

<b>Issue 12a</b>	<b>Buckie Local Housing Market Area</b>	
<b>Development plan reference:</b>	<p><b>Buckie settlement statement, page 103-109</b></p> <ul style="list-style-type: none"> <li>• R4 Steinbeck Road Pg 104</li> <li>• R5 Rathburn (N) Pg 104</li> <li>• R9 High Street (E) Pg 105</li> <li>• R10 High Street (W) Pg105</li> <li>• R11 Barhill Road (S) Pg 105-106</li> </ul> <p><b>Cullen Settlement Statement, pages 130-134</b></p> <ul style="list-style-type: none"> <li>• R1 Seafield Place, page 130</li> <li>• General</li> </ul> <p><b>Findochty Settlement Statement, pages 181-183</b></p> <ul style="list-style-type: none"> <li>• R1 Morven Crescent, page 181</li> <li>• R2 West of Primary School, page 182</li> <li>• Not Taken Forward</li> </ul> <p><b>Portgordon settlement statement Pg 257-258</b></p> <ul style="list-style-type: none"> <li>• R1 West of Reid Terrace Pg 258</li> <li>• R2 Crown Street Pg 259</li> </ul>	<b>Reporter:</b>
<b>Body or person(s) submitting a representation raising the issue (including reference number):</b>		
<p><b><u>Buckie</u></b>  <b><u>R4 Steinbeck Road</u></b>  Sandra Clark (0745)  <b><u>R5 Rathburn (N)</u></b>  Douglas McNeil (0725)  <b><u>R9 High Street (E)</u></b>  Scottish Natural Heritage (1027)  <b><u>R10 High Street (W)</u></b>  Scottish Natural Heritage (1027)  <b><u>R11 Barhill Road (S)</u></b>  Springfield Properties Plc (0010)  Phil And Marian Williams (0978)  <b><u>Cullen</u></b>  <b><u>R1 Seafield Place</u></b>  Ms Sally Anderson (0863)  <b><u>General</u></b>  Cullen &amp; Deskford Community Council (0134)  <b><u>Findochty</u></b>  <b><u>R1 Morven Crescent</u></b>  Scottish Environment Protection Agency (0569)  Mr Alex M Sutherland (0584)</p>		

Mrs Isabella G Taylor (0679)  
**R2 West of Primary School**  
 Scottish Environment Protection Agency (0569)  
 Mr & Mrs David Flett (0945)  
**Not Taken Forward**  
 Strathlene Buckie Golf Club (1031)  
**Portgordon**  
**R1 West of Reid Terrace**  
 Mrs Julie Cormack (1037)  
**R2 Crown Street**  
 David Palmer (0723)  
 Crown Estates (0861)

**Provision of the development plan to which the issue relates:**

Identifies the sites for residential development to meet the housing land requirements for the Buckie Local Housing Market Area.

**Planning authority's summary of the representation(s):**

**Buckie**

**R4 Steinbeck Road**

Sandra Clark (0745)

Development to the rear of property will be imposing and overshadow existing housing. Construction will cause dust and noise for years. The path behind garden should remain so that any future property is not back to back and properties should be single storey. Should be given the opportunity to purchase land to extend the garden.

**R5 Rathburn (N)**

Douglas McNeil (0725)

The field is wet in winter and spring. Water floods from the north west end of the site onto the footpath heading north. The scale of housing has not been defined but should be single storey. If single storey is adopted then 60 houses would be impossible to fit onto the site.

**R9 High Street (E)**

Scottish Natural Heritage (1027)

Text should refer to the need for a badger survey and protection plan.

**R10 High Street (W)**

Scottish Natural Heritage (1027)

Text refers to Phase 1 Habitat Survey and National Vegetation Community Assessment. References elsewhere are to a habitats and species survey, to avoid confusion also state this here.

**R11 Barhill Road (S)**

Springfield Properties Plc (0010)

Seek removal of requirement for two points of access unless a Transport Assessment demonstrates that this is required. Large triangular area of structural planting in southern corner should be removed and a statement made requiring

an appropriate landscape scheme taking account of the edge of settlement location.

Phil And Marian Williams (0978)

Housing will take away the majority of the skyline when viewed from our property. The houses will be close to our property causing overlooking. Development is unnecessary, several sites from the 2008 plan have yet to be developed, these should be utilised first before any further expansion is identified. Building work on site will cause our property to flood and water will be displaced.

**Cullen**

**R1 Seafeld Place**

Ms Sally Anderson (0863)

Path leading around land is extensively used by residents and at highest point there is one of the best views in the area that extends from Crannoch Wood, past Bin of Cullen, then over the town and viaduct, the Bay of Cullen and out to sea. Concern that development will block off sight of Bin of Cullen. Considers this would be a significant loss of visual amenity and should be protected.

**General**

Cullen & Deskford Community Council (0134)

Desire to see plans appropriate to Cullen implemented and will keep watching brief.

**Findochty**

**R1 Morven Crescent**

Scottish Environment Protection Agency (0569)

Investigations suggest site R1 is likely to have groundwater dependent terrestrial ecosystems on or around them. It is recommended that applications are supported by the results of a walkover and photographic survey of habitats to assess the presence of potential wetlands.

Mr Alex M Sutherland (0584)

Object to designation as it will substantially devalue property and seek compensation for that loss. Consider development would adversely change the outlook and compromise privacy.

Mrs Isabella G Taylor (0679)

Concern about loss of privacy, adverse impact on property value, loss of view and implementation of social housing.

**R2 West of Primary School**

Scottish Environment Protection Agency (0569)

Investigations suggest site R2 is likely to have groundwater dependent terrestrial ecosystems on or around them. It is recommended that applications are supported by the results of a walkover and photographic survey of habitats to assess the presence of potential wetlands.

Mr & Mrs David Flett (0945)

Concern that site is frequently affected by flooding. Weight limit restriction would need to be imposed on drainage ditch pipe under front of 16 Seafeld Street.

Concern that sewer pipe at Seafield/Burnside Street would not be able cope with additional housing as the pipe is slow running and cleared periodically. Concern about access issues given parked cars at entrance to track during school pick up and drop off times. Seafield and Mid Street would struggle to cope with additional traffic from development and during construction. Concern for safety of children. Considers access should be on western boundary and not onto Burnside/Seafield Street.

### **Not Taken Forward**

#### **Strathlene Buckie Golf Club (1031)**

Seek allocation of housing site. A plan showing the location of the proposed site is attached (BD/12a/01). Proposal was not supported at Main Issues Report stage however, the number of units has been reduced from 10 to 7 and the built area will now reflect the extent of existing housing to the south of Strathlene Road with the remainder proposed as an 'environmental' designation to safeguard the attractive entrance to Findochty. This addresses the concerns raised in the Main Issues Report. Sites R1 and R2 are constrained by road infrastructure, flooding and programming. They have not been promoted for inclusion by the landowners in the Plan. No planned housing developments have been realised in Findochty within the last plan period and development has been driven by single brownfield 'windfall' sites representing a piecemeal rather than planned approach to development which is contrary to the Council's objectives. The proposed site is realisable, provides an opportunity for house building sectors significantly under-represented in land identified in the Proposed Plan and does not affect the operational requirements of the golf course.

### **Portgordon**

#### **R1 West of Reid Terrace**

##### **Mrs Julie Cormack (1037)**

Development of 40 houses will have a huge impact, peace, quiet and uninterrupted views will be lost. Adjacent field suffers windblows 1-2 months per year, a major health hazard.

#### **R2 Crown Street**

##### **David Palmer (0723)**

There is a high pressure gas main to the east of the A990, tree lined avenue and provision of footpaths and roads will all impact on the underground gas main. Don't build or plant anything near it.

The area of land is very wet and prone to flooding, nearby houses have been affected by water run-off from the field behind. The land is not suitable and gardens end up like the wetland, drainage and soakaways are of little use.

##### **Crown Estates (0861)**

Clarification needed on the capacity of the site as there is reference to 55 and 45 houses in the text. Support the allocation to be confirmed as 55units.

**Modifications sought by those submitting representations:**

**Buckie**

**R4 Steinbeck Road**

Sandra Clark (0745)

Requirements specified in terms of retention of footpath to rear of existing properties and scale of dwellings.

**R5 Rathburn (N)**

Douglas McNeil (0725)

A flood risk assessment should be required to support ant proposal and this may impact on the developable area of the site. Reduce the number of houses from 60 to 20.

**R9 High Street (E)**

Scottish Natural Heritage (1027)

Add following text. A badger survey will require to be carried out to confirm the presence of badgers on site, with mitigation as appropriate.

**R10 High Street (W)**

Scottish Natural Heritage (1027)

Amend sentence. To the west of this site is a known wetland and there is a requirement for a habitats and species survey.

**R11 Barhill Road (S)**

Springfield Properties Plc (0010)

Remove requirement for two points of access and structural planting.

Phil And Marian Williams (0978)

Delete designation.

**Cullen**

**R1 Seafeld Place**

Ms Sally Anderson (0863)

Amend policy R1 to include “New houses will need to be sited to ensure the view from land at ENV5 towards the Bin of Cullen is not interrupted”.

**General**

Cullen & Deskford Community Council (0134)

Comments noted.

**Findochty**

**R1 Morven Crescent**

Scottish Environment Protection Agency (0569)

Suggest inclusion of requirement for walkover and photographic survey of habitats to assess presence of potential wetlands.

Mr Alex M Sutherland (0584), Mrs Isabella G Taylor (0679)

Suggest removal of site R1 Morven Crescent.

### **R2 West of Primary School**

Scottish Environment Protection Agency (0569)

Suggest inclusion of requirement for walkover and photographic survey of habitats to assess presence of potential wetlands.

Mr & Mrs David Flett (0945)

Road access should be on the western boundary and not onto Burnside/Seafield Street.

### **Not Taken Forward**

Strathlene Buckie Golf Club (1031)

Allocate the proposed site for housing development in Findochty in addition to the two existing sites designated in the settlement.

### **Portgordon**

#### **R1 West of Reid Terrace**

Mrs Julie Cormack (1037)

Delete site and build opposite the other site to the south of the village, better access and less disruption.

#### **R2 Crown Street**

David Palmer (0723)

No footpath on my property. Do not use the land for more houses as there are other alternatives without wetland/drainage issues. SUDS report to give guarantee that no excess water will enter the wetlands at the rear of Crown Street.

Crown Estates (0861)

Indicative capacity confirmed at 55.

### **Summary of responses (including reasons) by planning authority:**

#### **Buckie**

##### **R4 Steinbeck Road**

There is an extant planning consent on this site dating from the 1970's. There is no footway to the rear of the properties that have already been built shown on the approved plan. Impact on amenity, privacy sunlight and daylight would have been assessed as part of the original planning application. Any issues with noise and dust during the construction would be directed to the Council's Environmental Health section.

No modification is proposed.

##### **R5 Rathburn (N)**

The proposed capacity of 60 units is intended to be indicative. The site area is 2.44 hectares which equates to 25 houses per hectare this is a relatively low density development consistent with surrounding developments in this town setting. The capacity of the site will be informed by the characteristics of the site, any mitigation required in terms of noise issues and the scale and tenure of the proposed development will also dictate density on the site. Both Scottish Environment Protection Agency and the Council's Flood Team have been

consulted on the content of the Proposed Plan and have made no comments in respect of flooding on this site.

No modification is proposed.

**R9 High Street (E)**

If the Reporter is so minded the Council would not object to the additional text requiring a badger survey and protection plan.

**R10 High Street (W)**

If the Reporter is so minded the Council would not object to the additional text by the respondent seeking reference to a habitats and species survey to be added to the designation text.

**R11 Barhill Road (S)**

Scottish Planning Policy (SPP) requires Local Development Plans to identify a generous supply of land. The plan has allocated a range of sites which are effective or capable of becoming effective. The level of housing proposed in Buckie has been determined through a Main Issues Report: Housing Land + Capacity Analysis (CD04 ), consideration of the settlement hierarchy, previous completion rates, environmental issues, technical constraints, existing land supply and other relevant considerations. On this basis of delivering an effective supply new sites are introduced to meet local housing demand.

Two points of access are anticipated for vehicular traffic for the scale of development proposed (105 units) in order to satisfy Policy T2 – Access which aims to maximise connections. This approach is supported by Designing Streets (CD30) and The Council's Urban Design Supplementary Guidance (Pg 4 Movement). Connection to the adjacent site R7- Barhill Road (E) would reduce the need for two points of access onto Barhill Road. In the absence this connection, the proposed scale of development will require two vehicular accesses to Barhill Road.

The proposed advanced planting is an essential requirement in the Council's rationale for promoting the site to be released for housing. The need for planting was informed by the Integration of New Developments into the Landscape Final Report for Buckie prepared in May 2005 and undertaken by Alison Grant and Carol Anderson on behalf of the Council. (CD32) The landscape report stated that this site was constrained due to the increased elevation of the slopes which currently create containment for the town from the south. The purpose of the advanced structural planting is to create containment for the town and create a robust edge to this approach to Buckie. The planting also ensures that development is not on the higher areas of the site in order to minimise visual impact of development. The large triangular area of planting shown is indicative of the principle of establishing significant settlement edge planting. Any landscape scheme submitted to accompany a planning application will have to address this requirement.

The scale, design and layout of the proposed development will be considered at the planning application stage. Consideration will be given to impact on neighbouring properties to ensure there is no significant impact on amenity

including privacy. Within the designation text there is a requirement to provide a Flood Risk Assessment (FRA). As part of the FRA it should be demonstrated that the proposed development would not materially increase the possibility of flooding elsewhere.

No modification is proposed.

### **Cullen**

#### **R1 Seafield Place**

To take account of the site's elevated position, the Plan stipulates that new houses will need to be situated well back from the ridge line to reduce their impact. This will, to some degree, protect views from the highest point of the site. Whilst this area provides an attractive outlook it is not a public viewing point.

No modification is proposed.

### **Findochty**

#### **R1 Morven Crescent**

##### **Environment**

If the Reporter is so minded, the Council is agreeable to the inclusion of the following text "It is recommended that applications are supported by the results of a walkover and photographic survey of habitats to assess the presence of potential wetlands".

Should the Reporter be so minded, the Council would not object to the inclusion of text as outlined above.

#### **Residential Amenity**

Matters such as privacy and the integration of affordable housing will be dealt with at the detailed planning application stage. Devaluation of property and loss of private view/outlook are not material considerations.

No modification is proposed.

#### **R2 West of Primary School**

##### **Environment**

If the Reporter is so minded, the Council is agreeable to the inclusion of the following text "It is recommended that applications are supported by the results of a walkover and photographic survey of habitats to assess the presence of potential wetlands".

Should the Reporter be so minded, the Council would not object to the inclusion of the text outlined above.

#### **Flooding and Drainage**

Policy EP7, Control of Development in Flood Risk Areas, ensures that potential risk from flooding will be adequately considered through planning applications and satisfactory mitigation measures put in place, where necessary. In addition, the Plan acknowledges that the site may be at risk of fluvial and pluvial flooding and as such, a Flood Risk Assessment and Drainage Impact Assessment are required. Impact on the existing foul drainage system and any necessary

mitigation measures will be dealt with at the planning application stage through Policy EP10 Foul Drainage.

No modification is proposed.

### **Transportation**

The Proposed Moray Local Development Plan states that the site can be accessed via Burnside Road subject to road improvements, incorporating traffic calming measures where the road passes the school. Development will need to comply with Policy T5 Parking Standards alleviating on-street parking concerns.

No modification is proposed.

### **Not Taken Forward**

Despite the reduction from 10 to 7 units the concerns raised at the Main Issues Report stage are still relevant. Development to the north of the road will puncture a strong settlement boundary and adversely impact on the setting and character of the village, particularly on approach from the west. The issues raised with sites R1 and R2 are not insurmountable. Given these allocations provide a choice of sites and a generous supply of land within a third tier settlement it is not considered necessary to allocate additional land for housing.

No modification is proposed.

### **Portgordon**

#### **R1 West of Reid Terrace**

A range of sites have been identified within Portgordon to meet local demand and this site is considered suitable for accommodating new housing development. When a detailed layout for the site has been prepared as part of the required planning application the impact on the amenity of adjacent neighbouring properties in terms of privacy and amenity will be taken into account. In designing a layout the developer will have to take account of site conditions including issues such as prevailing wind and design the development to minimise any adverse impacts.

No modification is proposed.

#### **R2 Crown Street**

There is a drafting error within the Proposed Plan as the designation text states two indicative capacities on the site. 55 is the correct indicative capacity and reference to 45 should be deleted and replaced with 55. The designation text acknowledges that the area adjacent to Crown Street is an existing wetland and it is to be retained as such. There is a requirement to provide a sustainable drainage system designed and sized to accommodate all phases of development and the submission of construction phase surface water management plans. Developments of 10 or more houses also necessitate the submission of a drainage assessment. The stipulation of these requirements demonstrates that drainage and surface water needs to be addressed and the developer must provide evidence that there will be no adverse impact to surrounding properties as result of developing the site.

The design of the road layout, footpath provision and creation of the tree lined avenue will be influenced by site conditions. Private landownership issues would have to be resolved between the relevant parties. The Council has no record of a high pressure gas pipeline running alongside the A990, diverting the gas pipeline to accommodate necessary roads infrastructure would be a matter for the developer to address.

Minor modification to plan to correct a typographical error. Indicative capacity to be changed to 55 within designation text.

**Reporter's conclusions:**

--

**Reporter's recommendations:**

--