

Newtonhill, Muchalls and Cammachmore Community Council

Planning Department
Aberdeenshire Council
Viewmount
Stonehaven

23 August 2018

Dear Mr McIntosh,

Re: Planning Application APP/2018/1213 Proposed Erection of 121 Dwellinghouses and Associated Infrastructure and Landscaping | Site OP1 Park Place, Newtonhill, Aberdeenshire.

An additional 38 new and updated maps and documents, from the developer, were posted on the Planning Application web site during July and August. The Community Council is responding to drawing A5203-L(91)01 SITE PLAN-PHASING-SITE INFORMATION. This submission is in addition to the response from the Community Council dated 21 June 2018. The Community Council remains opposed to Planning Application 2018/1213 as Chapelton provides the best location for development.

There are very real concerns that, given the slowdown in the local economy and the housing market, the developer may not complete all four proposed phases of the development or may delay completion for several years.

Section 75 Agreement

The Local Development Plan (LDP) settlement statement for site OP1 states:

Future development should ensure that the site has two points of access due to the scale of the development and these can be taken from Cairnhill Drive and Park Place. This would then allow a link to be made connecting these two areas.

It is essential that the Section 75 agreement for this application has provision for the required link road to be completed, to a standard where it may be adopted by Aberdeenshire Council, prior to occupation of the first house.

It is also essential that the Section 75 agreement includes a provision that, in the case of development being suspended or ceased, requires all uncompleted construction work and temporary areas to be removed and returned to the condition prior to development starting. This includes re-instatement of the core path if necessary.

Core Path

Under the Land Reform (Scotland) Act 2003 every local authority and National Park authority (access authority) in Scotland was required to draw up a plan for a system of core paths that gives the public reasonable access throughout their area. Core paths plans as a whole must cater for everyone, including those with disabilities. In drawing up their core paths plans access authorities must consider everyone who seeks to exercise their access rights and consult on their plan with the local access forum and local communities.

The Site Plan Phasing map shows the intention to close, temporarily, the Core Path between Newtonhill and Muchalls and create a diversion along the farm track to the north of phase one of the development. It is not acceptable to close the core path for any period of time. Residents of Newtonhill and Muchalls must continue to have access to the amenity of the Core Path over the moor.

The situation at present is that the Core Path and the farm access track occupy the same track for part of their route between Newtonhill and Muchalls. The map shows the farm access track being diverted along the present Core Path and there is no reason why these two routes cannot continue to follow the same track south during the construction phase.

Finally

The Community Council request that planning application 2018/1213 be refused.

Yours sincerely,

Michael Morgan

Michael Morgan

Chair and Planning Officer
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