



Dear Sirs,

Subject: Kincardine & Mearns Local Development Plan.

As chairman of Portlethen & District Community Council I felt it was my duty to do an assessment of the emerging local plan based on the Kincardine & Mearns settlement statements. The comments are specifically related to the Portlethen & District Community Area.

When you study the settlement features highlighted on the Key map of the area you are able to get a great idea of the scope and the diversity that exists around Portlethen with its services and infrastructure etc.

When briefly comparing the LDP 2021 map with the 2017 map it is good to see that more green spaces have been added to be protected.

The open space in Hillside is marked as "P8 protect recreational open space" but I think that we will all agree that it is time something is done of it and recreational space is actually provided in that part of town.

1. Under Allocated Sites.

OP1: – Schoolhill Map 1 & 2.

Please be aware that this is an on-going issue particularly with the allocation of an extra 176 houses will not be possible with the Hillside Primary School at full capacity without further development.

From what I gathered from the community, there are more voices against this development in the way it is presented than for.

The community has raised several issues linked with this development; issues related to schools, amenities, roads, the medical centre & waste.

The only issue that I am aware of as a public consultation, is the Hillside School Rezoning consultation which is still on-going. Please correct me if I am wrong.

Have all the other issues been taken into account and answered? Were any alternative solutions or improvements proposed by the developer or authorities?

When will the Community Council get an update of who is working on this issue and when are the various assessments going to be completed and who is working on this completion?

OP2: – Land to the Northwest of Badentoy Map 1.

Why are we still waiting for an outcome from the **2017 local plan**? Discussions are still on going. Can a decision be made so that we can move forward on this and stop just talking about it.

OP3: – Fairview Central Map 2.

Again LDP 2017. Where is the master plan from 2017 for the road network or are we still waiting? Please inform the PDCC if all the technical assessment has been completed from 2017.

OP4: - Fairview Employment Land Map2.

Can anyone advise which type of waste facilities?

Again LDP 2017. Have the various assessments been completed or are we still waiting?

OP5: – Land south of Portlethen. Club House Map 3.

Assessments again, required before moving on with this proposal.



CCI: – The Green Map 4.

Again, Transport Assessment required.

I read that Old Portlethen village and Findon have a mention. What about Downies.

Upgrade is required on the coastal path around these villages. The installation of a couple of viewing shelters would be beneficial to watch the Dolphins etc.

2. Findon See Map.

P1: - Protected Land.

Open space of land for environmental improvement.

OP1: - Land South of Earnsheugh Terrace.

The further developments of 11 houses are strongly opposed by the community. I have seen this happen in the past, where the reporter arrives and over rules the wishes of a community and the local Councillors, with every one left with egg on their faces. You then wonder what has happened to our democratic rights and wishes. In this case there must be a strong concern regarding the road and footpath infrastructure to this village very inadequate and breaking the law. There will be severe problems with access and egress to these houses.

There is no street lighting in Findon which is something the residents approve of.

There is also a road bridge over the railway. The works vehicles and the extra vehicles belonging to the new houses could will cause structural damage to this bridge. Perhaps Aberdeenshire Council should be testing this bridge as they have done with other bridges in the area.

There is also concern that if the 11 houses in this area aren't approved then another application will be put for 30 houses in another area of Findon again not mentioned in the emerging Local Plan.

I would follow the views of people living there, but it seems that there might be other Road & Footpath improvements that might be required in that area before housing developments.

Conclusion.

It would appear to me that a lot of assessment work has still to be carried out. It is very disappointing that much of this work is still outstanding from the 2017 Local Plan. Considering we are the second largest settlement in Kincardineshire.

It is no wonder that Community Councils get frustrated when they give up their free time to help as unpaid volunteers within the community and their views are overruled or not implemented.

So come on and prove us wrong.

I like to believe that we are all part of a team. Working together in a democracy. We the Community Council representing our community's desires and requirements via our elected Councillors. The local Authority, our Officers implementing our requirements by funding in a legal manner. **ALL WORKING TOGETHER AS A TEAM. Let's make it happen.**

Please remember the members of the Community are our Paymasters though their taxes, surely on that bases alone they deserve to get some of what they ask for in the local emerging local plan.

Prepared by [REDACTED]
Chairman P.D.C.C.