

SETTLEMENT STATEMENTS GARIOCH

A 8 APPENDIX





ABERDEENSHIRE LOCAL DEVELOPMENT PLAN

APPENDIX 8 GARIOCH SETTLEMENT STATEMENTS



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KEY			
	Retail Centres		Employment Land
	Protected Areas		Housing Land
	Reserved Land		Mixed Use Types
	Transport Safeguard Areas		Greenbelt
	Existing Employment Land		Green Network
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AUCHLEVEN

Vision

Auchleven is a small settlement located approximately 4 km south of Insch on the B992. The settlement is centred on the cross roads of the B992 and the Leslie/Oyne road. The settlement is surrounded by open countryside, with important views of Bennachie to the east. Auchleven's location away from main service centres, along with significant capacity constraints at Premnay Primary School, mean that the scope for significant expansion of the settlement is limited. However, there may be opportunities for development of a small-scale 'organic' nature through the plan's rural development policy. The primary planning objective during the lifetime of the plan is to preserve the amenity of the village.

Settlement Features

<i>Protected Land</i>	
P1	To provide landscaping for the recent development at Hermit Seat and to protect open space.
P2	To conserve the playing field as an important local amenity.

Services and Infrastructure

- Primary education: All residential development must contribute towards an extension at Premnay Primary School
- Secondary education: All residential development must contribute towards an extension or reconfiguration at the Gordon Schools.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Auchleven or towards facilities in the wider catchment area at Insch. These may be identified in the Community Plan or relevant Community Action Plan
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Auchleven or towards facilities in the wider catchment area at Insch. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute towards a household waste recycling centre in Insch.



BLACKBURN

Vision

Blackburn is a successful commuter town situated on the A96, which also benefits from a significant industrial estate. The location of the town, and the demand for housing in Aberdeen, has driven development within the settlement but placed pressure on existing facilities, particularly the primary school. Much of Blackburn is surrounded by prominent hillsides, whilst the A96 provides a physical boundary to the south of the settlement. Proposals to construct a new primary school are in progress. The council had intended that the new school would be erected on a site on the east side of the town and that the site of the existing school would be reserved as a redevelopment opportunity. At a late stage in the preparation of this plan, the council decided that the new school should be on the site of the existing school and on land on the west side of Fintray Road.

The landscape setting of Blackburn should be conserved and improved. Footpaths should be improved and extended, with a long-term objective of providing a walking route around the whole of the town.

Settlement Features

<i>Protected Land</i>	
P1	To conserve the playing fields as an important local amenity.
P2	To conserve the landscape/setting, which contributes to the green network.
P3	To conserve the landscape/setting, which contributes to the green network.
P4	To provide a landscape buffer.
P5	This site was to have been reserved for provision of a replacement primary school: see "Vision", above. Determining the future use of site P5 will require a review of development opportunities at Blackburn.
P6	To conserve the landscape/setting, which contributes to the green network
<i>Reserved Land</i>	
R1	This site was to have been reserved as a development opportunity: see "Vision", above. The council now intends to use the site and other nearby ground for erection of a new primary school.
<i>Other Designations</i>	
BUS	Safeguarded for employment uses. A core path runs along the northern boundary. A high-pressure gas transmission pipeline crosses part of the site. The design of development must take into account need to safeguard the pipeline and safety advice from the Health and Safety Executive.

Flood Risk

- Part of sites BUS, R1 and OP1 have a small watercourse running through or adjacent to the site. A flood risk assessment may be required.

Oil and Gas Pipelines

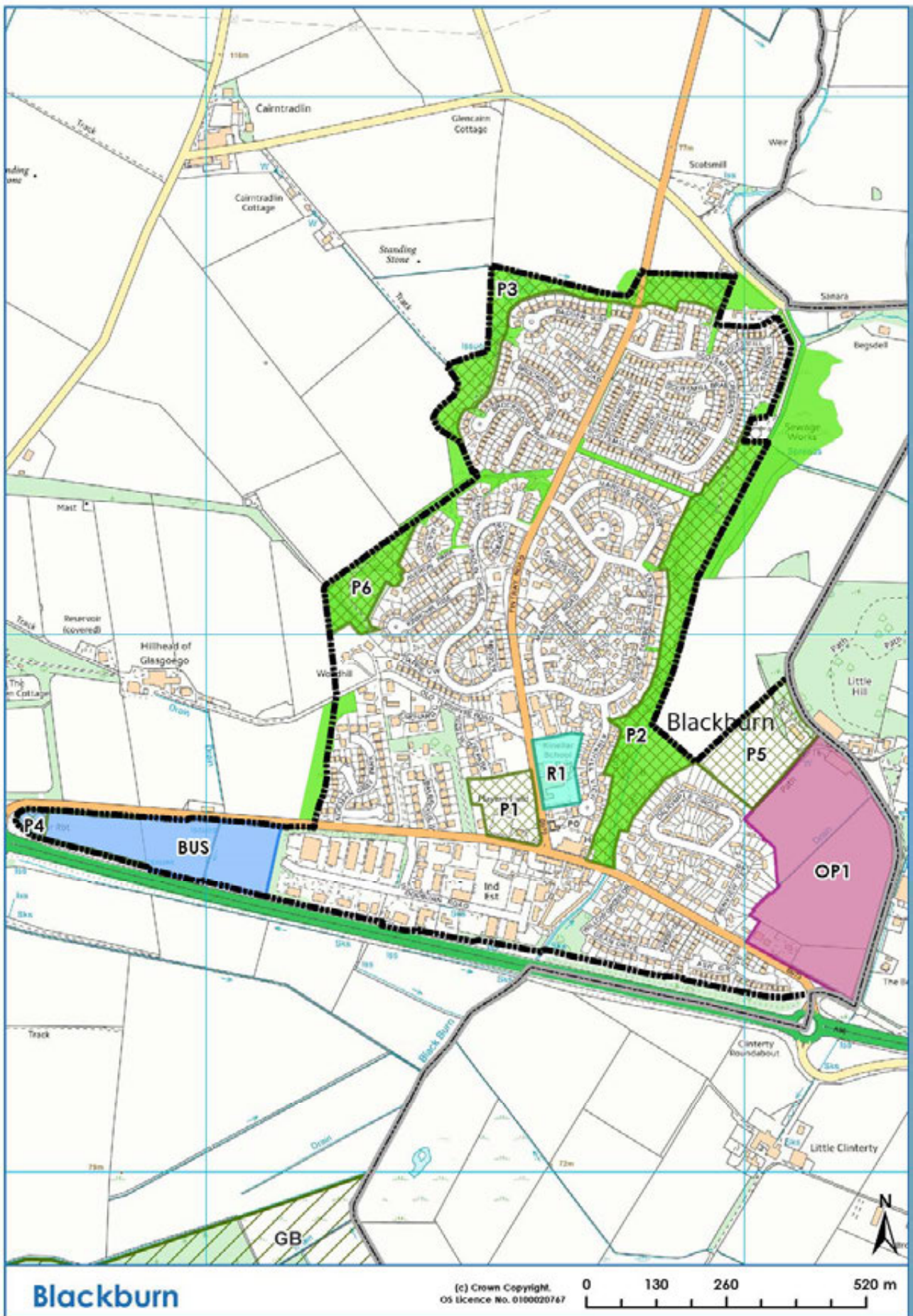
- Part of the settlement is within the Health and Safety Executive (HSE) consultation distance associated with one or more oil or gas pipelines in the vicinity. Developments within this distance must comply with Policy P4: Hazardous and potentially polluting developments and contaminated land, and with the HSE "Planning Advice for Developments near Hazardous Installations".

Services and Infrastructure

- Strategic transportation: Contributions will be required for cumulative strategic transportation improvements including interventions on the A96 and in Aberdeen City.
- Strategic drainage and water supply: There is currently available capacity at Inverurie Waste Water Treatment Works, however it is insufficient to treat all development allocated at Blackburn, Inverurie, Keithhall and Kintore. A Capital Maintenance project has been triggered at Inverurie Waste Water Treatment Works which will deliver growth.
- Primary education: All residential development must contribute towards the provision of a replacement primary school in Blackburn.
- Secondary education: All residential development must contribute towards provision of capacity at Kemnay Academy.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Blackburn or towards facilities in the wider catchment area including Kintore or Kemnay. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Blackburn or towards facilities in the wider catchment area including Kintore or Kemnay. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute towards a household waste recycling centre in the Inverurie area.
- Health facilities: All residential development must contribute towards a new health centre in Bucksburn or Blackburn.

Allocated Sites

OP1: Caskieben	Allocation: 50 homes
<p>This site was previously allocated as site M1 in the 2012 LDP. A masterplan will be required to demonstrate integration with the existing town and the school. A buffer strip and proposals for enhancement of the nature conservation value of the Black Burn to extend the green network to this area, and up to the woodlands of “Sycamores” and Caskieben Road, should be pursued as part of the open space obligations for the site. A flood risk assessment may be required.</p> <p>The Caskieben Road is unlikely to be appropriate as a route for a major access to the site, due to its narrow nature and the significant contribution that the mature trees make to the setting of the town, but may allow for minor access to the site. Pedestrian access to the Caskieben Road should be promoted. Consideration should be given to taking access through the Blackburn Garage site, with a possible relocation of that use to business land to the west of the village.</p> <p>Development should be orientated to exploit the southern aspect of the hill slope, particularly for solar collection, and a mix of house sizes should be provided. It is expected that 12 affordable homes will be provided on site by the developer, integrated into the design of the development. A range of detached and semi-detached houses is likely to be most appropriate so as to echo the design theme provided by the adjacent Dalrymple Circle.</p>	



CHAPEL OF GARIOCH

Vision

Chapel of Garioch is a small settlement set in the foothills of Bennachie and surrounded by rolling agricultural land. The settlement is defined into two separate sections, with the church being the focus of the southern area and the school being the focal point in the northern area. The spacing between existing buildings and the presence of mature trees create a strong sense of place within the settlement, whilst views of Bennachie are also particularly important. Within these constraints there is an opportunity for modest and sensitively designed development to support and sustain local services, provide housing for local needs and help maintain the school roll.

Provision for pedestrian movement between the two sections of the village is unsatisfactory, particularly for children walking to school. Opportunity should be taken to improve footway provision between the two sections and at the school.

Settlement Features

Protected Land	
P1	To conserve the playing field as an important local amenity.
P2	To conserve the area of open space, which contributes to the village setting.
P3	To conserve the cemetery.
P4	To conserve the area of open space, which contributes to the village setting.

Flood Risk

- Part of site OP2 is located adjacent to a small watercourse. A Flood Risk Assessment may be required.

Services and Infrastructure

- Strategic drainage and water supply: There is currently no public wastewater treatment available. The Scottish Environment Protection Agency would need to be consulted and full authorisation sought for relevant licensing of private treatment.
- Secondary education: All residential development must contribute towards providing capacity at Inverurie Academy.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Chapel of Garioch or towards facilities in the wider catchment area at Inverurie. These may be identified in the Community Plan or relevant Community Action Plan. One facility that is needed is improved footway provision between the two sections of the village and at the school.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Chapel of Garioch or towards facilities in the wider catchment area at Inverurie. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute towards a household waste recycling centre in the Inverurie area.
- Health facilities: All residential development must contribute towards a new health centre in Inverurie.

Allocated Sites

OP1: Land at Pitbee	Allocation: 10 homes
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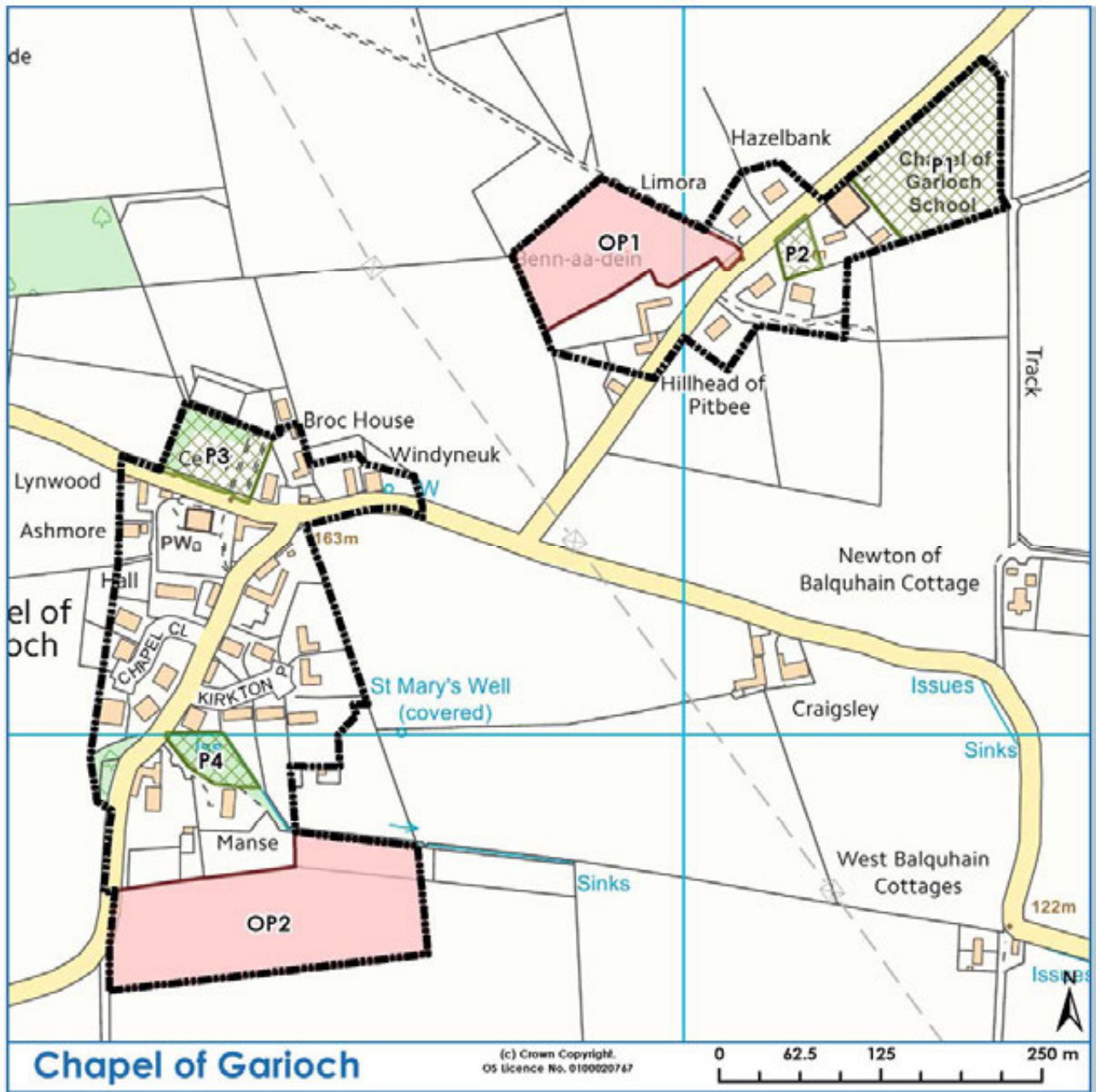
The site was previously allocated as site H1 in the 2012 LDP. It is located within the northern part of the settlement in close proximity to the primary school.

Development should reflect the character of existing housing in the vicinity, which is predominantly of a 1½ storey design, and should include a range of house types. Sensitive landscaping should also be incorporated within the development in order to reflect the character of the surrounding area. Access arrangements should make provision for a footway link to the primary school. It is expected that the development will contribute 2 affordable homes, integrated into the design of the development.

OP2: The Glebe	Allocation: 15 homes
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This site was previously allocated as site H2 in the 2012 LDP. Part of the site is located adjacent to a small watercourse, and a flood risk assessment may therefore be required depending on the site layout.

Development will need to be sensitively designed in order to reflect the prominence of the site on the southern entrance to the village. It should include a mix of house types that respect the character of existing housing within the vicinity, which is largely of a 1 and 1½ storey nature. Strategic landscaping is likely to be necessary on the southern and eastern boundaries to create a defensible site boundary and provide screening of the development. It is expected that the development will contribute 3 affordable homes, integrated into the design of the development.



CLUNY AND SAUCHEN

Vision

Sauchen is a quiet commuter village set in a flat plain bounded by a tributary of the River Don, and is located just off the A944 west of Westhill. Cluny is small cluster of buildings located approximately 1 km north of Sauchen and is focused around the primary school which serves both communities. Recent development pressure has largely been driven by the proximity of Westhill and Aberdeen, but the nature of the settlements means that a modest level of development is appropriate. This would help to meet the need for housing within the Aberdeen Housing Market Area and sustain local services, particularly the primary school. Development could also help to deliver a safe route from Sauchen to the primary school.

Natural and Historic Environment

The Cluny Castle Gardens and Designed Landscape is situated in close proximity to the north west boundary of Cluny.

Settlement Features

Protected Land	
P1	To provide a safer route to school.
P2	To conserve the open space, which is an important local amenity area, and the landscape setting.
P3	To conserve the play area and open space as an important amenity for the village.
P4	To conserve the landscape setting.
P5	To conserve the open space and landscape setting.

Flood Risk

- Part of sites OP1 and OP2 lie within the Scottish Environment Protection Agency's (SEPA) indicative 1 in 200 year flood risk area. Detailed Flood Risk Assessments will be required to accompany any future development proposals for these sites.

Services and Infrastructure

- Local transportation infrastructure: An upgrade of the Sauchen to Cluny road with new footway/cycle provision will be required (see P1).
- Strategic drainage and water supply: There is capacity at Sauchen Waste Water Treatment Works, however it is insufficient to treat all development allocated at Cluny and Sauchen. Scottish Water will initiate a growth project, should demand from committed development exceed available capacity. Site OP2 may wish to consider private treatment; SEPA would need to be consulted in full.
- Secondary education: All residential development must contribute towards additional secondary school provision at Alford Academy.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Cluny and Sauchen or towards facilities in the wider catchment area at Kintore or Kemnay. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Cluny and Sauchen or towards facilities in the wider catchment area at Kintore or Kemnay. These may be identified in the Community Plan or relevant Community Action Plan.

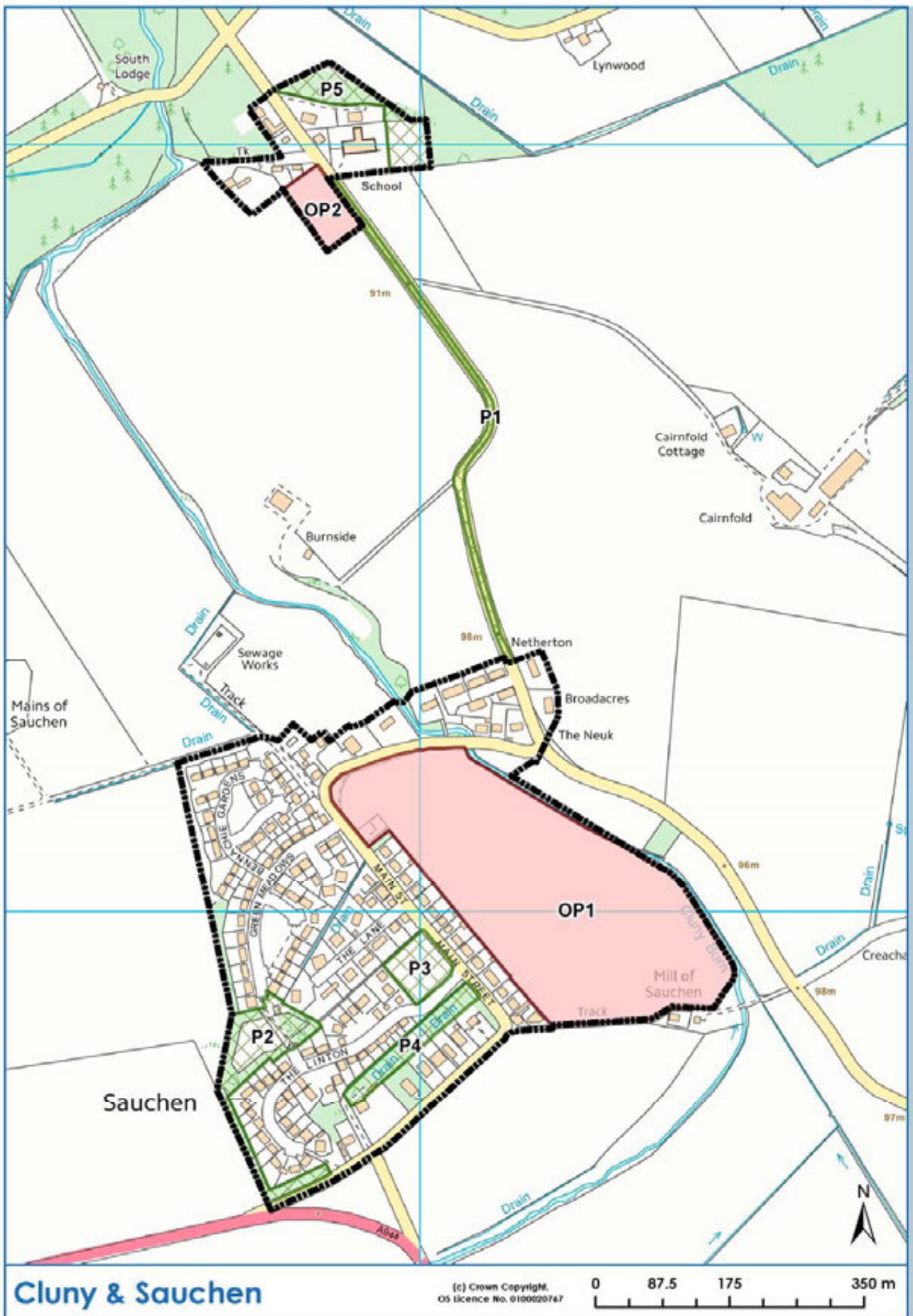
- Waste and recycling: All development must contribute towards a household waste recycling centre in the Inverurie area.
- Health facilities: All residential development may be required to contribute towards healthcare facilities in Kemnay.

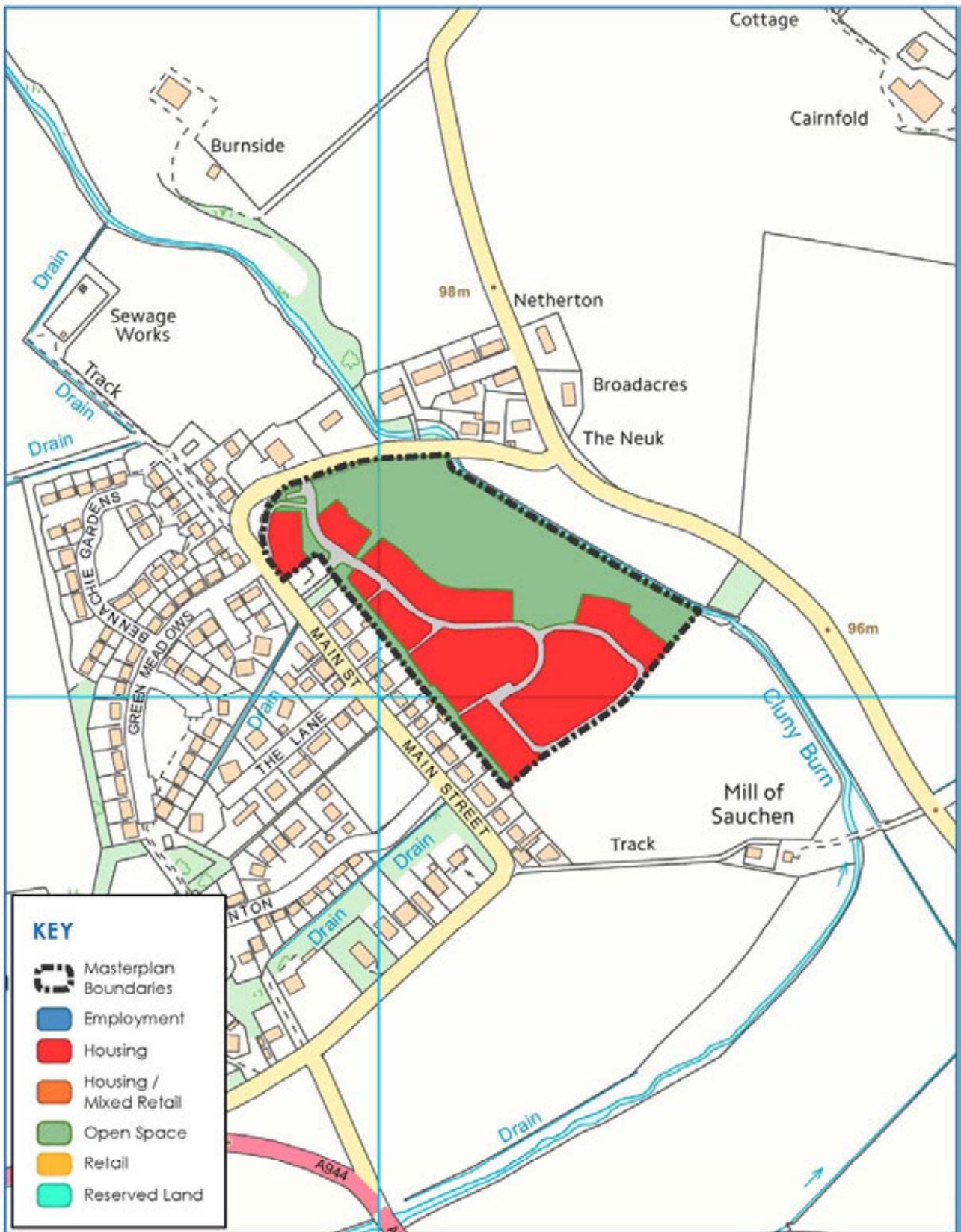
Allocated Sites

OP1: Main Street	Allocation: 99 homes
<p>The 2012 LDP previously allocated the northern part of this site for up to 50 homes. However, flood risk issues meant that an area along the eastern side of the original allocation was not able to be developed, and it was not possible to accommodate the full allocation of 50 houses on the site. The boundary of the allocation has been extended further to the south-east. This will allow construction of 50 houses, as originally envisaged, and construction of an additional 49 houses.</p> <p>A Masterplan¹ for the site was approved in October 2012, and future development proposals should accord with the principles set out in this document. A flood risk assessment will be required to accompany any future development proposals.</p> <p>Full planning permission (APP/2012/4176) was granted for 23 houses on the original allocated area in May 2013, and site works commenced in June 2013. It is anticipated that this initial phase of development will be completed by 2017. The remaining 76 houses (on the extended part of the allocation) should include a mix of house types, including nineteen affordable homes.</p>	

OP2: Opposite the school	Allocation: 8 homes
<p>This site was previously allocated as site EH1 in the 2012 LDP.</p> <p>Planning permission in principle was granted in June 2012 for the development of 8 houses (APP/2008/3075) and approval of matters specified in conditions was granted in December 2013 (APP/2013/3014). It is anticipated that the development will be completed either by 2017 or during the early part of the plan period.</p> <p>Any future planning application for the site will need to be supported by a detailed Flood Risk Assessment.</p>	

¹ The Masterplan can be viewed at <https://www.aberdeenshire.gov.uk/media/8731/sauchenh1masterplan.pdf>



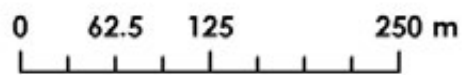


Sauchen Masterplan

Sauchen

Associated Opportunity Sites: OP1

Agreed Date: 09/10/2012



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DUNECHT

Vision

Dunecht is a small linear village centred on the junction of the B977 and A944. The village has a number of traditional characteristics which contribute significantly to the setting of the village and this should not be compromised. The village benefits from a good range of services and facilities given its size and these should be maintained. A housing allocation made will help to meet need by increasing the availability of housing stock in the area.

Natural and Historic Environment

Dunecht House Gardens and Designed Landscape boundary is situated to the south east of the settlement.

The Upper Corskie stone circle and pictish symbols Scheduled Monument is located to the north west of the settlement boundary, in close proximity to site OP1.

Settlement Features

<i>Protected Land</i>	
P1	To conserve the playing field as an important local amenity.
P2	To provide a landscape buffer and should be included in the design of site OP1.

Flood Risk

- Site OP1 lies within the Scottish Environment Protection Agency's 1 in 200 year flood risk area.

Oil and Gas Pipelines

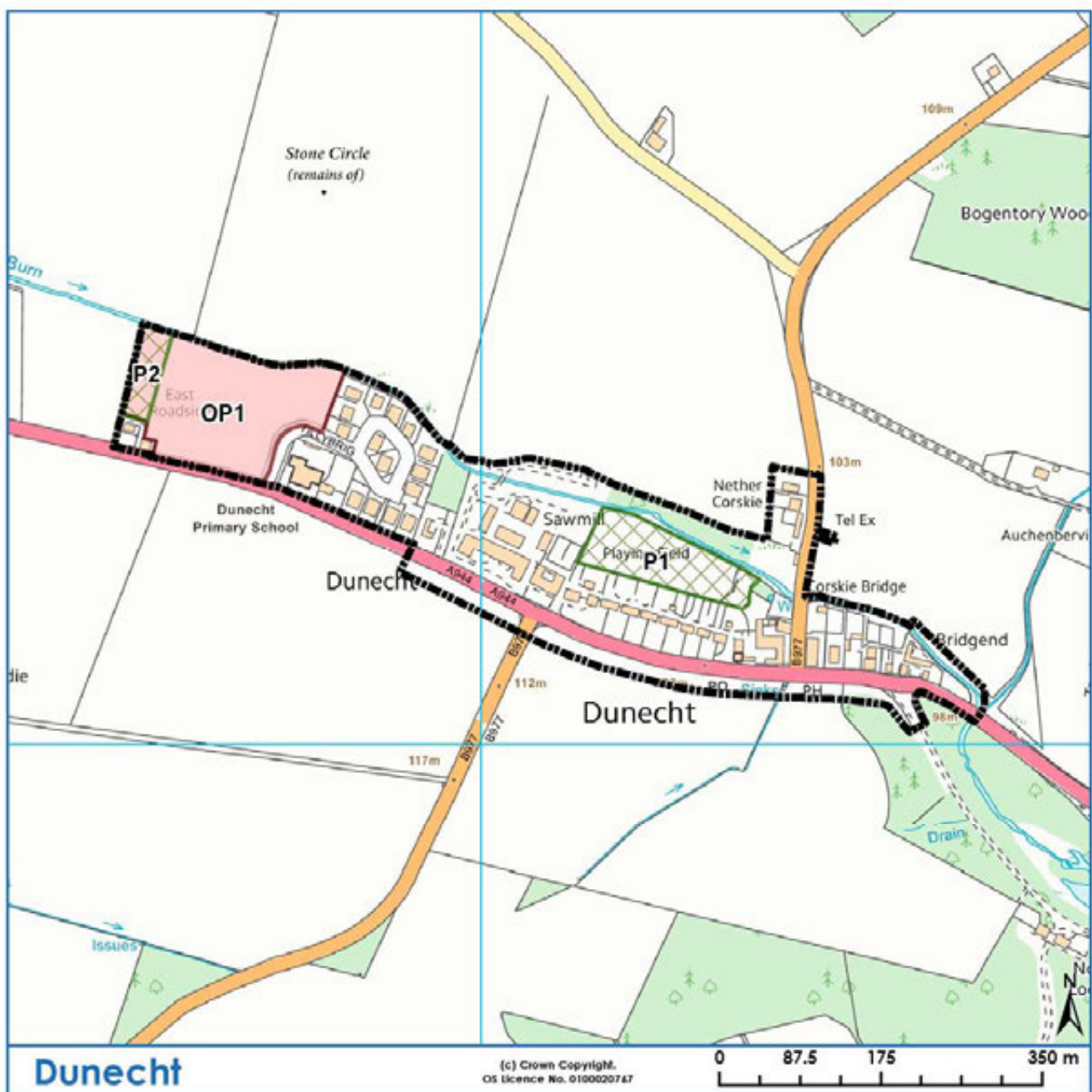
- Part of the settlement is within the Health and Safety Executive (HSE) consultation distance associated with one or more oil or gas pipelines in the vicinity. Developments within this distance must comply with Policy P4: Hazardous and potentially polluting developments and contaminated land, and with the HSE "Planning Advice for Developments near Hazardous Installations".

Services and Infrastructure

- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Dunecht or towards facilities in the wider catchment area at Westhill. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Dunecht or towards facilities in the wider catchment area at Westhill. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute to household waste and recycling centre in the Inverurie area.

Allocated Sites

OP1: Land west of the school	Allocation: 24 homes
<p>This site was previously allocated as site EH1 in the 2012 LDP. Planning permission in principle for residential development on the site was approved in May 2014 (APP/2011/2651). The approved indicative layout plan shows 24 houses, along with an area of land in the eastern part of the site for the potential future provision of a playing field for the adjoining primary school (this would need to be the subject of a separate planning application). SEPA has indicated that a flood risk assessment may be required for any future application. A proposed core path with footbridge over the Corskie Burn runs along the northern boundary of the site, and the development should provide connectivity to this.</p>	



DURNO

Vision

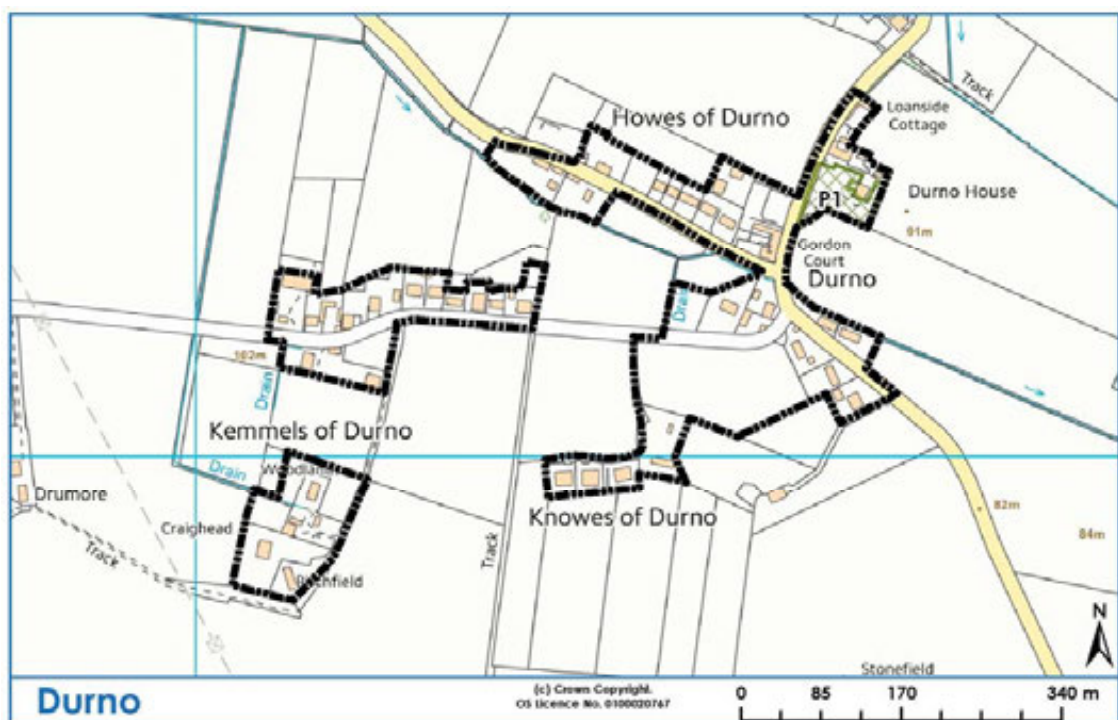
Durno is a small rural settlement located to the north of Whiteford and is made up of a scattering of mainly modern houses of 1 – 1 ½ storeys. There are also some attractive traditional granite buildings in the centre of the settlement, which provide a sense of character and place. Owing to its location away from the larger service centres there is limited development pressure in the settlement. Durno's location, along with constraints on primary school provision at Logie Durno Primary School and the lack of public sewerage provision, mean that the settlement is not an appropriate location for significant new development. The key planning objective for Durno is to preserve the amenity and character of the settlement.

Settlement Features

Protected Land	
P1	To conserve the area of open space as an important local amenity.

Services and Infrastructure

- Strategic drainage and water supply: There is no public sewerage provision within the settlement.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Durno or towards facilities in the wider catchment area at Inverurie. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Durno or towards facilities in the wider catchment area at Inverurie. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute towards a household waste recycling centre in the Inverurie area.



ECHT

Vision

Echt is a small village situated on the junction of the B977 and the B9119. The majority of the local facilities and services are situated in close proximity to the crossroad. Housing development has taken place in the village which has been designed in a way which is sensitive to the existing character and sense of place within the village. It is expected that there will continue to be demand for housing and as such further allocations are expected to follow the same sensitive approach to development.

Settlement Features

Protected Land	
P1	To conserve the recreation ground as an important local amenity.

Flood Risk

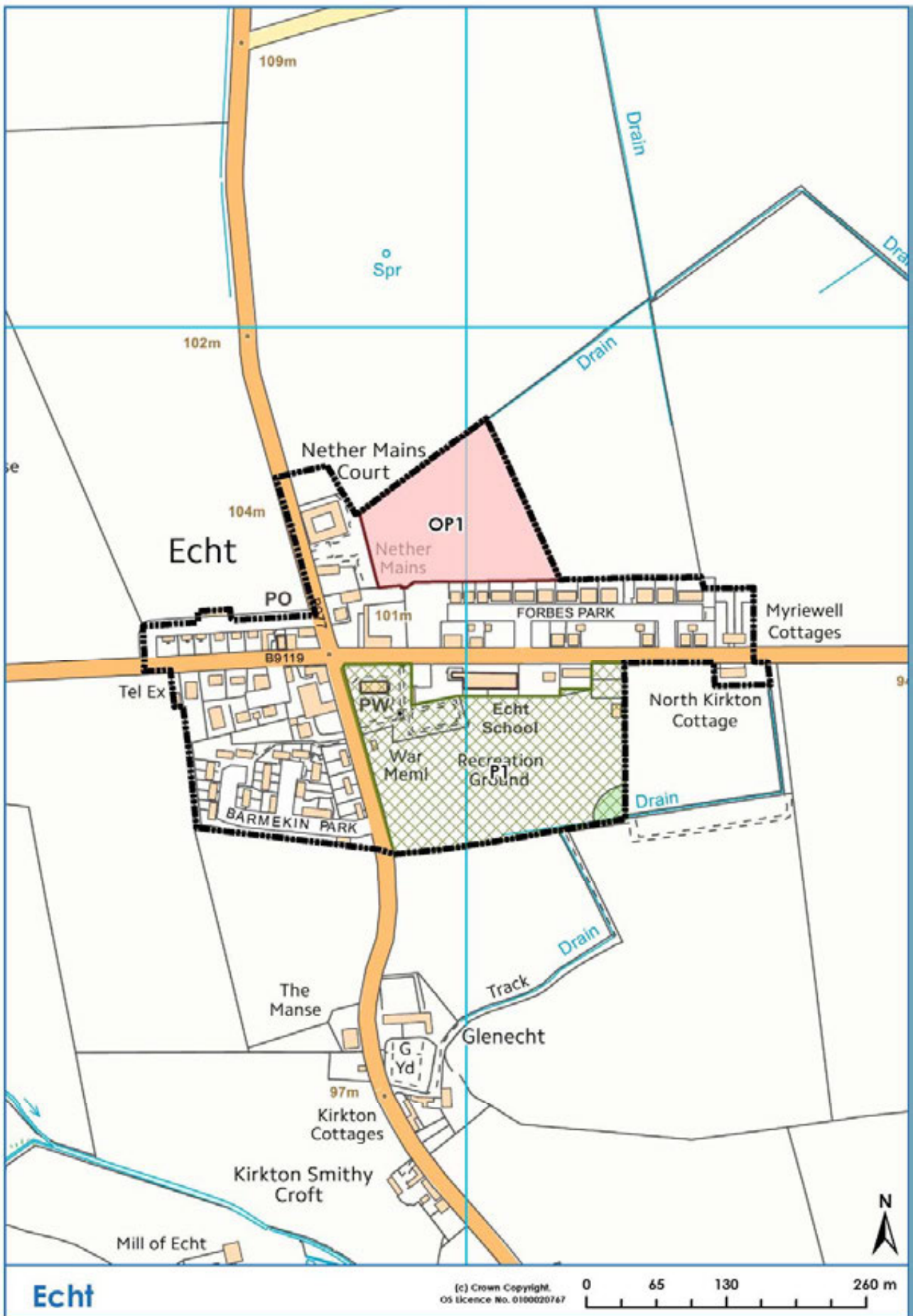
- A small watercourse runs through or adjacent to site OP1. A flood risk assessment may be required.

Services and Infrastructure

- Strategic drainage and water supply: A growth project has been initiated for Echt waste water treatment works. Assessments may be required to assess network and capacity at Westhill Service Reservoir.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Echt or towards facilities in the wider catchment area at Westhill. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Echt or towards facilities in the wider catchment area at Westhill. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute to a household waste recycling centre in the Inverurie area.
- Health facilities: All residential development must contribute towards a new health centre in Banchory.

Allocated Sites

OP1: Nether Mains	Allocation: 25 homes
This site was previously allocated as site H1 in the 2012 LDP. The site has planning permission for 24 houses and it is anticipated that the site will be complete either by 2017 or during the early part of the plan period. A flood risk assessment may be required.	



HATTON OF FINTRAY

Vision

Hatton of Fintray is a small village located close to the River Don some 3km east of Kintore. The village is well served by public open spaces, including one tennis court and an all-weather pitch, and has a pub-restaurant at its core. The village is located on the edge of the former designed landscape associated with the former Fintray House, and the eastern part of the settlement is surrounded by the Aberdeen Green Belt. Capacity issues within the local primary school are forecast for the early part of the plan period. Given these constraints, a modest level of development located in the western part of the settlement is appropriate. This will contribute towards housing growth within the Aberdeen Housing Market Area, provide housing for local needs and help to sustain some local services.

Natural and Historic Environment

Donald's Hillock cairn/war memorial scheduled monument is situated immediately to the south of the settlement along Station Road. The Jasmine Cottage scheduled monument is situated outwith the settlement boundary, but is in close proximity to site OP1.

Settlement Features

<i>Protected Land</i>	
P1	To conserve the setting of the church.
P2	For recreation uses as an amenity for the village.
P3	To conserve the play area as a local amenity.
P4	To conserve the setting of the village.
<i>Other Designations</i>	
GB	Aberdeen greenbelt.

Services and Infrastructure

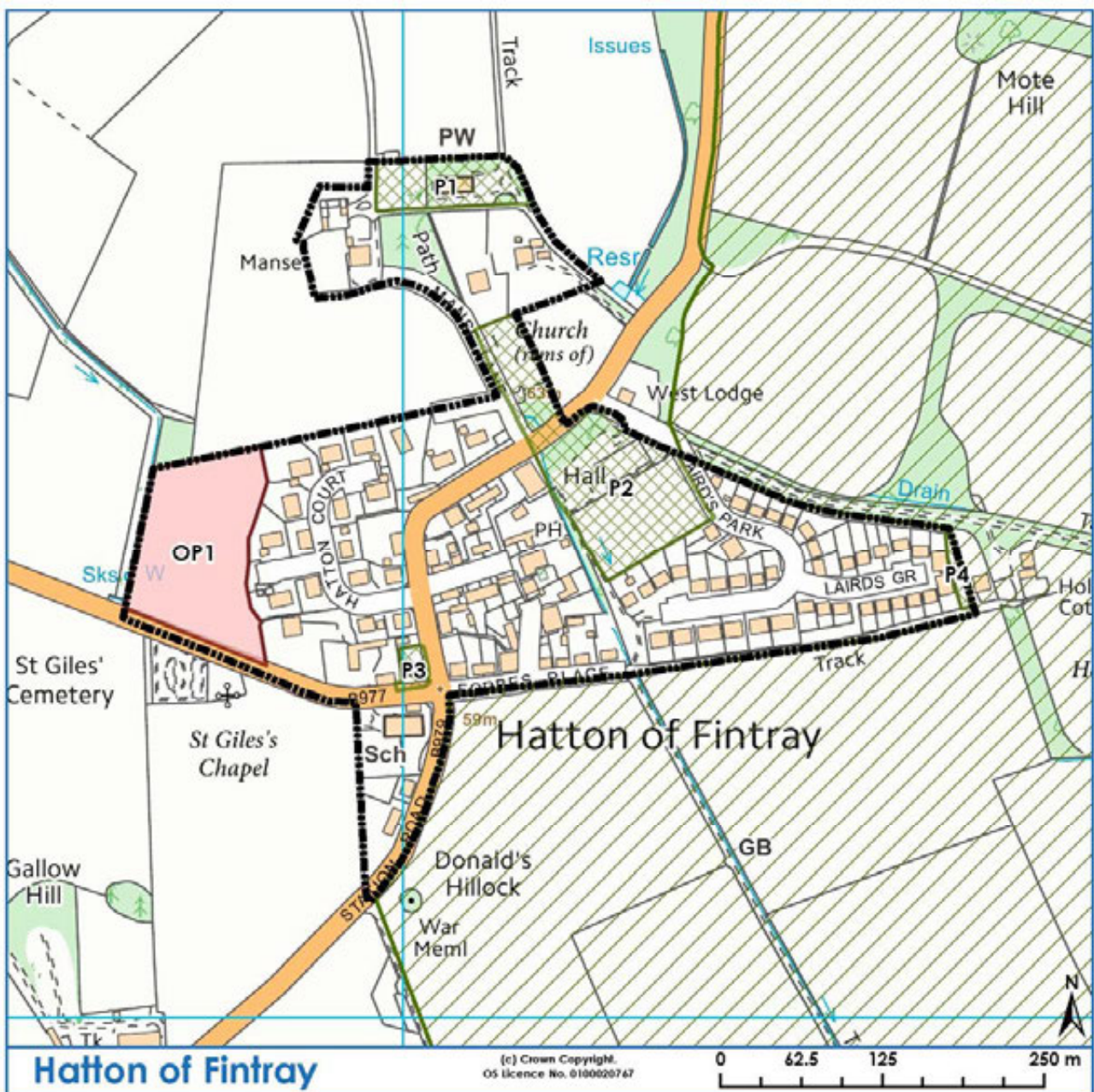
- Local transportation infrastructure: Footway connections are required from site OP1 to Hatton of Fintray Primary School.
- Primary education: All residential development must contribute towards additional primary school capacity to serve Hatton of Fintray.
- Secondary education: All residential development must contribute towards a new build Garioch Academy, for which options are being finalised, in order to address capacity issues at Inverurie Academy.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Hatton of Fintray. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Hatton of Fintray. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute towards household waste and recycling centre in the Inverurie area.
- Health facilities: All residential development may be required to contribute towards a new health centre in Kintore. A site for the health centre in Kintore requires to be identified.

Allocated Sites

OP1: North of B977

Allocation: 8 homes

This site was previously allocated as site H1 in the 2012 LDP. Located on the edge of the village, the site is visible to those approaching the settlement from the west. Strategic landscaping is therefore likely to be required along the western boundary to avoid potential adverse impacts on the village setting. Access may be possible either via the B977 or through the adjoining development at Hatton Court, although an extension to the existing footway would be required in the event of access being taken from the B977. The development should include a range of house types and sizes that respect the character of adjoining development, which is largely of a 1 and 1½ storey design, and should include 2 affordable homes.



INSCH

Vision

Insch is a large village which lies within the Huntly to Pitcaple Strategic Growth Area as identified by the Strategic Development Plan. As such there has already been significant development within the village and it is expected that this will continue through the life of the plan via the allocations made. The railway station is a major attraction for the village and increases its accessibility as a commuter village. The provision of disabled access to the railway station is an important objective for the future. Care should be taken not to detract from the existing sense of place within the village while at the same time sustaining and enhancing existing services, facilities and providing local employment opportunities.

A site for a new household waste and recycling centre is required. The Council is in the process of identifying a site suitable for a new centre. Consideration will be given to possible new uses for the site of the former roads depot off Commercial Road, in order to improve the appearance of the site and provide some benefit to the community.

Natural and Historic Environment

The Old Parish Church and associated memorials is a scheduled monument and situated at the heart of the village.

Settlement Features

<i>Protected Land</i>	
P1	To conserve the playing fields.
P2	To conserve the bowling green.
P3	For a replacement primary school.
P4	To conserve the cemetery.
<i>Reserved Land</i>	
R1	For environment and access improvements.
R2	For a town park.
R3	For the enhancement of the walkways.
R4	For the future expansion of the hospital.
R5	For town centre environmental improvements.
<i>Other Designations</i>	
BUS	Safeguarded for employment uses.
TC	Insch town centre.

Flood Risk

- Parts of OP1, OP5, P3, R4 and BUS are identified by Scottish Environment Protection Agency (SEPA) as being potentially vulnerable to flooding. A Flood Risk Assessment may be required to accompany future development proposals on these sites.
- SEPA has indicated that site OP1 is at significant risk of flooding from the Shevock.
- SEPA has indicated that a small water course along site OP5 boundary may be culverted downstream of the site. This may increase flood risk at the site in the instance that the culvert becomes blocked.
- SEPA has indicated that site R4 is at medium risk of flooding and any civil infrastructure, such as a hospital, must be designed to be capable of remaining operation and accessible during extreme flood events.

Services and Infrastructure

- Strategic transport: A contribution may be required to address the cumulative impact of development on the trunk road network.
- Strategic drainage and water supply: The water trunk main going into Insch will require substantial upgrade. Network investigations will be required, preferably through a joint Water Impact Assessment including all opportunity sites.
- Primary education: All residential development must contribute towards an extension to Insch Primary School.
- Secondary education: All residential development must contribute towards reconfiguration or permanent extension at the Gordon Schools, or provision of capacity at Inverurie Academy.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Insch. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Insch. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute to a household waste and recycling centre in the Insch area.
- Health facilities: All residential development must contribute towards an extension of Insch Medical Practice.

Allocated Sites

OP1: Land at North Road	Allocation: 48 homes
<p>This was previously allocated as site H1 in the 2012 LDP. It is situated in the west of the settlement and offers good road and rail connections found near to the site.</p> <p>SEPA has indicated that a Flood Risk Assessment will be required to assess the risk of flooding from the Shevock. It is believed that the risk from flooding could restrict the developable area, however this could contribute towards the open space requirement. A Drainage Impact Assessment may be required to address network issues.</p> <p>The design and layout of the site should be reflective of the style and character found in Insch. Routes allowing for safe pedestrian and cycle routes to the train station and town centre should be integrated into the site design.</p> <p>It is expected that 12 affordable houses will be provided onsite by the developer, integrated into the design of the development which should include a range of detached and semi-detached houses as well as flats.</p>	

OP2: Land at South Road	Allocation: 12 homes
<p>This site was previously allocated as site H2 in the 2012 LDP. The site is currently occupied by a house, car repair workshops, a kiosk, a portakabin office and an associated yard/parking area. It represents a redevelopment opportunity, which should include a mix of house types and sizes in keeping with the character of the surrounding area. Three affordable houses should be integrated within the site design. A contaminated land assessment is likely to be required owing to the previous use of the site.</p>	

An application for planning permission in principle for residential development is currently under consideration, and this provides a range of layout options to show how the site could be developed (APP/2014/1334).

OP3: Hillview, South Road

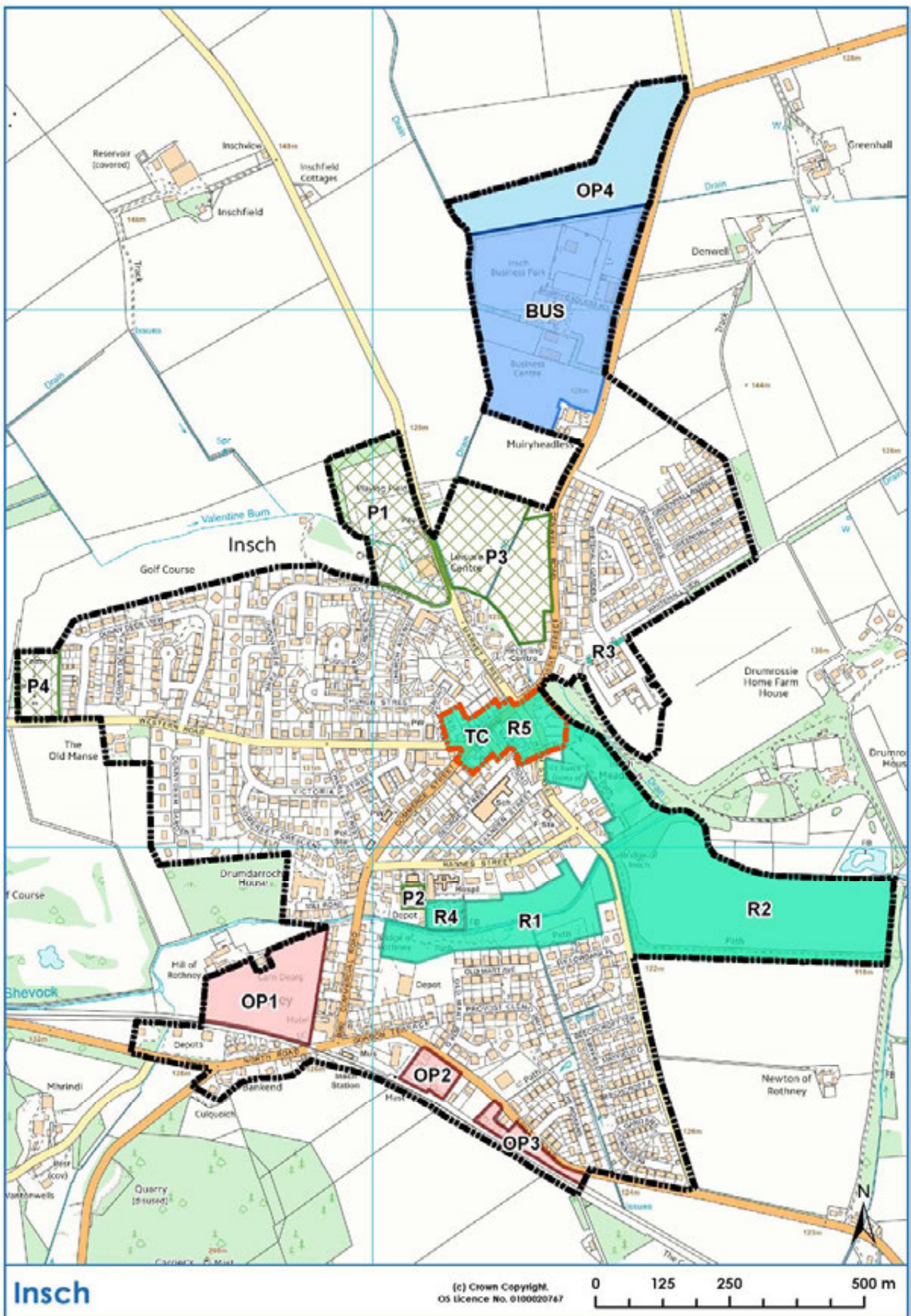
Allocation: 10 homes

This site was previously allocated as site H3 in the 2012 LDP. The site is now coming forward on a plot by plot basis.

OP4: North of Inch Business Park

Allocation: 5ha employment land

This site was previously allocated as site E1 in the 2012 LDP and is identified as an employment land development opportunity should demand arise. SEPA has indicated that a flood risk assessment may be required.



INVERURIE AND PORT ELPHINSTONE

Vision

Inverurie is a thriving market town which sits in the Don Valley and straddles both the River Don and the River Ury. It is located within the A96 strategic growth area and acts as a significant service and retail centre for the Garioch area and beyond. The town centre is not geographically central, but provides a focal point and is dominated by the grand Town Hall and the informal open area in front. Within the town centre are many successful locally owned shops, an increasing number of larger national and international chain stores, a range of businesses and services, along with public art and signage that provide character and identity. Inverurie and Port Elphinstone are classified as a single settlement, but the bridge across the Don between the two is a key gateway feature with the flood plain providing a significant open space buffer.

The town will play a key role in delivering both housing and employment development to meet requirements within the strategic growth corridor, and this will help to support Inverurie and Port Elphinstone's role as a sub-regional service and retail centre. The provision of affordable and accessible housing is a priority for the town. However, there are significant challenges in relation to traffic congestion, and uncertainty regarding both the Scottish Government's proposals to dual the A96 Aberdeen to Inverness and the local justification for developing an eastern relief road currently restricts options for expansion. The council recognise the need to address town centre congestion and junction capacity issues. This will be required to avoid delay in delivery of housing and employment land and to enable long term growth. This approach will be clarified as a matter of priority through the next development plan. Nevertheless, there remain significant development opportunities within and adjoining the town centre, at Uryside/Portstown and within the Crichton area, where development will help address traffic congestion issues through the provision of a new grade separated interchange on the A96.

Natural and Historic Features

The Keithhall Gardens and Designed Landscape stretches along much of the eastern and north eastern boundary of Inverurie, although just outside the settlement boundary. There are three scheduled monuments within the Keithhall Gardens and Designed Landscape, two of which are found in close proximity to the Inverurie and Port Elphinstone boundary. A scheduled monument is found to the east of Parkview in Inverurie. The Broomend Henge scheduled monument is situated in Port Elphinstone and is given additional protection through site P14.

The Kinkell Belt Local Nature Conservation Site is found within the Keithhall Gardens and Designed Landscape, just out with the settlement boundary.

Settlement Features

Protected Land	
P1	To conserve the landscape setting.
P2	To conserve the recreation area and playing fields.
P3 – P4	To conserve the playing fields.
P5	To conserve the open space and amenity area.
P6	To conserve the playing fields and recreation area.
P7	To conserve the amenity area, which contributes to the green network.
P8	To conserve the landscape/setting, which contributes to the green network.
P9 - P10	To conserve the playing fields, which contribute to the green network.
P11	To conserve the playing fields and adjoining cemetery, which contribute to the green network.

P12	To allow for environmental improvements, which will help enhance the green network.
P13	To conserve the historic setting, which contributes to the green network.
P14	For a Uryside Primary School.
P15	To enable the relocation of St Andrews Special School, if required.
P16	Safeguarded for health-care facilities.
Reserved land	
R1	For a northern link road and landscaping improvements.
R2	For a Uryside Park and points of access to Uryside.
R3	To enable development of community and education facilities.
Other designations	
BUS1 - BUS10	Reserved for business uses. Core paths are found in close proximity to many of the BUS sites and connections to these are encouraged. Sites BUS5-9 may be required to contribute proportionally in relation to the required road and junction capacity possibly including the construction of a new grade separated interchange to replace the Thainstone and Port Elphinstone roundabouts. Whilst BUS10 is reserved for employment use the site may be required to facilitate necessary road improvements.
SR1	9.4ha of strategic reserve employment land (2027-2035).
SR2	17ha of strategic reserve employment land (2027-2035).
A halting site for gypsy/travellers is required within the Thainstone/Crichie employment area, which is made up of sites OP12, OP13 and BUS6-10, or the area of unallocated land between sites BUS5 and BUS6.	

Flood Risk

- Part of sites P14, BUS4, BUS8, OP3, OP9, OP16 and SR1 lie within the Scottish Environmental Protection Agency's (SEPA) indicative 1 in 200 year flood risk area. A detailed Flood Risk Assessment will be required to accompany any future development proposals for these sites.
- Part of sites BUS5, BUS6, BUS7, BUS9, BUS10, OP2 and OP4 are located adjacent to SEPA's indicative 1 in 200 year flood risk area or have a small watercourse running through or adjacent to the site. A Flood Risk Assessment may be required to accompany future development proposals for these sites.

Oil and Gas Pipelines

- Part of the settlement is within the Health and Safety Executive (HSE) consultation distance associated with one or more oil or gas pipelines in the vicinity. Developments within this distance must comply with Policy P4: Hazardous and potentially polluting developments and contaminated land, and with the HSE "Planning Advice for Developments near Hazardous Installations".

Services and Infrastructure

- Strategic transportation: Contributions will be required for cumulative local and strategic transportation improvements including interventions on the A96 and in Aberdeen City.
- Local transportation infrastructure: Trunk road network issues require resolution. The main requirements will be major improvements to the Thainstone and Port Elphinstone roundabouts/junctions during the early part of the plan period, and the construction of a new grade separated interchange to replace the Thainstone and Port Elphinstone roundabouts in order to facilitate later stages of development at Crichie/Thainstone. Development at Crichie/Thainstone will need to contribute towards a Kintore train station/transport interchange.

- Strategic drainage and water supply: 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. There is currently available capacity at Inverurie Waste Water Treatment Works, however, it is insufficient to treat all development allocated at Blackburn, Inverurie, Keithhall and Kintore. A Capital Maintenance project has been triggered at Inverurie Waste Water Treatment Works which will deliver growth.
- Primary education: All residential development must contribute towards additional primary school capacity, which is most likely to take the form of two new primary schools.
- Secondary education: All residential development must contribute towards provision of capacity at Inverurie Academy.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Inverurie. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Inverurie. These may be identified in the Community Plan or relevant Community Action Plan. Where not provided on site, open space requirements should include contributions towards formal sports facilities at Uryside, additional pitches (3) and associated changing facilities, and the development of the regional Ury Riverside Park and allotments.
- Waste and recycling: All development must contribute towards a household waste recycling centre in the Inverurie area.
- Health facilities: All residential development must contribute towards a new health centre in Inverurie.

Allocated Sites

OP1: Conglass	Allocation: Mix of uses including 58 homes and 0.35 ha of employment land
<p>This site was previously allocated as site M1 in the 2012 LDP. It is located on the north-western edge of the town and is bounded by the A96 to the south, the old A96 to the north and existing housing development to the east. There are open views to the west and strategic landscaping is likely to be required along this boundary to soften the settlement edge and reduce the visual impact of development.</p> <p>A masterplan is required to detail how the development, and its access, will integrate with the care home and associated uses in the northern part of the site (see further comments below). The development should comprise a mix of house types and sizes in keeping with the character of the surrounding area, and should include 14 affordable homes integrated within the site design.</p> <p>A drainage impact assessment will need to be undertaken and full SUDS implementation, along with adequate buffer zone provision, will be required.</p> <p>Planning permission has been granted for the development of a 60-bed care home and 8 associated dwellings within the northern part of the site (APP/2011/3487 and APP/2013/0151).</p>	

OP2: Inverurie Town Centre	Allocation: Mix of uses including 180 homes, 0.5 ha of employment land, community facilities and a variety of retail uses
<p>This site was previously allocated as site M2 in the 2012 LDP. It adjoins, and partly contains, the defined town centre of Inverurie. The site is bounded by Harlaw Way to the north, Burn Lane/Station Road to the south, Constitution Street/Harlaw Road to the west, and the railway line to the east. It incorporates a range of existing buildings and land uses, including the Colony Park, Harlaw Park and the various industrial/business properties on the eastern side of Harlaw Road. A masterplan/masterplans will be required to support future development proposals.</p> <p>A Development Brief was prepared for the site in 2004, and a Development Framework was also drafted in 2008. Development proposals will be expected to be in general accordance with the principles set out within these documents. All development proposals will be expected to ensure a clear physical relationship between the site and the traditional heart of the town through the provision of a network of safe and convenient pedestrian and cycle routes. Development must also respect the urban fabric of the surrounding area, including adjacent housing areas. Residential development proposals should provide a mix of house types, sizes and tenures, including affordable housing integrated within the site layout in order to deliver a balanced and sustainable community.</p> <p>The site contains the Garioch Health Centre, which is expected to become vacant during the plan period. This part of the site is located within the town centre, and any redevelopment proposals will therefore be expected to incorporate significant retail provision at ground floor level.</p> <p>Water impact assessments and drainage impact assessments will be required. The demand for water and wastewater capacity for the non-domestic element of the development will depend on the business use, and early engagement with Scottish Water is recommended. Drainage impact assessments should be undertaken, and flood risk assessments may be required depending on proposed development layouts.</p> <p>A number of planning permissions have been granted, or are pending consideration, for housing and retail development within the site.</p>	

OP3: Phase 2 Portstown	Allocation: 250 homes
<p>This site was previously allocated as site M3 in the 2012 LDP. It lies on a hill to the north of Inverurie, with levels rising from the south and west to a high point in the east. The site is bounded by the proposed northern link road to the north, the proposed riverside park on the floodplain of the River Ury to the south, the B9001 to the west and the B9170 to the east. It adjoins site OP9 to the south-east. A number of access points are required to serve the site, given the scale of development. These are expected to include access to the northern link road and connectivity to the adjoining OP9 site. Residential development proposals should include a mix of house types and sizes in keeping with the character of the surrounding area, to include affordable housing integrated within the site layout.</p> <p>A water impact assessment and drainage impact assessment will be required. A new reservoir is required at Hillbrae. A flood risk assessment will also be required to support any future development proposals for the site.</p> <p>Planning permission for 253 houses and 4 commercial units on the site has been granted on appeal (APP/2008/4145).</p>	

OP4: Crichtie	Allocation: 737 homes, including community facilities and a primary school
<p>This site was previously allocated as site H1 in the 2012 LDP. It is located to the west of Port Elphinstone on the western side of the A96. A Development Framework including the site was approved in February 2013, and a Masterplan for the site was subsequently approved in June 2013¹. Future development proposals should take account of these documents, which identify key principles for the urban form and design of the development.</p> <p>The lower lying area of the site along the river should be retained and enhanced as a natural corridor to secure the setting of the River as well as to provide opportunities for enhanced recreational linkages.</p> <p>The site must contribute proportionally towards major improvements in relation to the required road and junction capacity possibly including the construction of a new grade separated interchange to replace the Thainstone and Port Elphinstone roundabouts to facilitate later stages of development. Accesses to the initial phase of development (no more than 300 dwellings) are expected to be via the B993 Kemnay Road, although subsequent stages of development will require an additional access to the south of the site from the new grade separated interchange. Pedestrian and cycling linkages will be required, particularly to ensure accessibility between the site and the existing built up areas of Port Elphinstone. Significant areas of woodland within and adjoining the site should be retained and enhanced wherever possible.</p> <p>The northern part of the site is at risk of flooding from the River Don, and a flood risk assessment will be required to support any development in this part of the site. Full SUDS implementation and adequate buffer zone provision will be required. Water impact assessment and drainage impact assessments will be required. The demand for water and wastewater capacity for the non-domestic element of this development will depend on the business use and early engagement with Scottish Water is recommended in this respect.</p> <p>Planning permission in principle is pending (subject to a section 75 legal agreement) for the wider Crichtie development (APP/2013/0267). This wider development includes 737 houses, business and industrial uses, community facilities including a primary school, retail and associated infrastructure, and entirely incorporates the OP4 site.</p>	

OP5: Adjacent to Golf Course	Allocation: 20 homes
<p>This site was previously allocated as site H2 in the 2012 LDP. It is located to the south of the Blackhall roundabout, on the western side of the A96, and is accessed via an underpass beneath the A96 which will be upgraded to serve the development.</p> <p>Full planning permission for the development of 18 houses on the site was granted in March 2012 (APP/2011/3733). The development is expected to be completed during the period to 2017.</p>	

¹ The Development Framework and Masterplan can be viewed at <https://www.aberdeenshire.gov.uk/planning/masterplans/masterplans-garioch/>

OP6: Conglass Cottages	Allocation: 27 homes
<p>This site was previously allocated as site H3 in the 2012 LDP. It is located on the northern side of the old A96, on the north-western edge of Inverurie. The site is accessed directly from the old A96.</p> <p>Planning permission has been granted for the development of 31 homes and open space on the site (APP/2013/2283). The development is expected to be completed by 2017 or during the early part of the plan period.</p>	

OP7: Uryside Phase 2, North	Allocation: 150 homes
<p>This site was previously allocated as site H4 in the 2012 LDP. It is located to the north-east of Inverurie and bounded by an unclassified road to the east. There are open agricultural fields to the north, whilst site OP8 adjoins the western and southern boundaries of the site. The site occupies a relatively high position within the local landscape, and is visible when approaching Inverurie from both the north and west. Extensive strategic landscaping is therefore required to mitigate the visual impact of development. The site will need to be fully integrated with the adjoining development on the site OP8, and access will need to be gained via the OP8 site. The development should include a mix of house types and sizes in keeping with the character of the surrounding area, to include affordable housing integrated within the site layout.</p> <p>A water impact assessment and drainage impact assessment will be required. A new reservoir is required at Hillbrae. Full SUDS implementation and adequate buffer zone provision will be required.</p> <p>Planning permission for a total of 611 houses over sites OP7 and OP8 was granted on appeal in December 2013 (APP/2009/2542).</p>	

OP8: Uryside Phase 2	Allocation: 465 homes
<p>This site was previously allocated as site EH1 in the 2012 LDP. It is located to the north-east of Inverurie and is bounded by the B9170 to the south and an unclassified road to the east. There are open agricultural fields to the north of the site, whilst site OP7 is located adjacent to the north-eastern site boundary. The site occupies a relatively high position within the local landscape, rising northwards from the B9170, and is visible when approaching Inverurie from both the north and west. Extensive strategic landscaping is therefore necessary to mitigate the impact of development. A number of access points from the B9170 are required to serve the site, given the scale of development. Pedestrian and cycling links, to provide connectivity with the town centre, will also be required. The provision of linkages to the adjoining OP7 site will be necessary. The development should include a mix of house types and sizes in keeping with the character of the surrounding area, to include affordable housing integrated within the site layout.</p> <p>A water impact assessment and drainage impact assessment will be required. A new reservoir is required at Hillbrae. Full SUDS implementation and adequate buffer zone provision will be required. SEPA surface water flood maps highlight that the site has a natural depression running through it which could act as a flow path during wet periods, and there are records of flooding from overland flows from the site. The drainage arrangements for the site should take these factors into consideration.</p> <p>Planning permission for a total of 611 houses on the majority of site OP8 (excluding a small area in the west) and site OP7 was granted on appeal in December 2013 (APP/2009/2542). An additional full planning permission for 40 houses on the remaining part of site OP8 was granted in December 2013 (APP/2010/3002).</p>	

OP9: Portstown Phase 1	Allocation: 175 homes
<p>This site was previously allocated as site EH2 in the 2012 LDP. It is located to the north of Inverurie and is bounded by the B9170 to the east. The site of the proposed Uryside Primary School is located to the south, whilst development site OP3 is located to the immediate north-west and recent housing development is located to the immediate south-east. The proposed riverside park on the floodplain of the River Ury adjoins the western boundary of the site. A number of access points are required to service the site, given the scale of development. These are expected to be via B9170 and through the recent housing development to the south-east. Connectivity to the proposed northern link road, via the adjoining site OP3, will also be required. Proposals should include a mix of house types and sizes in keeping with the character of the surrounding area, to include affordable housing integrated within the site layout. Given the sensitivity of the location strategic landscaping is necessary to mitigate the impact of development.</p> <p>A water impact assessment and drainage impact assessment will be required. A new reservoir is required at Hillbrae. A flood risk assessment will also be required to support any future development proposals for the site.</p> <p>Full planning permission for the development of 163 houses on the site was granted in December 2013 (APP/2006/0866).</p>	

OP10: Blackhall Road, Westgate South	Allocation: A mix of uses including 250 homes and up to 3.6 ha of employment land
<p>This site was previously allocated as site EH3 in the 2012 LDP. It is located to the west of the A96, adjacent to the Blackhall Roundabout, and lies on the north-eastern slopes of the Hill of Ardtannes and Davah. A line of pylons runs along the western boundary of the site and essentially forms the edge of the settlement, whilst the Inverurie Golf Club is located to the south-east of the site. Access will be via a new 5th exist from the A96 Blackhall Roundabout, and will require the formation of a new road running through the site from the new roundabout exit to rejoin Blackhall Road in the western part of the site. Proposals should include a mix of house types and sizes in keeping with the character of the surrounding area, to include affordable housing integrated within the site layout. Employment development should be located in the northern-most part of the site, in the triangle of land between the BUS3 and P17 sites. A water impact assessment and drainage impact assessment will be required.</p> <p>Full planning permission for the construction of 221 houses on the site was granted in August 2013 (APP/2011/2682). It is anticipated that approximately 60 of the houses will be developed prior to 2017, with the remainder being developed post 2017.</p>	

OP11: Crichtie	Allocation: 23.7 ha of employment land
<p>This site was previously allocated as site E1 in the 2012 LDP, although the site boundaries have since been amended. It is located on the western side of the A96 to the immediate south of site OP4. A Development Framework including the site was approved in February 2013, and a Masterplan for the site was subsequently approved in June 2013². Future development proposals</p>	

² The Development Framework and Masterplan can be viewed at <https://www.aberdeenshire.gov.uk/planning/masterplans/masterplans-garioch/>

must accord with these documents, which identify key principles for the urban form and design of the development. The development must make provision for 5 ha of high quality business use.

The site must contribute proportionally towards major improvements in relation to the Thainstone and Port Elphinstone roundabouts/junctions, including the construction of a new grade separated interchange on the A96 to replace the Thainstone and Port Elphinstone roundabouts. Full SUDs implementation and adequate buffer zone provision will be required to take account of the small watercourse which runs through the site.

Planning permission in principle is pending (subject to a section 75 legal agreement) for the wider Crichton development (APP/2013/0267). This wider development includes business and industrial uses, along with 737 houses, community facilities including a primary school, retail and associated infrastructure, and entirely incorporates the OP11 site.

OP12: Adjacent to Axis Business Centre **Allocation: 1.5 ha of employment land**

This site was previously allocated as site E2 in the 2012 LDP. The allocation is to include office development only (Class 4). The site must contribute proportionally towards major improvements in relation to the Thainstone and Port Elphinstone roundabouts/junctions, including the construction of a new grade separated interchange on the A96 to replace the Thainstone and Port Elphinstone roundabouts. Full SUDs implementation and adequate buffer zone provision will be required.

Full planning permission for the formation of an access road and strategic landscaping on the site was granted in June 2013 (APP/2012/3648).

OP13: Thainstone **Allocation: 10 ha of employment land**

This site was previously allocated as site E3 in the 2012 LDP. Any application will require to demonstrate integration with the wider Crichton development (sites OP4, OP11 and SR1). Layout, design and landscaping should take into account existing access routes and established features. The site must contribute proportionally towards major improvements in relation to the Thainstone and Port Elphinstone roundabouts/junctions, including the construction of a new grade separated interchange on the A96 to replace the Thainstone and Port Elphinstone roundabouts. Full SUDs implementation and adequate buffer zone provision will be required.

OP14: Pineshaw, Port Elphinstone **Allocation: 25 homes**

This newly allocated south facing site is located off the B993 Kemnay Road and is contained by the OP4 site. It is well screened by topography and vegetation.

Development must be designed to integrate into the wider Crichton development at sites OP4/OP11. Access is expected to be from the Kemnay Road. The site must also contribute proportionally towards major improvements in relation to the Thainstone and Port Elphinstone roundabouts/junctions, including the construction of a new grade separated interchange on the A96 to replace the Thainstone and Port Elphinstone roundabouts. Development should provide a mix of house types and sizes, in keeping with the character of the surrounding area, to include a minimum of 6 affordable houses integrated within the site layout.

Wet habitats may be present on site. Appropriate investigation and adequate buffers/protection will therefore be required. Water network reinforcement may be required.

OP15: North Street, Inverurie

Allocation: Mix of uses including 80 homes

This newly allocated site lies within the Inverurie settlement boundary, and is located on North Street some 500m from the town centre. Old Chapel Road forms the southern boundary of the site. The site represents a significant redevelopment opportunity, and is appropriate for a mix of uses including up to 80 homes. Primary access is expected to be from North Street, with the potential for a secondary emergency access to Old Chapel Road. Opportunities for improved pedestrian linkages through the site to enhance connectivity between North Street and Old Chapel Road should be exploited as far as possible. All development should be in keeping with the character of the surrounding area, and residential development should include a mix of house types and sizes to include a minimum of 20 affordable homes integrated within the site layout. Opportunities for solar gain should be exploited as far as possible. There is existing 100mm PVC pipework within the site which will need to be cut and capped.

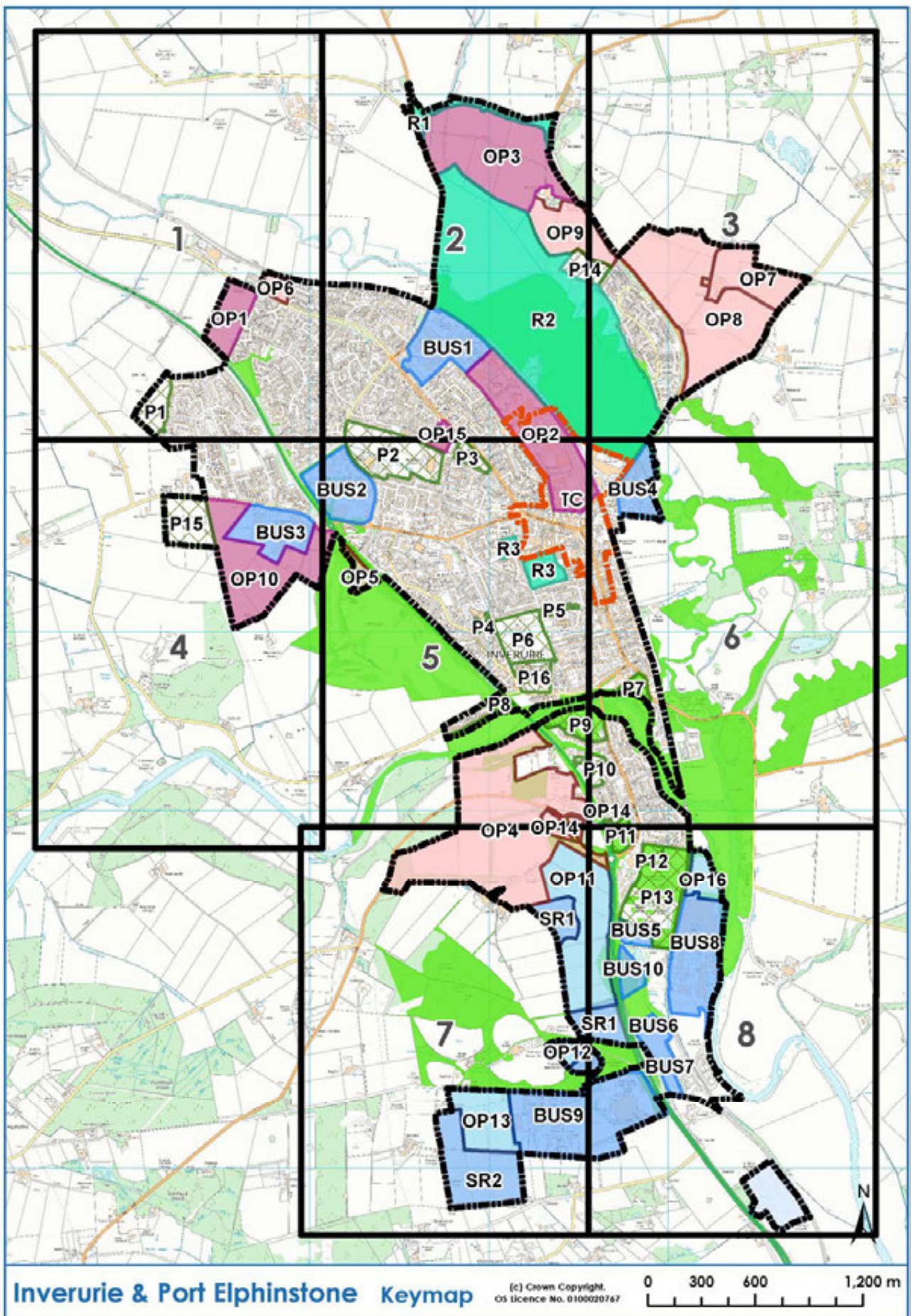
Planning permission in principle for residential development on this site is pending, subject to the signing of a section 75 legal agreement (APP/2014/2245).

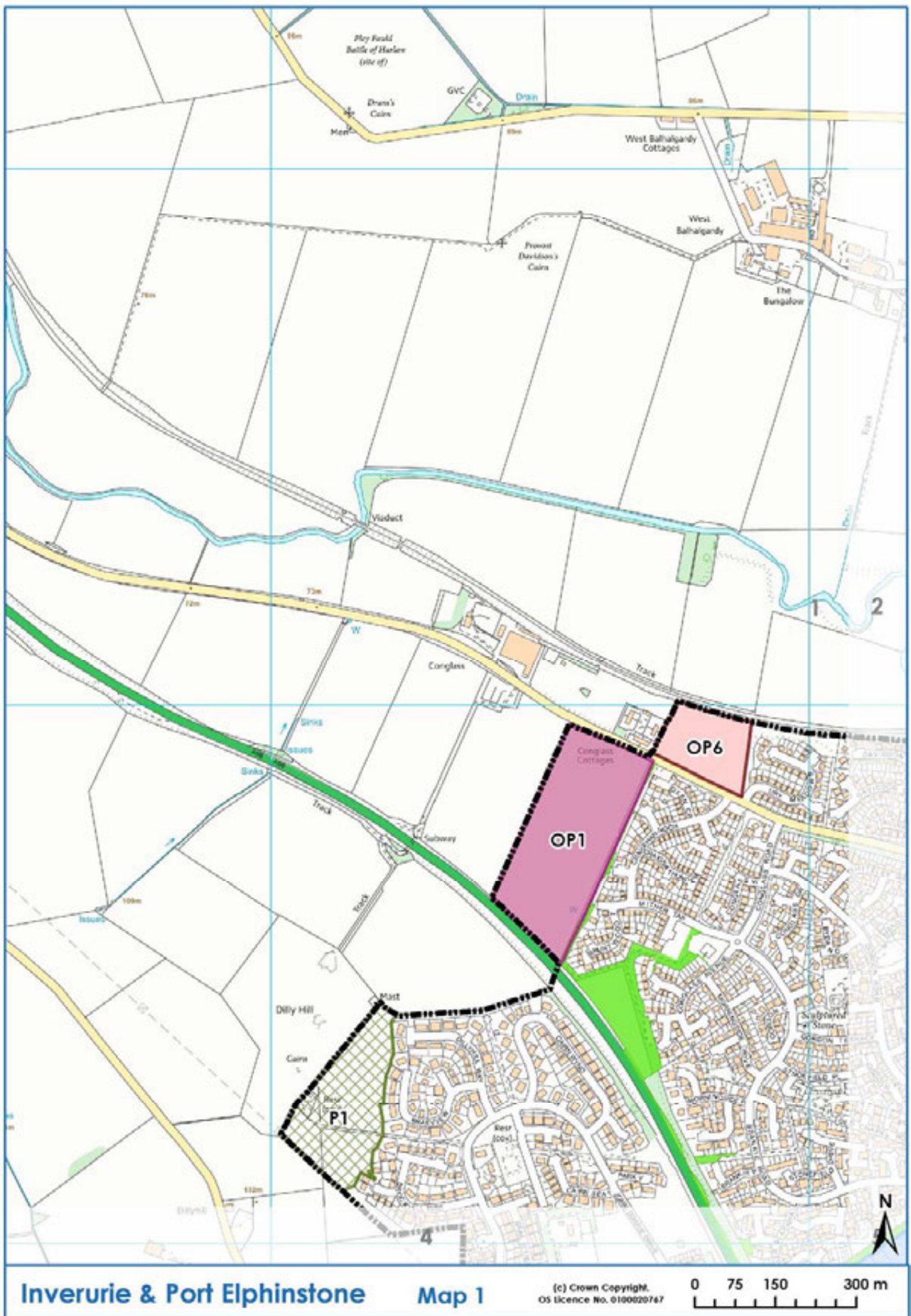
OP16: Kirkwood Commercial Park, Thainstone

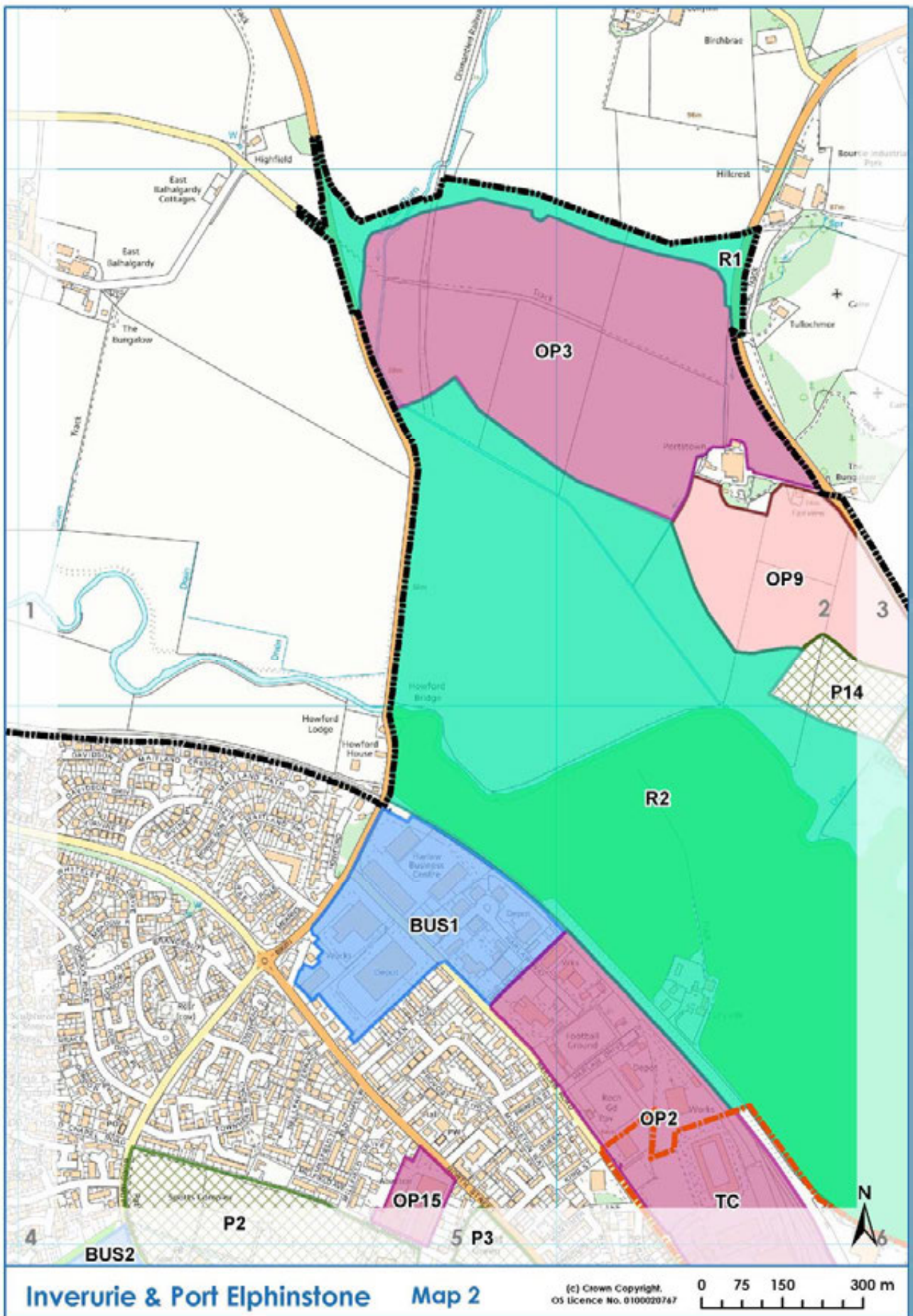
Allocation: 3.8 ha of employment land

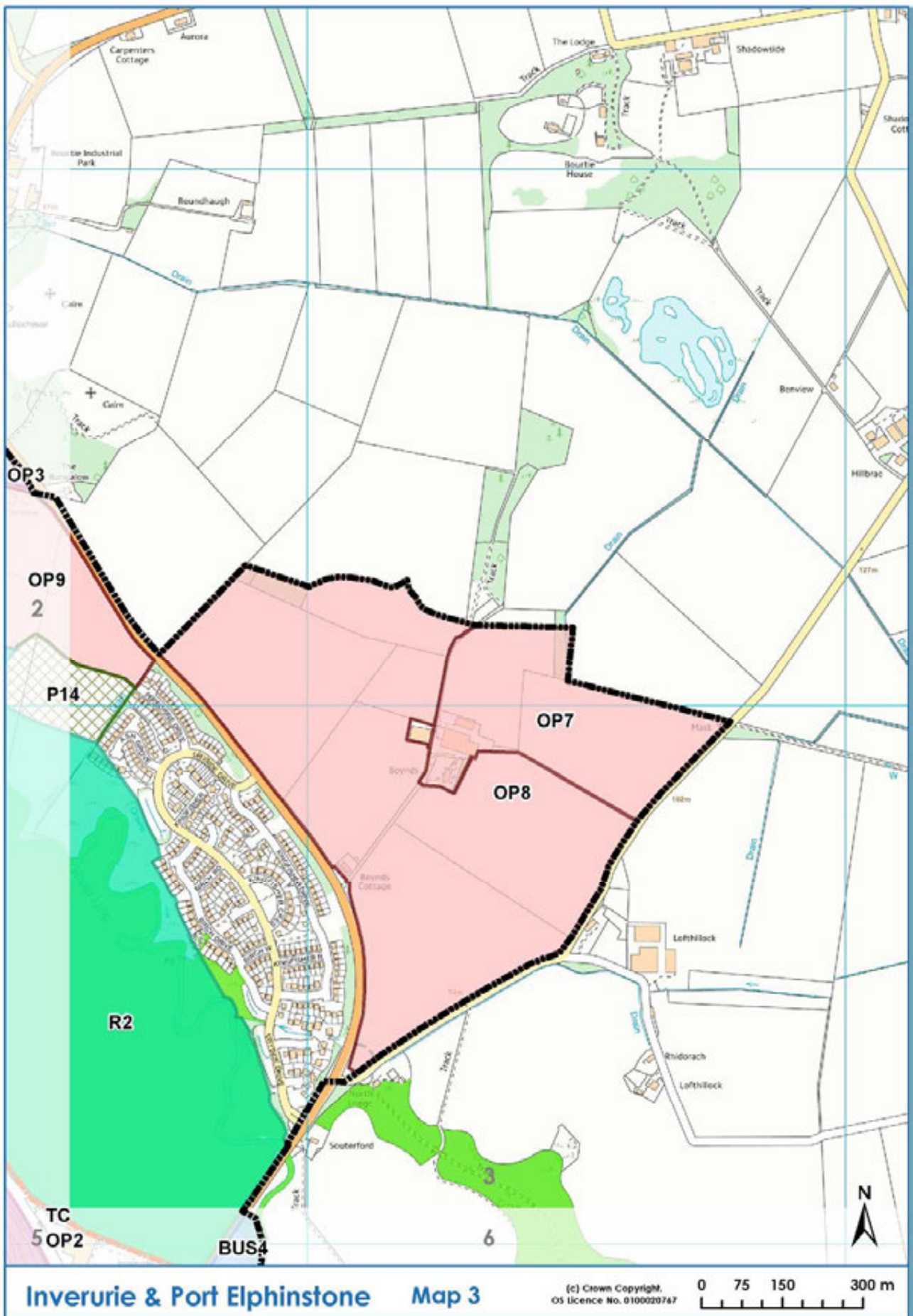
This site is allocated for employment purposes as an extension to the BUS8 employment site, which is located to the immediate south.

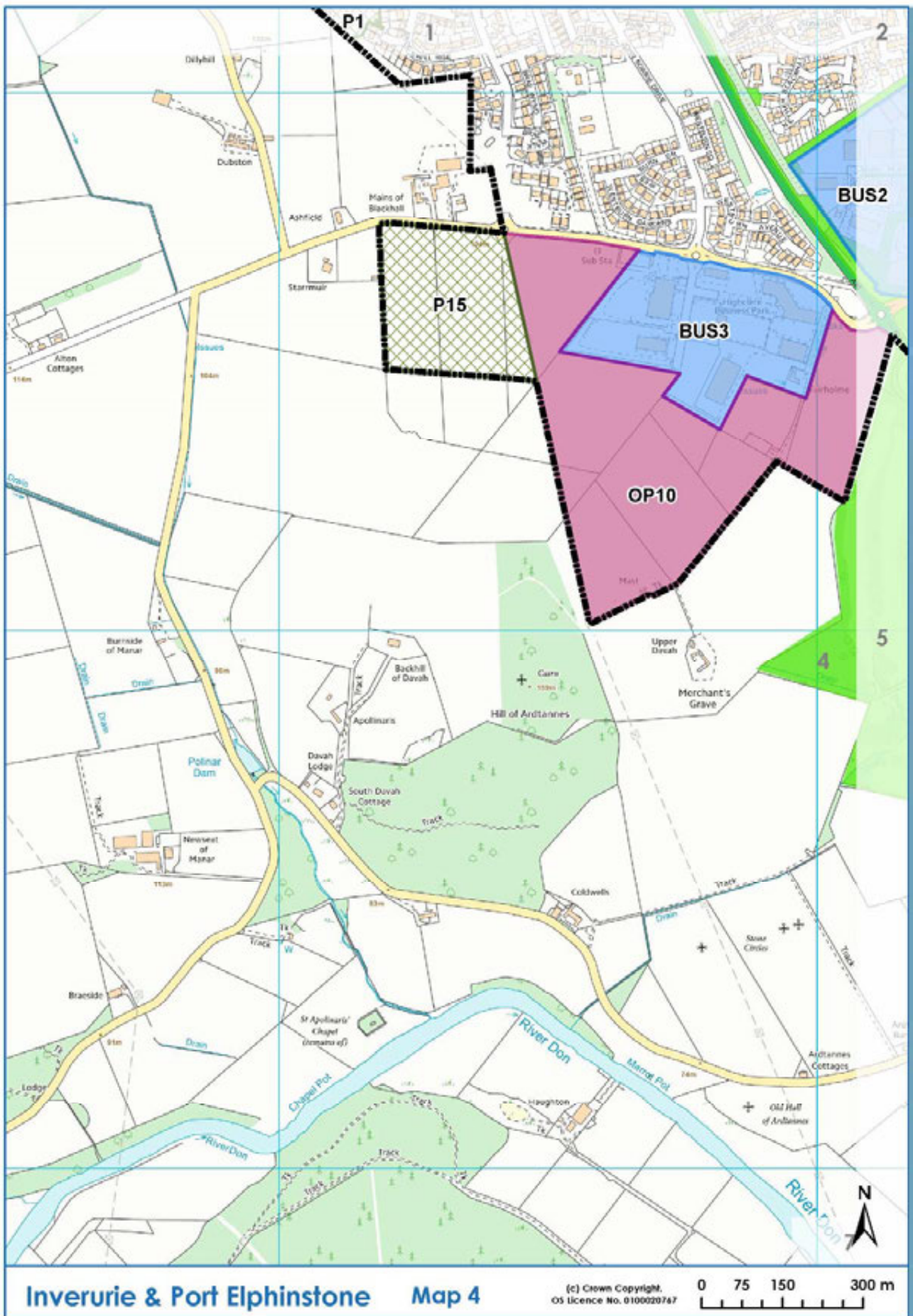
Planning permission in principle for commercial / employment development on the site (use classes 4, 5 and 6) was granted in June 2013 (APP/2013/0170). In line with this planning consent, development on the OP16 site will be restricted to ensure that the total development on sites OP16 and the adjoining BUS8 site does not exceed 74,000m² of floor area, and that the overall proportion of the floor area replicates that which has been deemed lawful under application APP/2011/333. Any development proposals which would exceed these levels would require to contribute proportionally towards the provision of a new grade separated interchange on the A96 to replace the Thainstone and Port Elphinstone roundabouts. A Flood Risk Assessment (FRA) has previously been carried out for this site. Development should accord with this FRA or any further study which supersedes it.









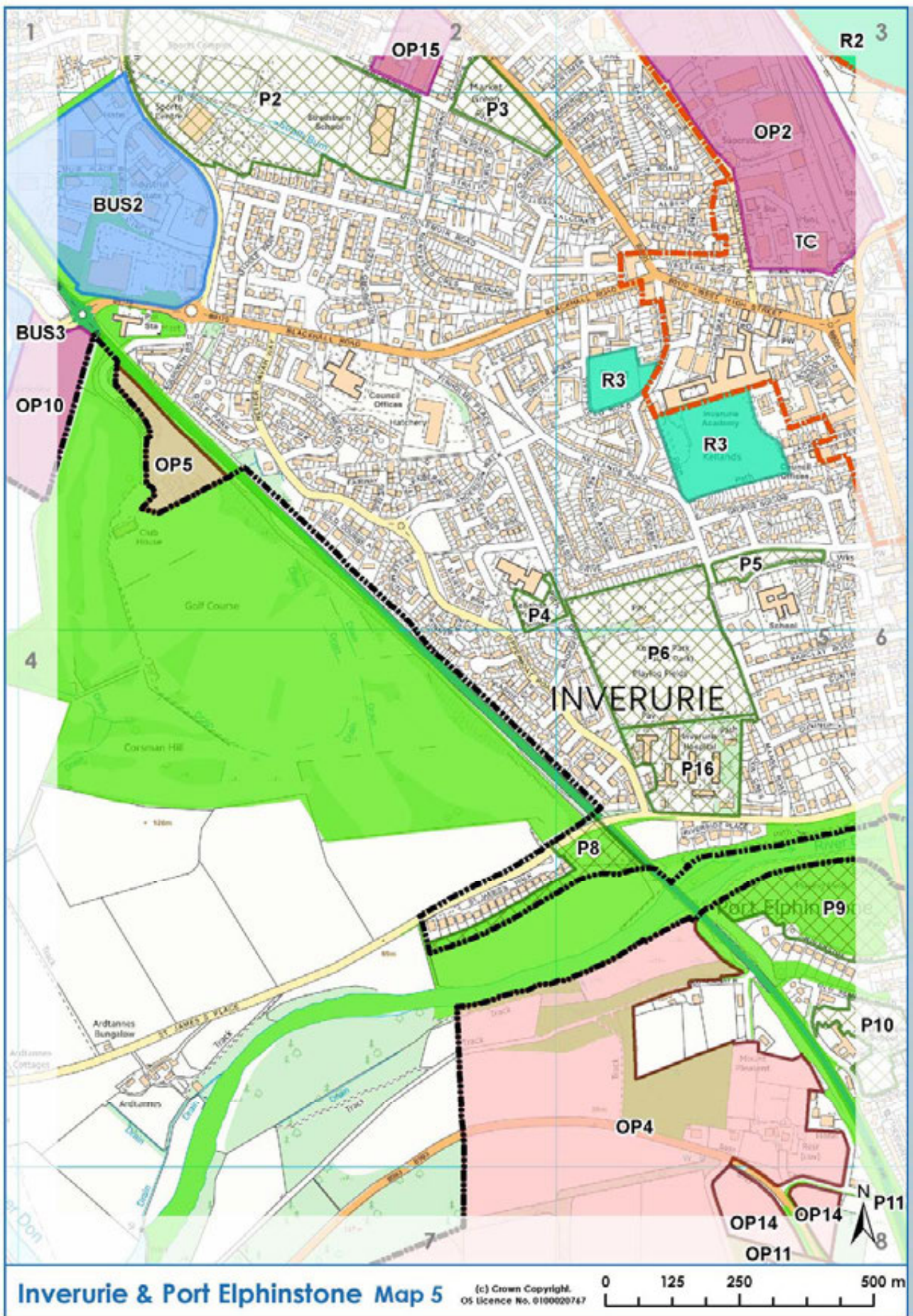


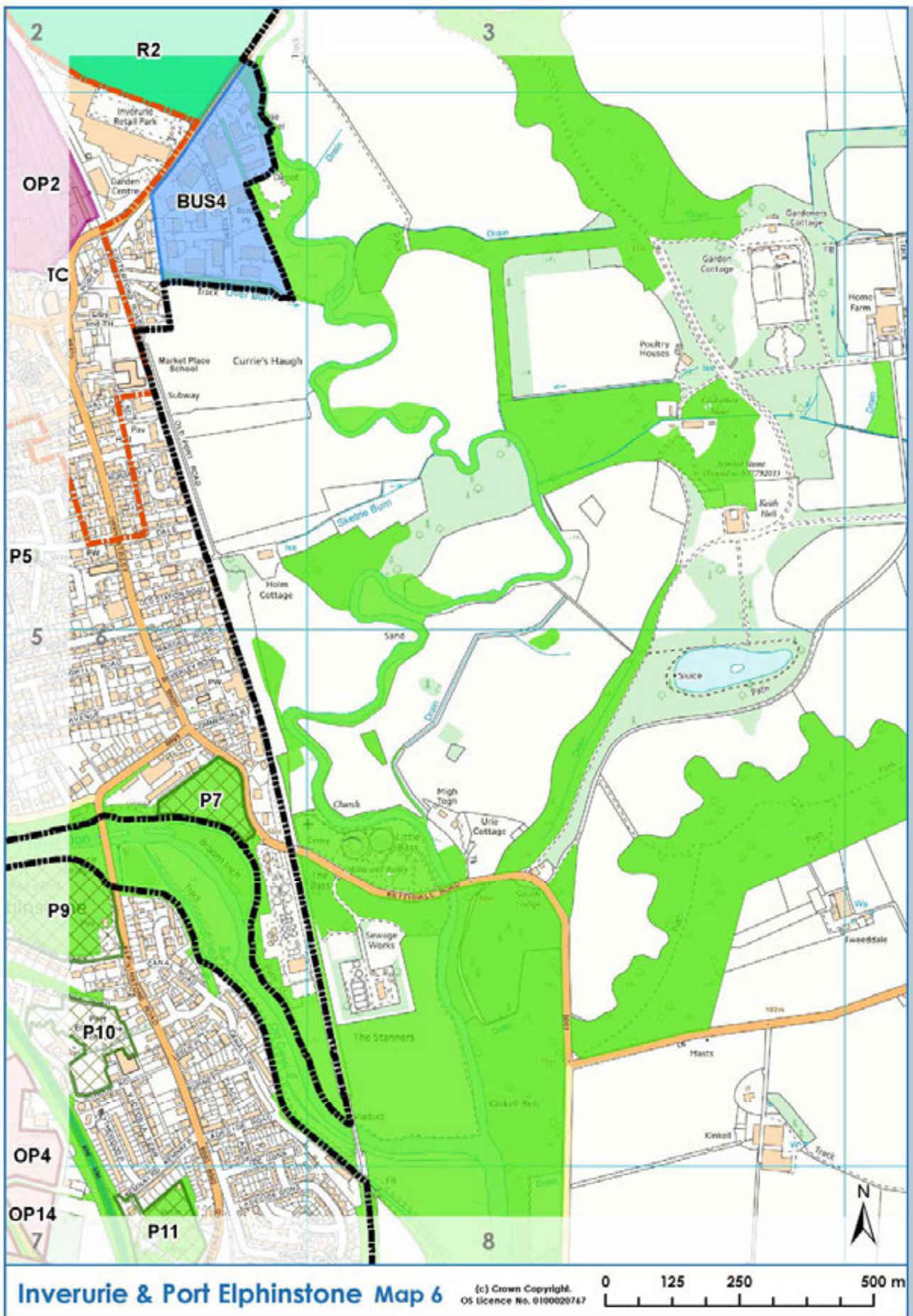
Inverurie & Port Elphinstone

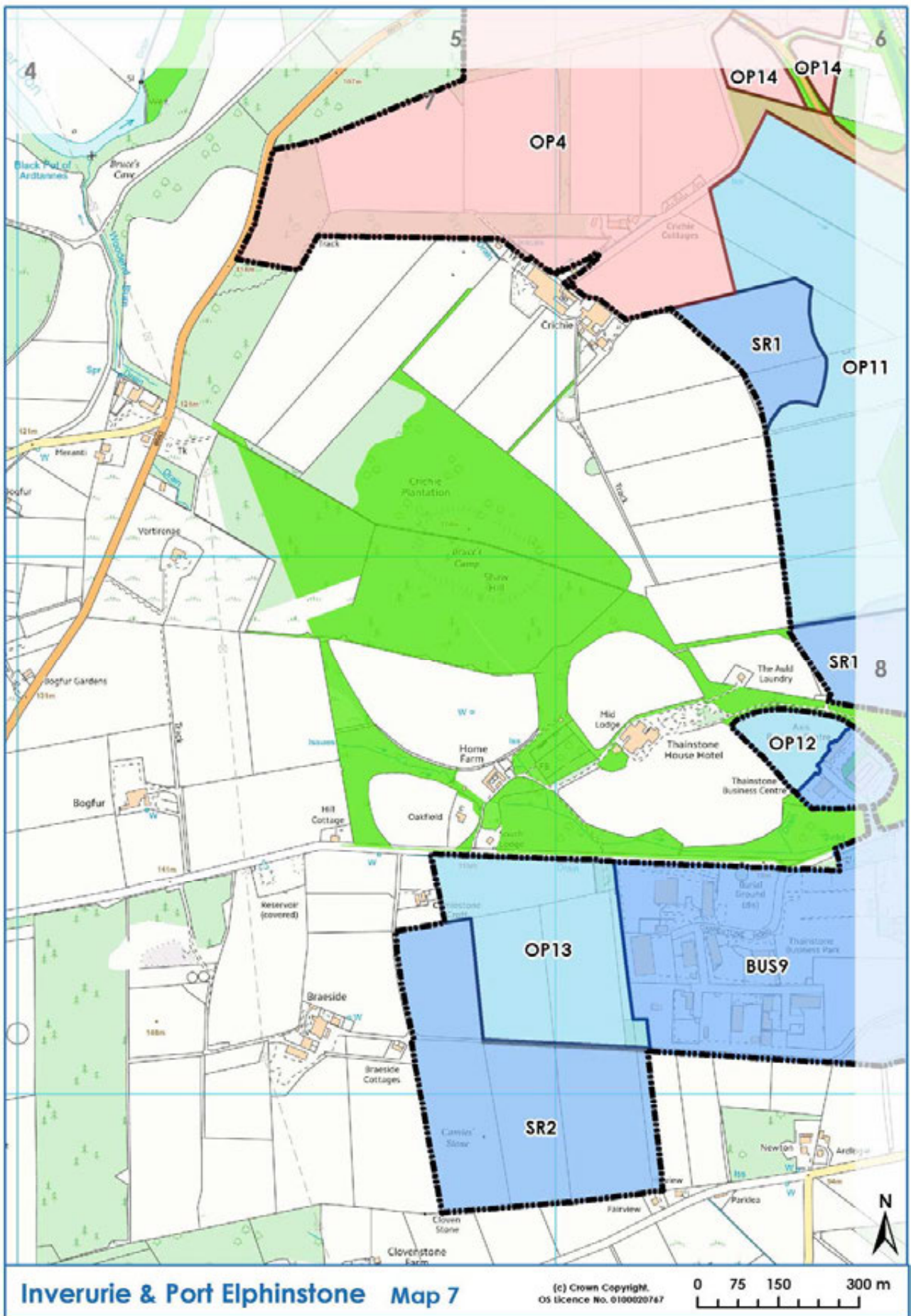
Map 4

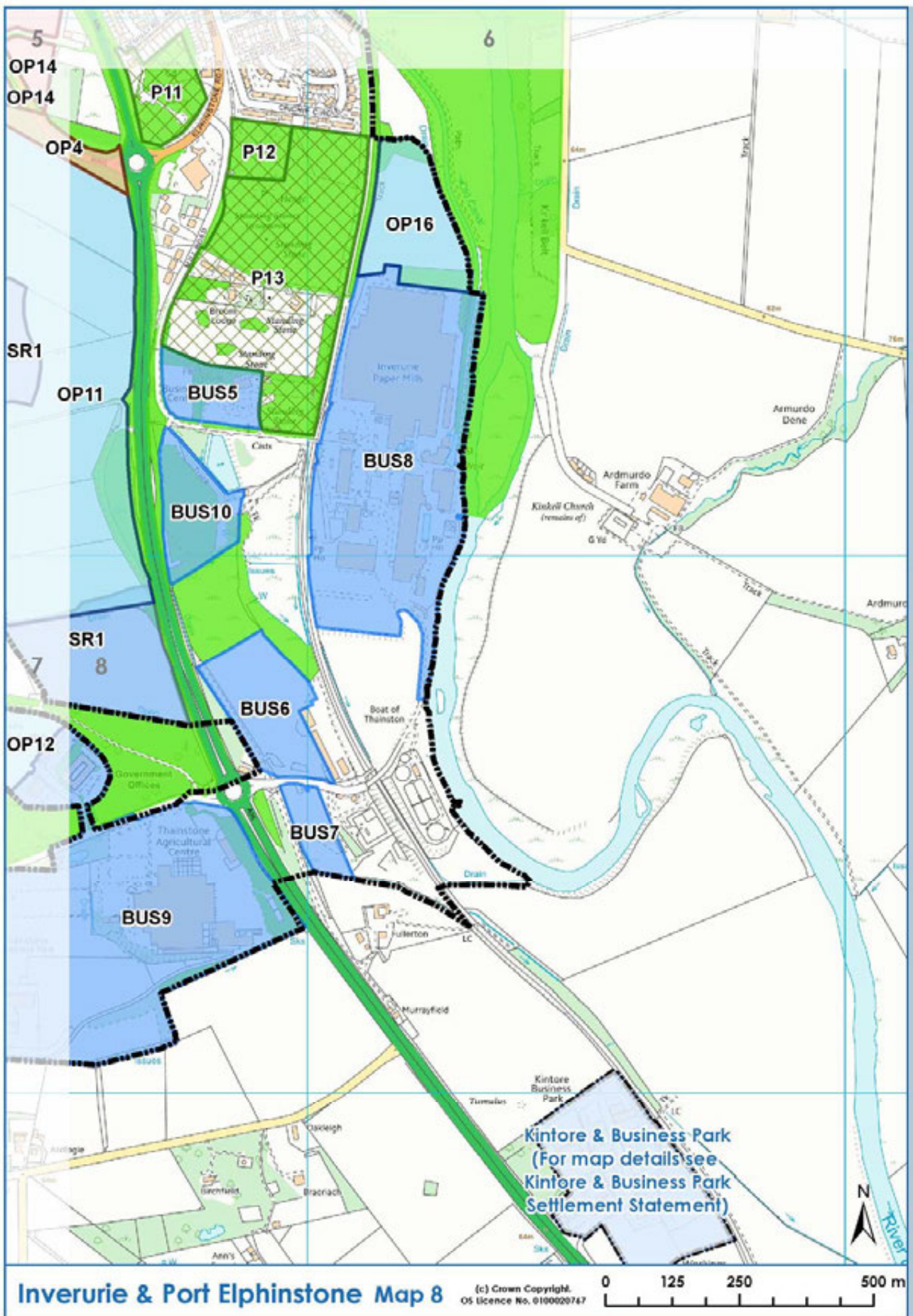
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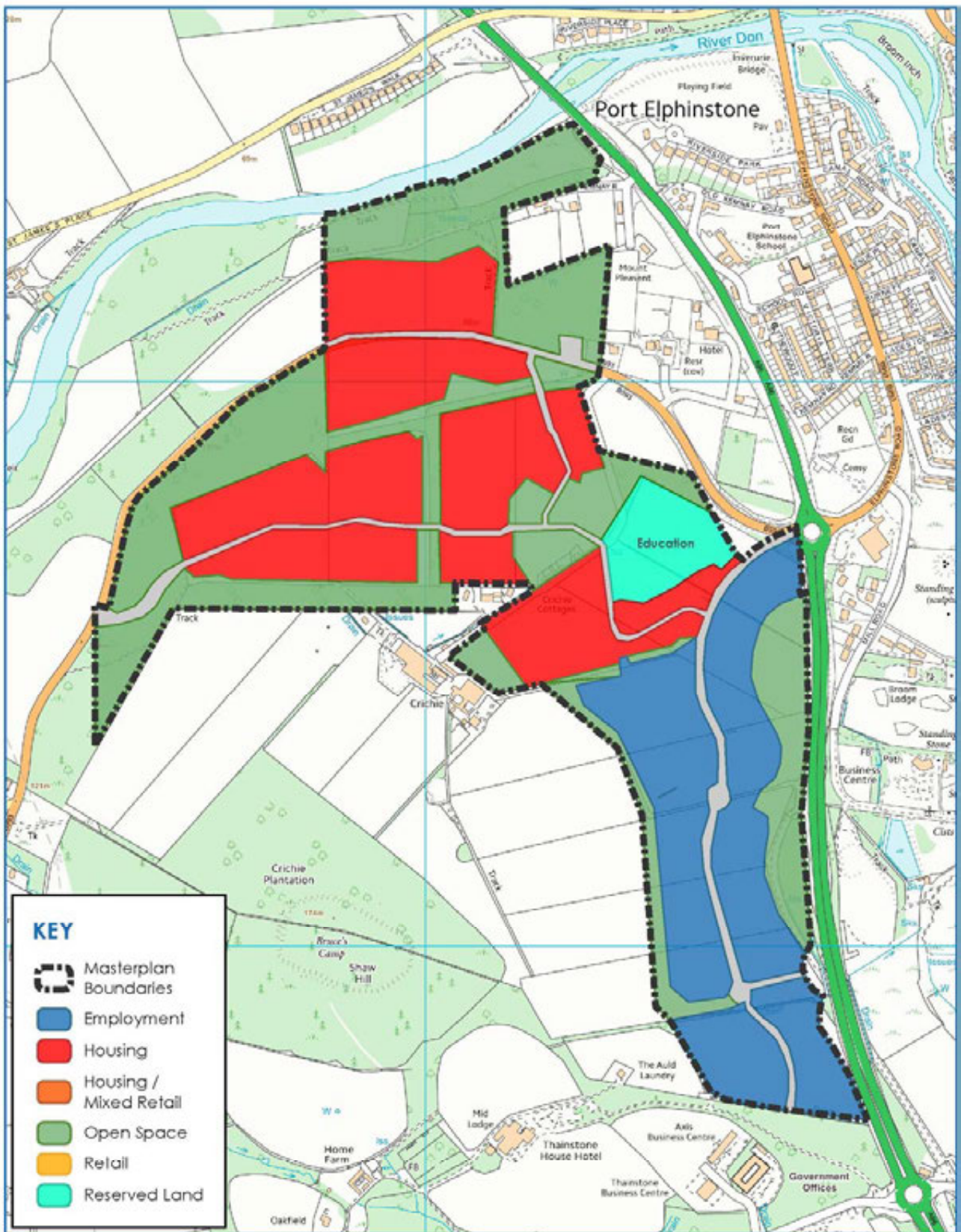
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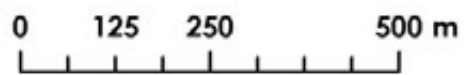


Crichton Inverurie Masterplan

Inverurie & Port Elphinstone

Associated Opportunity Sites: OP4 & OP11

Agreed Date: 25/06/2013



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KEITHHALL

Vision

Keithhall is a small village located some 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 centrepiece of the estate is Keithhall House, a category A listed building that is the historic seat of the Earls of Kintore, whilst the grounds of Keithhall Estate were landscaped by Capability Brown in the 18th Century. There is pressure for development in the vicinity of Keithhall owing to its proximity to Inverurie, but the need to preserve the integrity of the Historic Garden and Designed Landscape is of particular importance. Keithhall is therefore suitable for a modest level of development only, which will help to meet local housing needs and support local services – particularly the primary school which is forecast to be under capacity during the early part of the plan period.

Natural and Historic Environment

Much of the village is situated within the Keithhall Garden and Designed Landscape.

Settlement Features

<i>Protected Land</i>	
P1 - P2	To conserve the landscape and setting of the village.
<i>Reserved Land</i>	
R1	To provide a car park for the village hall.

Flood Risk

- A small watercourse runs adjacent to part of sites OP1 and R1. A Flood Risk Assessment may be required.

Services and Infrastructure

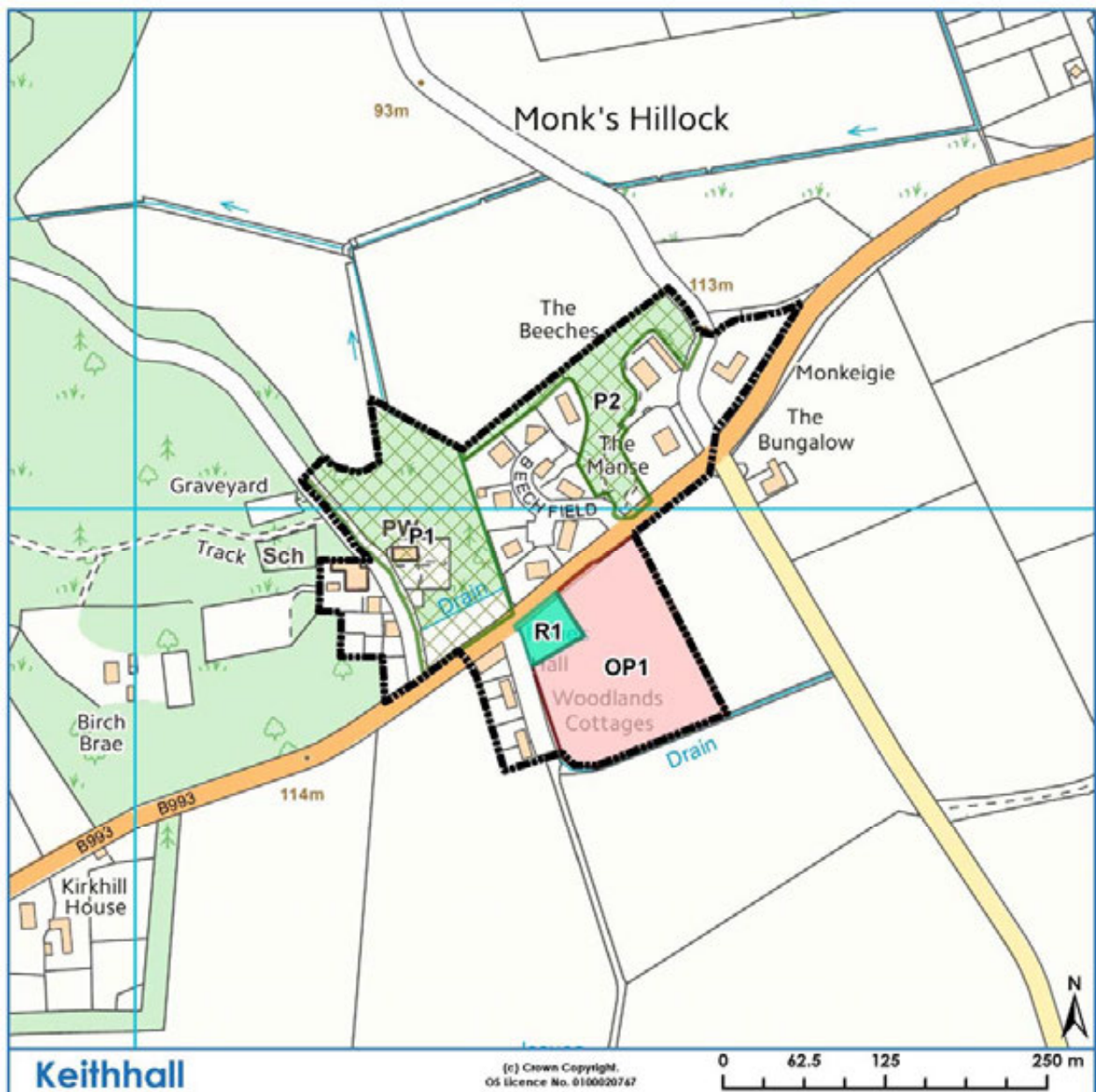
- Strategic drainage and water supply: There is currently available capacity at Inverurie Waste Water Treatment Works, however it is insufficient to treat all development allocated at Blackburn, Inverurie, Keithhall and Kintore. A Capital Maintenance project has been triggered at Inverurie Waste Water Treatment Works which will deliver growth.
- Secondary education: All residential development must contribute towards provision of capacity at Inverurie Academy.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Keithhall or towards facilities in the wider catchment area at Inverurie. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Keithhall or towards facilities in the wider catchment area at Inverurie. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute towards a household waste recycling centre in the Inverurie area.
- Health facilities: All residential development must contribute towards a new health centre in Inverurie.

Allocated Sites

OP1: South of Inverurie Road

Allocation: 15 homes

This site was previously allocated as site H1 in the 2012 LDP. A small watercourse runs adjacent to the site and a flood risk assessment may therefore be required depending on the site layout. Morphological improvements to the watercourse, such as re-meandering, will be encouraged. The site is visible when approaching the settlement from the south and is viewed against the backdrop of mature woodland associated with the Keithhall Historic Garden and Designed Landscape. Strategic landscaping is therefore likely to be needed along the southern and eastern boundaries both to minimise potential adverse impacts on the village setting and to provide defensible boundaries to the site. Access may be possible either via the B993 or the Woodlands Cottages road. The development should respect the character of adjoining housing, which is primarily of single and 1½ storey design, and include a range of house types and sizes. The development should also incorporate 3 affordable homes and safeguard land for the provision of car parking for the village hall (see R1). A Flood Risk Assessment may be required.



KEMNAY

Vision

Kemnay is a successful town set in the valley of the River Don. The settlement rises from the river, to the west of Kemnay, to higher ground on the east. The town centre and Academy highlight Kemnay's role in the rural community, and the town also benefits from an employment area to the north which includes the famous Kemnay Quarry. There are large areas of open space in the town and good access to a paths network in the Fetternear Estate. Academy provision has presented a constraint to development in recent years, although an extension to Kemnay Academy in the short term, and a review of Academy provision in the Garioch area over the medium term, will help to address this. Development of an appropriate scale will help to meet local housing need, sustain and enhance services within the community, provide opportunities for employment and recreation, and improve links to the path network on the edge of Kemnay.

Natural and Historic Environment

The Fetternear Local Nature Conservation Site is situated immediately to the north of the settlement, in close proximity to BUS1.

Settlement Features

<i>Protected Land</i>	
P1	To conserve the sports ground and amenity area, which contributes to the green network.
P2	To conserve the 'Place of Origin' and its setting.
P3 - P4	To conserve the amenity area, which contributes to the green network.
P5	To conserve the cemetery and adjacent ground.
P6	To conserve the recreation ground.
P7	To conserve the playing fields.
P8	To conserve the memorial and garden.
P9	To conserve the monument and park.
<i>Reserved Land</i>	
R1	For sports pitches.
R2	For medical/community facilities.
<i>Other Designations</i>	
BUS1	Safeguarded for business uses.
- BUS3	
TC	Kemnay town centre.

Flood Risk

- There is a small watercourse adjacent to site OP1. Full SUDS and adequate buffer strips will be required.
- There is a small watercourse adjacent to site OP2. A Flood Risk Assessment may be required, depending on proposals and site levels. Full SUDS and adequate buffer strips will be required.
- Site R1 is on the River Don Floodplain and can only be used for facilities that can withstand flooding. Site BUS1 is also adjacent to the River Don and any redevelopment would require a detailed Flood Risk Assessment.

Services and Infrastructure

- Strategic transportation: Contributions may be required to address the cumulative impact of developments on the trunk road network.
- Strategic drainage and water supply: Local sewer reinforcement may be required.
- Secondary education: All residential development must contribute towards provision of capacity at Kemnay Academy. Owing to secondary education capacity constraints, no development on allocated land can take place until secondary education constraints have been resolved.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Kemnay. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Kemnay. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute towards a household waste recycling centre in the Inverurie area.
- Health facilities: All residential development must contribute towards a replacement health centre in Kemnay (see site R2).

Allocated Sites

OP1: East of Greystone Road	Allocation: 65 homes
<p>This site was previously allocated as site H1 in the 2012 LDP. It is located on the south-eastern edge of the settlement, with recent development to the immediate north-west. Proposals should take account of the further detail set out in the master-plan which has now been approved for the site.</p> <p>The site slopes to the south-west, providing potential opportunities for solar gain which should be exploited as far as possible within the development layout. Woodland to the north-east and south-west provides some containment, but there are open views to the south-east. Strategic landscaping is therefore likely to be required along the south-eastern boundary to provide softening of the settlement edge. The design theme should provide a mix of house types and sizes in keeping with the character of the surrounding area, including a minimum of 16 affordable houses integrated into the development design.</p> <p>The scale of development and integration with the neighbouring residential area requires consideration of two vehicle access points from Bogbeth Rise and Bogbeth Road. Proposals should also address any consequent local traffic management and parking issues including the provision of necessary passing places. Pedestrian linkages will also be important including to the core path along the south-western boundary of the site. The road layout is likely to require meandering in order to accommodate the site gradient.</p> <p>There is a small watercourse adjacent to the site. Full SUDS and adequate buffer strips will therefore be required. A 200mm PVC water main also crosses through the centre of the site. The developer should contact Scottish Water to ascertain whether a mains diversion is required.</p>	

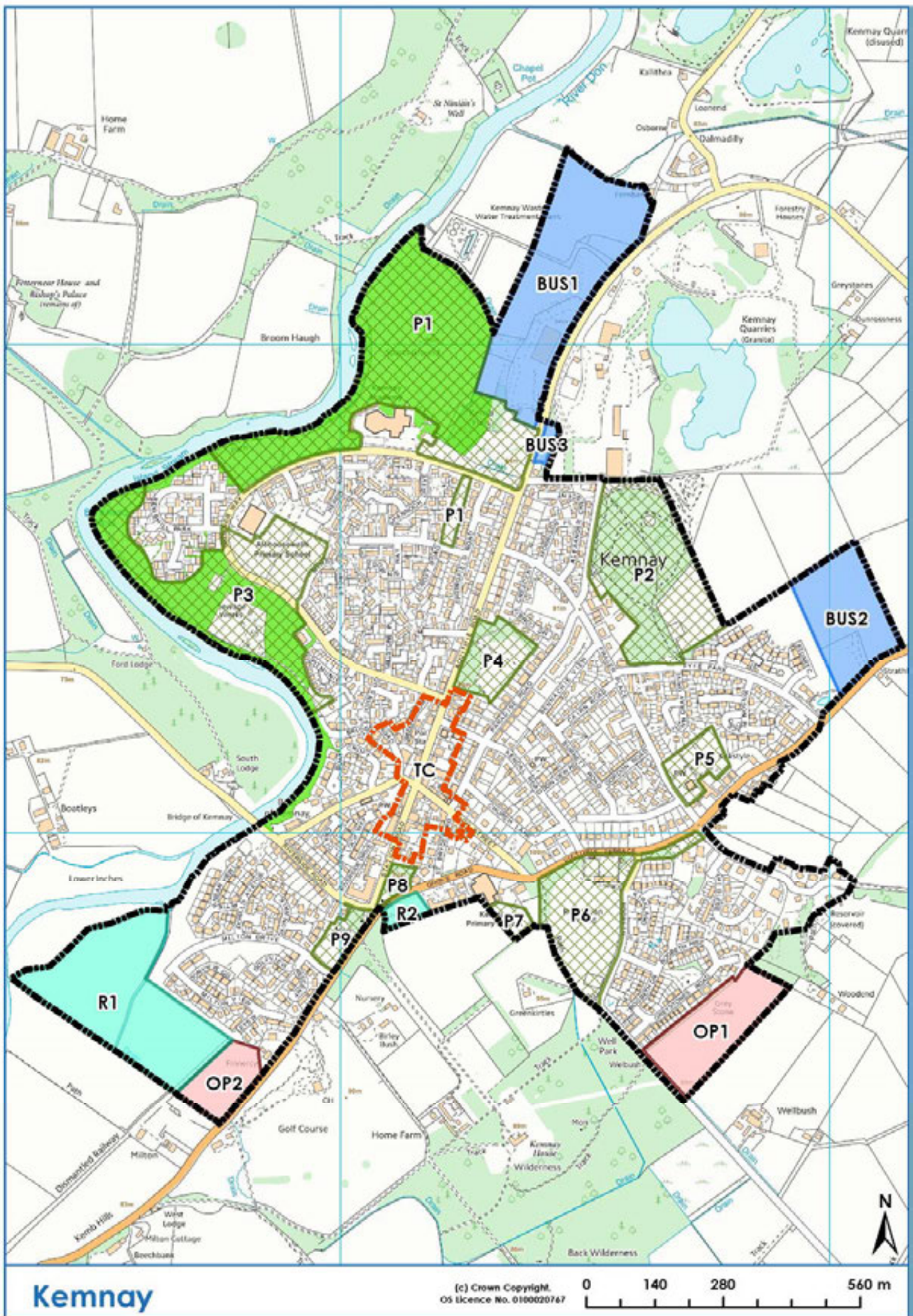
OP2: West of Milton Meadows

Allocation: 20 homes

This site was previously allocated as site H2 in the 2012 LDP. It is located on the south-western edge of the settlement and is generally flat in nature. Strategic landscaping is likely to be required to soften the settlement edge and reduce the prominence of the development, particularly when approaching from the south-west.

The design theme should provide a mix of house types and sizes in keeping with the character of the surrounding area, including a minimum of 5 affordable houses integrated into the development design. Access to the site could be taken via the B993 or through the adjoining residential development via Leys Way. Footway provision to provide pedestrian connectivity with the rest of the settlement will be required. The site should also enable the development of sports pitches on site R1.

There is a small watercourse adjacent to the site, and a flood risk assessment may therefore be required depending on detailed proposals and site levels. Full SUDs and adequate buffer strips will be necessary.



KINGSEAT

Vision

Kingseat is a small settlement located some 7 km north of Dyce and approximately 1 km east of Newmachar. Kingseat was the location of the first segregated or village hospital system in the British Isles. Laid out to create a secluded and sheltered environment within a planned parkland landscape, the former hospital site has a distinctive self-contained character and has been designated as a conservation area. More recent development has extended the settlement to the east, and has incorporated both housing and business development of a more modern design. Owing to its location away from the larger service centres there is limited development pressure, and the key planning objective for Kingseat is to preserve the amenity and character of the settlement.

Settlement Features

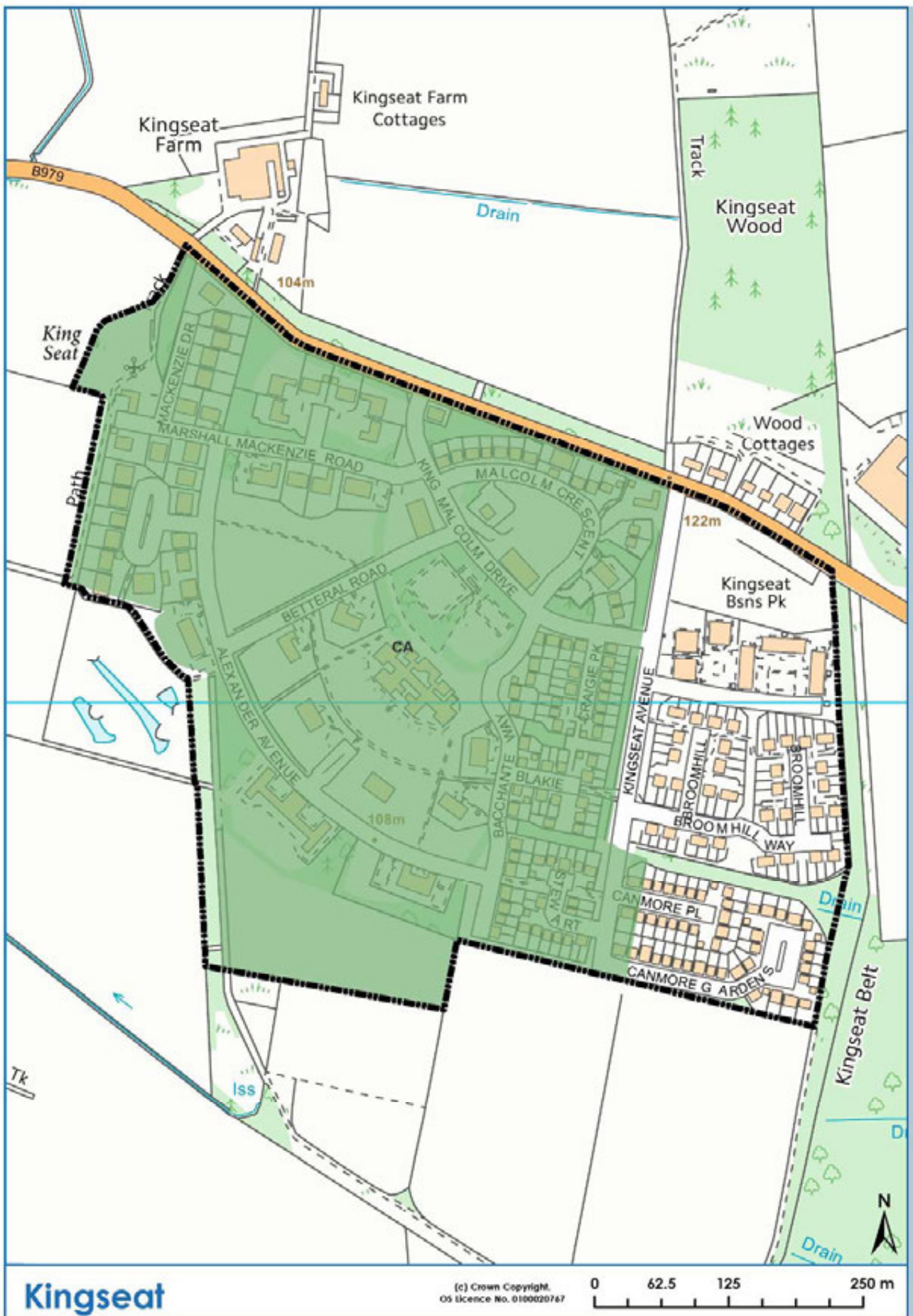
<i>Other Designations</i>	
CA	Kingseat Conservation Area.

Oil and Gas Pipelines

- Part of the settlement is within the Health and Safety Executive (HSE) consultation distance associated with one or more oil or gas pipelines in the vicinity. Developments within this distance must comply with Policy P4: Hazardous and potentially polluting developments and contaminated land, and with the HSE "Planning Advice for Developments near Hazardous Installations".

Services and Infrastructure

- Primary education: All residential development must contribute towards additional primary school provision in Newmachar.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Kingseat or towards facilities in the wider catchment area at Newmachar. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Kingseat or towards facilities in the wider catchment area at Newmachar. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute towards a household waste recycling centre in the Inverurie area.
- Health facilities: All residential development must contribute towards health services serving Newmachar.



KINMUCK

Vision

Kinmuck is a small village on the B979 near Inverurie. It is linear in nature with the central feature being the former Boars Head public house, which has now been converted into a restaurant. The village is characterised by mature deciduous trees which line the main street, and the category B listed Friends Cottage provides an attractive entrance feature to the village from the north. Preserving the landscape setting of the village is therefore important. There are currently no public sewers in the settlement and this constraint, along with the character and nature of the existing settlement, mean that Kinmuck is suitable for small-scale development only. A limited amount of development will help to meet local housing needs and support local services – particularly Keithhall Primary School which is forecast to be under capacity during the early part of the plan period.

Settlement Features

<i>Protected Land</i>	
P1 - P2	To conserve the landscape/setting of the village.

Oil and Gas Pipelines

- Part of the settlement is within the Health and Safety Executive (HSE) consultation distance associated with one or more oil or gas pipelines in the vicinity. Developments within this distance must comply with Policy P4: Hazardous and potentially polluting developments and contaminated land, and with the HSE “Planning Advice for Developments near Hazardous Installations”.

Services and Infrastructure

- Strategic drainage and water supply: There is no public sewerage provision within the settlement.
- Secondary education: All residential development must contribute towards provision of capacity at Inverurie Academy.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Kinmuck or towards facilities in the wider catchment area at Inverurie. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Kinmuck or towards facilities in the wider catchment area at Inverurie. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute towards a household waste recycling centre in the Inverurie area.
- Health facilities: All residential development must contribute towards a new health centre in Inverurie.

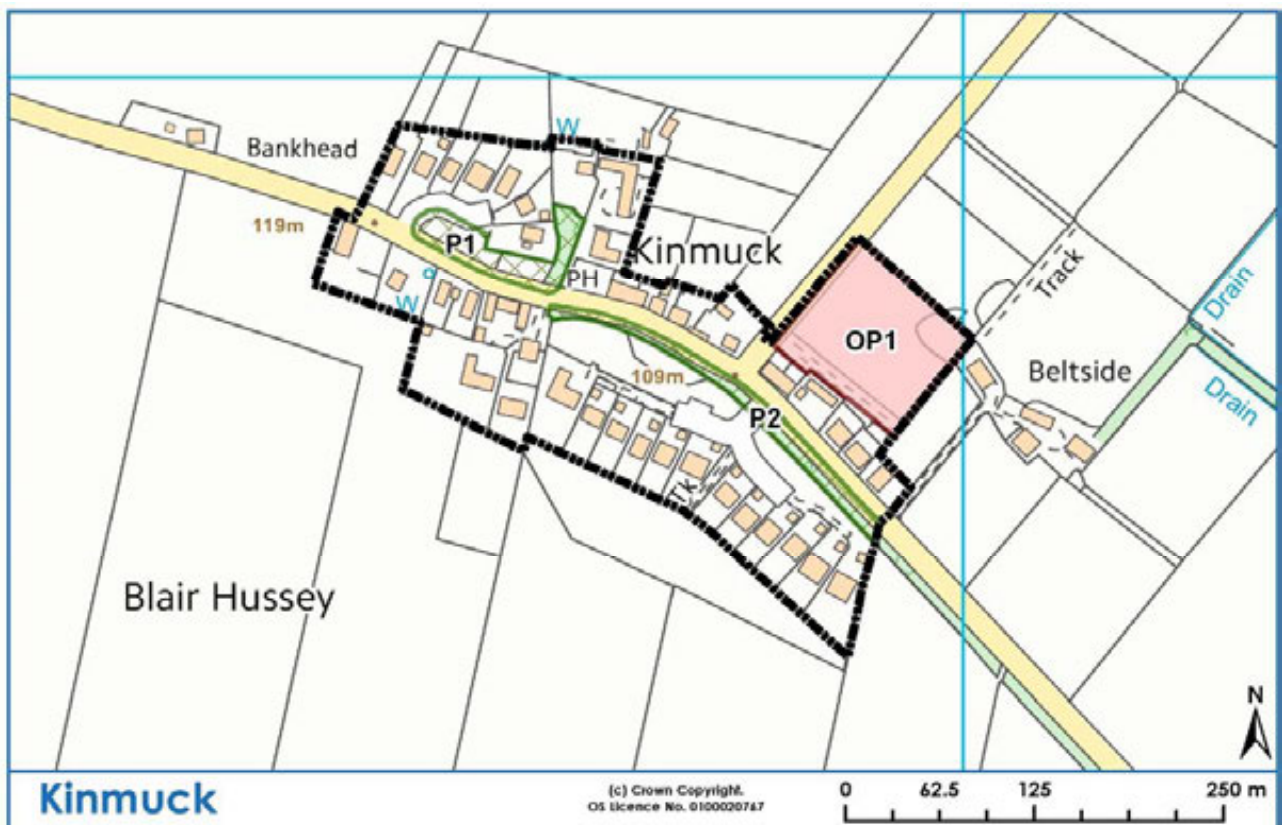
Allocated Sites

OP1: Carpenters Croft

Allocation: 10 homes

This site was previously allocated as site H1 in the 2012 LDP. It is located on the northern edge of the settlement and slopes gently to the northeast. Strategic landscaping is likely to be necessary along the northern boundary of the site in order to soften the edge of the development and avoid any adverse impact on the village setting. Access is via the Fawells road, which lies adjacent to the northwestern boundary of the site. Development on this site should incorporate a mix of house types and sizes and should also make provision for a formal recreation space.

Planning permission for 7 houses on the site is currently pending (subject to a legal agreement) (APP/2013/1164). It is anticipated that the development will be complete either by 2017 or during the early part of the plan period.



KINTORE

Vision

Kintore has grown rapidly since the 1980s, primarily due to its close proximity to Aberdeen, and largely serves as a commuter town. However, the town also benefits from the Midmill Industrial Estate and the Kintore Business Park, which provide significant local employment hubs. There are a large number of scheduled monuments in an around the town, whilst Tuach Hill and the open area around it provide attractive walks that are well used by residents. Kintore has a town centre with significant historic key buildings which contribute to the town's identity. A new railway station in the north of the town will add to the town's accessibility by public transport, with the land adjacent providing potential for further employment/commercial development. There is potential for both employment and housing development within Kintore which will make a significant contribution to growth within the Strategic Growth Area (SGA), although major roads infrastructure improvements on the A96 will be required to deliver this. New development should take opportunities to enhance the provision of community facilities, whilst also being designed to maintain links to Tuach Hill for informal recreation and provide more areas of formal open space.

Natural and Historic Environment

There are a number of scheduled monuments in and around Kintore. These include the Fullerton ring ditches and cairn circle scheduled monument situated along the northern boundary of site BUS1, the Midmill long cairn scheduled moment which is found within P6, and the Tuach Hill stone circle found towards the centre of the town within P1. The remains of the Aberdeenshire Canal is a scheduled monument which is found along the boundary of site OP1. Kintore Town House is a listed building of architectural significance.

Settlement Features

<i>Protected Land</i>	
P1	To conserve Tuach Hill and surrounding area, which contributes to the green network.
P2	To conserve Gauch Hill, which contributes to the green network.
P3	To conserve the playing field, which contributes to the green network.
P4	To conserve Rollo Mire and Torryburn Wood, which contribute to the green network.
P5	To conserve Springie Mire, which contributes to the green network.
P6	To conserve the Midmill Long Cairn, which contributes to the green network.
P7	For new education provision.
<i>Reserved Land</i>	
R1	For a town park at Gauch Hill, which includes a sustainable urban drainage system (SUDS), to be developed through associated enabling development.
R2	For a transport interchange and Kintore railway station.
<i>Other Designations</i>	
BUS1	Safeguarded/reserved for employment uses.
BUS2	Safeguarded/reserved for employment uses, a transport interchange and, subject to a masterplan, for housing.
BUS3 - BUS4	Safeguarded/reserved for employment uses.
TC	Kintore town centre.

Flood Risk

- Parts of sites OP1, OP2, OP3, OP4, R2, BUS1, BUS2, and BUS3 lie within the Scottish Environmental Protection Agency's (SEPA) indicative 1 in 200 year flood risk area or are

known to flood from other sources. A Flood Risk Assessment will be required to accompany any future development proposals for these sites.

Oil and Gas Pipelines

- Part of the settlement is within the Health and Safety Executive (HSE) consultation distance associated with one or more oil or gas pipelines in the vicinity. Developments within this distance must comply with Policy P4: Hazardous and potentially polluting developments and contaminated land, and with the HSE “Planning Advice for Developments near Hazardous Installations”.

Services and Infrastructure

- Strategic transportation: Contributions will be required for cumulative strategic transportation improvements including the railway station and interventions on the A96 and in Aberdeen City.
- Local transportation infrastructure: Major roads infrastructure is required to link sites OP1 and OP5 to the A96 and surrounding routes.
- Strategic drainage and water supply: There is currently available capacity at Inverurie Waste Water Treatment Works, however, it is insufficient to treat all development allocated at Blackburn, Inverurie, Keithhall and Kintore. A Capital Maintenance project has been triggered at Inverurie Waste Water Treatment Works which will deliver growth.
- Primary education: All residential development must contribute towards a new primary school.
- Secondary education: All residential development must contribute towards provision of capacity at Kemnay Academy or any new Kintore Academy.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Kintore. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Kintore. These may be identified in the Community Plan or relevant Community Action Plan. If not provided on site, open space provision could include sports pitch provision at Gauch Hill, recreation and woodland at Gauch Hill, recreation provision for Tuach Hill Park, and provision of allotments (1ha).
- Waste and recycling: All development must contribute towards a household waste recycling centre in the Inverurie area.
- Health facilities: All residential development must contribute towards a new health centre in Kintore. A site for the health centre requires to be identified.

Allocated Sites

OP1: Kintore East	Allocation: A mix of uses including 600 homes and employment land
<p>This site was previously allocated as site M1 in the 2012 LDP. A Development Framework for the entire site¹ was approved in September 2013. A Masterplan for the employment part of the development (Midmill South East)² was subsequently approved in November 2013, whilst a Masterplan including the residential part of the site (Kintore East)³ was approved in June 2014. Future development proposals must adhere to the principles set out within these documents. The extent of the allocated land indicates considerable potential for additional development (around 400 additional dwellings) in the longer term subject to infrastructure and cumulative transport impacts being addressed. Given the capacity of the first phases, of up to 600 units plus employment land, it is not anticipated that any subsequent phases would be progressed in advance of the next local development plan.</p> <p>There are multiple water courses running through the site, and parts of the site may be at risk of surface water flooding. Flood risk assessments will therefore be required to support future development proposals and no development should take place within the functional flood plain.</p> <p>A new primary school will need to be constructed and opened prior to the occupation of any housing. An additional recycling point will also need to be identified within the site.</p> <p>Planning permission in principle is pending (subject to the signing of a section 75 legal agreement) for the development of 600 houses, landscaping, open space and associated infrastructure within the site, along with the development of a neighbourhood centre (APP/2013/3830).</p>	

OP2, OP3 & OP4: Woodside Croft, Town Park	Allocation: 207 homes to enable the development of Gauch Hill Town Park
<p>These sites were previously allocated as sites EH1, EH2 and EH3 within the 2012 LDP to enable the development of Gauch Hill Town Park.</p> <p>Parts of sites OP2, OP3 and OP4 lie within the indicative 1 in 200 year flood risk area or are known to flood from other sources. Flood risk assessments may be required to accompany any future development proposals for these sites, and there should be no development in the functional flood plain.</p> <p>Various planning applications for residential development have been submitted for these sites, and development has commenced on the OP4 site. It is anticipated that development on sites OP3 and OP4 will be complete either by 2017 or during the early part of the plan period. It is also anticipated that development will be partly complete on site OP2 by 2017, with the remainder being completed during the period to 2022.</p>	

¹ The Development Framework can be viewed at <https://www.aberdeenshire.gov.uk/media/10722/approvedkintoreeastdevelopmentframeworkoctober2013.pdf>

² The Midmill South East Masterplan can be viewed at <https://www.aberdeenshire.gov.uk/media/10806/d124midmillsemasterplandrafthdocument30102013.pdf>

³ The Kintore East Masterplan can be viewed at <https://www.aberdeenshire.gov.uk/media/10982/kintoreeastapprovedmasterplanjune2014.pdf>

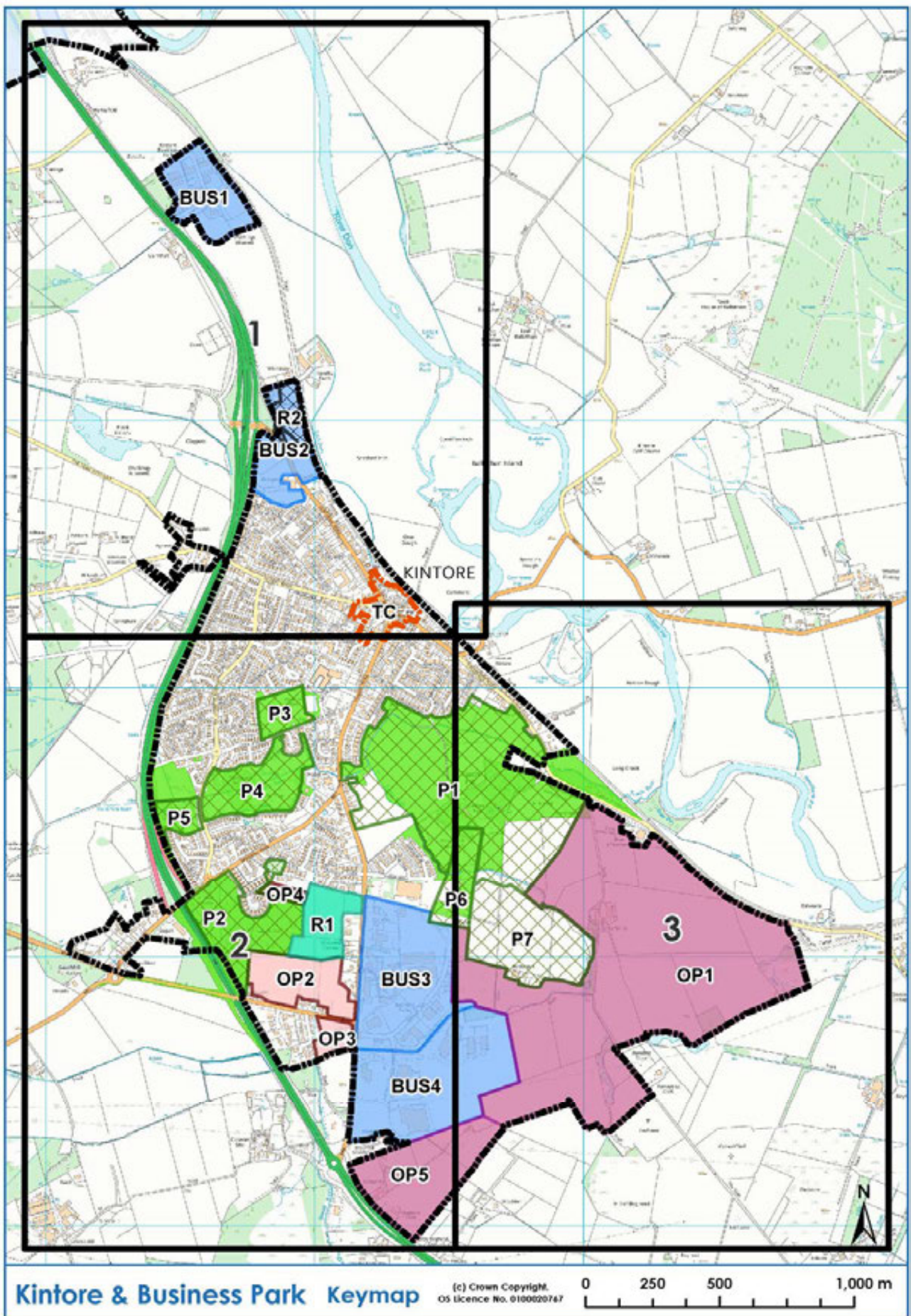
OP5: Kintore South

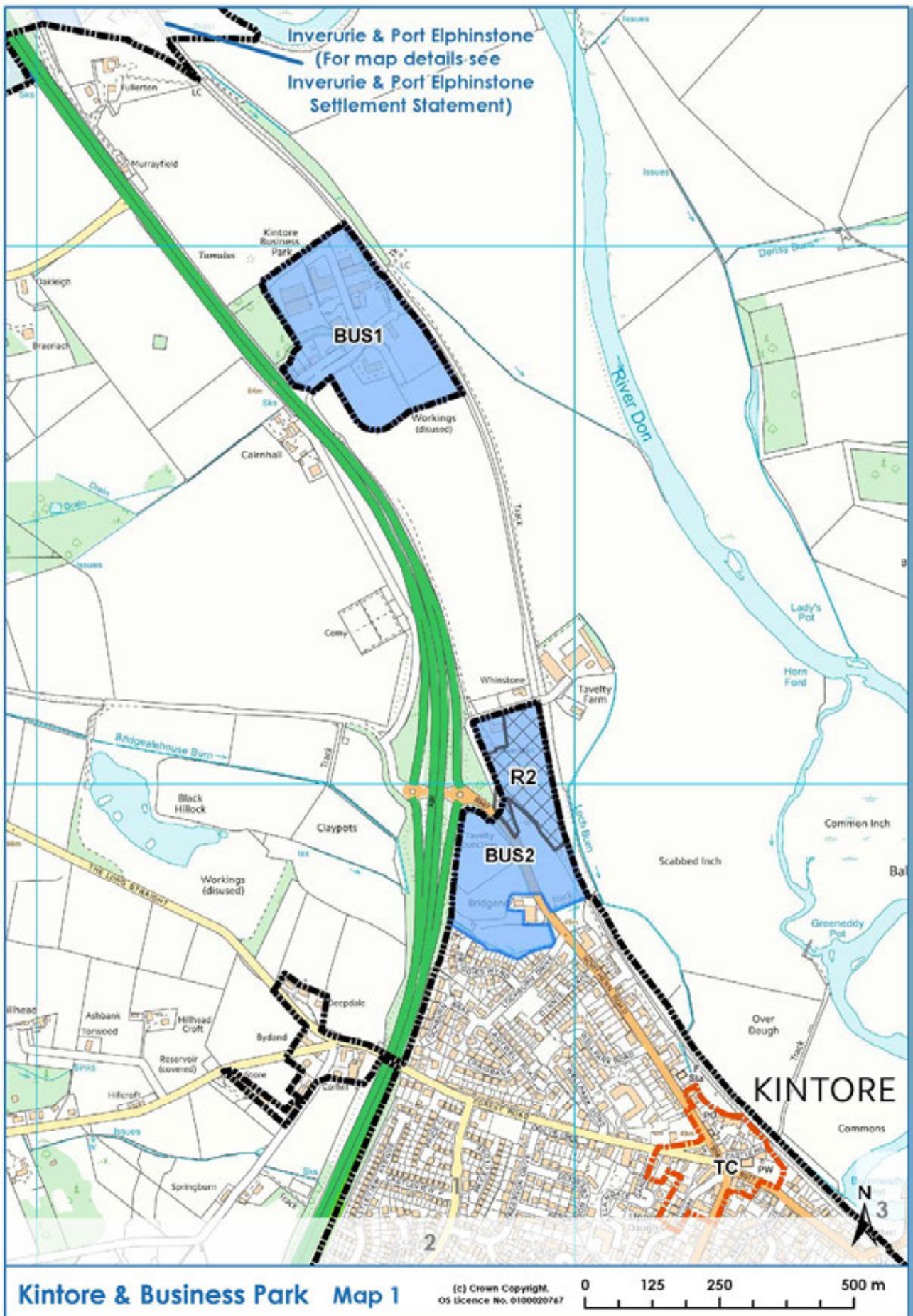
Allocation: A mix of uses including offices, community facilities and, subject to the findings of a Retail Impact Assessment, a supermarket

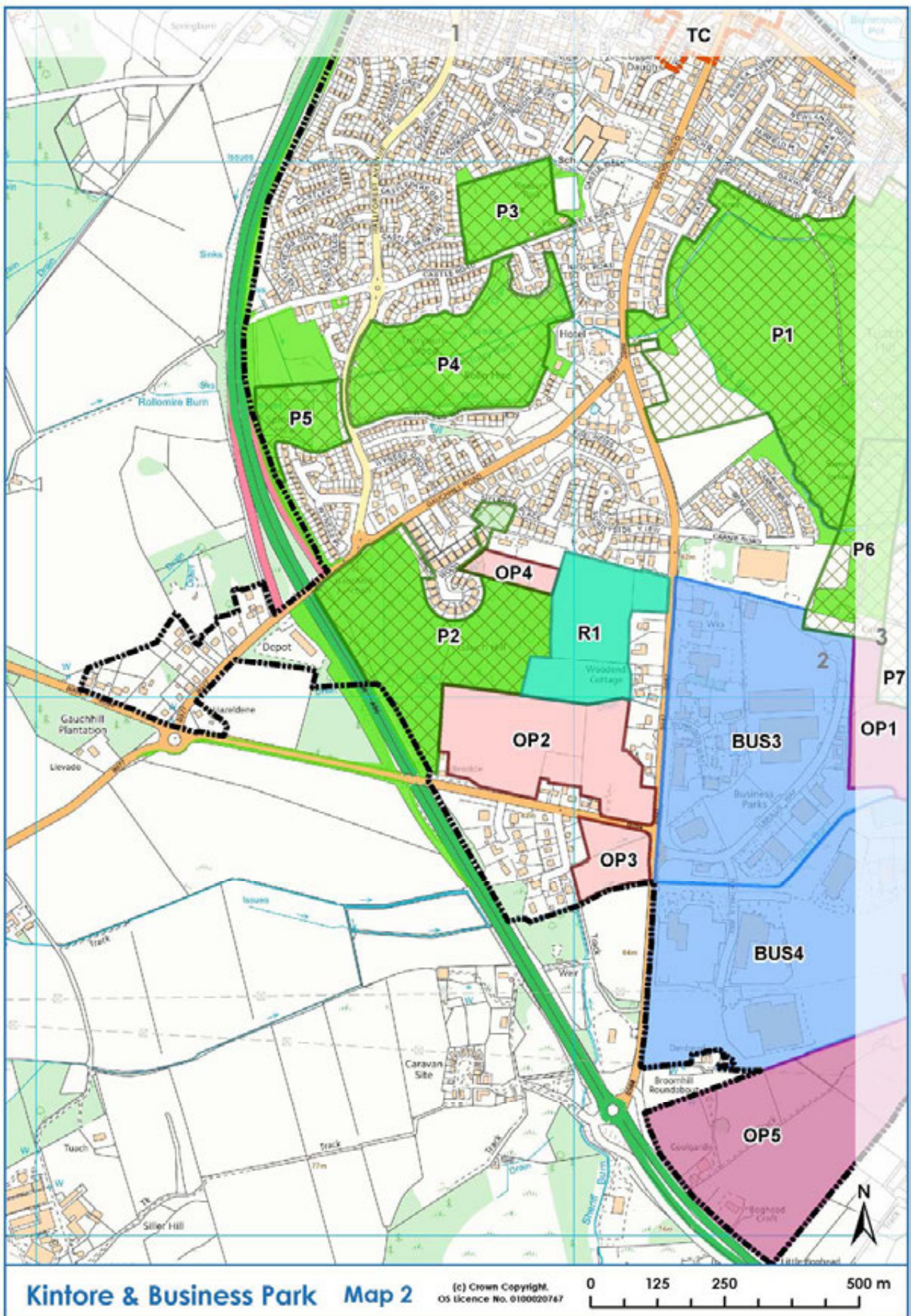
This undulating site is located to the south of Kintore, and is contained by the A96 to the west, the Midmill Industrial Estate to the north and the OP1 development site to the north-east. It is allocated for a mix of uses, including offices and community facilities. A supermarket may be appropriate subject to the findings of an appropriately detailed retail impact assessment. A masterplan will be required for the site.

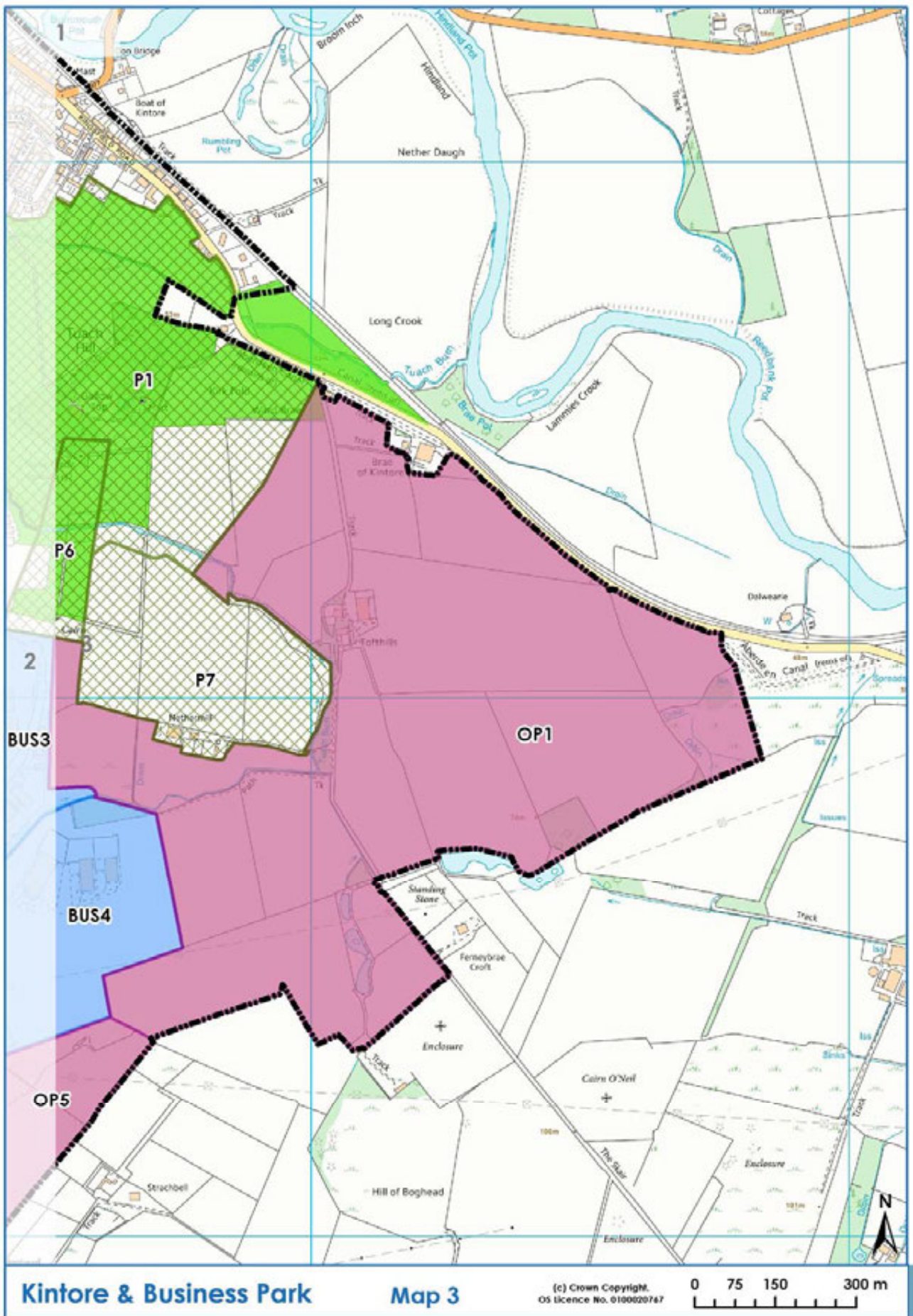
Major roads infrastructure improvements will be required to provide access to the site from the A96 and surrounding routes. Pedestrian and cycling linkages will also be required to ensure adequate connectivity between the site and the town centre, along with other local amenities. Opportunities to provide linkages with development on the adjoining OP1 site should be exploited as far as possible within the site layout. A full Transport Appraisal will be required.

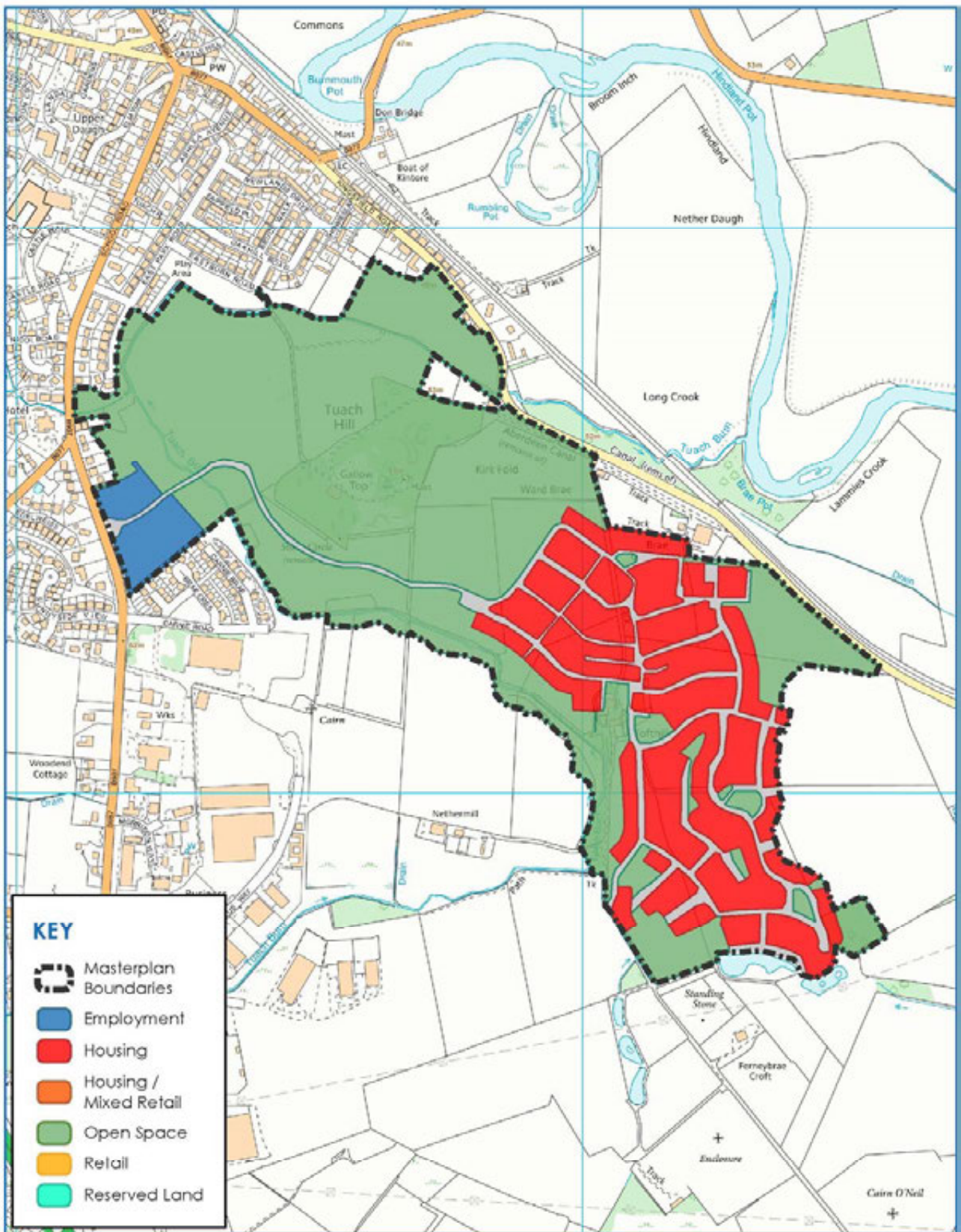
There are a number of features of archaeological interest within the site, and the development will therefore need to take these into account and include appropriate mitigation measures. Strategic landscaping is likely to be required along the eastern boundary in order to soften the visual impact of development.









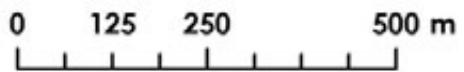


Kintore East Masterplan

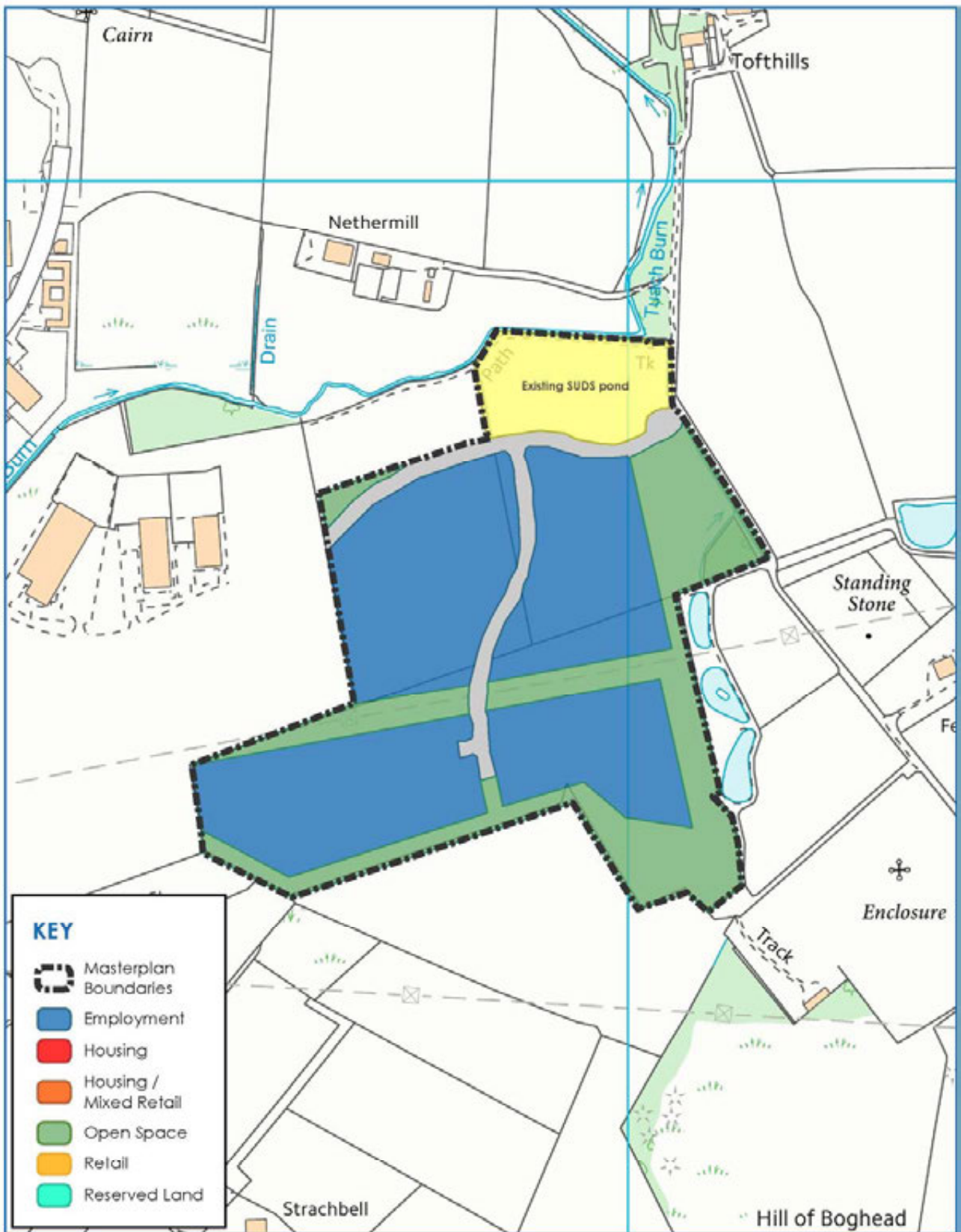
Kintore

Associated Opportunity Sites: OP1

Agreed Date: 03/06/2014



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Midmill South Masterplan

Midmill

Associated Opportunity Sites: OP1

Agreed Date: 12/11/2013

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KIRKTON OF SKENE

Vision

Kirkton of Skene is an attractive rural village located approximately 1 km west of Westhill and has a good range of services and facilities for its size. The village has grown around the village square and category B listed church. The surrounding landscape is characterised by open farmland interspersed with areas of dense woodland, and the countryside between Kirkton of Skene and Westhill plays an important role in preventing coalescence of the two settlements. Protecting this area of countryside is therefore of particular importance. There has been significant development pressure within Kirkton of Skene in recent years, but the need to preserve the setting and character of the village, along with significant constraints in relation to primary school capacity, mean that the settlement is not an appropriate location for further expansion.

Settlement Features

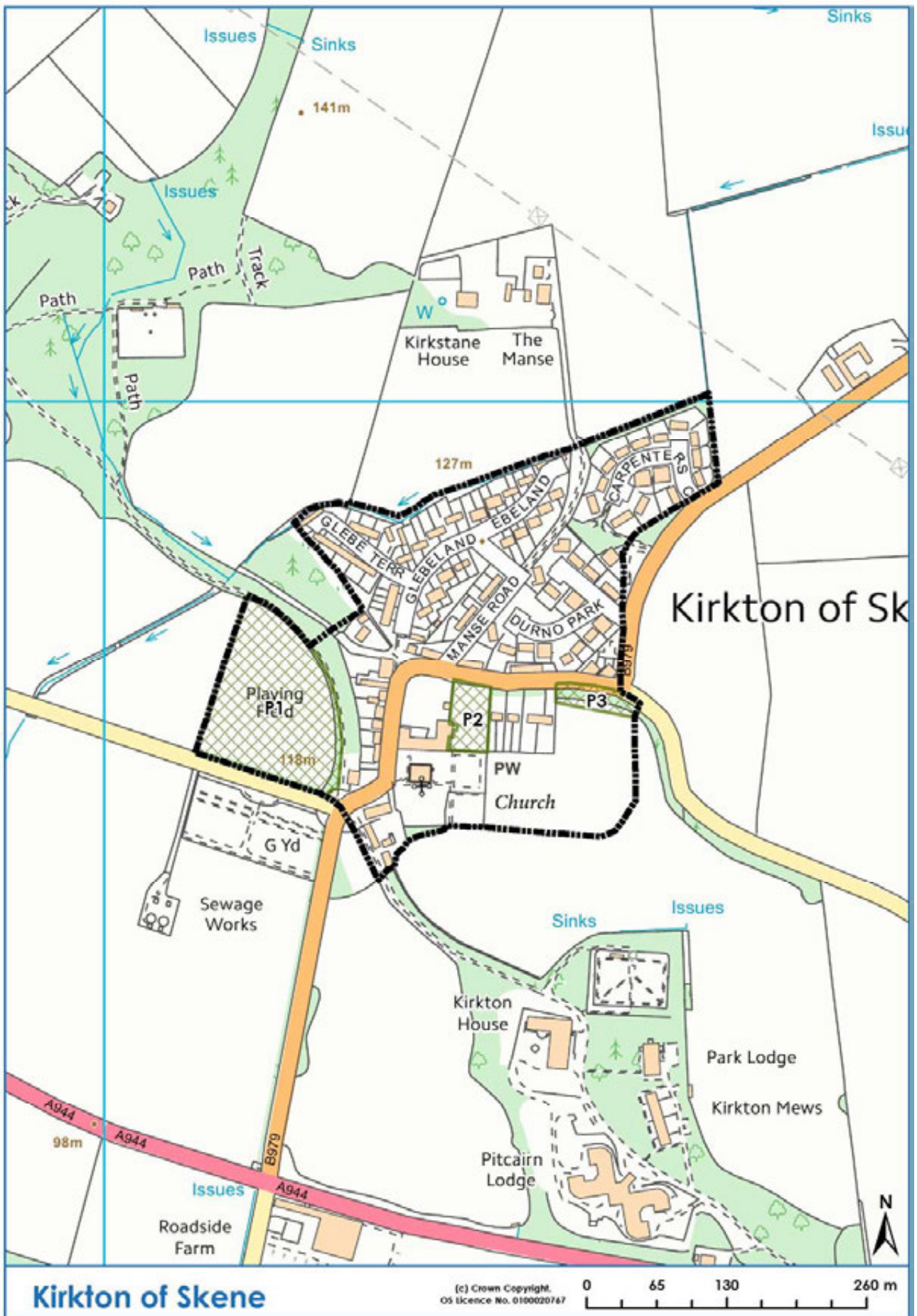
<i>Protected Land</i>	
P1	To conserve the playing field as an important local amenity.
P2	To conserve the area of open space.
P3	To conserve the play area and area of open space as an important local amenity.

Oil and Gas Pipelines

- Part of the settlement is within the Health and Safety Executive (HSE) consultation distance associated with one or more oil or gas pipelines in the vicinity. Developments within this distance must comply with Policy P4: Hazardous and potentially polluting developments and contaminated land, and with the HSE “Planning Advice for Developments near Hazardous Installations”.

Services and Infrastructure

- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Kirkton of Skene or towards facilities in the wider catchment area at Westhill. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Kirkton of Skene or towards facilities in the wider catchment area at Westhill. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute towards a household waste recycling centre in the Westhill area.



LYNE OF SKENE

Vision

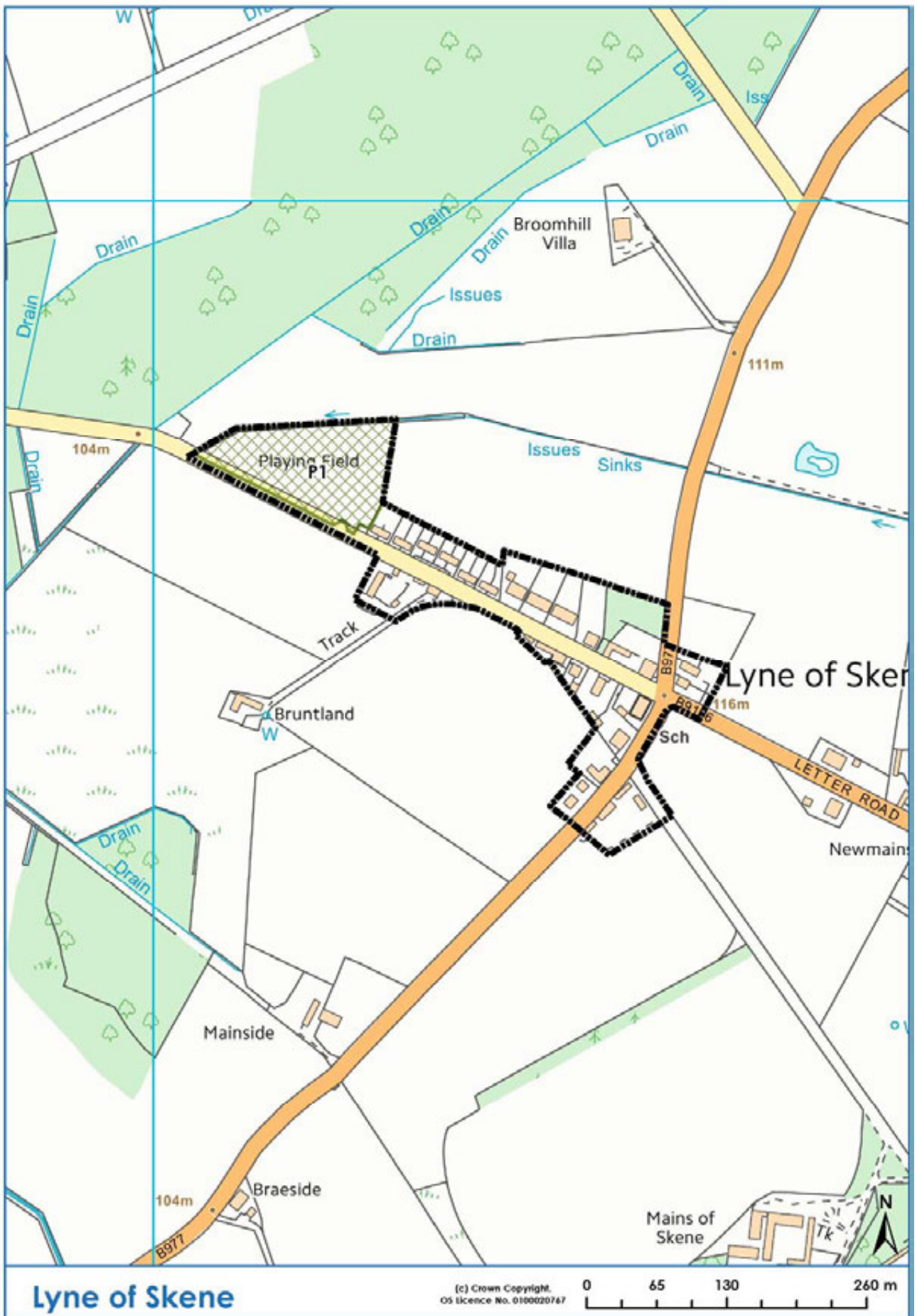
Lyne of Skene is a small rural village located at the cross roads of the B9126 and B977. The surrounding landscape is characterised by open rolling farmland contrasted with areas of dense woodland. Lyne of Skene is well served by public open spaces and children's play facilities, but lacks other services and has relatively limited public transport infrastructure. The settlement is serviced by a septic tank, and significant further development could not be accommodated without an improvement to the sewerage provision. These constraints mean that Lyne of Skene is not an appropriate location for further expansion, and the primary planning objective during the plan period will therefore be to preserve the amenity of the village.

Settlement Features

<i>Protected Land</i>	
P1	To conserve the playing field as an important local amenity.

Services and Infrastructure

- Secondary education: All residential development must contribute towards additional secondary school provision at Alford Academy.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Lyne of Skene or towards facilities in the wider catchment area at Westhill. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Lyne of Skene or towards facilities in the wider catchment area at Westhill. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute towards a household waste recycling centre in the Westhill area.



MEIKLE WARTLE

Vision

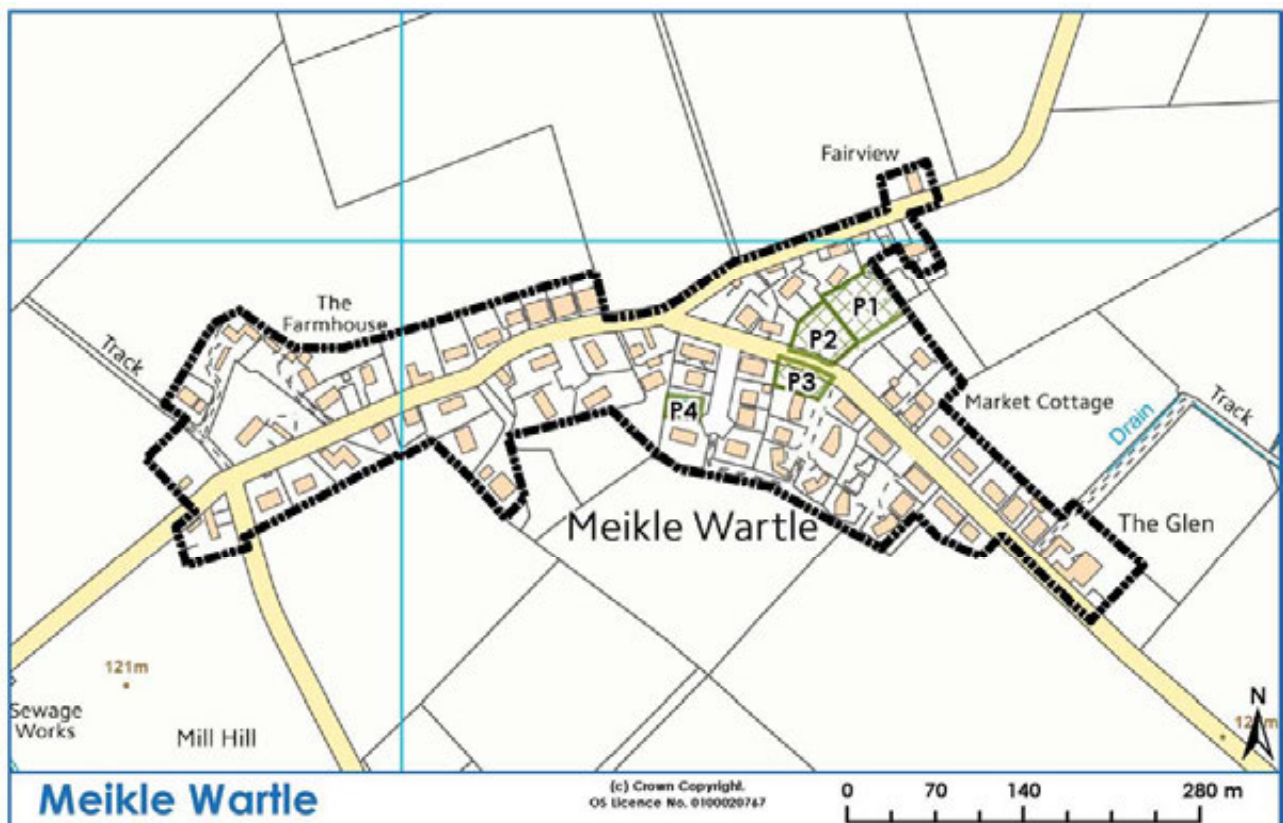
Meikle Wartle is a village which is linear in pattern following a minor road which passes through the settlement. Given constraints surrounding the existing road layout, large development is considered not to be appropriate. However, Meikle Wartle is identified as a settlement where organic growth may be supported.

Settlement Features

Protected Land	
P1	To conserve an area of open space.
P2	To conserve the play park.
P3 - P4	To conserve areas of open space.

Services and Infrastructure

- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Meikle Wartle or towards facilities in the wider catchment area at Oldmeldrum. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Meikle Wartle or towards facilities in the wider catchment area at Oldmeldrum. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute to a household waste and recycling centre in the Inverurie area.



MIDMAR

Vision

Midmar is a small village situated along a minor road. The primary school and village hall are vital facilities to the community and effort should be made to sustain these assets. There are a number of protected areas which should be respected.

Settlement Features

Protected Land	
P1	To conserve the amenity of the village and provide access to open space.
P2	To conserve the area of open space.
P3	To conserve the playing fields.
P4	For landscaping with adjoining site, and the development of public gardens adjacent to the village hall.

Services and Infrastructure

- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Midmar or towards facilities in the wider catchment area at Alford. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Midmar or towards facilities in the wider catchment area at Alford. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute to a household waste and recycling centre in the Inverurie area.



MILLBANK

Vision

Millbank is situated along the main A944 between Aberdeen and Alford. The village hall is a key facility found within the village and efforts should be made to support this asset. A mixed use allocation has been made in order to support both housing and employment opportunities without the need to travel to the main Aberdeen business centre.

Settlement Features

Protected Land	
P1	To conserve the playing field and the bowling green as important local amenities.

Flood Risk

- Part of site OP1 lies adjacent to Scottish Environment Protection Agency's (SEPA) indicative 1 in 200 year flood risk area. A Flood Risk Assessment may be required to accompany any future development proposals for the site.

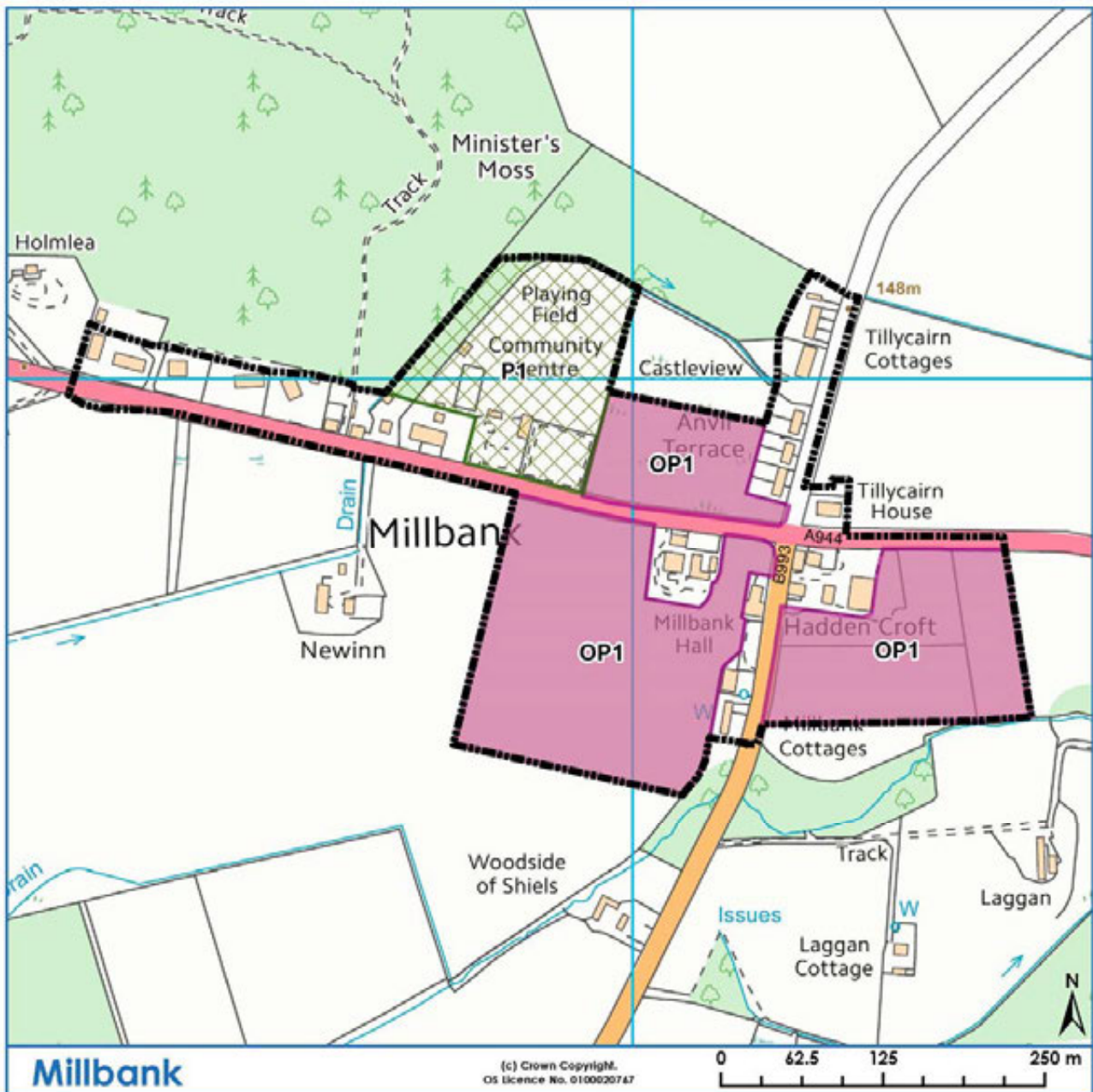
Services and Infrastructure

- Strategic drainage and water supply: Insufficient capacity at Anvil Terrace septic tank. A Growth Project will be initiated once development meets Scottish Water's criteria.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Millbank or towards facilities in the wider catchment area at Alford. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Millbank or towards facilities in the wider catchment area at Alford. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute to household waste and recycling centre in the Inverurie area.
- Health facilities: All residential development may be required to contribute towards healthcare facilities in Alford.

Allocated Sites

OP1: Land at Millbank Crossroads	Allocation: 35 homes, employment land and community facilities
<p>This site was previously allocated as site M1 in the 2012 LDP. This site is split into 3 parts across the settlement and on both sides of the main road. Any proposal for the site must accord with the approved Millbank development brief (2006). Access to the A944 is to be agreed and the developer should engage with the Council prior to submitting a planning application for this site on this matter. SEPA has indicated that a Flood Risk Assessment may be required.</p> <p>The design and layout should be sympathetic to the existing settlement. There should be a level of connectivity between the three parts of the site. A pedestrian/ cycle route should be provided between the part of the site lying to the north of the A944 and the community centre and playing field.</p>	

It is expected that 8 affordable homes will be provided onsite by the developer, integrated into the design of the development which should include a range of detached and semi-detached houses.



NEWMACHAR

Vision

Newmachar lies on a relatively flat area of land within close proximity to Aberdeen and Dyce. It primarily serves as a commuter town for Aberdeen and there are limited employment opportunities within the settlement. The clear focus of the community is to transform Newmachar from a dormitory settlement to a sustainable mixed community, and for development to take place to allow people to not only live but also work in Newmachar. There are concerns that the town is being divided by increasing traffic on the A947, and there are long term proposals for an eastern relief road to help address this. However, delivering the eastern relief road in full will require the release of a substantial amount of development land, and the Strategic Development Plan does not support this scale of land release within the lifetime of the Local Development Plan. Nevertheless, there remain appropriate opportunities for growth within Newmachar that will meet the need for housing and employment within the settlement, support growth within the Aberdeen Housing Market Area, provide opportunities for local employment, sustain services, and support the longer term delivery of an eastern relief road.

Settlement Features

Protected Land	
P1	To conserve the community hall.
P2	To conserve the cemetery.
P3	To conserve the playing area.
P4	For a redevelopment of education provision in the settlement.
Reserved Land	
R1	For the development of a recreational area.

Flood Risk

- A small watercourse runs through or adjacent to sites OP1 and OP3. A Flood Risk Assessment may be required.

Services and Infrastructure

- Local transportation infrastructure: Contributions to an eastern distributor road are required from all development. Direct pedestrian/cycle access is required onto the Formartine and Buchan Way. Access and upgrades of the A947, B979 and Hillbrae Way are required.
- Strategic drainage and water supply: There is limited capacity at Newmachar Waste Water Treatment Works. Scottish Water will initiate a growth project once development meets their five growth criteria.
- Primary education: All residential development must contribute towards additional primary school capacity in Newmachar.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Newmachar or towards facilities in the wider catchment area based elsewhere. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Newmachar or towards facilities in the wider catchment area based elsewhere. These may be identified in the Community Plan or relevant Community Action Plan. If not provided on site, open space contributions should include three sports pitches and allotments.
- Waste and recycling: An additional recycling point is required.

- Health facilities: All residential development must contribute towards health services serving Newmachar.

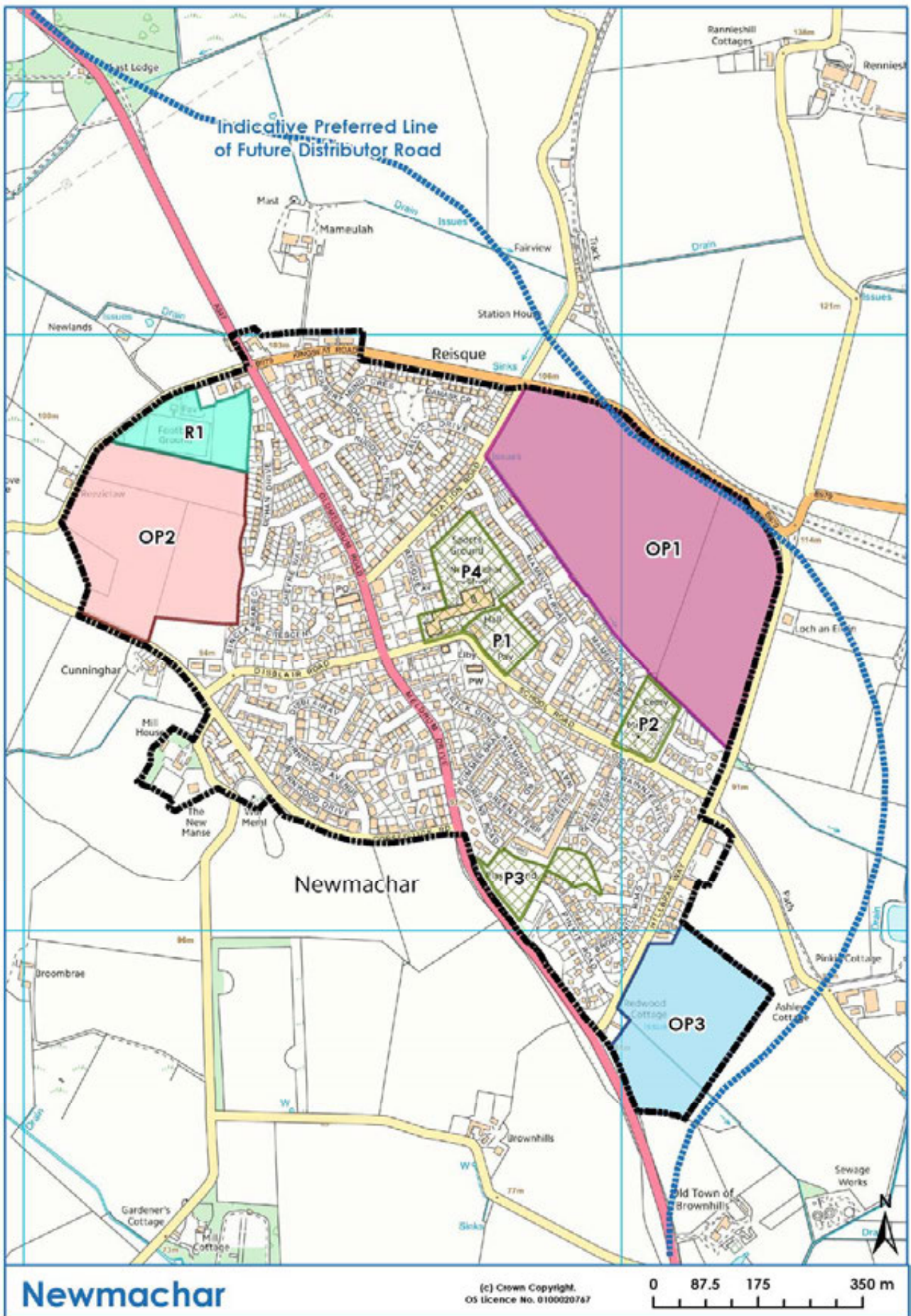
Allocated Sites

OP1: Hillbrae Way	Allocation: 300 homes and community facilities to include an additional primary school
<p>This site was previously allocated as site M1 in the 2012 LDP. A Development Framework¹ showing how this site and site OP3 will be linked by a new distributor road was approved in December 2012. A Masterplan² for this site was approved in December 2012, with an amendment to the Masterplan also subsequently being approved in October 2014. All future development proposals must adhere to the principles set out within these documents, including safeguarding land for a future distributor road and for a new primary school.</p> <p>A small watercourse runs along the site boundary, and a flood risk assessment may therefore be required depending on the detailed site layout. A water impact assessment will be required to determine the impact of development on the service reservoir and pumping station.</p> <p>An application for planning permission in principle for residential development, education provision and associated infrastructure on the site is pending subject to the signing of a legal agreement.</p>	
OP2: Corseduick Road	Allocation: 165 homes and community facilities
<p>This site was previously allocated as site H1 in the 2012 LDP. A Masterplan³ for the site was approved in December 2012 and future development proposals must adhere to the principles set out within this document.</p> <p>A water impact assessment will be required to determine the impact of development on the service reservoir and pumping station.</p> <p>Full planning permission was granted for 70 houses on the eastern part of the site in August 2014 (APP/2013/2757). Construction has commenced on this part of the site.</p>	
OP3: Redwood Cottage	Allocation: 5ha of employment land
<p>This site was previously allocated as site E1 in the 2012 LDP. A Development Framework¹ showing how this site and site OP1 will be linked by a new distributor road was approved in December 2012. Future development proposals must adhere to the principles set out within this document.</p> <p>A small watercourse runs through the site. A flood risk assessment, and more information to show how this will be incorporated within the development, will be required. A water impact assessment will be required to determine the impact of development on the service reservoir and pumping station.</p>	

¹ The Newmachar East Development Framework can be viewed at <https://www.aberdeenshire.gov.uk/media/11258/newmachardevelopmentframework.pdf>

² The Masterplan can be viewed at <https://www.aberdeenshire.gov.uk/planning/masterplans/masterplans-garioch/>

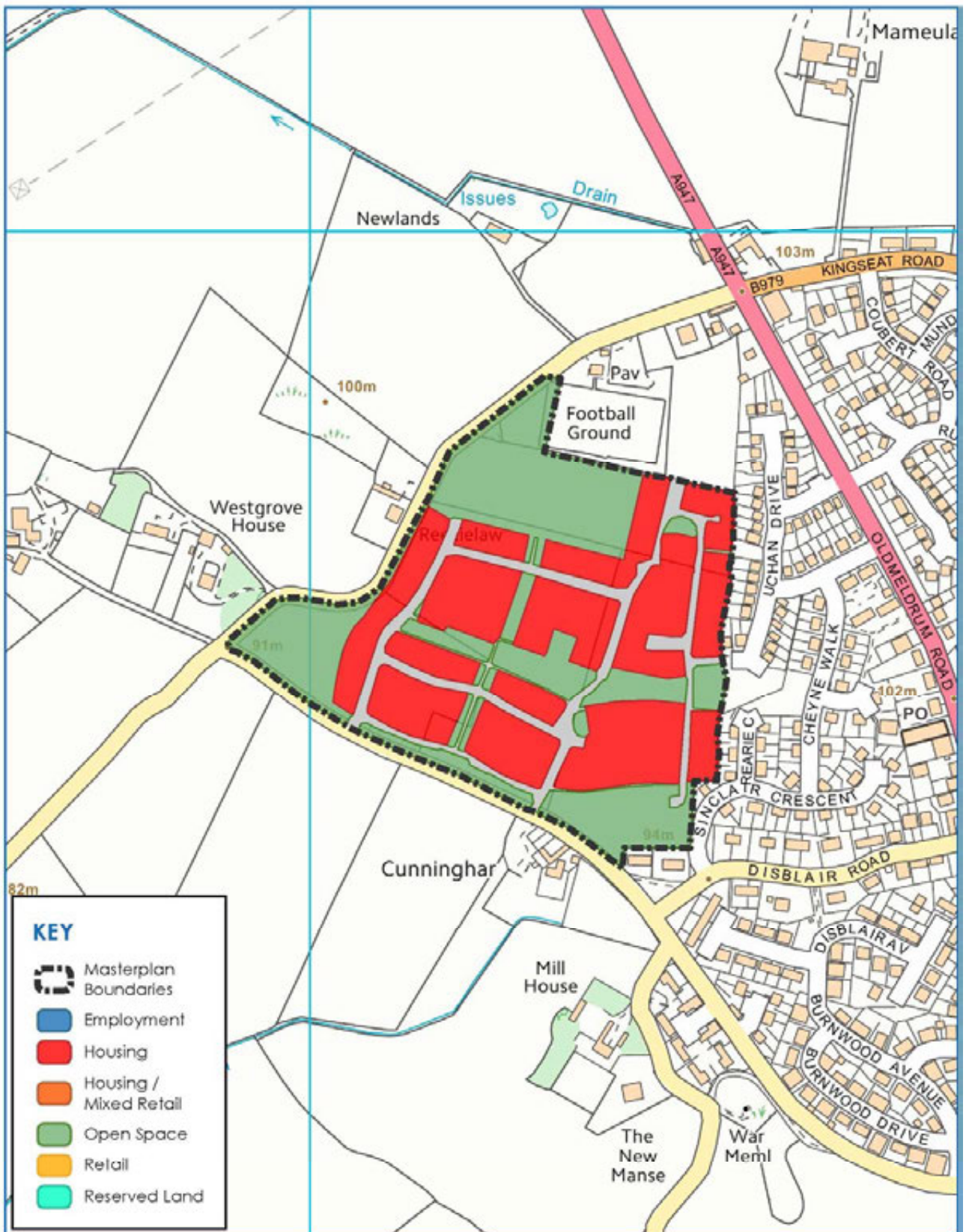
³ The Masterplan can be viewed at <https://www.aberdeenshire.gov.uk/media/10681/4991masterplanrev.pdf>

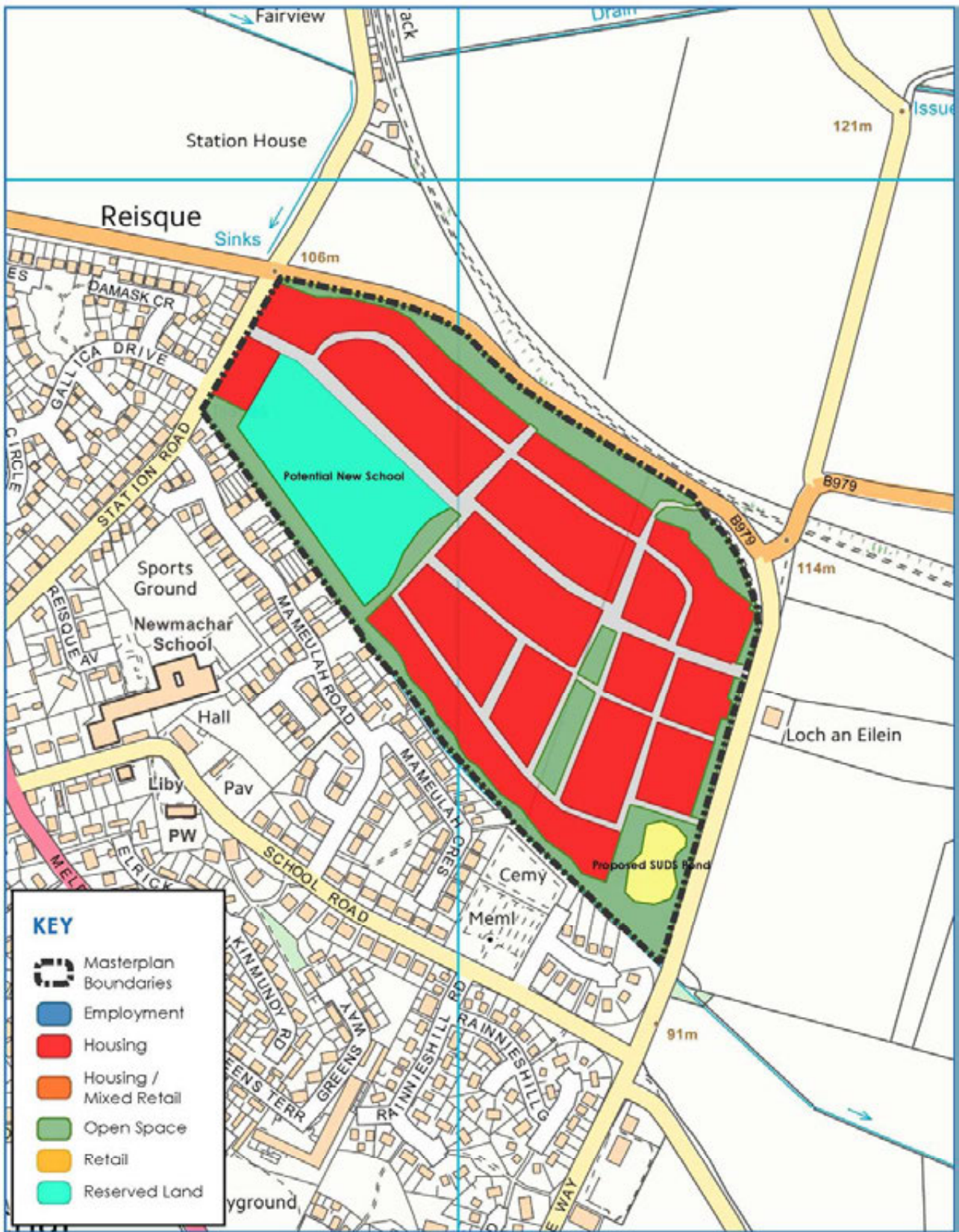


Newmachar

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0 87.5 175 350 m





Newmachar (M1) Masterplan

Newmachar

Associated Opportunity Sites: OP1

Agreed Date: 07/10/2014

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OLD RAYNE

Vision

Old Rayne is located in the valley of the River Urie and is surrounded by rolling agricultural land. The settlement has grown organically from the medieval core, which is the area around the 17 Century market cross. Flood risk presents a constraint to further development in the western part of the settlement, but there are opportunities for development to the east. The need to maintain the amenity and character of the settlement means that Old Rayne is not an appropriate location for significant growth, but a modest amount of development could help to meet local housing needs and support the local primary school, which is forecast to be under capacity during the early part of the plan period.

Natural and Historic Environment

The Newton House Gardens and Designed Landscape is situated to the north west of the settlement. The Old Rayne Episcopal manse and moat Scheduled Monument is situated within the boundary of site OP1.

Settlement Features

Protected Land	
P1	To conserve the playing field as an important local amenity.
P2	To conserve the area of open space, woodland and the river.

Services and Infrastructure

- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Old Rayne or towards facilities in the wider catchment area at Inch. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Old Rayne or towards facilities in the wider catchment area at Inch. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute towards a household waste recycling centre in the Inverurie area.
- Health facilities: All residential development must contribute towards an extension of Inch Medical Practice.

Allocated Sites

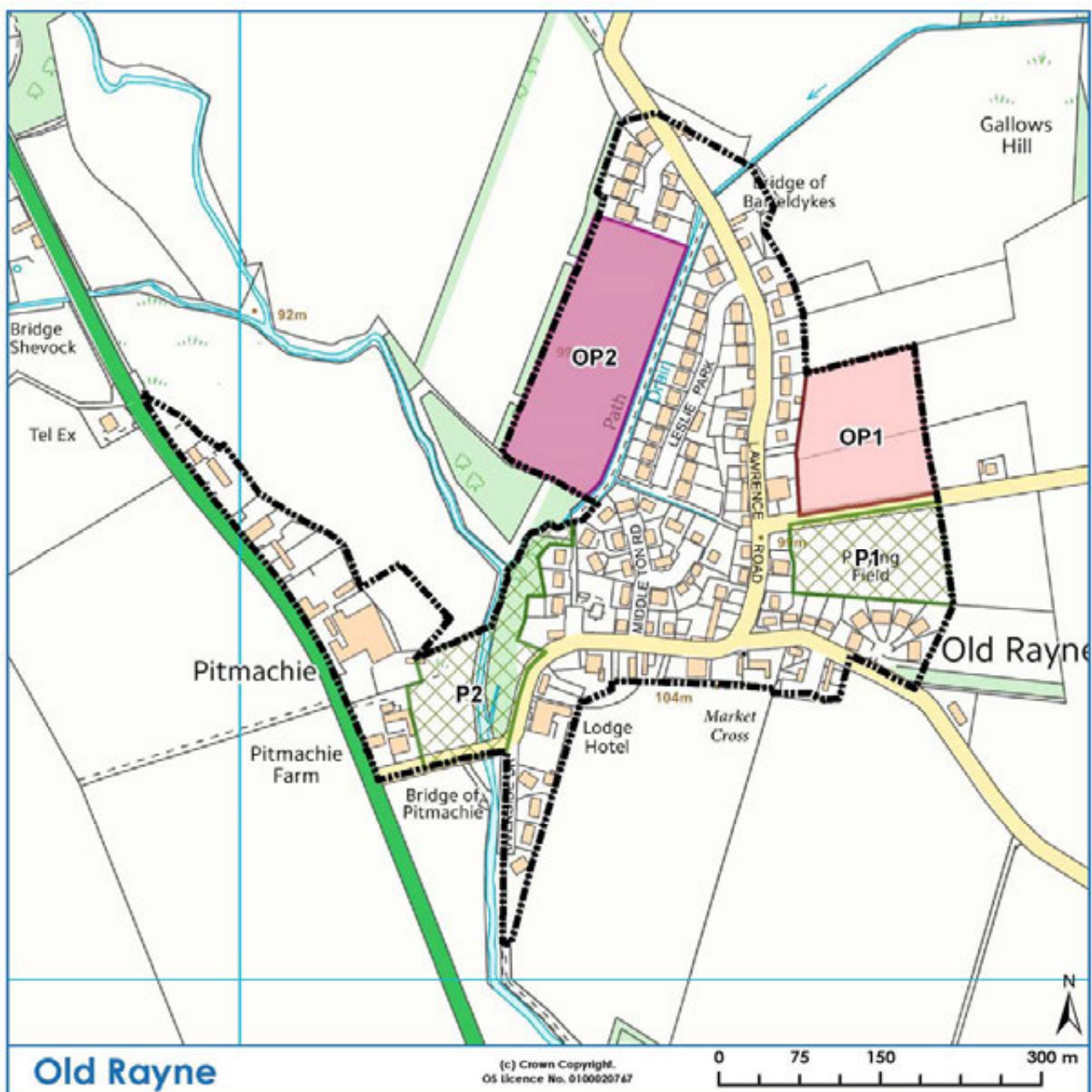
OP1: East of School	Allocation: 10 homes
<p>This site was previously allocated as site EH1 in the 2012 LDP. Given the site's location on the eastern edge of the settlement, strategic landscaping along the eastern and northern boundaries is likely to be required to mitigate any adverse impact on the village setting. Access via the single track Durno road is unlikely to be appropriate, but there is scope for access via a track between the primary school and the existing housing development on Lawrence Road. The development will need to incorporate improvement of this access and should also make provision for a footway link to the primary school.</p> <p>The south-western part of the site contains a Scheduled Monument (a Bishops Palace/Episcopal Manse and Moat), and the development layout will therefore need to be sensitively designed to</p>	

avoid any adverse impact on this feature. The development should include a mix of house types and sizes, including 2 affordable homes.

OP2: Barreldykes

Allocation: 30 homes, business use and retail use

Part of the site is liable to flooding. A flood risk assessment will be required and its findings must be taken into account in the design of the development. The business and retail elements of the development should be built at the same time as the residential element. If they are not, particulars of how the business and retail elements are to be promoted and when they will be built must be provided. At least one footbridge across the Bonnyton Burn and a link to the existing path network must be provided. A landscaped public open space with a foodpath must be provided alongside the Bonnyton Burn. The development should include six affordable homes.



OYNE

Vision

Oyne is a small settlement located approximately 5 km south-east of Inch and set against the backdrop of the iconic Bennachie hill range. The village developed around the cross roads and former railway station, and the primary school now provides a hub for the community. Views of Bennachie and Berry Hill are particularly important features of the settlement. The size and location of Oyne, away from major service centres, means that it is not an appropriate location for significant expansion. However, the former Archaeolink site within the settlement provides an opportunity for sensitive redevelopment that could help support the primary school, which is forecast to be under capacity during the early part of the plan period, and provide local employment opportunities.

Natural and Historic Environment

The Berry Hill Scheduled Monument is situated to the south of site P3, outwith the settlement boundary.

Settlement Features

Protected Land	
P1	To conserve the playing field as an important local amenity.
P2	To conserve the area of open space.
P3	To conserve the area of open space and the setting of Berry Hill.
Other Designations	
BUS	Safeguarded for employment uses. It is expected that the former Archaeolink building will be retained and re-used for employment purposes.

Services and Infrastructure

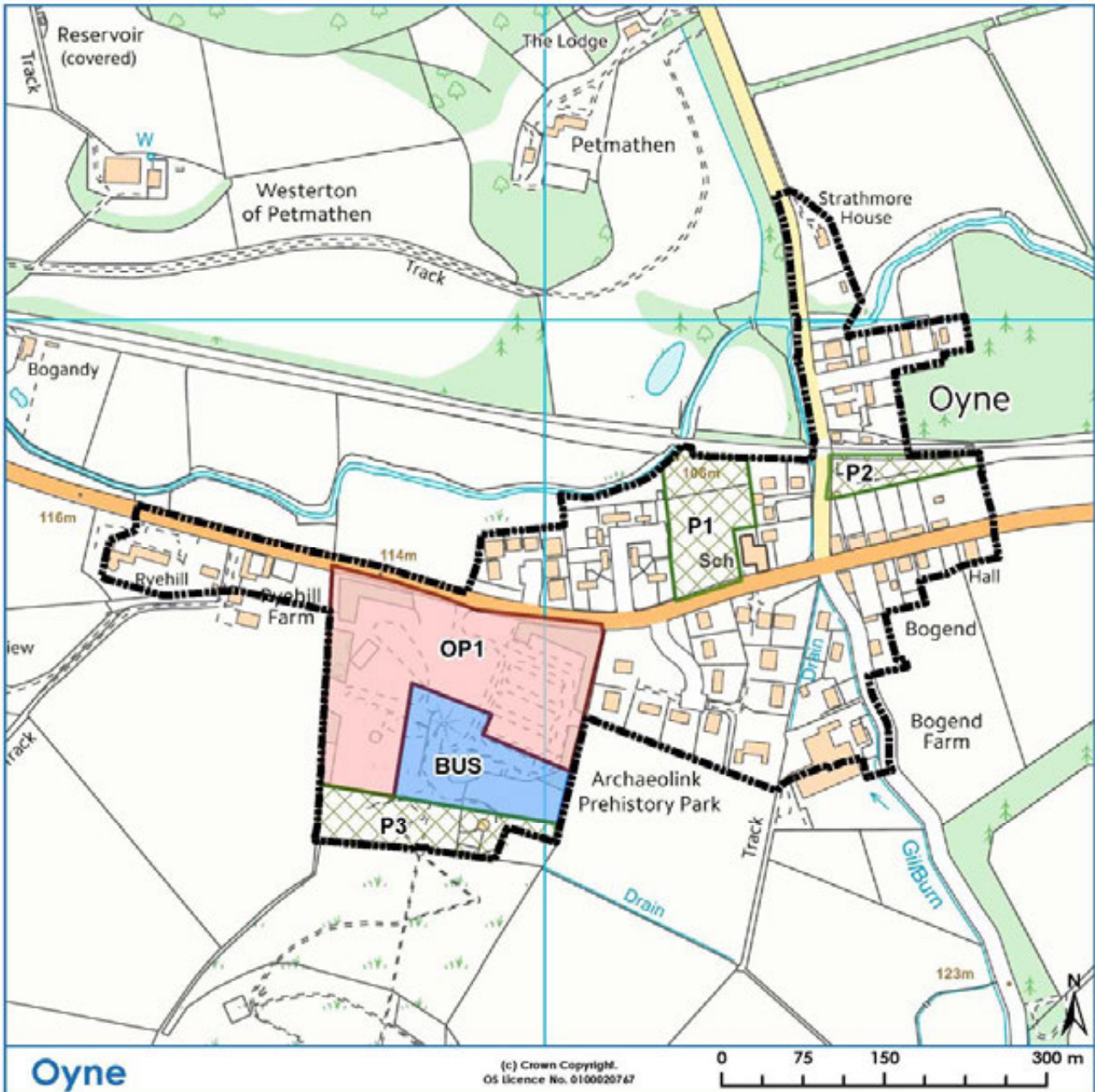
- Secondary education: All residential development must contribute towards provision of capacity at Inverurie Academy.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Oyne or towards facilities in the wider catchment area at Inch. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Oyne or towards facilities in the wider catchment area at Inch. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute towards a household waste recycling centre in the Inverurie area
- Health facilities: All residential development must contribute towards an extension of Inch Medical Practice.

Allocated Sites

OP1: Former Archaeolink	Allocation: 10 homes
This is a previously developed site within the settlement boundary, which is appropriate for sensitive redevelopment. The development should comprise a mix of house types and sizes in keeping with the character of the surrounding area, including a minimum of two affordable	

houses integrated within the site design. Development proposals must incorporate retention of boundary trees. The height of houses should not exceed 1½ storeys. A link to footpath access to Berry Hill should be provided. The existing recycling facility should be retained somewhere within the site. Development must provide access to the adjoining BUS site, which comprises the former archaeolink building and car park and is safeguarded for employment purposes. Development should be focussed, as far as possible, within the northern part of the site so as to protect the setting of Berry Hill (see site P3).

A Water Impact Assessment will be required to consider Westhill Oyne Service Reservoir.



WESTHILL

Vision

Westhill is a thriving town located approximately 10 km west of Aberdeen on the A944. It was planned as a new town during the 1960s, and has expanded significantly since. Defining features of the town are the town centre and the Arnhall Business Park, which is a focus for specialist subsea engineering businesses and is central to Westhill's status as a global subsea centre of excellence. There is also a good network of open spaces within the town, including Arnhall Moss and Carnie Woods which are both particularly important features. There are a number of physical constraints to further expansion within the town, including pipelines and topography, which slopes steeply to the north of the town. Significant traffic congestion also remains an issue. These constraints, combined with the fact that the Strategic Development Plan does not include Westhill within a strategic growth area (SGA), means that development within the plan period will be focused primarily on meeting local needs and maintaining Westhill's function as a successful employment centre.

Settlement Features

Protected Land	
P1	To conserve the nature reserve, which contributes to the green network, and to provide land for access improvements.
P2	To conserve the Arnhall Moss, which contributes to the green network.
P3 - P8	To conserve the playing fields.
P9	To conserve the play area.
P10	To conserve the golf course.
P11	To conserve the playing field.
Reserved Land	
R1	For future expansion of sub-sea industries. Development should be located primarily in the western part of the site due to the presence of the BP Forties pipeline to the east and will need to accord with HSE Planning Advice for Developments near Hazardous Installations. A transport assessment will be required and mitigation of localised and potentially wider strategic traffic impacts should be addressed.
R2	Reserved for the future expansion of the health centre. Development on this site must accord with Policy P4 (Hazardous and potentially polluting developments and contaminated land) and the Health and Safety Executive "Planning Advice for Developments near Hazardous Installations", owing to the presence of one or more oil or gas pipelines in the vicinity.
Other Designations	
BUS	Safeguarded for employment uses. Development on this site must accord with Policy P4 (Hazardous and potentially polluting developments and contaminated land) and the Health and Safety Executive "Planning Advice for Developments near Hazardous Installations", owing to the presence of one or more oil or gas pipelines in the vicinity.
TC	Westhill town centre.
GB	Aberdeen greenbelt.

Flood Risk

- The eastern part of site OP3 lies within the Scottish Environment Protection Agency's (SEPA's) indicative 1 in 200 flood risk area. A Flood Risk Assessment may be required depending on site layout.

- There are water courses running adjacent to and through sites R1 and BUS. A Flood Risk Assessment will be required, and adequate buffer strips will also be required.

Oil and Gas Pipelines

- Part of the settlement is within the Health and Safety Executive (HSE) consultation distance associated with one or more oil or gas pipelines in the vicinity. Developments within this distance must comply with Policy P4: Hazardous and potentially polluting developments and contaminated land, and with the HSE “Planning Advice for Developments near Hazardous Installations”.

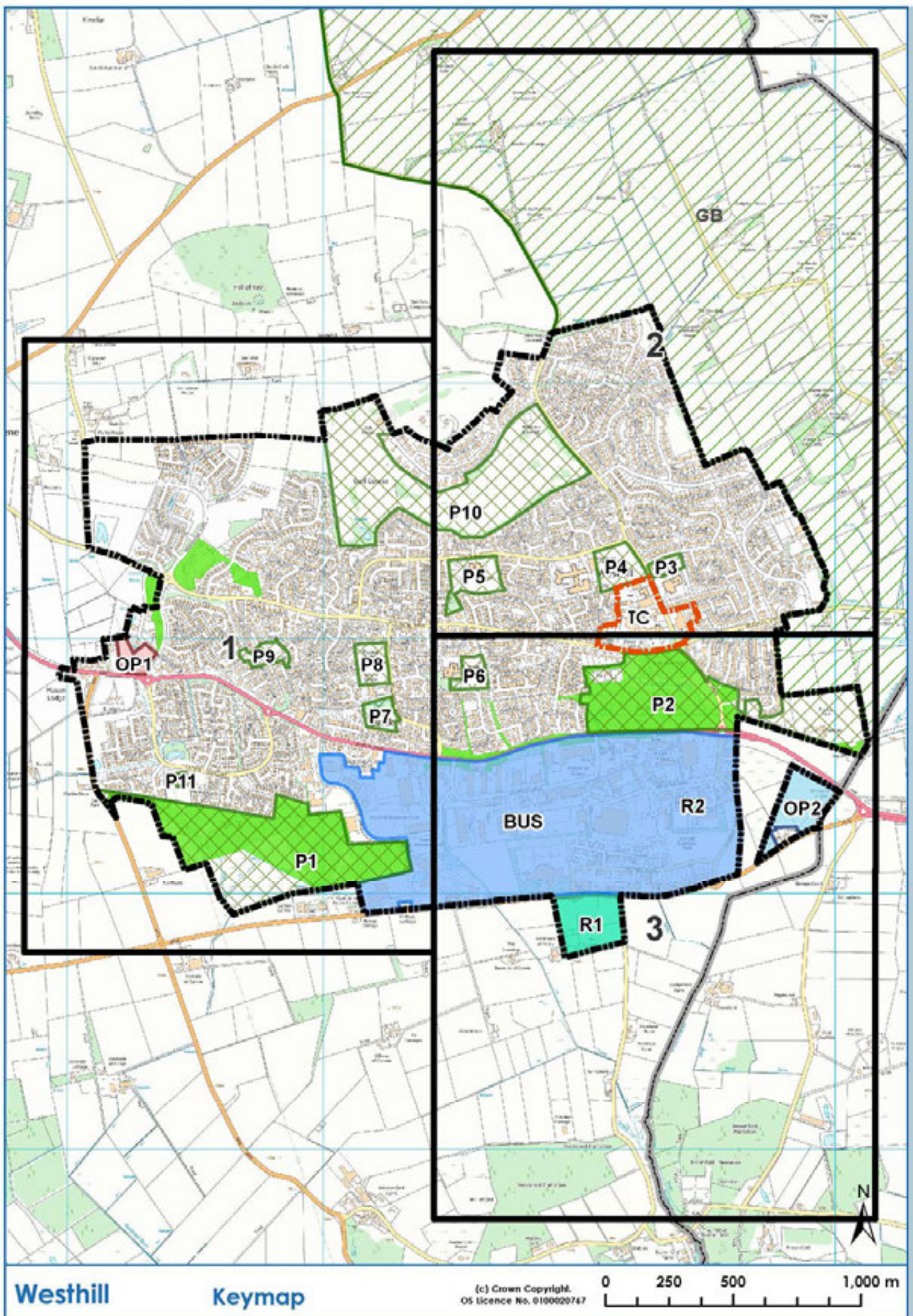
Services and Infrastructure

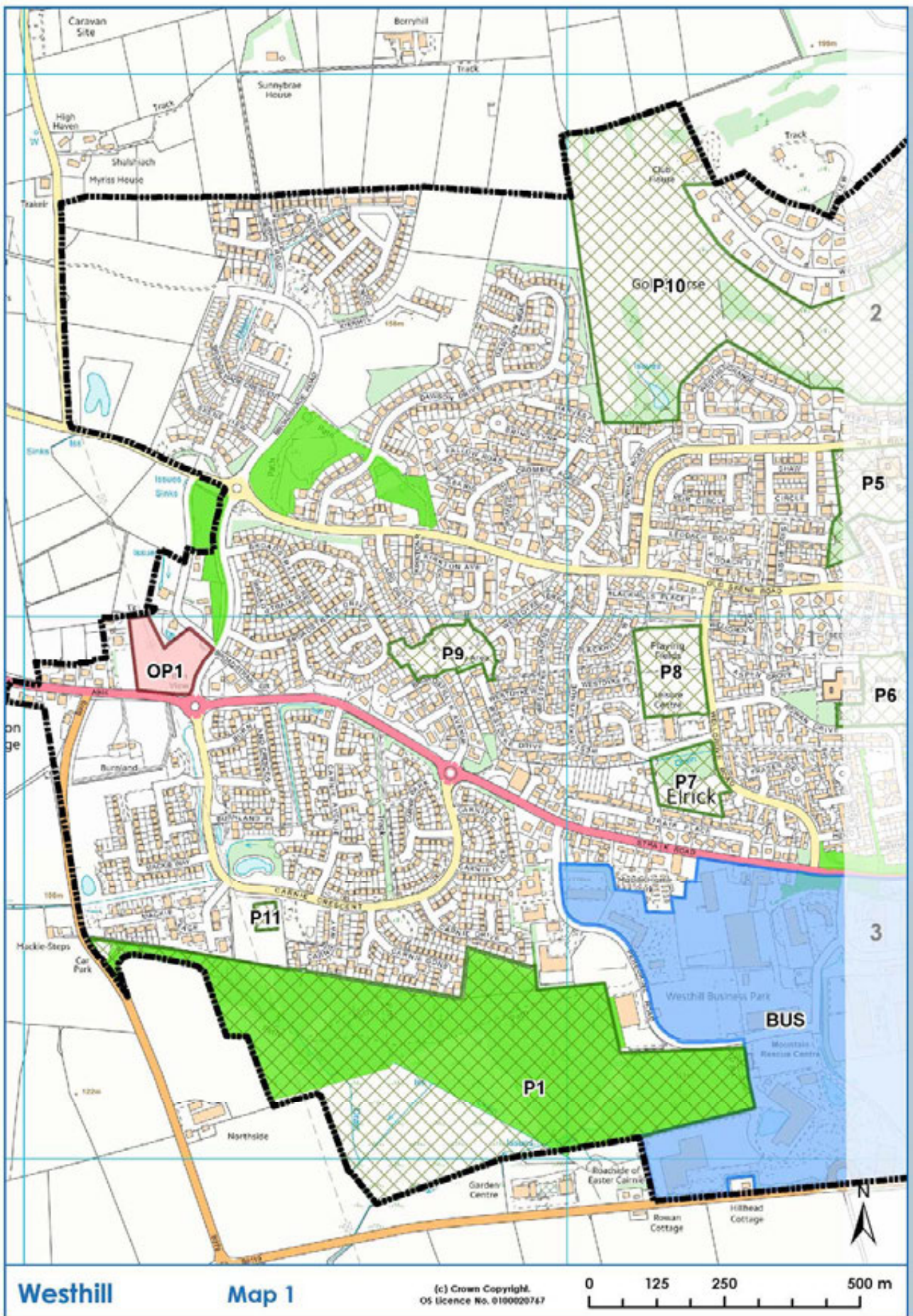
- Local transportation: The provision of new pathways and cycleways will be required.
- Strategic drainage and water supply: Water Impact Assessments will be required as Westhill storage tank is nearing capacity.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Westhill. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Westhill. These may be identified in the Community Plan or relevant Community Action Plan.

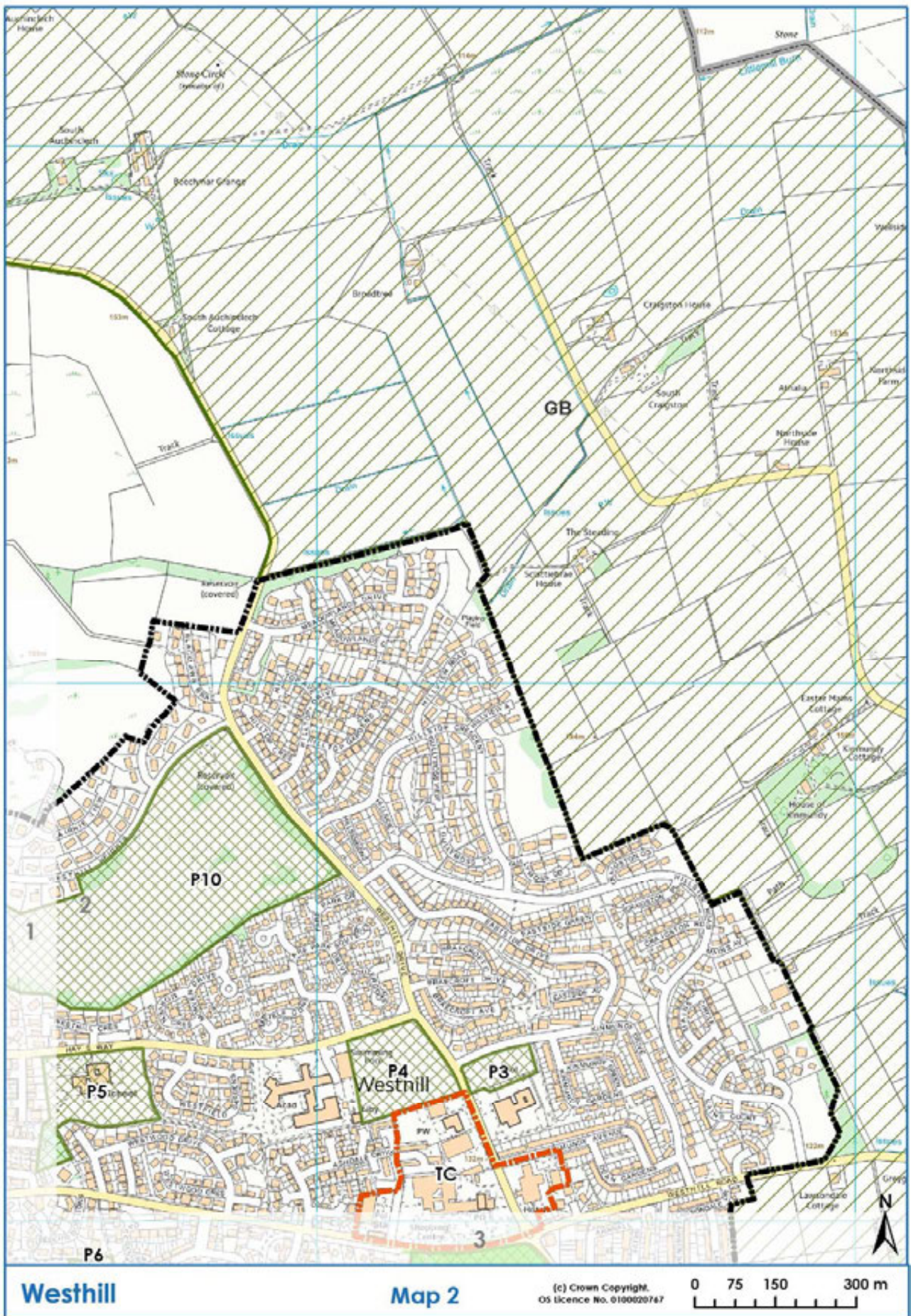
Allocated Sites

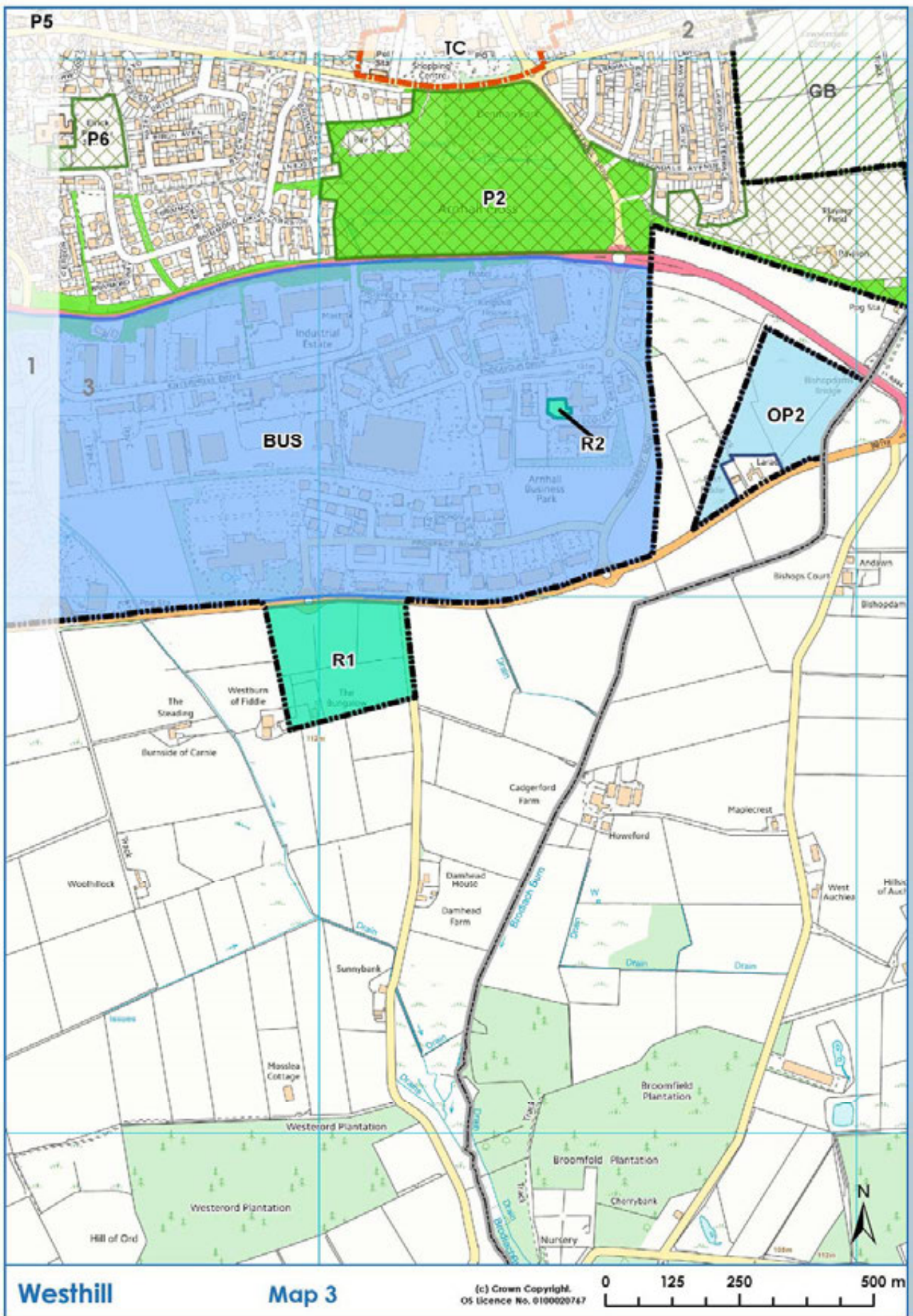
OP1: Strawberry Field Road	Allocation: 10 homes
<p>This site was previously allocated as site H2 in the 2012 LDP.</p> <p>Located on the western edge of Westhill, the site is bounded by the A944 to the south, Broadstraik Road to the east, Strawberry Fields Road to the north, and a line of mature trees which contain the site to the west. The site layout will need to take account of the presence of a pylon line which crosses the western part of the site, and built development is therefore likely to be focussed in the eastern part of the site. Access is most likely to be appropriate via Strawberry Fields Road and/or Broadstraik Road. The development should comprise a mix of house types and sizes in keeping with the character of the surrounding area, including two affordable houses integrated within the site design.</p> <p>An application for planning permission in principle for 10 houses on the site (APP/2010/0289) has been submitted.</p>	

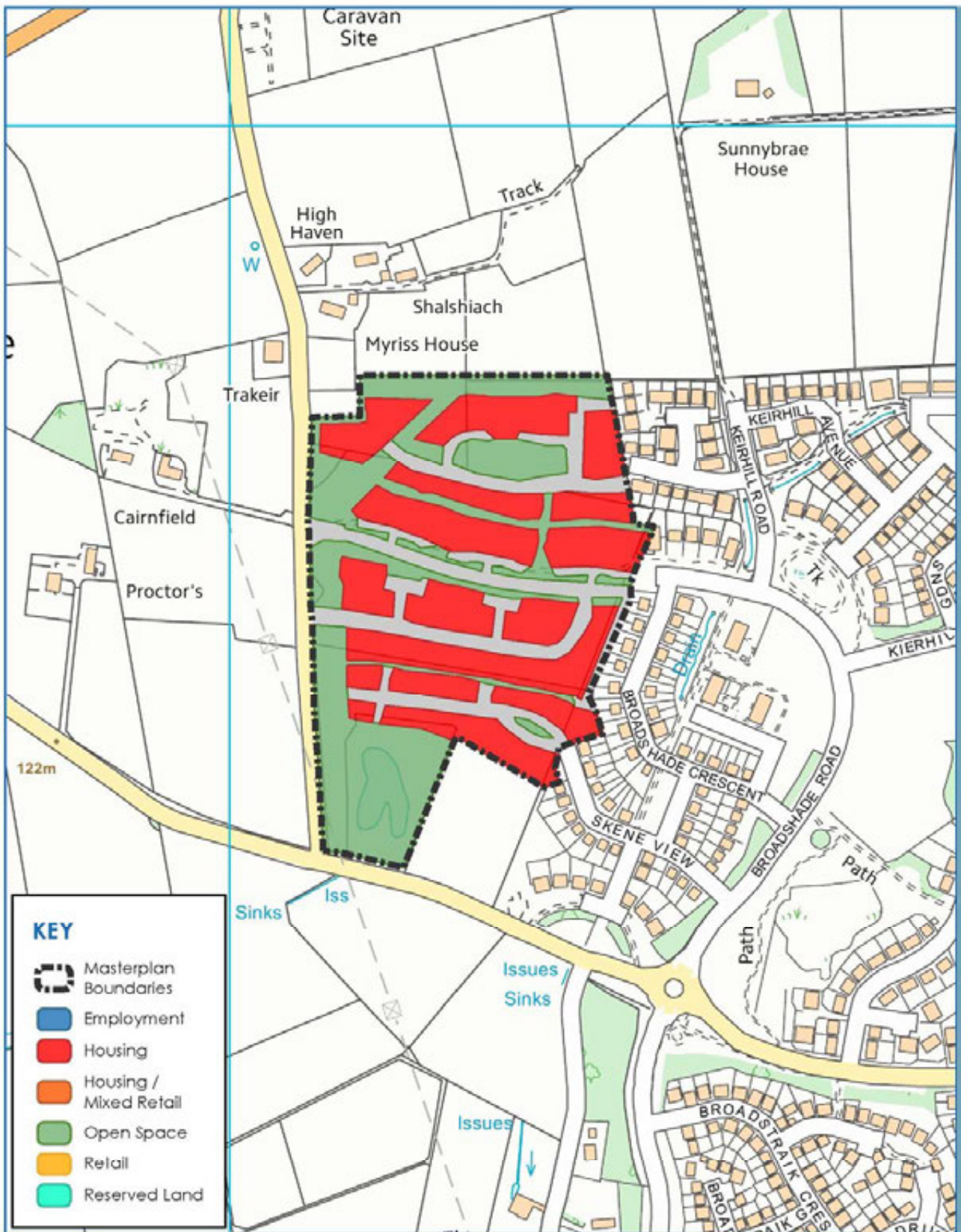
OP2: Arnhall Gateway	Allocation: 4.4ha employment land
<p>This site was previously allocated as site E1 in the 2012 LDP. The eastern part of the site lies within the 200 year flood extent of the Brodiach Burn and a flood risk assessment may therefore be required depending on the detailed site layout. Development will also need to comply with the Health and Safety Executive’s Planning Advice for Developments near Hazardous Installations (PADHI) owing to the presence of pipeline corridors in proximity to the site.</p> <p>The site is covered by a number of planning permissions. These include full planning permission for the formation of infrastructure, roads and drainage (APP/2013/2276), and planning permission in principle for business and industrial development (APP/2006/2551). Approval has also been granted on appeal for a number of the matters specified in conditions on the planning permission in principle (APP/2013/3019). An additional full planning permission for office development also covers part of the site (APP/2013/3560).</p>	











Broadshade Masterplan

Elrick

Associated Opportunity Sites: OP1

Agreed Date: 14/05/2013

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WHITEFORD

Vision

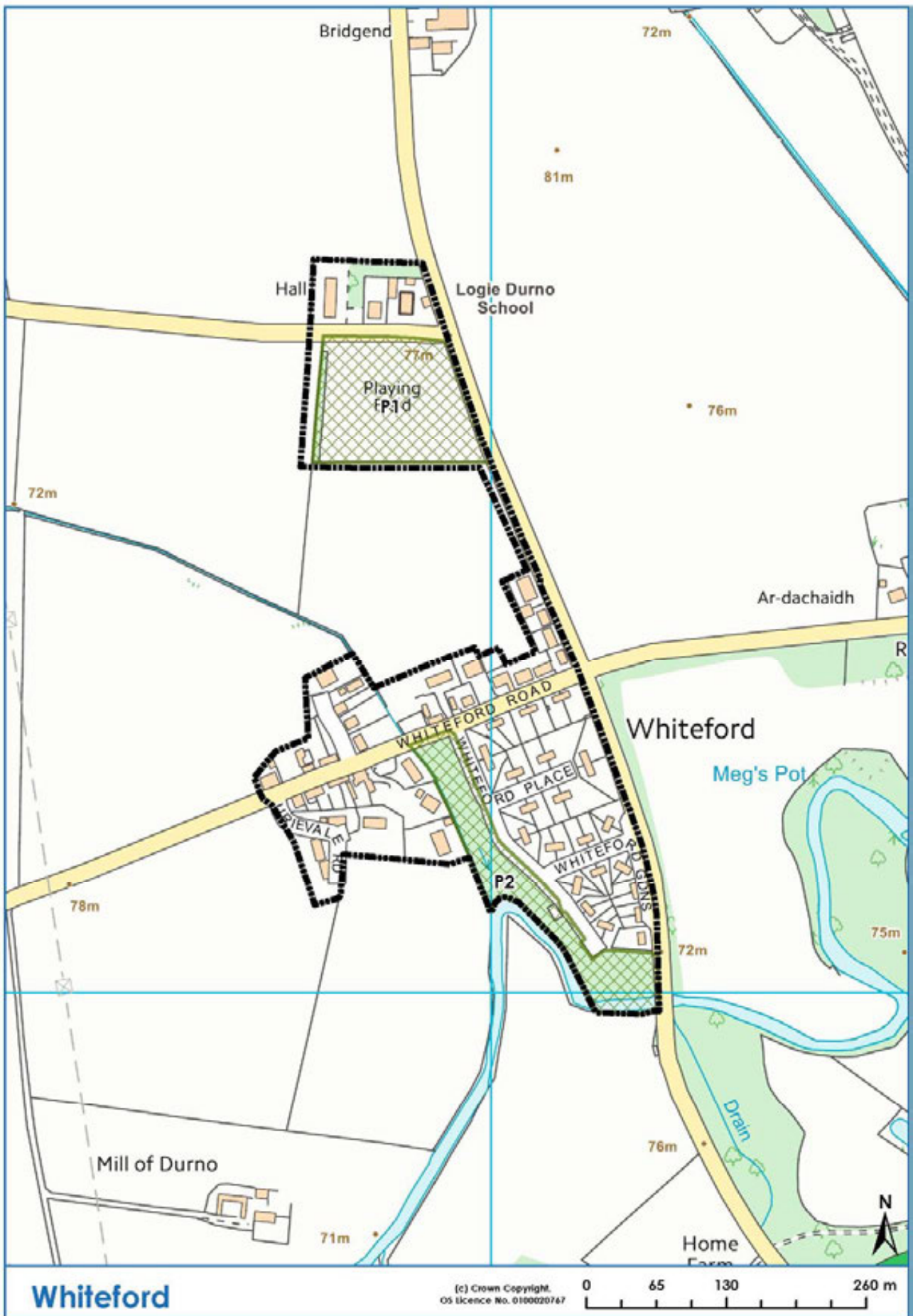
Whiteford is a quiet village set on a flat area of land in the valley of the River Urie. It is an estate village surrounded by rolling agricultural land with clear views to Bennachie. Logie Durno Primary School and the wall that surrounds the remains of the designed landscape are key features in the settlement. Growth opportunities are restricted by a number of factors, including a lack of primary school capacity and issues with access onto the A96. Flood risk also presents a constraint on further development to the south of the settlement. These factors mean that Whiteford is not an appropriate location for further expansion, and the primary objective during the lifetime of the plan will be to preserve the amenity and character of the village.

Settlement Features

<i>Protected Land</i>	
P1	To conserve the playing field as an important local amenity.
P2	To conserve the setting of the village.

Services and Infrastructure

- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Whiteford or towards facilities in the wider catchment area at Inverurie. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Whiteford or towards facilities in the wider catchment area at Inverurie. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute towards a household waste recycling centre in the Inverurie area.



Whiteford

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