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- Mr Andrew Lawson, Data Protection Officer, Aberdeenshire Council, Business Services, Town House, 34 Low Street, Banff, AB45 1AY

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please phone us on 01467 536230.

Which document(s) are you commenting on?

Main Issues Report



Draft Proposed Aberdeenshire Local Development Plan



Strategic Environmental Assessment Interim Environmental Assessment



Other



Your comments

Objection to MIR in respect of: land at Drumoak South.

See attached Statement.

OBJECTION TO FAILURE OF MIR TO ALLOCATE LAND AT DRUMOAK SOUTH

Introduction

This is an objection on behalf of Cordiners Securities Ltd. Who own several blocks of woodland which lie immediately to the south and south east of bid site KN128.

The objectors note that the MIR allocates Site KN128 as a preferred site for residential development. Although the bid for the site was for 35 units, the MIR suggests that 49 units could in fact be accommodated.

Objection to text of MIR

The objectors note that the bid KN128 was accompanied by a sensitively developed, and well thought out indicative site layout plan, which showed how around 35 units could be accommodated, while retaining both existing woodland and a pond feature.

The retention of these latter features was a requirement of the planning officers support for the proposals. The plan shows 8 affordable homes, 7 self build plots, and 19 main stream houses, making up 34 units. it can readily be seen how the developed area of the site could be adjusted to accommodate 35 units. However, if the pond and woodland are to be retained, there is little scope for increasing the density of the site to 49 units as suggested by the Council.

The applicants accordingly Object to the increased density proposed by the Council, on the site.

They believe that the logical response to this difficulty would be to extend the housing development further south to include their own land for development.

The field immediately below the bid site extends to 6.21ha. on which is growing scrub birch. This is a fast rotation crop of low commercial or amenity value.

Their suggestion is that the top half of this field (extending to 3ha - 7.5 acres : as shown on Plan 2) is allocated for residential use.

An allocation of 20-25 units (including 25% affordable housing) is suggested, to make up the balance of houses which cannot be satisfactorily accommodated on the KN128 bid site.

The applicants accordingly object to the failure of the MIR to allocate their land for residential use to accommodate this opportunity.

The Case for Residential Development

Plan 1 shows the land in the vicinity of the bid under the control of the applicants. It will be seen from Plan 1 that there are 4 blocks of woodland.

Block 1 lies to the north of the village, while Blocks 2, 3, & 4, lie to the south. Block 4 is stocked with coniferous woodlands, and Blocks 1, 2 and 3 are regenerating scrub birch trees. The birch is a short rotation crop, readily replaceable, and with limited commercial value.

Allowing development on a part of the field would accordingly have minimal amenity or indeed environmental impact.

Further, land to the east of Block 4 (known as Glebe Park) is used for a football pitch and picnic area, and access is granted between Blocks 3 and 4 – as shown on Plan 2.

This is a central part of the community facilities which the village enjoys.

It accordingly makes sense that if the village is to expand further, it should be southwards, in this direction.

As noted in the MIR, Drumoak is a popular residential area, which can support increased residential growth. It has a new school, a church, post office, play park, bowling green and hall, as well as the other woodland amenities referred to above.

The MIR has already confirmed that the settlement can support additional growth of the scale proposed (by increasing the allocation to Site KN128), and there should be no doubt that development of this new bid site could meet all the tests set out in SPP.

The development would be well contained (with woodland on 3 sides) and have a good landscape fit. A substantial buffer would be retained between the new bid site and the river.

Access would be from the east, off the existing road linking Drumoak to the South Deeside Road. And a link could also be made to the residential development proposed on bid site KN 128.

Drainage facilities have recently been upgraded, and foul capacity exists to absorb the limited scale of development suggested.

Conclusion

Considering all the foregoing, it is submitted that the new bid site represents a logical expansion of the village to accommodate the growth which the Council envisage, without over-developing Site KN128.

It is submitted therefore that the objection could reasonably be upheld, and a high amenity residential development (providing desirable additional locational choice) would be secured, thereby.

