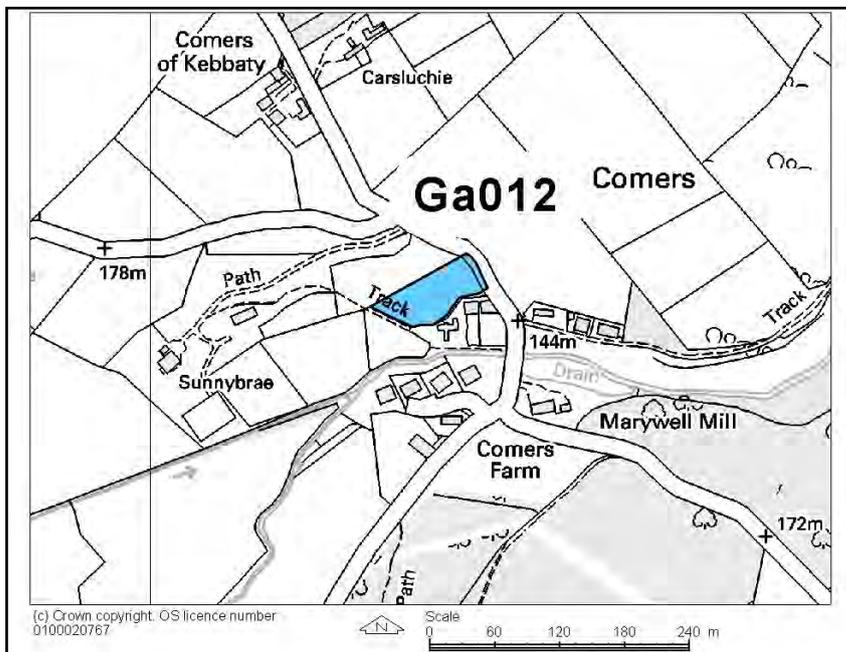


## 132 Garioch Landward Sites

Response ID	Respondent
779	Ryden LLP on behalf of Cabardunn Development Company Ltd.
904	Mr David Cook
943	Mr Peter Bailey
1121	Mr Peter Bailey
1133	Mr A Keir
1138	Colin Thompson Chartered Architect on behalf of Premier Coaches
1155	Tor Ecosse
1192	Burness Paull LLP on behalf of Leiths (Scotland) Limited
1552	John Handley Associates Ltd on behalf of Shell UK Limited
1575	G. Jones
1580	SEPA
1601	Mr Malcolm Stewart
1607	Halliday Fraser Munro on behalf of Mr J McIntosh
1627	Burness Paull LLP on behalf of Leiths (Scotland) Limited
1730	Castleglen Properties (Aberdeen) LTD on behalf of RAM Tubulars Scotland LTD
1804	Scottish Water
1824	Dee District Salmon Fishery Board

## 1. Issues

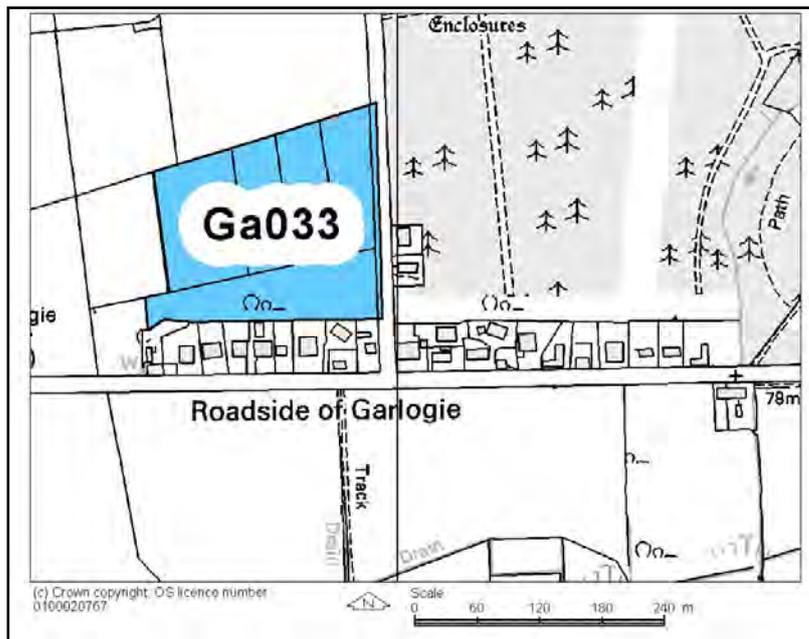
### Ga012:



Objections were made to this development bid on the grounds that there is limited public transport (904, 943, 1121), few local employment opportunities (904, 943, 1121), drainage issues (904, 943, 1121, 1575, 1601), a lack of demand for housing (904, 943, 1121), that it would impact adversely on the surrounding housing (904) and that key services are only located at driving distance (943, 1121, 1575).

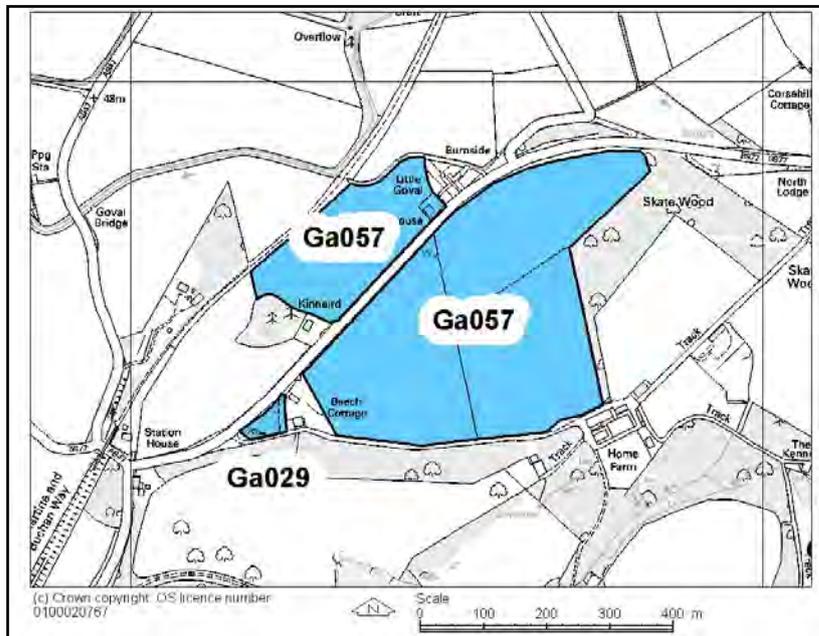


**Ga033:**



Support for this bid was submitted on the grounds that it will sustain local services and facilities, allow for local growth, is accessible by public transport, and could include public open space and a children’s play park for wider community benefit (779).

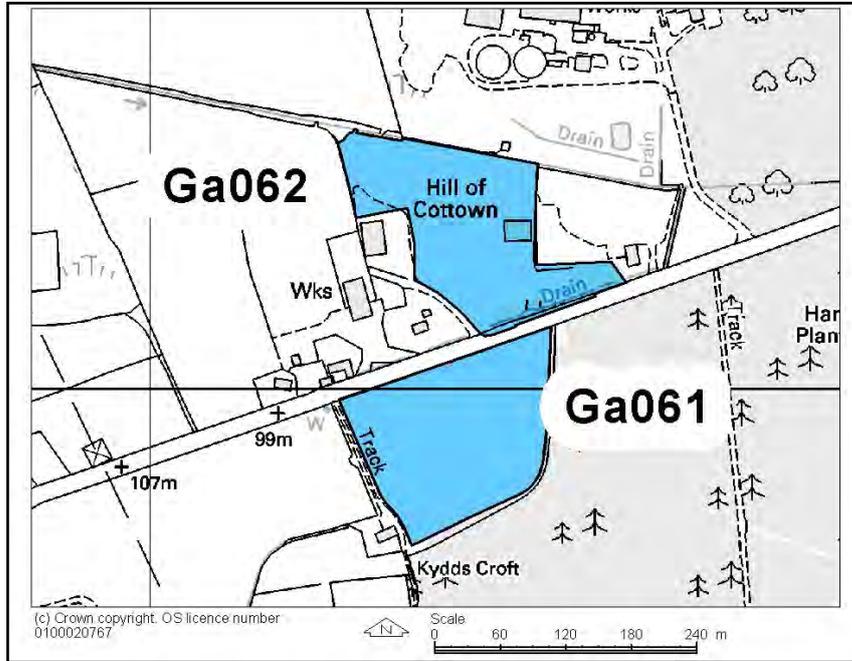
**Ga057:**



The site promoter argued that the MIR’s assessment of this bid should be reconsidered on the grounds that there is a current and future requirement for a park and ride in this area, that it supports sustainable travel, and that there is the prospect of some opportunity for future business activities associated with a park and ride site to compensate the landowner for the impacts of the “split” that the AWPR will result in over what is currently one farming enterprise. It was argued that the site should be considered on its land use merits not on the availability of funding (1607). It was

noted that this site is affected by the St Fergus to Mossmorran Pipeline. Further assessment of this issue would be required if this site were considered appropriate for allocation, and any allocation must stress the need to ensure new development is undertaken in accordance with PADHI+ guidelines (Planning Advice for Development near Hazardous Installations) (1552).

**Ga061:**



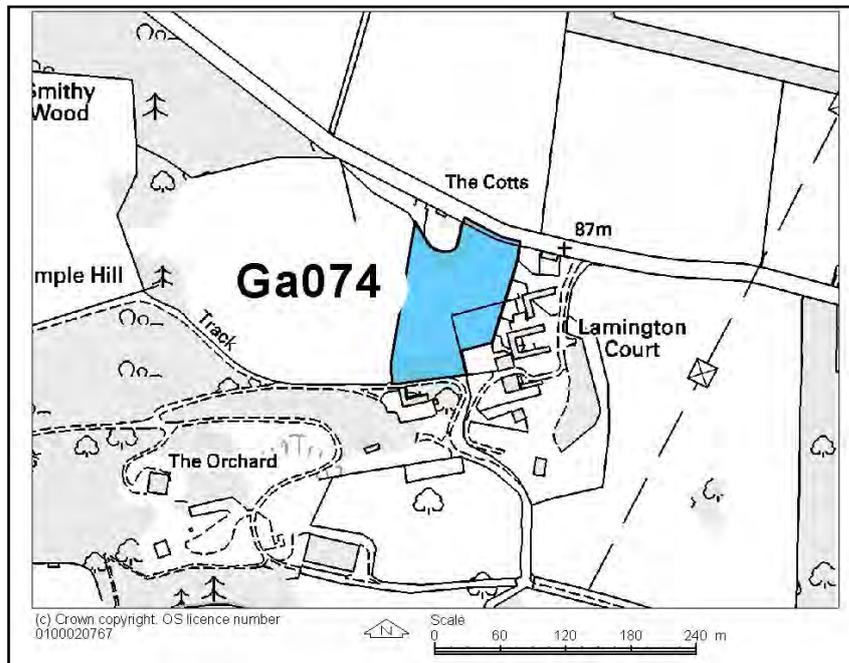
The promoter of this bid stated that, since making the bid, most of the land in the adjoining Ga062 site has received full planning permission for storage and distribution units. They therefore requested that the MIR's assessment be reviewed in light of this so that both sites can go forward to the local plan for the original bid for storage/distribution (1138,1133).

**Ga063:**



It was argued that there is a requirement for this site to be allocated for employment purposes on the grounds that the site is contiguous and well related to the Birchwood Industrial Area, that there are nearby bus links, that there are plans for improved cycle ways, and that it will avoid the need for the company to relocate and will enhance local job opportunities (1730).

**Ga074:**



The site promoter requested that the bid be noted and considered going forward to the next local plan bid process (1155).

**Environmental and Physical Infrastructure**

Three respondents provided factual information regarding water treatment, flood risk and the impact of development on the river environment in respect of the bid sites (1580, 1809, 1824).

**2. Actions**

**Ga012:**

The opposition to site Ga012 is acknowledged. It is maintained this site is not appropriate for allocation within the LDP owing to the lack of local services and public transport links, and it is therefore not recommended that this site should be allocated within the Proposed Plan. As noted in the MIR, small-scale rural development proposals such as this would be more appropriately considered through the submission of a planning application, which would be assessed against the housing in the countryside policy.

**Ga029:**

The comments in relation to the potential impact of pipelines on this bid site are acknowledged. It is general practice within the LDP to demonstrate the avoidance of risk by carefully considering sites that are within pipeline consultation zones and favouring alternative sites where possible. In any event, it is maintained that this site

is isolated from services and sustainable transport links and is therefore not appropriate for allocation within the Proposed Plan.

**Ga030:**

The support for the identification of this site as an area of safeguarding for mineral extraction is welcomed. As outlined in the MIR, this is a functioning quarry and it is considered appropriate for the land to be safeguarded for this purpose to ensure future compliance of mining operations with the relevant LDP policy on development in the green belt.

**Ga033:**

Although comments have been submitted in support of this bid site, it is not considered that these raise any significant new issues. It is therefore maintained that there has been no significant change in circumstances since the Reporter at the last LDP Examination concluded that: *“The proposed site (site G37) projects into open countryside and any development on this site would constitute a significant intrusion into the landscape. The proposed development of 16 houses would also be out of scale with the form and character of this essentially linear settlement. There are limited facilities in Garlogie and there is no support for a development of this scale”*.

**Ga057:**

Whilst the arguments in support of this bid are noted, it is maintained that there has been no clear change in circumstances since the Reporter at the last LDP Examination concluded that it would not be appropriate to support the allocation of land for a park and ride facility at this location. The representation justifies allocation on the basis of future development opportunities made possible by a facility that is currently unplanned and unforeseen. Such an argument is premature. The comments in relation to the potential impact of pipelines on this bid site are also acknowledged. It is general practice within the LDP to demonstrate the avoidance of risk by carefully considering sites that are within pipeline consultation zones and favouring alternative sites where possible. For these reasons, it is maintained that it would be inappropriate to make such an allocation in this location at this stage.

**Ga061:**

The arguments in favour of this bid are acknowledged. However, whilst past planning permissions have been granted for employment related development on and in the vicinity of the adjoining Ga062 site, it is maintained that this location is unrelated to any settlement and that there are currently more appropriately located BUS allocations within Kintore and Kemnay that are able to provide employment opportunities in accordance with SDP requirements. Also, for the reasons outlined in the land supply issues and actions paper, it is not considered that there is a justification for allocating additional land for employment purposes at this stage. As such, it is not considered appropriate to allocate this site for development within the Proposed Plan.

**Ga063:**

Whilst there are arguments in favour of this site, and it is located adjacent to an existing employment area, it is maintained that the site is not related to any settlement and that, as set out in the land supply issues and actions paper, there is not considered to be a requirement to allocate additional land for employment purposes at this stage. It is therefore not considered appropriate to allocate this site for development within the Proposed Plan.

**Ga074:**

The request that this bid be considered going forward to the next LDP bid process is acknowledged. However, it is maintained that this site is not appropriate for allocation at this stage as it is distant from services and public transport.

### **3. Committee Recommendations**

1. Site Ga030 should be identified as a site safeguarded for mineral extraction.
2. For the reasons outlined above, and given that there are already sufficient development allocations that are effective or capable of becoming effective to meet the SDP requirement, it is not considered appropriate to allocate any of the other Garioch Landward sites for development within the Proposed Plan.

### **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 action was required.