

129 – Oyne

Response ID	Respondent
25	Oyne Community Association
62	Mr Chris Dunridge
66	Ms Loes Raemakers
69	Ms Kirsty Crook
71	Ms Michelle Dunbar
77	Ms Margaret Bryant
79	Mr Iain Petrie
103	Mr and Mrs Peter & Carole Hartman
131	Ms Susie Miller
146	Mr Michael Savage
577	Mr Adrian Shepherd
579	Ms Lisa Young
608	Mr Philip Nalden
610	Ms Anette Poulsen
637	Mr Jolyon Robinson
667	Mr Patrick Quinn
673	Ms Karen Lanyon
682	Mr Clive Smith
684	Ms Sarah Ward
718	Mr Donald Macphee
729	Ms A. Summers
820	Mr Niall Maclachlan
926	Mr David Young
947	Billy Maclachlan
948	Louise Liddell
1112	Mr Tom Pawson
1113	Mr Kit Pawson
1163	Mr Neil Lightowler
1217	Ms Caroline Ipsen
1342	Mr Poul Ipsen
1450	Mr and Ms Tom & Sarah Robinson
1569	Mr Matthew Pye
1580	SEPA
1695	Ms Patricia Barnett
1809	Scottish Water
1819	Bennachie Community Council

1. Issues

Bid Ga089

A number of respondents raised concerns over the identification of site Ga089 (the former Archaeolink site) as an officers' preference within the MIR.

Many respondents felt the Archaeolink building to be of an iconic nature and that it should therefore be retained and brought back into use rather than demolished to make way for housing development (1112, 1163, 1217, 1342, 1569, 1819). There was also particular support for re-using the Archaeolink site for community purposes. A large number of respondents pointed out that a Community Asset Transfer (CAT) application is under consideration for the site to be transferred to the Oyne

Community Association (OCA). They felt that this would represent a more appropriate use of the site, and that this would deliver community benefits by providing opportunities for education, employment and recreation (25, 62, 69, 77, 131, 146, 667, 682, 684, 718, 820, 926, 948, 1113, 1163, 1450, 1569, 1695, 1819).

Objections were raised to the principle of housing development on the site, and the likely impact that development would have on the character of the village and on community cohesion (66, 71, 577, 608, 637, 667, 673, 718, 820, 926, 947, 1217, 1342). Concerns were also raised about the landscape/visual impact of development at this site, with two respondents stating that the site was identified within an area of landscape significance in the 2006 Local Plan (1163, 1569). Three respondents commented on the potential adverse impact of development on the Berry Hill Scheduled Ancient Monument (1217, 1342, 1569). A further respondent commented that the site is on prime quality agricultural land (729), whilst another stated that the site was previously not designated for housing, in part, because it was not considered infill as it lies on the edge of the settlement (25).

A number of respondents considered there to be no need to allocate the site for development given that there are sufficient housing allocations elsewhere (667, 1113, 1163, 1217, 1342, 1569, 1819), whilst another pointed out that recent developments in the village have stood empty for long periods and therefore felt there to be little demand for housing in the village (610).

A number of respondents commented that the village was not an appropriate location for development on the grounds of a lack of facilities and infrastructure capacity issues (62, 79, 579, 673, 718). Some commented on the lack of school capacity (103, 579, 667, 684), whilst others stated that there is no public waste water treatment works in the village (25, 610, 667, 673, 1819). One respondent stated that the MIR's comments that Oyne Primary School roll is expected to fall could be addressed through a reconsideration of the catchment area boundary (25). Others commented on the lack of public transport facilities and rail links (103, 610, 718), whilst a number felt that development would lead to traffic congestion, parking and road safety issues (103, 579, 610, 673).

One respondent stated that it was not possible to comment in a meaningful way on the bid site as no information on the bid was available on the Council's website (1819).

Infrastructure

Two respondents provided factual information relating to waste water treatment and flood risk issues in respect of bid Ga089 (1580, 1809). Respondent 1809 went on to identify that a water main crosses the site and discussions would be required to ascertain whether this would have an impact on where development can take place.

2. Actions

There is clearly a significant volume of community support for the retention of the Archaeolink building, along with opposition to the development of the site for housing purposes.

The comments in relation to the Community Asset Transfer (CAT) application are acknowledged. However, the application was recently determined by the Steering Group for Garioch Area Community Asset Transfers, who did not consider that Archaeolink was suitable for an asset transfer based on the Oyne Community Association (OCA) application and information. In coming to their conclusion on the application, the steering group fully considered the potential community and economic benefits of the OCA plan. However, these had to be balanced against the

wider interests of the Council area, and it was felt that the value of the site and the potential capital receipt outweighed the potential community benefit of the CAT application, particularly as under the OCA plan some of the financial benefit would accrue to a commercial company. It is therefore understood that the site is likely to be marketed in the near future and, as outlined in the MIR, that initial proposals involve re-using the existing building for employment/office purposes with the remainder of the site being developed for 15-20 houses.

Against this background, and whilst the objections to the Ga089 bid are acknowledged, it is important to note that Archaeolink is a previously developed site within the existing settlement boundary and could therefore be considered for redevelopment through the development management process. Any future planning application would primarily be assessed against policy SG LSD 4: Infill Development, which allows the development of sites within a settlement boundary providing that it meets specified criteria. As such, and as noted in the MIR, an allocation is not necessarily required for development to proceed on this site.

It is noted that the site was previously included within an Area of Landscape Significance within the 2006 Local Plan. However, the Areas of Landscape Significance covered large parts of the Garioch area, including the majority of the remainder of Oyne and most of the western part of Inverurie. The Areas of Landscape Significance were not carried forward into the current LDP for a number of reasons, including that it was not considered appropriate to continue to use the boundaries without review. It is therefore not considered that this presents an absolute constraint to the development of the site. In any event, if development were to take place on the site it would need to satisfy the requirements of all policies in the plan, including SG LSD 2 (Layout, Siting and Design of New Development) and SG Landscape 1 (Landscape Character). Both of these policies require new developments to respect the existing landscape setting. Similarly, any development on the site would need to demonstrate that it would not have an adverse impact on the nearby Berry Hill Scheduled Ancient Monument in order to comply with policy SG Historic Environment 4 (Archaeological Sites and Monuments).

Whilst it is acknowledged that part of the site lies within an area defined as prime quality agricultural land, it is again important to note that the site is previously developed and is located within the settlement boundary. SPP guidance also recognises that development on prime quality agricultural land can be appropriate where it forms an essential part of the settlement strategy.

In response to the comments relating to infrastructure capacity within the settlement, it is maintained that the current school roll forecast shows that Oyne Primary School is expected to be below capacity in 2016 (with an expected school roll of 57 against a total capacity of 71). As such, it is considered that a limited number of additional houses could be accommodated without adversely impacting upon primary school capacity in the settlement. In any case, developer contributions could be sought if necessary towards improved education provision if new development were to take place. Whilst the comments relating to waste water treatment are acknowledged, it is also noted that neither SEPA nor Scottish Water have raised any overall objection to the principle of the Archaeolink site being allocated for redevelopment within the LDP. Scottish Water have indicated that there is 300mm trunk water main crossing part of the site, and that contact would need to be made with them to ascertain whether this would have an impact on where development can take place, but it is not considered that this would present an absolute constraint to development.

Notwithstanding the above, there appears to be widespread support for the retention of the existing Archeolink building, and it is acknowledged that the building could potentially be brought back into productive use. Possible options could include

employment/business uses, and it is understood that the development bid envisages that part of the site could be used for employment purposes. Consideration could therefore be given to applying a BUS designation to the existing building and potentially part of the car park. This could offer a degree of protection to the existing building, and would provide a presumption in favour of retaining this part of the site for employment purposes. This might go some way to addressing concerns over the need to retain employment opportunities within the settlement.

The remainder of the site could then potentially be left as white land within the settlement boundary. This would enable a planning application for alternative forms of development, such as housing, to be submitted and assessed against all relevant policies of the plan. Alternatively, a clearer steer over the level of development that would be appropriate on the remainder of the site could be provided by applying a specific allocation to the site. For example, this would enable the Proposed Plan to identify the number of houses that would be appropriate for the site should such a use be considered appropriate. The bid envisages some 15-20 residential dwellings, although based on surrounding densities of development, and a requirement for 40% open space, it is possible that the site could accommodate around 35 house plots. Consideration could also be given to phasing the development in order to minimise the impact of the development.

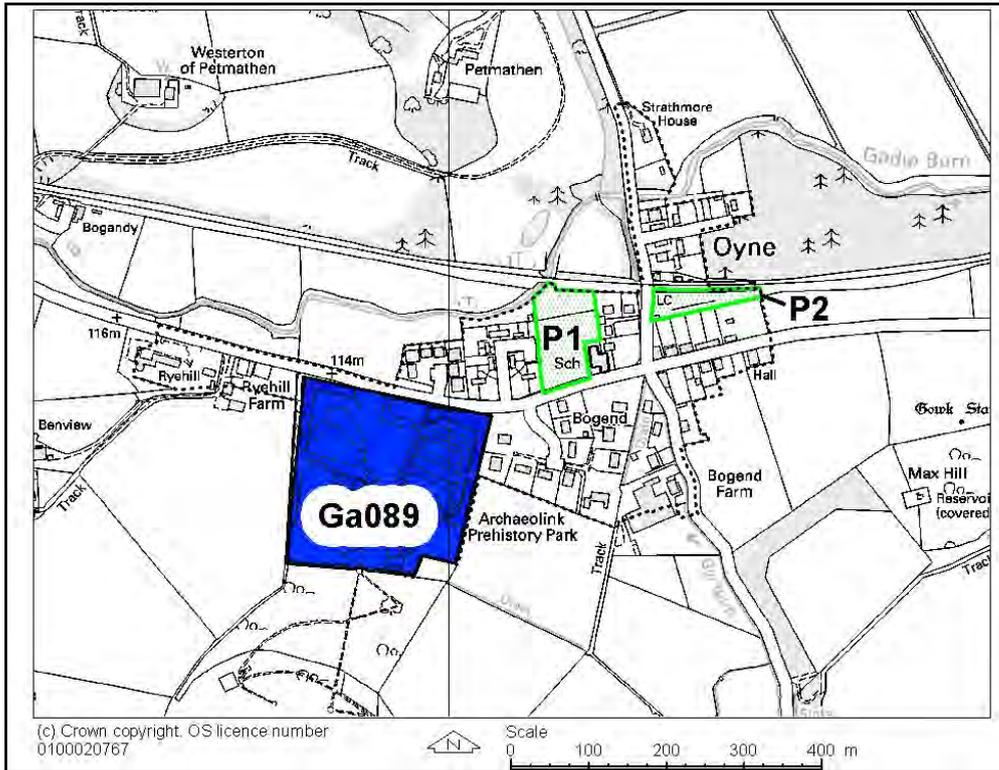
The criticism that it was not possible to comment in a meaningful way on the bid site as no information was available on the Council's website are noted. However, the MIR provided an outline of the potential development proposals for the site (15-20 residential units and employment land) and it is therefore not considered that the absence of a completed bid submission form for the site on the Council's website has fundamentally undermined the ability for comments to be made. The volume of comments received in response to the bid site provides evidence to support this.

Infrastructure

The technical matters raised by consultees in relation to waste water and flood risk are noted. These issues would be taken into account through the development management process in the event that a planning application is submitted in the future for the Archaeolink site. No further action is required in response to these detailed comments at this stage.

3. Committee Recommendations

1. That consideration be given to applying a BUS designation to the existing Archaeolink building.
2. That consideration be given to applying a specific housing allocation of up to 15 houses to the remainder of the Archaeolink site in order to provide clear guidance regarding the amount of development that should be accommodated on the site at this time. Consideration could also be given to phasing the allocation if necessary to minimise the overall impact of development.



4. Committee Decisions

1. Garioch Area Committee agreed that to allocate the Archeolink building and part of the car park as business use; to allocate the land at the front of the site for up to 10 houses and to designate the remainder of the site as protected 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.