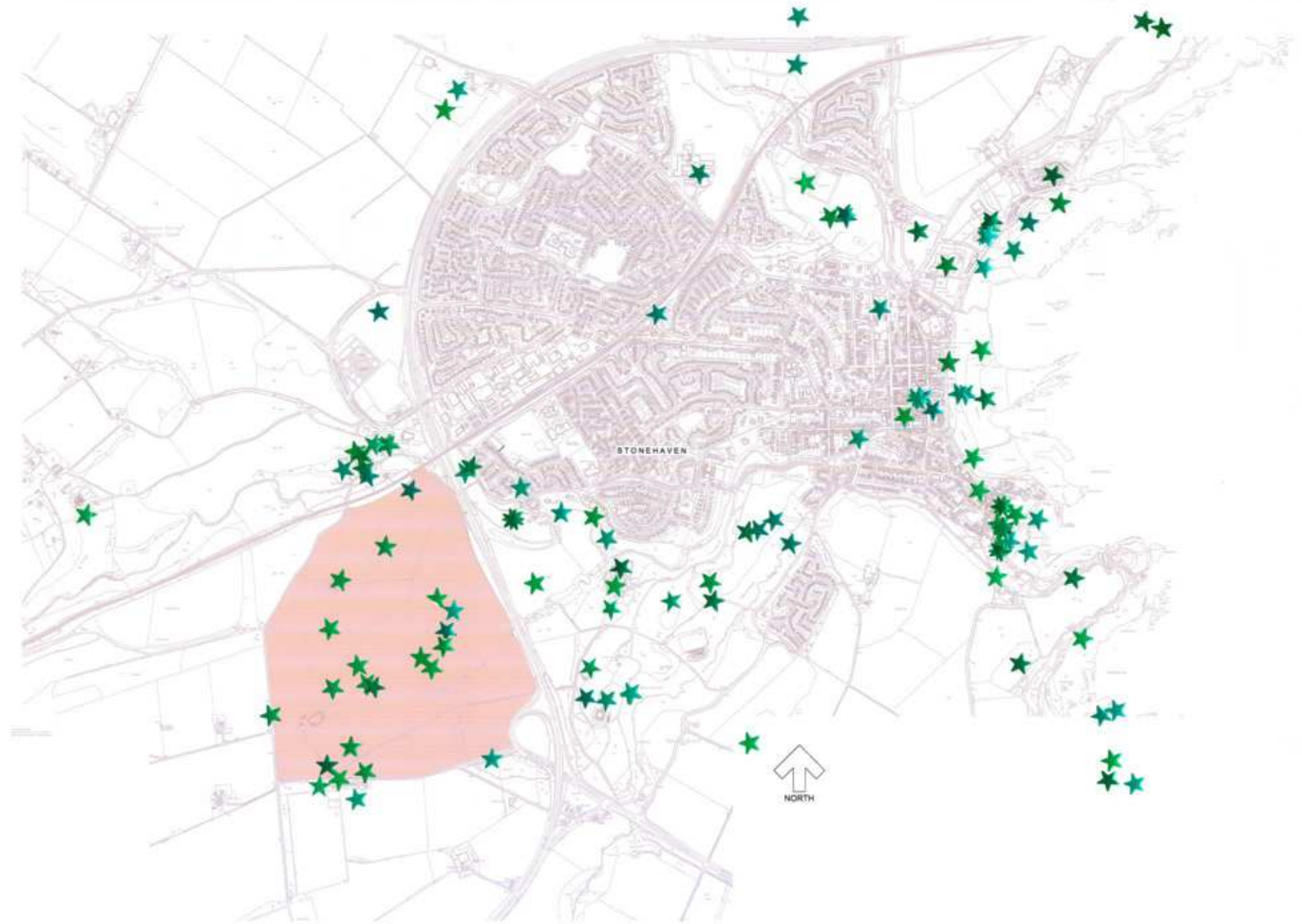
The outcomes from the workshop exercises recorded all the things that the local community liked or disliked about Stonehaven. They also identified areas of opportunity which new development in Stonehaven might create as well as ideas of possible improvements that they would like to see happen within Stonehaven at a future date.

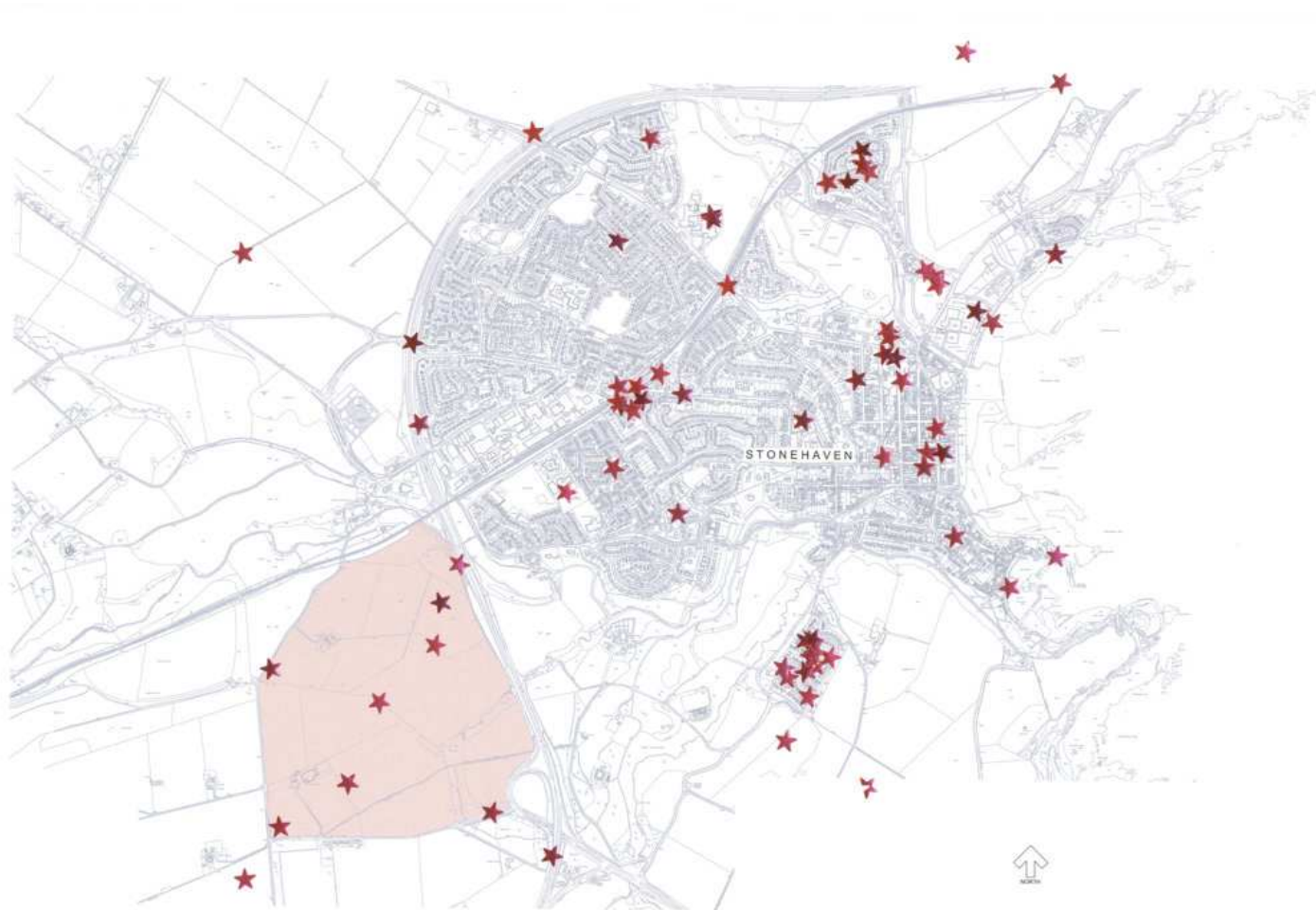
This was done through a discussion exercise in small groups. Three maps of Stonehaven and its surroundings were given to each group and members of the community were asked to identify what they liked and disliked about Stonehaven and what opportunities they thought that future development could bring. This was recorded by placing coloured stars onto the maps to represent the likes, dislikes and opportunities in Stonehaven. This helped the design team to understand how the public view their community what is good about the area, what is not so good about the area and what can be done to make improvements through future development in and around the town.

These outcomes have been collated and are listed overleaf:

LIKES (GREEN)

- Stonehaven Harbour
- Dunnottar Castle
- Coastal Walks
- Dunnottar Wood
- Open Air Swimming Pool
- The character of Kirkton of Fetteresso
- Pubs and shops within the town
- Views out across the Toucks area from the east of the A90 at Mill of Forest Road and the open space.
- Playing fields at Mineralwell Park
- The leisure centre
- Stonehaven Beach
- Shops in the town centre
- Badger setts within the Mill of Forest Site
- Dunnottar Church
- Carron Den
- Stonehaven Train Station
- The War Memorial
- Development at lower Ury
- Mackie Academy
- Stonehaven Bay
- The rural country lanes which surround the Mill of Forest site
- Ability to cycle around the Mill of Forest site
- Cowie Village
- Views out to sea





DISLIKES (RED)

- The Braehead development to the south of Stonehaven
- The Glenury development to the north of Stonehaven
- Lack of parking alternatives around the town
- Lack of sufficient parking at the railway station
- Development at Toucks
- The closure of St Leonard's Hotel
- The congestion around the harbour area
- The Caravan Park
- Development on the skyline
- Fire station response time
- Large impersonal housing developments
- Development at upper Ury
- Development at Cheyne Hill
- A Megabus stop on the A90 at Stonehaven
- The current junction from the A90 onto Kirkton Road
- Overcrowding at Mackie Academy
- Limited facilities at the Health Centre
- Lack of dentists in Stonehaven
- Poor bus links
- Lack of access to the A90 from the north of the town past the golf course
- Lack of access to the A90 north and south from the Banchory Road
- The A90, which has limited Stonehaven opportunities
- The Town Hall which requires upgrading
- The Hospital, which needs investment
- Housing over 2.5 storeys

OPPORTUNITIES (GOLD)

- Improvements to Stonehaven Community Centre on Bath Street
- Improvements to the leisure centre
- A cleaner beach
- The St Leonard's hotel site
- School improvements (Mackie Academy)
- Improve the car park at the railway station
- Affordable housing at Mains of Cowie
- A school at Mains of Cowie
- Another secondary school could be built
- Walks and community woodlands could be created at Toucks
- Development at Toucks could have larger gardens
- A central school could be built with recreation areas
- Development at Toucks could have a mix of housing and a community hub
- A better junction at Ury
- Improvements at the caravan park
- Walks at the golf club
- Allotments on land west of the golf course
- The sea could provide tidal power
- Opportunities to improve the town square (create a continental style square with no parking)
- There are opportunities at Ury Estate
- The town could have a cinema and a new hotel
- Mill of Forest could use wind power
- There could be a primary school and medical centre at Mill of Forest
- Stonehaven could have a district TV station
- The square should hold a farmers market and Hogmanay events
- There is a need for another supermarket
- Mill of Forest could use green roofs to reduce the visual impact
- There should be better pedestrian and cycle links to the site across the A90
- There could be a tram system in Stonehaven



5.0

PROPOSED CONSULTATION PROCESS

5.0 PROPOSED CONSULTATION PROCESS

Question 7 of the PoAN asks for a description of what Pre-Application Consultation (PAC) is to be undertaken:

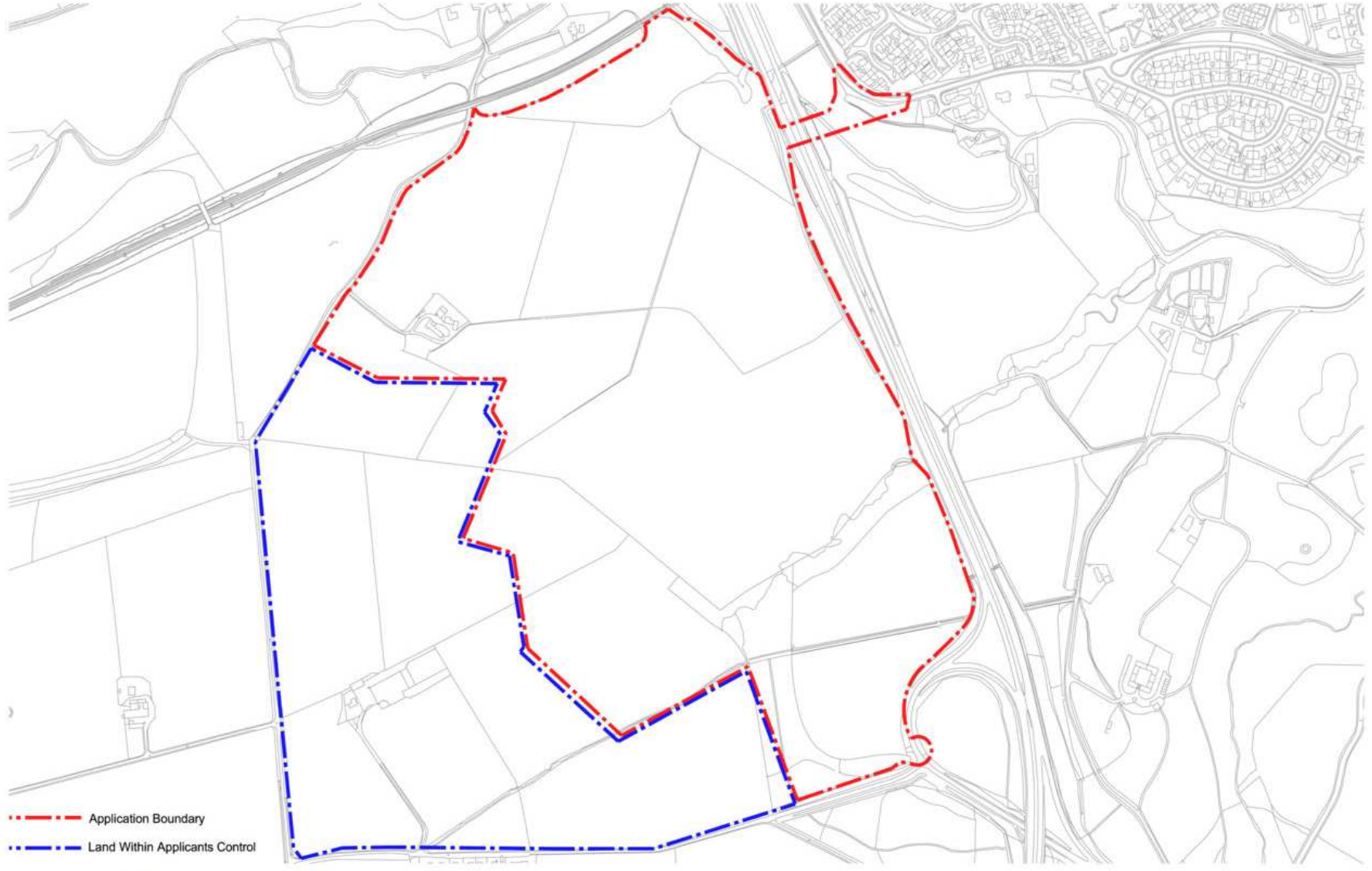
- Notify both Catterline, Kinneff and Dunottar Community Council by copying them into the PoAN as certified on the form;
- Notify the adjoining Stonehaven and District Community Council in the same manner;
- Notify Stonehaven stakeholders including businesses and community groups with whom we have already made contact through earlier consultation;
- Notify Local Councillors of the PoAN and any further consultation events taking place;
- Arrange and advertise with at least 7 days notice a local consultation event that will be open to the public. The event will be advertised in the Mearns Leader and invitation letters will be sent to neighbours and stakeholders. The event is likely to be held at St Bridget's Hall/Heugh Hotel, Stonehaven, which is in a central location and accessible by public transport, foot and cycling. The event will take the form of a manned drop-in session, afternoon and early evening, with presentation material that describes the proposal and offers the opportunity to comment. An initial timeframe for holding the public event is summer 2010;

- We will contact the local Community Council's and Local Councillors independently of the press advert to inform them of the consultation arrangements and provide them with copies of the presentation material;

- The same presentation material will also be placed on the Mill of Forest web site with instructions on how to make comment. This can be viewed at www.mill-of-forest.co.uk We suggest that the opportunity to comment via the web pages is limited to 21 days and ties in with the public event set out above to enable the Pre-Application Consultation Report to be prepared the proposals altered as necessary.

6.0

**SITE / LOCATION PLAN & INDICATIVE
MASTERPLAN**



- - - Application Boundary
- - - Land Within Applicants Control



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Mill of Forest
Mixed Use Development

Location Plan

Scale: 1:5000 @ A3
 Date: April 2010
 Dwg No: A4520 - P - 001A

Check print of this drawing against the Mill of Forest MUD.



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Mill of Forest
 Mixed Use Development

POAN - Phas 1 - Masterplan

Scale: 1:5000 @ A3

Date: April 2010

Dwg No: A4520 - P - 003A

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HALLIDAY FRASER MUNRO

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