

aberdeen local development plan

Main Issues Report – Consultation Responses

**Areas H
Loirston and Cove: Summary of Responses**

Wards: Kincorth / Loirston

1. Main Issues Report Proposals

Area H: Cove/Loirston
Sites shaded pink are already zoned for development in the Aberdeen Local Plan 2008.

Sites outlined in pink were development options assessed by Planning Officers as being 'desirable' sites for housing, employment and related uses in the Main Issues Report.

Sites shaded blue are development options submitted, but considered 'undesirable' following assessment by Planning Officers.

Sites	Local Development Plan period		Future Growth
	2007 – 2016	2017 – 2023	2024 – 2030
13/06 and 13/03 Loirston (part)	1250 homes	250 homes	-
13/06 Loirston (part of larger mixed use proposal)	11 ha employment		-
13/02 Blackhills of Cairnrobin	-	-	3.5ha employment
13/04 Charlestown	-	-	13ha employment
13/05 Souter Head Road	Retail opportunity		
Housing Total	1250 homes	250 homes	-
Employment Land Total	11 ha		16.5ha

2. Summary of Responses

Source of Responses

Responses were received by, or on behalf of, 29 different interests relating specifically to the Loirston / Cove area. These responses came from:

- Cove and Altens, Torry and Nigg Community Councils
- 15 individuals
- Scottish Environment Protection Agency
- Scottish Natural Heritage
- Scottish Government
- NHS Grampian
- Aberdeen Football Club
- 6 submissions on behalf of development industry/land owners

A wide range of comments were also made at the community consultation event held at Altens Community Centre. A note of that meeting is attached at **Appendix 1**.

Summary Overview of Responses

The comments focussed primarily on the various development options considered within the area, with responses coming from the backers of sites which had been given 'non-desirable' as well as 'desirable' status in the Main Issues Report. The development industry representatives naturally wished to promote the merits of their respective sites. Responses from community councils and individuals focussed mainly on the desirable sites.

One new option was submitted by Stockland Muir to extend the Gateway Business development by 1.95 Ha northwards. Further details of the site are contained in section 2 of this response summary.

The majority of comments centred on the development around Loirston Loch. Of these comments we received comments supporting the development from the landowners and interested parties. Individual members of the public and the community councils raised concerns about the impact on the natural environment, the loss of valued green space and the potential impact on the transport network.

For each of the sites identified as undesirable in the Main Issues Report the proposer has made supporting comments as to why their particular site should be included in the Local Development Plan.

Overall response to Area H

There are no major alternatives to the development at Loirston in this area. This would mean that the alternative to development at Loirston would be to locate development on an undesirable site elsewhere in the City. Through careful consideration of the issues raised and cross checking the original site assessment process, we feel that alternatives are less suitable to deliver these housing numbers. In addition to this, with appropriate mitigation measures and careful planning the impact on the environment can be minimised and access and recreational opportunities will be enhanced.

This area remains the preferred location for a new community stadium. This site was identified as the most suitable site for a stadium through a detailed feasibility study, and this is one of two potential new community stadium sites identified in the Structure Plan. Through ongoing discussions with developers in the area and the Council's roads service a solution that will deal with the match day transportation impacts will have to be implemented on this site. More detailed studies on the impact on the transport network and the environment will be required before development can progress.

As with all proposals it is expected that without interventions there will be a significant impact on the transport network. Therefore, the developer would be required to make improvements to the transport network in the area to mitigate the impact. In addition the Proposed Local Development Plan will identify the transport improvements that are required and who will be required to fund the improvements.

As a part of the strategy we would continue to support the provision of further employment land to the south east of the existing Charleston junction. A key requirement of development in this area for employment would be to incorporate open areas and strategic landscaping to protect the buffer between new employment development and the new and existing residential communities.

3. Site by Site Responses

3.1 Sites Identified as Desirable

Site Ref	Site	Total no. of respondents	Respondents generally supporting Main Issues Report	Respondents generally opposing Main Issues Report	Respondent offering advice/comment only
13/06 and 13/03	Loirston Loch and Lochinch	21	2	16	3
13/04	Charlestown	3	1	1	1
13/02	Blackhills of Cairnrobbin	1	-	-	1

For each site in Area H a summary of the issues arising from comments have been listed, and these are split by supporting comments, objections and comments on how development could be more suitable. Supporting comments are comments which support the conclusions in the Main Issues Report, and visa versa for objections. Comments, whether they be supporting a proposal, objecting to it or simply making a comment, are those expressed by respondents and do not necessarily reflect the views of Planning Officers. These are, however, only summaries but the full content of each respondents' submission can be found on the City Council's website by going to the following link:-

http://www.aberdeencity.gov.uk/xlp_LocalDevPlanSearch.asp

Loirston Loch 13/06 & Lochinch Farm 13/03

Supporting Comments

Supporting comments for development in this area were made by Aberdeen City Council (Asset Policy), Paull & Williamsons (on behalf of the Muir Group), and CBRE (on behalf of AFC). Summary of comments listed below:

- All the landowners and Aberdeen FC are working together to provide a masterplan for the site and this will improve the deliverability of this development option.
- Development would deliver a new stadium, which would benefit the economy of the area and Scotland.
- This development would create a gateway feature, and raise the profile of this area.
- Proposals will enhance the natural environment, and will improve public access.
- Development would provide facilities for the local area.

Objections

A number of objections were received from the local community, Torry Community Council, Cove and Altens Community Council, and Nigg Community Council. The main objections relate to the loss of open space and

impact on the natural heritage of the area. Summary of comments listed below:

- Loirston Loch floods and the surrounding area is boggy.
- Development will have a negative impact on the natural heritage. Peregrine Falcons and Toads are found in this area.
- The Local Nature Reserve designations are important in terms of education as well as the environment.
- Development too close to Kincorth Hill.
- This area is within the River Dee SAC catchment area.
- This area acts as a buffer between Aberdeen and the growing developments in Aberdeenshire.
- Need to have consideration to what is happening in Aberdeenshire.
- Development would result in the loss of open space and would impact negatively on the quality of life of the local community.
- Development will have a negative impact on the transport network.
- There is currently inadequate public transport.
- Object to the stadium in this area. Stadium will have a visual impact, and will impact negatively on existing and future residential areas. Proposals for other stadium locations have been proposed at Altens, Portlethen and the existing site at Pittodrie.
- AFC fans do not want the stadium in Cove.
- No consideration to football traffic has been given.
- Concerned that the Council is entering into discussions with developer before the consultation process has finished.

How development could be more suitable

- Development should be kept back from the Loch and should include a green corridor.
- Restrict development to the north east areas of the site and include a new nature park.
- Promote an integrated community with central facilities
- Identify mitigation measures for development and community benefits.
- Would like to see Doonies farm relocate to Lochinch Farm.
- There are AWPR mitigation measures that need to be considered in the context of this development.

Response to Loirston Loch 13/06 & Lochinch Farm 13/03

Regarding responses received on the issue of flooding in the area and of Loirston Loch. Advice from SEPA is that the area is a category D flood risk area. This means that there are small watercourses on the site that may be at risk from flooding. As a part of any planning application a Flood Risk Assessment will be required and careful surface water management will be undertaken. In addition to this a Drainage Impact Assessment will be required as a part of any planning application to deal with waste and surface water drainage.

We would agree this area includes some important environmental designations, Loirston Loch, and Kincorth Hill, providing a habitat to a wide variety of species, which has a significant educational value. The development should avoid these designated areas and would include substantial green links between Kincorth Hill to the north of the site and Loirston Loch. We feel that with appropriate mitigation measures and careful planning the impact on the environment can be minimised and access and recreational opportunities can be enhanced.

It is acknowledged that this site is within the River Dee Special Area of Conservation (SAC) catchment area. The main potential impact on the river Dee would be from polluted run-off from development entering into its tributaries. The development will require to provide Sustainable Urban Drainage Systems to handle both drainage and run-off to ensure that water is of sufficient quality prior to it entering the watercourses. In addition a Habitats Regulatory Assessment will be required as a part of any planning application for the site that will ensure that the status of the River Dee SAC is not compromised.

We agree that consideration of the cumulative impacts on the transport network and on local facilities of this development and developments proposed in Aberdeenshire is required. We are working closely with Aberdeenshire on strategic transport modelling which will assess the potential transport impacts on the southern corridor and the City as a whole, and keeping in mind that Aberdeenshire's Proposed Local Development Plan has not yet been approved.

In our view development in this area would not increase visual coalescence between developments at Portlethen and Aberdeen and has the potential to enhance the southern gateway to Aberdeen.

As a result of greenfield development it is inevitable that open areas will be lost. This is a large area of underused agricultural land to the south of the City but, there are areas within the site particularly around the loch and links to the surrounding communities that are well used. Open space, recreation and access are central to delivering a successful development, and we feel through the masterplanning process and engagement with the local community, important areas of open space can be retained and access and recreation can be improved.

As with all proposals it is expected that without interventions there will be a significant impact on the transport network. Therefore, the developer would be required to make improvements to the transport network in the area to mitigate the impact. In addition the Proposed Local Development Plan will identify the transport improvements that are required and who will be required to fund the improvements. Key to reducing transport impacts from all developments, is the issue of how easily additional traffic can be compensated by more sustainable travel modes, which is heavily influenced by the location of development. This area has good access to a range of employment development and, with the scale of development proposed, significant improvements to the public transport provision in the area can be achieved.

Work undertaken by the developer to develop a masterplan for this site has suggested that a higher number than 1500 homes can be accommodated on this site. As we are keen to ensure the most efficient use of land and encourage a critical mass of development to develop local facilities on this site, we envisage increasing the Housing 2017 – 2023 phase from 250 homes to 400 homes. This also ensures that we meet the structure plan requirements in this second phase.

There are a number of objections to the location of a community stadium on this site. This area remains the preferred location for a new community stadium. This site was identified as the most suitable site for a stadium in a detailed feasibility study, and this is one of two potential new community stadium sites contained in the approved Structure Plan. Significant match day transport impacts will be limited by fixtures, and through ongoing discussions with developers in the area and the Council's roads service we are confident that a solution, to deal with the match day transportation impacts, can be implemented on this site. More detailed studies on the impact on the transport network will be required before development can progress.

In conclusion; there are no major alternatives to the development at Loirston in this area. Therefore, the only alternative to development at Loirston would be to locate development on an undesirable site elsewhere in the City. Through careful consideration of the issues raised and cross checking the original site assessment process, we feel that alternatives undesirable sites remain less suitable to deliver these housing numbers. Development of this scale, in this gateway location, has the potential to provide a complimentary mix of uses to the area, deliver required services and facilities and with appropriate mitigation measures and through careful planning the impact on the environment can be minimised and access and recreational opportunities can be enhanced.

13/04 Charlestown

Supporting Comments

This site has very few constraints and should be released for immediate development as part of existing and proposed development on adjacent sites.

Objections

It acts as one of the last buffer zones between the edge of the City and the start of Aberdeenshire

How development could be more suitable

SEPA highlight that the site is Flood Risk category D. In SEPA's response they did not object but request that a Flood Risk Assessment (FRA) is required before development progresses.

Responses to 13/04 Charlestown

In order to maintain a green buffer around the southern edge of Aberdeen this site would be required to include an area of strategic landscaping on the eastern edge to reduce the visual impact on the existing residential area.

The preferred option for delivery of employment land, in addition to existing allocations, is to allocate sites in areas of the city that do not currently have high concentrations of employment land. Land at Aberdeen Gateway will be identified as strategic reserve to allow the other employment proposals already in the area to be developed.

Advice from SEPA is that the area is a category D flood risk area. This means that there are small watercourses on the site that may be at risk from flooding. As a part of any planning application a Flood Risk Assessment will be required and careful surface water management will be undertaken. In addition to this a Drainage Impact Assessment will be required as a part of any planning application to deal with waste and surface water drainage.

13/02 Blackhills of Cairnrobbin

The only response received was from SEPA highlight that the site is Flood Risk category D. In SEPA's response they did not object but request that a Flood Risk Assessment (FRA) is required before development progresses.

Responses to 13/02 Blackhills of Cairnrobbin

Advice from SEPA is that the area is a category D flood risk area. This means that there are small watercourses on the site that may be at risk from flooding. As a part of any planning application a Flood Risk Assessment will be required and careful surface water management will be undertaken. In addition to this a Drainage Impact Assessment will be required as a part of any planning application to deal with waste and surface water drainage.

3.2 Sites Identified as Undesirable

Site Ref	Site	Total no. of respondents	Respondents generally supporting Main Issues Report	Respondents generally opposing Main Issues Report	Respondent offering advice/ comment only
13/01	Peterseat	1		1	-
13/07	Rigifa	3	1	1	-

13/08	Banchory & Leggart	3	-	2	1
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13/01 Peterseat Park

One objection to the exclusion of this site was received from the developer's agent, Ryden LLP. It is argued that it is a suitable site for employment development for the following reasons:

- Existing infrastructure.
- Already served by public transport.
- Argue that there would be minimal landscape impact.
- The site Scores well in site assessment.
- Cairns would be protected.

Responses to 13/01 Peterseat Park

The comments made promoting this site are accepted by the site assessment and it is accepted that an extension of this employment development would be well located to benefit from existing services and infrastructure. However, it is our opinion that development in this location should not encroach further north than the 75metre contour line as this would cause major skyline problems and be very prominent from many important locations throughout Aberdeen. Therefore the site will remain as undesirable.

13/07 Rigifa

Supporting Comments

Comments were received from P&W (on behalf of Leiths Scotland Limited) supporting the undesirable status of this site. They have concerns about the working quarry at Blackhills. Previous development proposals in and around the quarry have been rejected as they fell within the 250m exclusion zone around Blackhills quarry.

Objections

Comments were received from the agent of the landowner/developer objecting to the exclusion of this site. They felt it was a suitable development for the following reasons:

- Scores highly in the site assessment.
- Areas outwith the exclusion zone could be allocated.
- This site could provide start up workshops for local businesses.
- Charleston School is below capacity and this development could support the school.

Responses to 13/07 Rigifa

The provision of start up workshops for local businesses would be a positive benefit that might result from allocating this site. It is also accepted that the site could be accommodated within existing school capacity.

However, the main constraint to development on this site is the proximity to the working quarry at Blackhills. The two responses received provided conflicting views about the suitability of development this close to the quarry. The development is within close proximity of the quarry, and aspects of the development would certainly be within the exclusion zone. In addition to this a

future residential use would not be a good neighbour for the working quarry. For these reasons this site remains undesirable.

Banchory and Leggart

The development at Banchory and Leggart would not form part of the Aberdeen Local Development Plan, as it falls within Aberdeenshire. However, the developer and Scottish Government did object to the site being shown as undesirable. The developer is keen to look at working with existing and proposed development in the area to ensure that the proposal functions as part of a planned strategic expansion. There was also an objection from Camphill Communities about the impact of the development on Camphill's Beannachar Estate.

Responses to Banchory and Leggart

This site will not form part of the Aberdeen Local Development Plan as it is outwith the control of Aberdeen City Council.

If this site is supported by Aberdeenshire Council's Proposed Local Development Plan then the Council will work with Aberdeenshire Council to ensure this development fits in with other developments in the area and will ensure that any impact on existing communities is minimised. However, the Council has no control over the allocation of this site.

3.3 New Sites

New Proposed Option to Extend Aberdeen Gateway Northwards (See Figure 1.)

Stockland Muir wishes to promote 1.95ha of the landscape area to the north of the existing business park at Aberdeen Gateway for employment use within the forthcoming Local Development Plan. Extending the boundary of the business park by this amount would allow for approximately 96,000 sq.ft. of additional employment land to be created. See response 2/359 for Indicative Drawing Showing the Proposed Expansion of Aberdeen Gateway Business Park. The proposal also includes the provision of a full sized grass football pitch and half sized pitch in the area between the business development and housing.

Discussions have been held with: Development Management, Councillor Mcaig, the Chair of the Community Council, and the Chair of Cove boys F.C. Following discussions amendments have been made to the proposal, as contained in the response to the Main Issues Report.

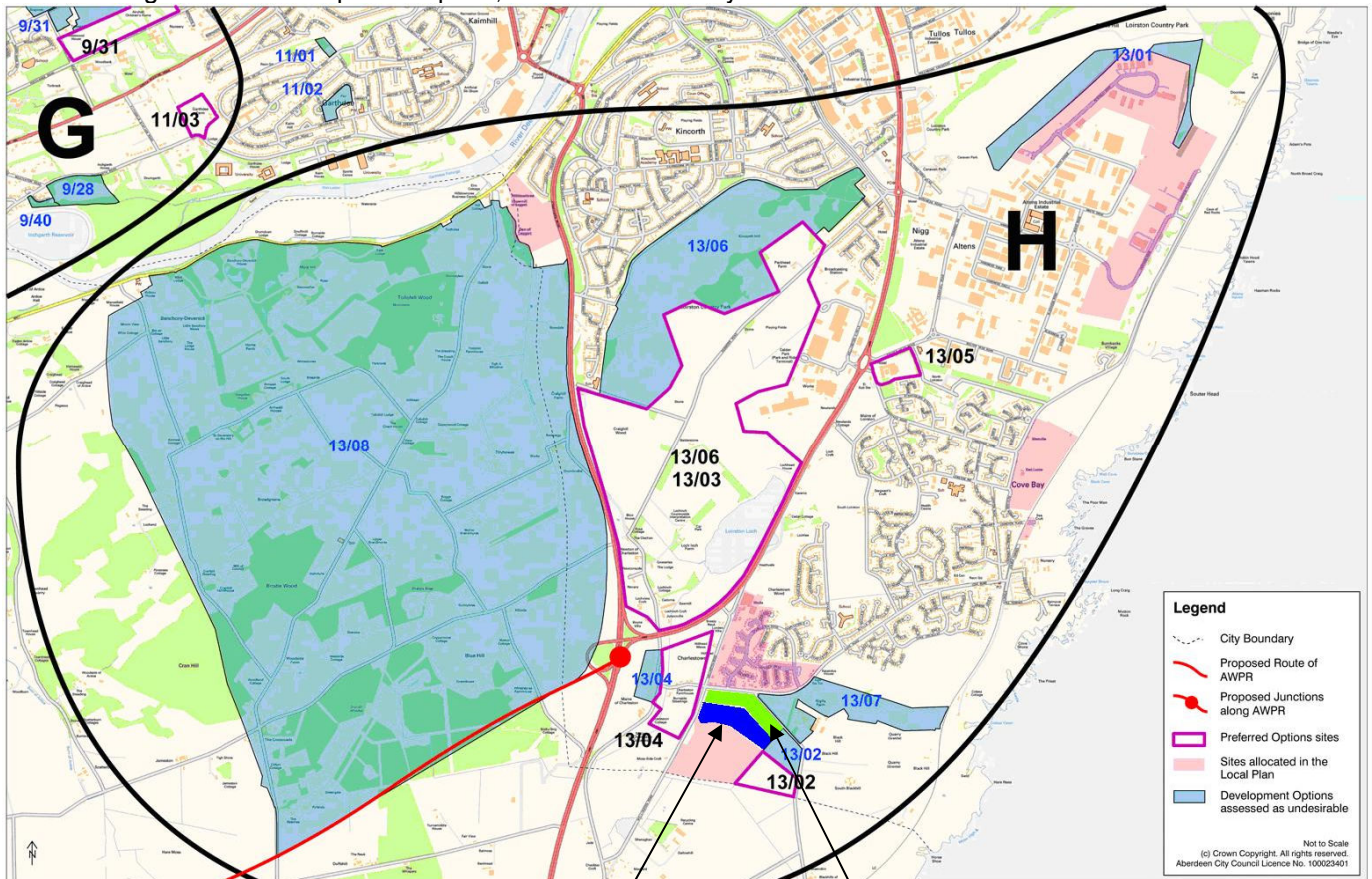
Responses to New Proposed Option to Extend Aberdeen Gateway Northwards

The area between Cove and the existing Aberdeen Gateway has been designated as Green Belt for two reasons: to screen the office development from the residential development on Cove Road and to retain a green buffer between the edge of Aberdeen and the expanding developments north of Portlethen. This proposal would reduce the buffer from between 160m and 200m to between 110m and 120m. The proposed layout would locate car parking closer to Cove to mitigate the visual impact of development and the ridge that existed previously can still be restored with the football pitch being located to the north west of the site. It would be important that the existing development or any expansion would reinstate/retain the ridge in order to provide sufficient screening between Cove and the industrial area.

Development of High Quality commercial land in this highly accessible location makes use of existing infrastructure investments in the area, is likely to be easily delivered and will benefit the regional economy.

Looking at this development in the context of the other proposals in the area there is a reasonable justification to allow this small extension in replace of a substantial landscaping strip to the west of Wellington Road. This would maintain a complete visual buffer between the residential areas in Cove and the proposed and allocated employment developments. Any expansion of this area would be required, explicitly, to ensure that strategic landscaping is implemented along with the provision of the football pitch and changing facilities.

Figure 1: New Proposed Option, Aberdeen Gateway



New proposal for Aberdeen Gateway Expansion

Associated Open space and football pitches

General Comments with Response

Other general comments on the area were received. It was felt that there is a need to integrate new development into the existing and consider the facilities required and the overall impact on the transport network. A full list of the general comments with responses are listed below:

Comment: There is a need to masterplan the whole area to integrate the existing and proposed development.

Response: Masterplans would be required to be adopted for all larger developments and an integral part of the masterplan would be to ensure that the development links up well with, and supports existing development or other allocated sites.

Comment: Preserve Burnbanks Village

Response: There is no development proposed at Burnbanks Village. There area will be retained as Green Belt.

Comment: SEPA request that Flood Risk Assessments are undertaken for the following sites in this area: 13/03, 13/06, 13/02 and 13/04.

Response: The Proposed Local Development Plan will explicitly state that a Flood Risk Assessment is required for these sites.

Comment: Develop the centre of Cove to make it a proper village with a range of facilities for local people.

Response: Within the draft masterplan for sites identified as OP8 and OP9 proposals for improvements to the existing cove civic centre are highlighted. This will provide a plan for which to judge future civic developments in the area against. However, neither the Council nor the developer has control over this land and future development will have to be private sector led.

Comment: Extra facilities would be required to serve development in this area. Dental and Pharmacy facilities will also be required if the Banchory and Leggart proposal is approved.

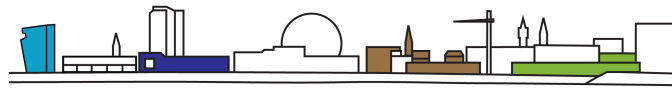
Response: New facilities and infrastructure required to serve this development will form part of the Proposed Local Development Plan.

Comment: Development in this area would create additional traffic.

Response: It is accepted that new development would create additional traffic on the road network. Therefore, the developer would be required to make improvements to the transport in the area to mitigate the impact. In addition the Proposed Local Development Plan will identify the transport improvements that are required and who will fund the improvements.

Comment: Object to any housing development in the area.

Response: Only one proposal for housing is supported at Loirston. Please refer to responses to comments on the Loirston Site.



aberdeen local development plan

Altens Community Centre 18th November

Summary

Approximately 80 + members of the public attended.

Comments

Comments were made regarding:

Loirston Loch

- The habitats around the loch are important and unique within the City boundary.
- The visual impact of the proposed Stadium will be very significant and such a development is not supported by the group.
- That if houses are to be built at Loirston they should be eco houses.
- Development will have a significant environmental impact on the Loch.
- The area around Loirston Loch floods.
- There is a significant amount of wildlife in the area between Loirston Loch and Kincorth Hill.
- The area is poorly drained.
- The stadium will cause parking problems in Cove on match days.
- The stadium will have a social impact on the area. Fans parking in Cove and walking through residential areas is unacceptable.
- Impact on the natural value of Loirston Loch.
- The industrial area at Altens should be considered for the stadium.
- Strongly object to the new Aberdeen Stadium – some are in favour of the development of the community stadium for Cove Rangers
- How can we have a stadium which will be very noisy and busy next to new housing
- Concern about impact of any development on the Nature Reserve & District Wildlife Site
- Why can't we build the stadium next to the train station at Portlethen? Concern that the proposed site at Loirston could be not serviced by buses and trains. Also concern that there would be no pubs adjacent to the stadium for home or visiting fans.
- What is wrong with the original site at Pittodrie? Concern over moving the football club to a site remote from the City.
- Muir homes have been chasing this development for 12 years.
- Loirston Loch is a fantastic greenspace for residents, and we need to ensure that it is protected. The area provides a gateway to the city. It will be destroyed if houses built.

- Loirston Loch is a country park
- Loirston Loch was a SSSI until 2/3 years ago. Why was the SSSI status removed?
- The wildlife on the Loirston Loch is important. It is an area of high quality green space and this will be lost if the area is developed.
- There needs to be a wildlife corridor kept on Kincorth Hill.
- There are peregrine falcons on Loirston Loch and I have heard people mention ospreys also.
- Land around Loirston is fairly boggy due to the high water table.
- Development would have an adverse impact on wildlife (skylarks, sparrows) and on the wildlife corridor (Geese moving from loch to pasture and distracted by flood lighting)
- Peregrine falcons are currently in the area, atop the BT masts.
- This area of green space should be preserved.
- There is some background noise from Wellington Road, but noise from a football stadium would likely be more intrusive.
- Land around Loirston is fairly boggy due to the high water table.
- Development on the Loirston site would have to be well served by public transport.
- The area is well used by walkers, cyclists and model airplane enthusiasts.

Green Belt and Housing

- What is Greenfield? Wanted to know the difference between Greenfield land and Green Belt.
- Who decides where we build on Green Belt? Not enough people defend Green Belt so planners just build on it. Overwriting of Green Belt policy.
- That people value the green spaces around Cove.
- That the coastal area should be protected and the footpaths enhanced.
- Lower Deeside has 65% of the greenspace in the city yet they are only getting 500 houses proposed at Milltimber.

Housing

- A number of people's views were that housing around the Loch would be inappropriate
- What about the wildlife there? Indicated that the northern part of the site submitted might not be suitable for development, and would therefore not affect the Local Nature Reserve.
- There was concern over the existing allocated site 'Station Fields' in Cove, particularly the transport impact.
- How is this fair? Forty years ago we were guaranteed there would be no development then again 20 years ago. Also last year as part of the Balmoral extension consultation we were told there would be no development at Loirston Loch.
- Where would be a good place for development – was asked to the public? The top of Balnagask – demolish the housing there and replace with affordable housing.

- Why doesn't the development in Portlethen take the pressure from Aberdeen regarding housing numbers? Aberdeenshire also needs to find land for 36,000 houses in the same timescale as Aberdeen.
- There are cheaper houses in the surrounding areas and this is where people choose to live.
- That there should be a mix of house types and tenures within developments.
- Why not build more flats on brownfield land? We want to build a range of houses that are attractive. Need to provide a range of housing including family housing to help provide for demographic changes. It will also cut commuting time if people live and work in Aberdeen.
- Brownfield development should be prioritised (some argued for no greenfield development at all). Example of Broadford Works being a good potential site for development.
- Why do Housing Associations not help developers meet the 25% affordable housing target? Affordable Housing is being built for future generations who might otherwise struggle to buy a house in the open market.
- What is 'affordable housing'? Affordable housing can be part rent/part buy. This will be available to locals. It does not mean social/council housing.
- People will always want the choice of living in the Shire and commuting into Aberdeen for work. You will not stop this happening.
- The houses proposed have to be affordable to the general public. At present my children cannot afford to buy a house.
- If 2000 houses built where will the access be, 2000 houses = 4000 cars?, this will impact on the Quality of Life for residents.
- Why do we need all these houses? All that's been built in the City is flats and are these being sold with the present economic climate?
- There is a lack of council housing in the City.
- What impact do foreign workers have on the housing needs of the city?
- What will the carbon footprint be of all these houses being developed? They are not as efficient as flats.
- There is no need for housing.

Delivering Policies

- Road Infrastructure – emphasis on the need for roads first then housing development
- Retail and the City Centre – silly place to put Union Square. We have just got Market Street working and now we are putting more pressure on it. It will also affect Union Street. Bridges around the city will become weak to all the traffic. The buses are poor.

Roads

- AWPR – when will it be happening? Build the road first and the rest will take care of itself
- The roads around the areas cannot cope with the level of development proposed.

- To fix the issue of congestion on Redmoss Roads why don't we have a flyover?
- The traffic at Bridge of Dee is a huge issue as is the poor quality of development in the area, huge superstores blighting the landscape.
- The AWPR is long overdue.
- The public transport is too expensive, unreliable, has bad connections between work and home. All these have to be improved.
- The park and ride at Makro at Christmas time last year worked well. This should continue.
- Redmoss Road is often very congested. The proposed HOV lane will worsen the situation.
- Redmoss Road could not sustain a transport link (as suggested by the developer), and currently is dangerous for running clubs, walkers.

Retail on Development Option 13/05 and other community facilities in Cove

- Some don't want to lose the hotel. Some think Cove needs a supermarket. Cove needs more facilities like a bank. There will be a high impact on traffic if the site is turned into a food store.
- There is currently a lack of community facilities in the Altens/Cove area. New development needs to be supported by community facilities.
- Retail on site 13/05 will increase traffic congestion.

Other comments

- Development should go past the old caravan site –which is part of Development Option 13/06.
- The Shire is slowly encroaching on the city. Can the City boundary be extended?
- Aberdeenshire residents do contribute to the city; they work here so contribute to our economy.
- Parkhead Farm is not for sale.
- Both sides of Redmoss Road are liable to flooding.
- Calder Park community forest needs protection.
- Calder Park is currently used for police dog training.