

**REAL PLANNING AND DESIGN
COMMUNITY ENGAGEMENT EVENT**

**MILL OF FOREST
10TH & 12TH SEPTEMBER**

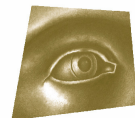
September 2009

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HALLIDAY FRASER MUNRO
CHARTERED ARCHITECTS • PLANNING CONSULTANTS
PROJECT MANAGERS

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1 INTRODUCTION

Halliday Fraser Munro has been sponsored by Barratt East Scotland to carry out a public consultation exercise for a potential development site at Mill of Forest, Stonehaven, Aberdeenshire. The process focuses on the proposed development site and surrounding area of the town. The site is currently the subject of a development bid for the new Aberdeenshire, Local Development Plan. Halliday Fraser Munro has developed the REAL Planning and Design Process as a structured approach to public consultation.

Following two evening consultation events held on 13th & 14th May 2009 at the Mill of Forest Primary School the comments and workshop outputs gathered were collated and the information reviewed and used to inform the subsequent initial design process. A detailed analysis of the area was also carried out covering such issues as connectivity, topography, climate, landscape and services to ensure that the design concept was based on the most up to date information available.

A working design brief was created, which is an evolving document and will be continually updated at each stage in the design process. This document is now available to view on the Mill of Forest website.

Initial design proposals were formulated following the design concept of a new neighbourhood providing a sympathetic extension to the town, which considered all the comments made at the workshops and the information gathered from the analysis exercise.

Two further consultation events were carried out on the 10th and 12th of September 2009 to present the outcomes of the initial consultation exercises, a review of the analysis information, the conceptual approach and the resulting indicative masterplan. Of those invited by letter or from the posters and press release published in the P & J and Evening News @ 50 people turned up to view the proposals over the two days.

The first of the two events took the form of a Power Point presentation by Halliday Fraser Munro supported by a detailed exhibition of the material and both one to one and group questions and answer sessions.

The second event took the form of a drop-in session with a detailed exhibition and a continually running Power Point presentation. Halliday Fraser Munro staff

were available at this session to explain the content of the exhibition and to answer questions on a one to one basis.

Copies of the working design brief and comment sheets were available at both sessions.

2 FEEDBACK SUMMARY

The variety of comments shows the wide range of opinions, which exist within the community. It is clear that there are still a number of people who are against anything other than small scale development. However, it is clear that this stance is not unanimous and that a number of people within the community are supportive of the development proposal and feel that the Stonehaven does need to be invigorated.

From the information received to date the following conclusions can be reached:

- The majority of people see the development as being separate from Stonehaven due to the A90.
- Parking in the town centre remains an issue as does parking for the station.
- The secondary school capacity remains an issue.
- The amount of open space proposed is about right.
- The mix of facilities in the neighbourhood centre is about right.
- The timing for the provision of facilities is important.
- The public transport network will be very important.
- The proposed design was liked but the location and size of the development remains an issue for many people.

3 WAY FORWARD

The proposed development proposals need to be further developed with input from the whole design team this will involve:

- Development of the roads design to ensure that the proposals for the bridge, main street, village centre and footpath links meet the required technical criteria.
- More detailed design for commercial and community buildings.
- Development of proposals for the style and character of the housing in a style compatible with the differing character of Stonehaven and its surroundings.
- Consultation with the local authority and other statutory consultees.
- Gathering additional comments from the local community via the website.
- Preparation final masterplan design proposals.
- Presentation of final masterplan design proposals.

4 APPENDICES

APPENDIX 1 - FEEDBACK FROM COMMENTS SHEETS

Comments sheets were made available to all those who attended the presentation event or the drop-in workshop. The sheet contained four questions relating to the proposals and a general comment section. The questions and a summary of the answers received are detailed below:

Question 1. What are your initial thoughts on the 'work in progress masterplan for Mill of Forest?

- Masterplan vision acceptable.
- Site is too prominent to be developed like Braehead.
- More than 25% increase to Stonehaven.

Question 2. Do you think there is sufficient open space shown on the 'work in progress' masterplan and do you think it is shown in the right places within the site?

- Yes.
- Ok.

Question 3. Do you have any comments on the layout shown in the 'work in progress' masterplan?

- Not really.
- Would be pleased to receive a copy of the masterplan to study in more detail.
- General layout of housing – ok.
- Small scale development is all that Stonehaven can cope with.

Question 4. Do you have any comments on the mix of uses shown on the 'work in progress' masterplan?

- Part light industrial/offices or shopping facilities – ok.
- Community and common facilities – ok.

- General housing layout – ok.

Other comments.

- The vision/concept is much better all round, rather than letting loads of houses get added and added as at Braehead.
- Will adversely affect the tourist industry.
- Proposal is for a new settlement that Stonehaven neither needs nor wants.
- Sufficient notice was not given to make exhibition worthwhile.

APPENDIX 2 - GENERAL COMMENTS**Presentation Event 10th September 2009**

These comments were recorded by the staff of Halliday Fraser Munro during the drop-n session.

- What is the legitimacy of the event and why are Halliday Fraser Munro persisting with this?
- Issue of name raised again – Still called Mill of Forest, not Toucks!
- The road link to Stonehaven needs to be examined in more detail. If this becomes a new entrance to Stonehaven then it will bring additional traffic into the town through a road that isn't suitable?
- Public transport is a major issue how will this development solve that?
- Most people will drive to Aberdeen.
- This is not part of Stonehaven - it's a new town.
- Aberdeenshire Council needs to look at strategic issues.
- This development creates more problems and does not solve anything.
- Lack of use of planning gain in the past. How will it work this time around?
- School numbers and impact on existing facilities needs to be looked at in more detail.

- Identify existing schools and route issues into the centre of town.
- Employment issue – Stonehaven can't attract employment at the moment.
- Bad idea to link to outside road, as Fetteresso will become a rat run both ways.
- Is Kirkton of Fetteresso a constraint?
- Amend star document to show objection on the proposed site with a Red Star.
- The current train station is at capacity and trains are full.
- What is the secondary school population of the site?
- Do we require a new secondary school?
- Where are the people who live in the proposed site going to commute to?
- Services such as schools and leisure facilities, along with regeneration of Stonehaven need to be looked at before more mass housing.
- Increased traffic along 20mph Special Needs School - Forest Drive and Mill of Forest Road.
- The links to the town need to be thought through and it needs to be recognised. The roads aren't good enough to cope with the extra traffic.

Drop In session 12th September 2009

These comments were recorded by the staff of Halliday Fraser Munro during the drop-n session.

- Take the village out and it looks like it wants to be separate, but able to use the facilities.
- Secondary School is important and will be required.

- Parking is an issue when public events are on in Stonehaven.
- Is it a community school? (is this the correct terminology)
- Play facilities required.
- Developers will have to accept a smaller profit margin.
- School at Portlethen cost £10.2m. Planning gain was £2.1m, therefore, shortfall of £8m.
- Public/Taxpayer shouldn't have to pay.
- Use of language – have we used the right terminology?
- Word Village is off-putting.
- This development would be seen as a town not an extension to Stonehaven.
- Road is a natural divide - anything beyond the road is not Stonehaven.
- Mill of Forest Road is a rat run. Traffic calming required.
- Ellon Development is nice.
- Don't want Inverurie.
- Perception is that Gordon and Garioch get more funding than Stonehaven.
- Main centre for Aberdeenshire is Inverurie - Stonehaven is a poor relation.
- No hotels mean loss of business in Stonehaven.
- Hotel could go at the Gateway Site.
- Once it crosses the A90, where does it stop?