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I also agree that following the end of the consultation, i.e. after 8 April 2019, my name and respondent identification number (provided to you by Aberdeenshire Council on receipt of your submission) can be published alongside a copy of my completed response on the Main Issues Report website (contact details and information that is deemed commercially sensitive will not be made available to the public).

The data controller for this information is Aberdeenshire Council. The data on the form will be used to inform a public debate of the issues and choices presented in the Main Issues Report of the Aberdeenshire Local Development Plan 2021. It will inform the content of the Proposed Aberdeenshire Local Development Plan.

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- Mr Andrew Lawson, Data Protection Officer, Aberdeenshire Council, Business Services, Town House, 34 Low Street, Banff, AB45 1AY

If you have difficulty understanding this document and require a translation, or you need help reading this document (for example if you need it in a different format or in another language), please phone us on 01467 536230.



Which document(s) are you commenting on?	Main Issues Report	<input type="checkbox"/>
	Draft Proposed Aberdeenshire Local Development Plan	<input type="checkbox"/>
	Strategic Environmental Assessment Interim Environmental Assessment	<input type="checkbox"/>
	Other	<input type="checkbox"/>

Your comments

Accompanying Letter - MIR Consultation Response SDCC.docx

Your comments (continued)

Empty rectangular box for comments.



Stonehaven & District Community Council

Main Issues Report Consultation Formal Response – LDP 2021

This document sets out the S&DCC response to the MIR Consultation.

The SDCC and Members of the Public who have contributed to this process make the following representation to the consultation:

- Whilst the incremental number of houses proposed for this LDP appears modest in comparison to the total number of Developer Bids received, the community is still highly concerned by any increase due to the over stretched amenities that currently exist and the lack of mention in the LDP or MIR of solutions or indeed a strategy to manage this in the future.
- That said, with the strategy that has been proposed for housing - to concentrate this in Chapelton - the community is concerned with the absence of a proposal or any strategy from the Council as to how it will fund the much needed expansion and/or renewal of key community assets, if it is not going to attract developer investment to the town.
- The facilities most notably lacking in the eyes of the community remain: Schooling at all levels; Medical Practice; Supermarket; Employment Opportunities; and Sports/Leisure Facilities.
- Furthermore, the absence of a long term vision or strategy for the development of the town, which sets out how this can be achieved within its geographical constraints, remains a fundamental concern of the community. While the issue of 'connectivity' between town and new developments is an issue, it should not be a barrier to development, as other towns such as Portlethen have demonstrated. Projects such as the A90 underpass, which enabled the Hillside development is just one example. The absence in the MIR/LDP of any proposals that might address this issue is disappointing and there is growing concern among the community that Stonehaven will stagnate in future years. The SDCC would like to see this point recognised and further consideration given to this key issue as a matter of urgency.
- Whilst a decision was made 3 years ago by Aberdeenshire Council regarding the siting of a supermarket, no commitment or progress appears to have been made, so from a community perspective this remains an unaddressed issue. The continued lack of access to the Council's approved site by any means other than Farrochie Road for large vehicles remains a concern for road management and pedestrian safety.

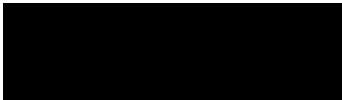
- The land at East Newtonleys – BUS2 & OP5 – were noted by the community in the MIR as being to be “removed from the Plan”. To find that BUS5 is back in the plan due to some minor piece of groundworks is extremely disappointing.
- In the area around the AWPR junction and temporary access point to East Lodge development the community are disappointed in the lack of the constructive and beneficial use of this area and the willingness to resolve certain issues between land owners.
 - The AWPR is potentially a great asset to Stonehaven, but it also could exacerbate the problem that people “go to the castle and carry on”.
 - The refusal in the MIR/LDP to use the land around the AWPR junction to deliver benefit to the town because “it would generate local traffic” is in our opinion short sighted. “In town” locations are not available for a number of things that the town needs and hence the community’s preference is to see uses of the land in this area for: Leisure Facilities, Employment Land, 24/7 combined petrol station and Tourist Information Centre; and long distance bus stop and park and Ride. Reasons for people to stop and consider coming in the town.
 - The AWPR represents a significant opportunity and catalyst for development and it is disappointing that the MIR/LDP has not recognised this and supported appropriate proposals in this area. The MIR cites concerns over the potential impact on traffic flows should development be allowed in the surrounding area of the AWPR, yet no evidence is presented in support of these concerns. There has been considerable retail and academic development in recent years around the area of the Bridge of Dee/A90/Garthdee Rd and yet this has not had a significant impact on traffic flows in the area. It is therefore disappointing that the MIR has failed to support any proposals in this area; given the opportunity this offers the town and taking into consideration the evidence from developments in the area. The SDCC would therefore like to see this matter given further consideration in the LDP.
 - The long standing issue over the Ury link road from the Slug Road to the North Lodge exit on the Netherley Road just looks wasteful and damaging. A link road that exited at the East Lodge makes far more sense and in the community’s view the Council and the affected Land Owners should be made to come together and take a more reasoned and holistic approach to what happens along the length of that road – from the supermarket to the AWPR link roundabout.
- Whilst the Plan does maintain Public Spaces it would be good to see the Plan and the Developers looking to utilise land within their control to provide amenities. Examples would be woodland that could be adopted by the community or land that could not be built on being offered for allotments. On the latter the idea of allotment land adjacent to the OP7 Affordable Housing – dedicated to the residents of that housing – would be a great resource. Similarly the Old Gas Works –

whilst they may not be felt to be suitable for allotments they could be a community garden project as seen in other such sites across Scotland.

All of the above relates to the short term. If Stonehaven is to grow and develop it needs a cohesive strategy – which the MIR / LDP does not address - that ties together the facilities and amenities to support the growth and come up with a way of overcoming the key issue of:

- if you can't grow in the town then growth has to be outside the town, but
- frequently such sites are objected to because of their “lack of connectivity”.
- The Ury link road and the current issue of lack of footpath from East Lodge clearly shows the lack of a cohesive strategy and willingness to implement it. This has to be addressed if Stonehaven is to have a sustainable future.

Yours sincerely



Planning Secretary