

114 Echt

Response ID	Respondent
781	Ryden LLP on behalf of Cabardunn Development Company Ltd.
1575	G. Jones
1580	SEPA
1809	Scottish Water
1824	Dee District Salmon Fishery Board

1. Issues

Settlement Objectives

One respondent stressed that the objectives for preserving the character of the village and supporting local services are not mutually exclusive, and felt that new development is required in the village to support services (781).

Bid Ga031

One respondent expressed support for the identification of site Ga031 as an officers' preference and felt that the site should be allocated in the proposed Local Development Plan for 25 houses. They considered the site to be well located and that it would help to sustain the primary school. They also considered there to be sufficient waste water treatment capacity, and capacity at the new Alford Academy, to accommodate a development of this scale (781).

Environmental and Physical Infrastructure

Three respondents provided factual information regarding water treatment, flood risk and the environmental impact of development in relation to both the current allocations and the bid site (1580, 1809, 1824).

One respondent commented that many residents commute from Echt to Aberdeen by car despite there being a reasonable bus service. The respondent also felt that more people could be encouraged to commute by cycle if there was a separate cycle path (1575).

2. Actions

The comments in support of the need for development, and in specific support of bid Ga031, are noted. However, whilst site Ga031 is well located and could deliver potential benefits, 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. The existing H1 allocation in Echt will also provide development that will help to support local services, including the primary school, over the plan period. As such, it is not considered appropriate to allocate bid site Ga031 for development.

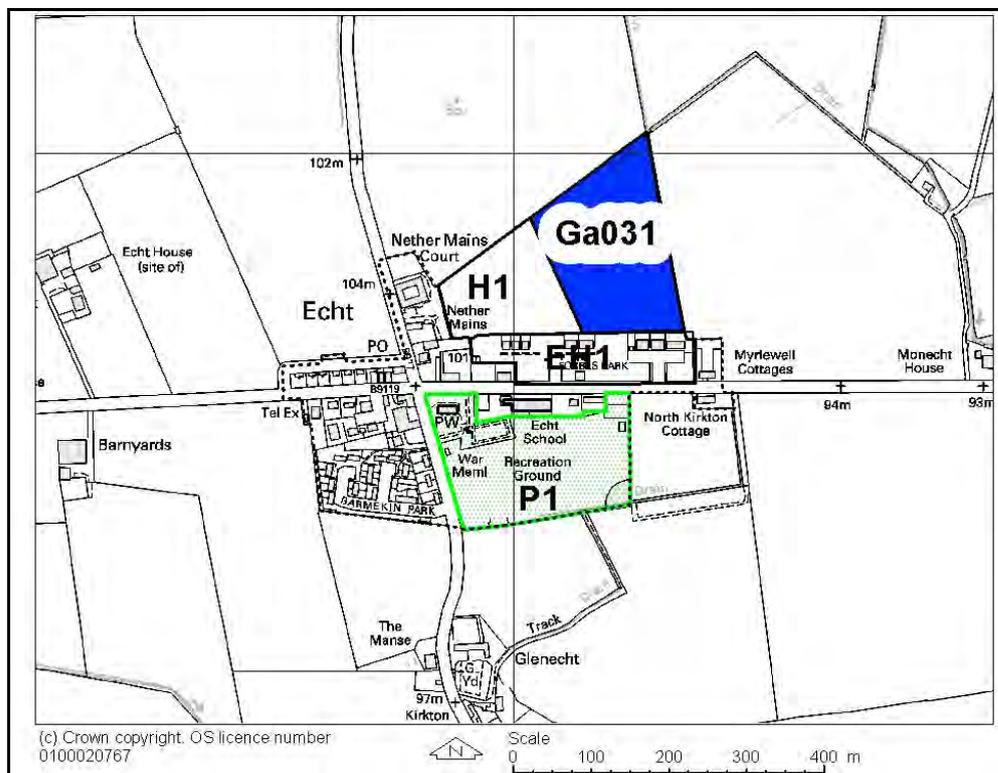
The technical matters raised by consultees are noted. These issues will be taken into account through the development management process when a planning application is submitted for the H1 site, and have been addressed when the planning application for the EH1 site was determined. No further action is required in response to these detailed comments at this stage.

In response to the comments relating to sustainable travel, it is noted that Policy 9 of the existing LDP requires developers to make fair and reasonable contributions towards public facilities and infrastructure, including local transportation infrastructure, whilst policy SG Developer Contributions 2 requires new development

proposals to be well located in relation to public transport services. The continued application of these policies, alongside other Council strategies such as the Local Transport Strategy and the Walking and Cycling Action Plan, will help to encourage the use of sustainable transport options as far as practicable taking into account the rural context of much of Aberdeenshire.

3. Committee Recommendations

1. The existing EH1 and H1 allocations 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 Echt 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 allocations were required.