

119 Kemnay

Response ID	Respondent
3	Robert Jones
4	Kemnay Community Council
632	Halliday Fraser Munro on behalf of Deveron Homes & Aberdeenshire Housing Partnership
1580	SEPA
1589	Scott Hobbs Planning on behalf of John Martin Group
1703	Scottish Natural Heritage
1809	Scottish Water

1. Issues

Settlement Objectives

One respondent commented that there is currently sufficient land allocated for housing within Kemnay (4).

Bid Ga042

One respondent agreed with the MIR's conclusion that there has been no change in circumstances since this site was considered at the last LDP Examination to support its allocation at this stage (4). However, the promoter of the bid considered the site to be viable, deliverable and a logical extension to the settlement. They pointed out that there will be a need for new housing sites within Kemnay once the existing allocations are completed, and stated that the developer of the site is offering an affordable housing contribution in the region of 50% to help to meet the demand for affordable housing within the settlement (632).

Bids Ga044/Ga053

Two respondents pointed out that these bids are located on land that is protected within the 2012 LDP to conserve the sports ground and amenity area. They considered that the area should continue to be protected for this purpose (3, 4). One respondent went on to suggest that the site could be used for a swimming pool associated with the Academy (3), whilst the other felt that proposals for improved recreation facilities were likely to come forward over the plan period as economic conditions improve (4). The promoter of bid site Ga044 welcomed the identification of the site as an officers' preference. They felt the site to be an appropriate location for development and stated that the proposed development would safeguard the most important part of the protected area to conserve the sports ground and amenity area. They requested that the bid site be removed from the protected designation, and either left as 'white land' within the settlement boundary or be specifically allocated for housing development (1589). A further respondent commented that if bid Ga044/Ga053 is taken forward within the LDP due provision should be made for open space/green networks and the retention of existing wooded areas (1703).

Infrastructure

Two respondents provided factual information regarding flood risk and water network capacity in relation to both the existing allocations and the development bid sites within Kemnay (1580, 1809).

2. Actions

The comments both in support of and against the bid sites are acknowledged. It is maintained that 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. These include two development sites in Kemnay, which are allocated for a total of 85 houses.

In respect of bid site Ga042, it is maintained that there has been no change in circumstances since this site was considered at the last LDP Examination and found to be unsuitable for development. Whilst the offer of enhanced affordable housing provision is noted, this is not considered to provide sufficient justification, in itself, to overcome the impacts on the amenity of the "Sense of Place" site and justify allocation of this site for development.

The comments in relation to bid sites Ga044 and Ga053 are acknowledged. However, whilst this site is well located for residential development it is acknowledged that retaining the protected land designation would retain flexibility in the event that future proposals for leisure facilities arise. On balance, and given the conclusions in relation to the adequacy of housing land supply within the Aberdeen Housing Market Area, it is considered appropriate to retain the protected land designation at this stage.

The technical matters raised by consultees are noted. However, in light of the comments above, no further action is considered necessary in response to these comments at this stage.

3. Committee Recommendations

1. 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 Kemnay at this stage.

4. Committee Decisions

1. Garioch Area Committee agreed to retain the existing allocations H1, H2, BUS2, BUS3 and BUS4 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.

