

## 124 Lyne of Skene

Response ID	Respondent
111	Echt and Skene Community Council
1155	Tor Ecosse
1539	Stewart Milne Homes
1580	SEPA
1809	Scottish Water
1824	Dee District Salmon Fishery Board

### **1. Issues**

#### **Settlement Objectives**

One respondent supported the MIR's conclusions that no further land should be allocated for housing in Lyne of Skene. They stated that they would not be in favour of any of the development bid sites (111).

#### **Bid Ga052**

The promoter of this bid considered the site to well located in relation to the existing settlement and well screened by mature trees. They also felt that development of the site could help strengthen the pull to bring services back into the village. Finally, they considered that primary school capacity should not represent an absolute constraint on development, and that if necessary the site could be developed in a phased manner (1539).

#### **Bid Ga070/Ga071**

The promoter of these bid sites acknowledged the conclusions from the recent SDP Examination but requested that the bids be noted and given further consideration for future development (1155).

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

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

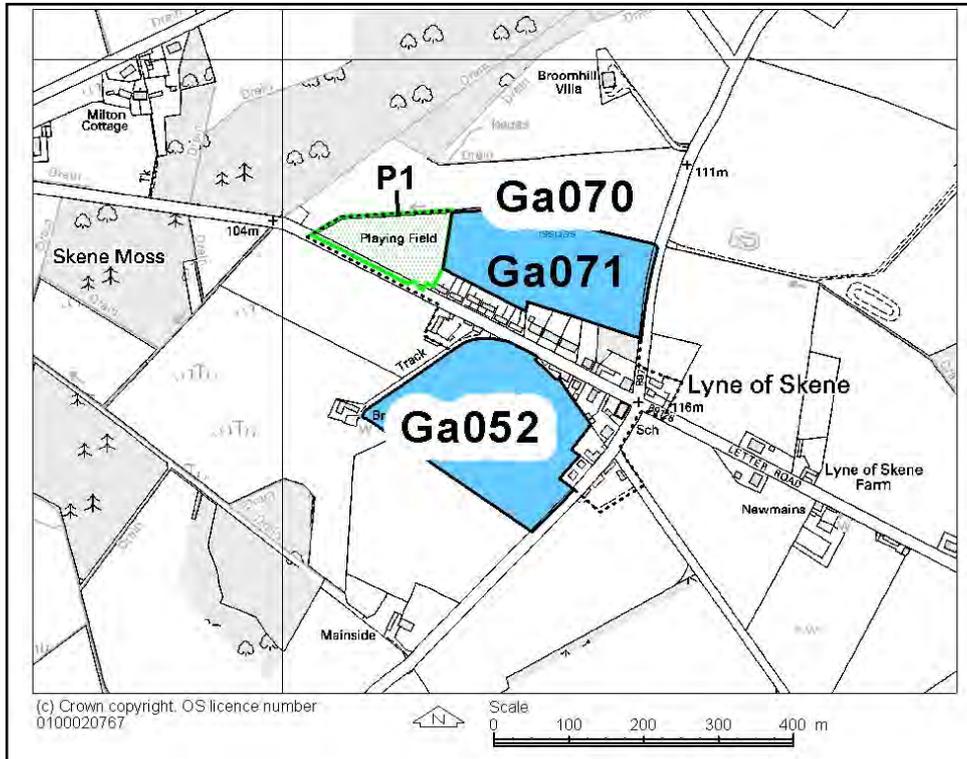
### **2. Actions**

The comments both in support of and against the bid sites are acknowledged. However, it is maintained that the settlement lacks services and has limited public transport connectivity. It is also maintained that there have been no significant changes in circumstances since the last LDP Examination, when the Reporter concluded that Lyne of Skene is not a sustainable location for development. When there are alternatives available, it would seem to be bad planning to allocate development in a village where an education constraint can be identified. Having taken these factors into account, and 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, it is not considered appropriate to allocate any of the bid sites for development 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 Lyne of Skene 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.