

Consultation on the Aberdeenshire Main Issues Report and Local Development Plan

An Introduction provided by Stonehaven & District Community Council

This short document aims to bring to your attention the consultation regarding land use in Aberdeenshire and in particular how it looks at this point in the process for Stonehaven. There is a Public Consultation event on 6th March – 14:30-19:00 at the Community Education Centre.

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The Main Issues Report (MIR) supports the preparation of a new Local Development Plan (LDP), including carrying out consultation with the affected communities. The LDP will govern the future use of land within Aberdeenshire from the period 2021 to 2032. The MIR tries to identify what the main land use planning issues for the area might be and provides possible alternatives to inform the content of the Proposed LDP. The MIR was published on 14 January 2019 and the Proposed LDP, the “settled view of the Council”, will follow in about 12 months’ time.

The close of the MIR consultation period will be 08 April 2019.

Associated with the MIR there is an Interim Environmental Report for the Aberdeenshire LDP. A Strategic Flood Risk Assessment is currently under preparation.

It is the Council’s intention to publish all submissions made in this consultation, and follow this up by “Issues and Actions” papers on a topic basis in late summer.

There are a series of “drop in” sessions across the major towns in Aberdeenshire to allow discussion of any concerns with Planning Staff, to assist you in making a representation to the MIR.
Stonehaven - Wednesday 6th March – 14:30-19:00 – Community Education Centre.

Below is a summary of what the MIR says about the proposed land use around Stonehaven in response to bids by developers to have their land and development proposal included in the LDP. In the process the Council offers their assessment of how each individual bid fits into the overall plan – grading them as Preferred or Not Preferred.

An extract from the full MIR can be found on the Community Council’s website, with maps and full details.

Summary:

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.

Response to Individual Bids:

Mains of Cowie: 250 homes, 4000m2 food retail and primary school – Not Preferred.

Ury Estate - Preferred: Blue Lodge – rejigged housing mix. Staying within overall enabling development numbers; East Lodge – rejig and increase in numbers as part of enabling development; Mackie Village “Affordable Housing” - Preferred.

Ury Estate – Not Preferred: North Lodge.

New Mains of Ury/AWPR Junction: - Not Preferred – Permutations of Petrol Station, Supermarket, Employment land.

Mill of Forrest/Toucks – Not preferred – large number of houses & disconnected.

Carron Den/Dunottar Park – Preferred. Rejig of housing types. Went through on appeal.

East Newtonleys – site for Combined Depot and old site alongside A92 – no progress has been made so these are likely to be dropped.

East Newtonleys – Housing towards Braehead: Not Preferred – additional housing and retail.

Braehead Extension – Not preferred.

Issues from our review is that whilst some of these decisions align with the community’s feelings expressed in response to historic planning applications – East Newtonleys/Toucks etc – not all do.

Some key areas such as Ury Link Road and use of land around the AWPR junction do not appear logical or in the best interest of Stonehaven in the near or long term.

An example of near term would be AWPR junction/Link Road/Green Lodge Access. Here there is the possibility for a strategic bit of thinking to bring together several things of utility to the town – employment land, leisure/sports facilities, park and ride, long distance bus stop, 24/7 petrol station, reasons for people to stop and chose to come into Stonehaven. This needs thinking about from the Town’s perspective not the individual packages as has been in the MIR.

For the longer term, if Stonehaven wishes to grow and attract the investment that places like Inverurie and Banchory appear to enjoy – then we need to come together and understand how the town can grow and look at those developments blocked by their isolation/lack of access issues.

If any of these issues interest you, then we would recommend attending the 6th of March consultation, learning more about what the proposals are and making your voice heard, directly or through the Community Council.