

JS

CONSULTATION RESPONSE

ENVIRONMENT RESPONSE TO DEVELOPMENT CONTROL

Planning Reference No:	KM/ENQ/2011/0525	Grid Ref:	
Proposal:	EIA Screening/Scoping Opinion for New Settlement Incorporating 4045 Dwellinghouses (Mixed House Types), Business Land (Classes 4, 5 and 6) and Associated Infrastructure		
Address:	Land to West of Newtonhill, Stonehaven		
D.C. Officer:	Jamie Scott		
Environment Officer:	Mary MacLeod	Initial:	
Date of Response:	28 April 2011		

☐

Acceptable

☐

Not Acceptable

☐

Acceptable Subject To Following Action

☐

No Comments

☒

Further Information Required

☐

Consult at Surgery

ABERDEENSHIRE COUNCIL
PLANNING AND ENVIRONMENTAL SERVICES

05 MAY 2011

RECEIVED

1.	Issue:	Nature Conservation/ Biodiversity
	Actions:	
	a)	Assessment of potential impact on existing rivers, burns and other water bodies and of any proposed mitigation measures where appropriate.
	b)	
	c)	
	d)	
	Justification:	
		ALP Policy Env/14 Ponds ALP Policy Env/15 Aquatic Engineering Works
	Supporting Statement:	
		The proposals indicate adaptation/use of existing water bodies and development of additional off line and in line water features. Baseline surveys are needed to identify current condition, morphology and habitats of and the potential impact of creation of ponds, water engineering works and landscaping may have.

Vaf
05/05

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Planning Reference Number: KM/ENQ/2011/0525

Continued from Page 1:

2.	Issue:	Public Access
	Actions:	
	a)	Full assessment of the impact on non motorise transport in and around the site.
	Justification:	
		ALP Policy Env/22 Public Access
	Supporting Statement:	
		As well as the national cycle route and the Causey Mounth the site is crossed by a number of country roads and tracks. In addition much of the area is regarded as access land in terms of the Land reform (Scotland) Act 2003. A full assessment of the impact of the proposal on the existing and potential future use of the site for non motorized public access is required. The assessment should include existing and potential future links beyond the site to the wider network .



Our Ref: KM/ENQ/2011/0525
Your Ref:

Ask for: Jamie Scott
Direct Dial: 01569-768279
Email: km.planapps@aberdeenshire.gov.uk

Mr Chris Pattison
Turnberry Consulting
41-43 Maddox Street
London
W15 2PD

14/04/2011

Infrastructure Services
Planning & Building Standards
Viewmount
Arduathie Road
Stonehaven AB39 2DQ
Telephone 01569 768300
Fax 01569 766549
www.aberdeenshire.gov.uk
LP-5 STONEHAVEN



Dear Mr Pattison

Proposal: EIA Screening/Scoping Opinion for New Settlement Incorporating 4045 Dwellinghouses (Mixed House Types), Business Land (Classes 4, 5 and 6) and Associated Infrastructure
Address: Land to West of Newtonhill, Stonehaven

I write with reference to the above noted Scoping Opinion. In order to form an opinion, this Service has undertaken a consultation process with 17 consultees. To date two acknowledgements and five full responses have been received. I enclose the responses for your perusal on an information only basis at this stage.

Should you have any further queries, please do not hesitate to contact me.

Yours sincerely

Jamie Scott
Planner

Encs. Consultations responses from: Health and Safety Executive (HSE); Scottish Environment Protection Agency (SEPA); Aberdeenshire Council – Infrastructure Services (Archaeology); Aberdeenshire Council – Infrastructure Services (Roads Development).
Council – Infrastructure Services (Contaminated Land).

If you have difficulty in reading this paper please contact Jamie Scott on 01569-768279



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Direct Dial: 01569-768279

Email: km.planapps@aberdeenshire.gov.uk

Mr Chris Pattison
Turnberry Consulting
41-43 Maddox Street
London
W15 2PD



25/04/2011

Dear Sir/Madam

The Environmental Impact Assessment (Scotland) Regulations 1999
Proposal: EIA Screening/Scoping Opinion for New Settlement Incorporating
4045 Dwellinghouses (Mixed House Types), Business Land (Classes 4, 5 and
6) and Associated Infrastructure
Address: Land to West of Newtonhill, Stonehaven

I refer to the above and to your request for a screening opinion under Regulation 5 of the Environmental Impact Assessment (Scotland) Regulations 1999.

The Planning Authority is required to provide and record a formal screening opinion based upon an assessment of the location, nature, purpose and possible effects of the development. Under the terms of the above Regulations, the proposed development is of a type listed under Schedule 2. You will be aware that there is not an automatic requirement for an EIA to be submitted for Schedule 2 developments.

It is my opinion, however, that an Environmental Impact Assessment is required on this occasion.

The following statement gives reasoning for this conclusion:

My assessment made cognisance of the significant scale and nature of the scheme and as such would clearly be regarded as an "urban development project", as identified in Schedule 2 of the Regulations. Having regard to the criteria set out in Annex A of the Regulations, it is clear the proposal would greatly exceed stated thresholds. The proposal is likely to have a significant visual, landscape and character impact on the environmental sensitivities of the site. It is therefore my opinion that an Environmental Impact Assessment is required.

If you have difficulty in reading this paper please contact Jamie Scott on 01569-768279

A fuller explanation and scope of what must be included within the Environmental Statement will be provided separately in due course through the Planning Authority's "scoping opinion". The Regulations prescribe that the Authority has 21 days in to which provide a scoping opinion. Now that the proposal has been screened, this time period commences from the date of this letter. I feel that I will be able to meet this obligation, however, should I feel that it is necessary to extend this period I will write to you to request an extension of time.

This screening opinion will be held for public inspection for a two year period, or until a planning application is submitted at which time the opinion will be transferred to the planning register with the application.

You have the right to apply to Scottish Ministers for a screening direction should you disagree with the above opinion.

Should you wish to discuss any matters relating to this issue please contact myself on the above number.

Yours faithfully

A solid black rectangular box used to redact the signature of Jamie Scott.

Jamie Scott
Planner

cc. Planning Decisions Division, The Scottish Government, 2-H Victoria Quay,
Edinburgh, EH6 6QQ



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Mr Chris Pattison
Turnberry Consulting
41-43 Maddox Street
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25/04/2011

Dear Sir/Madam

**Proposal: EIA Screening/Scoping Opinion for New Settlement Incorporating
4045 Dwellinghouses (Mixed House Types), Business Land (Classes 4, 5 and
6) and Associated Infrastructure
Address: Land to West of Newtonhill, Stonehaven**

I write with reference to the above noted Screening/Scoping Opinion. In order to form an opinion, this Service has undertaken a consultation process with 17 consultees. Further to my letter of 14 April 2011, four further responses have been received. I enclose copies of these responses for your perusal on an information only basis at this stage.

Should you have any further queries, please do not hesitate to contact me.

Yours faithfully

Jamie Scott
Planner

Encls. Consultations responses from: Historic Scotland; Scottish Ministers (Emissions & Strategic Delivery Team); Scottish Water, and; Aberdeenshire Council – Infrastructure Services (Planning Policy)

Infrastructure Services
Planning & Building Standards
Viewmount
Arduthie Road
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Telephone 01569 768300
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www.aberdeenshire.gov.uk
LP-5 STONEHAVEN

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01569-768279**



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29/03/2011

Dear Sir/Madam

**The Environmental Impact Assessment (Scotland) Regulations 1999
Proposal: EIA Screening/Scoping Opinion for New Settlement Incorporating
4045 Dwellinghouses (Mixed House Types), Business Land (Classes 4, 5 and
6) and Associated Infrastructure
Address: Land to West of Newtonhill Stonehaven**

I refer to the above proposal and submission of your request for an opinion under the above Regulations received on 21/03/2011.

The Planning Authority is requesting an extension to the time period for adopting such an opinion until 09/05/2011 Please confirm whether you agree to this extension in writing.

Should you wish to discuss any matters relating to this issue, please contact myself on the above number.

Yours faithfully

Jamie Scott
Planner

**If you have difficulty in reading this paper please contact Jamie Scott on
01569-768279**

MEMORANDUM

ABERDEENSHIRE COUNCIL
PLANNING AND ENVIRONMENTAL SERVICES

To: Jamie Scott

18 APR 2011

From:

RECEIVED

Tel No: 01224 664267

Our Mail

Ref:

11mar5557

Date: 29/05/09

Your Ref:

ENQ/2011/0525

**SUBJECT: The Environmental Impact Assessment (Scotland) Regulations 1999
Proposal: EIA Screening/Scoping Opinion for New Settlement Incorporating
4045 Dwellinghouses (Mixed House Types), Business Land (Classes 4, 5 and 6)
and Associated Infrastructure**

Please find some comments relating to the screening of opinion of the site to the west of Newtonhill.

The Causey Mounth Road as well as being of historic interest is also an important recreational asset. Under Section 5 'Overall Scope' specific reference to the Causey Mounth should be considered.

Otherwise, we believe that the scope of the assessment is appropriate.

Yours sincerely,

Planning Policy



Mark Peters

04/05/2011 17:16

To: km.consultations/Abdnshire@Abdnshire
cc: Alasdair Macdonald/T&I Roads/Abdnshire@Abdnshire, Mel Edwards/T&I Transportation/Abdnshire@Abdnshire, Peter MacCallum/T&I Transportation/Abdnshire@Abdnshire
Subject: Re: Fw: Planning Consultation - ENQ/2011/0525



Planning Consultation - ENQ/2011/0525

We have reviewed the EIA scope and have no specific comments to make at this time.

We will however require a full Transport Assessment, including an initial scoping document, to be submitted. Discussions with the Elsick Development Company have begun and we will continue to discuss our direct requirements with their consultants. The Transport Assessment must consider all critical traffic impact scenarios resulting from phasing of the development including what happens at the existing Bourtreebush at-grade junction in the early phases before the grade separation is built. The Transport Assessment must also clearly identify the improvements that are to be made to the existing Newtonhill Interchange as this will be required at start of any development.

Thanks and best regards

Mark Peters BSc (Hons) IEng MCIHT
Principal Engineer - Transportation

Aberdeenshire Council
Infrastructure Services
Transportation Section
Woodhill House
Westburn Road
Aberdeen
AB16 5GB

ABERDEENSHIRE COUNCIL
PLANNING AND ENVIRONMENTAL SERVICES

05 MAY 2011

RECEIVED

T: 01224 664061 (Internal 725 4061)
M: 07717201091
E: mark.peters@aberdeenshire.gov.uk
F: 01224 662005
W: www.aberdeenshire.gov.uk

Peter MacCallum Mark Could you coordinate a response by 26 April? 30/03/2011 12:36:03

From: Peter MacCallum/T&I Transportation/Abdnshire
To: Mark Peters/T&I Transportation/Abdnshire@Abdnshire
Cc: Alasdair Macdonald/T&I Roads/Abdnshire@Abdnshire, Mel Edwards/T&I Transportation/Abdnshire@Abdnshire
Date: 30/03/2011 12:36
Subject: Fw: Planning Consultation - ENQ/2011/0525

----- Forwarded by Peter MacCallum/T&I Transportation/Abdnshire on 30/03/2011 12:30 -----

From: km.consultations/Abdnshire
To: Peter MacCallum/T&I Transportation/Abdnshire@Abdnshire
Date: 29/03/2011 15:29
Subject: Planning Consultation - ENQ/2011/0525

[attachment "Consultation Request ENQ-2011-0525.doc" deleted by Mark Peters/T&I Transportation/Abdnshire]

[attachment "ElsickScopingReport FINAL Text and Graphics.pdf" deleted by Mark Peters/T&I Transportation/Abdnshire] [attachment "Figure 1.pdf" deleted by Mark Peters/T&I Transportation/Abdnshire] [attachment "Figure 2.pdf" deleted by Mark Peters/T&I Transportation/Abdnshire]

✓cf
05/05



Our Ref: ENQ/2011/0525
Your Ref:

Ask for: Jamie Scott
Direct Dial: 01569-768279
Email: km.planapps@aberdeenshire.gov.uk

Mr Chris Pattison
Turnberry Consulting
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29/03/2011

Dear Sir/Madam

The Environmental Impact Assessment (Scotland) Regulations 1999
Proposal: EIA Screening/Scoping Opinion for New Settlement Incorporating
4045 Dwellinghouses (Mixed House Types), Business Land (Classes 4, 5 and
6) and Associated Infrastructure
Address: Land to West of Newtonhill Stonehaven

I refer to the above proposal and submission of your request for a scoping opinion received on 21/03/2011.

Under Regulation 10 of the Environmental Impact Assessment (Scotland) Regulations 1999, the Planning Authority is required to provide a formal scoping opinion. Before adopting a scoping opinion, the Planning Authority shall take into account:

- a) The specific characteristics of the particular development;
- b) The specific characteristics of development of the type concerned; and
- c) The environmental features likely to be affected by the development.

The Planning Authority is required to consult with the various consultation bodies prior to adopting a scoping opinion. These are:

- 1) Aberdeen City Council (Planning and Sustainable Development) Strategic Development Planning Authority
- 2) Scottish Natural Heritage (SNH)
- 3) Scottish Water
- 4) Scottish Environment Protection Agency (SEPA)
- 5) Health and Safety Executive
- 6) Scottish Ministers
- 7) Aberdeenshire Council Infrastructure Services (Transportation)
- 8) Aberdeenshire Council Infrastructure Services (Roads Department)

If you have difficulty in reading this paper please contact Jamie Scott on 01569-768279

- 9) Aberdeenshire Council Infrastructure Services (Environment)
- 10) Aberdeenshire Council Infrastructure Services (Flood Prevention Unit)
- 11) Aberdeenshire Council Infrastructure Services (Contaminated Land Unit)
- 12) Aberdeenshire Council Infrastructure Services (Archaeology)
- 13) Aberdeenshire Council Infrastructure Services (Environmental Health)
- 14) Aberdeenshire Council Infrastructure Services (Planning Policy)
- 15) Aberdeenshire Council Infrastructure Services (Waste)
- 16) Aberdeenshire Council Education Learning & Leisure (Education)
- 17) Aberdeen Western Peripheral Route

These bodies are obliged to make available, if requested, any relevant information in their possession.

The Planning Authority shall, within 5 weeks beginning with the date of receipt of your request, adopt a scoping opinion. This period may be extended by written agreement.

Should the Planning Authority fail to adopt a scoping opinion within 5 weeks (or any agreed date) you may apply to Scottish Ministers for a scoping direction under Regulation 6.

Should you wish to discuss any matters relating to this issue, please contact myself on the above number.

Yours faithfully



Jamie Scott
Planner



Our Ref: AR
 Your Ref:
 Ask for: Adam Ritchie
 Direct Dial: 01467 628162
 E-mail: adam.ritchie@aberdeenshire.gov.uk

Gordon House
 Blackhall Road
 Inverurie AB51 3WA
 Telephone 01467 620981

W A Fairhurst and Partners
 Westerton of Craigie
 Southampton Road
 Dundee
 DD4 7PN

(2)

FAIRHURST DUNDEE			
JOB No 72054		LP-3 INVERURIE	
DATE 13 APR 2011		REC'D	
FIRST SEEN BY		ACTION BY	
GLB		CM, AK	
		CM AK	

For the attention of Catherine Millar

12 April 2011

Dear Madam,

72054 Proposed New Community at Chapelton of Elsick, West of A90 Between Newtinhill and Portlethen

Thank you for your request as above dated 25th March 2011. Information is provided below as per your bullets:

- According to our records an underground tank was installed at Elsick House. The capacity of the tank is 2280 litres and is positioned adjacent to the garages to the west of the house. The entries for this tank indicate that the storage of petrol ceased in 2009, at which time the tank was filled with kerosene to heat the greenhouses. Our records also show that a 910 litre underground tank was installed at Elsick Home Farm. This tank was taken out of use in 1989. Two above ground tanks are also known to have been installed at the farm. I have enclosed copies of the petroleum records relating to the tanks.

Our records indicate that part of the site has been used for the disposal of waste. An area of land located at 387840 793848, is shown as an area proposed for landfilling as an extension to an existing tipping area. Unfortunately we do not hold any specific details relating to the wastes deposited or whether the proposed area was infilled. The area has however been mapped as made ground by the BGS

- The following properties are recorded on our private water supply database:

West Stoneyhill	Netherley	Stonehaven	AB39 3SD
Sawmill North Cookney Cottage	Newtonhill	Stonehaven	AB39 3SB
The Chimneys Cairnhill	Newtonhill	Stonehaven	AB39 3PH
Hilton of Cairngrassie	Newtonhill	Stonehaven	AB39 3NY
Burnside of Newhall	Newtonhill	Stonehaven	AB39 3NP

- No land within 0.5km of the site has been determined or investigated under Part IIA of the Environmental Protection Act.

**If you have difficulty reading this document please contact
 Adam Ritchie on 01467-628162**

- This Service is not aware of any complaints or notices served with regard to the site or its environs.
- This Service is not aware of any mine workings within or in the vicinity of the site.

I hope that this is of assistance, please let me know if you require any further information.

Yours faithfully



Adam Ritchie
Scientific Officer

Enc Petroleum Records – Elswick House, Elswick Home Farm

G39 ✓ 160738

Rec 3267.

GRAMPIAN REGIONAL COUNCIL

PETROLEUM (CONSOLIDATION) ACT 1928

APPLICATION FOR RENEWAL OF LICENCE TO KEEP PETROLEUM

To the Director of Consumer Protection and Trading Standards,
77-79 King Street, Aberdeen, AB2 3AB.

I/We FARM MANAGER hereby make application for the renewal of
my/our Petroleum Licence No. G0039 which authorises me/us to
store 2280 litres of petroleum at HIS GRACE THE DUKE OF FIFE,
GARAGE AREA, ELSICK HOUSE, NEWTONHILL,. I/We confirm that no
unauthorised alterations have been made to the installation.

REF 40732/01500/000

SIGNATURE

DATE

8/6/92

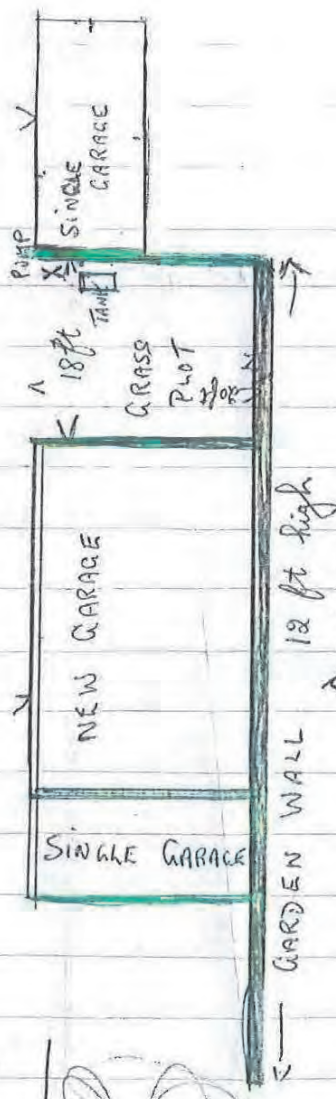
ETC TO CORRE.

FAIRH.	2
JOB No.	
DATE	13 APR 2011
REC'D	



FARM ROAD LEADING TO HOUSE
W TO E.

AVENUE LEADING TO MAIN
NEW TO



APPROX 1" = 4'

ELSLICK HOUSE NEWTON HILL.

PROPOSED SITE OF PUMP & TANK

WAYNE ID, ELECTRIC.
1x500 gas tank

To be installed by Pump Maintenance
Electrical work by Aiken & Smith, Aberdeen.