











Appendix Garioch

- 1 In the delivery of the Local Development Plan (LDP2016) we are conscious that any proposal for new development within towns and villages is likely to be a local “main issues” even if it does not have the far reaching consequences of the 19 main issues reproduced in the bulk of the Main Issues Report. In addition we feel it appropriate to provide some information on the status of existing allocated sites in settlements so that communities can see exactly what stage development promoted by the LDP2012 might be at.
- 2 We have also engaged with Community Councils over what should be the “settlement objectives”. These are brief statements that try to capture what land use planning should try to deliver for individual settlements, whether supporting local services or providing opportunity for a specific item of strategic infrastructure such as a relief road. They represent a justification for any new allocations and guide development management decisions on the merits of development proposals. We have reproduced the settlement objectives from the Local Development Plan 2012 in this appendix, as modified by the advice we have received from Community Councils.
- 3 The settlement analysis also identifies “protected land”. This is land that was protected from future development because it has a specific value to the community.
- 4 Finally the analysis provides an evaluation of the development proposals that have been made to us for inclusion in the new plan. These are referred to as “officers’ preference” sites and “other options”. In the light of our conclusions on Main Issue 12 “land supply and distribution” **there is only one site in Garioch that we would recommend is included in the new plan.** This issue is discussed at length under Main Issue 18 “Is further development opportunity required in Westhill?”. No other sites in the Garioch are recommended for inclusion in the plan. However, this view may not prevail and so it is important that we have views from the local community about the relative desirability of new sites proposed. The Officers preference sites represent those sites that we would commend to you, should additional development land be required.
- 5 We would welcome any comments you might wish to make on the settlement objectives, protected land, and potential new sites that should be included in LDP2016.

Key

	Officer’s preference
	Other options not preferred by officers
	Recommended for inclusion in the Plan
	Protected land
	Reserved land
	Housing sites allocated in the Aberdeenshire LDP 2012
	Employment sites allocated in the Aberdeenshire LDP 2012
	Existing BUS iness sites
	Existing H ousing sites
	Strategic R eserve employment sites

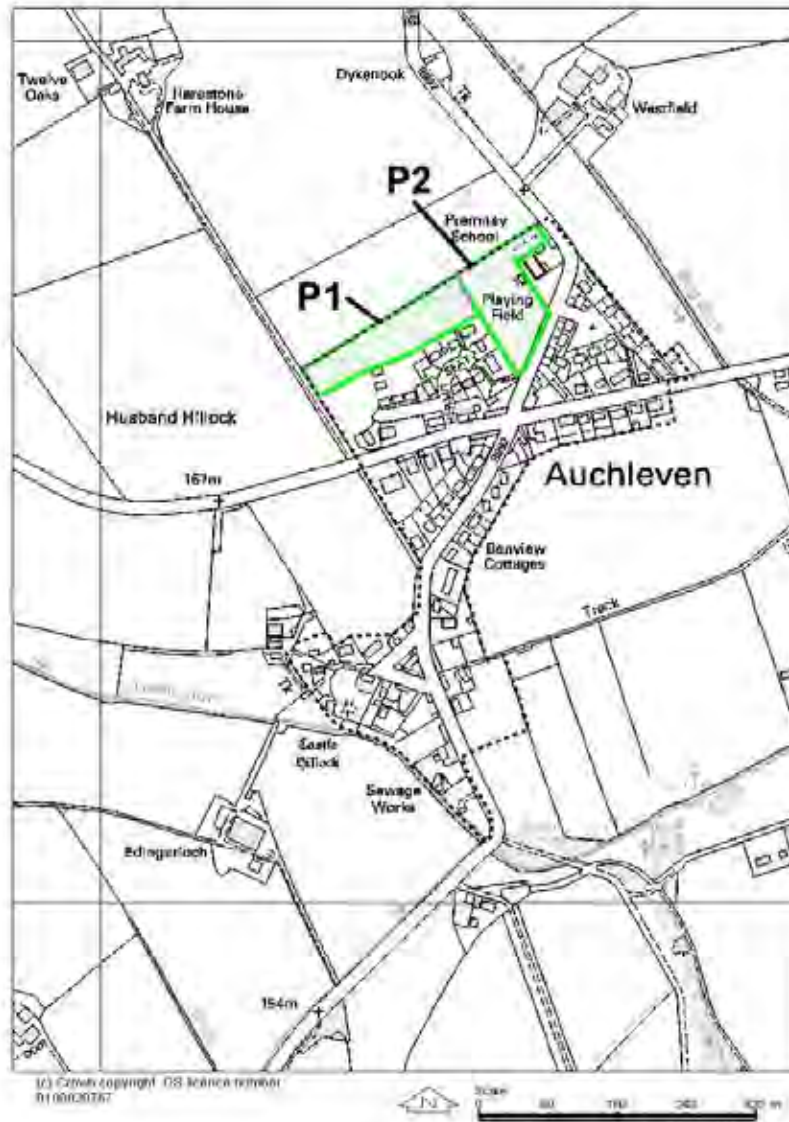
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Auchleven

Key Planning Objectives for the settlement:

- Preserve the amenity of the village



There are no allocated development sites.

Conclusion

There are no proposed changes to this settlement.

Blackburn

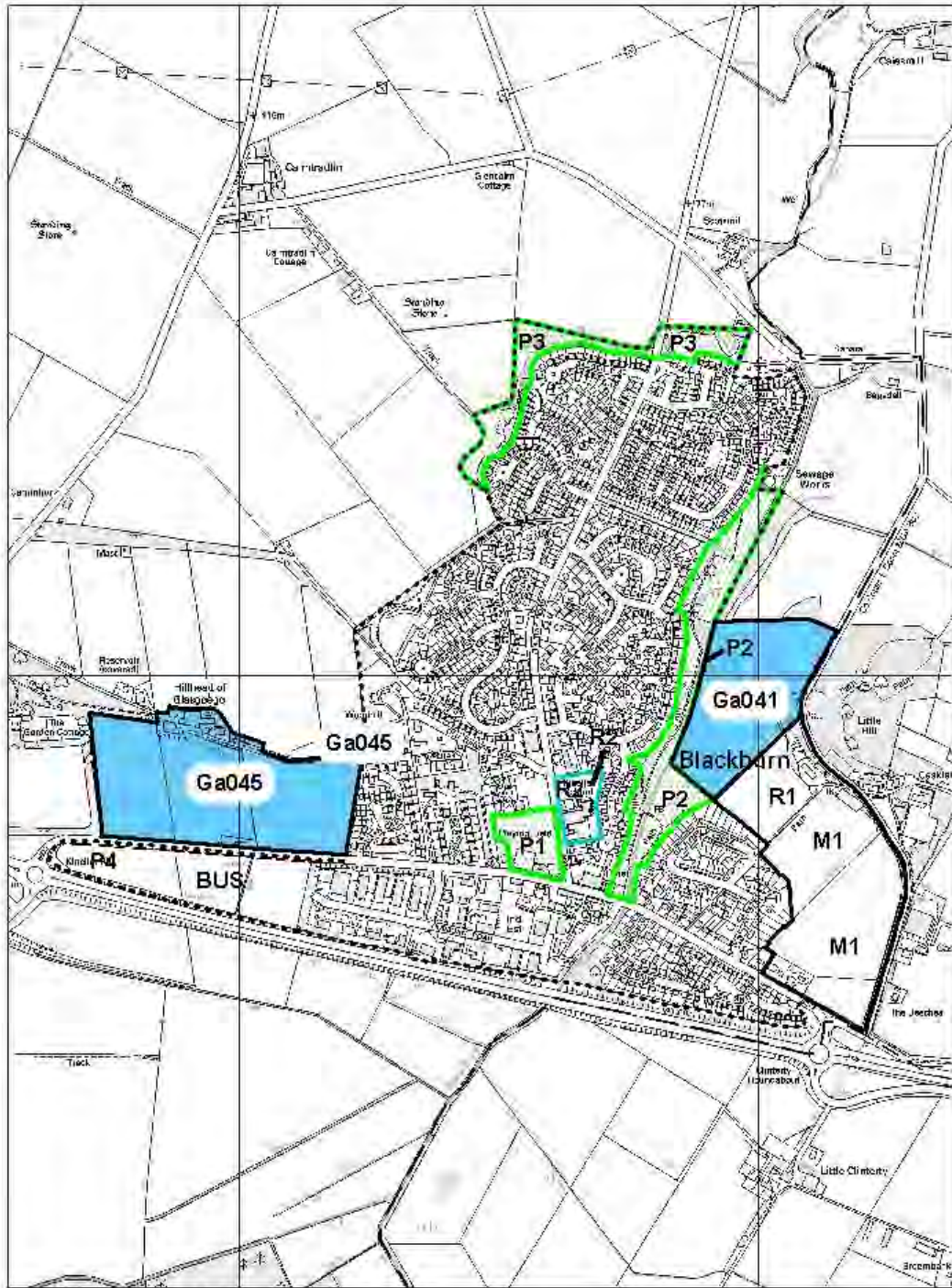
Blackburn is a commuter town with a significant industrial estate. The location of the town and the demand for housing in Aberdeen has driven development in this settlement. The historic core lies on flat land, but the majority of the modern development is on hilly land in the valley of the Black Burn. Blackburn is surrounded by rolling agricultural land, but does not benefit from large areas of public open space within the town.

The Planning Objectives for the settlement are to:

- Meet housing need within the Strategic Growth Area
- Provide a site for a new primary school and enable its development
- Sustain existing services and support the development of new services
- Provide a redevelopment opportunity at the existing primary school site

Current infrastructure

- Kinellar Primary is forecast to be over capacity in 2016, however there is a proposal for a replacement primary school on site R1/M1. Kemnay Academy is also forecast to be over capacity but an extension is being proposed.
- Inverurie Waste Water Treatment Works has some capacity. Further provision will be required to accommodate further development.
- There is water treatment capacity.



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Scale
0 150 300 450 600 m

Existing development allocations to be carried forward

Reference	Proposal	Overview
M1	Allocated for 50 houses in phase 2 (2017 to 2023), and a new 3Ha primary school site.	Development not scheduled to be progressed until 2017.

Development bid sites

There are no officer's preferences.

Other options which officers have not preferred

Reference	Proposal	Overview
Ga045	Mixed use development of up to 300 residential units, 2.3ha of employment land and community uses at Glasgoego, Blackburn	The site is south-facing, relatively close to the town centre and would provide new employment opportunities. Primary school capacity provides a constraint to development in Blackburn, however there is a proposal for a new primary school. The site is considered unsuitable for development because of its prominence. The existence of a pipeline running through the site also constrains development.
Ga041	50 residential units on land at Caskieben, Blackburn	This site would provide a logical extension to the M1 allocation and is relatively well connected to the rest of the town by footpaths. Primary school capacity provides a constraint to development in Blackburn, however there is a proposal for a new primary school. The site is partially constrained by flooding to the west, though this would appear to impact upon a relatively small part of the site. However the prominence of this sloping site from some parts of the town means that it is not considered suitable for development.

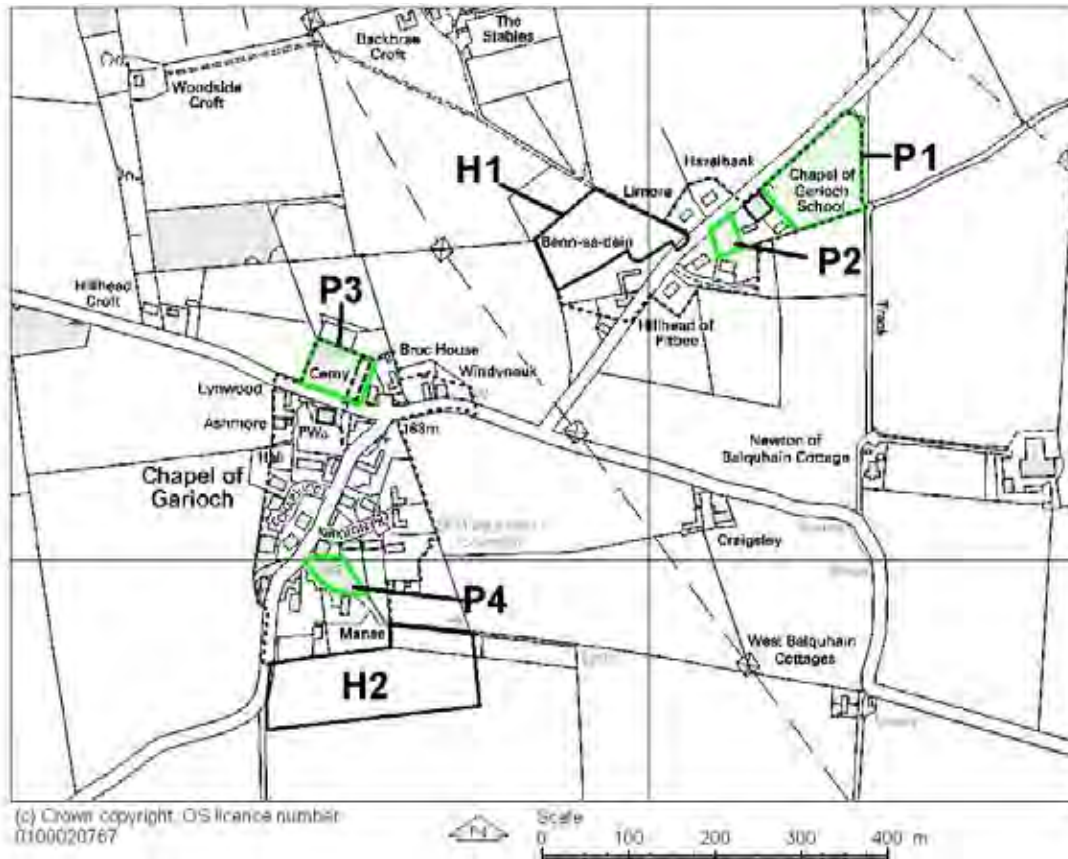
Conclusion

There are currently sufficient effective development sites within the Inverurie-Blackburn Strategic Growth Area (SGA) to accommodate future need for residential and employment development. If there is a need for new sites to be allocated in the SGA neither of the proposed sites in Blackburn are considered suitable because of their prominence. Ga041 is also constrained by the location of a pipeline. Secondary school capacity within the Inverurie-Blackburn Strategic Growth Area (SGA) will need to be increased to accommodate projected population growth.

Chapel of Garioch

Key Planning Objectives for the settlement:

- Sustain local services
- Provide housing for local needs



Reference	Proposal	Overview
H1	Allocated for up to 10 houses	No communication has been received from developers. Some known marketability issues. Yet to be progressed.
H2	Allocated for up to 15 houses	Allocation carried forward from 2006 Aberdeenshire Local Plan with no interest in the site. No recent communication has been received from developer. Yet to be progressed.

Conclusion

There are no proposed changes to this settlement.

Cluny and Sauchen

Sauchen is located just off the A944 west of Westhill. It lies within the Central wooded estates landscape character area which is diverse, with woodland a common feature throughout. The village itself has limited facilities, with the primary school being located to the north of the village in the small community of Cluny. The urban grain of Sauchen is largely suburban in nature, and provides little in terms of sense of place. The surrounding countryside is characterised by open countryside interrupted with dense areas of policy woodland. Development pressure in the village has largely been driven by proximity to Westhill and Aberdeen.

The Planning Objectives for the settlement are to:

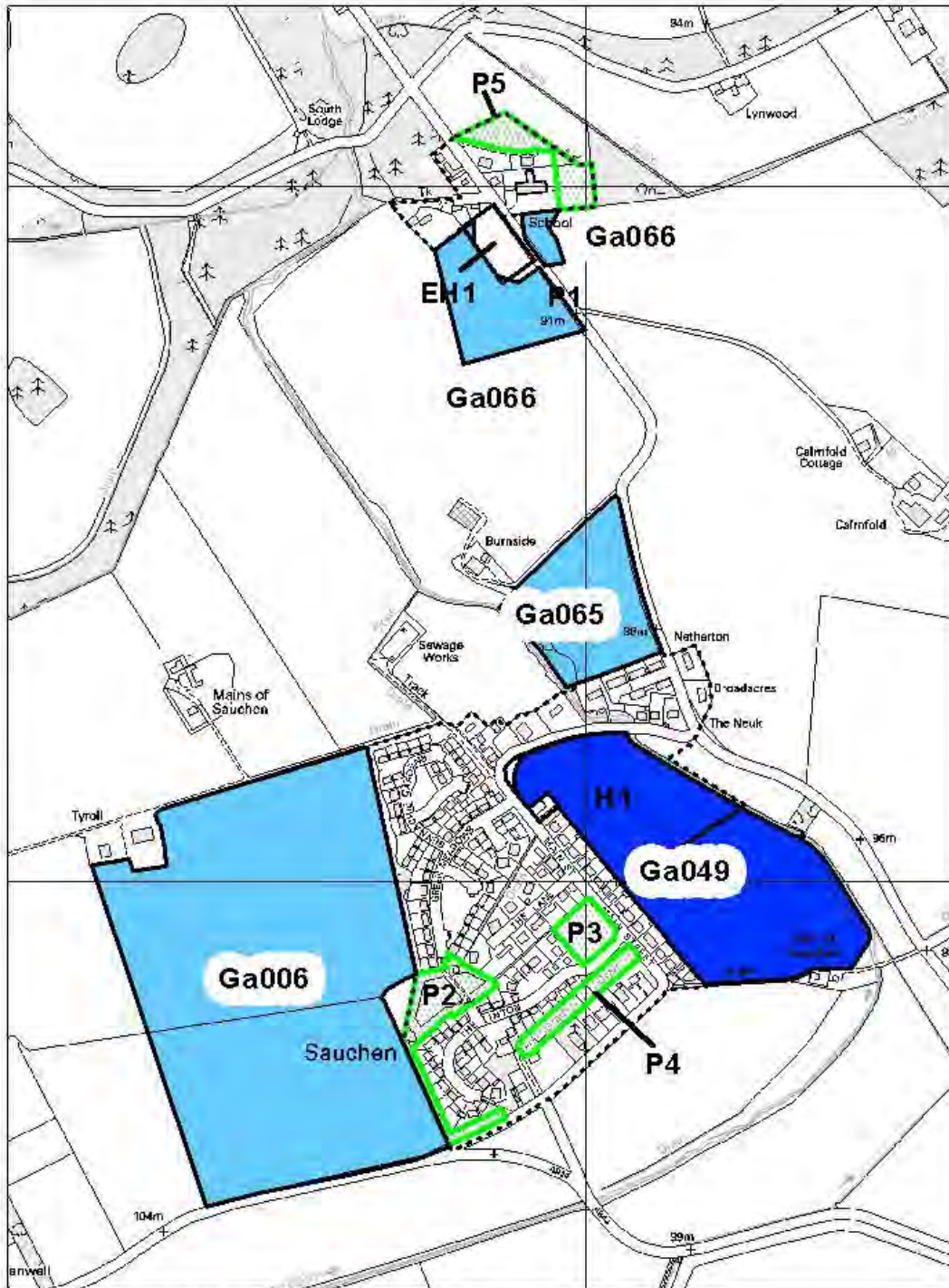
- Sustain local services, including the primary school.

Current infrastructure

- Cluny Primary is forecast to at capacity in 2016 and Alford Academy is forecast to be over capacity.
- Sauchen Waste Water Treatment Works has limited capacity. Further provision would likely be required to accommodate further development.
- There is sufficient water treatment capacity.

Existing development allocations to be carried forward

Reference	Proposal	Overview
H1	50 houses in phase 1 (up to 2016).	Planning permission has been granted for 23 houses on the site. Flooding provides a constraint to development proximate to the Cluny Burn.
EH1	5 houses.	Planning Permission in Principle was granted for 8 houses in 2008. There have been no subsequent planning applications. The site is considered 'effective' in the Draft Housing Land Audit 2013.



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Development bid sites

The following site has some potential for development, and may be considered officer's preference.

Reference	Proposal	Overview
Ga049	A further 50 residential units on Land to the east of Main Street, Sauchen.	This site is logically located, would have minimal landscape impact and would use existing infrastructure delivered as part of the consented development of 23 houses. Although the site is partially affected by flooding, a flood risk assessment has already been undertaken and development could still progress on part of the site. A smaller allocation of 27 houses on this site is considered appropriate, however, as this scale of development would likely be accommodated by Cluny Primary School without the need for extension. A smaller development would also be more in scale with the existing settlement.

Other options which officer's have not preferred

Reference	Proposal	Overview
Ga006	Mixed use development of 100 residential units, 2ha of employment land and 2ha of community facilities.	This development would be of a scale that may support infrastructure improvements and the applicant proposes new community and retail/employment facilities in a settlement in which they are lacking. However the site is considered unsuitable as it is visually intrusive, and development would be out of scale with the existing village. It would also result in the loss of a large area of prime agricultural land.
Ga065	A development of 27 residential units at Burnside, Sauchen.	This site is considered unsuitable as it would constitute a fairly significant intrusion into the surrounding landscape and does not relate well to the existing form of Sauchen.
Ga066	A development of 27 residential units on site at Cluny, Sauchen.	Although this site is adjacent to the primary school, it is considered unsuitable as it is out of scale with the existing settlement. The site is also entirely on prime agricultural land. The Reporter at the Examination of the last LDP also favoured development in Sauchen over Cluny.

Conclusion

There are currently sufficient effective development sites within the Aberdeen Housing Market Area that satisfy the proposed Strategic Development Plan. Sauchen and Cluny are also not particularly sustainable locations for development because of a lack of local services and limited public transport provision. However, if development is required to support Cluny Primary School then Ga049 is considered suitable, though only for an allocation of 27 houses. Cluny Primary School's capacity is based on delivery of site H1 which has only permission for 23 units and has flooding constraints. An upgrade to the Sauchen Waste Water Treatment Works may be required to accommodate further development. Although Ga006 would provide new services, it has been discounted because of the prominence of the site and because the size of the development would be out of scale with the existing settlement. Ga066 has also been discounted because of its scale in relation to Cluny. Ga065 is not considered suitable as it relates less well to the existing form of Sauchen than Ga049.

Dunecht

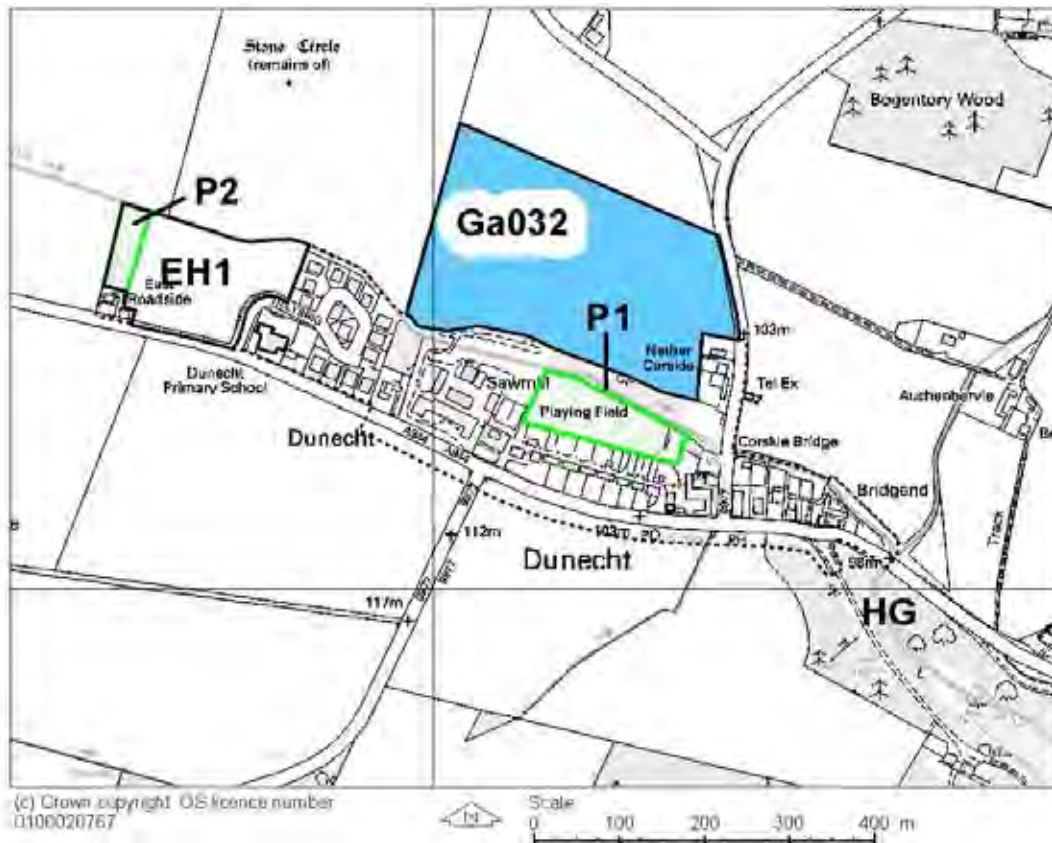
Dunecht is a small linear estate village centred on the junction of the B977 and A944, 5km west of Echt. The village is characterised by a row of standard Dunecht Estate single-storey and attic cottages with large front gardens. The mature trees along the northern boundary of the Dunecht Estate also contribute to the setting of the town. The village benefits from a good range of services and facilities given its size, including a pub and primary school.

The Planning Objectives for the settlement are to:

- Preserve the character of the settlement.
- Sustain existing services, including the primary school.

Current infrastructure

- Dunecht Primary School is forecast to be over capacity in 2016, as is Alford Academy.
- Dunecht Waste Water Treatment Works has limited capacity.
- There is water treatment capacity.



Existing development allocations to be carried forward

Reference	Proposal	Overview
EH1	Allocated for 14 houses.	An application for Planning Permission in Principle for 24 houses is currently pending awaiting conclusion of a Section 75 Agreement.

Development bid sites

There are no officer's preferences.

Other options which officers have not preferred

Reference	Proposal	Overview
Ga032	A residential development of 50 houses at Dunecht North, Dunecht.	This site would help to support existing services such as the shop and pub. There are also footpath connections into the settlement providing good pedestrian connectivity. However, the primary school is projected to be over capacity in 2016 and Dunecht Waste Water Treatment Works currently has insufficient capacity to accommodate the development. The site of Dunecht Primary School is also not big enough to accommodate any further extensions. This site was also not supported at the previous examination, where the Reporter stated that: <i>'Although there are strong arguments for allocating a further 50 houses to Dunecht, the proposed allocation, together with site EH1 would more than double the size of the settlement. Furthermore, the site constitutes a significant intrusion into open countryside, and its development bears no relationship with the existing form of the settlement. A large part of the site is within the National Transmission Pipeline outer and middle safeguarding zones. Accordingly, it is considered that the arguments against the site outweigh those in favour.'</i> It is considered that there has been no change in circumstances that would support the allocation of this site.

Conclusion

There are currently sufficient effective development sites within the Aberdeen Housing Market Area (AHMA) which satisfy the proposed Strategic Development Plan to accommodate future needs for residential and employment development. If development is required in the AHMA then site Ga032 in Dunecht is not considered suitable because of a lack of infrastructure capacity. The site was removed at the examination of the Aberdeenshire LDP 2012 where the Reporter did not favour the site. There has not been a clear change in circumstances that would warrant support for this proposal.

Durno

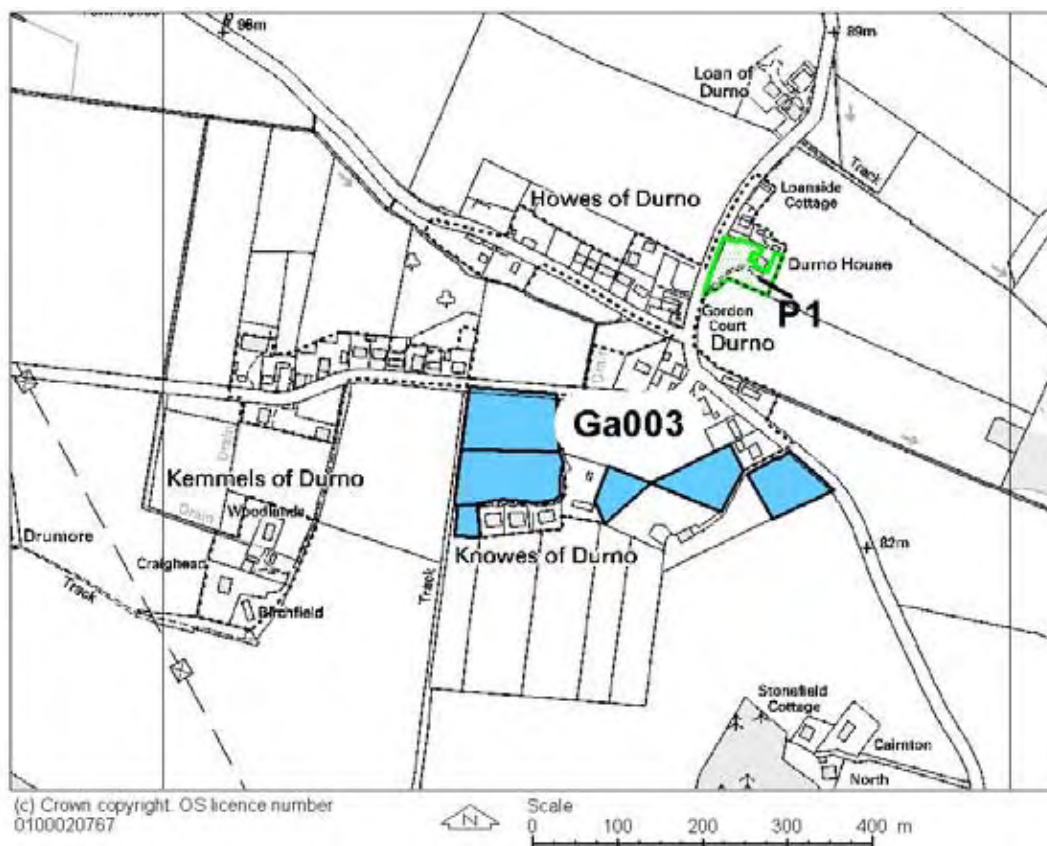
Durno is a small rural settlement located to the north of Whiteford and is made up of a scattering of mainly modern houses of 1-1/2 stories. There are also some attractive traditional granite buildings in the centre of the settlement which provide a sense of place. The village is served by Logie Durno Primary which is located 1 mile to the south.

The Planning Objectives for the settlement are to:

- Preserve the amenity and character of the settlement.

Current infrastructure

- Logie Durno Primary is forecast to be significantly over capacity in 2016 and Meldrum Academy is forecast to be at capacity in 2016.
- There are no public sewers in Durno.
- There is water treatment capacity.



Development bid sites

There are no officer's preferences.

Other options which officers have not preferred

Reference	Proposal	Overview
Ga003	14 residential units at Gowan Loan, Durno.	Durno lacks services and has limited public transport connectivity. Logie Durno Primary is also substantially over capacity and is therefore not an appropriate location for further development.

Conclusion

There are currently sufficient effective development sites in the Rural Housing Market Area which satisfy the Strategic Development Plan and meet housing needs. If another need is identified, Durno is not considered suitable for development due to the lack of services in the settlement and the additional strain development would place on Logie Durno Primary.

Echt

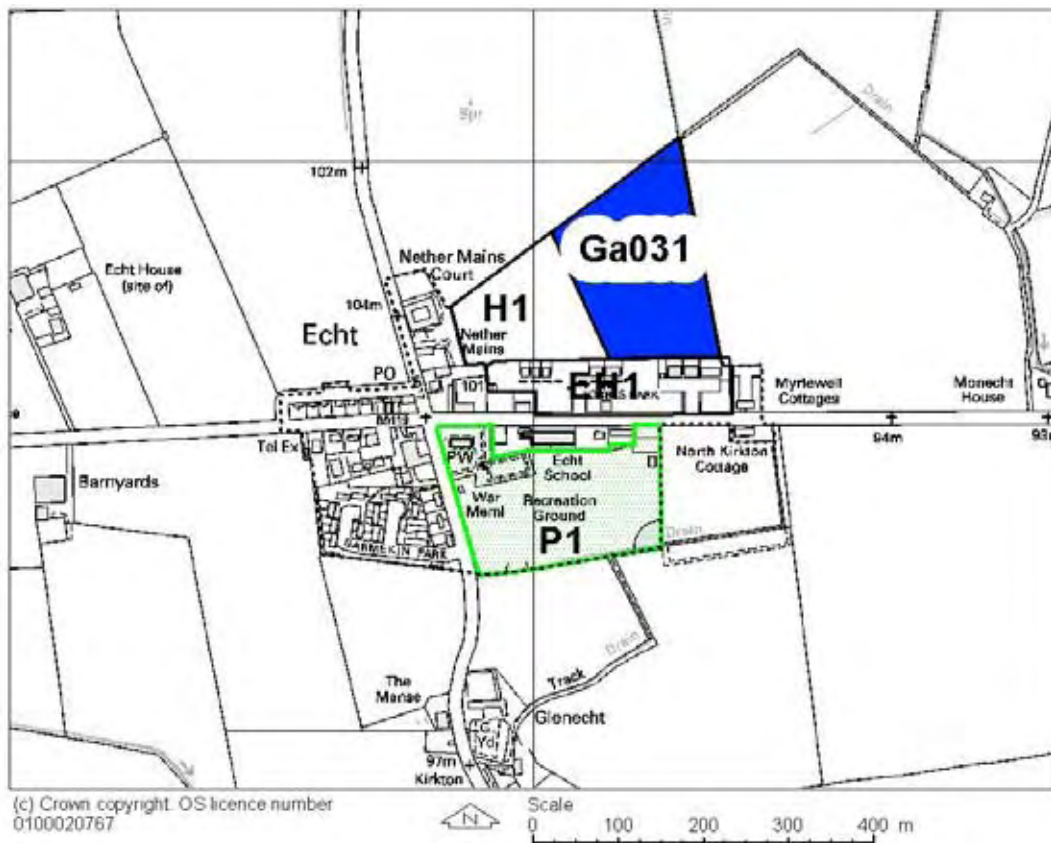
Echt is an estate village centred on the junction of the B977 Dunecht to Banchory road and the B9119 Kingsford Ordie road. The majority of buildings in Echt are 1 ½ storey. There are some larger buildings at the crossroads with the kirk and Cowdry Arms being a focal point of the village. Echt benefits from a large area of formal open space and there are views from Echt to the surrounding countryside and the Hill of Fare to the south. Within the designated conservation area in Echt there is some use of finials and porches. Residential buildings on the main road are set back with large gardens, which give a sense of place to the settlement.

The Planning Objectives for the settlement are to:

- Preserve the character of the settlement
- Sustain existing services, including the primary school

Current infrastructure

- Echt Waste Water Treatment Works has limited capacity for less than 10 houses. An upgrade is expected to be complete in November 2013.
- Echt Primary School is forecast to be significantly under capacity in 2016 whilst Alford Academy is forecast to be over capacity.
- There is water treatment capacity.



Existing development allocations to be carried forward

Reference	Proposal	Overview
EH1	Allocated for 30 houses.	This development is under construction. The development is expected to be completed by 2014. The EH1 designation should therefore be removed.
H1	Allocated for up to 25 houses in the first phase of the LDP (up to 2016).	No master plan, development framework or planning application has been received to date.

Development bid sites

The following site has some potential for development and may be considered to be an officer's preference:

Reference	Proposal	Overview
Ga031	25 residential units at North East Echt.	This site is well located and would support local services including the primary school which is projected to be significantly under capacity. Access would be taken through site H1 and EH1 and development would provide a logical extension of these developments. This proposal could also take advantage of existing infrastructure delivered as part of earlier phases of development on site H1 and EH1. Extending development to the eastern field boundary would also provide a more defensible settlement boundary in this location. Although the waste water treatment works has insufficient capacity to accommodate the development, it is understood that Scottish Water are currently upgrading it.

Conclusion

There are currently sufficient effective development sites within the Aberdeen Housing Market Area (AHMA) to accommodate future needs for residential and employment development. However, if development is required then Ga031 is considered suitable as it would support existing services including Echt Primary School which is projected to be significantly under capacity.

Hatton of Fintray

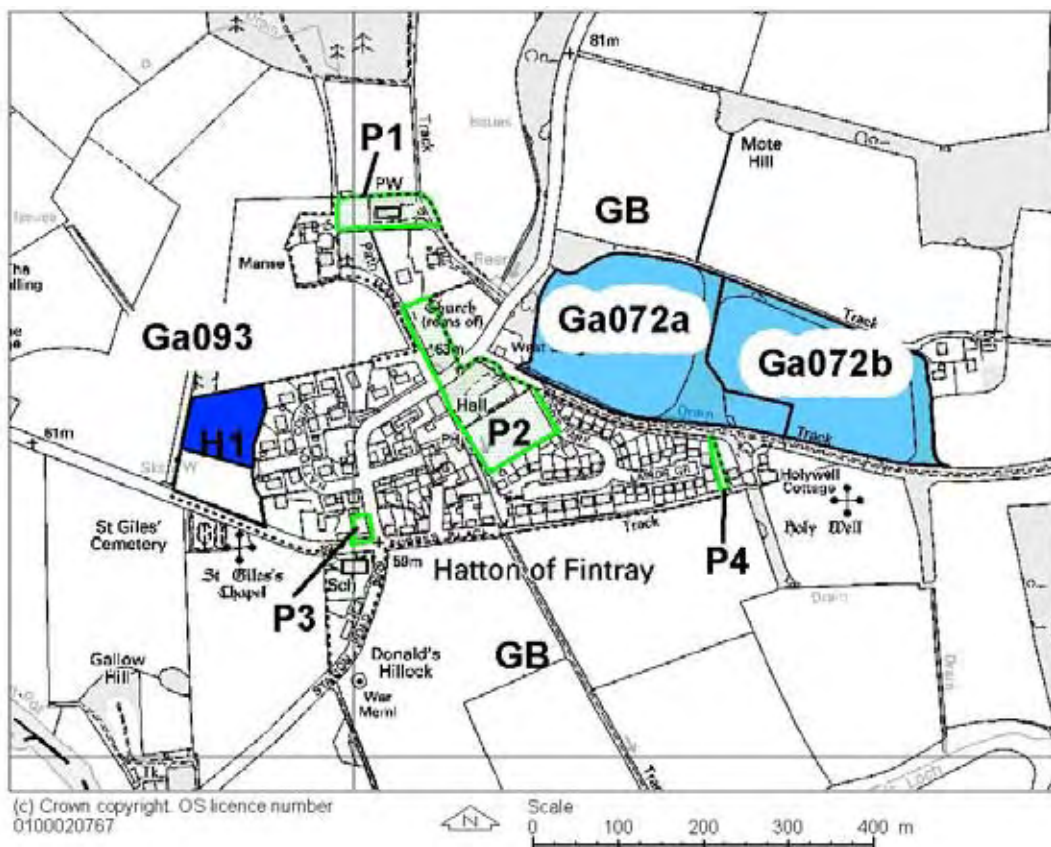
Hatton of Fintray is a small village located on the edge of the River Don 3km east of Kintore. The village is well served by public open spaces, including tennis courts and an all-weather pitch, and has a pub-restaurant at its core. The dominant building material in Hatton of Fintray is granite, though modern developments have been finished in a combination of render, both dry-dash and wet-dash, fyfe stone and imitation granite. The village is located on the edge of the former designed landscape associated with Fintray House which was demolished in the 1950s.

The Planning Objectives for the settlement are to:

- Sustain local services.

Current infrastructure

- Hatton of Fintray Primary School is forecast to be at capacity in 2016, though the school roll is expected to fall thereafter. Inverurie Academy is also forecast to be over capacity.
- Hatton of Fintray Waste Water Treatment works has limited capacity.
- Invercarnie Water Treatment Works has capacity.



Existing sites to be carried forward

Reference	Proposal	Overview
H1	Allocated for 8 houses up to 2016.	A planning application was submitted and refused prior to adoption of the Aberdeenshire LDP 2012. There has been no further progress to date, however the units are expected to be delivered in 2015.

Development bid sites

The following site has some potential for development and may be considered to be an officer's preference

Reference	Proposal	Overview
Ga093	8 residential units at Hatton of Fintray.	This proposal involves additional development on allocated site H1. The principal of development in this location has therefore already been established. Development in this location would also constitute a natural extension to the settlement and could support services such as the primary school and pub. The dense pattern of development in the more historic parts of Fintray also provides a context for the higher density of development proposed by the applicant.

Other options which officers have not preferred.

Reference	Proposal	Overview
Ga072a	52 residential units at Cowstones, Hatton of Fintray.	Whilst this site is well screened by vegetation so would have limited visual impact, the size of the proposal is out of scale with the village. A development of this scale would also put a strain on infrastructure including the local primary school.
Ga072b	A future site for the development of residential units at Cowstones, Hatton of Fintray.	This site would only be supported in conjunction with the development of Ga072a. However, Ga072a has not been preferred.

Conclusion

On account of the substantial existing allocations which satisfy the proposed Strategic Development Plan, it is considered that there are currently sufficient effective development sites in the Aberdeen Housing market Area to accommodate development needs. However, if development is required then site Ga093 is considered a suitable option. Ga093 involves further development on allocated site H1, so the principle of development in this location has already been established. Further development would also help to support local facilities including the pub-restaurant, and the primary school and waste water treatment works should have sufficient capacity to accommodate the proposal. In addition, secondary school capacity within the Inverurie - Blackburn Strategic Growth Area (SGA) will need to increase to accommodate projected population growth.

Insch

Insch is a large vibrant village located within the Insch Basin landscape character area. The landscape is an extensive area of largely flat farmland, dominated by large rectilinear fields with a geometric patchwork. Insch lies within in a bowl surrounded by hills to the south and west and the land rises to the north east and is well hidden.

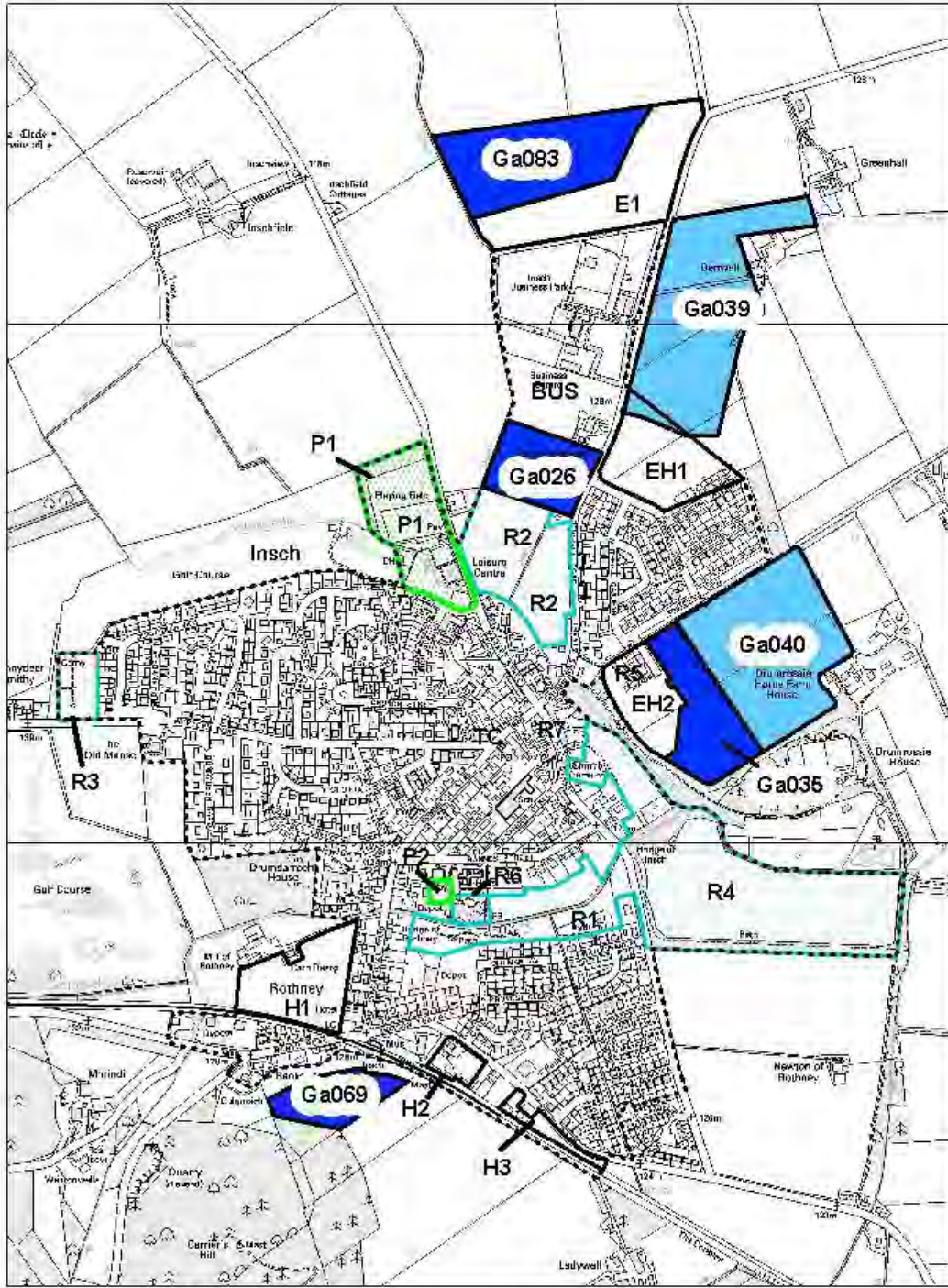
The views from Insch to surrounding hills, including Dunnydeer, are important and should be protected. The town has grown organically around the market and railway. The railway, associated buildings and railway museum are a defining feature of the area. The village lies within the Huntly to Pitcaple Strategic Growth Area.

The Planning Objectives for the settlement are to:

- Meet the need for housing in the settlement and the strategic growth area.
- Sustain existing services.
- Provide local opportunity for employment.

Current Infrastructure:

- Insch Primary School is forecast to be significantly over capacity in 2016.
- Insch Waste Water Treatment Works currently has capacity.
- There is sufficient water treatment capacity for anticipated growth.



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Existing development allocations to be carried forward

Reference	Proposal	Overview
H1	Allocated for 48 houses.	Application for 33 houses currently pending.
H2	Allocated for 12 houses.	No master plan, development framework or planning application has been received to date.
H3	Allocated for 10 houses.	No master plan, development framework or planning application has been received to date.
EH1	Allocated for 70 houses.	Permission approved and currently under construction.
EH2	Allocated for 25 houses.	Permission approved and currently under construction.
E1	Allocated for employment land.	No master plan, development framework or planning application has been received to date.
BUS	Protected as an existing business site.	Site being incrementally developed.

Development Bid sites

The following sites have some potential for development and may be considered to be officer's preferences

Reference	Proposal	Overview
GA026	30 residential units on site Adjacent to Muiryheadless, Denwell Road, Inch.	Site is located relatively close to the town centre and adjacent to the proposed site for a new primary school. Potentially a good option if further development is required within the Strategic Growth Area (SGA). Development of the site would result in the irreversible loss of prime agricultural land. The site along with all development in Inch is likely to result in significant pressure on the Primary School.
GA035	30 residential units with associated open space and landscaping on land at Drumrossie (Phase 3), Inch.	Site is well located and close to the town centre and abuts existing housing site EH2. Development of the site would be compatible with its surroundings, however, would result in the loss of prime agricultural land. Overall, it is considered that the site provides a good option if further development is required in the SGA.
GA069	40 residential units on station Site, Inch.	<p>Site is well located, adjacent to the train station. Part of site is prime agricultural land, however there are no significant constraints.</p> <p>The site was previously subject to examination and the reporter concluded that it <i>'is somewhat divorced from the rest of the settlement. Whilst it is located close to the train station, it is more remote from the town centre and the primary school than other sites. It is considered that there are more suitable sites for housing development, should additional housing land be required in Inch'</i>.</p> <p>However, it is considered that this site could be viewed more favourably if there was a mixed use element incorporating employment or business</p>

		uses which could utilise the proximity to the train station. Potentially a good option if further development is required in the SGA.
GA083	Extension to employment site E1.	Site abuts existing employment site E1 and provides a natural extension to the site. Development of the site would result in loss of prime agricultural land but overall a suitable option for further employment related uses and relates well to the adjoining E1 allocation.

Other options, which officers have not preferred:

Reference	Proposal	Overview
GA039	260 residential units on land at Denwell Farm, Inch	<p>Not as well located as other sites, and the scale and location of the proposal would have a potentially detrimental impact on the setting and character of the town. This site is prime agricultural land and development of it would likely result in significant landscape impacts.</p> <p>The site was previously subject to examination and the reporter concluded that <i>'the development of an additional 145 houses at Inch would place an intolerable burden on the existing primary school, which is projected to be over capacity by 2016. The development of a further 145 houses, in addition to those proposed on sites H1, H2 and H3, would take the projected roll over 400 when the current capacity is 265 pupils. Only minor additions to the existing school are possible and an additional 145 houses is insufficient to sustain the provision of a second or replacement primary school. Consequently, the lack of school capacity is a severe constraint on any additional development and it is considered, for this reason alone, that there should be no further allocations of housing land at Inch in this Plan'</i>.</p> <p>Development of this scale is not considered appropriate in relation to the existing size of the town. This site should only be considered an option if large scale development is required due to constraints to development in Huntly.</p>
GA040	186 residential units on land at Drumrossie Home Farm, Inch	<p>Well located site close to the town centre. Some concern about the scale of development proposed in terms of further altering the character of Inch and it would result in the loss of prime agricultural land. There is some concern about the potential impact of the development on the setting of a B Listed building.</p> <p>Development of this scale is not considered appropriate in relation to the existing size of the town. This site should only be considered an option if large scale development is required due to constraints to development in Huntly.</p>

Conclusion

Insch currently has 5 existing housing allocations totalling 165 dwellings. All of the sites are considered to be effective with a number currently being progressed. On account of the current substantial existing allocations which satisfy the Strategic Development Plan's housing requirements within the Strategic Growth area along with the current school capacity issues, it is unlikely that any further allocations are required in Insch. However the sites which have been identified as officer's preferences within the settlement are considered to be suitable for development if a need is identified.

Inverurie and Port Elphinstone

Inverurie sits in the Don Valley and straddles both the river Don and Ury. The town centre is not located in the centre of the town, but provides a vibrant focal point for the settlement and other towns and villages nearby. The town centre is dominated by the grand Town Hall and the informal open area in front. Inverurie is a thriving market town with; a monthly farmers market, many small shops, an increasing number of larger national and international chain shops, businesses and services. Inverurie and Port Elphinstone are classed as a single settlement, but the bridge across the Don between the two is a key gateway feature with the flood plain providing an open space buffer between the two. There are views from the settlement to the surrounding landscape including views of Bennachie. Inverurie benefits from public art and signage within the town centre that both provide the settlement with character. Given the size of Inverurie and the role that it plays in the Garioch Area there is a wide range of house types, sizes and tenures. There are a large number of rough granite buildings in the older part of the town and this is mixed with a large amount of roughcast rendered buildings.

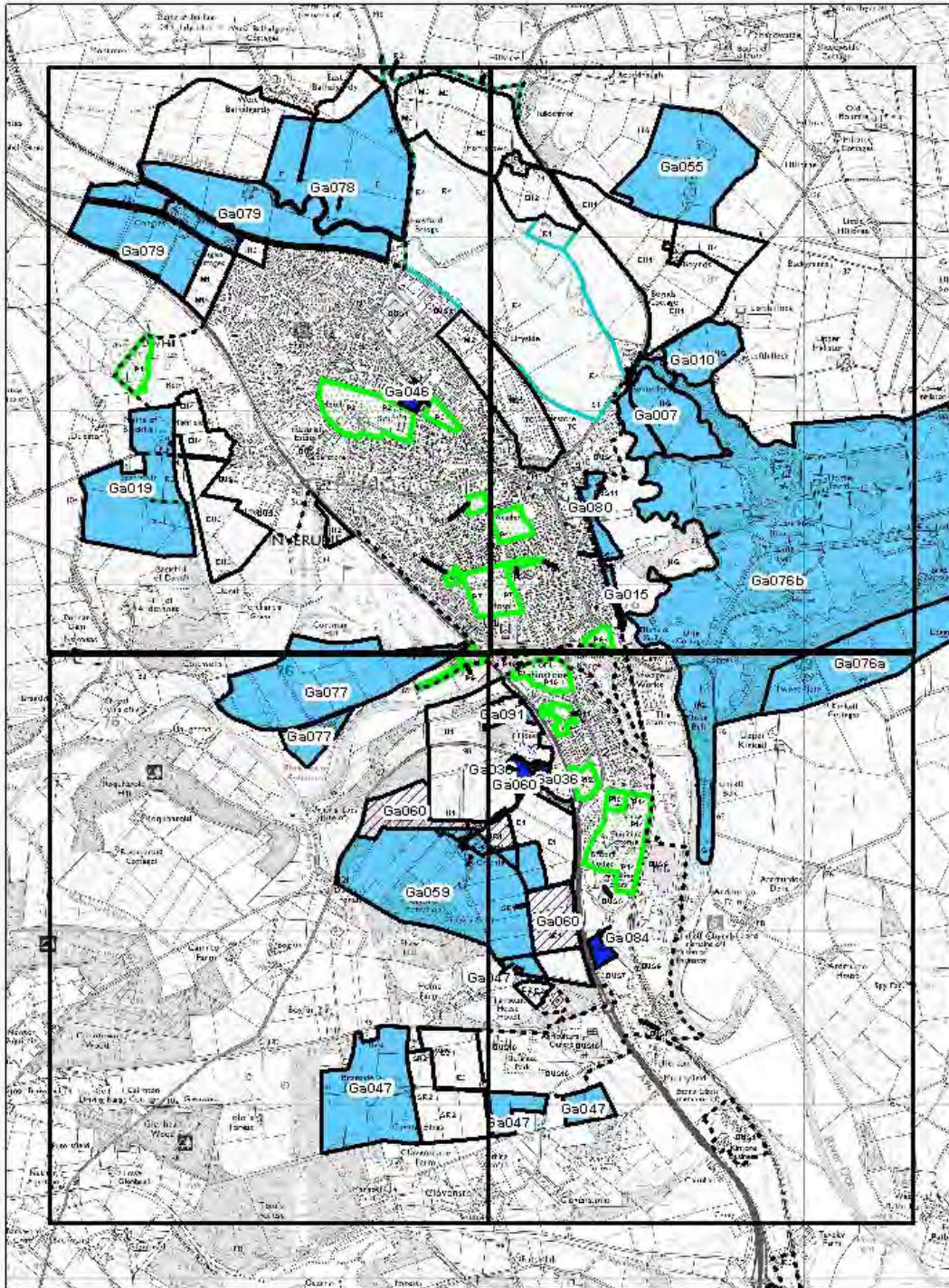
There is significant traffic congestion in Inverurie and there are opportunities to reduce this and make the central areas more pedestrian friendly. There is an opportunity to build on the shops and services provided and maintain Inverurie's position in the retail hierarchy of the region. Within the town there is opportunity to reflect traditional Aberdeenshire built features, but also to embrace innovative design.

The Planning Objectives for the settlement are to:

- Meet the housing need in the settlement and strategic growth area, particularly the provision of affordable housing.
- Meet the need for employment in the strategic growth area.
- Support the role of Inverurie and Port Elphinstone as a sub-regional service and retail centre.
- Provide opportunity for the long term growth of the settlement.
- Build flood resilience.

Current infrastructure

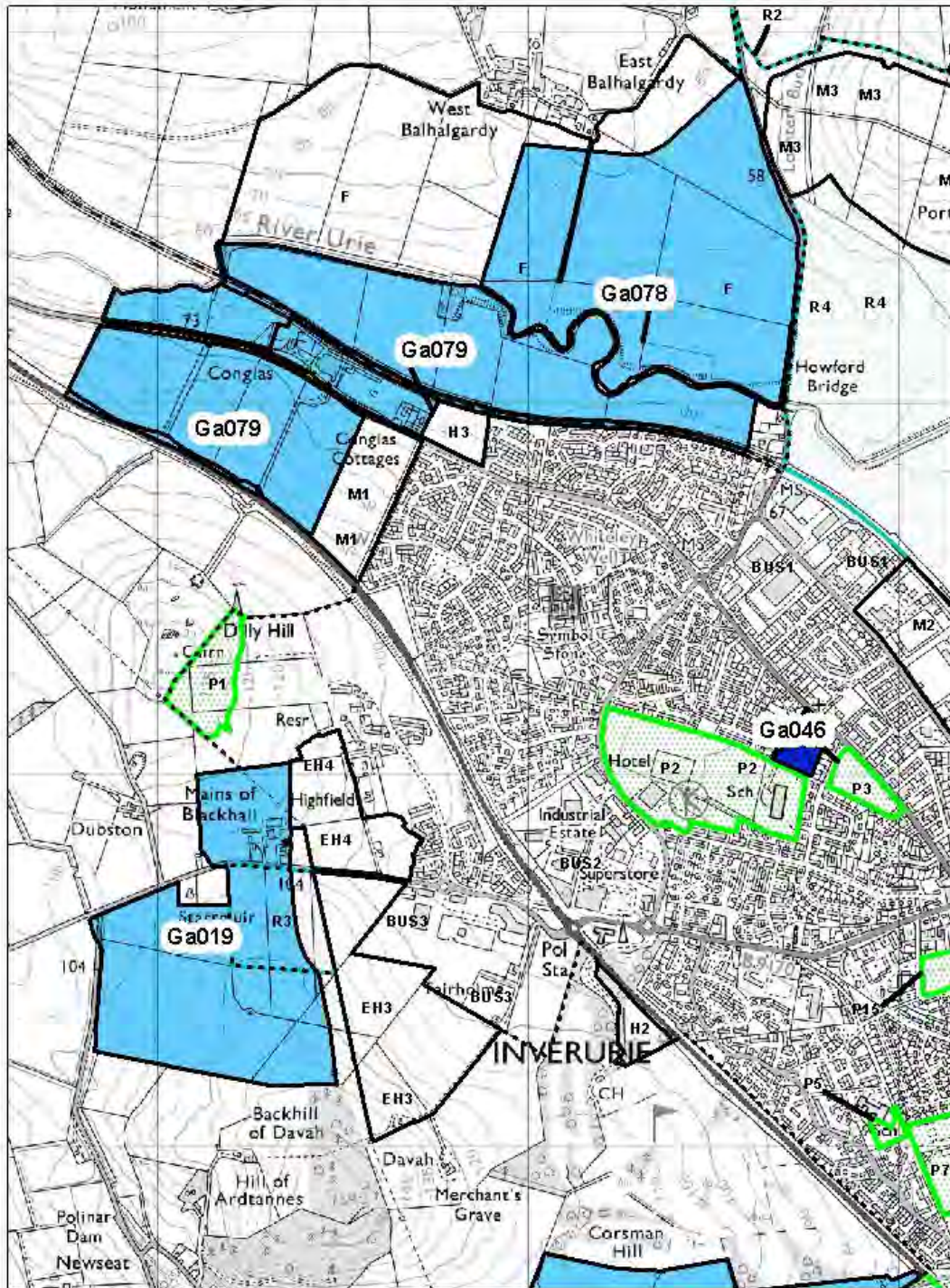
- Inverurie Market Place Primary is forecast to be significantly over capacity in 2016. The school roll is projected to rise thereafter, however Uryside Primary will replace this school and will serve all of the allocated development at Uryside.
- Port Elphinstone School is projected to be over capacity in 2016, and the school roll is predicted to rise thereafter. However the primary school at Crichie is expected to relieve the pressure on Port Elphinstone Primary.
- Inverurie Academy is projected to be over capacity in 2016 and the school roll is expected to rise thereafter.
- Kellands Primary is projected to be over capacity in 2016.
- Strathburn Primary is projected to have some limited capacity in 2016.
- There is water treatment capacity; however the supply network will likely require an upgrade to support future development.
- Inverurie Waste Water Treatment works has some capacity. However, further provision will be required to accommodate future development.



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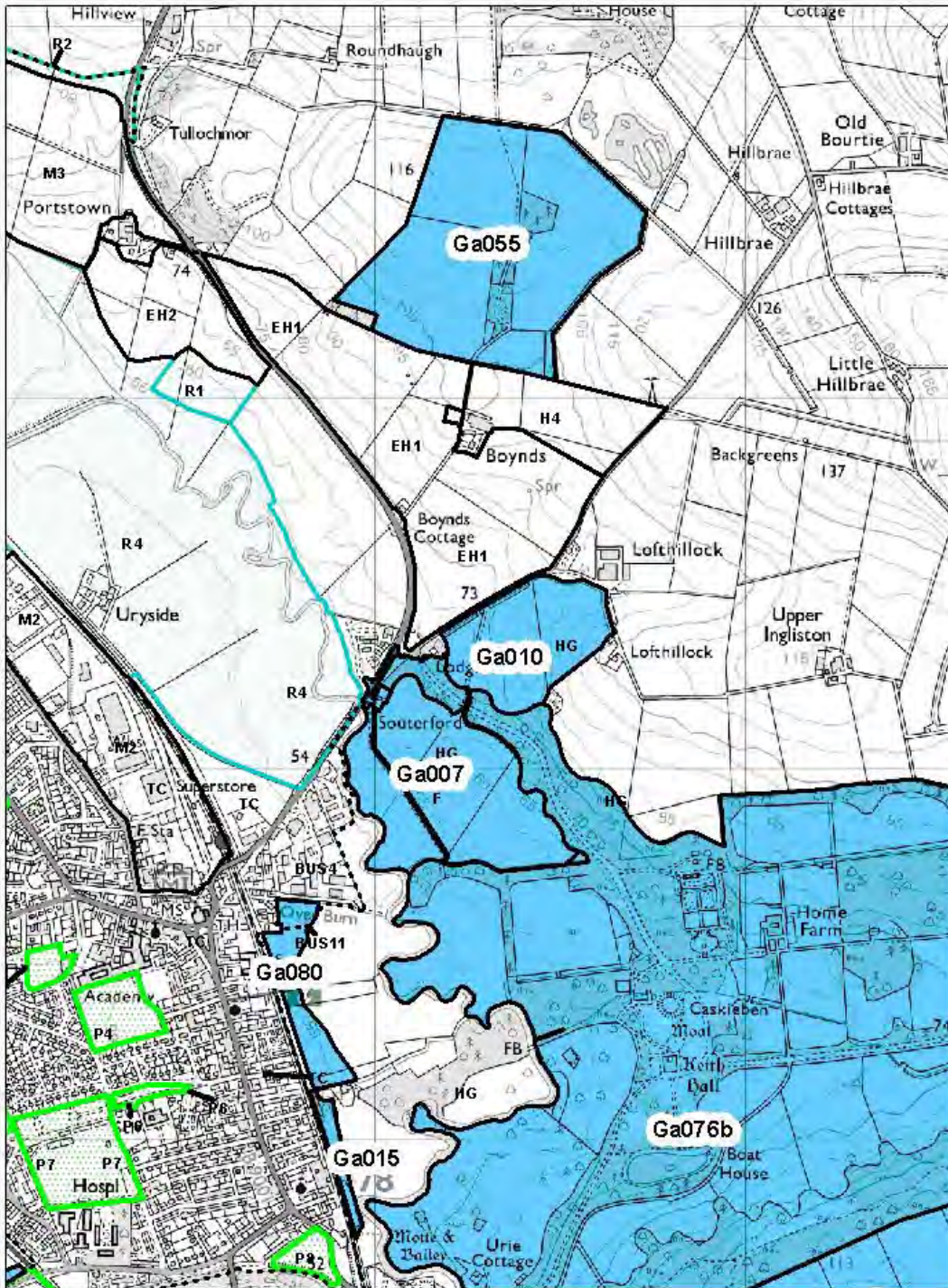


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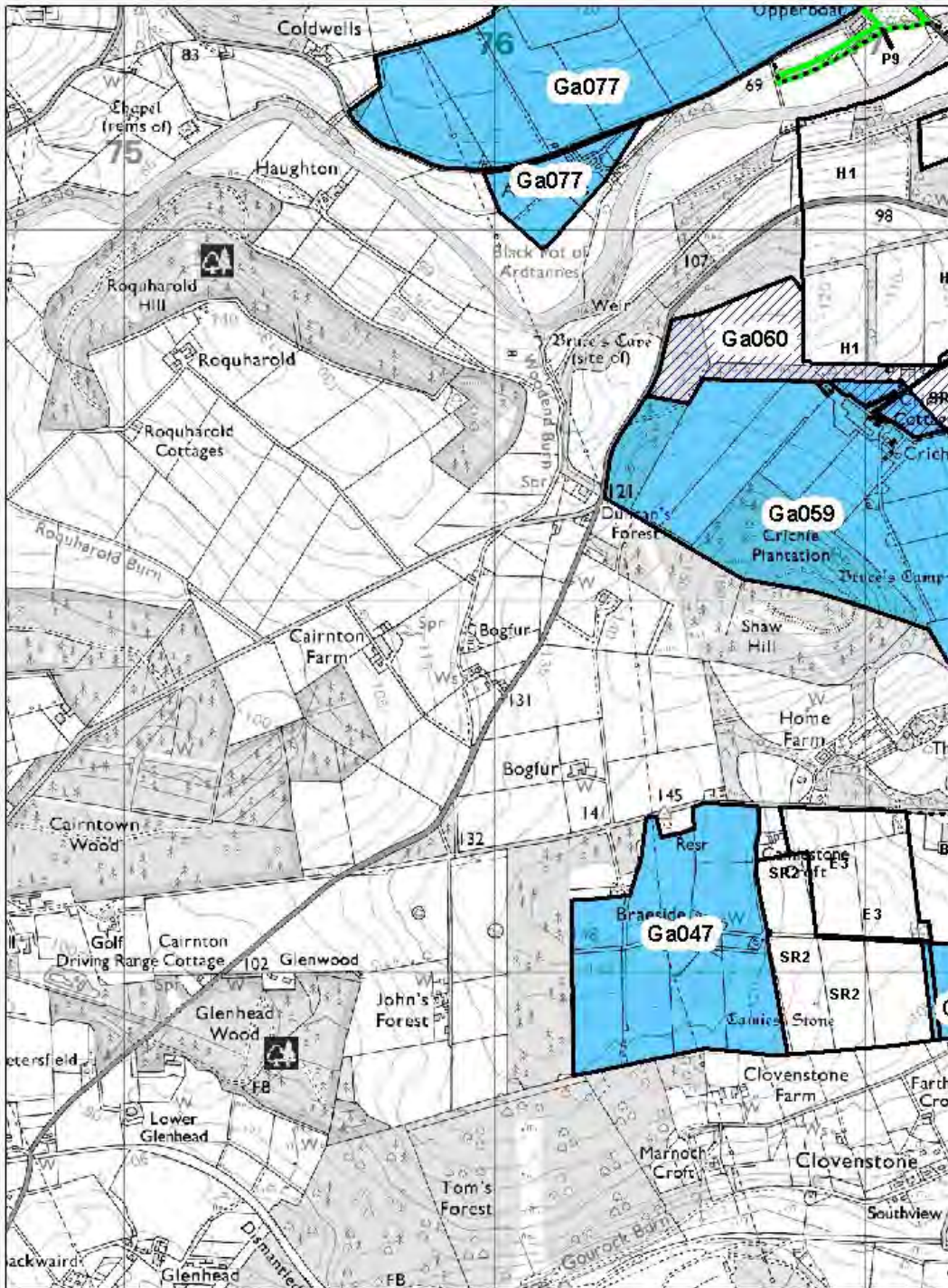




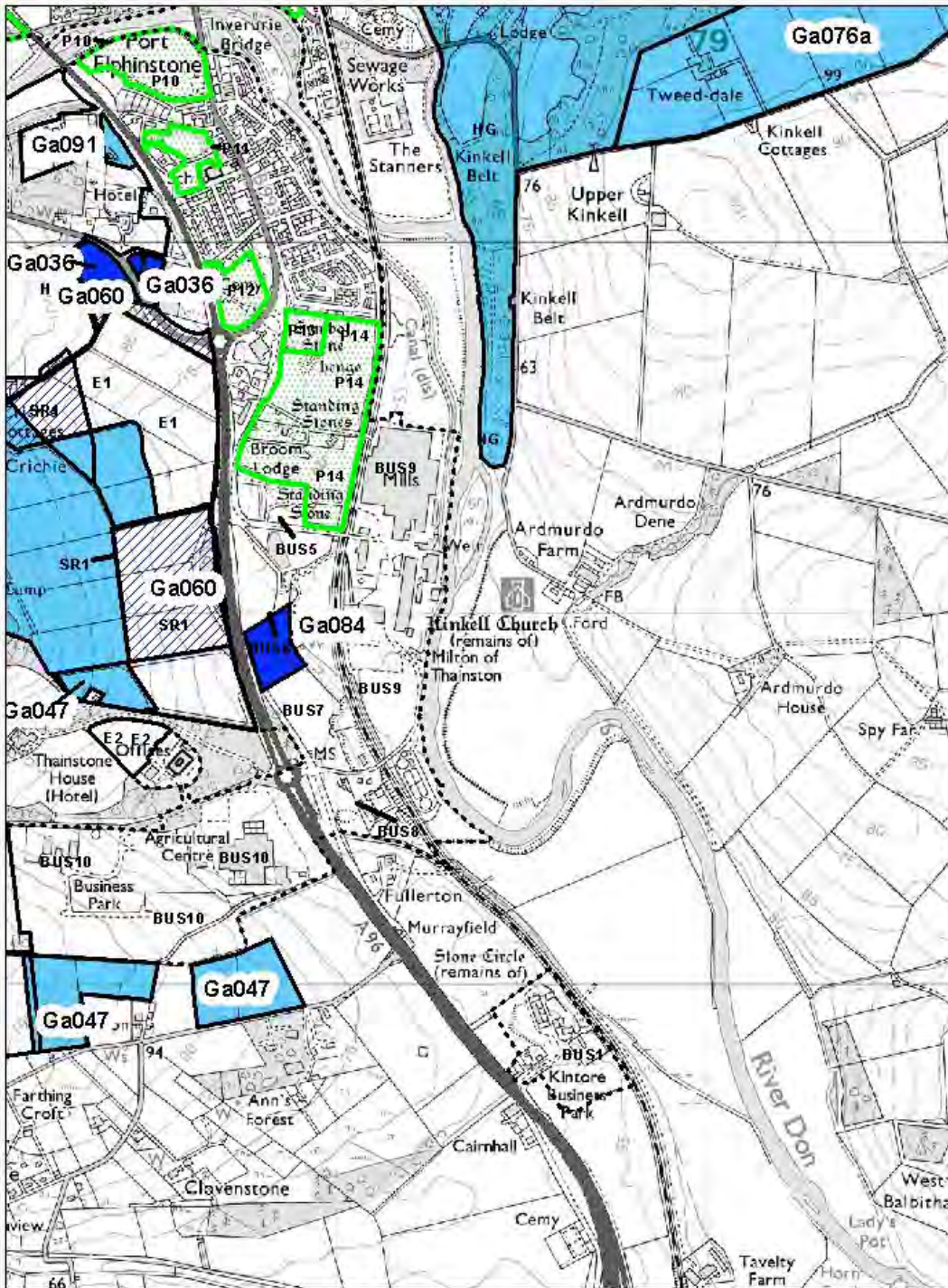
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Existing sites to be carried forward

Reference	Proposal	Overview
H1	Allocated for a total of 737 houses, over 2 phases. 300 are proposed within phase 1 (2012-2016) and 437 in phase 2 (2017-2023). The allocation also includes community facilities and a primary school.	A development framework for Inverurie South has been approved by Aberdeenshire Council and a masterplan has also been submitted for approval. The masterplan sets out how the residential and community uses will be integrated with employment development on E1 and SR1. An application for planning permission in principle covering H1 and parts of E1 and SR1 has also been submitted.
H4	Allocated for 175 houses in phase 1.	Consent for 611 houses over sites H4 and EH1 was granted at appeal subject to conditions and the agreement of a Section 75 agreement. The application is still pending while the Section 75 is agreed.
M1	Allocated for a mix of uses including up to 58 houses and 0.35ha of employment land. A care home is also allocated on the site.	No master plan, development framework or planning application has been received to date.
M2	Allocated for a mix of uses including: up to 150 houses, employment (0.5ha), community facilities and a variety of retail uses, including a potential edge of town centre retail facility.	Various applications and enquiries submitted. Development progressing.
M3	Allocated for up to 250 houses.	An application for 253 houses and 4 commercial units was approved at appeal subject to conditions and the agreement of a Section 75 agreement. The application is still pending while the Section 75 is agreed.
E1	Allocated for employment land over 2 phases. 5ha of high quality business use is to be situated within the E1 site.	See comments on site H1
E2	Allocated for employment uses, the allocations is only to include office development (class 4).	Consent for an access road has been granted. No further progress to date.
E3	Allocated for employment uses.	No master plan, development framework or planning application has been received to date..
SR1	Reserved for strategic reserve employment land for development between 2024 and 2030.	See comments on site H1
SR2	Reserved for strategic reserve employment land for development between	Development is not programmed to progress before 2024

	2024 and 2030.	
EH1	Allocated for 465 houses.	Consent for 611 houses over sites H4 and EH1 was granted at appeal subject to conditions and the agreement of a Section 75 agreement. The application is still pending while the Section 75 is agreed.
EH2	Allocated for 175 houses.	A planning application has been submitted and Committee agreed that authority to grant Full Planning Permission should be delegated to the Head of Planning and Building Standards subject to Section 75 agreement and the resolution of a number of issues. The application remains pending.
EH3	Allocated for 250 houses.	Consent has been granted, construction is due to start in 2013.
EH4	Allocated for housing.	Under construction, completion expected in 2014. This designation should therefore be removed.

Development bid sites

Associated with discussion on Main issue 16 the following site is recommended for inclusion in the Plan:

Reference	Proposal	Overview
Ga060	Alterations and extensions to the boundaries of allocated sites H1, E1 and SR1.	Although this proposal would result in the loss of some allocated employment land, the development is supported by a masterplan which sets out a logical and considered layout that will set the framework for a high quality development. The removal of woodland will also be minimised. No additional employment land or residential units are proposed, and no additional negative impacts are discernible from the proposed modifications. This proposal is, therefore, supported.

The following sites have some potential for development and may be considered officer's preferences

Reference	Proposal	Overview
Ga046	An 'opportunity site' with potential for a range of uses at North Street, Inverurie.	This site is centrally located within the settlement and is close to the town centre and public transport connections. It will provide an excellent redevelopment opportunity for a range of uses however, as the site is within the Inverurie settlement boundary, development could proceed without the need for allocation.
Ga036	A development of 25 residential units at Pineshaw, Port Elphinstone.	This is a relatively small and logical extension to the H1 allocation that would have limited additional impact on the road network. It is also well screened by topography and vegetation, and would be able to take

		advantage of improved access on to the trunk road via the proposed grade separated junction and the town centre via an associated underpass. This site is, however, within the Inverurie settlement boundary so development could proceed without the need for allocation. Any development would need to be designed to integrate into the wider Crichton development.
Ga084	Employment use between sites BUS6 and BUS7, Inverurie.	This small site would provide a logical extension to existing business sites BUS6 and BUS7. Development would also result in the remediation of contaminated land. Part of the site may be required to accommodate a grade separated junction.

Other options which officer's have not preferred

Reference	Proposal	Overview
Ga080	Employment uses at Phase 2 Inverurie Business Park, Inverurie.	The development of this site would promote further economic development in Inverurie and the site is close to the town centre and train station. However, the development of this site would impact negatively on views of the Keith Hall Designed Landscape for users of the core path on Old Port Road. Furthermore, the site was previously subject to examination and the reporter concluded that ' <i>a development on this narrow site would not be well related to the existing business park and the potential benefits of allocating the site for employment uses are limited when compared with the major allocations that are proposed for Inverurie.</i> ' There has been no clear change in circumstances that would warrant supporting development on this site.
Ga055	500 residential units at Uryside Phase 3, Inverurie.	This proposal could take advantage of infrastructure delivered as part of earlier phases of the Uryside development, however it is not considered suitable for development because of its prominence and breach of the horizon. It is also considered unsuitable due to the additional congestion it could cause in Inverurie town centre and the lack of a clear strategic resolution to this issue. Topography would also make development at the north eastern edge of the site feel divorced from the existing settlement. Development would, furthermore, result in the loss of a large area of prime agricultural land.
Ga019	360 residential units and community uses at Blackhall Road, Inverurie.	This site is fairly well contained by the landscape and is free from absolute constraints. However, it is considered unsuitable due to the additional congestion it could cause in Inverurie town centre and on the A96 and the lack of a clear strategic resolution to this issue. If a western bypass is proposed by Transport Scotland as part of the

		<p>the A96 upgrade this may also impact directly on the development of this site. This proposal also extends beyond pylons which provide a landscape boundary to residential development to the west of the town. Development on the western slope of Hill of Ardtannes would also appear visually divorced from Inverurie. Furthermore, the proposal is on a site reserved for a replacement St Andrews Primary, though it is noted that the masterplan submitted by the applicant identifies this area for community facilities.</p>
Ga078	<p>500 - 700 residential units at East Balhalgardy, Inverurie.</p>	<p>This development would be a logical extension to the allocated development at Uryside/Portstown on a south facing slope. This site is also fairly close to existing services in the town centre. However, it is considered unsuitable due to the additional congestion it could cause in Inverurie town centre and the lack of a clear strategic resolution to this issue. A northern bypass of the town could also directly impact on the development of this site. The site is also entirely within a designated battlefield, though it is understood that a scheme could be developed that would retain the integrity of the site of the battle including important views of the site and monument.</p>
Ga079	<p>Mixed use development including 400-500 residential units and employment uses at Conglass, Inverurie.</p>	<p>Development on this site would constitute a logical extension to the town and would provide further employment opportunities in the settlement, though it would continue the elongation of the settlement between the railway line, the Ury and the A96. However, this site is considered unsuitable due to the additional congestion its development could cause in Inverurie town centre and the lack of a clear resolution to this issue. A northern bypass of the town could also directly impact on the development of this site. The site is also on a north facing slope so not well located to take advantage of passive solar gain, though it is fairly well contained by the landscape. The site is, furthermore, partially within a designated battlefield, though it is understood that a scheme could be developed that would retain the integrity of the battlefield site including important views of the site and monument.</p>
Ga077	<p>1000 residential units along with associated retail and primary school provision at Ardtannes/Upperboat, Inverurie.</p>	<p>This site provides an opportunity to create good connections with the proposed neighbourhood centre and primary school. Access to this site would be initially taken from the existing road at St James Place, though new roads infrastructure would need be provided to deliver later phases, potentially including a new direct access on to the A96. The site boundary has also been changed significantly from the last bid to avoid the most</p>

		<p>prominent areas, though this site now appears too small to accommodate the scale of development proposed. Nonetheless, this sloping site remains highly prominent, particularly on the approach to Inverurie from Kemnay on the B993, and is considered unsuitable because of this. It is also considered unsuitable due to the additional congestion it could cause around Inverurie town centre and the lack of a clear resolution to this issue. If a western bypass is proposed by Transport Scotland as part of the dualling of the A96 this may also impact directly on the development of this site.</p>
Ga007	<p>335 residential units at Souterford, Inverurie.</p>	<p>This site is sustainably located close to the town centre and the train station, and would relate well to the Uryside development. The principle of development in this location was also previously considered to be acceptable in conjunction with a proposed Eastern Bypass, though it was subject to an outstanding objection from Historic Scotland at the examination of the Aberdeenshire LDP 2012. However, the Eastern Bypass is no longer a firm proposal due to uncertainty around the A96 upgrade and the implications this will have for the road network in and around Inverurie. Given this fact, and the potential negative impacts development in this location would have on the Keith Hall Designed Landscape and associated features of historical and cultural interest, this site is considered unsuitable for development. The development of this site would also result in the loss of prime agricultural land.</p>
Ga010	<p>280 residential units at Lofthillock, Inverurie.</p>	<p>This site is also fairly close to the town centre, and would relate well to the Uryside development once it has been completed. However, in line with Ga007, development on this site was only considered acceptable in conjunction with an Eastern Bypass through the Keithhall Designed Landscape. As this is no longer a firm proposal, and given the potential negative impacts associated with development in the Designed Landscape, this site is also considered to be unsuitable for development.</p>
Ga047	<p>42ha of employment land at Thainstone, Inverurie. It is also proposed that the southernmost 4.9 ha of site SR1 be brought forward into an earlier development phase, to match the phasing of sites E2 and E3.</p>	<p>This development would constitute a logical extension to the Thainstone Business Park and the employment land at Crichie, and would be able to take advantage of improved access to the A96 provided by the proposed grade separated junction. The site is considered unsuitable, however, as the most substantial part of the site to the west of Thainstone Business Park could impact on a western bypass delivered as part of the A96 upgrade. Although the delivery of such a bypass is</p>

		uncertain, it would be unwise to release land that could prejudice its delivery at a later date. The site to the north is considered unsuitable as it would be reliant upon the development of Ga059 to provide access, and Ga059 has been considered to be unsuitable for development. The relatively small sites to the south of the A96 could be considered reasonable alternatives, however, as they are unlikely to impact on the road upgrade. The proposal to bring the southernmost part of SR1 forward into an earlier phase of development would only be supported if there was a need for further employment allocations up to 2026. Such a need has not been identified, though this would be considered if there was a need.
Ga091	Extension of H1's boundary to include this area of land. No additional allocation of residential units or employment land has been proposed.	This small site is considered unsuitable due to its proximity to the trunk road. Furthermore, access to this site has not been considered as part of the masterplan for the allocated Crichtie development so there is no guarantee that access to this site would be provided. The only other potential point of access is the directly on to the A96, and such access arrangements would not be appropriate in terms of road safety.
Ga015	2 residential units at Souterford, Inverurie.	Whilst this proposal is relatively close to the town centre and would have limited impact on the road network, the site appears to be partially at risk from flooding and development in this location was previously dismissed at Examination.
Ga059	Mixed use development including 300 residential units at Crichtie 2, Inverurie.	There are merits to this proposal, including the potential it provides to make use of the grade separated junction and primary school delivered as part of earlier phases of development and support the proposed neighbourhood centre. However the site is not considered suitable because of its prominence, and because of the additional congestion it would cause in Inverurie town centre. Development on the western slope of Shaw Hill will also feel entirely divorced from the existing settlement.

Conclusion

There are currently sufficient effective development sites in the Inverurie-Blackburn Strategic Growth Area which satisfy the proposed Strategic Development Plan and accommodate development needs. However, if development is required then sites Ga046, Ga036 and Ga084 are preferred by officers, though development on Ga046 and Ga036 could progress without the need for allocation.

There are congestion issues on the trunk road at the Blackhall, Thainstone and Port Elphinstone junctions. Improvements to these junctions, including the replacement of the Thainstone and Port Elphinstone junctions with a grade separated junction, are expected to take place to allow the development of allocated sites to the west of the

A96. Congestion is also a problem in the town centre. Further transport improvements are required to alleviate congestion in this location and provide further capacity on the A96. However, an Eastern Bypass through Keithhall is no longer a proposal as Transport Scotland's intention to upgrade the A96 to a dual carriageway may make other solutions more desirable, or may indeed solve congestion issues in the town centre. However as the A96 upgrade is at a very early stage there is a great deal of uncertainty around the route of the dualling, and therefore the nature of any further strategic road improvements if they should be required. None of the large scale residential sites are preferred because of their potential impact on road network in the town centre and the lack of clarity on a strategic resolution to this issue. Other issues, including the prominence of Ga077, Ga059 and Ga055, make the development of some of these large sites undesirable.

In addition, secondary school capacity within the Inverurie-Blackburn Strategic Growth Area (SGA) will need to be increased to accommodate projected population growth.

Keithhall

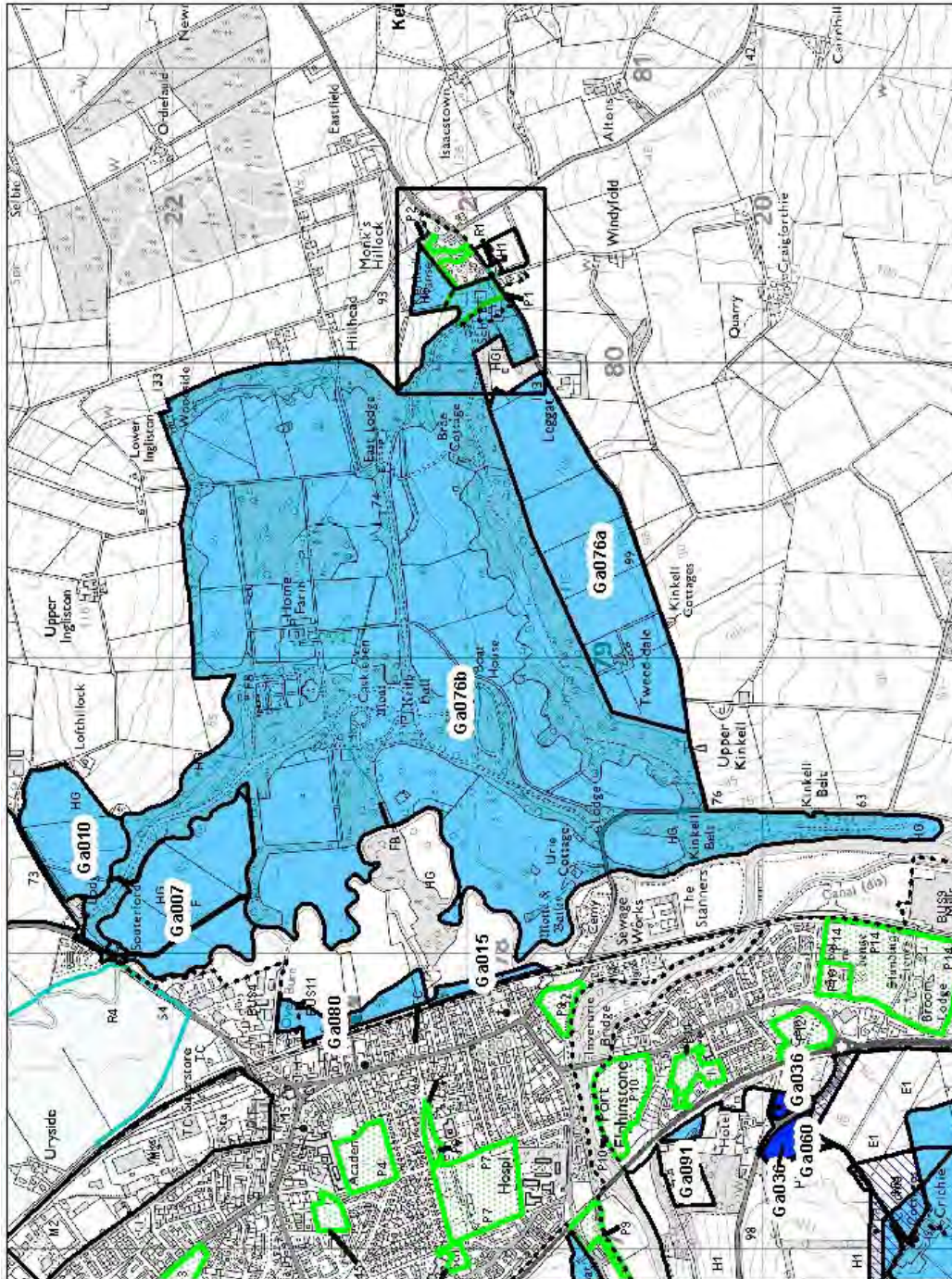
Keithhall is a small village located 2km east of Inverurie on the edge of the Keithhall Estate. The village has grown around the church, the school and the manse which provide character and a sense of place. The magnificent centre piece of the estate is Keithhall House, a Grade 'A' Listed Building that is the historic seat of the Earls of Kintore and former home of Latin poet Arthur Johnson. The grounds of Keithhall estate were landscaped by Capability Brown in the 18th Century.

The Planning Objectives for the settlement are to:

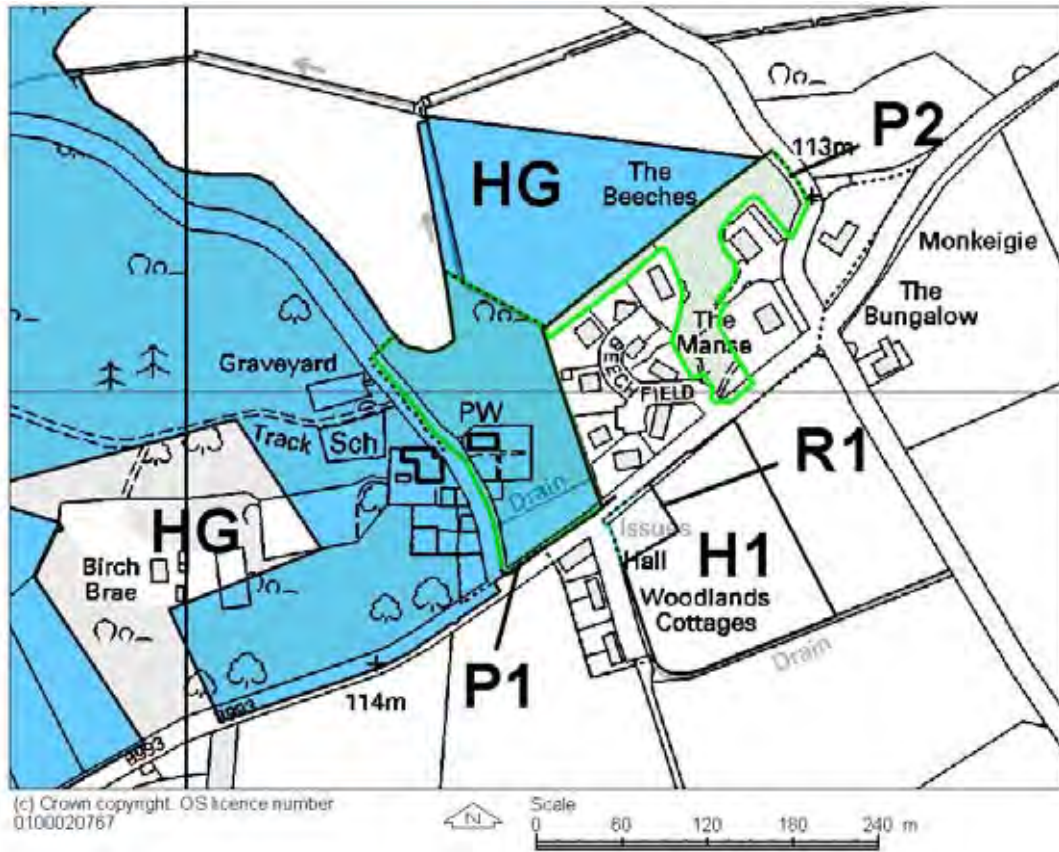
- Preserve and enhance the setting of the settlement.
- Meet local housing needs, within the Aberdeen Housing Market Area.
- Sustain existing services, including the primary school.

Current infrastructure

- Keithhall Primary School is projected to be under capacity in 2016, as is Inverurie Academy.
- A new dedicated trunk Water Main is required to supply southern Inverurie sites. Kingshill Service Reservoir will need to be assessed for its storage capacity. Inverurie Waste Water Treatment Works will require a major upgrade.
- There are current road infrastructure issues, most notably the proposed eastern bypass through Keithhall which is no longer proposed and may have implications for further development in the area.



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Existing development allocations to be carried forward

Reference	Proposal	Overview
H1	Allocated for up to 15 houses in the first phase of the plan (including 5 houses carried forward from ALP).	Yet to be progressed, however the land owner has indicated that this will be done by 2016.

Development bid sites

There are no officer's preferences.

Other options which officers have not preferred

Reference	Proposal	Overview
Ga076	Between 400 and 700 residential units at Keithhall (Ga076a). The applicant has also included a proposal for the construction of a golf course within the Keithhall (Ga076b).	The bid for site Ga076a was made in support of an Eastern Bypass through the Keithhall Designed Landscape and is dependent on the delivery of this infrastructure to provide access. However, an Eastern Bypass is no longer a proposal. Ga076 also relates poorly to Inverurie and is completely out of scale with Keithhall. Both the residential and golf course developments would be inappropriate in landscape and historical terms.

Conclusion

There are currently sufficient effective development sites in the Aberdeen Housing Market Area (AHMA) to accommodate future needs for development. However, if further development is required in the AHMA site Ga076 in Keithhall is not considered suitable. The site is considered unsuitable because it relates poorly to both Keithhall and Inverurie, and is inappropriate in historical and landscape terms.

There are also congestion issues on the A96 at the Blackhall, Thainstone and Port Elphinstone junctions. Improvements to these junctions, including the replacement of the Thainstone and Port Elphinstone junctions with a grade separated junction, are expected to take place to allow the development of allocated sites to the west of the A96. Congestion is also a problem in Inverurie town centre. Further transport improvements are required to alleviate congestion in this location and provide further capacity on the A96. However, an Eastern Bypass through Keithhall is no longer a proposal as Transport Scotland's project to upgrade the A96 to a dual carriageway may make other solutions more desirable, or may indeed solve congestion issues in the town centre and on the A96. However as the A96 upgrade is at a very early stage there is a great deal of uncertainty around its route and the nature of any further strategic road improvements if they should be required.

Ga076a is also reliant upon the delivery of an Inverurie Eastern Bypass through the Keithhall Designed Landscape; however, and as noted, this is no longer a proposal due to uncertainty around the impact of the A96 upgrade. This site was also not supported in the previous examination due to uncertainty around the delivery of a bypass and the impact of the site on the Keithhall Designed Landscape.

In addition, secondary school capacity within the Inverurie-Blackburn Strategic Growth Area (SGA) will be an issue and will need to be increased to accommodate projected population growth.

Kemnay

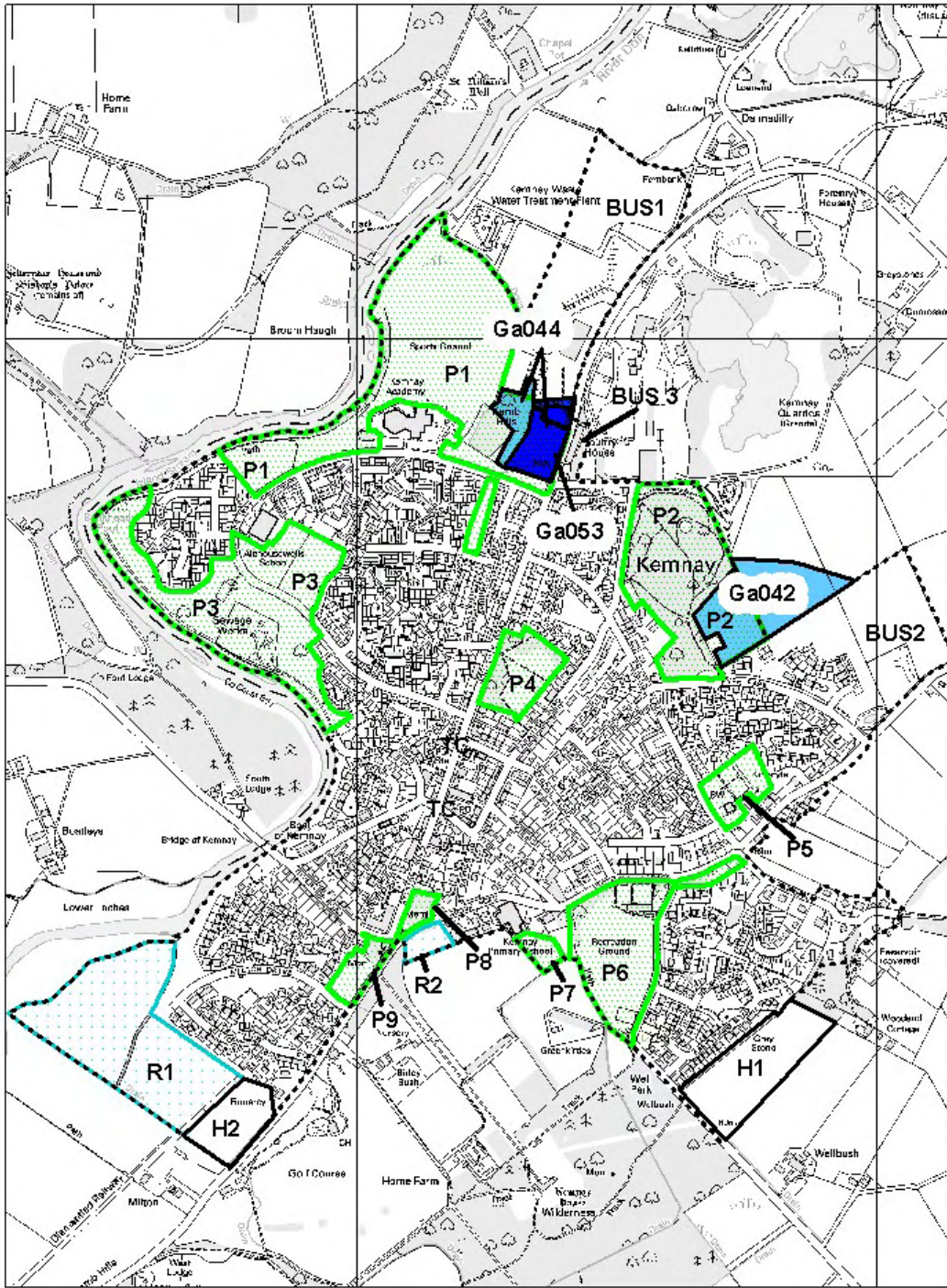
Kemnay is set in the valley of the Don and the settlement rises from the river, to the west of Kemnay, to higher ground on the east. Kemnay has an employment area to the north of the town which includes the renowned Kemnay Quarry. From the Quarry the whole settlement and surrounding hills can be viewed. The town centre and Academy highlight Kemnay's role in the rural community. Kemnay benefits from large areas of open space in the town and good access to a paths network in the Fetternear Estate. A key feature of Kemnay is the high street with a large number of shops. There are opportunities to develop and enhance links to the paths network on the edge of Kemnay.

The Planning Objectives for the settlement are to:

- Meet local housing need.
- Sustain and enhance services and facilities.
- Provide opportunities for employment and recreation.

Current infrastructure

- Alehousewells Primary School is forecast to be at capacity in 2016, Kemnay Primary School is forecast to have capacity and Kemnay Academy is forecast to be over capacity.
- Kemnay Waste Water Treatment Works has capacity to accommodate 391 houses.
- There is water treatment capacity.



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Existing sites to be carried forward

Reference	Proposal	Overview
H1	Allocated for up to 65 houses in Phase 2 (2017 to 2023).	A Pre-Major Applications Enquiry and a Proposal of Application Notice were submitted in 2010. No further progress to date, however development is not expected to be progressed prior to 2017.
H2	Allocated for up to 20 houses in Phase 2 (2017 to 2023).	Development is not expected to be progressed prior to 2017.

Development bid sites

The following sites have some potential for development and may be considered Officer's preferences

Reference	Proposal	Overview
Ga053	30 residential units at Aquithie Road, Kemnay.	The site was previously subject to examination and it was considered that, although ' <i>a housing development would be located close to schools, open space and within walking distance of the village centre... the allocation of the site for housing would preclude any future consideration of the site for leisure facilities should other options not materialise. In the meantime, the protected land designation would protect the site from development and should proposals for leisure facilities, including a swimming pool, be firmed up and require a site within Kemnay, the use of this site for such purposes could be reconsidered in the intended review of the local development plan.</i> ' No bid has been received for a leisure facility in this area, and this site remains well located for residential development adjacent to Kemnay Academy. Alehousewells Primary is also projected to have sufficient capacity to accommodate development from 2017 onwards. Whilst this development would result in the loss of a protected 'amenity area', it is considered that a well designed proposal incorporating good quality open space could help improve the entrance to the town from the north. This development would also result in the remediation of potentially contaminated land, though some vegetation cover would need to be removed.

Other options which officers have not preferred

Reference	Proposal	Overview
Ga044	25 residential units at Aquithie Road, Kemnay.	Whilst this proposal is substantially on the same site as Ga053 it is not preferred as, unlike Ga053, this site includes an area of woodland which may need to be removed to accommodate the development.
Ga042	55 residential units at Land to north of Cairn View, Kemnay.	<p>Development on this site would form a logical extension to an existing residential area. This development would also be able to use infrastructure delivered as part of earlier phases of development. However, development in this location was subject to the previous examination and was subsequently removed. It was concluded that:</p> <p><i>'When viewed from the approach to Kemnay from the east, particularly from the B993, a development on site H1 would seriously intrude on the view of the 'Place of Origin'. Furthermore, the development would seriously detract from views southwards from the 'Place of Origin' viewpoint. Consequently, it is considered that site H1 should not be allocated for housing. The field to the west of site H1 is protected to conserve the amenity of the 'Place of Origin' and its setting, and any extension of site H1 westwards is not supported.'</i></p> <p>It is considered that there has been no change in circumstances that would support the allocation of this site. The site is therefore considered unsuitable for development.</p>

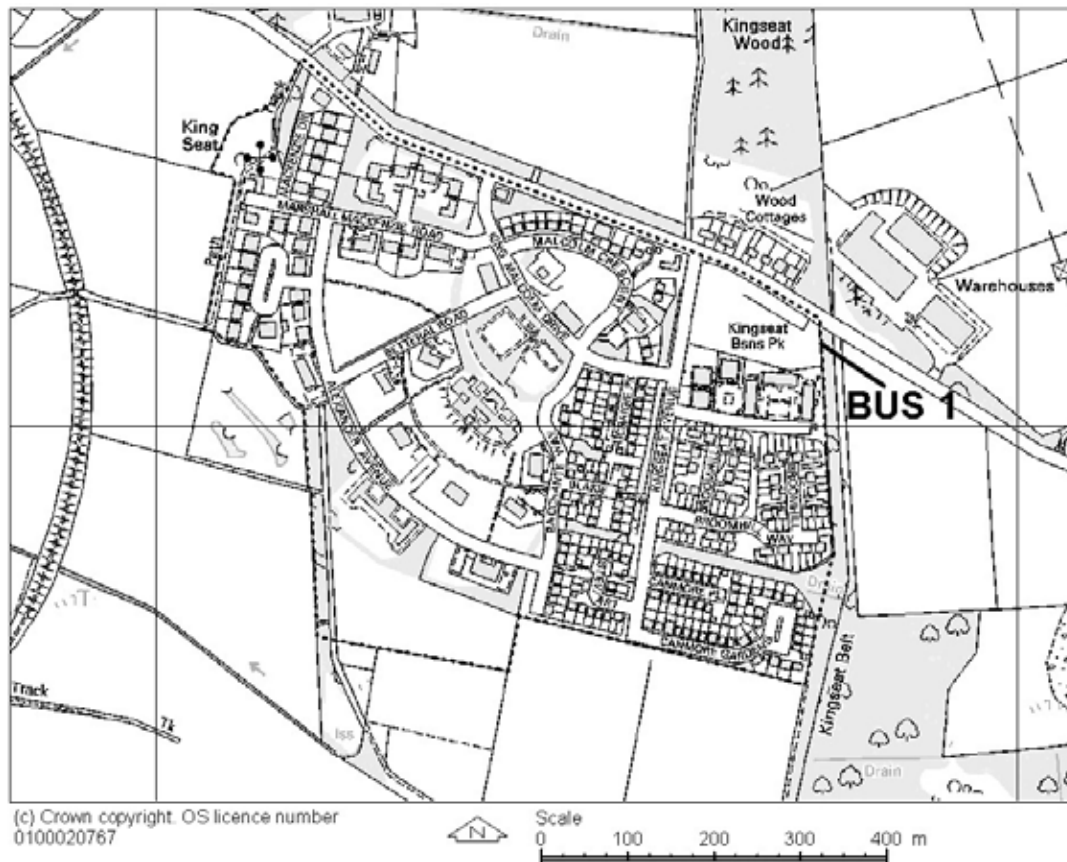
Conclusion

On account of existing allocations which satisfy the proposed Strategic Development Plan's housing requirements, there is no need to allocate further housing sites. It is considered that there are currently sufficient effective development sites to accommodate development needs. These include two sites in Kemnay which are allocated for a total of 85 houses between 2017 and 2023. However, if development is required then site Ga053 could be suitable. Residential development in this location was considered at the examination of the Aberdeenshire LDP 2012 but was not supported as it was concluded that *'the allocation of the site for housing would preclude any future consideration of the site for leisure facilities should other options not materialise.'* As there is still no firm proposal for these facilities, site Ga053 is considered suitable for development due to its proximity to Kemnay Academy and the village centre. Furthermore, whilst this development would result in the loss of a protected 'amenity area', it is considered that a well designed proposal incorporating good quality open space could improve the entrance to the town from the north. Ga044 is considered unsuitable, however, as it includes an area of woodland.

Kingseat

Key Planning Objectives for the settlement:

- Preserve the amenity of the settlement



Conclusion

No proposed changes to this settlement.

Kinmuck

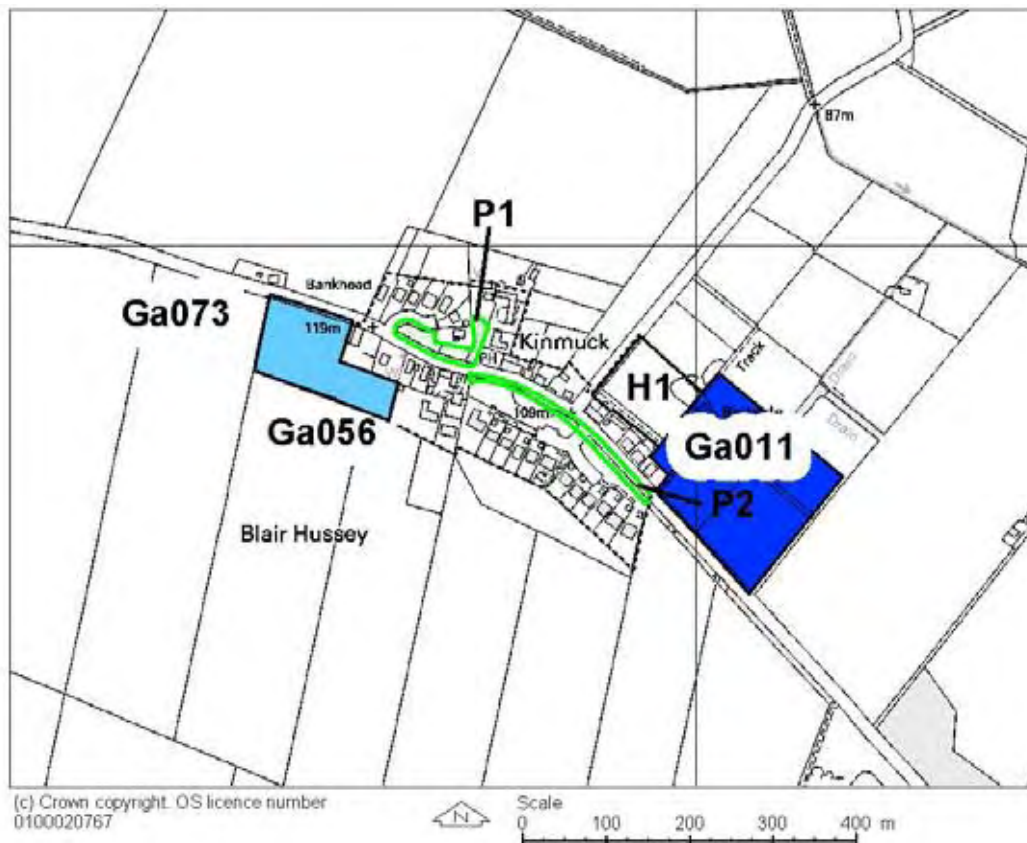
Kinmuck is a small village on the B979 near Inverurie. It is linear in nature with the central feature being the former Boars Head pub, which has been converted into a restaurant. Kinmuck lacks community facilities and has limited public open spaces, though a village green is being developed as part of the H1 development. The village is characterised by mature deciduous trees which line the main street, and a varied pallet of building materials including dry-dash render and traditional granite. The B-listed 'Friends Cottage' provides an attractive entrance feature to the village from the north.

The Planning Objectives for the settlement are to:

- Preserve the landscape setting of the village.
- Maintain local services, including Keithhall Primary School.

Current infrastructure

- There are no public sewers in the area.
- Keithhall Primary is forecast to have capacity in 2016 and Inverurie Academy is forecast to be over capacity.



Existing sites to be carried forward

Reference	Proposal	Overview
H1	Allocated for 10 houses up to 2016.	A planning application for 7 houses has been submitted and was approved at committee subject to conclusion of a S75 Agreement.

Development bid sites

The following site has some potential for development and may be considered to be an officer's preference

Reference	Proposal	Overview
Ga011	30 residential units at Beltside, Kinmuck.	This flat site is well located in a sheltered location at the edge of the settlement. The site also appears to contain some existing buildings that could be re-used. Whilst this site was not previously supported at examination because of uncertainty about deliverability and a lack of need, it may be an appropriate site for development if a need was identified. A smaller allocation may be appropriate in this context as 30 units would be out-of-scale with the existing village.

Other options which have officers have not preferred

Reference	Proposal	Overview
Ga073	A development of 15-16 houses at Sunnyside, Kinmuck.	This site is both exposed and prominent, and development would further elongate the village. This site was previously not supported at examination because of this. Development in this location would also potentially detract from Friends Cottage as an entrance feature to the village. Additionally, the site is in the outer consultation zone of a pipeline, though development could still proceed according to Health and Safety Executive (HSE) guidelines.
Ga056	A development of 10 houses at West Kinmuck.	This proposal is on the same site as Ga073 and suffers from the same issues. It is therefore also considered unsuitable for development.

Conclusion

There are currently sufficient effective development sites in the Aberdeen Housing Market Area which satisfy the Strategic Development Plan and meet development needs. However, if development is needed in Kinmuck then Ga011 would be the officer's preference, though a smaller allocation of 10-15 houses would be more appropriate given the scale of the village.

Kintore

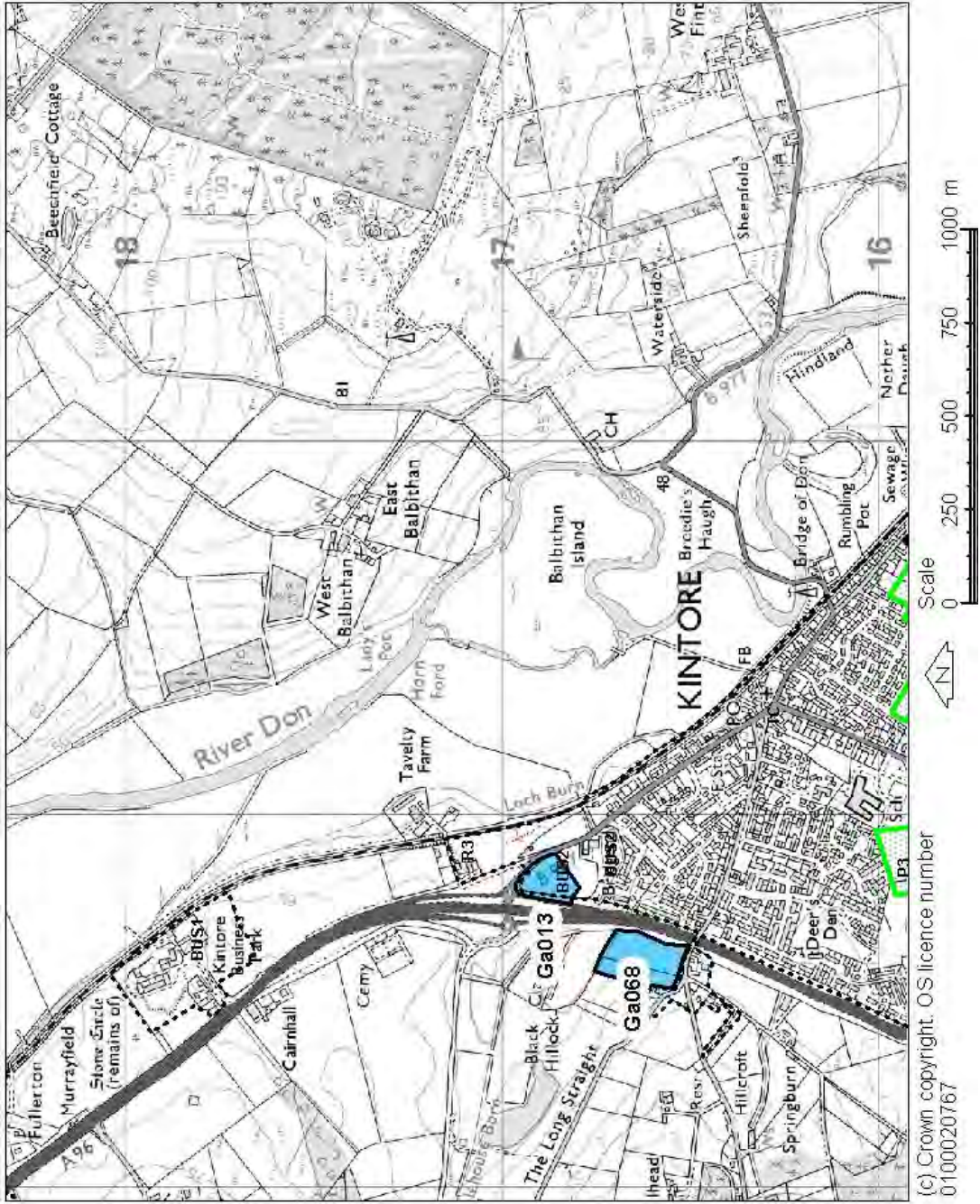
Kintore has grown rapidly since the 1980s primarily due to its close proximity to Aberdeen. Kintore is a key area for archaeology and there are a large number of scheduled monuments in and around the town. Within the historic core the buildings which include the town house, Kintore Parish Church and Kintore Arms Inn have character and contribute to a sense of place, whereas the modern developments lack coherence. Tuach hill and the open area around provide Kintore with attractive walks and is well used by residents. There are opportunities to maintain links to Tuach hill for informal recreation, but also to provide more areas of formal open space. The Midmill Industrial Estate provides a significant employment hub, and there is potential for further employment development in Kintore due to its location close to Aberdeen and access to the trunk road network. A new railway station will also make the town more accessible by public transport and the land adjacent will provide potential for employment/commercial development.

The Planning Objectives for the settlement are to:

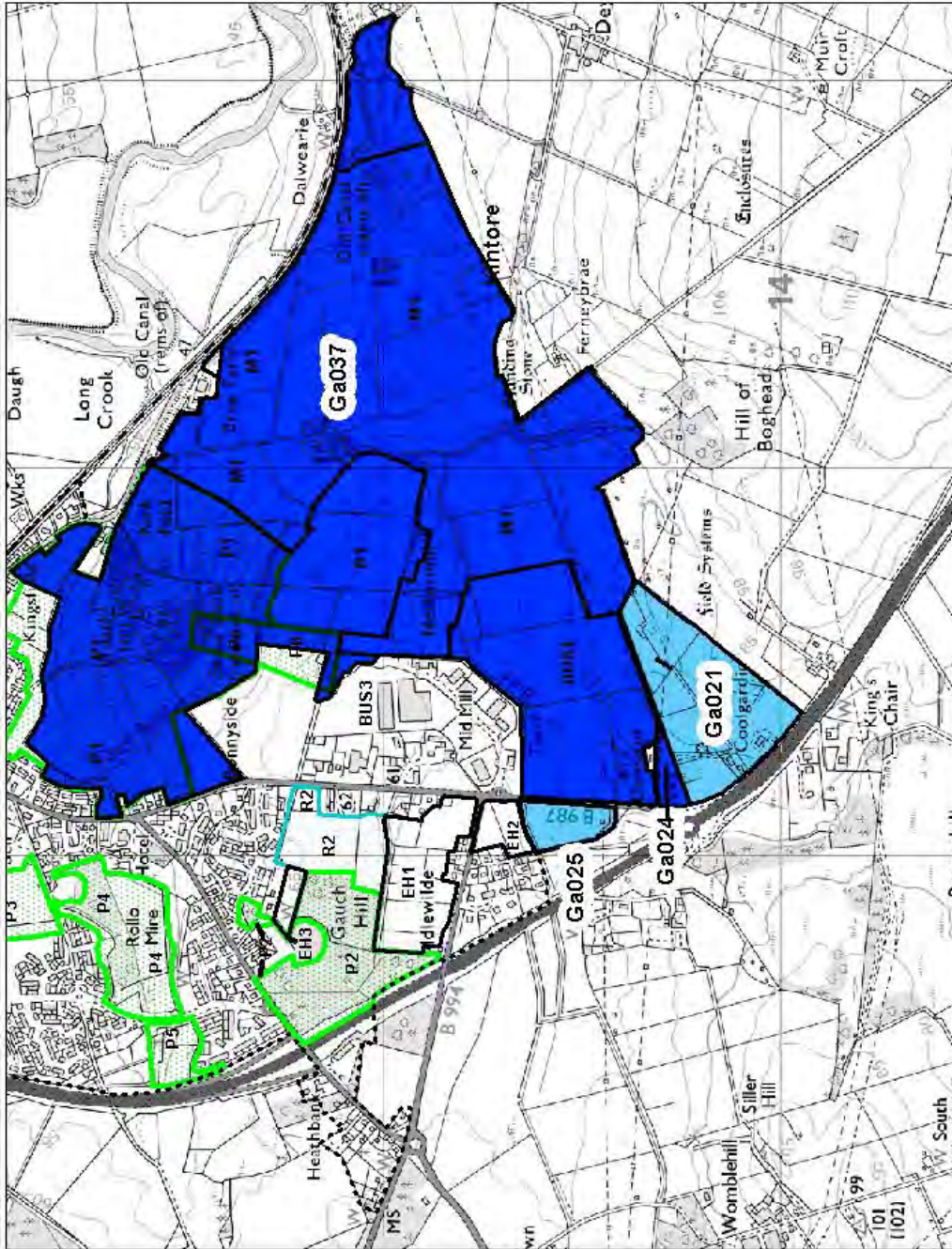
- Meet local housing need in the Strategic Growth Area.
- Meet the need for employment in the Strategic Growth Area.
- Provide new community facilities and services
- Preserve and enhance existing open spaces including Tuach Hill, and provide new formal open spaces.

Current infrastructure

- Major roads infrastructure improvements are required on the A96 to accommodate future development.
- New health services are required in Kintore.
- Kintore Primary School is over capacity; however a planning application has been submitted for a new school on site M1. Kintore is served by Kemnay Academy which is forecast to be over capacity in 2016. Site R1 has been identified for a potential new school.



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Existing sites to be carried forward

Reference	Proposal	Overview
M1	Allocated for 600 houses in phase 2 (2017 to 2023).	A development framework for this site has been submitted to Aberdeenshire Council for approval.
EH1, EH2 and EH3	These sites are allocated for 200 houses to enable the development of Gauch Hill Town Park.	Various planning applications have been submitted for development on these sites, but an embargo was placed on development in Kintore due to a lack of primary education capacity and this has constrained development. Two applications for a total of 17 houses on site EH3 were agreed by committee in 2012. A planning application for a new primary school on R1 has also been submitted.

Development bid sites

The following sites have some potential for development and may be considered officer's preferences

Reference	Proposal	Overview
Ga037	A mixed use development of 1200 residential units, employment, educational and commercial uses at Kintore East.	This proposal involves additional development on a site that has already been allocated. The principal of development is therefore acceptable and this site is large enough to accommodate the additional development proposed. Further development is therefore considered reasonable if required. However, the bid also includes areas that have been preserved to conserve the historic environment and open space on Tuach Hill. Development on these areas (P1 and P6) would not be acceptable.
Ga024	General industrial development at Denhead, Kintore.	A small and logical extension to the Midmill Industrial Estate that would increase employment opportunities in the town. It is also adjacent to a bus stop. The site is somewhat prominent so careful design would be required and an alternative use class, such as class 4, would be more appropriate.

Other options which officers have not preferred

Reference	Proposal	Overview
Ga068	Secure sheltered housing and a dementia unit at Forest Road, Kintore.	This site is considered unsuitable for development as it is within the 'middle' consultation zone of a pipeline. Development would therefore not accord with Health and Safety Executive (HSE) guidelines which restrict development of this type within such areas. The northern part of the site is also very prominent from the A96.
Ga025	12 residential units at Land between the A96 and B987	This site is relatively flat and existing vegetation provides some shelter. Although not within

	at Midmill, Kintore.	walking distance of services, it is close to employment opportunities. However, SEPA flood maps suggest that the majority of this site is at risk from flooding. Although the submission suggests that re-contouring has alleviated the flood risk on part of the site and housing would be sited away from the burn, insufficient information has been submitted to demonstrate that flooding will not be a significant constraint to development.
Ga013	34 residential units at Northern Road Kintore.	This site is partially sheltered by vegetation. It is also sustainably sited close to the town centre and the proposed railway station. However, it is considered unsuitable for residential development as the proximity of the site to the proposed railway station lends itself to commercial, employment or retail uses in line with national advice on the nature of uses associated with such hubs.
Ga021	A supermarket, offices and community facilities at Kintore South.	This site would provide new services for Kintore and additional employment opportunities. The applicant also proposes improvements to the Broomhill Roundabout which could enable further development in the town. This site also has considerable community support. However, this development is considered unsuitable as it is physically distant from the core of the town. There are also better located sites in the settlement that can provide retail and community facilities (such as BUS2, M1 and a site at Midmill which already has outline planning consent for a small supermarket). This proposal may also have a detrimental impact on the town centre and other centres. Also, although there is a bus stop proximate, this development would likely encourage car based travel due to the lack of a significant walking catchment and the limited public transport provision.

Conclusion

There are currently sufficient effective development sites in the Inverurie-Blackburn Strategic Growth Area which satisfy the Strategic Development Plan and meets development needs. However, if development is required then sites Ga037 and Ga024 would be suitable. Ga037 involves more development on M1 which has already been allocated. The principal of this proposal is therefore considered acceptable, however the bid site also includes protected areas P1 and P6. Development would not be supported on these protected areas. Ga024 is also supported as it would provide further employment opportunities in a logical location adjacent to the Midmill industrial Estate, though it has been suggested that a class 4 use would be more appropriate given the prominence of the site.

Kirkton of Skene

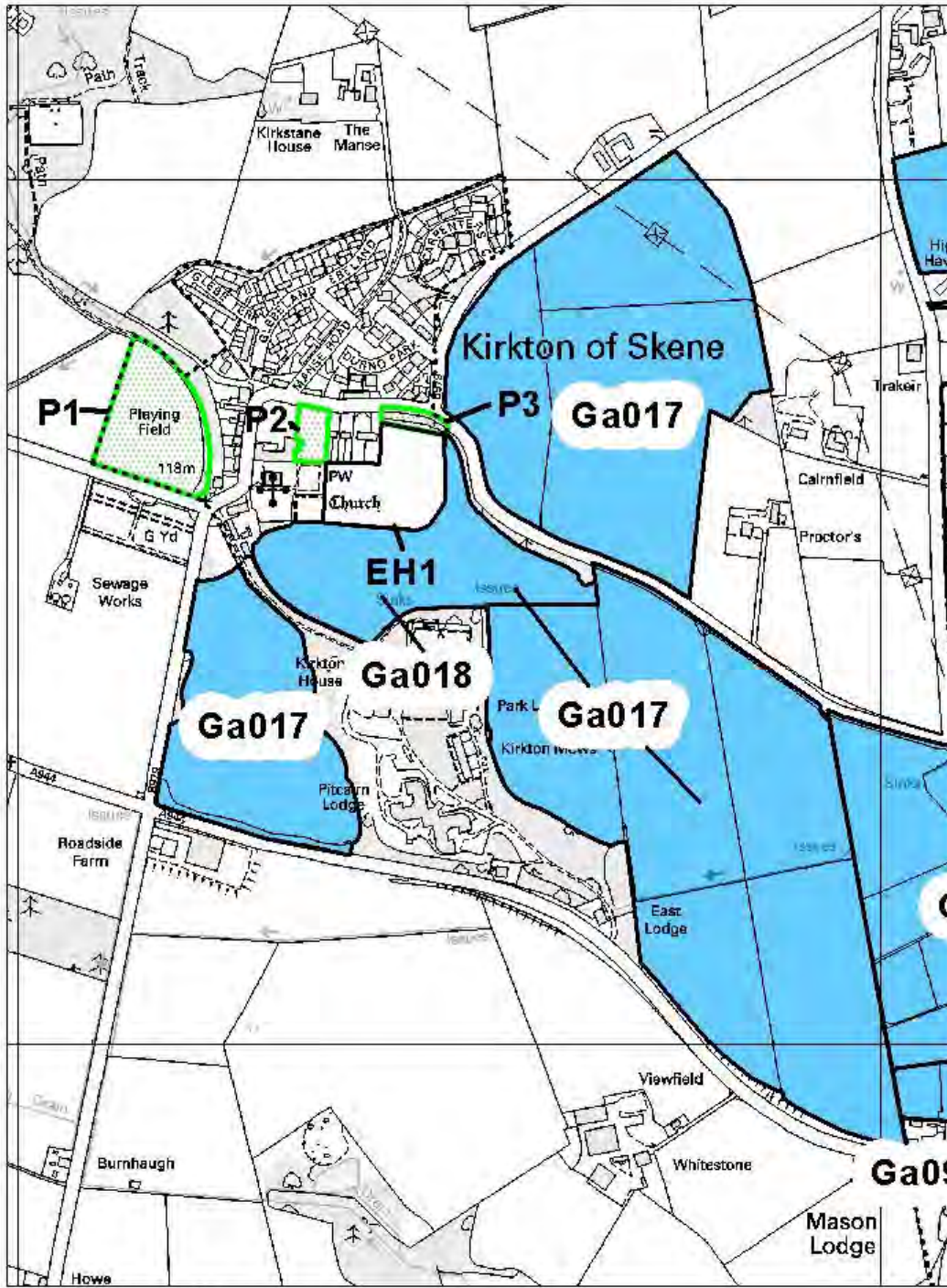
Kirkton of Skene is a small rural village located 1km west of Westhill. The village has grown around the village square and 'B' listed church, the latter of which provides an attractive entrance feature to the village when approaching from the west. The village has a good range of services and facilities for its size, including a pub and a convenience store. The surrounding landscape is characterised by open farmland interspersed with areas of dense woodland. Kirkton of Skene has been subject to significant development pressures in recent years because of its attractive environment and proximity to Westhill and Aberdeen.

The Planning Objectives for the settlement are to:

- Preserve the character and setting of the village, including the countryside between Kirkton of Skene and Westhill.
- Sustain local services.

Current infrastructure

- Skene Primary is forecast to be significantly over capacity in 2016. The school roll is expected to rise further thereafter and Westhill Academy is projected to be under capacity.
- Nigg Waste Water Treatment Works has capacity.
- There is water treatment capacity.



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Scale
0 100 200 300 400 m

Existing sites to be carried forward

Reference	Proposal	Overview
EH1	Allocated for 10 houses.	Under construction with completion expected in 2013. This designation should therefore be removed.

Development bid sites

There are no officer's preferences.

Other options which officers have not preferred

Reference	Proposal	Overview
Ga017	250 residential units at Kirkton of Skene, Westhill.	<p>This development would potentially support local services, however it would place further strain on Skene Primary which is projected to be significantly over capacity. In addition, this development would be of a scale that would overwhelm the existing village and further erode the countryside between Kirkton of Skene and Westhill. It would also exacerbate existing congestion issues in Westhill which are acute. Development would also result in the loss of an area of prime agricultural land.</p> <p>This site was, furthermore, considered by the Reporter at the previous Examination who concluded that <i>'it is considered that the scale of development proposed for Kirkton of Skene is totally out of proportion with the form and character of the village...Kirkton of Skene is not a settlement that requires development to support services. Westhill is not located within a strategic growth area but in the local growth and diversification area. In as much as the proposed development seeks to reinforce the function of Westhill as a service and employment centre, it is considered that there are more sustainable solutions available within Westhill, which are closer to services and employment locations. Furthermore, the development of 250 houses at Kirkton of Skene, in addition to those proposed for Westhill in the proposed Plan, would have major implications for the wider traffic system in Westhill.'</i> There has been no clear change in circumstances that would warrant supporting development on this site.</p>
Ga018	30 residential units at Kirkton of Skene, Westhill.	Whilst this site is well screened by vegetation and is more in scale with the village than Ga017, it is not preferred as it would place further strain on Skene Primary which is expected to be significantly over capacity.

Conclusion

There are sufficient effective development sites in the Aberdeen Housing Market Area which satisfy the proposed Strategic Development Plan and meet housing needs. If a need is indentified, however, Kirkton of Skene is not considered to be a suitable location for development due to current pressures on Skene Primary. Ga018 is also completely out of scale with the village and would exacerbate congestion issues on the local road network which are already acute.

Lyne of Skene

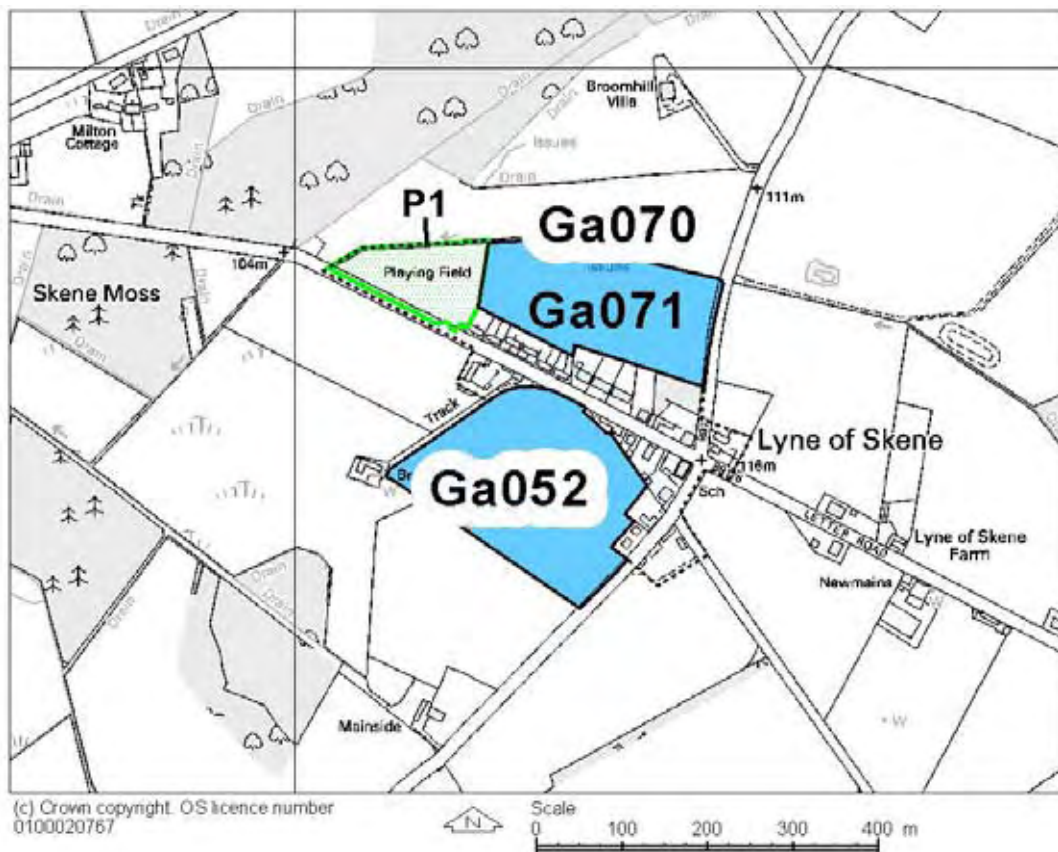
Lyne of Skene is a small rural settlement at the cross roads of the B9126 and B977. The surrounding landscape is characterised by open rolling farmland contrasted with areas of dense woodland. Lyne of Skene lacks services, but is well served by public open spaces and children's play facilities.

The Planning Objectives for the settlement are to:

- Preserve the amenity of the settlement.

Current infrastructure

- Dunecht Primary is forecast to be over capacity in 2016.
- There is an adopted septic tank in the village with some capacity for development.
- There is sufficient water treatment capacity to accommodate development.



Development bid sites

There are no officer's preferences.

Other options which officers have not preferred

Reference	Proposal	Overview
Ga070/071	Phased residential development of 40 residential units at Lyne of Skene. Ga070 proposes the development being completed in 2023, whilst Ga071 proposes development over a shorter period to 2021.	Lyne of Skene lacks services and has limited public transport connectivity. Dunecht Primary is also projected to be over capacity in 2016. Lyne of Skene is therefore not considered to be a suitable location for development, so neither Ga070/071 nor Ga052 are considered to be appropriate locations for development. Also, whilst Ga070 proposes phased development over an extended period, a development of 40 houses remains out of scale with the existing settlement. The Reporter at the previous Examination concluded that Lyne of Skene was not a sustainable location for further development.
Ga052	65 residential at Land to south of Letter Road, Lyne of Skene.	Lyne of Skene lacks services and has limited public transport connectivity. Dunecht Primary is also projected to be over capacity in 2016. Therefore neither Ga070/071 nor Ga052 are considered appropriate locations for development. The scale of development proposed on site Ga052 is also out of scale with the existing settlement.

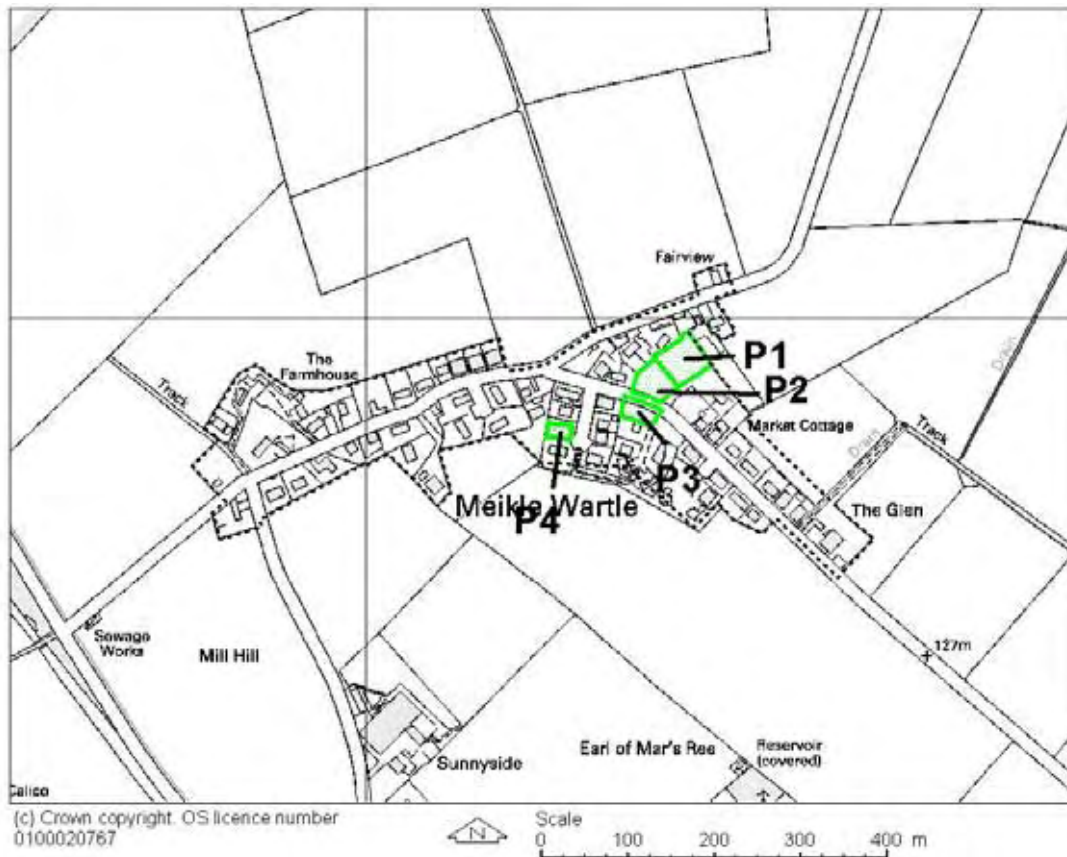
Conclusion

There are currently sufficient effective development sites in the Aberdeen Housing Market Area which satisfy the Strategic Development Plan and meet housing needs. If a need is identified, however, Lyne of Skene is not considered a suitable location for development as it lacks services and has limited public transport connectivity. Dunecht Primary School is also projected to be over capacity.

Meikle Wartle

Key Planning Objectives for the settlement:

- Preserve the amenity of the village



There are no allocated development sites.

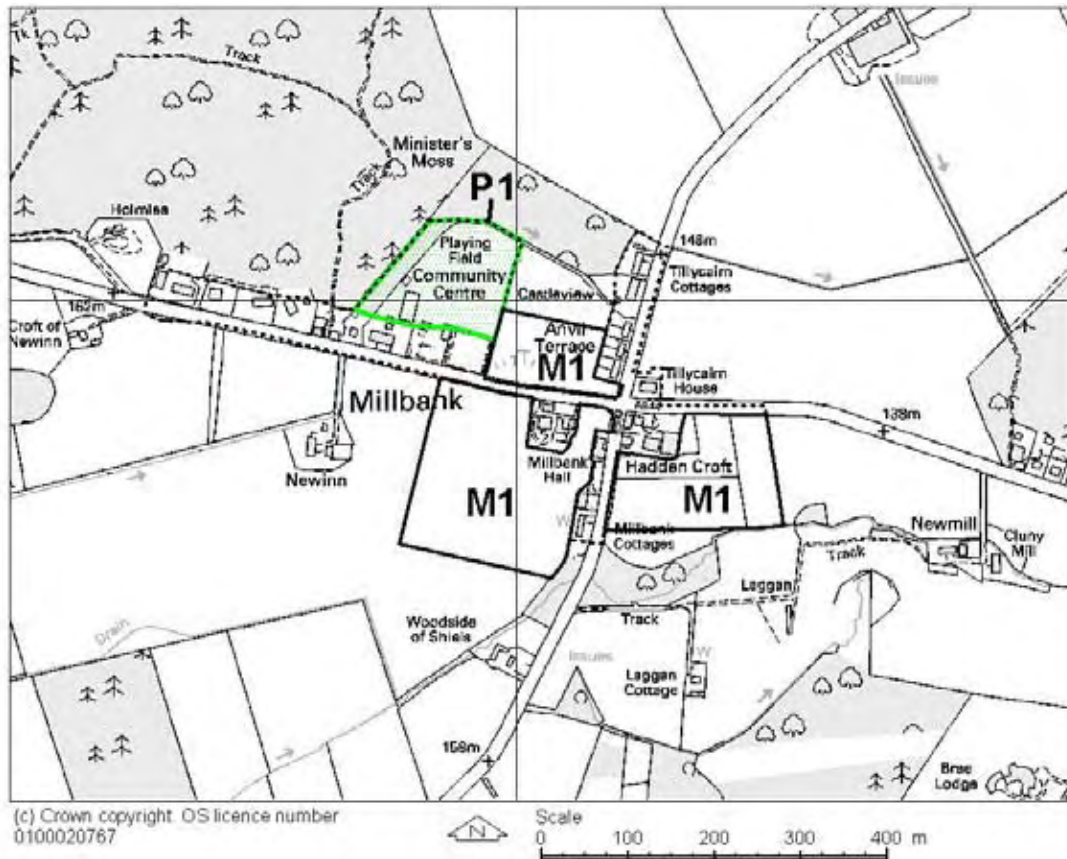
Conclusion

There are no proposed changes to this settlement.

Millbank

Key Planning Objectives for the settlement:

- Preserve the amenity of the settlement
- Meet local housing needs and promote rural development



Reference	Proposal	Overview
M1	Allocated for up to 35 houses, employment land and community facilities.	APP/2009/2205 refused in April 2013. Pre-application discussion ongoing.

Conclusion

No proposed changes to this settlement.

Newmachar

Newmachar lies on a relatively flat area of land within close proximity to Aberdeen City and Dyce. The town has grown organically around the church and post office, originally known as 'Summerhill'. The town primarily serves as a commuter town to Aberdeen and there are therefore few employment opportunities within the settlement. Newmachar has limited formal open space and informal spaces and mainly comprises of modern residential developments. Traffic loading on the A947 at Parkhill is a significant issue for the community.

The Planning Objectives for the settlement are to:

- Meet the need for housing in the settlement and the Aberdeen Housing Market Area.
- Provide opportunity for employment.
- Support existing and proposed services and facilities.
- Support the long term development of a distributor road that will relieve traffic congestion.

Current infrastructure

- Newmachar Primary School is forecast to be over capacity in 2016. There is a proposal for a new school within the M1 site which may provide further capacity, however this has not been confirmed. Dyce Academy is forecast to have capacity.
- Newmachar Waste Water Treatment Works has limited capacity. Further provision will likely be required to accommodate further development.
- There are road safety issues on Oldmeldrum Road around the town centre

Existing sites to be carried forward

Reference	Proposal	Overview
M1	Allocated for mixed use development including: up to 300 houses in two phases of 140 houses are proposed in the first phase and 160 in the second phase, along with employment and community facilities to include a new primary school	A masterplan and a development framework have been submitted and agreed at Committee. A planning application has also been submitted, however this is pending determination.
H1	Allocated for up to 165 houses and community facilities (50 houses in the first phase and 115 houses in the second phase).	A masterplan has been submitted and was approved at committee.
E1	Allocated for employment uses.	Yet to be progressed.

Development bid sites

The following sites have some potential for development and may be considered to be officer's preferences

Reference	Proposal	Overview
Ga067	Mixed use development of 250 to 300 residential units, 2.3 ha of employment land and land for community use at Mameulah, Newmachar.	This large site would extend beyond the existing landscape boundary of the settlement which is delineated by the Kingseat Road. Primary school and waste water capacity constraints would have to be overcome. The site is relatively flat and is close to the town centre and the new primary school site. This site is considered a reasonable alternative as it would provide employment opportunities within the town. It also accords with the long term vision for development set out in the agreed Newmachar Development Framework which envisages development to the north and east of the town in support of a bypass.
Ga038	Mixed used development of 195 residential units and 9 ha of employment land at Newmachar South East.	This large site would extend beyond the existing landscape boundary of the settlement into the countryside. Primary school and waste water capacity constraints would have to be overcome. This site is a considered a reasonable alternative, however, as it would provide employment opportunities and accords with the long term vision for development set out in the agreed Newmachar Development Framework. The framework envisages development taking place to the north and east of the town in support of a bypass.

Other options which officers have not preferred

Reference	Proposal	Overview
Ga009	150 residential units on land to south of Corsesduick Road.	Extension to the town on a slightly south-west facing slope close to existing services. As with the other sites in Newmachar there are infrastructure constraints though these can be overcome. This site is not considered suitable for development, however, as it does not accord with the agreed Newmachar Development Framework and does not support the creation of a bypass.
Ga008	150 residential units on land to South of Monument, Corsesduick Road, Newmachar.	A logical location for development close to existing services, however the site is on slightly higher ground than surrounding development so is somewhat prominent. This site is also not considered suitable for development as it does not accord with the agreed Newmachar Development Framework and does not support the creation of a bypass.
Ga002	Residential development at Corsesduick Croft. 6 units appear to be proposed, however the site could accommodate 40-50 units.	Close to existing services and adjacent to existing areas of residential development, however the site is somewhat prominent due to topography. The site is also not considered suitable for development as it does not accord with the long term vision for the town set out in the Newmachar Development Framework and does not contribute to the creation of a bypass.
Ga001	656 residential units at Brown Hills, Newmachar.	A very large, if fairly flat, site in a prominent location just off the A947. The site would only be considered suitable if developed in conjunction with Ga002 and Ga008 to the north. This site would appear to be disconnected from the settlement without the development of these sites. This site is not considered suitable as it would elongate the settlement and would not improve employment opportunities. It also does not accord with the long term vision for the settlement detailed in the Newmachar Development Framework.

Conclusion

On account of existing allocations which satisfy the propose Strategic Development Plan requirements there are currently sufficient effective development sites within the Aberdeen Housing Market Area to accommodate future needs for residential and employment development. There are two large existing residential development sites in Newmachar itself, and both are currently being progressed. If further development sites are required both Ga067 and Ga038 are considered suitable as they would support the vision for Newmachar set out in the Newmachar Development Framework, including an eastern bypass, and would provide employment opportunities.

Old Rayne

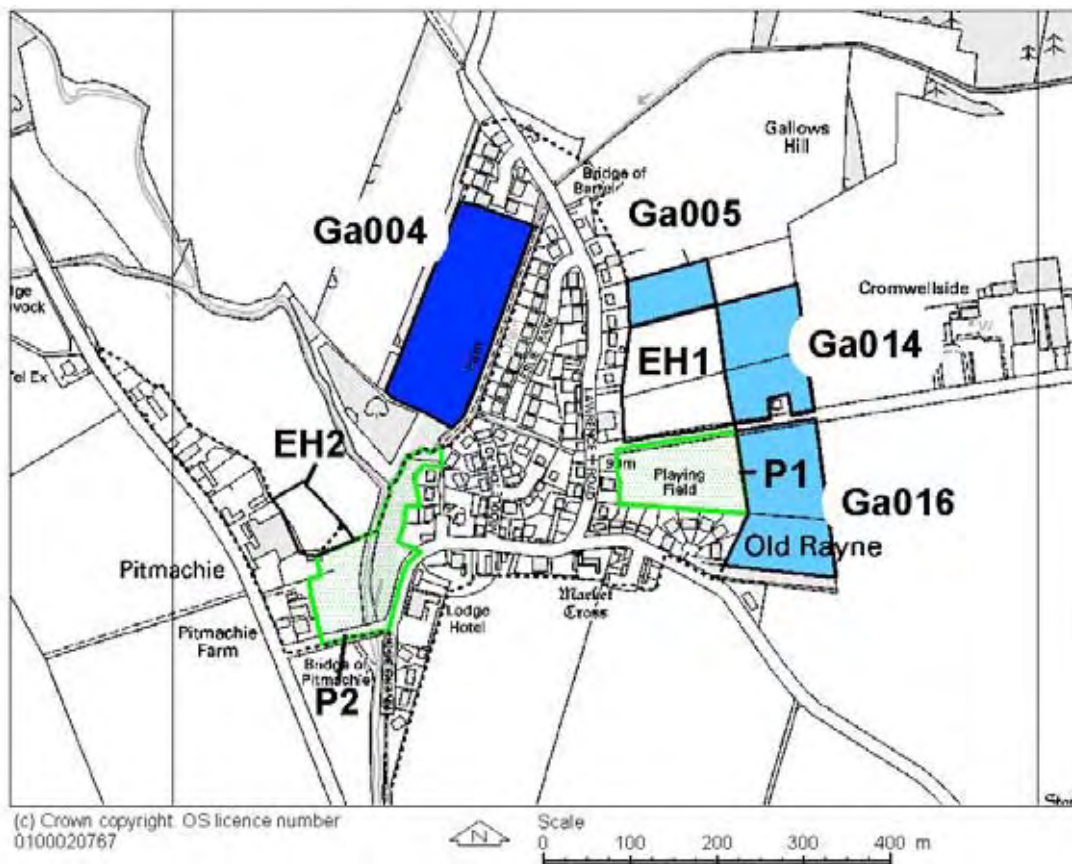
Old Rayne is located in the valley of the River Urie and is surrounded by rolling agricultural land. A key feature of Old Rayne is the 17th-century mercat cross. This highlights the role that Old Rayne once had as a market town and provides a cultural tie for the village today. Old Rayne has grown organically from the medieval core, which is the area around the market cross. Old Rayne has good pedestrian links and there is easy access to areas of informal and formal recreational ground. The buildings in Old Rayne are generally 1 and ½ storey, with some 2 storey modern developments. There are no key colours or characteristics on the buildings in Old Rayne, but in the medieval core the buildings are mainly based on the 'cottage' and make use of light brown/grey granite.

The Planning Objectives for the settlement are to:

- Support the local primary school.
- Maintain the character of the village.
- Meet local housing needs.

Current Infrastructure:

- Old Rayne Primary School is forecast to have capacity in 2016, but Meldrum Academy will be at capacity.
- Old Rayne Waste Water Treatment Works currently has capacity.
- There is water treatment capacity.



Existing development allocations to be carried forward

Reference	Proposal	Overview
EH1	EH1 was carried forward from ALP for 10 houses.	A planning application was submitted in 2010 but subsequently withdrawn. The site is constrained by the location of a Scheduled Ancient Monument which may affect the delivery of the site. It may be appropriate to review this allocation.
EH2	EH2 was carried forward from ALP for 10 houses.	A planning application was submitted in 2010 but subsequently withdrawn. The site is constrained by flooding it may be appropriate to review this allocation.

Development Bid sites

The following site has some potential for development and may be considered an officer's preference

Reference	Proposal	Overview
Ga004	31 residential units at Barreldykes, Old Rayne.	This site provides a logical extension to development that fits well with the built fabric of the village. The site is also relatively flat, so not overtly prominent, and is well screened by vegetation. This proposal would also support the primary school which is projected to be under capacity, and new business/retail facilities are proposed. A pedestrian footbridge over the Bonnyton Burn has also been proposed providing good pedestrian connectivity. Part of the site is at flood risk, however, but this area could be used as public open space. Development in this location was previously subject to examination and dismissed; however this is a much smaller proposal that is more in keeping with the scale of the village. Due to the extent of the flood risk a smaller proposal of around 20 units would likely be more appropriate.

Other options which officers have not preferred:

Reference	Proposal	Overview
Ga014	20 residential units at Old Rayne.	This site is considered unsuitable for development because of its prominence. Development in this location would also be detached from the village without development on site EH1, which is currently constrained.
Ga005	5 residential at Bogside, Old Rayne.	This small site is also considered unsuitable because of its prominent location on the lower slope of Gallows Hill. Development in this location would also relate poorly to the rest of the village unless delivered in conjunction with

		EH1, which is constrained.
Ga016	30 residential units at Old Rayne.	Development on this site would be well related to any development on sites EH1 and Ga014, however EH1 is constrained and site Ga014 is considered unsuitable. Without the context provided by development on these sites, development in this location would appear detached from the existing settlement.

Conclusion

There are sufficient effective development sites in the Huntly to Pitcaple Strategic Growth Area which satisfy the Strategic Development Plan and meet housing needs. If a further need is identified, site Ga004 is considered a suitable option as it would support Old Rayne Primary School. It is also better related to the existing built form of the village than the other proposed sites, and would potentially provide new services and employment opportunities in the village.

Oyne

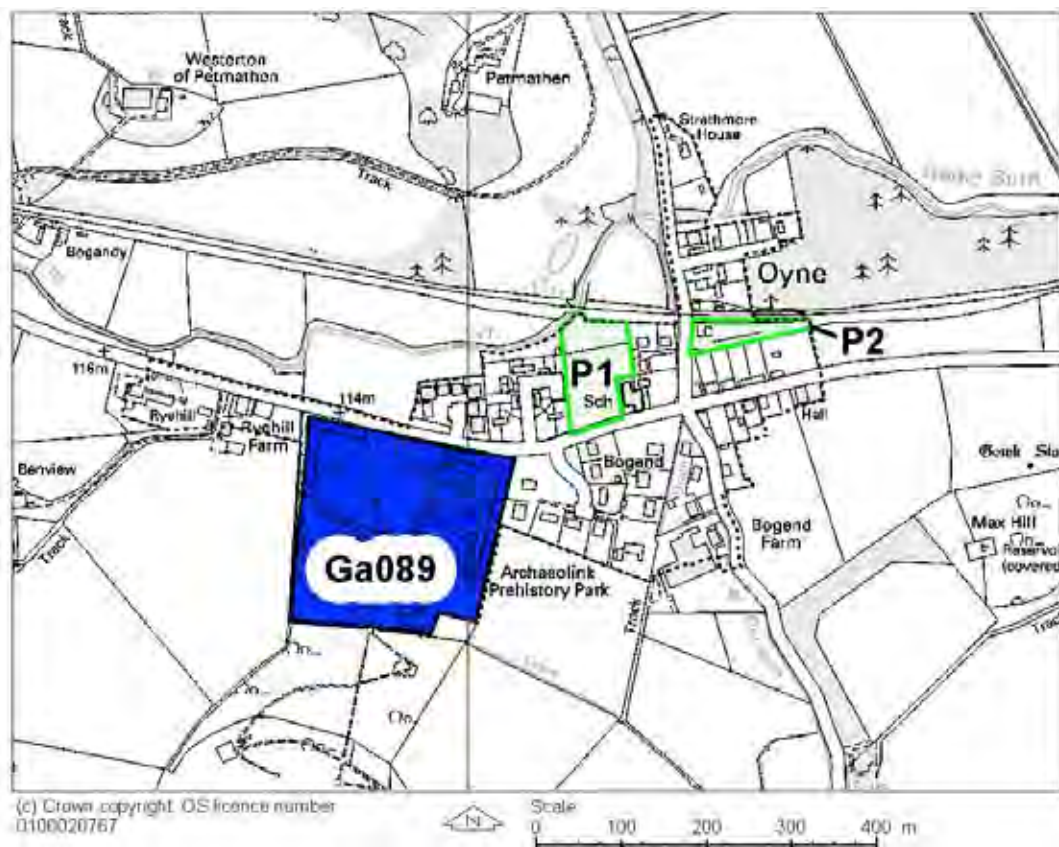
Oyne is a small rural village which has developed around cross roads and the former railway station. The backdrop to the settlement is the iconic Bennachie hill range. Whilst the village contains some attractive granite buildings, the more modern developments bare little resemblance to the traditional urban form of the village. The primary school provides a hub for the community.

The Planning Objectives for the settlement are to:

- Preserve the amenity of the settlement.
- Support the local primary school.

Current infrastructure

- Oyne Primary School is forecast to be under capacity in 2016, and the school roll is expected to fall slightly thereafter. Inverurie Academy is forecast to be over capacity.
- Oyne Waste Water Treatment Works has some capacity.
- There is water treatment capacity.



Existing sites to be carried forward

There are no existing sites to be carried forward.

Development bid sites

The following site has some potential for development and may be considered to be an officer's preference

Reference	Proposal	Overview
Ga089	15-20 residential units and employment land at Archaeolink, Oyne.	The site is currently located within the settlement of Oyne and relates well to the existing village. Development of Ga093 would make use of a previously developed site and provide additional residential units that would benefit the local school, and employment land that could help to improve employment opportunities in the area. There are also fairly good public transport links. However, the site could be developed under the infill policy without the need for allocation.

Conclusion

There are currently sufficient effective development sites in the Rural Housing market Area to accommodate development needs. However, if development is required then site Ga089 is considered a suitable option. Ga089 involves the productive reuse of a brownfield site. Residential development would also support the primary school and employment development would provide new job opportunities in the settlement. There is a Secondary education provision issue within the Inverurie-Blackburn Strategic Growth Area (SGA), with capacity needing to be increased to accommodate projected population growth. However, an allocation is not necessarily required as the development could proceed under the infill policy of the Aberdeenshire LDP 2012.

Westhill

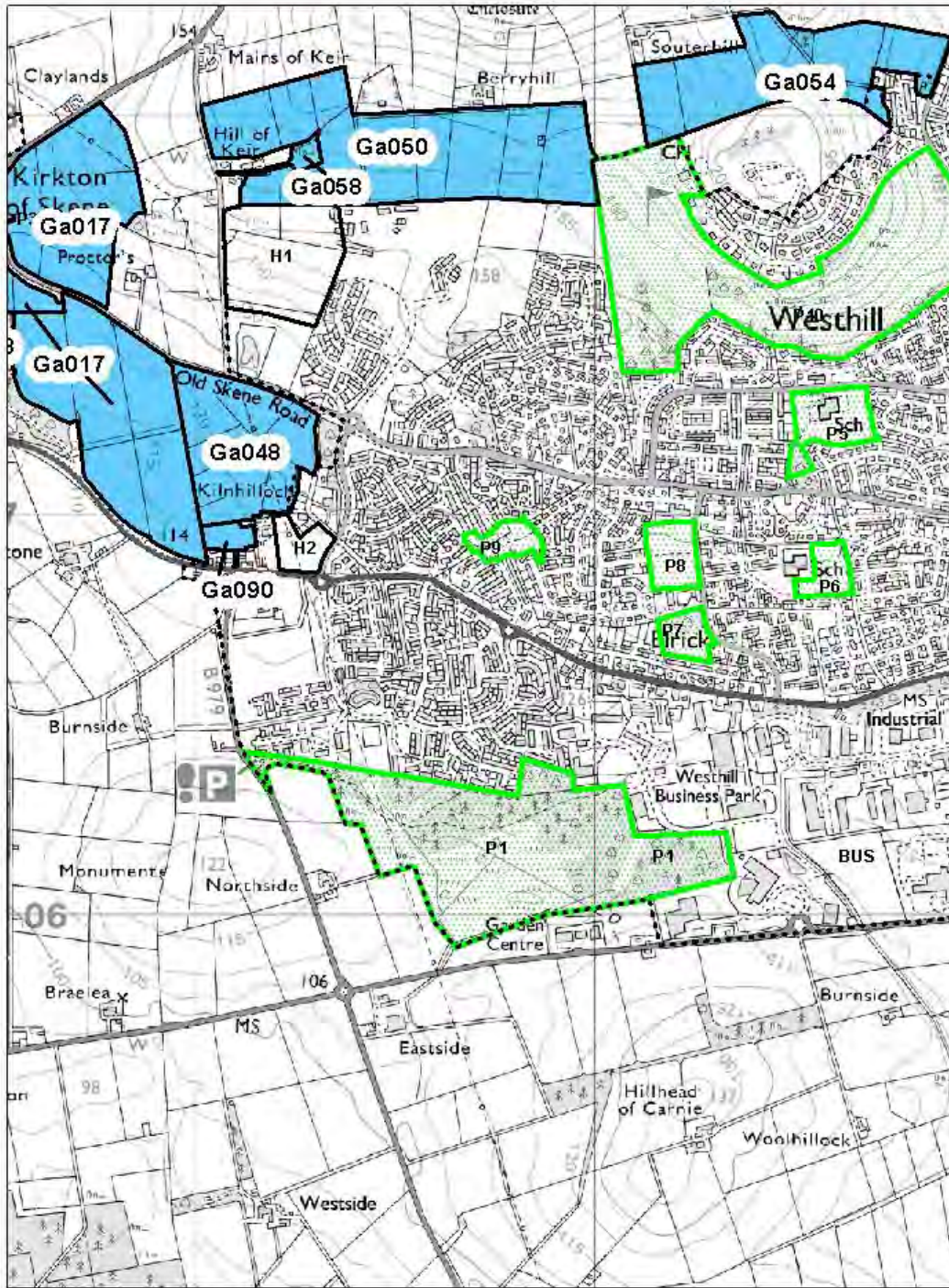
Westhill was originally planned as a new town on the south facing slope of a ridge. The defining features in Westhill are the town centre and the Arnhall Business Park to the south of the town. Due to the planned growth of Westhill there are a number of open areas within the town and there is a good network of open spaces, these include Arnhall Moss and Carnie Woods, which are both important features in Westhill. The settlement has grown significantly since 1968 and the developments that have taken place are modern in form and materials used. The style of residential development is consistent: small curvilinear developments made up of cul-de-sacs and crescents. The majority of buildings are 1 to 1 ½ storey bungalows with some 2 storey semi-detached and detached housing. In Westhill there is a large amount of traffic, much of which is associated with the Arnhall Business Park. The topography, which slopes steeply at the north of the town, and the location of pipelines also constrain development. Development in Westhill that leads to coalescence with Kirkton of Skene should be avoided as this will have a detrimental impact on the heritage and setting of Kirkton of Skene.

The Planning Objectives for the settlement are to:

- Meet the need for housing in the settlement, and the Aberdeen Housing Market Area
- Sustain existing services and the role of the town as a sub-regional centre
- Provide affordable housing in the settlement
- Maintain its function as a successful employment centre
- There is a lack of affordable housing within the settlement. There is therefore a need for 40% of any new developments to be made up of affordable housing.

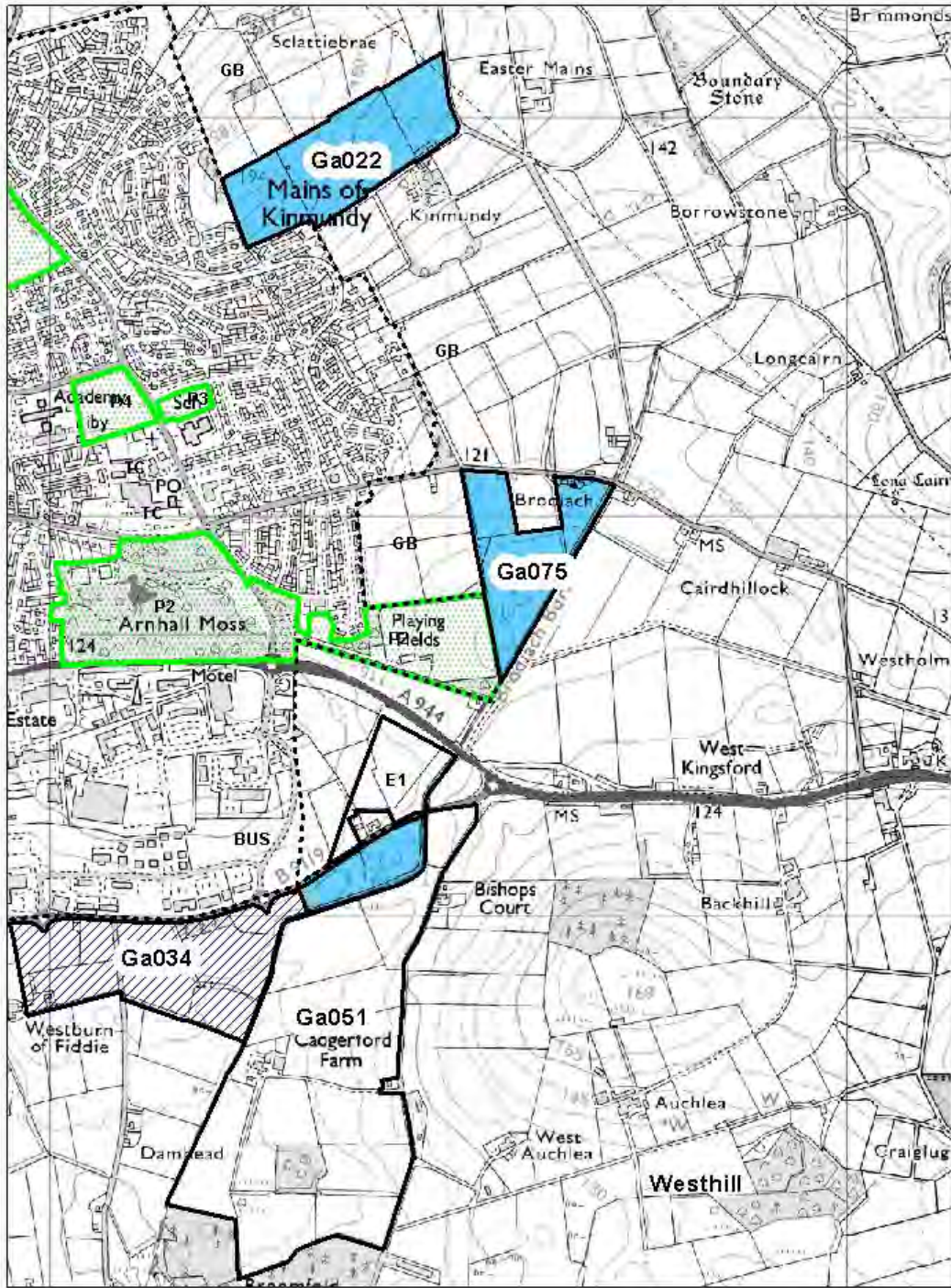
Current infrastructure

- Congestion is a significant issue in Westhill. 'Problem' junctions include the 'six mile' and Tarland junctions. Improvements to the six mile junction are being delivered in conjunction with development at the Arnhall Business Park, however a strategic solution to current congestion issues that would allow the long term expansion of Westhill has not been identified.
- Westhill Academy is projected to be 91% capacity in 2016.
- Westhill Primary is forecast to have capacity in 2016.
- Elrick and Skene Primary Schools are projected to be significantly over capacity. Crombie Primary School is forecast to be at capacity.
- There is water treatment capacity.
- Nigg Waste Water Treatment Works has sufficient capacity.



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Scale
0 200 400 600 800 m

Existing sites to be carried forward

Reference	Proposal	Overview
H1	Allocated for up to 190 houses over 2 phases (95 houses in phase 1 (up to 2016) and 95 houses in phase 2 (between 2017 and 2023))	A masterplan has been approved and a planning application is currently pending determination. Construction is expected to begin shortly after consent has been granted and the first 15 houses are expected to be delivered in 2014.
H2	Allocated for up to 10 houses	An application for planning permission in principle is currently pending determination. All 10 houses are expected to be delivered in 2014.

Development bid sites

Associated with discussion on Main issue 16 the following site is recommended for inclusion in the Plan:

Ga034	Class 4,5 and 6 uses at Arnhall Phase 4, Westhill	<p>This site is well related to the existing business park and would further enhance employment opportunities in the settlement. The site is also slightly south facing providing potential to take advantage of passive solar gain. It therefore provides an appropriate location for the further expansion of the Arnhall Business Park, however there is currently insufficient capacity in the road network to accommodate this proposal in full and a strategic solution to this issue has not been identified. The Reporter at the Examination of the Aberdeenshire LDP 2012 agreed with this position when concluding that <i>'the capacity study identifies land to the south of the B9119 as having potential for employment uses. Should further employment land be required in Westhill, this area to the south of the B9119 would clearly be suitable. However, the evidence of the council is that additional employment land allocations in this location would create major congestion at various locations, and particularly at the six Mile Fork roundabout. Whilst the provision of a grade separated junction on the AWPR on the A944 between Westhill and Kingswells would improve linkages to Westhill, it would not be prudent to allocate additional land for large scale employment development until such time as solutions have been identified for the traffic congestion that occurs in Westhill as a result of its rapid growth over recent years.'</i></p> <p>Despite the additional congestion that such a development is likely to cause development of a limited part of this site is recommended for approval as "strategic reserve land" to support the future growth of the internationally important Westhill sub-sea cluster.</p>
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Other options which officers have not preferred

Reference	Proposal	Overview
Ga075	Mixed use development of 4 hectares of business land and 60-70 residential units	This site is relatively close to the town centre (circa 650m away) and is fairly flat, so not overtly prominent. Development in the east of Westhill would also help to re-balance the school rolls in Westhill, with Elrick, Crombie and Skene Primary Schools in the west now close to or exceeding capacity, while Westhill Primary School in the

	at Brodiach, Westhill	east has available capacity. However, this location is considered unsuitable for development as it is physically and visually divorced from the settlement. The Reporter also noted this in his assessment of the bid at the previous Examination. The site is also constrained by the location of a pipeline, though the applicant's scheme appears to be developable under Health and Safety (HSE) guidelines. However, the location of the pipeline has forced the residential element of the proposal to the east of the site, making it even more detached from the settlement.
Ga022	120 residential units on Land at Kinmundy, Westhill.	Development in the east of Westhill would help to re-balance the school rolls in Westhill. However, this sloping site is considered unsuitable as development would appear poorly related to the rest of Westhill and would be visually dominant. Development would also result in the loss of some mature trees. Furthermore, the site is partially constrained by the location of a pipeline, though it appears that a scheme could be developed under HSE guidelines.
Ga050	250 residential units at North Broadshade, Westhill	This site is considered unsuitable as it is both prominent and distant from existing services. Skene Primary is also projected to be significantly over capacity, though this issue could be solved by re-zoning as there are other primary schools in Westhill that do have capacity. Given the scale of development at Broadshade, this proposal or other developments in the area, would need to incorporate some neighbourhood retail facilities if supported. The site is also partially constrained by the location of a pipeline, though it is understood that there has been an upgrade to the pipeline which would allow a scheme to be developed.
Ga090	12 residential units at East Lynne, Westhill	Development of this scale could potentially be accommodated within the wider road network. This site is also located close to the limited range of services at Mason Lodge. However, this site is considered unsuitable for development due to the proximity of the proposed access to the busy junction of the B979 and A944. A new access in this location could cause road safety issues.
Ga054	A development of circa 70 residential units, a golf range and a community park at Souterhill Farm, Westhill	This is an elevated site that, due to topography, feels divorced from the core of Westhill. Topography also makes this site both prominent and relatively inaccessible for pedestrians and cyclists. The site was previously subject to examination where it was found that this site was <i>'located in an elevated position to the north of Westhill Golf Club and there are less visually intrusive and more accessible sites available to deliver the scale and type of housing required in Westhill.'</i> Although the structure planting at the northern boundary of the site would reduce the visual impact of this proposal from the northern approach to the town, it is still considered that there are better locations for residential development in the settlement.
Ga058	12 residential units at Hill of Keir, Westhill	This small site is considered unsuitable for development as it is detached from the settlement. The site is also in a prominent location on Hill of Keir.
Ga048	150 residential units at Strawberry Fields, Westhill	This site is well related to the existing residential areas at Broadshade and is within walking distance of an existing bus stop. The southern part of the site is also fairly close to the limited services at Mason Lodge, though given the scale of development that has taken place, and is allocated, in

		<p>west Westhill, this development should only be supported if the allocation includes neighbourhood retail/community facilities. This site is also less prominent than sites to the north of Westhill, and its landscape impact could be softened by strategic landscaping along its western boundary. The site is constrained by a pipeline and overhead power lines, however the pipeline has been upgraded reducing the required stand-off to 6 metres, and the route of the overhead power line could be incorporated into the open space provision for the site. The site was subject to the previous examination where the Reporter saw the merits of this site, however it was considered that development would be unwise given the lack of capacity in the roads network. There is still insufficient capacity in the road network to accommodate this development, so this site is considered unsuitable. Skene Primary is also projected to be significantly over capacity, though this issue could be solved by re-zoning as there are other primary schools in Westhill with capacity. The proximity of the western edge of the site also raises concerns over coalescence.</p>
Ga051	<p>Mixed use development of Land at Cadgerford Farm, Westhill. The applicant has provided a number of development options as part of an initial phase of a southern expansion of Westhill. The majority of this proposal is within Aberdeen City.</p>	<p>Residential development in this location would be entirely divorced from existing residential areas in Westhill. It would also be distant from services such as schools and shops, and could only be considered as part of a large scale southern expansion of Westhill. There is no need for a large scale development in this location at this time. However, a resolution to road capacity issues has not been identified so this development cannot be supported at this time.</p>

Conclusion

There are sufficient effective development sites in the Aberdeen Housing Market Area to satisfy the proposed Strategic Development Plan and accommodate development needs. Development in Westhill is also severely constrained by the lack of capacity in the local road network. Topography, primary school capacity, the location of pipelines and the need to avoid coalescence with Kirkton of Skene also provide further constraints to development. Due to the lack of road capacity, and the various other constraints affecting the bid sites, no residential or mixed use sites are currently considered to be officer's preferences.

Exceptionally, additional land is recommended for inclusion as "Strategic Reserve" business land dedicated for the future development of the sub-sea cluster.

Whiteford

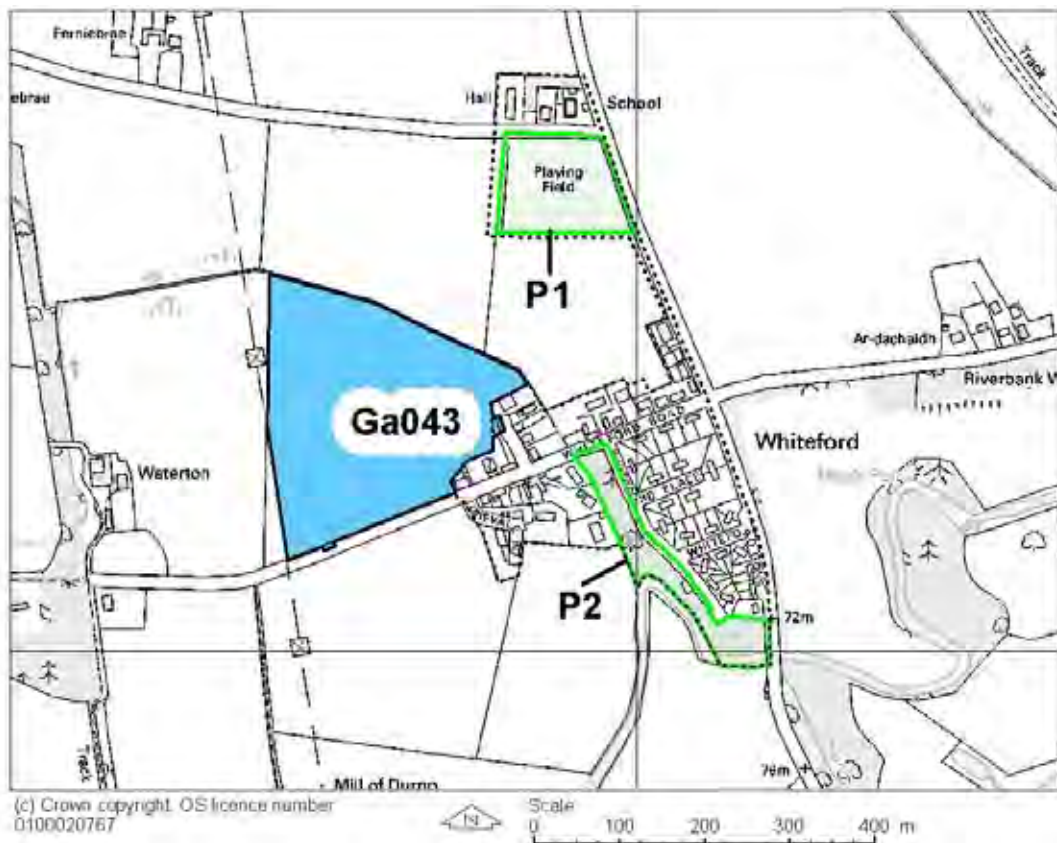
Whiteford is a quiet village set on a flat area of land in the valley of the river Urie. It is surrounded by rolling agricultural land and has clear views to Bennachie. Whiteford is an estate village with informal development and no formal street pattern. Development is generally 1 to 1½ storeys in height and the original development is a traditional granite cottage. Modern developments are more common and are finished in wood or dry dash harling. Dwellings in Whiteford are closely spaced with little open space, except the open areas surrounding the settlement. Logie Durno Primary school and the wall that surrounds the remains of the designed landscape are key features in Whiteford.

The Planning Objectives for the settlement are to:

- Preserve the amenity of the settlement.

Current infrastructure

- Logie Durno Primary is forecast to be significantly over capacity in 2016 and to fall slightly thereafter. Meldrum Academy is projected to be at capacity.
- Whiteford Waste Water Treatment Works has limited capacity.
- There is water treatment capacity.



Development bid sites

There are no officer's preferences.

Other options which officers have not preferred

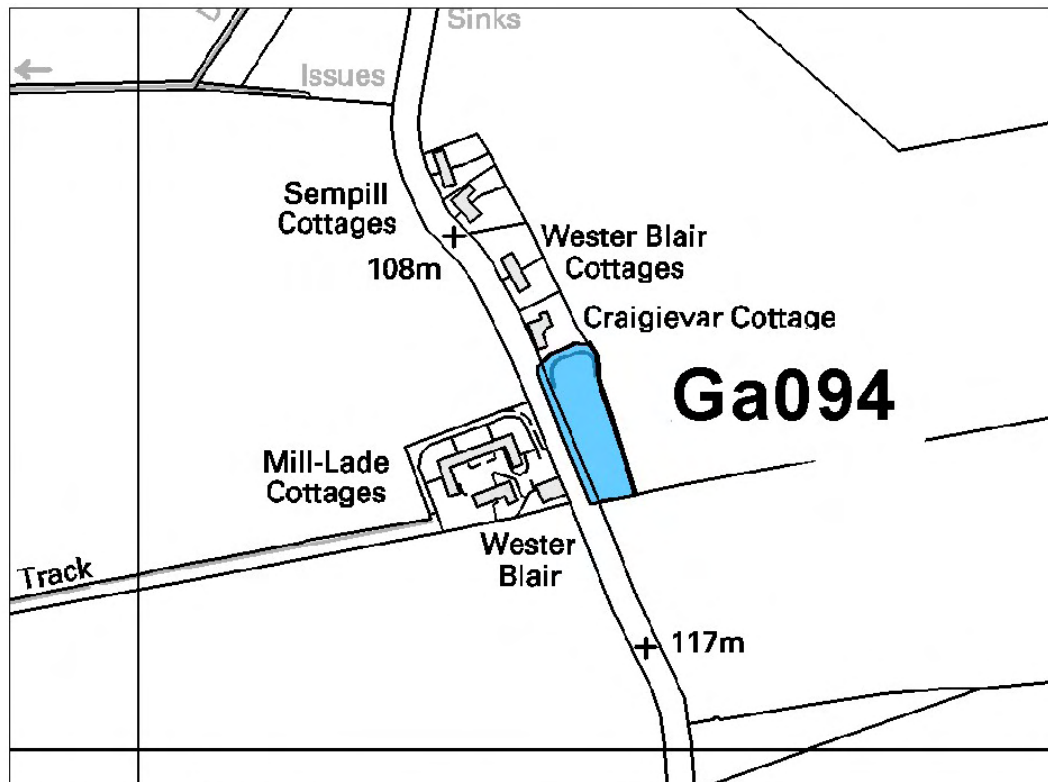
Reference	Proposal	Overview
Ga043	A development of 15 houses on Land at Whiteford Road, Whiteford.	Development on this site is not supported due to a lack of sustainable travel links and services in the settlement. The proposal would also place additional strain on Logie Durno Primary which is projected to be significantly over capacity. Furthermore, the site was considered at the previous Examination and the Reporter concluded that <i>'this site in the absence of any development on site EH1, projects into open countryside and a housing development on this site would bear little relationship with the form and character of the existing settlement.'</i> It is considered that there has been no clear change in circumstances that would warrant supporting the development of this site.

Conclusion

There are currently sufficient effective development sites in the Huntly to Pitcaple Strategic Growth Area which satisfy the Proposed Strategic Development Plan and meets housing needs. If a need is identified, however, Whiteford is not considered a suitable location for development due to the lack of services in the settlement and the additional strain development would place on Logie Durno Primary.

Garioch Landward sites

The Blair



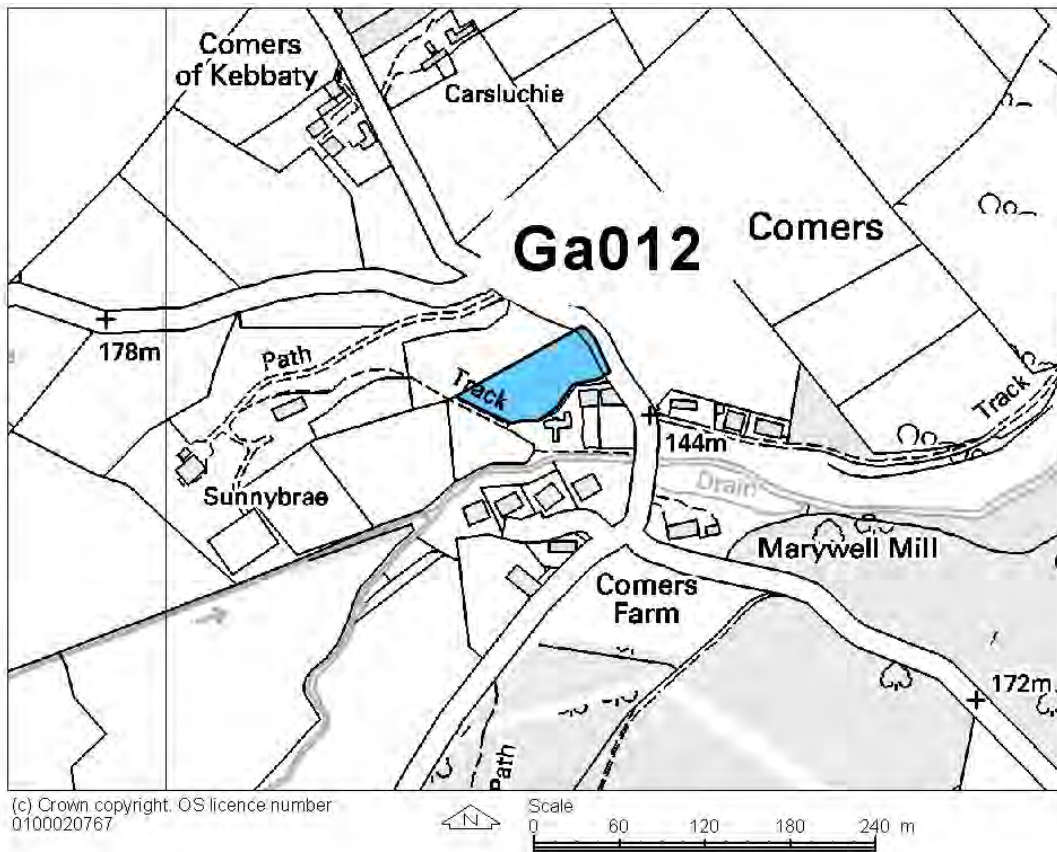
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Scale
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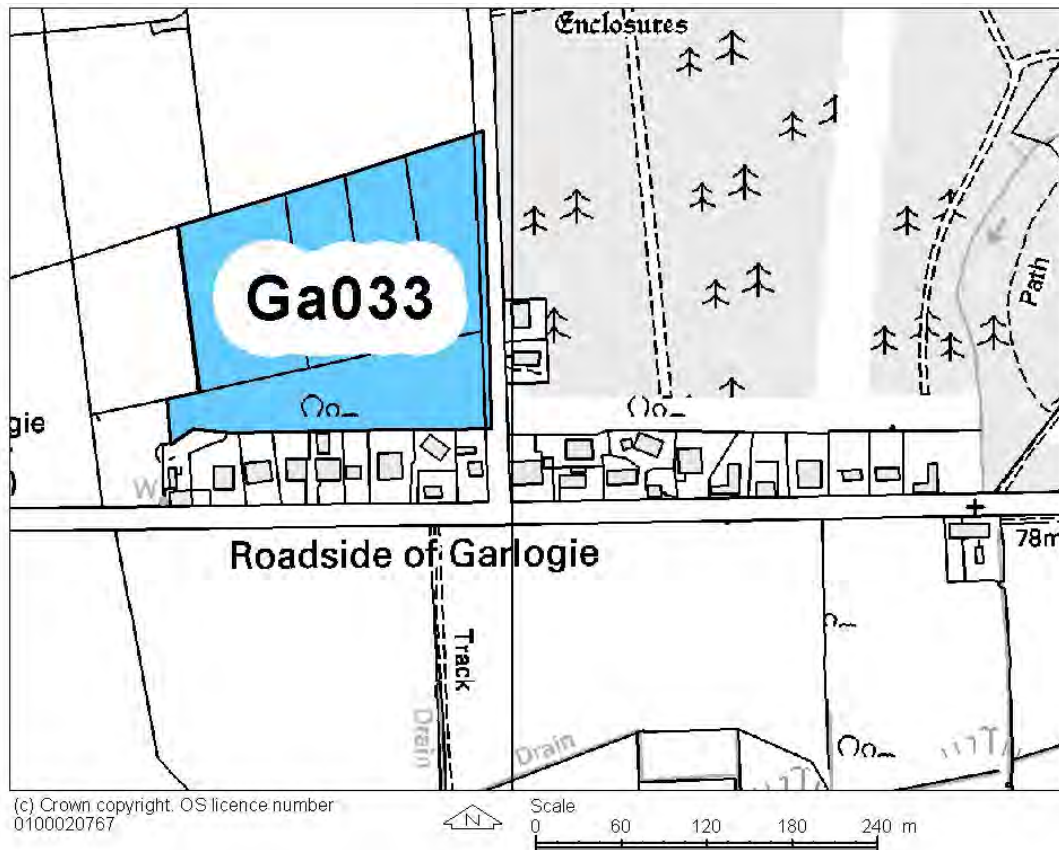
Bid	Grid Reference	Proposal	Overview
GA094	384264, 820188	A residential development of 2 houses at The Blair	Whilst this proposal could potentially result in the remediation of a contaminated site, it is not preferred as the site is isolated from services and sustainable transport links. Development should, instead, be considered in terms of its compliance with the housing in the countryside policy.

Comers, Midmar



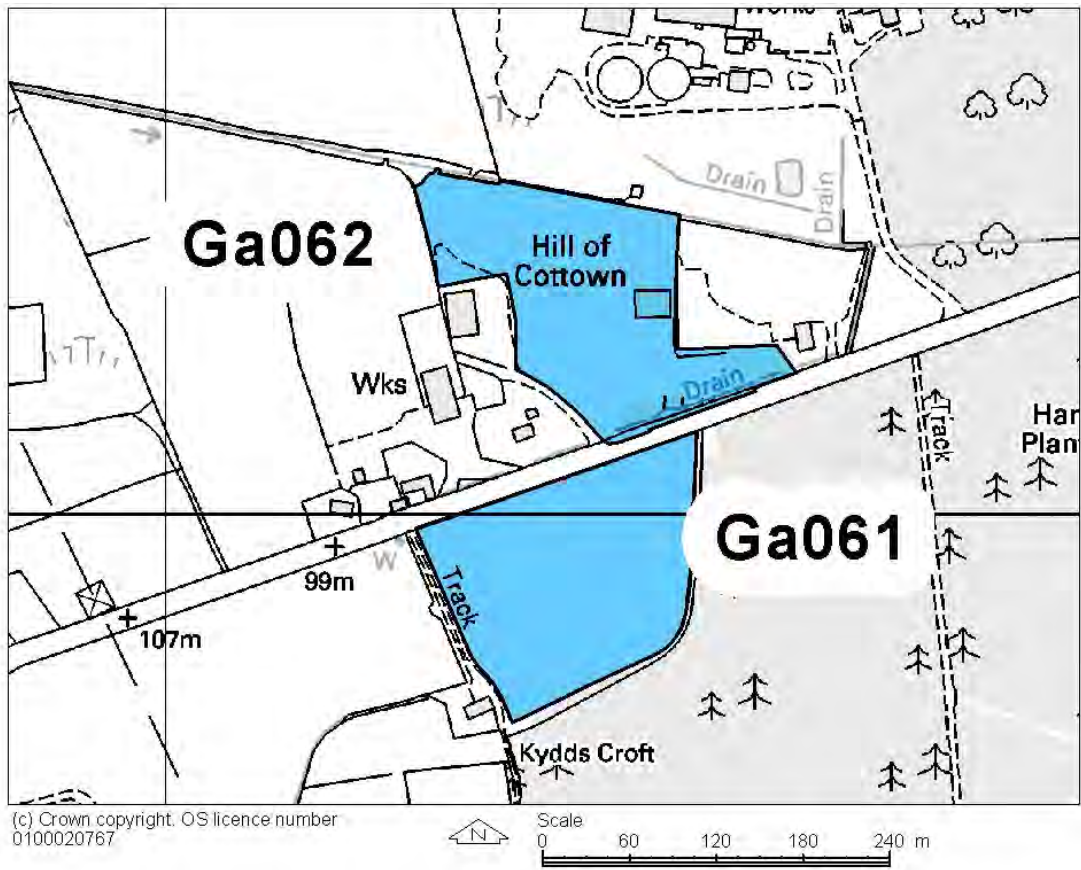
Bid	Grid Reference	Proposal	Overview
GA012	367265, 807551	A development of 2 houses at Comers, Midmar	Small scale proposal which would relate fairly well to surrounding development, however this site is not an officer's preference as Comers suffers from a lack of local services and access to public transport. Small scale rural development proposals such as this would be more appropriately considered under the housing in the countryside policy.

Garlogie



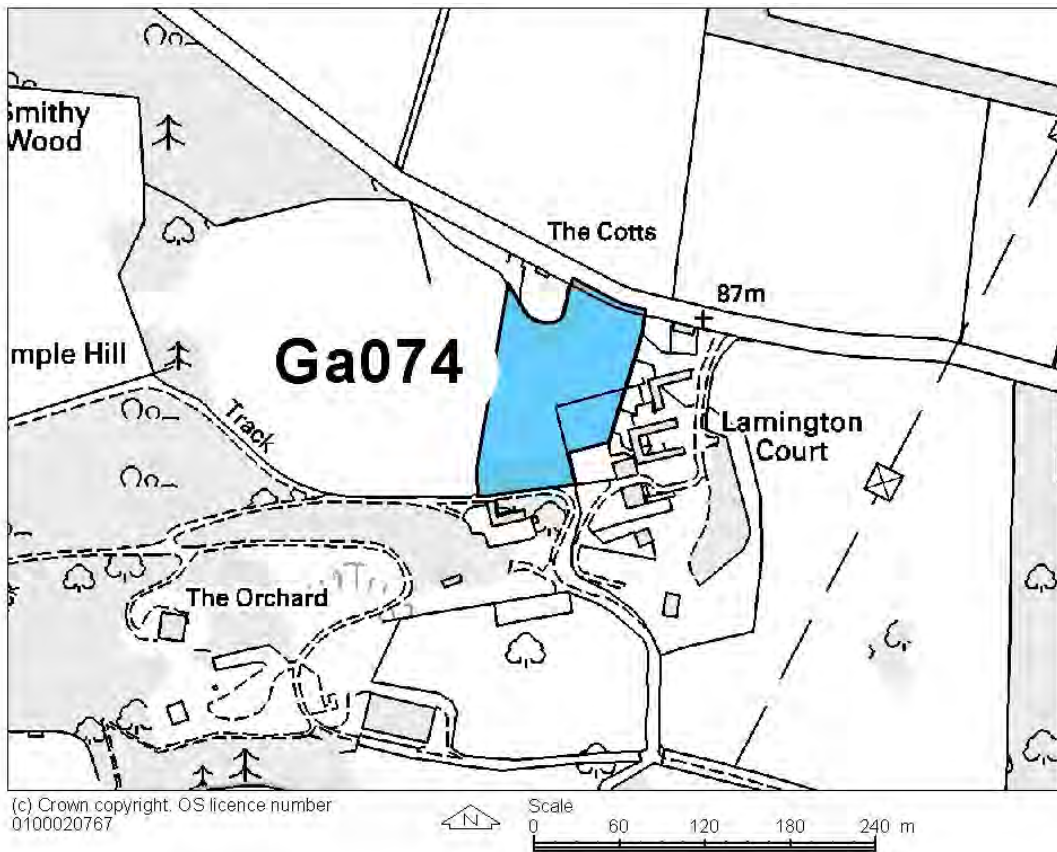
Bid	Grid Reference	Proposal	Overview
GA033	378887, 805549	15 residential units at Garlogie.	<p>This proposal would place further strain on Skene Primary and is distant from services. This site is also prominent, and relates poorly to the existing form of the settlement. The Reporter at the Examination of the Aberdeenshire LDP 2012 agreed with this conclusion when stating that:</p> <p><i>'The proposed site (site G37) projects into open countryside and any development on this site would constitute a significant intrusion into the landscape. The proposed development of 16 houses would also be out of scale with the form and character of this essentially linear settlement. There are limited facilities in Garlogie and there is no support for a development of this scale.'</i></p> <p>This site is therefore not an officer's preference.</p>

Hill of Cottown, Kintore



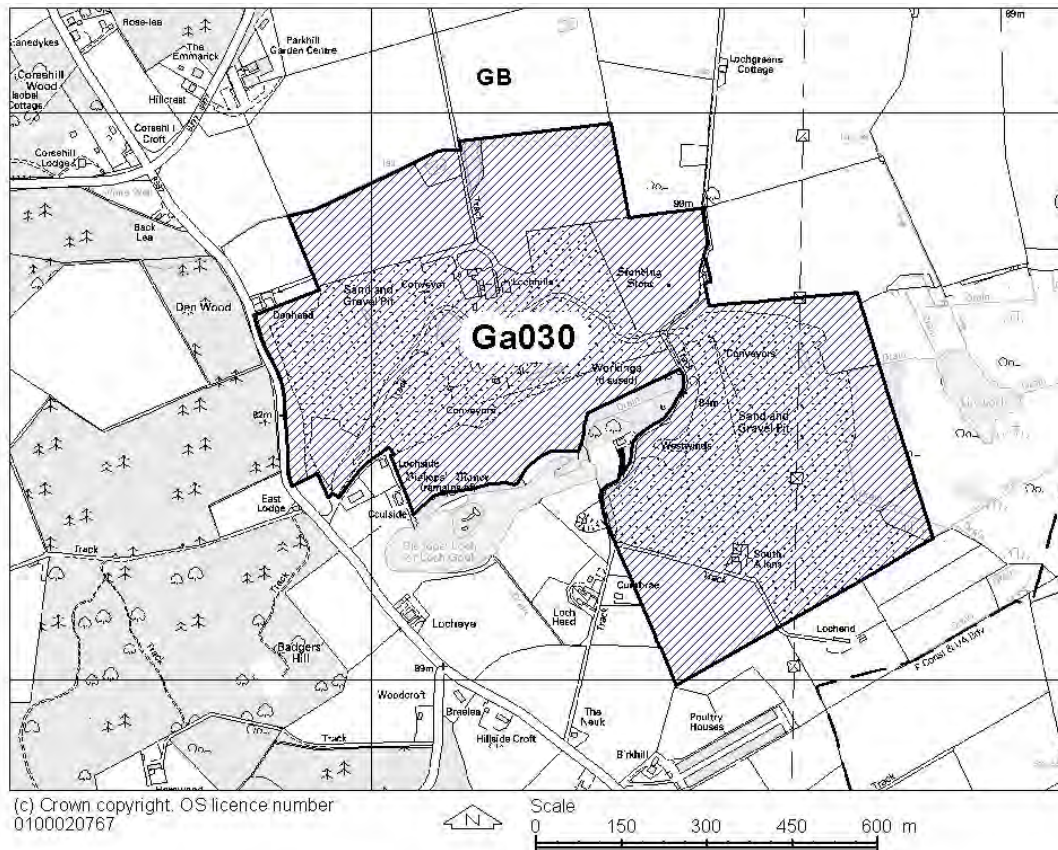
Bid	Grid Reference	Proposal	Overview
GA061/062	376288, 815068	Storage/distribution and light industrial uses at Hill of Cottown, Kintore	This development would provide local employment opportunities and there are existing employment sites adjacent. However, this site is not preferred as it is totally unrelated to a settlement, and there are better located employment sites at Kemnay and Kintore that can provide the employment opportunities offered by this site.

Lammington Court, Hatton of Fintray



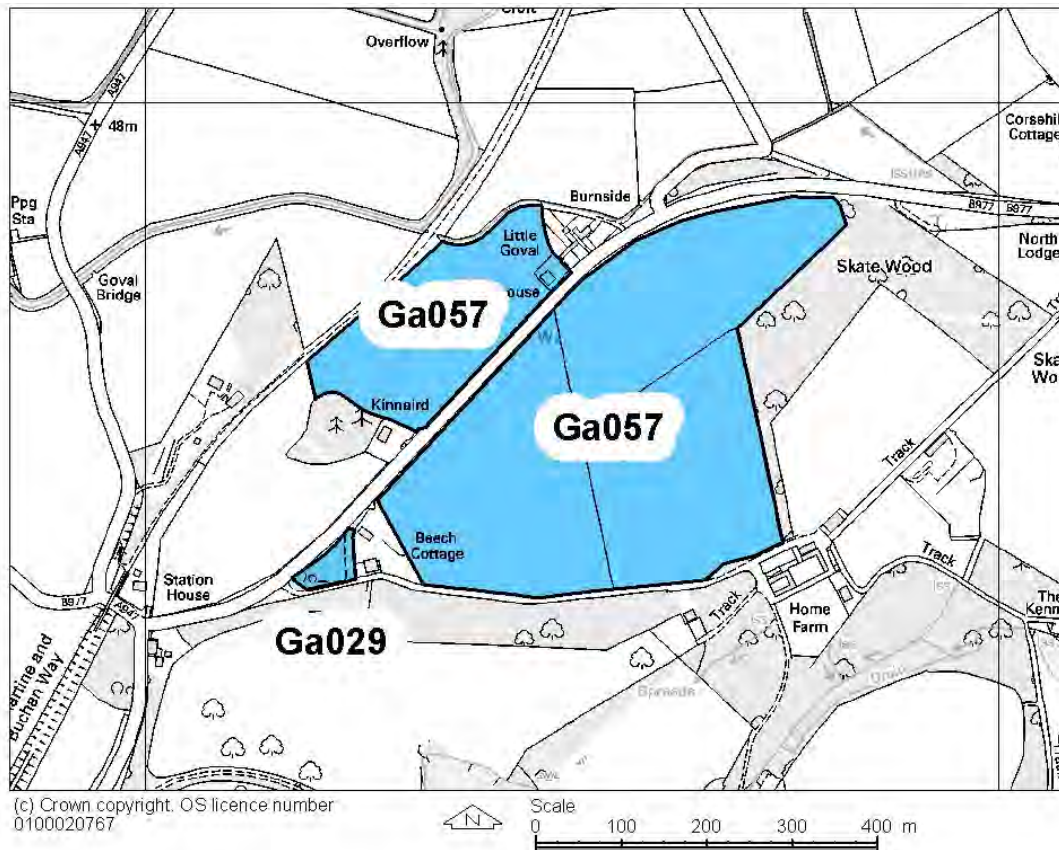
Bid	Grid Reference	Proposal	Overview
GA074	385392, 816498	8 residential units at Lammington Court, Hatton of Fintray	This site is well sheltered and its development would have minimal visual impact. However this site is not an officer's preference as it is distant from services and public transport. Development in this location would therefore encourage use of the private car. Residential development in rural locations would be more appropriately dealt with under the housing in the countryside policy.

Lochills



Bid	Grid Reference	Proposal	Overview
GA030	391236, 814510	Safeguarding of mineral extraction	This is a functioning quarry within the greenbelt. It is therefore appropriate that the land be safeguarded for this purpose to ensure future compliance of mining operations with the relevant LDP policy on development in the greenbelt.

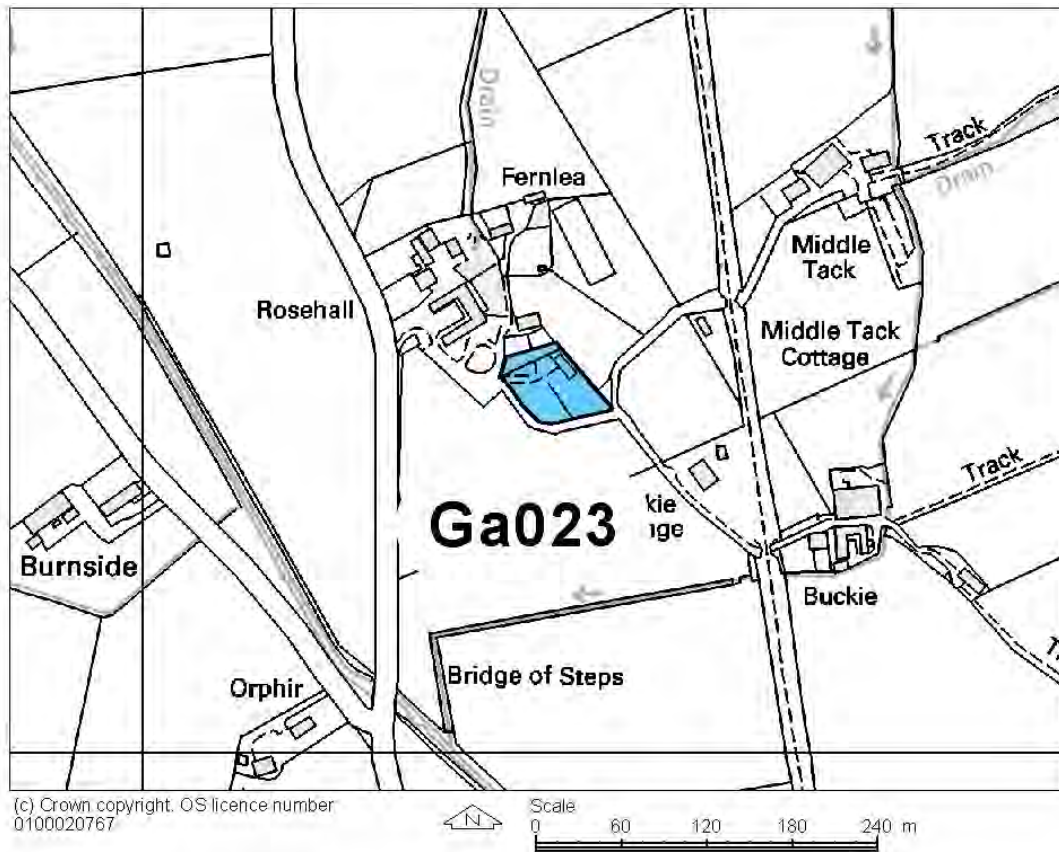
North of Dyce



Bid	Grid Reference	Proposal	Overview
Ga057	389450, 814552	A park and ride on land at Goval Junction, north of Dyce	Whilst this site is logically located adjacent to the junction of the Aberdeen Western Peripheral Route (AWPR) and the A947, a park and ride in this location is not considered viable in conjunction with other planned park and ride facilities associated with the AWPR. A park and ride in this location was also considered by the Reporter at the examination of the Aberdeenshire LDP 2012, where it was concluded that: <i>'The council's evidence indicates that no funding is provided in the capital programme 2010-2025 for a potential park and ride facility at Parkhill/Goval. The NESTRANS Park and Ride Operations 2008 Study indicated that the AWPR would possibly reduce the need for a park and ride facility at Parkhill and favoured other locations on the A96 closer to Dyce. Accordingly, the rationale for such a facility at Parkhill/Goval has not been</i>

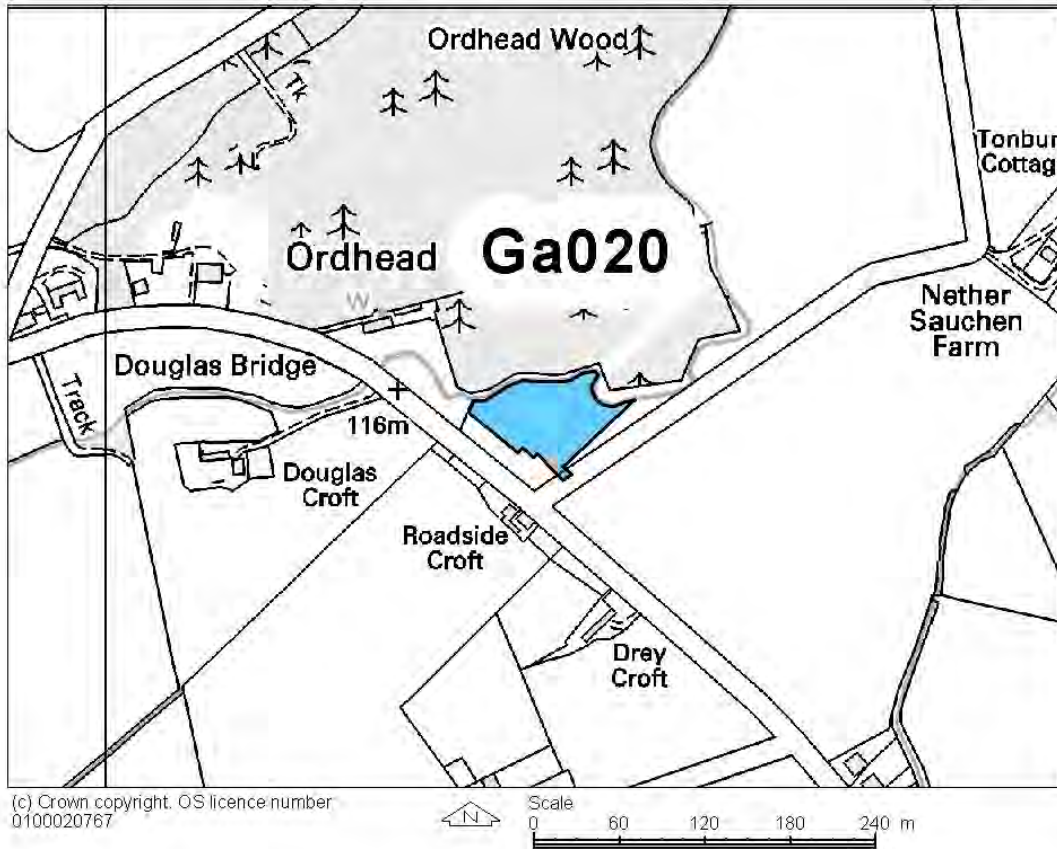
			<i>proven and it would be premature to allocate a site for such a facility at this present time.'</i> There has been no clear change in circumstances that would warrant supporting a park and ride facility on this site.
Ga029	389224, 814460	Residential use on land adjacent to Beech Cottage, north of Dyce	This site is isolated from services and sustainable transport links. Development allocations are not appropriate in such locations. This proposal should, instead, be considered in terms of its compliance with the greenbelt/housing in the countryside policy.

Rosehall, Newmachar



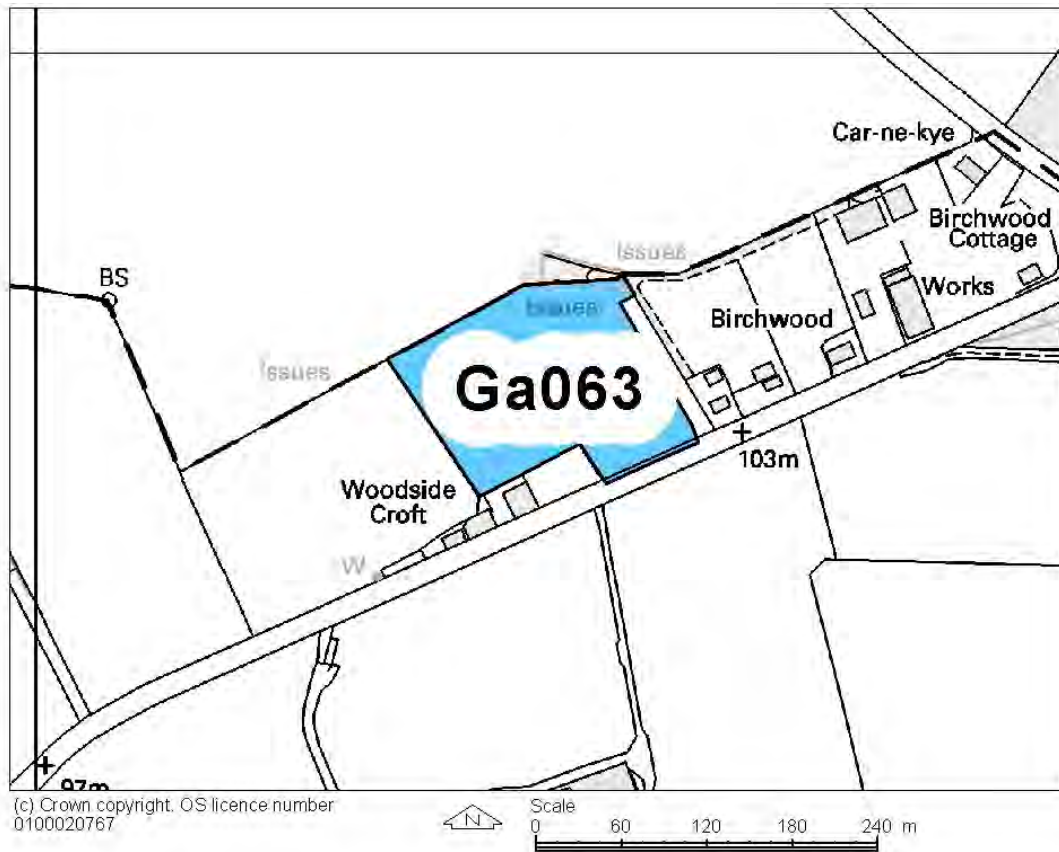
Bid	Grid Reference	Proposal	Overview
GA023	389289, 816255	8 residential units at Rosehall, Newmachar	<p>Whilst part of the site is functioning for business use, development of the site for residential is not considered an officer's preference. This is primarily because the site is in a fairly isolated location and does not relate to any existing settlement. Development in this location will result in car dependency as there are no services in close proximity. The site is, furthermore, constrained by flood risk and the location of a pipeline.</p> <p>The scale and location of the bid would more appropriately be dealt with under the housing in the countryside policy.</p>

Upper Sauchen, Ordhead



Bid	Grid Reference	Proposal	Overview
GA020	367318, 810702	A residential development of up to 3 units on Land at Upper Sauchen, Ordhead	This small scale proposal would relate fairly well to its surroundings, however it is not an officer's preference due to a lack of local services and sustainable travel links. The nearby villages of Cluny and Sauchen are more appropriate locations for development allocations if required locally. Small scale rural development proposals such as this should be considered under the housing in the countryside policy.

Woodside Croft, Kinellar



Bid	Grid Reference	Proposal	Overview
GA063	380404, 812758	Employment land at Woodside Croft, Kinellar	Whilst this site is adjacent to an existing employment area and is close to the trunk road, it site is not an officer's preference as it is not related to a settlement (so there is limited walking catchment) and is poorly related to public transport links.

Conclusion

There are currently sufficient effective development sites within the Aberdeen Housing Market Area which satisfy the proposed Strategic Development Plan and accommodate development needs. However, site GA030 is a functioning quarry in the greenbelt and it therefore an appropriate location to be safeguarded for this use to ensure compliance with the LDP policy on development in the greenbelt. None of the other landward sites are an officer's preference. Most of the proposals are for housing or employment land in rural locations that lack sustainable transport links or access to services. Development in such locations should be considered under Policies 3 and 4 of the Aberdeenshire Local Development Plan 2012.