

SDCC QUESTIONS AFTER SDCC MEETING ON 14th MARCH 2023

From: chair@stonehavenc.org.uk <chair@stonehavenc.org.uk>

Sent: 21 March 2023 07:21

To: Cllr Dawn Black <cldr.d.black@aberdeenshire.gov.uk>; Cllr Sarah Dickinson <cldr.s.dickinson@aberdeenshire.gov.uk>

Cc: secretary@stonehavenc.org.uk

Subject: Link Road between the Netherley Road and the Slug Road

Dawn,

As you are aware the topic of the link road between the Netherley Road and the Slug Road came up at the last SDCC meeting, especially how housing should not (or possibly have) front gardens opening up onto the link road, when we look at the existing link roads (Farrochie Road) linking the Auchenblae Road and the Slug Road and William Mackie Road around the estate where I live, all houses open front gardens where children play **do not** face onto the link roads.

There was also the question about the timeline of the requirement for the link road linking both the Netherley Road and the Slug Road, especially how it fits in relatively to the new Kirkwood housing development, and the route it was to take. Many of the residents within housing development are saying when they purchased their houses the link road was not planned to go past their houses. Plus, some SDCC members (before my time) clearly recall strongly highlighting their request / recommendation for any link road not to have front gardens facing onto the link road before housing in this area was approved.

I appreciate you took an action away to investigate the link road requirements and what could be done.

Sarah,

When we chatted after the SDCC meeting, you indicated the approach to designing / building link roads had changed, where houses facing onto link roads was now consider the way to proceed. As I said when we spoke, that did not make a lot of sense to me.

Ladies,

Could you ask the Roads Department to confirm what is the current policy / thinking regarding link roads going through residential areas, especially when larger vehicles (buses and lorries etc.) would be expected to use these roads on a regular basis. What traffic calming measures (speed limits / traffic islands / speed ramps etc.) would be incorporated into the road design. I would have thought link road design, and any traffic calming measures would have come before the housing estate layouts were approved.

Plus, could you advise what is the timeline for both the requirement to put in a link road and its location (plus any changes to the route) and the approval of housing in the area. I appreciate things change, but having clarity of the timeline may assist explain how we have reached where we are.

Many Thanks

Kind Regards

David Lawman

Stonehaven & District Community Council - Chair

PROADS DEPARTMENT RESPONSE TO Cllr. DAWN BLACK'S INITIAL QUESTION

From: Cllr Dawn Black <cldr.d.black@aberdeenshire.gov.uk>

Sent: Tuesday, March 21, 2023 1:14 PM

To: chair@stonehavenc.org.uk; Cllr Sarah Dickinson <cldr.s.dickinson@aberdeenshire.gov.uk>

Cc: secretary@stonehavenc.org.uk

Subject: RE: Link Road between the Netherley Road and the Slug Road

Dear David,

I have asked your specific questions of the roads service and await a response.

In reply to my previous query to roads and planning after the SDCC meeting this week I have the following from the planning department:

The link road will run through the estate, where many houses open up directly onto the road (unlike Farrochie Road for instance where there is separation of the houses, gardens and the main road). It is also relatively narrow. There is a lot of concern about the type of vehicles that will come through the estate from the AWPR roundabout. So, could you answer the following regarding the existing road and the new part of the road yet to be constructed:

1. Is there/will there be a weight and/or vehicle size restriction – not from any planning perspective.
2. Will there be traffic calming measures included – they are included in the design of East Lodge Drive, as considered and consented in the previous MSC planning applications. The road has always been known to be a link road, and was designed as such – being wide enough to accommodate traffic flows, bus stop provision, pedestrian movements (via suitably pavements and crossing points) with curves/meanders to reduce the design speed of the road.
3. Will the speed limit be 20mph – this is one for Roads colleagues to address, but my understanding is that the road has a design speed of 20mph.

The estate is only getting bigger and inevitably will be busier and needs to be a safe space for the home owners and their families. The residents are not happy that the link road trajectory has changed since buying their homes which will encourage more traffic cutting through from the AWPR. The premise and general form of the link road has not changed to any significant degree since its conception. The junction design and integration with the Netherley Road has changed, for the better, in terms of a more direct and better designed access than what was originally proposed. However the actual form and function of East Lodge Drive, where houses front onto it, has remained constant.

As soon as I have any further responses I will be back in touch.

Kind regards,
Dawn

Cllr Dawn Black

Ward 18 – Stonehaven & Lower Deeside
Aberdeenshire Council

PLANNING DEPARTMENT RESPONSE TO SDCC QUESTIONS– VIA Cllr. DAWN BLACK

From: Cllr Dawn Black <cldr.d.black@aberdeenshire.gov.uk>
Sent: Tuesday, March 21, 2023 3:29 PM
To: chair@stonehavenc.org.uk; secretary@stonehavenc.org.uk
Cc: Cllr Sarah Dickinson <cldr.s.dickinson@aberdeenshire.gov.uk>
Subject: FW: Ury Estate Link Road

Dear David,

I have had the following clear and thorough response from planning to the questions posed in your email this morning.

Could you ask the Roads Department to confirm what is the current policy / thinking regarding link roads going through residential areas, especially when larger vehicles (buses and lorries etc.) would be expected to use these roads on a regular basis. What traffic calming measures (speed limits / traffic islands / speed ramps etc.) would be incorporated into the road design. I would have thought link road design, and any traffic calming measures would have come before the housing estate layouts were approved. All roads are designed to the requisite standard for the development(s) they will serve, there are Roads Standards to be met, and there are planning policies to be met – but there's not much in planning terms that is particularly explicit, it is very much designed for purpose (which varies so much on a case by case basis). For this specific situation - East Lodge Drive serves housing, but has always been known to be part of a link road serving the wider estate and providing key connectivity to make the overall developments at Ury Estate (golf, hotel, leisure, retail, housing...) as well connected as possible. As a link road, the design takes account of the traffic flow required for the aforementioned developments and is designed to safely manage that capacity – the width, interventions, curves etc all contribute to managing the flow of traffic with calming measures designed in to control the flow/speed of vehicles. Realistically, all housing roads that are to be adopted (and subject of Roads Construction Consent) will be designed to account for large vehicle movements – the nature and frequency of the vehicle movement doesn't really matter; all public roads with housing will be designed to accommodate refuse collection vehicles, when any new road also functions as a connecting/through road they will likely be designed to serve as a bus route. Whether the link road has other large vehicles, be it a large furniture delivery vehicle bringing items to a newly occupied house or be it the movement along the road of a service vehicle to a retail unit, the actual design requirements don't really change – the road is designed to allow for safe the movement of large vehicles.

The honest fact of the issue/concerns at East Lodge seems to relate to residents seemingly not being aware of East Lodge Drive being a link road when they purchased their house. Since approval of the first tranche of housing at East Lodge the information relating to a link road and the other developments at Ury Estate was publicly available, and was most certainly already known to the Planning Service and Roads Development who therefore ensured that all parts of the link road and its junctions with the wider public road network are designed to the safe and required standard. So, to address the comment above – the link road in its entirety, including East Lodge Drive, the junctions at Slug/Netherley, bridge over the Cowie Water and section linking the bridge to the Slug Road roundabout have all been designed in full knowledge of what that road is required to serve. The section of the link road, East Lodge Drive, that serves the housing was designed taking full account of the required calming measures, and this was fully designed in the knowledge of the housing it would serve, and all other parts of the estate development that it will one day serve.

Plus, could you advise what is the timeline for both the requirement to put in a link road and its location (plus any changes to the route) and the approval of housing in the area. I appreciate things change, but having clarity of the timeline may assist explain how we have reached where we are. The timeline is not known in terms of actual time, the triggers are based on build out. So the

full operational link road is required to be in place prior to the 101st house being occupied at East Lodge. Currently the trigger is prior to the 86th unit on the Blue Lodge side but that is the process of being updated through a revision to the s75 associated with an application for some changes of house type at Blue Lodge, the trigger will move to 101st house on that side too. There is then also a trigger associated with the retail consent, that the link road must be built and operational prior to the retail unit coming into use. 100 houses have now been built at East Lodge, so as things stand nothing further will be built there before the link road is operational. I appreciate the planning history at Ury is complex, but all consented applications are available on the planning public access pages online for the community council to view at their leisure.

Once I hear from roads I will contact you again.

Kind regards,
Dawn

Cllr Dawn Black

Ward 18 – Stonehaven & Lower Deeside
Aberdeenshire Council

ROADS DEPARTMENT RESPONSE TO SDCC QUESTIONS – VIA Cllr. DAWN BLACK

From: Cllr Dawn Black <cldr.d.black@aberdeenshire.gov.uk>
Sent: Tuesday, March 21, 2023 4:58 PM
To: chair@stonehavenc.org.uk; secretary@stonehavenc.org.uk
Cc: Cllr Sarah Dickinson <cldr.s.dickinson@aberdeenshire.gov.uk>
Subject: Ury Link Road

Dear David,

Further to my previous emails regarding the Ury Estate Link Road have had this response from the roads department.

The roads are designed with a 30mph speed limit over the whole section from the East Lodge to the Slug road with traffic calming measures to encourage drivers to limit their speeds to less than 20mph through the residential sections. As this is a bus route the agreed traffic calming interventions take the form of central islands linked to bends which are appropriately spaced in line with national guidance.

The roads are currently to be signed with 30mph limits, which will be the maximum legally enforceable speed for the road, however in line with national guidance the traffic calming interventions built into the design are located to achieve 20mph through the residential sections of the link road and 30mph in the semi-urban sections. The roads incorporate footways and cycle paths adjacent to the carriageway which also have the effect of urbanising the 'feel' of the roads corridor encouraging lower speeds in the built up areas.

For your background information Aberdeenshire Council are currently reviewing the speed limits on residential roads and it may be the case that formal 20mph orders are made for some residential streets in future. This significant piece of work has as yet to be completed and therefore I can offer no assurance that this will be the case here nor can I provide any timescales for the report completion. At present Aberdeenshire Council are not promoting new 20mph orders.

The roads have been thoughtfully designed by the developer with road widths and geometry appropriate for use as a residential housing road and also as a link road. While it is anticipated that larger vehicles including HGVs will use the road it is expected that the traffic speeds will be 20mph or perhaps less.

I can also confirm that the function of this road was always intended to link through to the Slug Rd albeit that the timescales are still uncertain.

I replied to request that once the link road is opened that the residential part be limited to 20mph and be sign posted as such.

Kind regards,
Dawn

Cllr Dawn Black

Ward 18 – Stonehaven & Lower Deeside
Aberdeenshire Council