

128 Old Rayne

Response ID	Respondent
32	Mr Paul Dalgarno
38	Mr and Mrs Derek and Fiona Dawson
58	Mr Steven Cannon
68	Mr Steven Cannon
848	William Lippe Architects Ltd on behalf of Mr Hamish McIntosh
960	Sylvan Stuart Ltd
1219	William Lippe Architects Ltd on behalf of Hamish McIntosh
1310	William Lippe Architects Ltd on behalf of Hamish McIntosh
1580	SEPA
1809	Scottish Water
1819	Bennachie Community Council
1821	Ian Duncan Architects
1827	Old Rayne Community Council

1. Issues

Settlement Objectives

One respondent commented that the current objective to 'maintain the character of the village' should be amended to read 'maintain the amenity and character of the village'. They also felt that the current objective to 'meet local housing needs' should be removed as there is no justification for this. Finally, they disagreed with the MIR's statement that Old Rayne has good pedestrian links and requested that this statement be withdrawn (38).

Another respondent commented that future development, which would include the existing housing allocations, should be limited to 10-15% of the existing housing stock within the settlement (1827).

Existing Development Allocations

Two respondents did not agree with the MIR's statement that the EH1 site is constrained by the location of a Scheduled Ancient Monument (38, 848). They felt that this did not prevent the site being developed. The site promoter went on to state that initial archaeological dig works have been undertaken, that all development will take place outside the Bishop's Palace and moat boundary, and that the site is being actively progressed for development on this basis (848).

SEPA commented that the vast majority of the EH2 site is shown to be at risk of flooding, and that they would object to the continued inclusion of this site within the LDP unless additional information is provided to establish that the site is suitable for development in principle (1580). The promoter of the EH2 site acknowledged that flood risk issues affect the majority of the allocated area, but commented that the site could be developed in conjunction with the redevelopment of the adjoining Pitmachie Works site. They argued that 10 houses could be accommodated in this way and requested that the allocation be retained on this basis (960).

One respondent argued that the existing EH1 and EH2 allocations are both constrained and that, as Old Rayne is not listed as a settlement that is suitable for 'organic growth' under the rural development policy, there is therefore no prospect of new housing in the settlement until 2020. They argued that a review of the existing allocations is therefore essential and that identifying alternative development sites would help to meet local needs, support the primary school and contribute to growth in the A96 Strategic Growth Area (SGA) (1821).

Bid Ga004

The promoter of this development bid confirmed that the site is free from constraints and available for development at any time. They felt that the site is required for development owing to the constraints with the existing EH1 and EH2 allocations (1821). One respondent stated that they did not object to this development bid, but felt that consideration would need to be given to ensuring flood prevention and minimising construction noise (32). Another commented that this is the best development bid site, but that it should only be developed after the EH1 and EH2 sites are complete and only if it is required to support the school (38).

One respondent felt there to be no reason to add to the housing land supply, and that site Ga004 should therefore not be included in the LDP (1819). A further respondent raised concerns over the impact of construction machinery associated with the development of this site. They also questioned whether there was school capacity for the additional children arising from the development and suggested that an alternative means of accessing the site should be pursued (58, 68).

A number of respondents raised objection to the development of this site on the grounds of flood risk (1219, 1310, 1580). SEPA specifically stated that they would object to the inclusion of this site within the LDP unless additional information is provided to demonstrate that the site is suitable for development (1580).

Bids Ga005

One respondent stated that this site should only be developed as part of EH1 or following the completion of EH1 (38).

Bid Ga015

The promoter of this bid site considered it to represent a logical extension for development in the period 2016 – 2023. They felt the site to be well related to the playing field and school, not overly prominent and well related to existing housing (1219, 1310). However, one respondent commented that this site should not be considered before all other identified sites have been exhausted (38).

Bid Ga016

The promoter of this bid site considered it to represent a logical extension for future development. They considered the site to be well related to the playing field and school, not overly prominent and well related to existing housing (1219, 1310). However, one respondent commented that this site should not be considered before all other identified sites have been exhausted, and that Ga016 should not be considered before Ga014 is built out. They also commented that the tree belt to the south of Ga016 should be identified as protected land (38).

Infrastructure

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

2. Actions

Settlement Objectives

The comments in relation to the existing settlement objectives are noted. The proposal to include an additional reference to maintaining the amenity of the village is considered appropriate and it is recommended that this change be incorporated into the Proposed Plan. However, it is not considered appropriate to remove the objective to meet local housing need. This is considered to be a legitimate aim, and there are two current housing allocations within the settlement to help achieve this objective. Objection has also been raised to the MIR's statement that Old Rayne has good pedestrian links, and the removal of this statement has been requested. This statement primarily refers to linkages within the settlement itself, including to areas of informal and formal recreation ground. However, the statement does not appear in the existing LDP, and it is not intended that it will appear in the Proposed Plan.

Existing Development Allocations

In relation to the existing EH1 site, a number of respondents consider this site to remain deliverable. The site promoter has confirmed that archaeological dig works have been undertaken and that the development is able to proceed without adversely impacting on the Scheduled Ancient Monument (SAM). These comments are noted, and whilst any potential impacts on the SAM will require careful consideration through the development management process, it is considered that the EH1 site remains capable of becoming effective within the plan period. As such, it is recommended that this site be retained within the Proposed Plan.

In respect of the EH2 site, SEPA have commented that they would object to the continued inclusion of this allocation unless additional flood risk information is provided.

The promoter of the EH2 allocation has acknowledged that flood risk issues affect the majority of the site, but has suggested that 10 houses could still be accommodated if the EH2 site was developed in conjunction with the adjoining Pitmachie Works site. As the Pitmachie Works site is located within the settlement boundary, this is potentially appropriate. Correspondence in relation to a previous enquiry from the site promoter has confirmed that the EH2 site could be used to make up the open space contribution that would be required if the development was to proceed on this basis. However, the Pitmachie Works site is currently in employment use and would therefore be subject to the provisions of policy SG Safeguarding 5 (Safeguarding Employment Land). This allows for the redevelopment of existing employment sites where it has been shown that there is no prospect of continued employment use. Evidence of the site having been marketed over a robust period with no interest being received would normally be required in order to satisfy the requirements of this policy. No such evidence has been provided at this stage. Also, as this proposal 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 development bid. Planning Circular 6/2013 makes it clear that if an 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 considered to be limited scope to allocate the Pitmachie Works site in the Proposed Plan. In light of the comments noted above, it is considered difficult to justify the retention of the EH2 allocation in the Proposed Plan. However, there remains the potential for a planning application to be submitted for residential development at the Pitmachie Works site, and for the loss of employment issue to be considered through the development management process. It is therefore recommended that the EH2 allocation be removed from the Proposed Plan, but that the settlement boundary be retained in its current location to

enable the former EH2 site to form part of the open space requirement for any future residential development at the Pitmachie Works site.

The EH2 site is identified as constrained within the 2013 Housing Land Audit and therefore does not form part of the current effective land supply. Having taken this into account, along with the potential that 10 dwellings could be developed on the adjoining Pitmachie Works site, it is not considered necessary to allocate an alternative site for the provision of 10 houses within the settlement.

Bid Sites

The comments both in support of and against bid site Ga004, which was identified as a preferred site in the MIR, are noted. However, whilst it is maintained that this site would form a logical extension to the settlement, SEPA have raised significant concerns regarding flood risk and have stated that they would object to the inclusion of this site in the plan unless additional information is provided to demonstrate that the site is suitable for development. On the basis of these comments, and given that there are currently sufficient site allocations within the Rural Housing Market Area that are effective or capable of becoming effective to meet the SDP requirement, it is not considered appropriate to allocate this site for development.

Insofar as the remaining bid sites are concerned (bids Ga005, Ga014 and Ga016), no new issues have been raised in support of the inclusion of these sites within the plan. It is therefore maintained that the MIR outlines a robust assessment of these bid sites. On this basis, and given the sufficient supply of allocations within the Rural Housing Market Area that are effective or capable of becoming effective to meet the SDP requirement, it is not considered appropriate to allocate any of these bid sites for development at this stage.

In response to the request that the tree belt to the south of bid Ga016 be identified as protected land, it is noted that this area is located outside the settlement boundary. It is therefore already offered protection under the rural development policy (SG Rural Development 1). In addition, areas of existing trees and woodland are offered protection under policy SG Safeguarding 3. In light of this general policy protection, and given that it is not proposed to allocate site Ga016 for development, it is not considered necessary to identify this area as protected land.

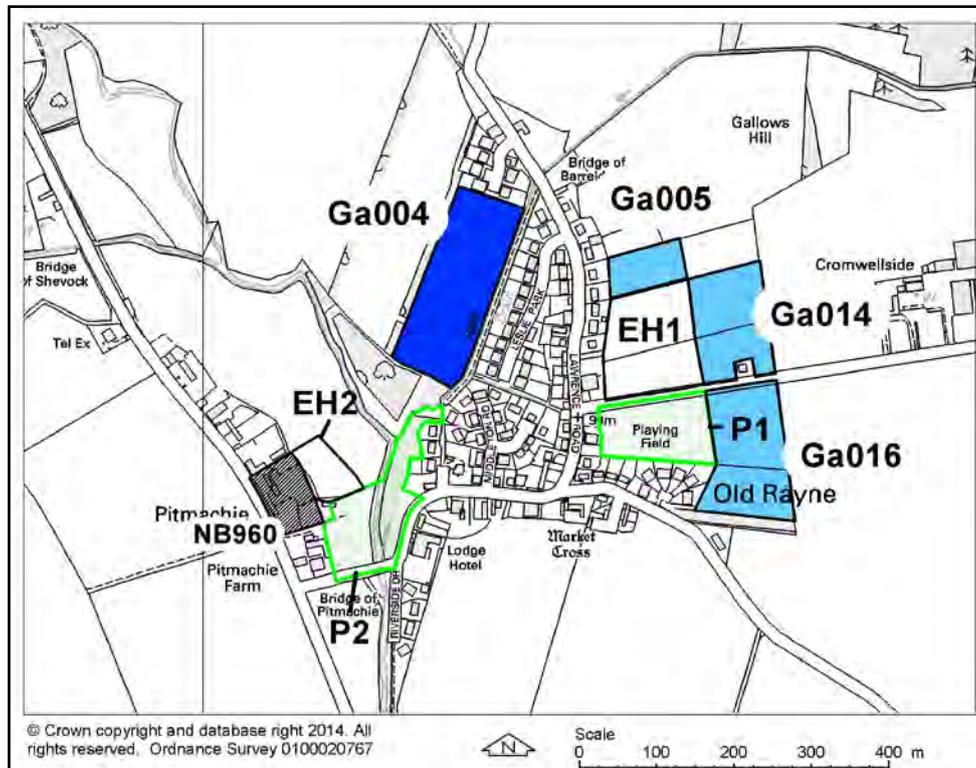
Infrastructure

The technical matters raised by consultees in relation to flood risk and waste water treatment capacity are noted. Where these raise implications for the principle of development on the existing allocations or bid sites, these have been discussed above. The remaining more detailed issues will be taken into account through the subsequent development management process, and no further action is required in response to these detailed comments at this stage.

3. Committee Recommendations

1. The existing settlement objective to 'Maintain the character of the village' should be amended to read 'Maintain the amenity and character of the village'.
2. The existing EH1 site should be retained within the LDP.
3. The existing EH2 designation should be removed from the Proposed Plan on the grounds of flood risk, but the settlement boundary should be retained in its current location to enable the former EH2 site to form part of the open space requirement for any future residential development at the Pitmachie Works site.

4. As there are currently sufficient site allocations within the Rural 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 Old Rayne 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 and agreed the recommendation of the Area Committee.