

131 Whiteford

Response ID	Respondent
830	Ryden on behalf of Drumrossie Land Development Company
1580	SEPA

1. Issues

The promoter of bid site Ga043 considered it to be a suitable location for development, pointing out that it was previously allocated in the 2006 Aberdeenshire Local Plan and that land to the south has recently been granted planning permission for 3 dwellings. They felt that the site would be well screened by existing development and proposed strategic planting, and that it is well located to access services in nearby Inverurie, Oldmeldrum and Inch (830).

SEPA provided technical comments about site Ga043 in relation to flood risk (1580).

2. Actions

It is acknowledged that bid site Ga043 was previously allocated in the 2006 Aberdeenshire Local Plan for 15 houses (site fh1). However, following widespread community engagement, the Council's conclusion was to exclude this site from the 2012 LDP. This was primarily on the basis that the infrastructure constraints associated with development at Whiteford, in particular the potential impacts on the A96 junction, would require a level of development significantly in excess of that previously proposed on site fh1 (and which bid Ga043 also now proposes). It was determined that such a scale of development would be out of proportion to the size of the existing settlement, and would have a significant impact on the character of the village. Whiteford was therefore not deemed to be an appropriate location for development. The Reporter supported this view at the LDP Examination.

It is acknowledged that planning permission has recently been approved for 3 dwellings within a small part of the overall bid site (APP/2011/1926). However, it should also be noted that an application for 15 dwellings on the full bid site was submitted at the same time and that while this application was supported by Officers this recommendation was overturned and the application was refused (APP/2011/1927). That refusal was subject to an appeal, and the Reporter concluded that the site, if developed in isolation (i.e. without any other development on the former eh1 ALP allocation to the north-east – which was also removed from the 2012 LDP), would project into open countryside and would harm the character and appearance of the locality.

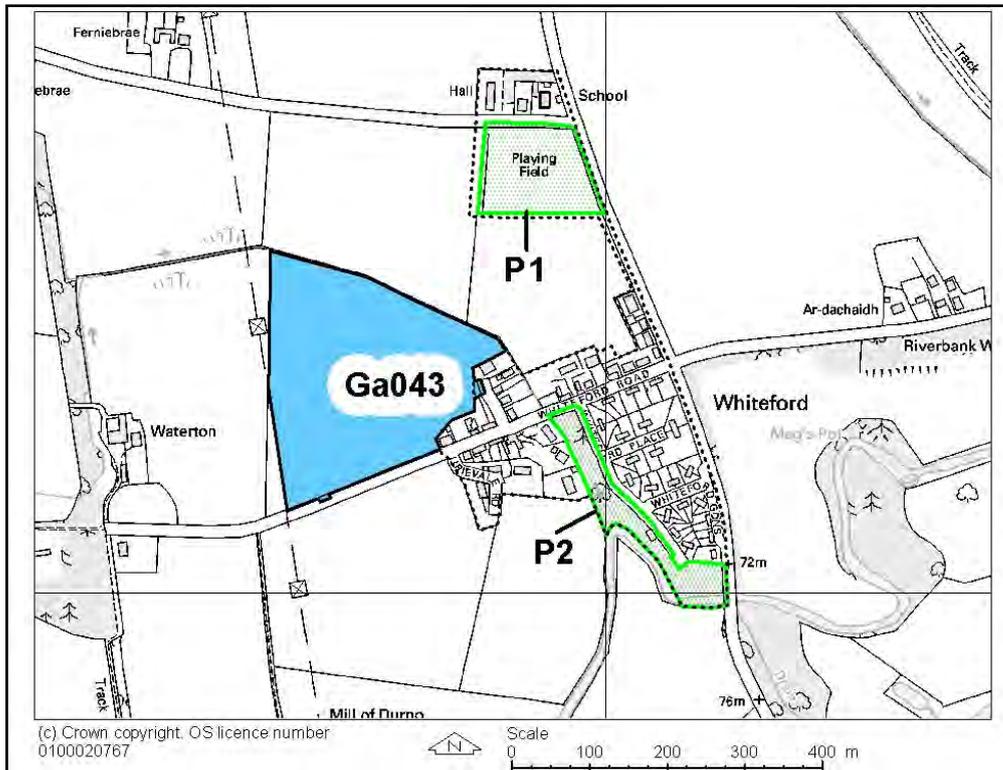
Taking into account the above, and given that there are currently sufficient allocations within the Rural Housing Market Area that are effective or capable of becoming effective to meet the SDP housing requirement, it is not considered appropriate to allocate bid site Ga043 for development.

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

3. Committee Recommendations

1. 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 Whiteford 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.