

TO HOUSEHOLDERS IN THE NETHERLEY AND MARYCULTER AREA

From North Kincardine Rural Community Council (NKRCC)

Aberdeenshire council recently published their new Structure Plan (SP), now under consideration by Ministers after the public consultation. Now they move on to developing the new Local Development Plan (LDP) which adds flesh to the outline provided by the SP, especially in respect of where new housing may be built. Landowners and developers have been asked to submit suggestions (or 'bids') as to where houses should be built and these have now been published in a Main Issues Report (MIR) which is now out for public consultation. The purpose of this letter is to alert you all to the MIR, say where you can read it and urge you all to submit your comments on it. **The deadline for comments is 6 July**

The MIR can be viewed online at www.aberdeenshire.gov.uk/ldp, in hard copy at Aberdeenshire council offices at Viewmount, Arduthie Road, Stonehaven and also at Stonehaven or Portlethen libraries.

It is a long document, but particularly important for those of us in this area are the pages 1 – 4 (General intro), 11 and 12 ;15 and 16 ; 31 – 33 and especially pages K1 – K39. Within these pages are descriptions of each area and maps showing where the bids for development are situated, using the code letters as indicated below (K9 etc).

Briefly, in this area, the suggested developments are:

MARYCULTER - K9, 15 houses at Westside near the B979 ; K174, 4 houses at Storybook Glen ; K61, 10-15 houses at Stobhall ; K63, 6 at Kirkton of Maryculter ; K69, 15 at Maryculter West old school: K70, 18 at Stoneyhill (by Stobhall)

NETHERLEY - K8, 2 or 3 houses atop Cookney Hill ; K46, 300 houses around the Lairhillock school ; K64, 12 houses plus (children's) nursery at Rothnick Croft; K104, 15 right next to the Lairhillock Inn ; K107, 5 in the trees opposite the Anvil (Durriss road) ; K114, 4 at Netherley House ; K127, 18 at Netherley old school ; K151, 60 at Crossley; K163, 5 North of Schonwald.

Slightly further afield, you may have heard of the 3,000 plus Business Park at Banchory-Devenick (K121) ; the 4,000 – 6,000 plus business and industry(K142) stretching from Newtonhill and Portlethen towards Netherley and the 1,500 – 2,000(K125) around Portlethen golf course.

Bear in mind also the 900 plus already started at Hillside and the 280 already approved at Blairs. Taken together, this could all be seen as a tragic 'concreting-over' of a broadly rural area. It might also be viewed as bringing new life and jobs to the North-East.

Whatever your view, this MIR has important long term ramifications for this area and you should make your views known both to this Community Council and to the Local Authority. The website has details of where and how to write. It can be online, by e-mail or by letter. You can use the response form shown online, but it is not compulsory. The MIR poses a number of questions at each stage. Answer any or all of them if you wish, **but comments are not restricted to those questions. You may object to, or support, any aspect of the MIR, including the development bids.**

NKRCC will outline and discuss the MIR and its response to it on Monday June 15th in the Corbie Hall, Maryculter from around 7.30pm. This will be immediately after the Annual General Meeting which starts at 7pm. All residents are invited to come along and express their views.

Finally: as shown in the MIR, some bids are 'Preferred' by the Shire Council, one or two are deemed 'Not Possible', most are rated 'Possible' **but none of them is yet at the stage of a planning application, they remain bids, i.e. suggestions.** Thus it is vital that you make your views known – to NKRCC, above all to the Shire Council. Remember that your comments to the Council will be taken into account at the Public Inquiry which will follow next year.

**The council are also running two public consultation evenings about this near us, both at 7pm
Tuesday, June 9 in the Burnett Arms at Banchory
Thursday, June 18 in Portlethen Academy**

If you want to discuss this further, please contact any of your community councillors whose contact details are on local notice boards and on the NKRCC website: www.nkrcc.org.uk

