

## 127 Newmachar

Response ID	Respondent
580	Newmachar Community Council
1124	Burness Paull LLP on behalf of Alan Buchan & Ian Buchan
1125	David Wardrop Planning Consultant on behalf of Strategic Land (Scotland) Ltd
1580	SEPA
1642	Knight Frank LLP on behalf of Kirkwood Homes Limited
1702	Burness Paull LLP on behalf of Alan Buchan & Ian Buchan
1809	Scottish Water

### **1. Issues**

#### **Settlement Objectives**

One respondent stated that there should be no further development allocations within Newmachar. They commented that the 2012 LDP allocations are more than adequate to meet housing needs, and will make a major contribution to the Aberdeen Housing Market Area (580). However, another respondent commented that the Council has now agreed the route of an eastern bypass through the Newmachar East Development Framework and that this, along with any land required to be released for development in order to fund it, should be identified (1124, 1702). The need for improved road and pedestrian connectivity between existing and planned developments was also raised (580).

#### **Existing Sites**

One respondent commented that there has been no progress on the development of the existing employment allocation and felt that, if the community is to grow to the size indicated in the 2012 LDP, it is essential that employment opportunities are available (580).

#### **Bid Ga009**

The promoter of this bid felt that questions must be asked over the viability and deliverability of the proposed eastern bypass, given that its delivery requires a level of development for which there is no support in the SDP and which would have an unsustainable impact on the settlement. Instead, the respondent felt that smaller scale development would be more appropriate and that site Ga009 would provide a suitably located, sympathetic growth option. They commented that the bid site could be phased over two periods, with 50 units in the first phase and 100 units in the second (1125).

#### **Bid Ga038**

The promoter of bid Ga038 welcomed the identification of the site as an officers' preference. They commented that the site was identified as an allocation in the previous Proposed Plan and was only removed due to the lack of certainty regarding the eastern bypass and the timing of the delivery of the Aberdeen Western Peripheral Route (AWPR). It was therefore argued that, as these issues have now been resolved, there are compelling reasons for site Ga038 to be allocated for development. It was also argued that this site should be allocated before site Ga067, and that if it were not possible to specifically allocate the site it should be identified in

the Proposed Plan as a preferred site for future development in the next review (1642).

### **Bid Ga067**

The promoter of this bid stated that new allocations are necessary to facilitate the delivery of the proposed eastern bypass, and that the allocation of this site would enable its delivery along with other community facilities and employment land. They also identified that the Council is currently considering options for primary school provision in Newmachar, and that the bid site forms one of the options. It was therefore argued that the site should be allocated now to allow the proper planning for the optimum location this facility (1124, 1702).

### **Infrastructure**

Two respondents provided factual information relating to waste water treatment and flood risk issues in respect of the existing allocations and development bids (1580, 1809).

## **2. Actions**

### **Settlement Objectives**

The comments that no new development allocations should be provided in Newmachar are acknowledged.

In response to the comments regarding the proposed eastern bypass, it should be noted that a settlement objective currently exists to “provide for long term relief of traffic congestion through provision of a distributor road”. It is recommended that this objective be retained within the Proposed Plan. Whilst it is acknowledged that the preferred route of the distributor road has been agreed through the Newmachar East Development Framework, which was approved in December 2012, it is not considered appropriate to specifically identify this within the settlement statement as there is currently no strategic policy support for allocating the scale of development that would be required to deliver the road (further discussion on the need for new development allocations is provided below).

The need for connectivity between existing and planned developments is acknowledged. Policy LSD 2 and policy SG Developer Contributions 2 both address issues of connectivity and access, and new development proposals will be required to comply with these policies. In addition, Section 3.4 of the Newmachar East Development Framework outlines the principles that will be applied to ensure new development enhances access and connectivity for pedestrians and cyclists, whilst section 3.7 outlines a transport and accessibility strategy that will inform new developments.

### **Existing Sites**

The comment that there has not yet been any progress with the delivery of the existing E1 allocation is noted. However, the 2013 Employment Land Audit identifies that this site forms part of the marketable land supply, and the 2014 Action Programme Update indicates that work is actively being undertaken to bring the site forward for development (with delivery expected from mid 2014 onwards). It is therefore anticipated that this site will deliver employment opportunities, in line with the settlement objectives, during the plan period.

### **Bid Sites**

The comments in support of preferred bids Ga038 and Ga067 are acknowledged. Clearly there is an argument that additional development land will need to be

allocated in Newmachar in order to deliver the proposed eastern relief road. These arguments are not disputed, and it is accepted that the relief road cannot be delivered without releasing further development land within the settlement. However, whilst the long term aspiration to deliver a relief road for Newmachar remains, it is important to balance this objective against the strategic policy justification for releasing additional land allocations at this stage.

The SDP has now been approved and this maintains the housing allowances that were set out in the previous Structure Plan. The land supply issues and actions paper demonstrates that sufficient land that is effective or capable of becoming effective has already been allocated in line with the SDP housing allowances. The 2013 Housing Land Audit (HLA) shows a 5.7 year supply of effective housing sites within the Aberdeen Housing Market Area (AHMA) (when measured against the former Structure Plan requirement), whilst the draft 2014 HLA shows an 8 year effective supply in the AHMA (measured against the SDP requirement). As such, there is not considered to be any strategic justification to release additional housing land within the AHMA at this stage. Bid Ga038 proposes 195 residential units and 9 ha of employment land, whilst bid Ga067 proposes the development of some 250-300 houses, along with 2.3 ha of employment land and land for community uses. These proposals are both of a significant scale and, in light of the comments above, it is not considered that the release of these sites for development can be justified at this stage.

The argument that site Ga067 should be allocated now in order to plan for the optimum location of a new primary school is not considered to provide a compelling justification, in itself, for releasing this site for development. Options are currently being considered for primary education in Newmachar, and the current application for planning permission in principle for the M1 allocation (APP/2012/3943) reserves land for a new primary school in accordance with the Newmachar East Development Framework. In any event, the MIR concludes that site Ga067 is located close to the town centre and the new primary school site, so if development were to proceed on the Ga067 site in the future it is not considered that access to primary school facilities would be prejudiced.

The comments in support of bid site Ga009 are also noted. However, it is maintained that this site does not accord with the agreed Newmachar East Development Framework. The site is also of a large scale (even if development were phased over two periods as proposed) and, for the reasons outlined above, there is not considered to be a strategic justification for releasing this amount of land for housing development at this stage.

No specific comments have been raised in respect of the remaining bid sites within Newmachar, and it is maintained that the MIR provides a robust analysis of these sites.

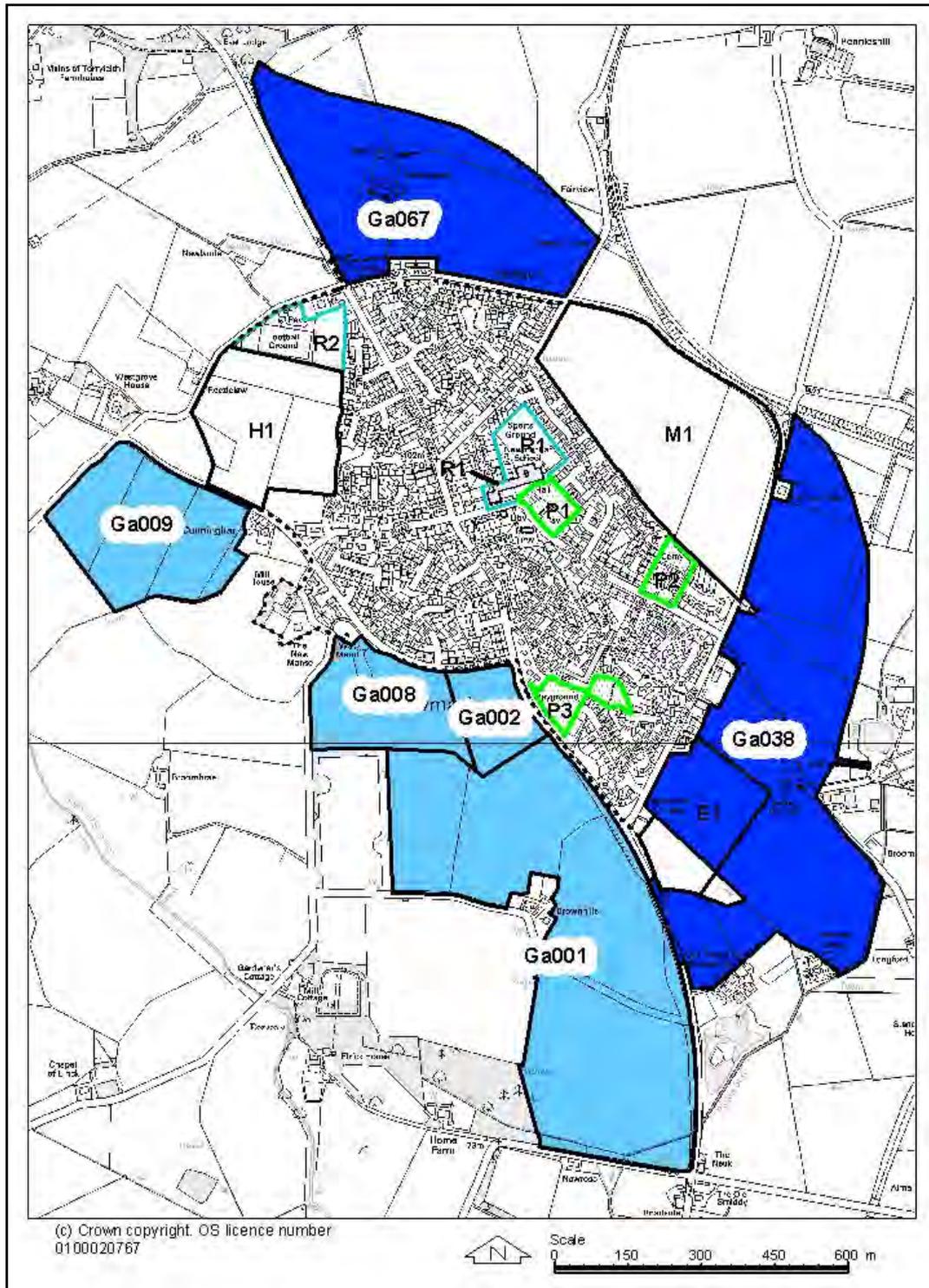
### **Infrastructure**

The technical matters raised by consultees are noted. These issues will be taken into account through the development management process during the determination of planning applications for the M1, H1 and E1 sites. No further action is required in response to these detailed comments at this stage.

### **3. Committee Recommendations**

1. The existing M1, H1 and E1 allocations should be retained within the LDP.
2. 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 strategic justification for allocating additional large-scale development sites in Newmachar at this stage.



#### **4. Committee Decisions**

1. Garioch Area Committee agreed recommendation 1 at their meeting on 28 May 2014. The committee also agreed by a vote (7:4) to include Ga038 and Ga067 as allocated sites to allow the delivery of the eastern bypass and additional education provision. The committee also agreed to no further sites being allocated.

2. Infrastructure Services Committee noted the recommendation of the Area Committee and disagreed that further allocations were required. No new allocations are proposed.