1. Issues

Settlement Objectives

One respondent raised concern over the ability of the existing facilities in Cruden Bay to cope with expected increases in the population, with particular reference to the medical centre and primary school. A proposal is also put forward for the construction of a new village hall as part of the approved residential development at EH1, H1 and M1. At present the community is struggling to maintain the old hall, and this is the only venue available in the village for events/parties (435).

Existing Sites

One respondent requests that site EH1 should be removed from the settlement statement map and associated text, stating that EH1 is not an allocated site and should not be referred to as such in the emerging ALDP (1647).

Another respondent also provided information regarding sites H1 and M1 noting that the H1 site may require a Flood Risk Assessment and that the M1 site will require a Flood Risk Assessment. Information was also provide for the EH1 site stating that a Flood Risk Assessment has previously been submitted, but a final drainage design must include a sensitivity test to ensure that there is no flooding to property or roads during the 200yr return period rainfall event. SEPA also note a need to incorporate clay pits into development rather than infill (1580).

2. Actions

Settlement Objectives

The comments regarding the existing facilities are noted. Within the current Local Development Plan there are measures in place to try and address these issues, particular reference is made to the primary school and the health centre. All new developments will be required to make contributions to the extension of the health centre and up to two additional classrooms for Port Errol Primary School.

The comment regarding the need for a new hall is noted, however developer contributions cannot be used to contribute to existing problems already in the settlement. The developer contributions can only be used to solve problems created by the new development. It is noted that there is a need for some new community facilities within Cruden Bay and within the Local Development Plan there are new community facilities planned within the M1 site. As yet it is unclear as to what community facilities will be provided by the developer as this is usually decided at the masterplan stage of the application process.

Existing Sites

The existing EH1 site is an existing housing site and is not classified as an allocation within the current Local Development Plan. There is currently a planning application (APP/2011/0360) pending on this site which shows that this site may be capable of coming forward and should remain as an EH1 site in the proposed plan.
The technical matters raised by consultees are noted. These issues will be taken into account through the development management process when planning applications are submitted for the H1 and M1 sites. The information provided for the EH1 site is noted however there is a planning application pending subject to Section 75 on the site. No further action is required in response to these detailed comments at this stage.

No comments were received in relation to the EH2 site in Cruden Bay, however the site gained Full Planning permission in 2011. The work has since started and in the Housing Land Audit the site is shown as complete. It is therefore proposed not to carry this EH site forward.

3. Committee Recommendations

1. The existing H1 and M1 allocations should be retained within the LDP. The EH1 site should also be retained within the LDP. As no additional needs have been identified within the settlement, there is no reason to allocate additional development land in Cruden Bay at this stage.

2. Site EH2 should not be carried forward to the next Local Development Plan as the development is complete.

4. Committee Decisions

1. Buchan Area Committee agreed the above recommendations at their meeting on 10 June 2014.

2. Infrastructure Services Committee noted the recommendation of the Area Committee and agreed them at their meeting of the 3 July 2014.