

## 112 Dunecht

Response ID	Respondent
111	Echt and Skene Community Council
780	Ryden LLP on behalf of Cabardunn Development Company Ltd.
1580	SEPA
1809	Scottish Water
1824	Dee District Salmon Fishery Board

### 1. Issues

#### **Settlement Objectives**

One respondent agreed that existing services should be maintained but argued that this can only be achieved through continued growth and house building. However, another respondent indicated their support for the conclusion that no further land should be allocated for housing in Dunecht (111).

#### **Bid Ga032**

One respondent expressed concern that site Ga032 has not been identified as a preferred option. The respondent challenged the issues raised at the previous Examination, arguing against issues regarding visual impact and settlement form, and that the nearby gas transmission pipeline is not an impediment to development. They also argued that educational capacity in Dunecht Primary School and Alford Academy are not a constraint, as the primary school is under-capacity with falling pupil numbers and a new academy in Alford (scheduled for 2015) will relieve pressure in secondary school capacity (780).

#### **Environmental and Physical Infrastructure**

Three respondents provided factual information regarding water treatment, flood risk and the impact of development on the river environment in respect of both the existing EH1 allocation and bid site Ga032 (1580, 1809, 1824). It was noted that water network upgrades may be required to facilitate further development (1809).

### 2. Actions

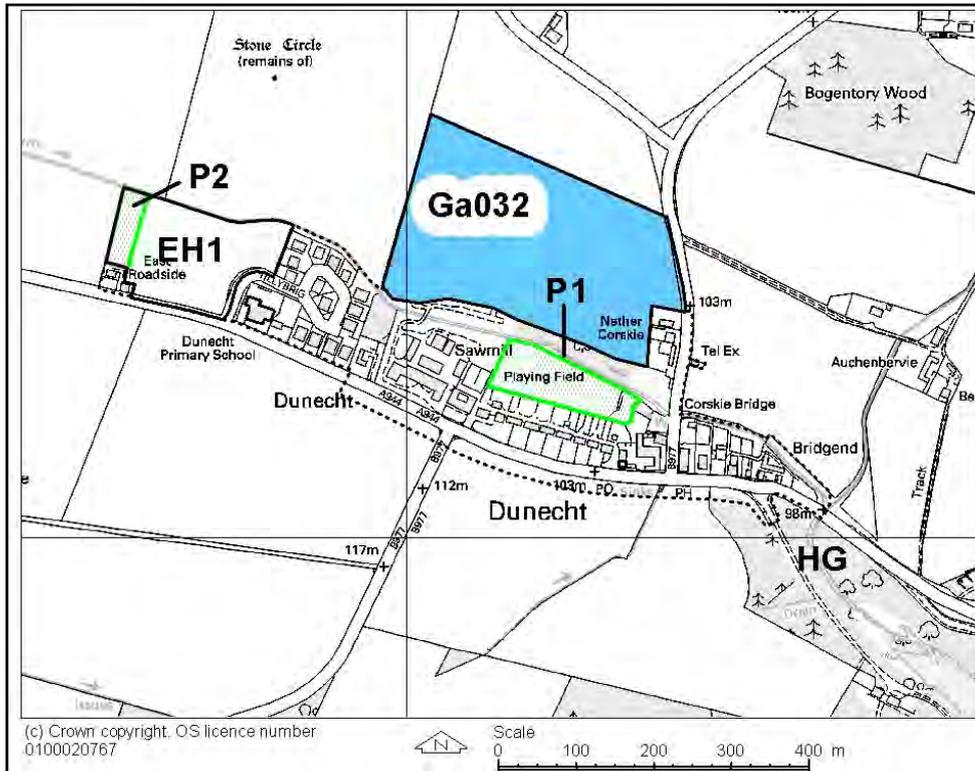
The support for the conclusion that no further land should be allocated in Dunecht is acknowledged. Comments in relation to the need for development in order to sustain existing services are also noted. However, the existing EH1 allocation will provide for new development, with an application for planning permission in principle for 24 houses currently pending awaiting the conclusion of a Section 75 agreement. This will help to sustain existing services, including the primary school.

Whilst the comments in relation to bid Ga032 are also noted, it is maintained that there has been no significant change in circumstances since the Reporter at the last LDP Examination concluded that the arguments against allocating this site outweighed those in favour. As such, and given that there are currently sufficient allocations within the Aberdeen Housing Market Area that are effective or capable of becoming effective to meet the SDP housing requirement, it is not considered appropriate to allocate this site for development.

The technical matters raised by consultees have been addressed during the consideration of the planning application for site EH1. Therefore no further action is required in respect of these issues at this stage.

### **3. Committee Recommendations**

1. The existing EH1 allocation 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, there is no reason to allocate additional development land in Dunecht at this stage.



### **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.