



Stonehaven & District Community Council

Supporting Statements

Stonehaven and District Community Council (SDCC) has prepared the attached Stonehaven Local Place Plan (LPP), which is being submitted for registration. This letter provides evidence that all relevant legal requirements in respect of the preparation and submission of a LPP have been satisfied, following the headings set out in the Scottish Government *Planning circular 1/2022: Local Place Plans* for ease of reference.

Confirmation of the community body's status

SDCC is an established community council and is thus a Community Body which may prepare a LPP as defined in the *Town and Country Planning (Scotland) Act 1997* (the 1997 Act).

Contact details

Please direct any correspondence about the Stonehaven LPP to: chair@stonehavencouncil.org.uk

Evidence of compliance with the requirements of regulation 4

In accordance with *Regulation 4 of the Town and Country Planning (Local Place Plans) (Scotland) Regulations 2021* (the 2021 Regulations), this submission was preceded by a copy of the Proposed LPP being sent to each councillor for the LPP area (this being wholly contained within Ward 18 - Stonehaven and Lower Deeside), and also to the Catterline, Kinneff and Dunnottar Community Council (as the LPP area extends into their area), along with an information notice containing the information prescribed in the 2021 Regulations. This was done by email on 11 October 2024.

When sending the Proposed LPP to the parties referred to above, they were invited to submit any comments on this via an online feedback form, with the deadline for doing so being 10 November 2024 (ensuring that the requirement to allow a period of at least 28 days for this was met).

The proposed LPP was also made available online¹ and in hard copy at the Stonehaven library from 11 October 2024, with other stakeholders and the wider public invited to comment on this via the online feedback form between then and 10 November 2024 as well.

To publicise the opportunity to comment on the Proposed LPP:

- copies of the Proposed LPP and the information notices referred to above were sent to the following parties (sent by email on 11 October) –
 - Paul Macari – Head of Service, Planning & Economy, Aberdeenshire Council,

¹https://drive.google.com/file/d/119ks_eXZeW7T7Glyoadkf0h1uxlI5PNA/view

- Tim Stephen – Area Manager Kincardine & Mearns, Aberdeenshire Council,
 - Gemma Morrison – Area Committee Officer (K&M), Aberdeenshire Council, and
 - Emma Storey – Project Co-ordinator (Delivery), Planning and Economy, Environment and Infrastructure Services, Aberdeenshire Council;
- posters were put up in public notice boards around the town advising people of where the Proposed LPP could be viewed and how comments could be made (notices up from 11 October onwards);
 - posts advising people of where the proposed LPP could be viewed and how comments could be made were published on SDCC’s Facebook page, and also shared by individuals via Facebook and other social media channels (first posts made on 11 October 2024, with subsequent posts during the period in which comments were invited); and
 - an article was available on both The Bellman’s (local online newspaper) [website](#) and their Facebook page, published on the 11th October 2024.

Copies of the information notice sent to each party referred to above are attached as evidence, together with a copy of the Proposed LPP sent to them, a downloaded version of the feedback form that was available online, a list of the parties to which information notices were sent, an example of the posters that were displayed in the town, and examples of the social media posts that were shared.

Having regard to certain plans

Pages 4 to 6 of the LPP collectively provide details of the context within which the LPP was prepared, including other plans to which regard was had in doing so. Importantly, in accordance with the requirements of Schedule 19 of the 1997 Act, those plans included:

- the Local Development Plan for the land, or any part of the land, to which the Local Place Plan relates (that being the Aberdeenshire Local Development Plan 2023); and
- the current National Planning Framework (NPF4).

It should though be noted that, while Schedule 19 of the 1997 Act also requires regard to be had to such other matters (if any) as are prescribed, the only other such matter would be a relevant locality plan, and there is such plan for the area to which the Stonehaven LPP relates. Thus, there is no requirement to have regard to any other plans.

This notwithstanding, regard was also had to the Kincardine and Mearns Community Plan, as well as a number of previous surveys, community planning exercises and other studies which were considered to be relevant, with a summary of the key points taken from all relevant documents included within the context pages of the LPP.

Why the Local Development Plan should be changed

As set out in the LPP, there is limited land available for development in or around Stonehaven, and it is imperative to make the best use of the land we have, making sure all development delivers

maximum value to the community. This includes enabling sites to be used for the types of development the community wishes to see, while also being stringent about the mix and quality of development is delivered. To this end, the LPP identifies scope for existing allocations to be amended, criteria that should be met when bringing forward development proposals for allocated sites, and sites on which additional or enhanced facilities could be provided, with it considered that there are good planning reasons for these changes to be incorporated into the next Aberdeenshire Local Development Plan when it is being prepared.

Community support for the LPP

As part of the process of preparing the LPP, there was extensive public consultation to inform the content of this, including an online questionnaire and in person public engagement events (for full details of which, please see pages 7 to 10 of the LPP). Notably, as highlighted on page 7, the online questionnaire received some 966 responses, with the events also well attended.

Subsequently, during the time period in which comments on the Proposed LPP were invited, a total of just five responses were received; four from local residents, and one representing the views of a developer with an interest in land just outside the town. In the context of the number of responses to the original online questionnaire, this is understood to reflect the majority of people who had engaged with the process to date being tacitly content that the proposed LPP did reflect the views of the community. Likewise, there was no suggestion from any of the respondents that the Proposed LPP did not represent the views of the community, with informal feedback also indicating that the community is broadly supportive of the plan.

More specifically, the responses that were received predominantly comprised comments about specific facilities that the respondents would like to see provided, queries raised about the deliverability of some of the proposals, and suggestions for future iterations of the LPP, including with regards to potential development options that should be considered. These will accordingly be taken into account when the LPP comes to be reviewed in due course, with some minor amendments also having been made to the current iteration where it was considered appropriate to do so, namely adding in reference to the provision of more bike parking and highlighting that SEPA flood risk maps are in the process of being updated.

Other than these amendments however, and the correction of grammatical errors/typos, the version of the LPP that is being submitted for registration is the same as the Proposed LPP, of which the community is considered to be supportive for the reasons given above.

Copies of additional documents

A full list of documents referred to in the LPP is below, with hyperlinks to where these can be accessed (these all being freely available to the public on either the Council's own website or on the Stonehaven LPP website).

Registration of the Stonehaven LPP

We trust that the above demonstrates that all relevant legal requirements have been complied with in the preparation and submission of the Stonehaven LPP and that this can thus be registered with Aberdeenshire Council as such.

Documents referred to in the LPP

Development Plan documents

- [National Planning Framework 4 \(2023\)](#)
- [Aberdeenshire Local Development Plan \(2023\)](#)

Other planning policy documents

- [Kincardine and Mearns Community Plan 2022](#)

Community planning exercises, public consultations and other studies

- [Summary of key findings from previous community planning exercises, public consultations and other studies](#)
- [Draft Aberdeenshire Strategic Tourism Infrastructure Development Plan \(2023\)](#)
- [Leisure facilities PB exercise](#)
- Stonehaven Traffic Review (as per Report to [Kincardine and Mearns Area Committee meeting of 8 November 2022](#))
- [Play equipment consultation](#)
- [Town Centre Health check](#)
- Open Space Audit ([assessment sheet](#) and [settlement summary](#))
- Stonehaven Community Action Plan Survey (2021) results
- [Stonehaven Community Survey \(2014\)](#)
- Planning for real – [report on completed actions \(2012\)](#)
- [Stonehaven Capacity Study](#)
- [Stonehaven 2020](#), inc [appendices](#)
- [Future of Stonehaven Report \(2006\)](#)
- [Findings from consultation to inform preparation of LPP](#)

Other

- [Stonehaven Town Profile](#)
- [Advice from HSE in respect of recent proposals for new housing at the Ury Estate](#)