



From mountain to sea

Garioch Settlements

LOCAL DEVELOPMENT PLAN 2021
MAIN ISSUES REPORT
JANUARY 2019

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Introduction

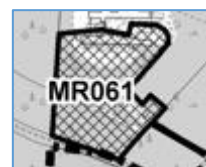
This appendix details the Officers' response to the development bids submitted in response to our call for sites to inform the Main Issues Report of the Local Development Plan 2021. This information is set out in the same manner for all our analysis with a statement of vision and objectives for the settlement and then analysis of the existing allocations, the "officers' preferred bids, and finally the other options that we have considered. Each settlement has a conclusion associated with it.

Where existing sites should be removed from the plan, or new bids identified as long term reserved sites with future potential for development post 2031, then this is noted in the tables.

Each settlement has a map associated with it that identifies the location of bids and existing opportunity sites from the Local Development Plan 2017.

The maps show:

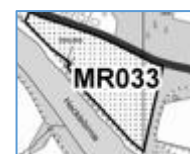
- Preferred sites as a cross hatch. These are sites that should be made available for development immediately on adoption of the Local Development Plan 2021.



- Reserved sites as vertical lines. Reserved sites are out with the settlement boundary and are unavailable for any form of development under the Local Development Plan 2021 until confirmed by a mid-term review and brought forward as a specific proposal. They are **not** sites preferred for immediate development and are identified as being *possible* future opportunity sites only.



- Other options, which are not preferred, as a dotted outline. These are sites which may be deliverable, but better options exist.



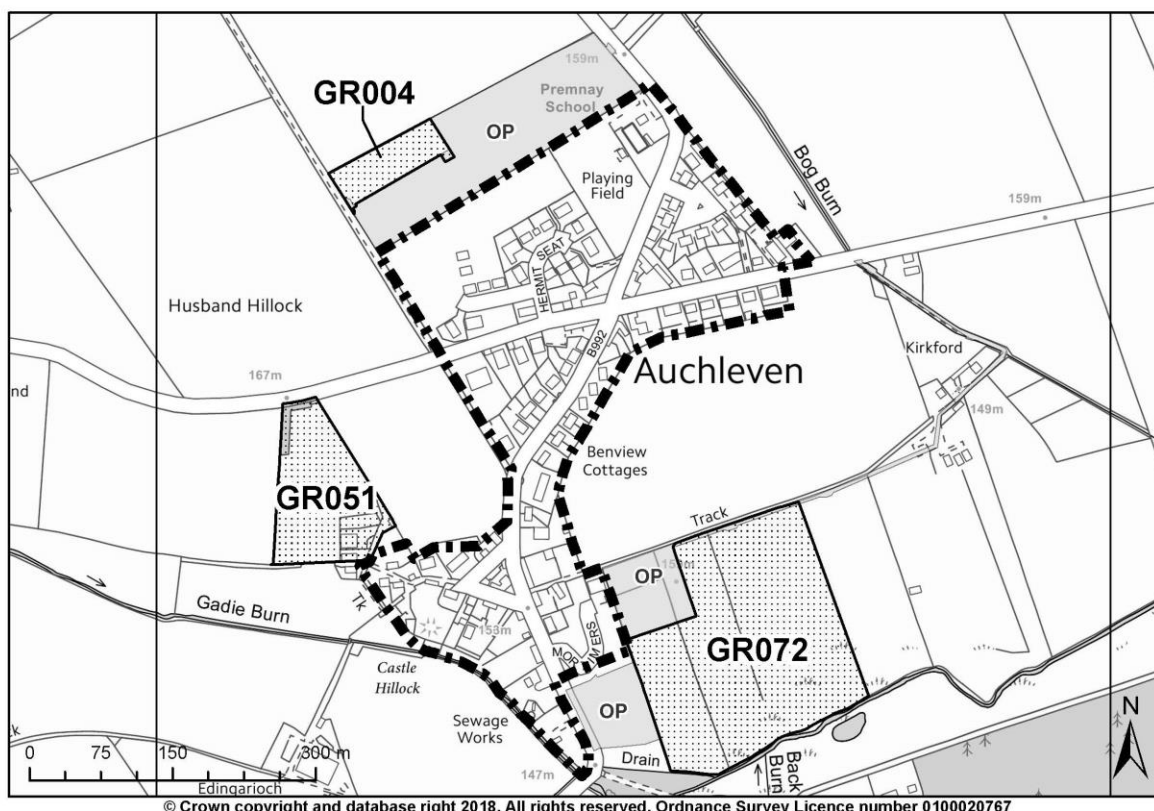
All conclusions have been based on a full assessment of the opportunities that a site may, or may not, provide, an Interim Environmental Report produced as part of the Strategic Environmental Assessment and a Habitats Regulations Appraisal Record.

Auchleven

Auchleven is a small settlement located approximately 4km south of Insch on the B992. 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 capacity constraints at Premnay Primary School, mean that the scope for expansion of the settlement is limited. Flooding associated with the Gadie Burn running to the south of the settlement is of concern to the community. The primary planning objective during the lifetime of the Plan is to preserve the amenity of the village.

Planning Objectives:

- To preserve the amenity of the settlement.
- To meet local housing need in the settlement.



Existing Development Sites

Reference	Proposal	Overview
Unallocated – Auchleven Croft	5 homes	<p>Identified as constrained due to “ownership” in the Housing Land Audit 2018.</p> <p>Subject to an extant planning permission. The site forms part of a wider development of 10 homes, 5 of which have been completed.</p>
Unallocated – Adjacent to Premnay School	9 homes	<p>Identified as effective in the Housing Land Audit 2018.</p> <p>Subject to 3 separate planning permission in principle approvals for a total of 9 homes. Construction programmed to start in 2019 and is likely to be completed in 2023.</p>

Development Bid Sites

The following sites have some potential for development and may be considered to be an **Officers' preference**:

None.

Other options which Planning Officers have not preferred:

Reference	Proposal	Overview
GR004 Land North of Auchleven, Inch	3 homes	The site lies outwith the settlement. The site is associated with an area of land that has been subject to planning permission for a total of 9 homes as organic growth. This bid would effectively see the whole site capacity taken to 12 homes. Whilst the site provides a logical means to "square off" the development opportunity created via these planning applications, there are a number of constraints associated with the site, namely capacity at Premnay Primary School. Arguments to suggest that the presence of prime agricultural land should be dismissed due to existence of other planning permissions are not accepted.
GR051 Land East of Mortimers Way, Auchleven, Inch	14 homes	Despite a small part of the boundary aligning with the settlement boundary, the site is largely detached from the village. There are a number of constraints associated with the site, namely capacity at Premnay Primary School. The majority of the site is also identified as being prime agricultural land.
GR072 Land West of Auchleven, Inch	23 homes	Despite a small part of the boundary aligning with the settlement boundary the site is largely detached from the village. There are a number of constraints associated with the site, namely capacity at Premnay Primary School. The majority of the site is identified as being prime agricultural land and flood risk. A significant buffer would be required reducing the developable area. The site also lies in close proximity to category A-listed Lickleyhead Castle.

Conclusion

Auchleven has experienced incremental growth permitted under the Plan's rural development policies. Given the cumulative impact of these approved developments it is considered prudent to include within the Local Development Plan windfall sites appearing in the Housing Land Audit 2018 that are expected to be delivered during or after 2021. Delivery of these sites are expected to meet local housing need in the short term. Auchleven suffers from physical and infrastructure constraints that restrict future development options and as such no further housing allocations should be made. Site GR004 is considered to be the only site that could reasonably come forward given its relationship with the adjacent windfall site, however this bid is not without constraint, and is not preferred.

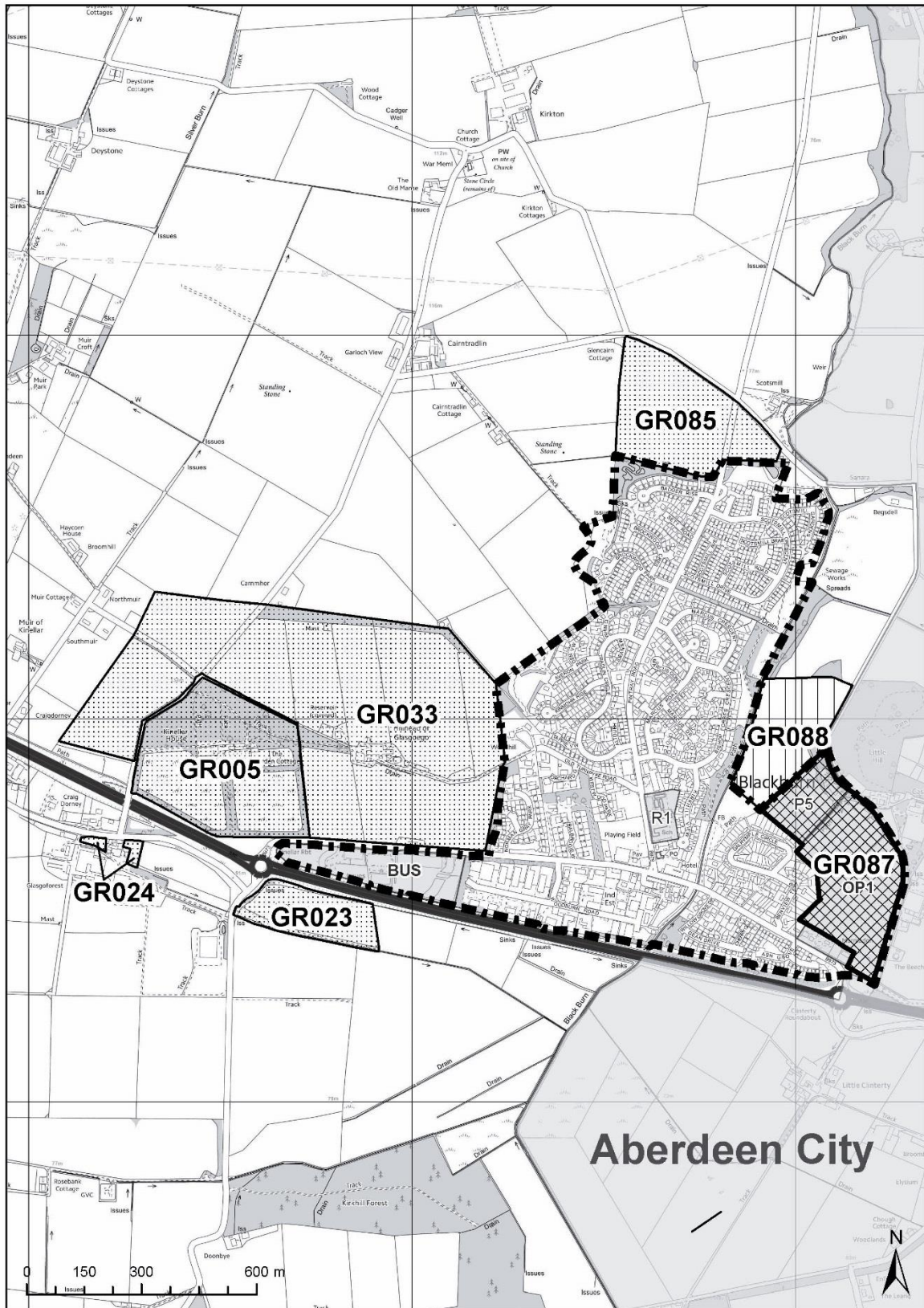
Blackburn

Blackburn is a popular commuter town situated on the A96, that benefits from an industrial estate offering employment opportunities. The location of the town, and the demand for housing in close proximity to Aberdeen City, has driven development within the settlement but has placed pressure on existing facilities. A replacement primary school was delivered in 2018. Much of Blackburn is surrounded by prominent hillsides with the A96 providing a physical boundary to the south of the settlement.

The landscape setting of Blackburn should be conserved and enhanced where possible. The path network should be improved and extended, with a long-term community aspiration of providing a walking/ cycle route around the whole of the town.

Planning Objectives:

- To meet housing need in the wider Strategic Growth Area as defined by the Aberdeen City and Shire Strategic Development Plan.
- To support community facilities and services.
- To improve and create opportunities for active travel.



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Existing Development Sites

Reference	Proposal	Overview
OP1	50 homes	<p>Identified as constrained due to “ownership” in the Housing Land Audit 2018.</p> <p>No Masterplan, or planning application is in place on the site however progress on bringing the site forward is anticipated during the current Plan period.</p> <p>See bid GR087 below.</p>

Development Bid Sites

The following sites have some potential for development and may be considered to be an **Officers’ preference**:

Reference	Proposal	Overview
GR087 Sites OP1 and P5, Caskieben, Blackburn	268 homes	<p>The site capacity has been increased from 150 to 268 homes.</p> <p>The proposed site currently allocated as sites OP1 and P5. The bid proposal effectively seeks to increase the number of homes that could be delivered on the site from its current allocation of 50 homes, and amend the use of the protected land. Examination of the Local Development Plan 2017 found that site OP1 would be capable of accommodating a greater scale of development than that of the current allocation. Site P5 was previously allocated for a replacement primary school. This has now been delivered without the need for the use of site P5. This designation will be removed from the Local Development Plan 2021. This site is well located for parking and walking. The core path should be retained. The site boundary requires to be amended to exclude an area of ancient woodland to the north of the bid site. Matters associated with access and road widening would require to be resolved.</p>
GR088 Land North of Site P5, Caskieben, Blackburn	50 homes Reserved. This is not preferred for immediate development.	<p>The proposed site is situated adjacent to the settlement boundary. A Landscape and Visual Impact Assessment would be required for this site given its notably rural structure. A Flood Risk Assessment would be required to determine the developable area. When considered in isolation, the site is detached from the settlement and as such could only come forward upon allocation and delivery of bid site OP1 and P5/GR087. Further consideration of this site is needed before it could be allocated in the Plan.</p>

Other options which Planning Officers have not preferred:

Reference	Proposal	Overview
GR005 Land at Kinellar Estate, Blackburn	Mixed use – 50 homes, employment land and community uses	The proposed site is largely remote from the residential area, but is in close proximity to an area safeguarded for business uses. Whilst the site would provide a mixed use proposal within the Strategic Growth Area it is considered that this site is in an inappropriate location for such a development. This is due in most part to the likely negative impact to the setting of Kinellar House, a category B-listed building, pictish stone and wider designed landscape. Part of the site is identified as being prime agricultural land and the broadleaved woodland within the site is an important resource for habitat and landscape. Protected species may also be affected by development at this location.
GR023 Land South East of Kinellar Roundabout, Blackburn	4.2ha employment land	The proposed site is situated outwith the settlement boundary with its location south of the A96 creating a sense of detachment from the settlement. This site is subject to a number of constraints including the presence of prime agricultural land, flooding, landscape impact and is situated within the Health and Safety Executive's pipeline consultation zone. Additionally, it is not clear how pedestrian/cycle access would be achieved to promote active travel from the village to the proposed employment area.
GR024 Land Opposite Kingsfield Road Junction, Glasgoforest	5 homes	The proposed site lies within a large housing group. Glasgoforest is not a settlement recognised in the Local Development Plan 2017 and lacks services leading to likelihood of increased car reliance. The site is subject to constraints including the presence of prime agricultural land and is within the Health and Safety Executive's pipeline consultation zone.
GR033 Land at Hillhead of Glasgoego, Blackburn	300 homes	The proposed site is situated adjacent to the settlement boundary. There are a number of constraints associated with the site including the scale of development proposed, presence of prime agricultural land, possible loss of trees, presence of a core path running through the site and its situation within the Health and Safety Executive's pipeline consultation zone. It is considered that the western part of the site could only come forward on the basis of bid site GR005 also being supported.
GR085 Land East of Cairntradlin, Blackburn	Housing land	The proposed site relates relatively well to the existing settlement, however it is remote from the centre of the village and key services. Whilst the proposal seeks to contribute towards addressing shortfalls in the Open Space Audit, there are a number of constraints to overcome, namely that a large part of the site is identified as being prime agricultural land and the site lies within the Health and Safety Executive's pipeline consultation zone.

Conclusion

Although the existing OP1 sites is identified as being “constrained”, progress has been made in bringing this site forward. A replacement primary school has been delivered on the site of the former school building on Fintray Road. As a result sites P5 and R1 are no longer required and will be removed from the Plan. Development proposals associated with the existing OP1 and P5 sites (GR087), along with a possible future opportunity arising from development of site GR088, are considered sufficient to meet local housing need within this part of the Strategic Growth Area during the Plan period and beyond.

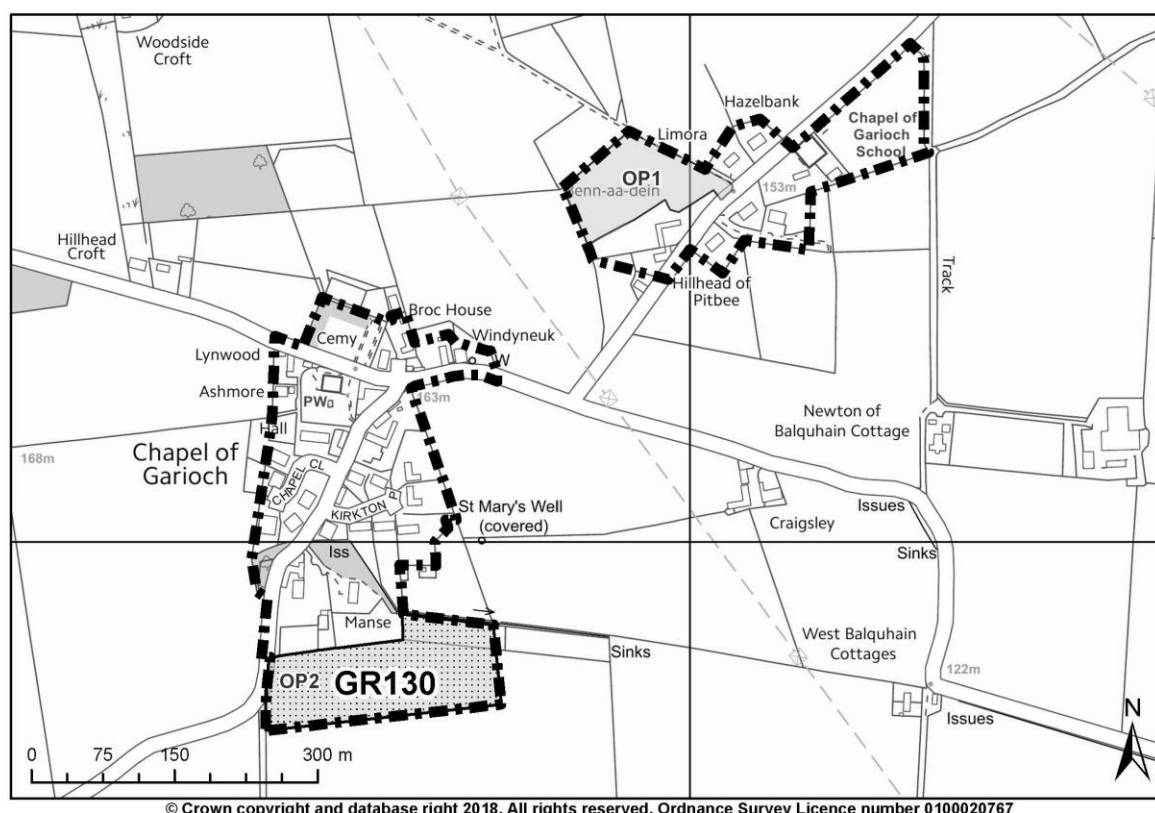
Chapel of Garioch

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 part and the school being the focal point in the northern part. The spacing between existing buildings and the presence of mature trees create a strong sense of place within the settlement, with views of Bennachie also being 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. Creating a safe route to school is an aspiration of the community, however ways to deliver this are currently limited.

Planning Objectives:

- To preserve the character of the settlement.
- To create a path linking both sections of the settlements and provide a safe route to school.
- To meet local housing need in the settlement.



Existing Development Sites

Reference	Proposal	Overview
OP1	10 homes	Identified as effective in the Housing Land Audit 2018. Full planning permission for 10 homes was approved in February 2016. Construction is programmed to start in 2020 with 4 homes remaining in 2022.

OP2	15 homes	<p>Identified as constrained due to “ownership” in the Housing Land Audit 2018.</p> <p>No planning application has been received. It is proposed that this site is removed from the Plan.</p> <p>See bid GR130 below.</p>
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Development Bid Sites

The following sites have some potential for development and may be considered to be an **Officers’ preference**:

None.

Other options which Planning Officers have not preferred:

Reference	Proposal	Overview
GR130 OP2, The Glebe, Chapel of Garioch, Inverurie	15 homes	<p>The site is situated largely within the settlement on land currently allocated as OP2. Development of the site would support Chapel of Garioch Primary School which is currently under capacity, however is distant from the site with no safe route identified. The majority of the site is also identified as being prime agricultural land. The proposal constitutes an underdevelopment of land and it is considered that the site is capable of accommodating up to 50 homes which would be difficult for a settlement of this site to absorb.</p>

Conclusion

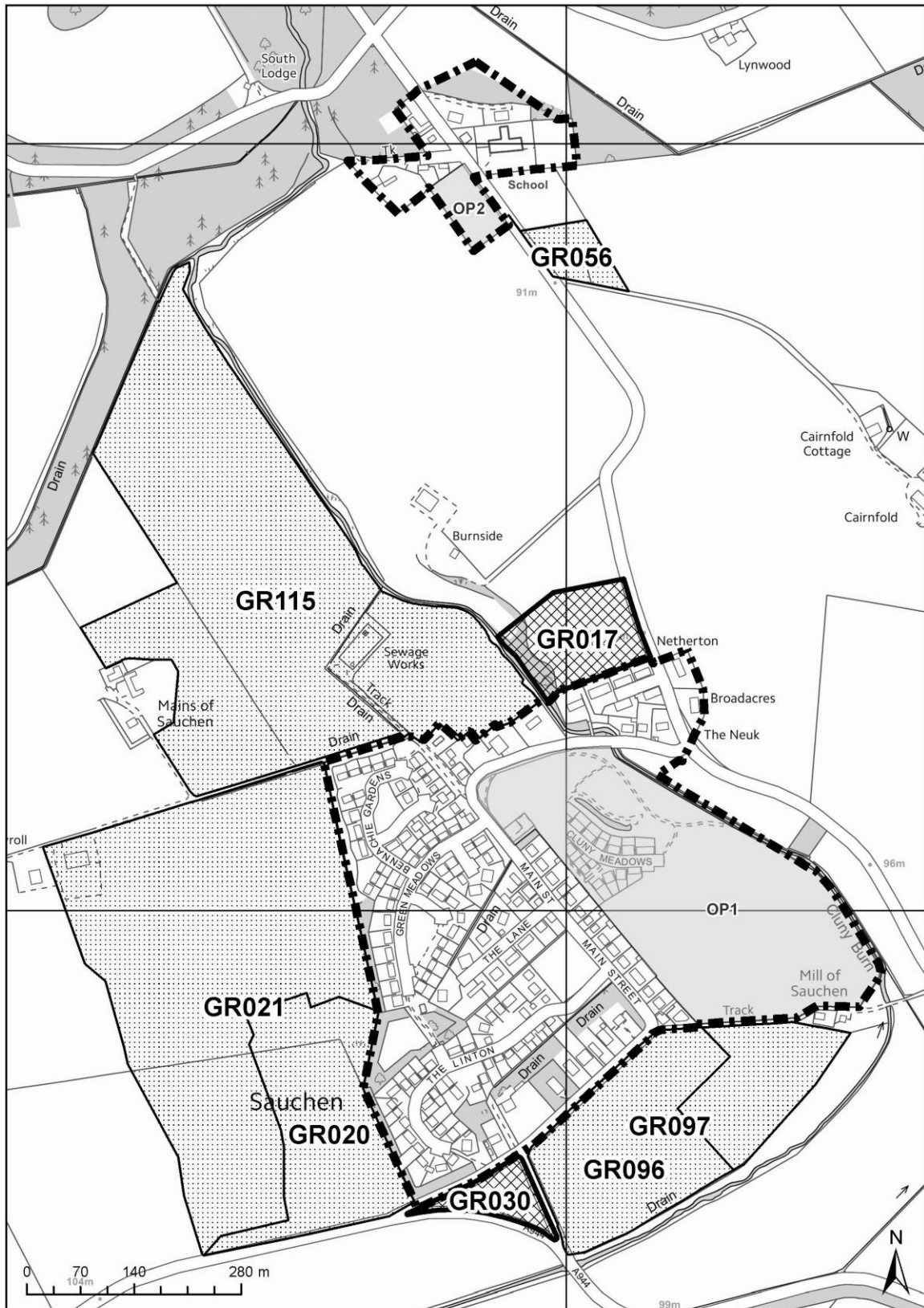
Delivery of site OP1 will accommodate local housing demand in the short term. It is proposed to remove site OP2 on the basis of non-delivery. Bid GR130 could only be taken forward as a reserved site should amendments be made to reduce the scale of the site to that required to accommodate 15 homes and a safe route to school being identified with commitment to achieving its delivery.

Cluny and Sauchen

Sauchen is a 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 a small cluster located approximately 1km north of Sauchen and is focussed around the primary school. Recent development pressure has largely been driven by accessibility to 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. The presence of prime agricultural land and flood risk constrains future development opportunities. The lack of community facilities or a meeting space within Sauchen is an issue for the local community. This is not easily delivered without significantly increasing the population and size of the settlement. Options to develop a community garden should be explored.

Planning Objectives:

- To support local services, including the primary school.
- To meet local housing need in the settlement.
- To identify an appropriate site for a “community hub”.
- To meet local housing need in the settlement.



Existing Development Sites

Reference	Proposal	Overview
OP1	99 homes	<p>Identified as effective in the Housing Land Audit 2018 with a total capacity for 76 homes.</p> <p>Full planning permission for a total of 50 homes has been granted. A proposal of application notice for residential development was submitted in May 2018.</p> <p>23 homes have been completed. Construction of the remaining 76 homes programmed to start in 2019 with 4 homes remaining in 2022.</p>
OP2	8 homes	Complete.

Development Bid Sites

The following sites have some potential for development and may be considered to be an **Officers' preference**:

Reference	Proposal	Overview
GR017 Land at Burnside, Sauchen	30 homes	<p>The capacity of this site has been increased from 15 to 30 homes.</p> <p>The proposed site forms a logical extension to the settlement. A mix of house types is not currently proposed however this would be sought. The site currently represents an underdevelopment of land and it is considered that up to 30 homes could be delivered on the site. Amendment to the site boundary is also required to exclude the burn and woodland to the west of the site. Development of this site should not prejudice delivery of a safe route to school.</p>
GR030 Land at South West of Sauchen, North of A944, Sauchen	Retail Use/Coffee Shop	<p>The proposed site would provide an easily accessible and convenient retail and employment element to the settlement that has historically been lacking for some time. This could retain people within the settlement as well as potentially attract further investment. The site is identified as being prime agricultural land however it is recognised that the settlement lacks services and this proposal seeks to provide a needed amenity. It is considered that no other uses other than that proposed would be appropriate on this site. Improvements may be required to the junction onto the A944 as well as some road widening.</p>

Other options which Planning Officers have not preferred:

Reference	Proposal	Overview
GR020	Mixed use – 40 homes, 1ha employment	The proposed site is situated adjacent to the settlement and is identified as being prime agricultural land. The proposal promotes a mixed use development, including

Land West of Sauchen, Phase 1, Sauchen	land and community facilities	employment opportunities and a community facility, meeting community aspirations. However, there are concerns surrounding the potential for visual impact upon the setting of the village and access to be taken from the A944.
GR021 Land West of Sauchen, Phase 1-4, Sauchen	Mixed use – 160 homes, 1ha employment land and community facilities	The proposed site is situated adjacent to the settlement and is identified as being prime agricultural land. The proposal could cause adverse visual impact upon the setting of the village of Sauchen. While there are however benefits to be gained in the form of new community facilities which would come forward as part of a potential substantial expansion to the settlement, the result of which would more than double the size of Sauchen.
GR056 Land at South of Cluny Primary School, Cluny, Sauchen	6 homes	The proposed site does not relate well to the settlement and is on potentially contaminated land and partially within a flood risk area. The bid proposes individual private drainage systems which should be discouraged.
GR096 Land South of Main Street (Smaller Site), Sauchen	40-50 homes and 500-600m ² community centre (Class 11)	The site is situated adjacent to the settlement boundary and is identified as being prime agricultural land. The southern part of the site adjacent to the Cluny Burn is at risk from flooding. The proposal promotes a community facility meeting community aspirations. However, there are concerns surrounding potential for visual impact upon the setting of the village.
GR097 Land South of Main Street (Larger Site), Sauchen	100-120 homes and 500-600m ² community centre (Class 11)	The site is situated adjacent to the settlement boundary and is identified as being prime agricultural land. The southern part of the site adjacent to the Cluny Burn is at risk from flooding. The proposal promotes a community facility meeting community aspirations. However, there are concerns surrounding potential for visual impact upon the setting of the village.
GR115 Land at Mains of Sauchen, North West of Sauchen	150 homes and a community facility	The site is situated to the north of the settlement and is significantly constrained by a flood risk and the presence of prime agricultural land. The proposal promotes a community facility meeting community aspirations. However, the proposal would ultimately cause adverse visual impact upon the setting of the village of Sauchen, with the overall scale of the site resulting in a disproportionate extension to the village. The site is located in proximity to Cluny Castle Gardens and Designed Landscape, a nationally important heritage asset. New housing would have to be designed around an existing waste water treatment facility which should be discouraged.

Conclusion

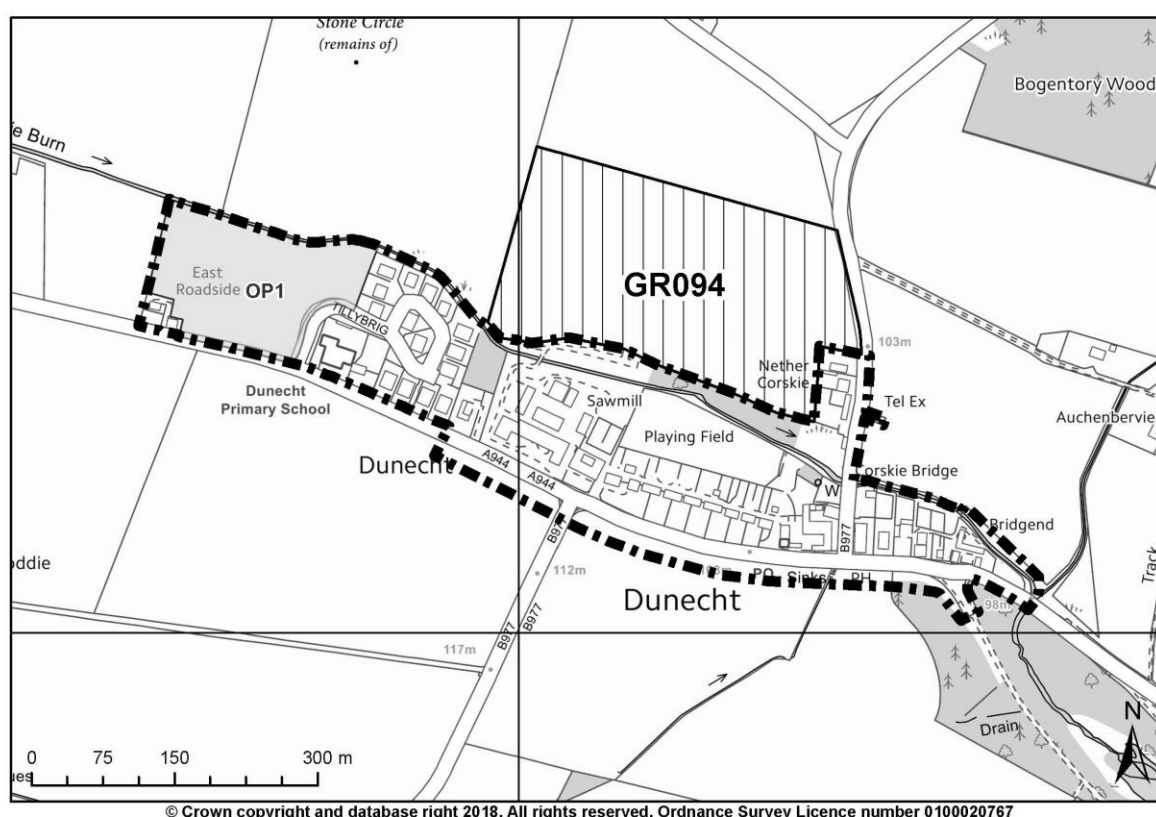
Cluny and Sauchen have experienced sustained growth during the last 10 to 15 years. Site OP2 is now built out and will be removed from the Plan. Given that Cluny and Sauchen do not lie within a Strategic Growth Area any major expansion to the village needs to be carefully considered. It is noted that several bid proposals include provision for a “community hub” which would meet a significant aspiration of the community. It is considered that the preferred option (GR030) would contribute to meeting this aspiration without the need to significantly increase the size of the settlement. Part of this site would be reserved for future junction improvements. Bid GR021 and GR097 have greater landscape and visual impact and would see considerable expansion of the village. Bid GR115 is not considered an appropriate option for reasons outlined in the bid overview.

Dunecht

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 these should not be compromised. The village benefits from a good range of services and facilities given its size. A housing allocation will help to meet need by increasing the availability of housing stock in the area.

Planning Objectives:

- To preserve the character of the settlement.
- To support local services and facilities, including the primary school.
- To provide additional parking provision adjacent to the A944.
- To meet local housing need in the settlement.



Existing Development Sites

Reference	Proposal	Overview
OP1	24 homes	<p>Identified as effective in the Housing Land Audit 2018.</p> <p>Planning permission in principle for 24 homes was approved in May 2014, with matters specified in conditions, approved in October 2017. Construction is programmed to start in 2019 and is likely to be completed in 2021.</p>

Development Bid Sites

The following sites have some potential for development and may be considered to be an **Officers' preference**:

Reference	Proposal	Overview
GR094 North of Dunecht, West of B977, Dunecht	50 homes Reserved. This is not preferred for immediate development.	The proposed site lies adjacent to the settlement boundary in close proximity to a range of services including a shop, hall and primary school. There is concern that the site does not respect the traditionally linear pattern of development and traditional character associated with the village. The south of the site is at risk from flooding. A Flood Risk Assessment would be required to determine the developable areas with an adequate buffer created. The site lies within the Health and Safety Executive's pipeline consultation zone. The site is identified as a reserved option to allow these matters to be resolved.

Other options which Planning Officers have not preferred:

None.

Conclusion

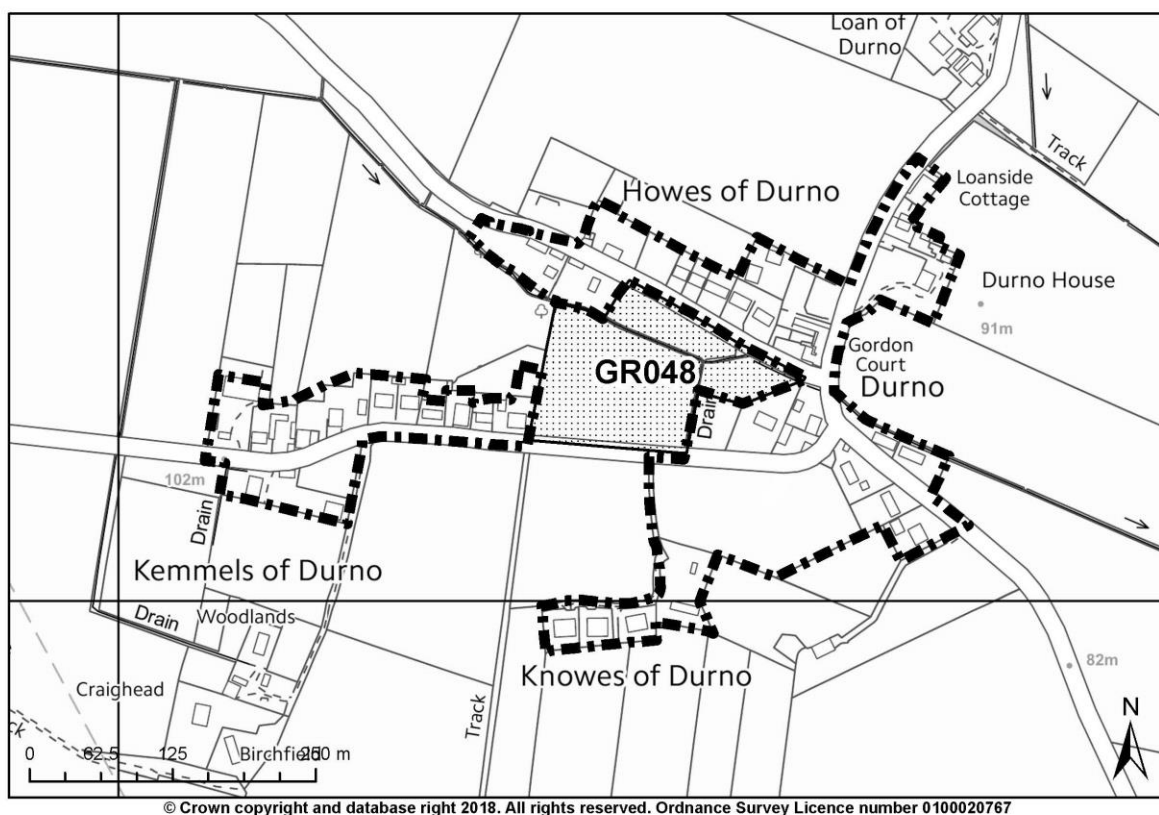
The existing opportunity site within Dunecht is progressing with construction expected to start this year. Delivery of OP1 is expected to provide sufficient new homes to meet local housing demand in the short term. Future expansion of Dunecht needs to be carefully considered to ensure that further growth does not negatively impact on the character and setting of the village. A reserved site (GR094) has been identified to provide a long term opportunity for growth which should not come forward until the existing OP1 site is completed and has been fully consolidated within the village.

Durno

Durno is a small rural settlement located to the north of Whiteford and is made up of a scattering of mainly modern houses of 1 – 1½ storeys. There are also some attractive traditional granite buildings in the centre of the settlement, which provide a sense of character and place. Durno's location away from local service centres, 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.

Planning Objectives:

- To preserve the amenity and character of the settlement.



Existing Development Sites

There are no allocated development sites.

Development Bid Sites

The following sites have some potential for development and may be considered to be an **Officers' preference**:

None.

Other options which Planning Officers have not preferred:

Reference	Proposal	Overview
GR048 North West of Parkside Gardens, Durno, Inverurie	8 homes	The proposed site is situated adjacent to the settlement boundary and effectively acts as an infill opportunity between two parts of the settlement. The site is identified as being prime agricultural land.

Conclusion

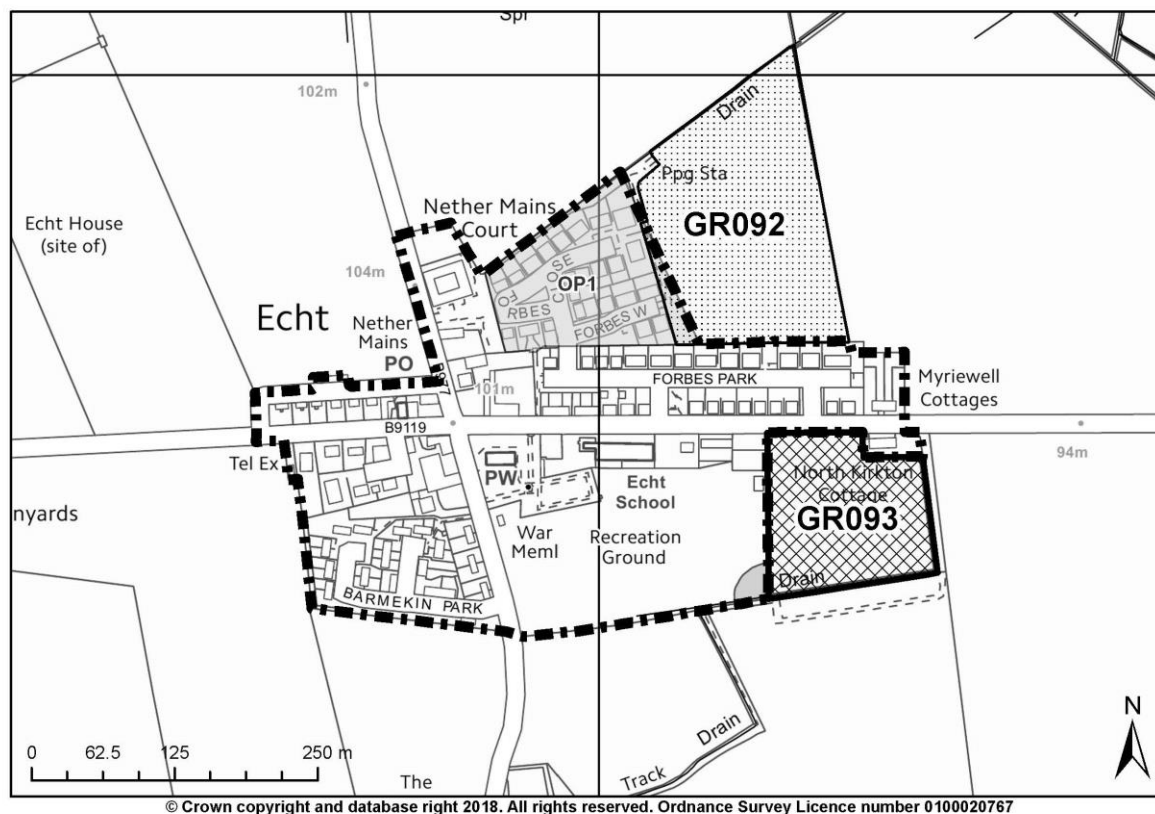
Durno is not considered suitable for development due to the lack of local services. It is proposed to amend the settlement boundary to exclude 3 homes (Woodlands, Craighead and Birchfield) to the south west on the basis that these properties are unrelated and detached from the settlement core.

Echt

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. Car parking provision required to support these facilities is an issue for the local community, particularly at peak times. To meet a community aspiration development of a car park of an appropriate scale and location within the village may be supported should a suitable site be identified. 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.

Planning Objectives:

- To preserve the character of the settlement.
- To support local services and facilities, including the primary school.
- To provide additional parking provision to relieve pressure associated with the crossroads.
- To meet local housing need in the settlement.



Existing Development Sites

Reference	Proposal	Overview
OP1	25 homes	Complete.

Development Bid Sites

The following sites have some potential for development and may be considered to be an **Officers' preference**:

Reference	Proposal	Overview
GR093 South East of Echt, South of B9119, Echt	42 homes	<p>The site capacity has been increased from 28 to 42 homes to avoid underdevelopment.</p> <p>The site is situated adjacent to the settlement boundary. The site is located in close proximity to a range of services available within the village, including the primary school. This site may also be capable of delivering a car park, meeting a community aspiration and further consideration should be given to this.</p>

Other options which Planning Officers have not preferred:

Reference	Proposal	Overview
GR092 North of Forbes Park, Echt	25 homes	<p>The site is situated adjacent to the settlement boundary. The site is well related to recent housing development and is in close proximity to a range of services available within the village. An area of the bid site is identified as being at risk from flooding and a Flood Risk Assessment would be required to determine the developable area.</p>

Conclusion

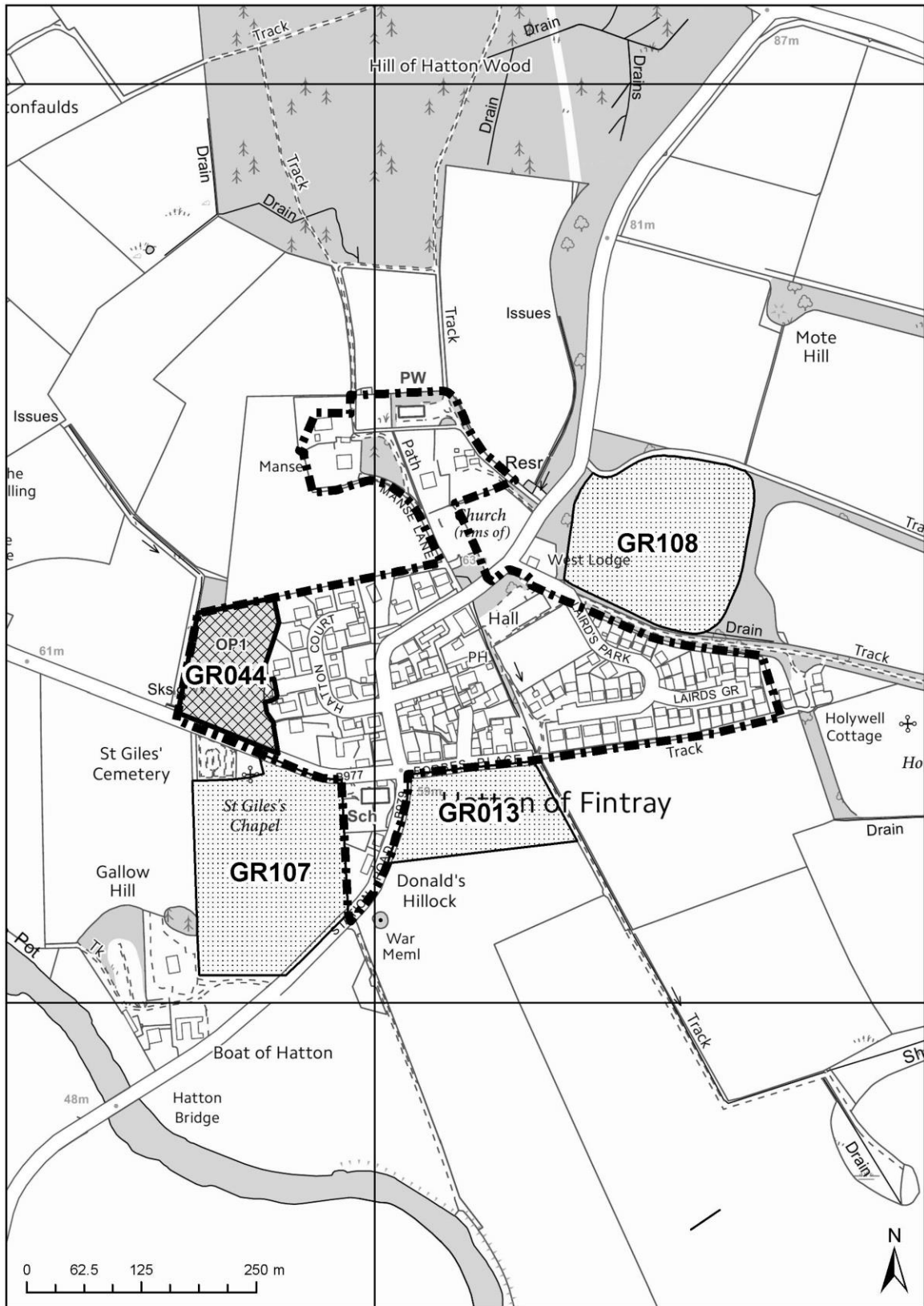
There is little to separate the merits of the bid proposals in Echt. Bid GR093 is considered to be better located in proximity to the primary school and play park, avoiding a need to cross the main road. It is not considered possible to prefer/reserve both sites on the basis that Echt Primary School is difficult to extend and options to accommodate increased capacity are likely to be limited. No bid has been received that seeks to deliver a car park. This matter will be further explored prior to publication of the Proposed Local Development Plan. Site OP1 is now built out and will be removed from the Plan.

Hatton of Fintray

Hatton of Fintray is a small village located close to the River Don approximately 6km east of Kintore. The village is well served by public open spaces, including a tennis court/ 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 green belt which plays an important role in protecting the setting of the village. Trees found in and immediately surrounding the village contribute towards the distinctive character of the village. 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. Delivering a safe route to Fintray Primary School from Mill of Fintary is an issue for the local community.

Planning Objectives:

- To preserve the character of the settlement.
- To support local services and facilities, including the primary school.
- To provide a safe route to school from Mill of Fintray.
- To meet local housing need in the settlement.



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Existing Development Sites

Reference	Proposal	Overview
OP1	8 homes	<p>Identified as constrained due to “marketability” in the Housing Land Audit 2018.</p> <p>Submission of a planning application is anticipated during late 2019.</p> <p>See bid GR044 below.</p>

Development Bid Sites

The following sites have some potential for development and may be considered to be an **Officers’ preference**:

Reference	Proposal	Overview
GR044	32 homes	<p>The capacity of this site has been increased from 12 to 32 homes to avoid underdevelopment.</p> <p>The proposed site is currently allocated as site OP1. The proposal seeks to increase the current allocation from 8 to 12 homes however as noted the site is capable of accommodating 32 homes. The site is well located adjacent to the existing settlement and the small field on which it would be sited has defensible boundaries, the western of which could provide a habitat and pedestrian corridor. Access should be considered from the road to the south and a footway along this road to the school, if possible, would be a preference.</p>
Site OP1, West of Hatton Court, Hatton of Fintray		

Other options which Planning Officers have not preferred:

Reference	Proposal	Overview
GR013	40 homes	The proposed site is situated adjacent to the settlement boundary. The site relates well to the village but lacks any obvious sense of containment and will negatively affect the setting of the village. It would change the existing form of the settlement by introducing further development to the south of Forbes Place and east of Station Road. The site is located within the green belt and is located in proximity to Donald’s Hillock Cairn, a nationally important heritage asset.
GR107	25 homes	The proposed site is situated adjacent to the settlement boundary. Development of this site would have a negative impact on the setting of the village and be visually prominent giving its position on the hillside. The site is located in proximity to Donald’s Hillock Cairn, a nationally important heritage asset. Furthermore the site is largely prime agricultural land.
GR108	25 homes	The proposed site is situated adjacent to the settlement boundary however is isolated from the village due to the
Land East of Station Road, Hatton of Fintray		
Land South of St Gile’s Chapel, Hatton of Fintray		

Land North of Lairds Park, Hatton of Fintray		tree line surrounding the site. Woodland significantly restricts the developable area of the site. The site is situated within the green belt. The site is located in proximity to Mote Hill cairn, a nationally important heritage asset. Due to the steep topography of the site delivery of housing would involve significant earthworks and without further information this is a concern limiting the ability to promote the site fully.
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Conclusion

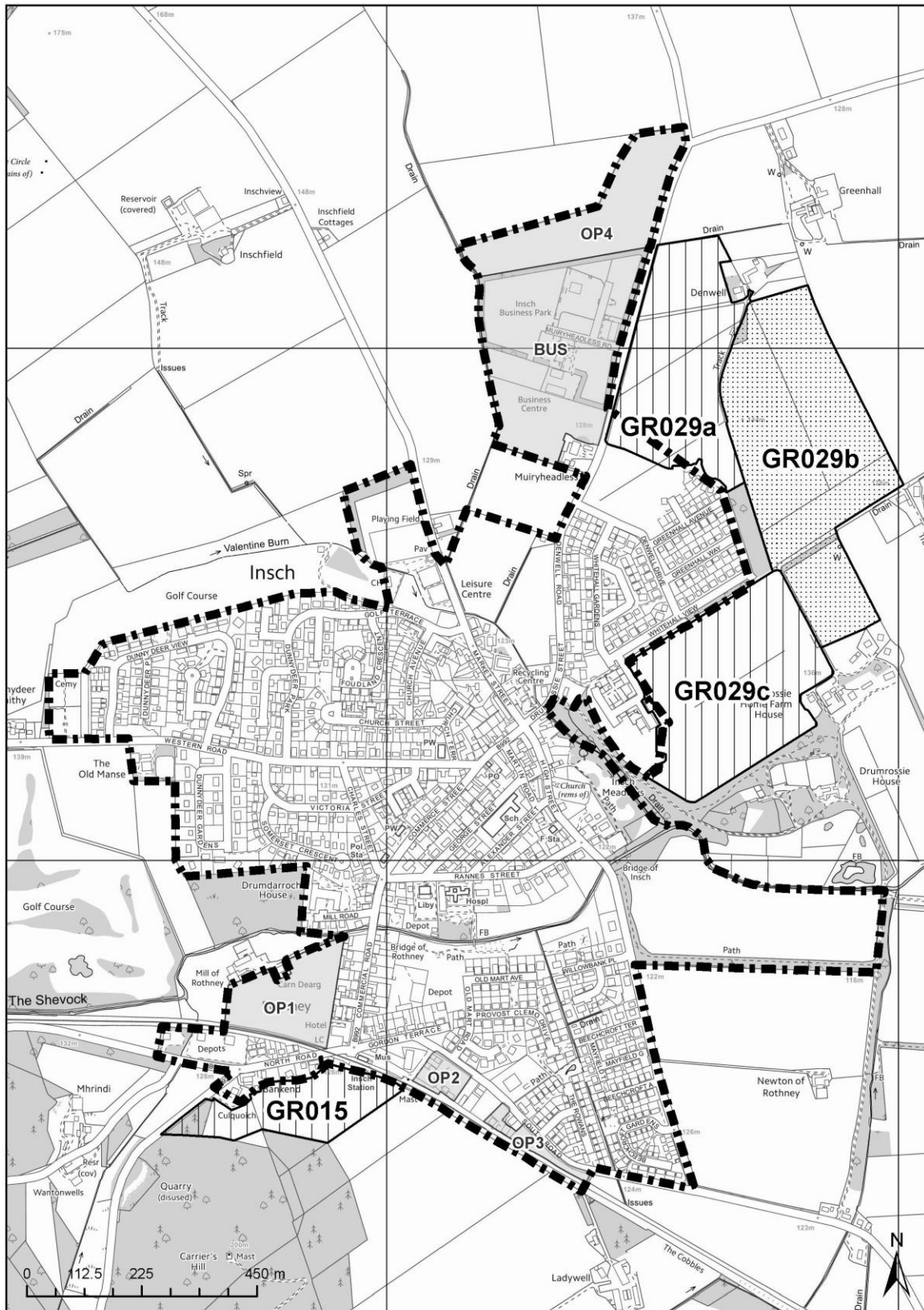
Whilst OP1 is constrained, this continues to be the most appropriate site to direct development in Hatton of Fintray. The increase to the site capacity and promotion of mixed house types may help to unlock this constraint. Development of this site is sufficient to meeting local housing need during the Plan period. No further sites are considered necessary.

Insch

Insch lies within the Huntly to Pitcaple Strategic Growth Area as identified by the Strategic Development Plan. Insch is considered to have a good housing mix as seen through significant development within the village, however the lack of affordable housing and housing provision for elderly people e.g. sheltered/very sheltered housing is an issue for the local community. Given the recent development it is appreciated that no significant additional land allocations have been made to allow the village to consolidate and react to the level of growth and assess the local infrastructure to ensure it could continue to support any further growth in the village. The railway station is a major attraction for the village and increases its accessibility as a commuter village. The provision of access to and from the railway station for the disabled and people with children in buggies and/or heavy luggage 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. Congestion within the centre of the village is increasing, particularly HGV and farm traffic. This issue is exacerbated due to a lack of parking provision.

Planning Objectives:

- To meet housing need in the wider Strategic Growth Area as defined by the Aberdeen City and Shire Strategic Development Plan.
- To support community facilities and services.
- To improve accessibility at Insch Railway Station.



Existing Development Sites

Reference	Proposal	Overview
OP1	48 homes	Identified as effective in the Housing Land Audit 2018. Full planning permission for 48 homes was approved in March 2016. Construction is programmed to start in 2018 with 12 homes remaining in 2022.
OP2	12 homes	Identified as constrained due to “ownership” in the Housing Land Audit 2018. Planning permission in principle for residential development was refused in December 2015. It is proposed that this site is removed from the Plan.
OP3	10 homes	Identified as effective in the Housing Land Audit 2018. Full planning permission for 8 homes was approved in May 2017. Construction is programmed to start in 2019 and is likely to be completed in 2020.
OP4	5ha employment land	Identified as marketable in the Employment Land Audit 2016/17.

Development Bid Sites

The following sites have some potential for development and may be considered to be an **Officers’ preference**:

Reference	Proposal	Overview
GR015 South of Insch Railway Station, Insch	Mixed use – 60 homes, 0.35ha employment land (Class 4) and car park for Insch Railway Station Reserved. This is not preferred for immediate development.	The site is situated immediately adjacent to the settlement boundary. The site is in close proximity to the railway station but is largely divorced from the town centre and primary school. There would be some loss of prime agricultural land which would be required to allow the site to come forward. Some of this area could be retained as community growing space. It is considered that the site delivers a number of the local aspirations which would override the loss of prime agricultural land. These include further opportunities to support employment and delivery of a car park providing accessible access to the southern platform. The site is identified as a reserved option to allow for further consideration of access provision to the railway station.
GR029 Land at Drumrossie West, Drumrossie and Denwell Farm, Insch	200 homes GR029a or GR029b Reserved. This is not preferred for	The proposed site lies adjacent to the settlement boundary. The site in its entirety is not of a scale considered appropriate in relation to the existing size of the settlement at this time and the ability to deliver these at the rate proposed is questionable and further consideration of infrastructure constraints would be required. However, there may be merit in pursuing part of the proposed site. Two areas are identified for further

	immediate development.	<p>consideration with a view to reserving land for a future development consisting of 200 homes. One of these parts of the bid sites could be taken forward. The northern part of the bid site (shown as GR029a) is well related to the existing housing development and is in close proximity to Insch Business Park, offering employment opportunities. The southern part of the bid site (shown as GR029c) is situated in close proximity to the town centre. In either case, further development in Insch would need to be “essential” in order to override the loss of prime agricultural land at this location. A Landscape and Visual Impact Assessment would be required for development as the site has notable potential for landscape and visual effects. The development options are reserved at this stage to allow for further consideration of the site options and for relevant detail to be submitted.</p> <p>The remaining land could not come forward without the replacement primary school on site P3 being delivered.</p>
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Other options which Planning Officers have not preferred:

None.

Conclusion

Insch has experienced growth given its location within a Strategic Growth Area. Reserved opportunities are identified that could be taken forward should a housing need be established in a future Plan period. It is proposed to remove OP2 on the basis of non-delivery. A redevelopment infill opportunity would remain on the site should a suitable proposal come forward. The boundary of OP3 will be amended to reflect the planning permission.

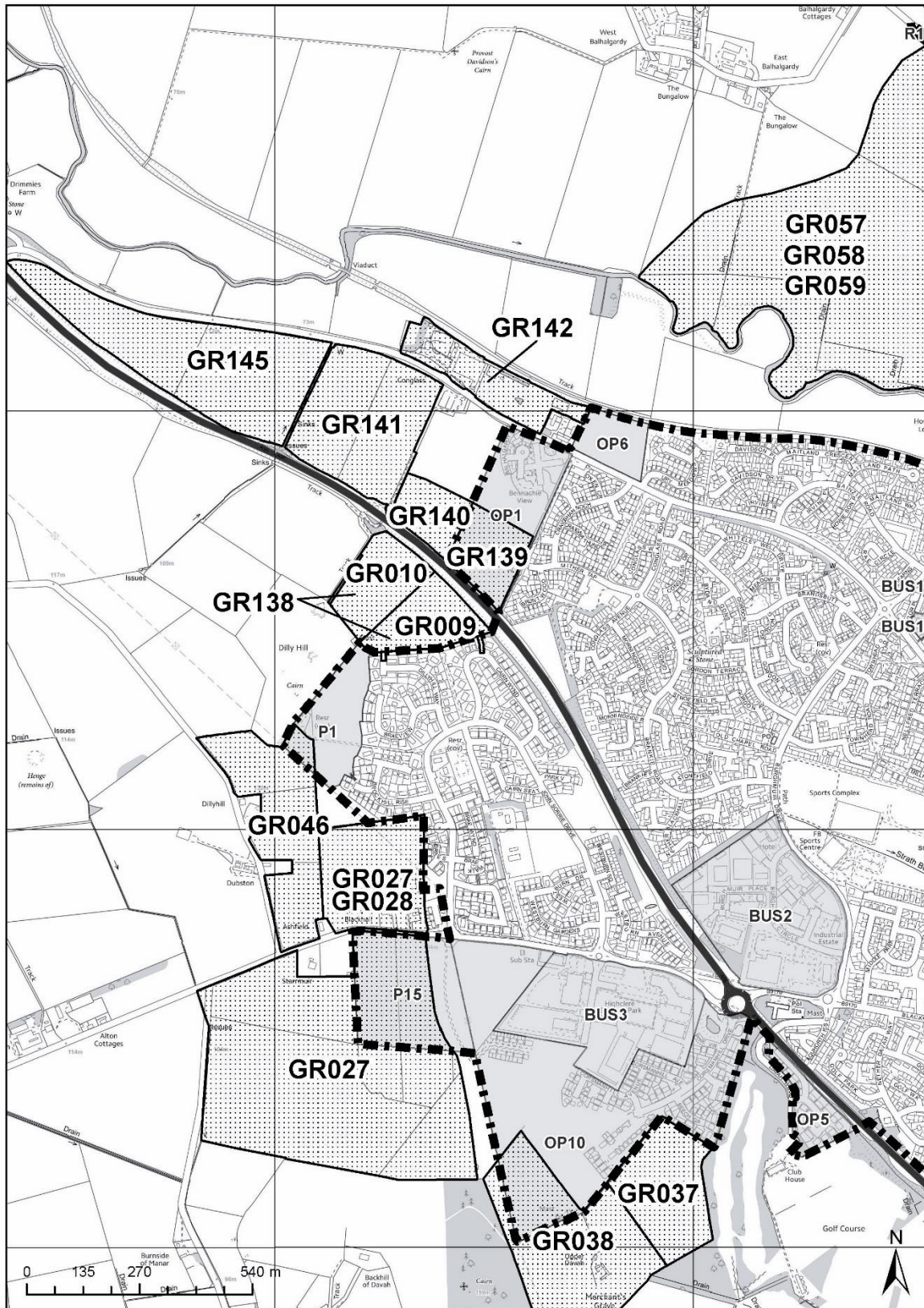
Inverurie and Port Elphinstone

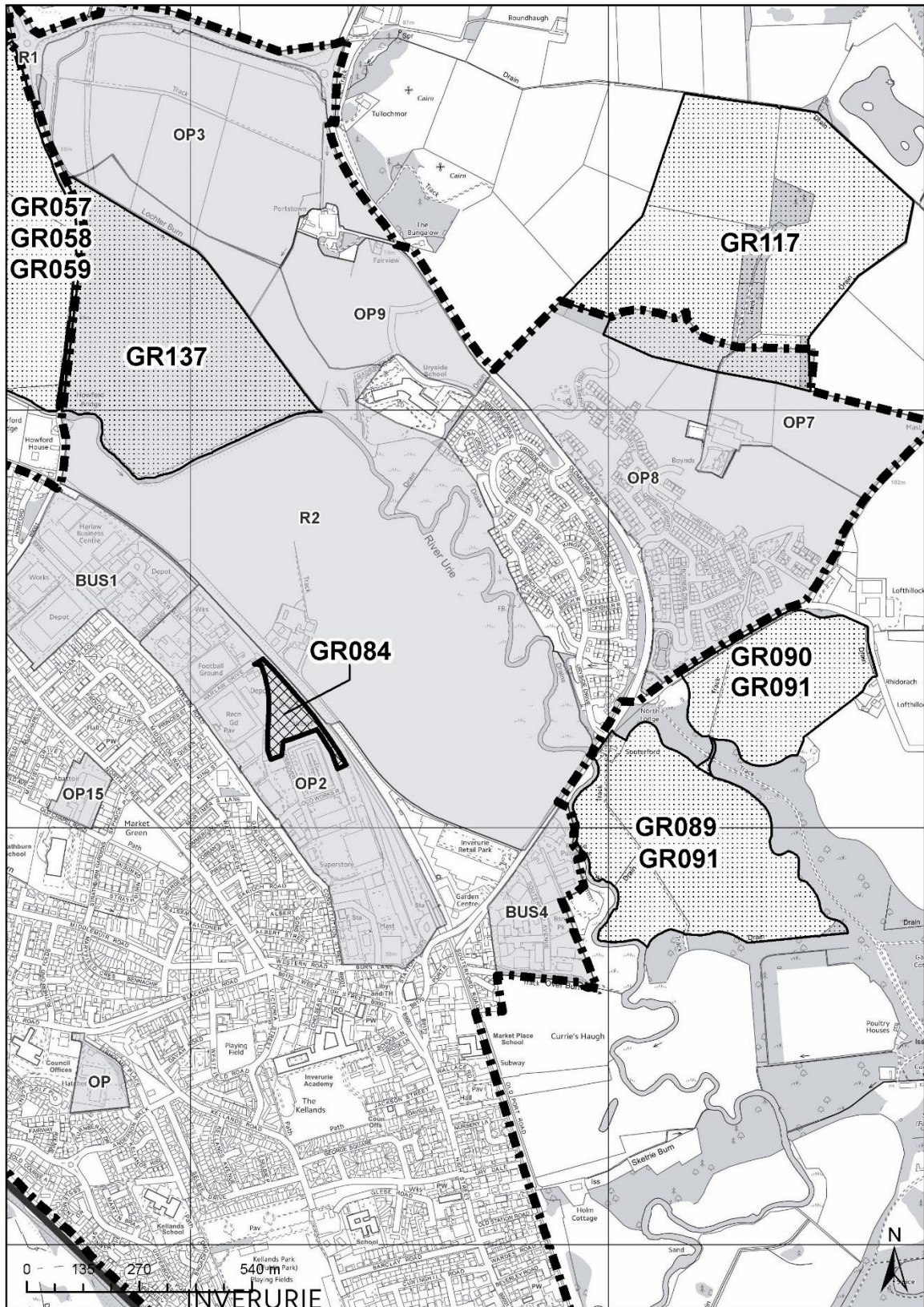
Inverurie is a thriving market town which sits in the Don Valley and straddles both the River Don and the River Ury. It is located within a Strategic Growth Area and acts as a significant service and retail centre for the Garioch area and beyond. The town centre is not geographically central, but provides a focal point and is dominated by the 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 River 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 currently restricting options for future expansion. Nevertheless, there remain significant development opportunities within and adjoining the town centre, at Uryside/Portstown and within the Crichton area.

Planning Objectives:

- To meet housing need in the wider Strategic Growth Area as defined by the Aberdeen City and Shire Strategic Development Plan.
- To support community facilities and services.
- To increase provision of community growing spaces such as allotments.

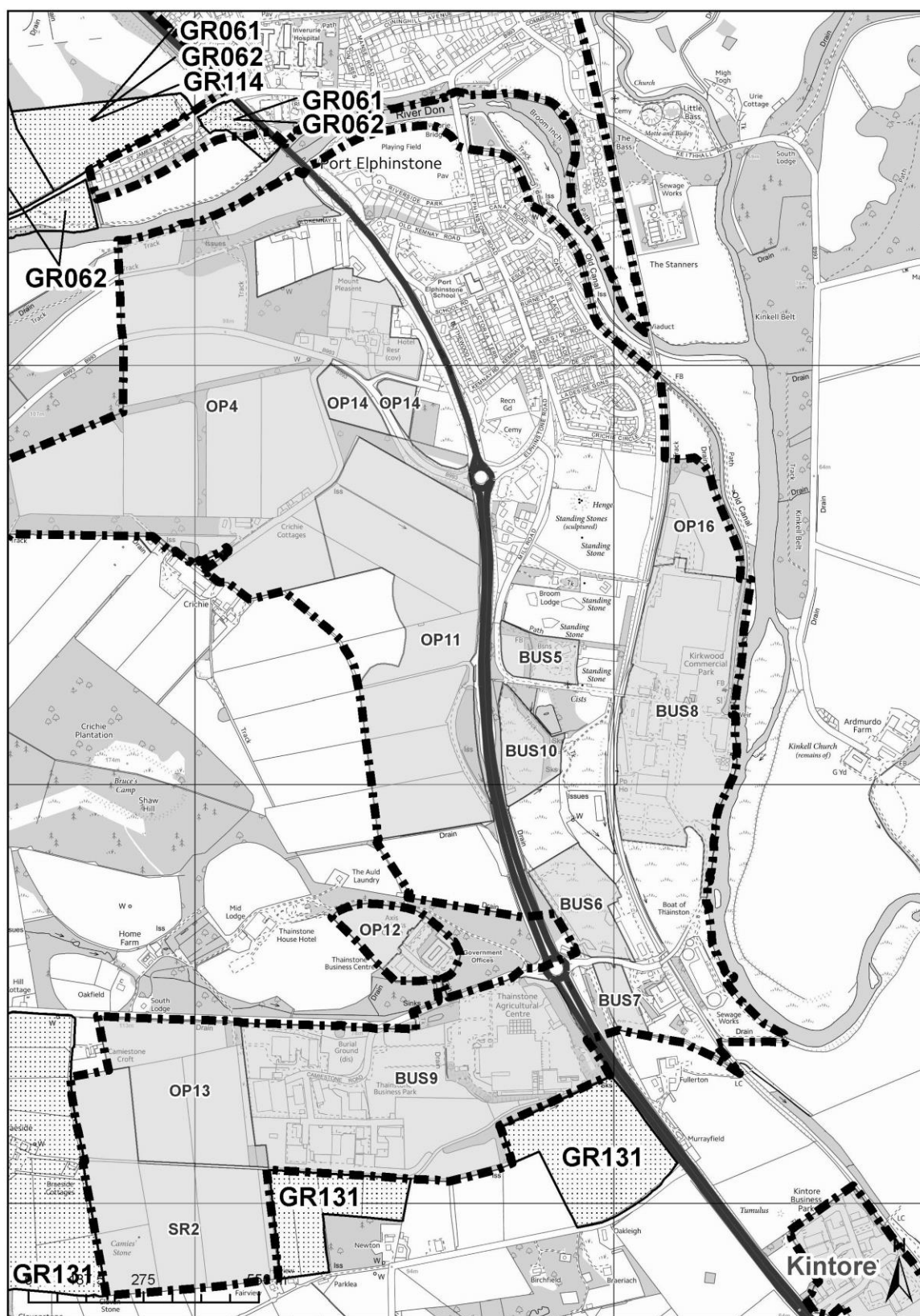




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Existing Development Sites

Reference	Proposal	Overview
OP1	Mix of uses including 58 homes and 0.35 ha employment land	<p>Identified as effective in the Housing Land Audit 2018.</p> <p>Full planning permission on part of the site is subject to S75 Agreement.</p> <p>Construction programmed to start in 2019 and is likely to be completed in 2021.</p>
OP2	Mix of uses including 180 homes, 0.5ha employment land, community facilities and a variety of retail uses	<p>Identified as effective in the Housing Land Audit 2018.</p> <p>Completion of the former Loco Works element of the site is expected in 2020.</p> <p>The Harlaw Road element of the site is constrained due to "ownership".</p> <p>Identified as constrained in the Employment Land Audit 2016/17.</p> <p>See bid GR084 below.</p>
OP3	250 homes	<p>Identified as effective in the Housing Land Audit 2018.</p> <p>Full planning permission for 416 houses and 4 commercial units was approved in April 2018. Construction of 253 homes is programmed to start in 2022.</p>
OP4	737 homes, including community facilities and a primary school	<p>Identified as effective in the Housing Land Audit 2018.</p> <p>Planning permission in principle for 737 homes business and industrial development, community facilities including primary school is subject to S75 Agreement. Construction is programmed to start in 2019 with 712 homes remaining in 2022.</p>
OP5	20 homes	Complete.
OP6	27 homes	<p>Identified as effective in the Housing Land Audit 2018.</p> <p>Full planning permission for 65 homes was approved in March 2017. The site is under construction with completion expected in 2019.</p>
OP7	150 homes	<p>Identified as effective in the Housing Land Audit 2018.</p> <p>Along with site OP8, full planning permission for 611 homes was approved in December 2013. Construction is programmed to start in 2019 with 150 homes remaining in 2022.</p>
OP8	465 homes	Identified as effective in the Housing Land Audit 2018.

		Along with site OP8, full planning permission for 611 homes was approved in December 2013. The site is under construction with 40 homes remaining in 2022.
OP9	175 homes	Identified as effective in the Housing Land Audit 2018. Full planning permission for 416 and 4 commercial units, approved 2018. The site is under construction with 23 homes remaining in 2022.
OP10	A mix of uses including 250 homes and up to 3.6 ha employment land	Identified as effective in the Housing Land Audit 2018. Full planning permission for 221 homes was approved in October 2013. The site is under construction with completion of the site is expected in 2021.
OP11	23.7ha employment land	Identified as constrained due to “infrastructure” in the Employment Land Audit 2016/17.
OP12	1.5ha employment land	Identified as marketable in the Employment Land Audit 2016/17. Planning permission subject to this site has lapsed. It is proposed to remove this site in favour of promoting delivery of other employment sites.
OP13	10ha employment land	Identified as marketable in the Employment Land Audit 2016/17.
OP14	25 homes	Identified as effective in the Housing Land Audit 2018. No planning application has been received to date. Construction is programmed to start in 2023.
OP15	Mix of uses including 80 homes	Identified as effective in the Housing Land Audit 2018. Planning permission in principle for the demolition of the abattoir and offices and erection of residential development is subject to S75. Construction is programmed to start in 2021 with 50 homes remaining in 2022.
OP16	3.8ha employment land	Identified as marketable in the Employment Land Audit 2016/17.
Unallocated – Former Hatchery	64 homes	Identified as effective in the Housing Land Audit 2018. Full planning permission for a total of 64 homes has been granted. Construction is programmed to start in 2020 with 35 homes remaining in 2022.

Development Bid Sites

The following sites have some potential for development and may be considered to be an **Officers' preference**:

Reference	Proposal	Overview
GR084 Land at Harlaw Park, Harlaw Drive, Inverurie	50 homes (supported accommodation)	The proposed site lies within a site currently allocated as OP2. The proposal seeks to deliver accommodation to support the elderly and ageing population. The proposal would see the remediation of brownfield land and continued redevelopment of the former Loco Works. Given the proximity to the town centre and local services the proposal is considered to be a preferred option on the basis that constraints associated with possible contaminated land and surface water flooding can be resolved.

Other options which Planning Officers have not preferred:

Reference	Proposal	Overview
GR009 Site 1 at Westgate North, John Sorrie Drive, Inverurie	50 homes	The proposed site is situated immediately adjacent to the settlement boundary. There are few constraints associated with the site, however the site cannot be considered until a preferred route for dualling of the A96 has been selected and the timescale for delivery is known. The site is well related to the settlement. A rezoning exercise may be required to ensure sufficient capacity at Kellands Primary School. A small loss of prime agricultural land would be required to allow the site to come forward.
GR010 Site 2 at Westgate North, John Sorrie Drive, Inverurie	50 homes	The proposed site is situated outwith the settlement boundary of Inverurie. There are few constraints associated with the site, however the site cannot be considered until a preferred route for dualling of the A96 has been selected and the timescale for delivery is known. The site is relatively detached from the settlement and could only come forward on the basis of bid site GR009 being supported. A rezoning exercise may be required to ensure sufficient capacity at Kellands Primary School.
GR027 Site A, Land West of Blackhall Road, Inverurie	360 homes	The site is situated partially within the settlement boundary of Inverurie and extends to the west. Part of the bid is protected in the Local Development Plan 2017 to enable the relocation of St Andrews Special School, if required. The bid suggests that land subject to P15 would be reserved for a new community/ education uses. There are few constraints associated with the site, however the site cannot be considered until a preferred route for dualling of the A96 has been selected and the timescale for delivery is known.
GR028	100 homes	The site is situated adjacent to the settlement boundary of Inverurie. The site boundary would need

Site B, Mains of Blackhall, West of Blackhall Road, Inverurie		to be amended to account for constraints however this cannot be considered until a preferred route has been selected and a delivery and the timescale is known for dualling of the A96.
GR037 Site 1, Land at Upper Davah, West of Inverurie Golf Club, Inverurie	55 homes	The proposed site is situated adjacent to the settlement boundary. There are few constraints associated with the site, however the site cannot be considered until a preferred route for dualling of the A96 has been selected and timescale for delivery is known.
GR038 Site 2, Land at Upper Davah, West of Inverurie Golf Club, Inverurie	73 homes	The proposed site is situated adjacent to the settlement boundary. There are few constraints associated with the site, however the site cannot be considered until a preferred route for dualling of the A96 has been selected and timescale for delivery is known.
GR046 Land North and East of Dubston Farm, Inverurie	41 homes	The proposed site is situated partially within the settlement boundary and extends to the west. Part of the bid is protected in the Local Development Plan 2017 to protect the playing fields. There are few constraints associated with the site, however the site cannot be considered until a preferred route for dualling of the A96 has been selected and the timescale for delivery is known. Additionally, this site could only come forward on the basis of sites subject to bid references GR027 and GR028 being supported.
GR057 Land at East Balhalgardy Farm, Inverurie (Bid 1)	100 homes	The proposed site is situated adjacent to the settlement boundary. There are a number of constraints associated with the site including the presence of prime agricultural land, flood risk, situation within the Battle of Harlaw inventory battlefield and impact on setting of a B-listed building nearby. Additionally, the site cannot be considered until a preferred route for dualling of the A96 has been selected and the timescale for delivery is known.
GR058 Land at East Balhalgardy Farm, Inverurie (Bid 2)	200 homes	The proposed site is situated adjacent to the settlement boundary. There are a number of constraints associated with the site including the presence of prime agricultural land, flood risk, situation within the Battle of Harlaw inventory battlefield and impact on setting of a B-listed building nearby. Additionally, the site cannot be considered until a preferred route for dualling of the A96 has been selected and the timescale for delivery is known.

GR059 Land at East Balhalgardy Farm, Inverurie (Bid 3)	500 homes	The proposed site is situated adjacent to the settlement boundary. There are a number of constraints associated with the site including the presence of prime agricultural land, flood risk, situation within the Battle of Harlaw inventory battlefield and impact on setting of a B-listed building nearby. Additionally, the site cannot be considered until a preferred route for dualling of the A96 has been selected and the timescale for delivery is known.
GR061 Land North and East of St. James Walk, Inverurie	70-100 homes	The proposed site is situated adjacent to the settlement boundary. The site includes land protected under the current Local Development Plan and areas of flood risk. The site cannot be considered until a preferred route for dualling of the A96 has been selected and the timescale for delivery is known.
GR062 Land at St James Place, Inverurie	Mixed use – 900 homes, primary school and commercial land	The proposed site is largely detached from the settlement. There are a number of constraints associated with the site including flood risk, ancient woodland, protected species and impact on the Bennachie Special Landscape area. A Landscape and Visual Impact Assessment would be required as the scale and location of the proposed development site has potential to have significant effect on the landscape character of the area. Additionally, the site cannot be considered until a preferred route for dualling of the A96 has been selected and the timescale for delivery is known.
GR089 Land at Souterford, Inverurie	Mixed use – 300 homes and community uses	The proposed site is situated adjacent to the settlement boundary. There are a number of constraints associated with the site including the presence of prime agricultural land, flood risk to the east of the site and impact on the Keithhall Inventory Garden and Designed Landscape, a nationally important heritage asset. Additionally, the site cannot be considered until a preferred route for dualling of the A96 has been selected and timescale for delivery is known.
GR090 Land at South West Lofthillock, Inverurie	150 homes	The proposed site is situated adjacent to the settlement boundary. There are a number of constraints associated with the site including the presence of prime agricultural land, flood risk and impact on the Keithhall Inventory Garden and Designed Landscape, a nationally important heritage asset. Additionally, the site cannot be considered until a preferred route for dualling of the A96 has been selected and the timescale for delivery is known.
GR091 Land at Souterford and	Mixed use – 450 homes and community uses	The proposed site is situated adjacent to the settlement boundary. There are a number of constraints associated with the site including the presence of prime agricultural land, flood risk to the east of the site and impact on the Keithhall Inventory

Lofthillock, Inverurie		Garden and Designed Landscape. Additionally, the site cannot be considered until a preferred route for dualling of the A96 has been selected and the timescale for delivery is known.
GR114 Land North of St. James Place, Inverurie	49 homes	The proposed site is situated adjacent to the settlement boundary. There are few constraints associated with the site, however the site cannot be considered until a preferred route for dualling of the A96 has been selected and timescale for delivery is known.
GR117 Land North of Lochter Drive, Uryside (Phase 3), Inverurie	500 homes	The proposed site is situated adjacent to the settlement boundary. There are a number of constraints associated with the site including the presence of prime agricultural land, flood risk, possible tree removal and impact on the setting of A-listed Bourtie House. Additionally, the site cannot be considered until a preferred route for dualling of the A96 has been selected and the timescale for delivery is known.
GR131 Land at Braeside Farm and Thainstone, Inverurie	35ha employment land commercial land	The proposed site is situated adjacent to the settlement boundary. There are a number of constraints associated with the site including landscape impact and its situation within the Health and Safety Executive's pipeline consultation zone. A Landscape and Visual Impact Assessment will be required as there is notable potential for significant visual effects on the surrounding landscape character given the relatively elevated nature of the most southerly bid site and also potential visual effects from the most northerly site on the A96 corridor. There are possible visual effects on the surrounding landscape character area from these potential development sites as indicated. Additionally, the site cannot be considered until a preferred route for dualling of the A96 has been selected and the timescale for delivery is known.
GR137 Land East of Rothienorman Road, Howford, Inverurie	Mixed use – 109 homes and a Riverside Park	The proposed site is situated on land currently reserved for a Uryside Park and access to Uryside. There are a number of constraints associated with the site including the presence of prime agricultural land, flood risk and potential for impact on the water environment. Additionally, the site cannot be considered until a preferred route for dualling of the A96 has been selected and the timescale for delivery is known.
GR138 Land North of Dillyhill Way, Inverurie	76 homes	The proposed site is situated adjacent to the settlement boundary. There are few constraints associated with the site, however the site cannot be considered until a preferred route for dualling of the A96 has been selected and timescale for delivery is known. A rezoning exercise may be require to ensure

		sufficient capacity at Kellands Primary School. A small loss of prime agricultural land would be required to allow the site to come forward. This area could be retained as community growing space.
GR139 Land West of Bennachie View Care Home, Inverurie (Site 2)	45 homes	The proposed site forms part of site OP1 as identified in the Local Development Plan 2017. There are few constraints associated with the site, however the site cannot be considered until a preferred route for dualling of the A96 has been selected and the timescale for delivery is known.
GR140 Land West of Bennachie View Care Home, Inverurie (Site 4)	20 homes	The proposed site is situated adjacent to the settlement boundary. There are few constraints associated with the site, however the site cannot be considered until a preferred route for dualling of the A96 has been selected and the timescale for delivery is known.
GR141 Land West of Bennachie View Care Home, Inverurie (Site 5)	105 homes	The proposed site is situated outwith the settlement boundary. The site could only come forward on the basis of bid site GR140 being supported. There are few constraints associated with the site, however the site cannot be considered until a preferred route for dualling of the A96 has been selected and the timescale for delivery is known.
GR142 Land West of Conglass Cottages, Inverurie (Site 8)	Housing and employment land	The proposed site is situated immediately adjacent to the settlement boundary of Inverurie. Woodland to the west and tree belt to the south of the site should be excluded from the site boundary. However, the site cannot be considered until a preferred route for dualling of the A96 has been selected and the timescale for delivery is known.
GR145 Site at Crawford Road (Conglass 6), Conglass, Inverurie	12ha employment land	The proposed site is situated outwith to the settlement boundary. The site could only come forward on the basis of bid site GR140 and GR141 being supported. There are few constraints associated with the site, however the site cannot be considered until a preferred route for dualling of the A96 has been selected and the timescale for delivery is known.

Conclusion

Inverurie and Port Elphinstone has experienced growth given its location within a Strategic Growth Area. There is sufficient effective land allocations to meet housing demand during the Plan period. To allocate further development opportunities at this stage may prejudice delivery of existing sites and is considered to be premature given that further development pressure will exacerbate current infrastructure constraints. The options for the A96 dualling

at this location are not yet known and this currently restricts long term spatial planning for the town.

Once confirmation of the route and a delivery timetable is set for the A96 dualling project this may constitute the criteria that results in a mid-term review of the Plan.

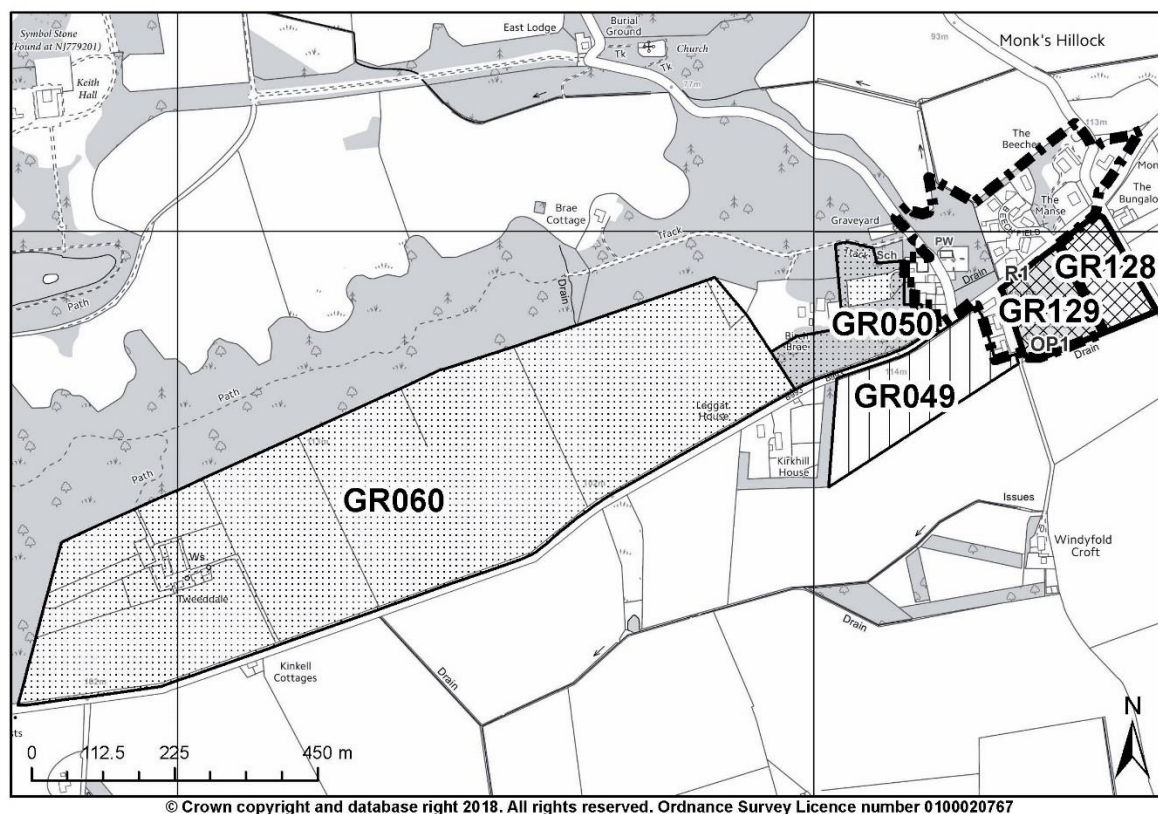
Site OP5 is now built out and will be removed from the Plan. OP12 is to be removed on the basis of non-delivery. A northern link road has also been delivered meaning it is no longer necessary to reserve site R1. Strategic reserve (SR2) is subject to planning permission and will be reallocated to an opportunity site. It is considered prudent to include within the Local Development Plan windfall sites appearing in the Housing Land Audit 2018 that are expected to be delivered during or after 2021. Currently unallocated, the redevelopment of the Former Hatchery on Blackhall Road will be added to the Plan as an opportunity site. Several of the opportunity site boundaries and allocation requires to be amended to reflect planning permissions granted since adoption of the Local Development Plan 2017.

Keithhall

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.

Planning Objectives:

- To preserve and enhance the setting of the settlement.
- To sustain existing services, including the primary school.
- To meet local housing need in the settlement.



Existing Development Sites

Reference	Proposal	Overview
OP1	15 homes	<p>Identified as constrained due to “ownership” in the Housing Land Audit 2018.</p> <p>No planning application has been submitted to date. Construction is programmed to commence in 2022.</p> <p>See bid GR129 below.</p>

Development Bid Sites

The following sites have some potential for development and may be considered to be an **Officers' preference**:

Reference	Proposal	Overview
GR049 Land South of B993, West of Woodlands Cottages, Keithhall	36 homes Reserved. This is not preferred for immediate development.	The proposed site is situated adjacent to the settlement boundary and is relatively well related to the settlement. The site is within walking distance to the primary school which is operating under capacity however a safe crossing would be required. Screening would be required to mitigate against any visual impact when approaching the settlement from the west. The bid suggests the site would be deliverable following review of the Local Development Plan (e.g. 2026) and as such the site has been identified as a reserved site.
GR128 Land East of OP 1, South of Inverurie Road, Keithhall	32 homes	The site capacity has been increased from 15 to 32 homes to avoid underdevelopment. The proposed site is situated adjacent to the settlement boundary and is relatively well related to the settlement as an extension to an existing opportunity site. The site is within walking distance to the primary school which is operating under capacity however a safe crossing would be required. There are no constraints that would prevent early delivery of this site.
GR129 OP1 and R1, South of Inverurie Road, Keithhall, Inverurie	Mixed use – 36 homes and car park for village hall	The site capacity has been increased from 15 to 36 homes to avoid underdevelopment. The proposed site is currently identified as sites OP1 and R1. The site is within walking distance to the primary school which is operating under capacity however a safe crossing would be required. The proposal seeks to deliver a car park for the village hall. There are no constraints that would prevent early delivery of this site.

Other options which Planning Officers have not preferred:

Reference	Proposal	Overview
GR050 Land West of Keithhall Primary School, Keithhall, Inverurie	37 homes	The proposed site is situated adjacent to the settlement boundary and is relatively well related to the settlement. The site is within walking distance to the primary school which is operating under capacity. The site is constrained due to ancient woodland and tree loss is expected to allow the site to come forward. No compensatory planting has been identified. Flood risk also constraints the site as well as the location of the proposal within Keithhall Inventory Garden and Designed Landscape.
GR060	400 homes	The proposed site is situated adjacent to the settlement boundary and is largely detached from the village. The

Land at Tweedale, Keithhall, Inverurie		scale of development proposed is considered to be significantly disproportionate to the size of the village and capability of local services to accommodate. The site is subject to a number of constraints including the presence of prime agricultural land, flood risk and impact on ancient woodland. The site lies within Keithhall Inventory Garden and Designed Landscape. The Kinkell Belt LNCS is found within close proximity to the site. The bid suggests that the delivery site could also deliver part of an eastern relief road for Inverurie. This seems premature until the development route for the A96 is agreed.
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Conclusion

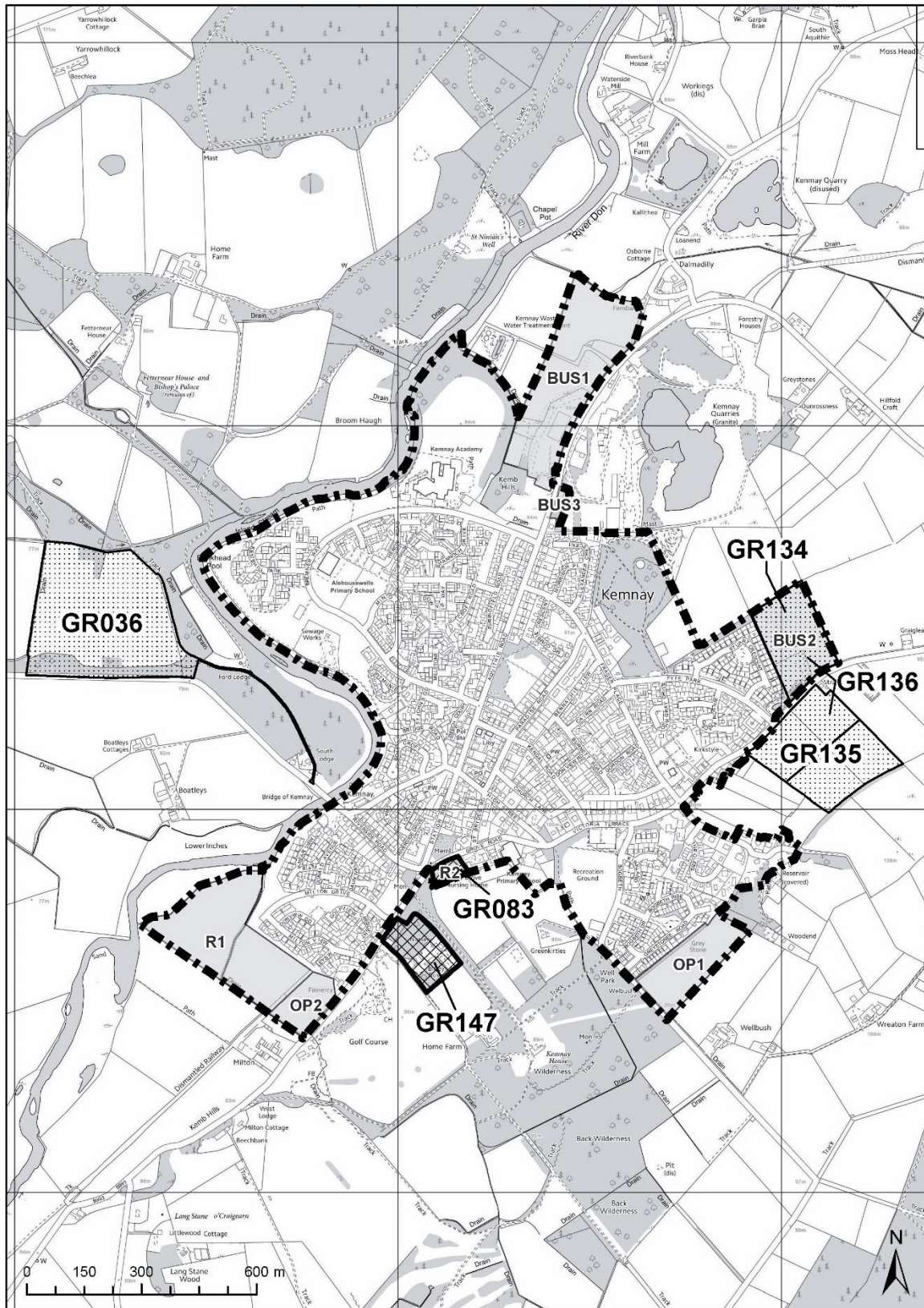
Modest growth has been planned for Keithhall. Sites GR128 and GR129 are considered to be sufficient to meet housing need in the short term, with a further reserved site also identified to be taken forward in the longer term. Site R1 should be retained to ensure provision for this use is preserved.

Kemnay

Kemnay is a traditional and diverse town set in the valley of the River Don, dating from around the 1860s. 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. Sites safeguarded for business uses should be promoted, particularly for the start-up of small and medium sized enterprises. 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. The local community has indicated that improvements are required to local facilities including the library and scout hut. Delivery of a replacement health centre is of particular importance. Kemnay benefits from a diverse housing mix and further development at an appropriate scale, including smaller and affordable homes, 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. Flood risk is a constraint on development and a particular concern to the local community. There is local desire for the delivery of a safe cycle route to connect Kemnay with surrounding settlements including, Kintore, Inverurie, Monymusk, Alford and as far as Aberdeen City.

Planning Objectives:

- To support community facilities and services.
- To provide opportunities for employment.



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Existing Development Sites

Reference	Proposal	Overview
OP1	65 homes	Identified as effective in the Housing Land Audit 2018. Full planning permission for 66 homes was approved in August 2016. The site is under construction with completion of the site expected in 2019.
OP2	20 homes	Identified as constrained due to “physical” issues in the Housing Land Audit 2018. No planning application has been submitted to date. It is proposed to remove this site from the Plan.

Development Bid Sites

The following sites have some potential for development and may be considered to be an **Officers’ preference**:

Reference	Proposal	Overview
GR083 Site R2, South of Grove Road, Kemnay	Medical facility	The proposed site is currently reserved for medical/community facilities, and NHS Grampian have expressed their desire to retain this designation. The actual delivery timescales sit with NHS Grampian, but there are no constraints to prevent this well located site coming forward.
GR147 Birley Bush, Kemany	49 homes	The proposals promotes redevelopment of a site expected to become vacant prior to adoption of the Local Development Plan 2021. The site is located in close proximity to the town centre and is within walking distance of a range of services. It is likely that development would results in the loss of trees. Where possible trees should be retained with compensatory planting required for trees lost to accommodate development. Considering the developable area of the site up to 49 homes could be accommodated on the site.

Other options which Planning Officers have not preferred:

Reference	Proposal	Overview
GR036 Land at Fetternear Estate, West of River Don, Kemnay	73 homes	The site has been tested previously, both as a bid and in the refusal of a 2010 application which was dismissed on appeal. The site is isolated with poor links to Kemnay, resulting in an unsustainable form of development that could have substantial impacts on the wooded farmland setting of Kemnay. The landscape sensitivity of the site is reflected in it being covered by the Bennachie Special Landscape Area. The sensitivity of the site is further reflected in the location effectively being a designed landscape associated with Fetternear House and the Bishop's Palace.

GR134 Land at Kirkstyle Farm (North) (Option 1), Kemnay	65 homes	The proposed site is currently safeguarded for business uses. Constraints associated with the site including flood risk, topography and landscape impact, mean that it would be inappropriate to develop housing on this site.
GR135 Land at Kirkstyle Farm (South) (Option 2), Kemnay	111 homes	The proposed site is situated adjacent to the settlement boundary but would appear isolated in relation to the existing pattern of development, with little or no coalescence to existing development to the north or west. The site would be visually prominent given the topography of the site and possible impacts on the Bennachie Special Landscape Area.
GR136 Land at Kirkstyle Farm (North and South) (Option 3), Kemnay	65 homes and employment land	The site is situated partially within the settlement boundary of Kemnay on land safeguarded for business use, with additional land proposed to the south across the main road. The offsetting of the existing employment designation to land to the south minimises any strategic shortfall, however does pose potential issues in relation to landscape impact. Constraints associated with the site including flood risk, topography and landscape impact, mean that it would be inappropriate to develop housing on this site.

Conclusion

Kemnay has experienced growth through the development of housing. However, despite sites being safeguarded for business use, employment opportunities have been lacking. It is important to maintain these opportunities for employment. OP1 should be removed from the Plan on the basis that the site is expected to be completed this year. It is proposed to remove OP2 on the basis of non-delivery. It is also proposed to remove site R1 as an all-weather sports pitch has been delivered adjacent to Kemnay Academy. The settlement boundary would be amended accordingly.

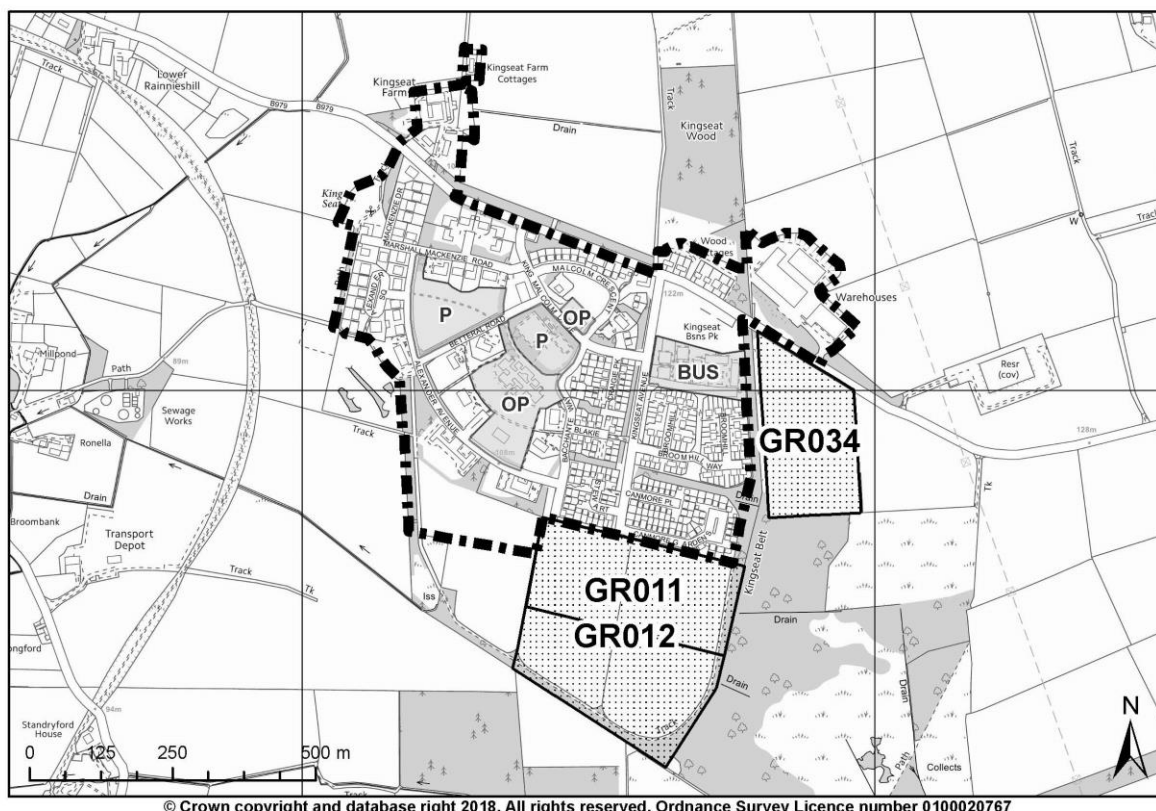
Kingseat

Kingseat is a small settlement located some 7km north of Dyce and approximately 1km east of Newmachar. Kingseat was the location of the first segregate 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.

Opportunities for redevelopment of derelict hospital buildings should be promoted. 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.

Planning Objectives:

- To preserve the amenity and character of the settlement.
- To meet local housing need in the settlement.
- To preserve the status of the Kingseat Conservation Area.



Existing Development Sites

Reference	Proposal	Overview
Unallocated – Kingseat Hospital	Redevelopment of former Kingseat Hospital	<p>Identified as constrained due to “ownership” issues in the Housing Land Audit 2018.</p> <p>Discussion is ongoing between the Planning Service and the landowner with regard to redeveloping the remaining redundant hospital buildings.</p>

Development Bid Sites

The following sites have some potential for development and may be considered to be an **Officers' preference**:

None.

Other options which Planning Officers have not preferred:

Reference	Proposal	Overview
GR011 Phase 1, Site South of Kingseat	Mixed use – 50 to 75 homes and community facilities	The proposed site is situated adjacent to the settlement boundary. Part of the site is currently subject to a temporary permission for use as football pitches, improved access, parking area and 3 portable structures. The proposal relates relatively well to the settlement, however there is concern that development would disproportionately extend the settlement to the south. The Kingseat Belt to the east of the site would need to be retained. Kingseat lacks a number of community services required to support a sustainable settlement, however it is noted that the proposal would contribute towards increasing facilities being available within the village.
GR012 Phase 1 and Phase 2, Site South of Kingseat	Mixed use – 100 to 150 homes and community facilities	The proposed site is situated adjacent to the settlement boundary. Part of the site is currently subject to a temporary permission for use as football pitches, improved access, parking area and 3 portable structures. The proposal relates relatively well to the settlement, however there is concern that development would disproportionately extend the settlement to the south. The Kingseat Belt to the east and south of the site would need to be retained. Kingseat lacks a number of community services required to support a sustainable settlement, however it is noted that the proposal would contribute towards increasing facilities being available within the village.
GR034 Land East of Kingseat Business Park, Newmachar	Mixed use – 65 homes and community facilities	The proposed site is situated adjacent to the settlement boundary however, the proposal is not considered to relate particularly well to the settlement given the trees to the west which provide a natural boundary. Kingseat lacks a number of community services required to support a sustainable settlement. The site is not within walking distance of amenities or community facilities and would encourage the use of unsustainable modes of transport.

Conclusion

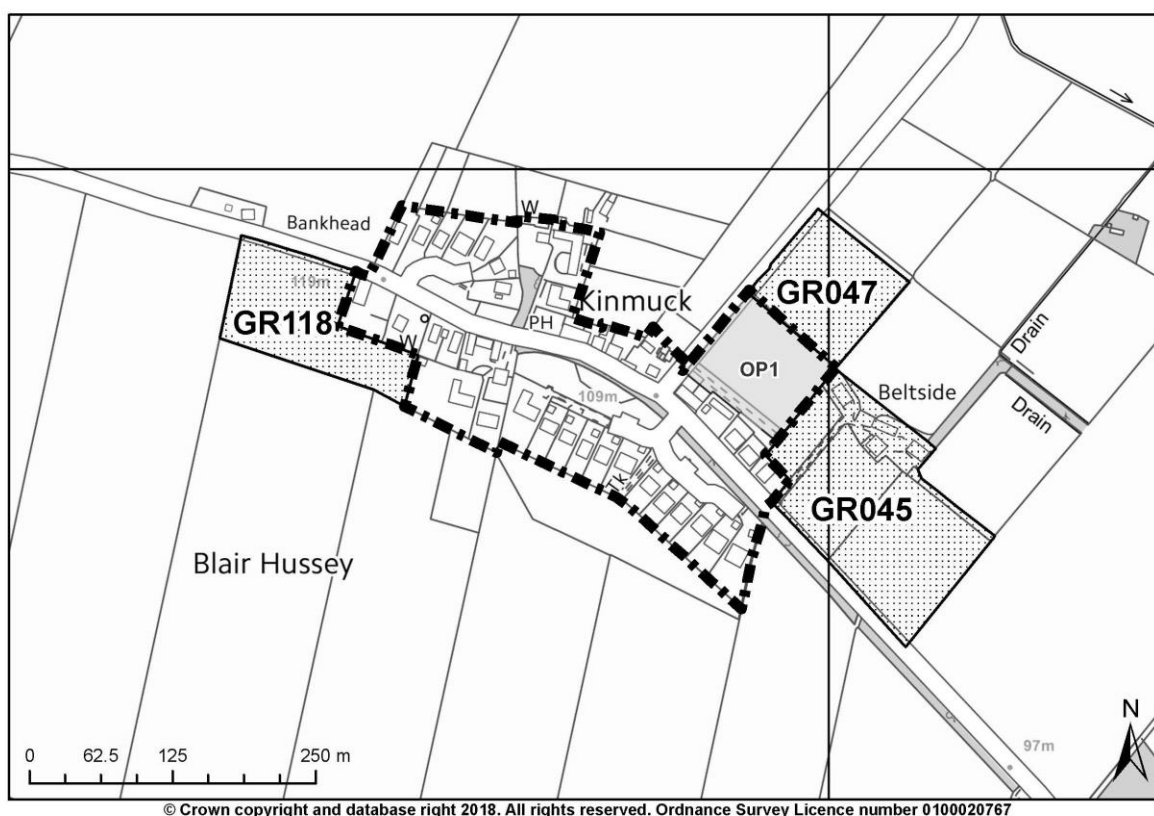
It is proposed to place a BUS designation on the Kingseat Business Park to safeguard this land for business use and allocate the remaining undeveloped parts of the former Kingseat Hospital as opportunity sites. Land will be protected to the south of King Malcolm Drive for a play park. The settlement boundary is to be extended to the north to include Kingseat Farm, Kingseat Farm Cottages, Wood Cottages and warehouses.

Kinmuck

Kinmuck is a small village on the B979 near Inverurie. 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. The settlement lacks facilities with the primary school serving the community being situated in Keithhall. There are currently no public sewers in the settlement and this acts as a constraint on development.

Planning Objectives:

- To preserve the landscape setting of the village.



Existing Development Sites

Reference	Proposal	Overview
OP1	10 homes	Complete.

Development Bid Sites

The following sites have some potential for development and may be considered to be an **Officers' preference**:

None.

Other options which Planning Officers have not preferred:

Reference	Proposal	Overview
GR045 Land East of Jaffray Lane, Kinmuck	21 homes	The proposed site is situated adjacent to the settlement boundary. The settlement lacks facilities and drainage infrastructure is constrained. The proposal is an underdevelopment of land and could accommodate up to 50 homes.
GR047 Land North East of Jaffray Lane, Kinmuck	6 homes	The proposed site is situated adjacent to site OP1 which is now built out. This site would extend development along the minor road away from the settlement. It has a natural northern boundary formed by a line of mature trees but would start to change the format and layout pulling the direction of growth northward away from this small settlement. Access from the main road would ideally be upgraded. The settlement lacks facilities and development would be car reliant.
GR118 Land South West of Meadow Croft, Kinmuck	15 homes	The proposed site is situated adjacent to the settlement boundary. The settlement lacks facilities and drainage infrastructure is constrained. The proposal constitutes an underdevelopment of land and it is considered that the site is capable of accommodating up to 30 homes, a scale of development that would be difficult for the existing settlement to absorb. The site is situated within the Health and Safety Executive's pipeline consultation zone and may negatively affect nearby B-listed buildings.

Conclusion

Site OP1 is now built out and will be removed from the Plan. Given the lack of services available within the village it is not considered that it is appropriate to promote further housing development in Kinmuck. No other changes are proposed.