

## 109 Blackburn

Response ID	Respondent
430	Ryden on behalf of Marshall Farms Ltd
565	Gary Purves
932	Fintry and Kinellar Community Council
1529	Halliday Fraser Munro on behalf of The Blackburn Consortium
1580	SEPA
1588	Burness Paull LLP on behalf of South Fonet Estates Limited
1602	Doug Grant
1809	Scottish Water

### **1. Issues**

#### **Settlement Objectives**

Concern was expressed by some that no further sites are proposed for housing (430) or employment development (1529, 1588).

A number of respondents suggested that site R2 should be allocated for the development of community facilities and small businesses once its present use as a primary school ceases (565, 932, 1602).

One respondent stated that HGV access to the industrial estate should be directed towards the west of the village to reduce congestion (1602).

#### **Existing Development Allocations**

One respondent expressed support for the existing M1/R1 allocation (932).

#### **Bid Ga041**

Two respondents raised concerns over site Ga041, stating that it has poor accessibility (565) and that it would strain local amenities and infrastructure (932). However, the bid promoter felt that the site represents a logical expansion to the village, and that it should not be prominent as it would be constrained by existing hard landscaping in the site and by development on site M1/R1 (430).

#### **Bid Ga045**

A number of respondents felt that site Ga045 should not be a preferred location for development as it is located within a pipeline corridor and would have an adverse impact on the landscape (430, 565, 1588). One went on to comment that the pipeline would restrict development to employment use on part of the site only, but that any such development could have a negative impact on the amenity of neighbouring residential properties (565).

The site's promoter suggested amendments to the original development bid by removing the proposals for housing and community use, and stated that this would overcome any issues over lack of primary school capacity. They considered that the site would not have an adverse visual impact and that the pipeline would not preclude employment development on the site, as it has not constrained the development of the BUS site to the immediate site (1529).

#### **Alternative Development Bid**

One respondent proposed an alternative location for employment development to the south of the settlement, on the opposite side of the A96 from the existing BUS site (1588). They consider that this site would provide an extension to the existing Kinellar Business Park, would be easily accessible by public transport, and that an

underpass could be created to provide a convenient and safe pedestrian access between the north and south of the A96. A community park would also be provided as part of the proposed development bid.

### **Infrastructure**

Two respondents provided factual information relating to waste water treatment and flood risk issues in respect of the existing allocations and development bids (1580, 1809).

## **2. Actions**

### **Settlement Objectives**

The need for additional employment and housing development within Blackburn, along with the case for allocating the bid sites for development, is discussed in more detail below. The comments that the current primary school site (R2) should be reserved for community uses once the replacement primary school is constructed on the M1 site are acknowledged and raises valid points. The current LDP identifies that the existing primary school site (R2) will be a redevelopment opportunity for community facilities upon the completion of development on the M1 site and reserves the site for these uses. It is recommended that the Proposed Plan should continue to reserve this site for the development of new community facilities when it becomes vacant following the construction of the new primary school.

The direction of existing HGV traffic is not a matter which the LDP is able to directly address.

### **Existing Development Allocations**

The support for the existing M1/R1 allocation is welcomed.

### **Bid Ga041**

The comments both in support of and against this bid site are noted. Whilst it is acknowledged that the site would form a logical extension to the current M1 allocation, and the site promoter's comments regarding the prominence of the land are noted, it is maintained that the sloping nature of the site means that it is prominent from some parts of the settlement and is therefore not suitable for development. In any event, it is considered that there are currently sufficient existing development allocations within the Aberdeen Housing Market Area that are effective or capable of becoming effective to meet the SDP housing requirement. On this basis, there is not a strategic need to allocate this site for housing development at this time.

### **Bid Ga045**

The site promoter has requested that the original development bid (for up to 300 houses, 2.3 ha of employment land and community uses) be amended to remove the proposals for housing and community uses. It is accepted that this would overcome constraints associated with primary school capacity, and is more likely to be deliverable under PADHI+ guidance (Planning Advice for Development near Hazardous Installations) given the pipeline constraint. It is also accepted that there may be a case for allocating additional strategic reserve employment land (i.e. land for the period 2027-2035) in the Blackburn-Inverurie part of the Huntly-Laurencekirk Strategic Growth Area (SGA) if the Proposed Plan incorporates the MIR's preferred approach in respect of site Ga060 in Inverurie (which would result in the loss of strategic reserve employment land). Nevertheless, this change has not been put forward for public comment and so the community's views on it remain unknown. There also remain concerns over the prominence, and therefore the overall suitability

for development, of this site. On this basis, it is not considered that this amended site proposal is appropriate for inclusion within the plan at this time.

### **Alternative Development Bid**

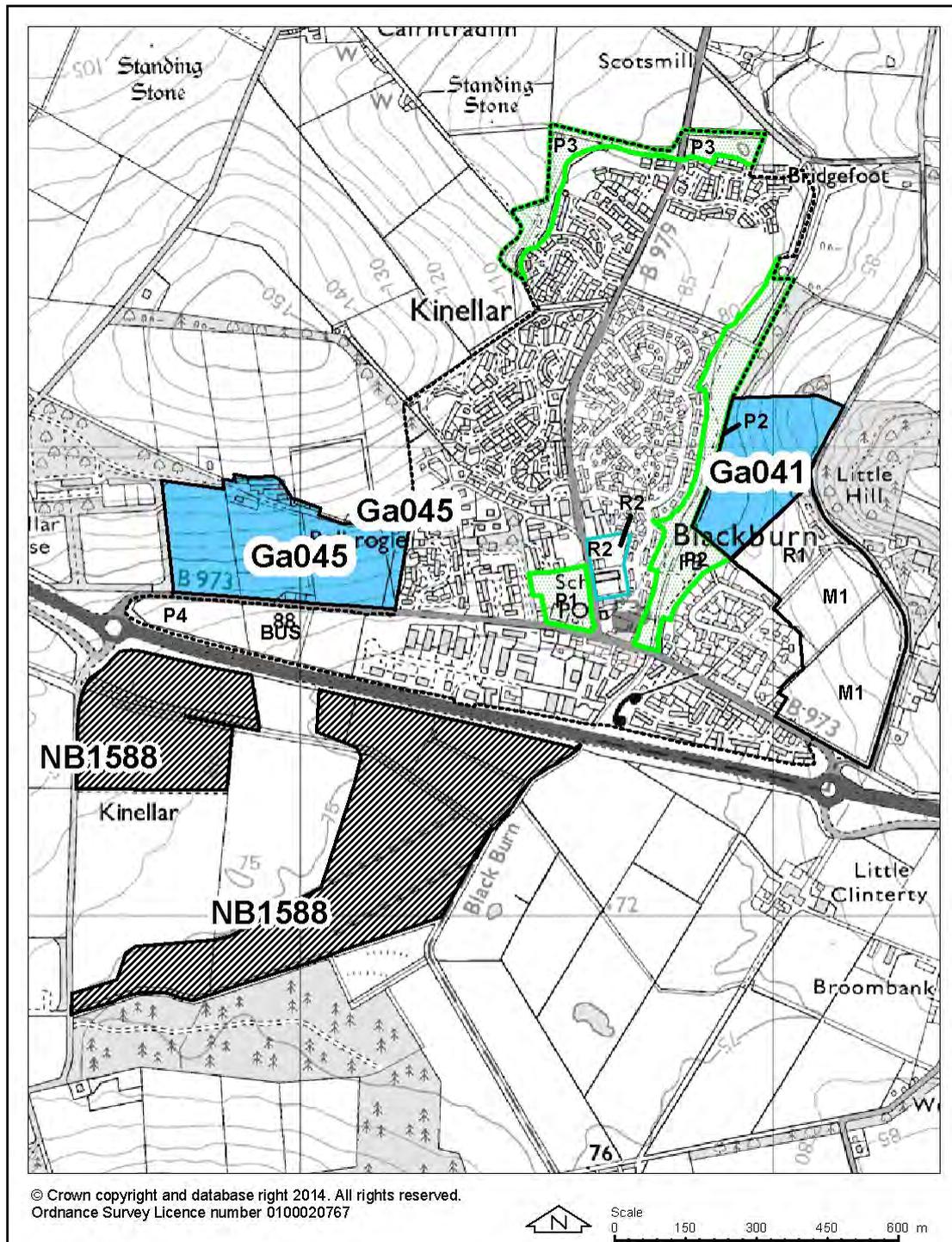
The alternative bid that has been proposed for employment development on the opposite side of the A96 from the existing BUS site is acknowledged. For the reasons outlined above, it is also accepted that there might be a case for allocating additional strategic reserve employment land in the Inverurie-Blackburn part of the SGA. However, as this site was not submitted at the call for sites stage, and therefore not included in the MIR, there has not been any opportunity for public comment on this proposal. Similarly, it has not been subject to Strategic Environmental Assessment. Planning Circular 6/2013 makes it clear that if a particular issue or site arises that was not consulted on in the MIR, the planning authority may need to carry out further consultation on that particular issue before publishing its Proposed Plan, if it wants to include it in the plan. There is therefore limited scope for including this site in the Proposed Plan unless further consultation is first undertaken. We do not see this as an extension to the existing industrial estate and consider the provision of an underpass to be a fanciful suggestion. Development of this land would alter the landscape setting of the settlement considerably. The A96 remains an appropriate boundary for the expansion of the village at this time.

### **Infrastructure**

The technical matters raised by consultees are noted. These issues will be taken into account through the development management process when a planning application is submitted for the existing M1 site allocation. No further action is required in response to these detailed comments at this stage.

### **3. Committee Recommendations**

1. The existing M1 allocation and BUS designation should be retained within the LDP.
2. As there are currently sufficient site allocations within the Aberdeen Housing Market Area that are effective or capable of becoming effective to meet the SDP housing requirement, and a supply of employment land is available to meet the SDP allowances within the Huntly-Laurencekirk SGA for the period up to 2027, there is not considered to be a strategic justification for allocating additional development land in Blackburn at this time.



#### **4. Committee Decisions**

1. Garioch Area Committee agreed the above recommendations at their meeting on 28 May 2014.
2. Infrastructure Services Committee noted the recommendation of the Area Committee and agreed that no further action was required.