



From mountain to sea

# Marr Settlements

LOCAL DEVELOPMENT PLAN 2021  
MAIN ISSUES REPORT  
JANUARY 2019

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## Introduction

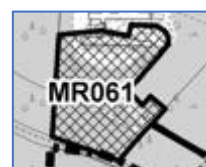
This appendix details the Officers' response to the development bids submitted in response to our call for sites to inform the Main Issues Report of the Local Development Plan 2021. This information is set out in the same manner for all our analysis with a statement of vision and objectives for the settlement 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:

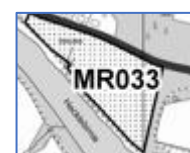
- Preferred sites as a cross hatch. These are sites that should be made available for development immediately on adoption of the Local Development Plan 2021.



- 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.



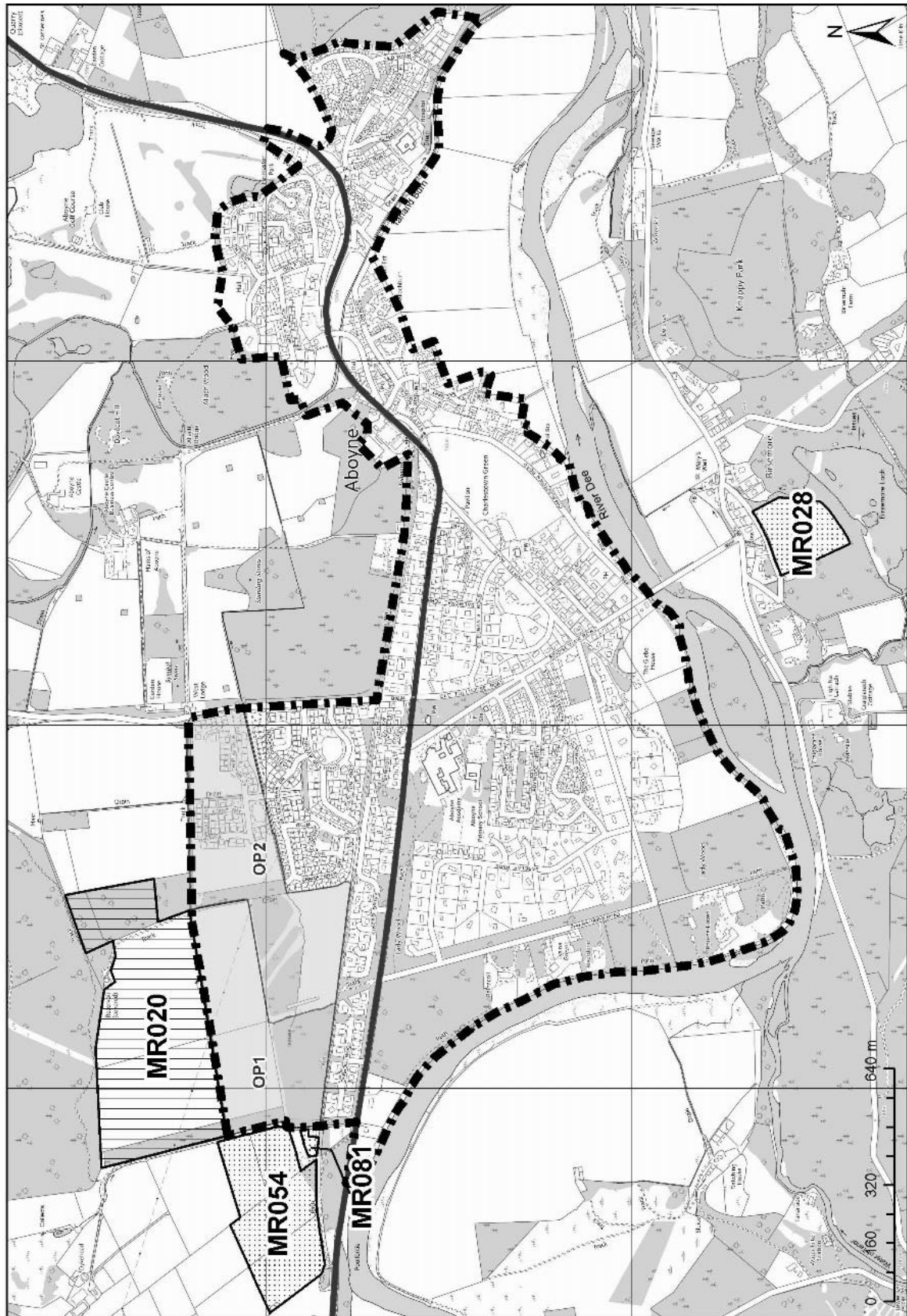


## **Aboyne**

Aboyne is a small historic town for which the River Dee is a prominent feature. The conservation area, and particularly Charleston Green in the centre of the town need to be protected and enhanced, where possible. Popularity of the town as a place to live has seen a steady demand for new homes and special needs housing. There is community desire for further employment opportunities. The lack of accessible facilities and amenities, particularly for the young, is an issue for the local community. Improvement to path networks and parking is a priority which will support accessibility through the expanding town.

### **Planning Objectives:**

- To meet local housing needs, particularly affordable and specialised housing needs.
- To protect and enhance the role and attractiveness of the town centre.
- To support local services and facilities.
- To provide opportunity for employment.



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## Existing Development Sites

Reference	Proposal	Overview
OP1	Mixed uses including 175 homes and employment land	<p>Identified as effective in the Housing Land Audit 2018.</p> <p>Construction programmed to start in 2019 with 130 homes remaining in 2022.</p> <p>Identified as constrained in the Employment Land Audit 2016/17.</p>
OP2	135 homes	<p>Identified as effective in the Housing Land Audit 2018.</p> <p>Under construction with planning permission for 176 homes, with 30 homes remaining in 2022.</p>

## Development Bid Sites

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

Reference	Proposal	Overview
MR020  North of LDP Site M1, Aboyne North West	200 homes  <b>Reserved.</b> This is not preferred for immediate development.	The proposed site extends north of Aboyne and abuts mixed use site OP1 which is not expected to be completed until 2028. The woodland along its boundary would provide sufficient containment of the site but its deliverability is dependent on road access from site OP1. Contributions towards education capacity would also be required. As such, until there is a justification to release such a large number of homes, this site should not be allocated in the Plan. The site could be delivered in the future.

**Other options** which Planning Officers have not preferred:

Reference	Proposal	Overview
MR028  Land South of Birsemore, Aboyne	13 homes	The proposed site would represent a significant extension to the hamlet of Birsemore. The scale of development proposed would have a number of constraints including foul drainage, road access issues and education capacity. Given its close proximity to Aboyne and its strong links with the settlement, it is considered that the housing opportunities within Aboyne, as part of the existing allocations, are sufficient.
MR054  Land South of Dykehead Farm, Aboyne	120 homes	The proposed site lies adjacent to the mixed use OP1 site which is not expected to be completed until 2028. There is no justification to release the large number of homes proposed by this development at this time. It is notable that without heavy screening along its southern and western boundary, the site would be visually prominent and have a significant negative visual and

		landscape impact in the Dee Valley Special Landscape Area. Contributions towards education capacity would also be required.
MR081  Site Adjacent to Cluny Cottage, Aboyne	1 home	<p>The proposed site does not have unresolvable constraints given the scale of development proposed. However, to develop only one property would be more appropriately considered through a planning application and not through an LDP bid site.</p> <p>Given that the site lies adjacent to the settlement boundary and another property, a reasonable option would be to incorporate this area into the settlement through a minor amendment to the settlement boundary.</p>

## Conclusion

The existing allocations are programmed for delivery into the latter half of the Plan providing satisfactory growth to meet local housing need. There is not a need for further allocations in Aboyne however MR020 has been identified as the most appropriate future site to reserve for housing. MR054, whilst not preferred, could be an appropriate alternative for reserved housing given the community desire to have increased accessibility to the core path network. A minor amendment to the settlement boundary is proposed to include the area of MR081 and the property adjacent.

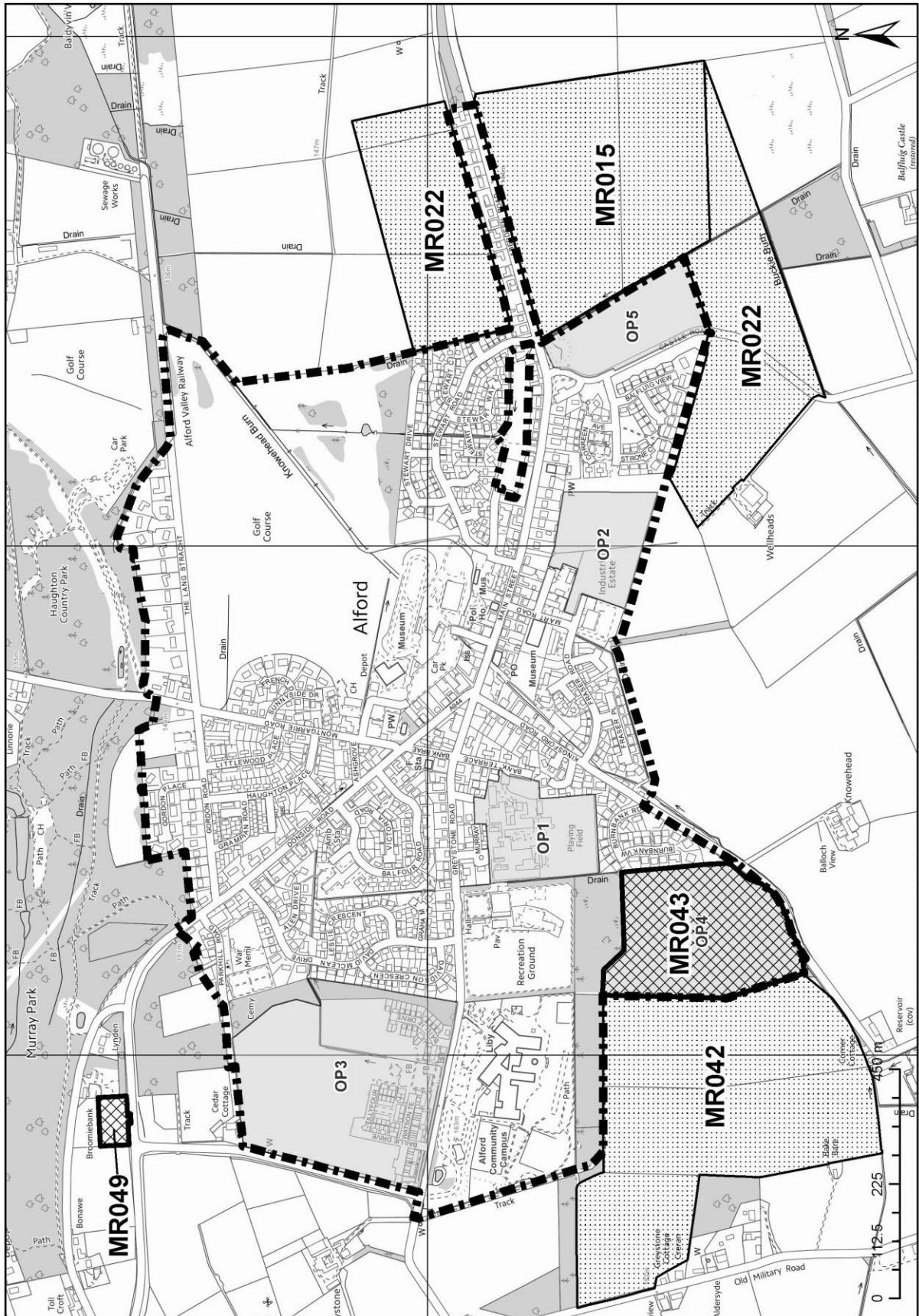
No further proposals for development of business land have been made.

## **Alford**

Alford is a popular commuter town and rural service centre in Upper Donside, set within the Howe of Alford. It supports a number of heritage assets which contributes to its character. New developments within this self-sufficient town should address the lack of small scale and affordable homes as a priority for the local community, without compromising the existing character and sense of community felt by residents in Alford. There are concerns with the capacity of the community campus and a need for improved physical access for all groups in the town. Increased accessibility through additional parking and path networks for the town and the wider area are needed to improve safety. There is a desire for improving the vibrancy of the town including amenities, social spaces and visual appearance. There is a need for new recycling facilities. Additional sports and recreation facilities are needed alongside improvements to Haughton Park.

### **Planning Objectives:**

- To preserve and enhance the amenity of the settlement.
- To meet local housing need.
- To support community services and facilities.
- To protect and preserve heritage assets including the nationally important battlefield Battle of Alford and A Listed Balfluig Castle.
- To provide opportunity for employment.



## Existing Development Sites

Reference	Proposal	Overview
OP1	Mix of uses including 30 homes, 1.2ha employment land and community uses	<p>Identified as constrained due to “ownership” and “funding” in the Housing Land Audit 2018.</p> <p>No planning applications received to date for the homes and employment element. Planning permission is under consideration for a community allotment.</p> <p>Identified as constrained in the Employment Land Audit 2016/17.</p>
OP2	Mix of uses including 44 homes, 1ha of employment land and community uses	<p>The housing element is complete.</p> <p>It is proposed that the allocation is redrawn to reflect the remaining marketable employment land as identified in the Employment Land Audit 2016/17.</p>
OP3	165 homes	<p>Identified as effective in the Housing Land Audit 2018.</p> <p>Under construction with planning permission for 198 homes and likely to be complete 2021.</p>
OP4	85 homes	<p>Identified as constrained due to “physical” and “marketability” in the Housing Land Audit 2018.</p> <p>No Masterplan, development framework or planning application is in place on the site.</p> <p>It is proposed that this site is retained. Subject to bid MR043 below.</p>
OP5	60 homes	<p>Identified as effective in the Housing Land Audit 2018.</p> <p>Construction programmed to start in 2019 with 15 homes remaining in 2022.</p>

## Development Bid Sites

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

Reference	Proposal	Overview
MR043  Land at Kingsford Road, Alford	85 homes	<p>Progression of this allocated site is likely to follow on from the completion of OP3 in 2021 therefore marketability is unlikely to hinder its development. Whilst the development area falls within the Battle of Alford battlefield designation it has an accepted planning permission history that pre-dated the designation. The site does not impact on what is considered the core of the battlefield but opportunities</p>

		<p>to recognise and celebrate it should be sought in the public realm.</p> <p>There remains uncertainty as to road connections, water, and waste water drainage capacity in the area and contributions towards a school extension would be required. The density proposed on the site is low and therefore a reduction to the site area is preferred.</p>
MR049  Site East of Parkview, Alford	Employment land General industrial 0.5ha	The proposed site is within the last open farmland area on the west entrance to the settlement. There is an existing industrial unit to the west which interrupts the rural to urban transition therefore further employment land would not appear out of place nor be significantly disruptive in this landscape. This specific location within the Battle of Alford battlefield designation does not contribute to the wider setting or understanding of the designation and does not impact upon the core area of it. The proposal would provide small-business units creating local employment opportunities.

**Other options** which Planning Officers have not preferred:

Reference	Proposal	Overview
MR015  Meikle Endovie, Land East of Alford, South of A944, Alford	250 homes, local retail and community uses	While due consideration has been given to try and fit the site into the landscape with screening and open space, its scale and location will negatively affect how Alford relates within the landscape (i.e. development of this site will encroach further into the flatter part of the Howe of Alford and towards Balfuig Castle) and it is likely to result in significant visual implications when approaching the town from the east. Contributions towards a school extension would be required. There are also unresolved water and waste water infrastructure issues, and developing this site will lead to the loss of prime agricultural land and there is insufficient need for more houses in Alford to justify its loss.
MR022  Land at Balfuig Castle, Alford	Protect land north of Balfuig Castle from development in order to safeguard its setting	There is a strong association between the castle and the gently undulating landscape around it. As such, development east of Alford on the south side of the A944 would erode the setting of the castle, and would likely result in significant visual implications when approaching the town from the east. The land is recommended to remain outwith the settlement boundary subject to rural development policies.
MR042  Land at Greystone Farm, Alford	245 homes	The proposed site would form a southern extension to the settlement with a significant extension to existing allocation OP4. The scale of the site is considerable such that there would be significant traffic implications for those travelling east. It is likely to impact the landscape setting and cultural heritage associated with



		the Battle of Alford battlefield designation as it is within what is considered the core of the battlefield. There are also unresolved water and waste water infrastructure issues and contributions towards a school extension would be required.
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## Conclusion

Alford has a number of constraints within and adjacent to the settlement restricting development opportunities due to the built heritage, sensitive landscape and prime agricultural land. Two sites are identified as being 'Officers' preference', MR043 that would retain existing allocation OP4 and MR049 for a small employment site. Alford continues to have considerable development through the delivery of existing allocations and would benefit from a period to consolidate and react to this growth.

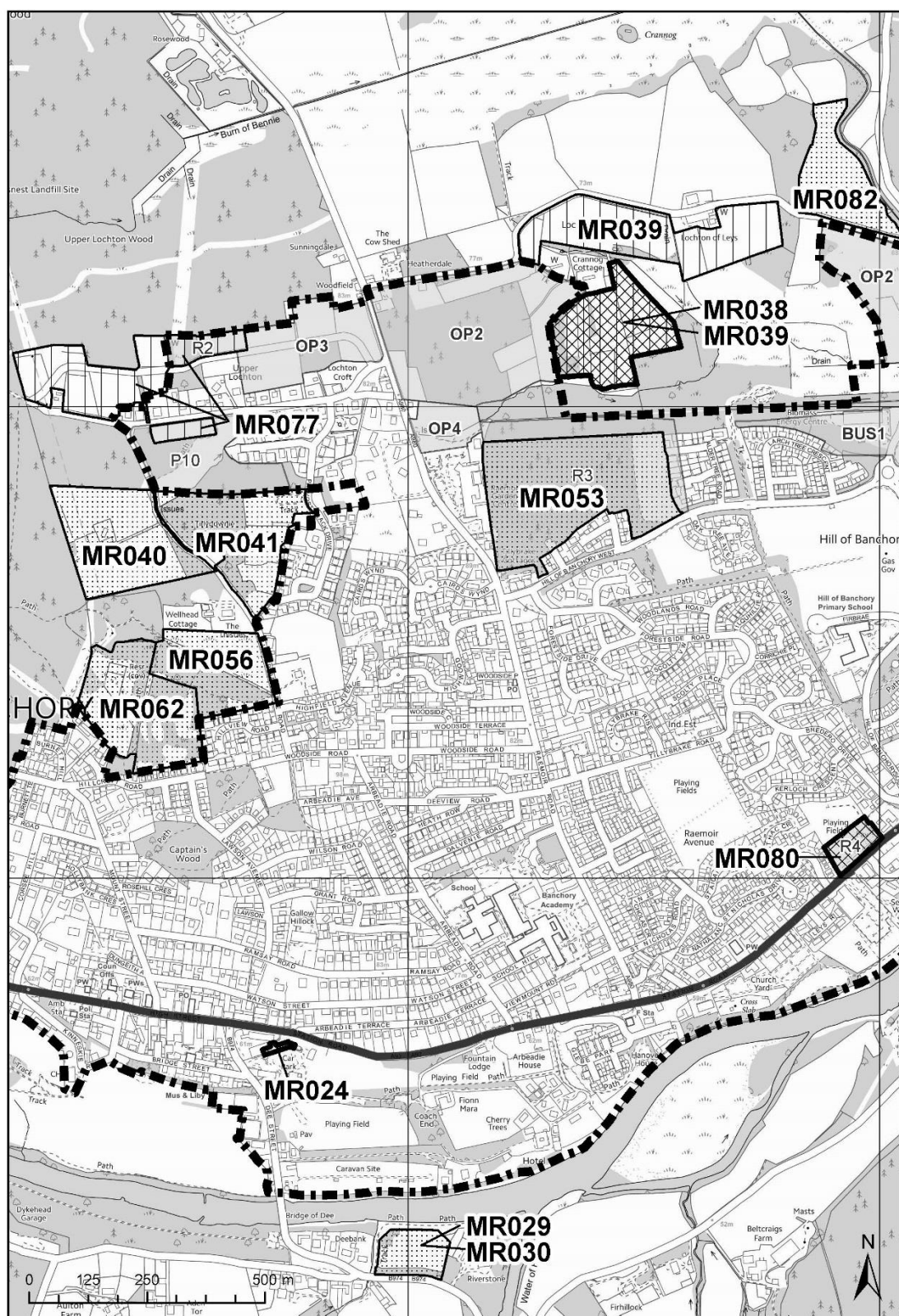
## **Banchory**

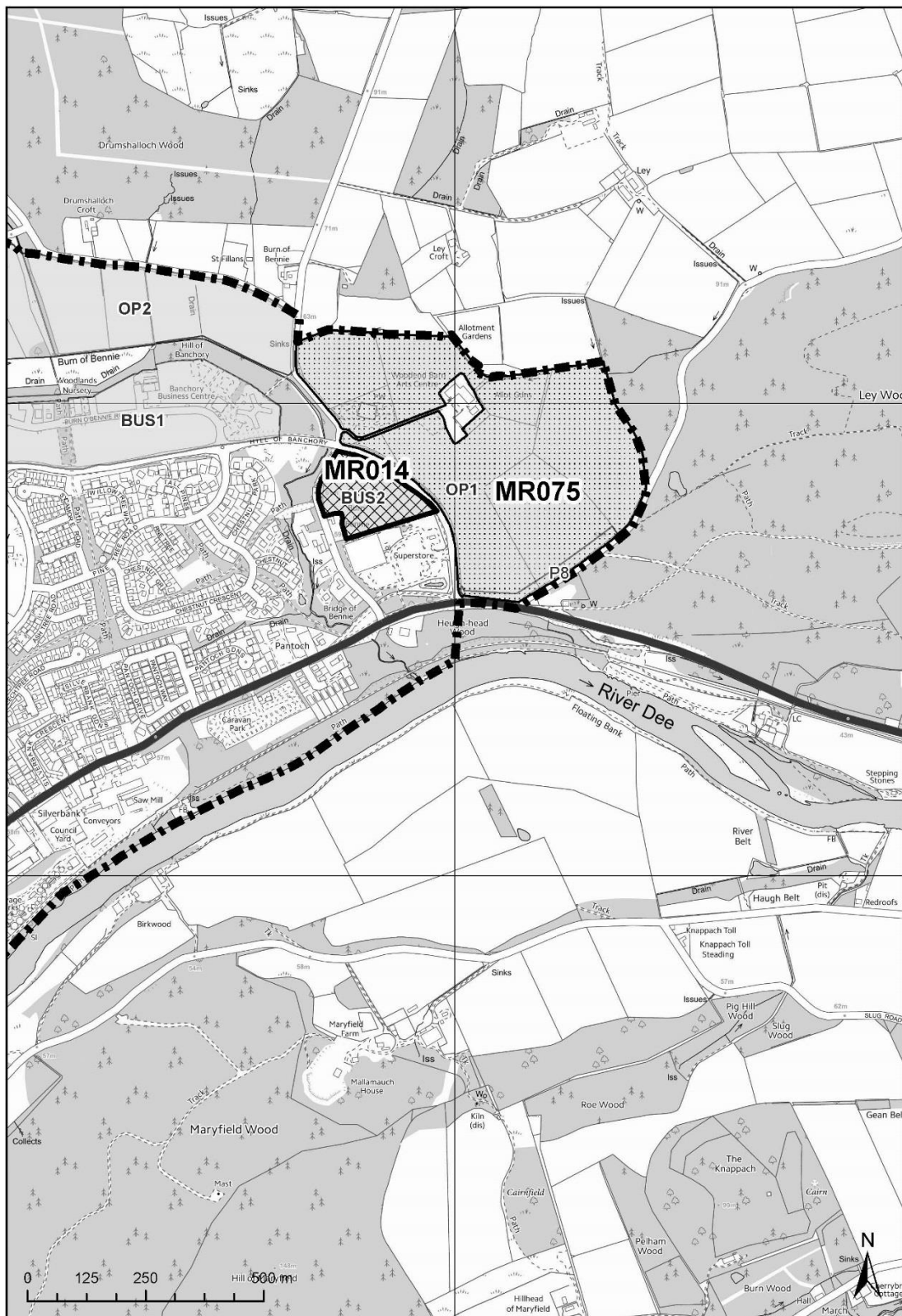
Banchory is a thriving town, set on the north bank of the River Dee. It is a popular commuter and tourist destination given its proximity to Aberdeen City and has a range of shops and community facilities. These should be supported and new retail opportunities within the town centre promoted. The scale of new development has to balance demand for housing in the area with the needs of the community. A mix of housing is a key issue with a need for sheltered and accessible housing, affordable housing and opportunities for downsizing. The importance to the community of the area to the south side of the River Dee and associated with Corsee Hill must be recognised. Opportunity should be taken to improve footpath and cycle path provision and utilising the Deeside Way for greater connectivity throughout the town.

### **Planning Objectives:**

- To protect and enhance the role and attractiveness of the town.
- To meet local demand for housing including special housing needs particularly sheltered and affordable housing types.
- To support community services and facilities.
- To provide opportunities for employment.







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## Existing Development Sites

Reference	Proposal	Overview
OP1	Mix of uses including a 30 home demonstration eco-village, tourism uses, and community uses including playing field, one full size football pitch and a park and ride facility	<p>Identified as effective in the Housing Land Audit 2018.</p> <p>Construction programmed to start in 2019 with 5 homes remaining in 2022.</p> <p>It is proposed that this site is retained with an amendment to accommodate an all-weather pitch in place of the “one full size football pitch”. Subject to bid MR075 below.</p>
OP2	Mix of uses including 345 homes and 2ha of business land	<p>Identified as effective in the Housing Land Audit 2018.</p> <p>Construction programmed to start in 2019 with 268 homes remaining in 2022.</p> <p>Identified as constrained in the Employment Land Audit 2016/17.</p>
OP3	50 homes	<p>Identified as effective in the Housing Land Audit 2018.</p> <p>Construction programmed to start in 2020 with 26 homes remaining in 2022.</p>
OP4	15 homes	<p>Identified as effective in the Housing Land Audit 2018.</p> <p>Construction programmed to start in 2022.</p>
APP/2008/4 366  The Mews, Banchory Lodge	5 homes and Community Playing Field	<p>This is a windfall site for 5 homes with a community playing field and is identified as effective in the Housing Land Audit 2018.</p> <p>Construction programmed to start in 2018 with 1 home remaining in 2022.</p>

## Development Bid Sites

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

Reference	Proposal	Overview
MR014  Land at Site C, Hill of Banchory	Retail park (class 1)	<p>The proposed site is on the existing BUS 2 that has remained vacant for an extended period of time, suggesting it is undevelopable as a business use. A town of the scale of Banchory could be expected to have a modest edge of centre retail facility, especially when there is neither existing town centre space nor a</p>

East, Banchory		format of shops which could accommodate modern retail footprints. Co-joined trips to the adjacent supermarket and diversion of trips to other centres such as Inverurie would have a positive impact on the town. Opportunities would have to be taken to ensure that competition with existing town centre retailers is limited by the larger scale of units that might be permitted on such a site (unavailable in the existing Town Centre) and restrictions that limit total footprints to 6000m <sup>2</sup> as specified in the bid. Open space within the development site should be designed to augment and enhance the green networks in the area and compensate for the loss of semi-natural habitat that will result.
MR024  Bellfield Car Park, Banchory	Royal Deeside Visitor Centre and Heritage Hub	The proposed site is preferred as a safeguarded site for a Royal Deeside Visitor Centre and Heritage Hub provided sufficient parking can be made available. As the redevelopment of an existing site that is likely to become available over the course of the Plan it represents a use that augments the historic and heritage attributes of the town in a location that promotes co-joined trips to the shops and facilities within Banchory Town Centre. Apart from possible issues with car and coach parking it has no issues with infrastructure provision or wider environmental impacts.
MR038  Site at Lochside of Leys, Banchory	100 homes	The proposed site would form a Phase 3 extension to the existing OP2 that is expected to be delivered in the period 2019- 2027. The site is currently agricultural land without access on to the road system however a relief road arrangement as part of OP2 could make this easily accessible. Surface water flooding can be accommodated and the site provides an opportunity to extend and enhance the green network. Additional constraints include waste water capacity and education which are not considered as insurmountable. The site is adjacent to the Local Nature Conservation site therefore a habitat and ecological survey would be required.
MR039  Site at Lochside of Leys, Banchory	200 homes  <b>Reserved.</b> This is not preferred for immediate development.	The proposed site would form a Phase 3 extension to the existing OP2 that is expected to be delivered in the period 2019- 2027. The site is currently agricultural land with access via a country road. The north of the site would be connected to a new distributor road however the submission shows an alternative road to the south of this site which has not been approved. The expansion would be an appropriate long term continuation of OP2 if there is a northern distributor road in place and it would provide opportunity to extend and enhance the green network. Surface water flooding can be accommodated within the design of the site. Additional constraints include waste water capacity and education which are not considered as insurmountable. The site is adjacent to the Local

		Nature Conservation site therefore a habitat and ecological survey would be required. The site should only be brought forward after the delivery of OP2 and the road improvements.
MR061  Land at former Glen O'Dee Hospital, Corsee Road, Banchory	50 homes	<p>The capacity of this site has been reduced from 100 to 50 homes.</p> <p>The proposed site has an extensive planning history for residential development through the conversion of the hospital building with associated enabling development and later partial demolition applications in 2005. The A listed Glen O'Dee Hospital was unlisted in 2016 due to fire damage. The proposal is supported at the lower density of 50 homes to facilitate the remediation of the site. Whilst tree removal would be necessary, the benefits of redeveloping contaminated brownfield land in an appropriately connected part of Banchory would bring about community benefits in the long term through greater access to the wider woodland and path networks. The site is within close proximity to the public transport network and sporting facilities. The access road to the site would need to be brought up to an adoptable standard. Additional constraints include waste water capacity and education which are not considered as insurmountable. The community also support the allocation of this site and it would add to the mix of housing in the area.</p>
MR077  Land at Upper Lochton	40 homes  <b>Reserved.</b> This is not preferred for immediate development.	<p>This site lies on the north western edge of Banchory immediately to the west of the current OP3 site, partly encompassing R2 and P10 designations.</p> <p>The reserved site for a cemetery is no longer considered suitable for such use therefore the road access with the recycling centre presents as the only key conflict; through appropriate road improvements the site does provide a logical extension of the settlement. Additional constraints include waste water capacity and education which are not considered as insurmountable. The loss of this section of the P10 LDP 2017 designation would have minimal impact on the integrity of the woodland and amenity it seeks to conserve and would not impede on any connectivity to the adjacent green network.</p>
MR080  Site R4, A93, Banchory	Health care use	The proposed site is an existing reserved site for a potential health centre; the NHS has confirmed the site is still required and will be taken forward. The proposal remains appropriately located as infill within the settlement and easily accessible for future users. Surface water flooding could be addressed through Sustainable Urban Drainage Systems.



**Other options** which Planning Officers have not preferred:

<b>Reference</b>	<b>Proposal</b>	<b>Overview</b>
MR029  North of the B974, Deebank, Banchory	10 homes	The scale of development proposed would represent a relatively substantial extension to Deebank, and would erode the rural character of the south side of the river, encouraging unwelcome ribbon development. The proposal would result in the unacceptable loss of mature trees within the site and those covered by a Tree Preservation Order along its boundaries which have biodiversity and amenity value. The site lies within immediate proximity to the River Dee Special Area of Conservation and Local Nature Conservation Site, however these designations are not considered to present an insurmountable constraint to the development of this site but the location would lead to increased car dependency.
MR030  North of the B974, Deebank, Banchory	Royal Deeside Visitor Centre and Heritage Hub	A town centre location for such a development would be preferable given the likely dependence on the car to reach the visitors centre. The area south of the river is not considered to be a sustainable location for a visitors centre given the likely impact on the rural character of this area and the effect to the amenity of the existing residential area. The site lies within immediate proximity to the River Dee Special Area of Conservation and a Local Nature Conservation Site, however these designations are not considered to present an insurmountable constraint to the development of this site. However, the proposal would result in the unacceptable loss of mature trees within the site and those covered by a Tree Preservation Order along its boundaries which have biodiversity and amenity value.
MR031  Land West of Auchattie, Banchory	15 homes	<p>The proposed site represents the underdevelopment of land in an area of ancient woodland. Public benefits from up to 15 large detached homes do not compensate for the loss of the nationally important ancient woodland on the site, protected by national guidance. Development would likely have adverse impacts on landscape character, the local interpretation of the Special Landscape Area, and the approaches and sense of place provided by the Scolty Woodland car park.</p> <p>No amount of biodiversity enhancement can compensate for the loss and on-going disturbance to the long established plantation, protected species and ancient woodland that currently cover the area. The community are also strongly opposed to the development of this area.</p>
MR033  Land at Banchory	10 homes	The proposed site is in immediate proximity to the River Dee Special Area of Conservation and Local Nature Conservation Site however any risks associated could be mitigated. There is opportunity to aid landscape

West, South-East of Golf Course, Banchory		<p>integration along the A93 to create an enclosed site screened by trees. However it would not provide an appropriate extension to Banchory. The site is not of an appropriate scale and would contribute to the coalescence of Banchory and Inchmarlo.</p> <p>The site was previously subject to Examination for the same number of houses and the Reporter stated <i>“notwithstanding that there is a group of houses on the opposite side of the road to the site, development of ten dwellings on the bid site would interrupt that transition and would appear as urban sprawl rather than cohesive and logical extension to the town. I agree with the planning authority that this would also contribute to the perceived coalescence with Inchmarlo, despite there being no scope for the bid site to be extended further west in the future.”</i></p>
MR040  Land adjacent to Wood of Arbeadie, Arbeadie Road, Banchory	50 homes	<p>The proposed site is situated outwith the settlement of Banchory and is accessible via Upper Arbeadie Road. The site does not relate well to the existing settlement and would not act as a natural extension to the town. The site is contained by existing woodland which minimises landscape impacts but would also isolate it somewhat. Development of the site could potentially impact on the surrounding woodland and associated habitats and biodiversity. The road access would require improvement to accommodate the associated traffic. Additional constraints include waste water capacity and education.</p>
MR041  Land adjacent to Wood of Arbeadie, Arbeadie Road, Banchory	50 homes	<p>The proposed site is situated immediately adjacent to the settlement boundary and is accessible via Upper Arbeadie Road and Provost Black Drive. The site is constrained by woodland on half the site which should be retained and enhanced. Given the presumption against woodland removal and notwithstanding the contribution that could be made by the area of woodland to providing open space, the road access to the site is limited requiring improvement to accommodate the associated traffic. Additional constraints include waste water capacity and education.</p>
MR053  Land East of Raemoir Garden Centre, Banchory	100 homes	<p>The proposed site is currently designated as R3 for ‘potential educational facilities’, with a view to a future replacement of Banchory Academy.</p> <p>The key constraint for development is the loss of woodland which will not normally be permitted unless there are significant public benefits, such as a school. The Banchory settlement statement and local community highlight the importance of balancing the demand for housing in the area with the needs of the community therefore it is prudent to retain the reserved site.</p>

		<p>The site is ideally placed for pedestrian and cycle connectivity with immediate links to the core path network, existing safe routes to school, and for connecting the site to the wider path networks throughout and beyond the Banchory settlement area. This adds further weight to a rationale for retaining the site for educational or other community or amenity use, rather than a large housing development.</p>
<p>MR056</p> <p>Land at Upper Arbeadie Road, Banchory</p>	61 homes	<p>The proposed site is situated immediately adjacent to the settlement boundary and is accessible via Upper Arbeadie Road and via Hillview Road. The site would act as a natural extension to the town and whilst it is visually contained, it is constrained by woodland on half the site which should be retained and enhanced. Given the presumption against woodland removal and notwithstanding the contribution that could be made by the area of woodland to providing open space, the road access to the site is limited requiring improvement to accommodate the associated traffic. Additional constraints include waste water capacity and education.</p>
<p>MR062</p> <p>Land at Hillcroft Road, Banchory</p>	50 homes	<p>The site is situated immediately adjacent to the settlement boundary on raised woodland which forms part of Corsee Wood. The site is currently accessible on foot by a small track from Tocher Lane and any road access into the site would require negotiation with the landowner for this to be resolved. The feasibility of access at Tocher Lane/Hillcroft House sufficient to accommodate traffic associated with this development is in question as well as the ability to develop on the steep gradient. This would create a segregated 'standalone' development on raised land above the existing residential area to the south, not integrating well with the existing settlement pattern.</p> <p>The site is heavily wooded and contains a covered reservoir leased to SSE with a wayleave agreement in place. These factors mean half of the site is undevelopable, and tree loss would be necessary to make the other portions of the site developable. The site would therefore impact on biodiversity and the green network. Additional constraints include waste water capacity and education.</p>
<p>MR075</p> <p>OP1 Woodend, East Banchory</p>	Mixed use, 35 home eco-village	<p>The following key changes to the allocation OP1 are proposed: omitting the Park and Ride site and the football pitch; inclusion of new athletics field to substitute the football pitch, with athletics storage and changing facilities for shared use with the rugby club; and increasing the allocation of 30 homes to 35 homes in the eco village.</p> <p>The proposer states the omission of the football pitch is in line with the football club's wishes to be located elsewhere (MR082) where an all-weather playing</p>

		<p>surface would be provided. The community would like a pitch (all-weather) retained on OP1 unless an equivalent site is agreed. It is preferred that a pitch is retained as part of this site to allow co-joined trips to adjacent facilities.</p> <p>Omitting the Park and Ride would go against community wishes, and moreover would not make a sound planning decision given that parking is a continuing pressure on the town centre that will need addressing in the future. Surface water flooding can be accommodated on the site and a woodland buffer would be an appropriate boundary with the Crathes Castle Gardens and Designed landscape. However the change in allocation of 30 homes to 35 should not be supported on the basis that to date (over the period of two Plans) no development has progressed to justify this increase and should therefore remain at 30 homes.</p>
<p>MR076</p> <p>Alexander Park, Glassel Road</p>	40 homes	<p>The proposed site is at Alexander Park located on the western side of Banchory and is currently protected as P1 'to conserve the cricket and sports ground as local amenities and for their contribution towards the green network' alongside Burnett Park. The site could absorb the proposed development with limited impact and surface water flooding can be accommodated within the design of the site. There is concern over the loss of woodland for access on to Glassel Road. Additional constraints include waste water capacity and education. The loss of amenity value of the site with the need to retain recreation facilities on the west side of the town is an issue for the community. The allocation of this site for housing is considered premature until the delivery of an improved recreation facility elsewhere in the town (bid MR077 proposes the relocation of the athletics field to OP1).</p>
<p>MR082</p> <p>Land South West of Drumshalloch Wood, Lochton of Leys</p>	Football pitch	<p>Currently the proposed site is an arable field accessed by a country road isolated from the existing built up area of Banchory. A suitable access to this site is dependent on the delivery of a distributor road associated with OP2. It is desirable that sports and leisure facilities are grouped to encourage co-joined trips therefore retention of a pitch on OP1 is preferred.</p> <p>Flood constraint on the site could be accommodated within any design, however, the site is located within the Loch of Leys Local Nature Conservation Site and the submission includes an email from an ecological service which only highlights a potential concern to wildlife if the site is artificially lit. The impacts on the Local Nature Conservation Site and associated habitats is unknown.</p>

## **Conclusion**

Banchory has two sites for homes identified as being 'Officers' preference' at the Glen O'Dee Hospital site (MR061) and an extension of OP2 (MR038). This would provide 150 housing units in addition to the existing allocations to meet the Strategic Development Plan's housing requirements. A further two sites have been identified for reserved housing land, each extending existing allocations. MR077 would provide a possible option for further homes as road improvements would be deliverable without resulting in tree loss which is a constraint to most alternative sites. An additional option would also be MR041 but with an amended boundary to exclude the woodland.

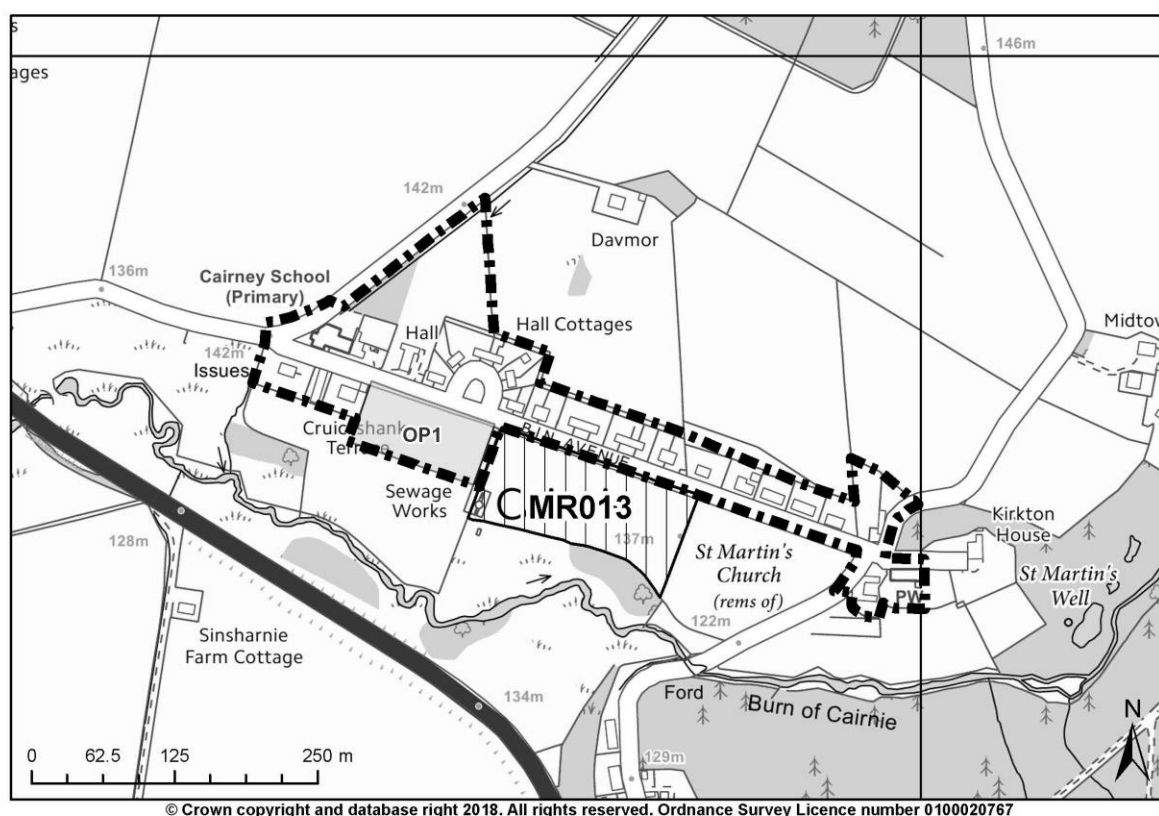
Three additional sites are 'Officers' preference' (MR014, MR024 and MR080) for retail, visitor centre and health care uses that are appropriately situated within the town.

## Cairnie

Cairnie is a small village with a linear settlement pattern of homes that exploit a southerly aspect, located adjacent to the A96 North of Huntly. The primary school is forecast to be significantly under capacity at 2021 and future housing development of a greater mix within the settlement is needed to help to sustain the primary school without compromising the existing character of the village. In addition, Cairnie is also identified as a settlement where organic growth may be supported.

### Planning Objectives:

- To meet local housing need in the settlement.
- To support local services including the primary school.



### Existing Development Sites

Reference	Proposal	Overview
OP1	8 homes	<p>Identified as constrained due to “marketability” in the Housing Land Audit 2018.</p> <p>Planning permission has been granted and deemed to have commenced, but no homes have been built to date.</p>

## Development Bid Sites

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

Reference	Proposal	Overview
MR013  Land at Binside, Cairnie, Huntly	10 homes  <b>Reserved.</b> This is not preferred for immediate development.	The proposed site would provide a natural extension to the village alongside the existing allocation. However the area has a very low demand for homes with the lack of progress of the existing allocation. Adding a further 10 homes to the village, some on excessively large plots, would be inappropriate at this stage and would require future reconsideration. Consideration of impacts on the adjacent Local Nature Conservation Site is also required.

**Other options** which Planning Officers have not preferred:

None.

## Conclusion

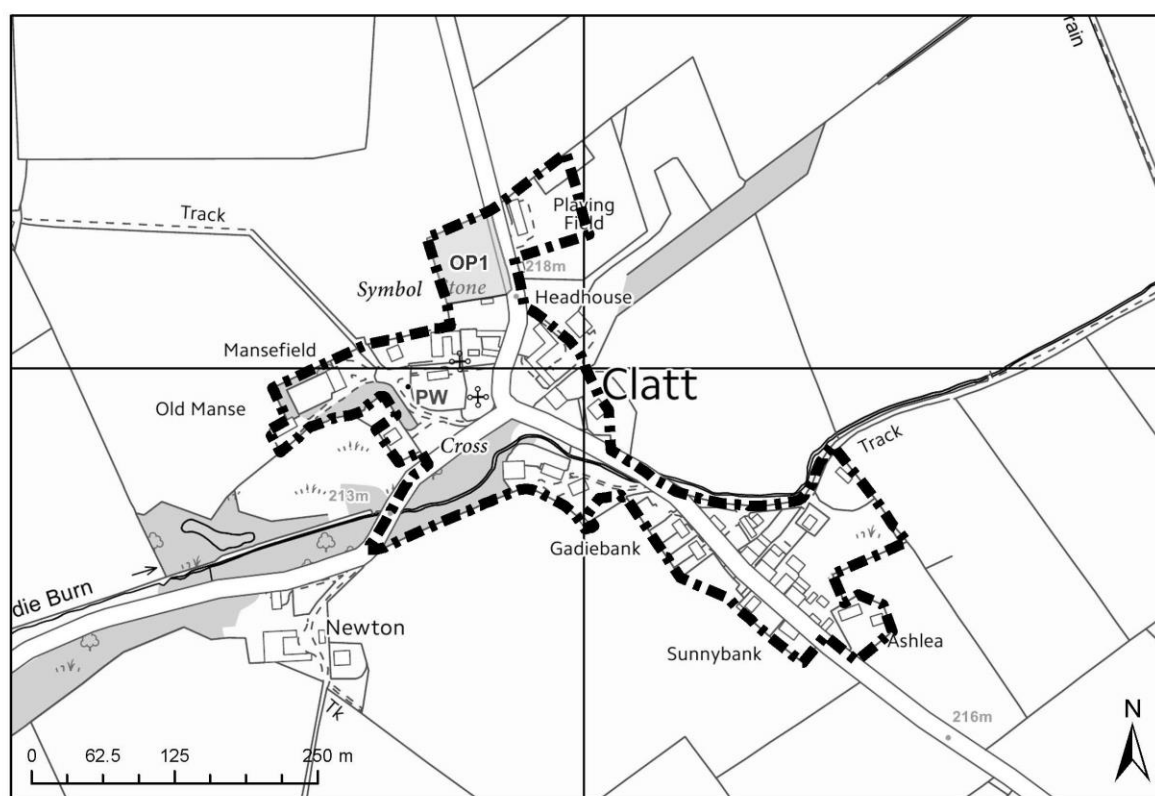
Cairnie currently has an existing housing allocation for 8 homes. Whilst MR013 would essentially form an extension to that allocation, it is considered to not be necessary for a settlement of this scale.

## Clatt

Clatt is a small village where the traditional style of buildings and roadside trees and dykes form part of the settlement's unique character. The village centres on the parish church, hall and primary school which are all in close proximity to each other along the main road bisecting the village. Future housing development through organic growth, where found to be appropriate, will help to increase the primary school roll and support other community facilities.

### Planning Objectives:

- To meet local housing need in the settlement.
- To support local services including the primary school and community facilities.



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### Existing Development Sites

Reference	Proposal	Overview
OP1	5 homes	<p>Identified as constrained due to “marketability” and “infrastructure” in the Housing Land Audit 2018.</p> <p>No planning application has been received to date.</p> <p>It is proposed that this site is removed from the Plan.</p>



**Development Bid Sites**

No development bids were received.

**Conclusion**

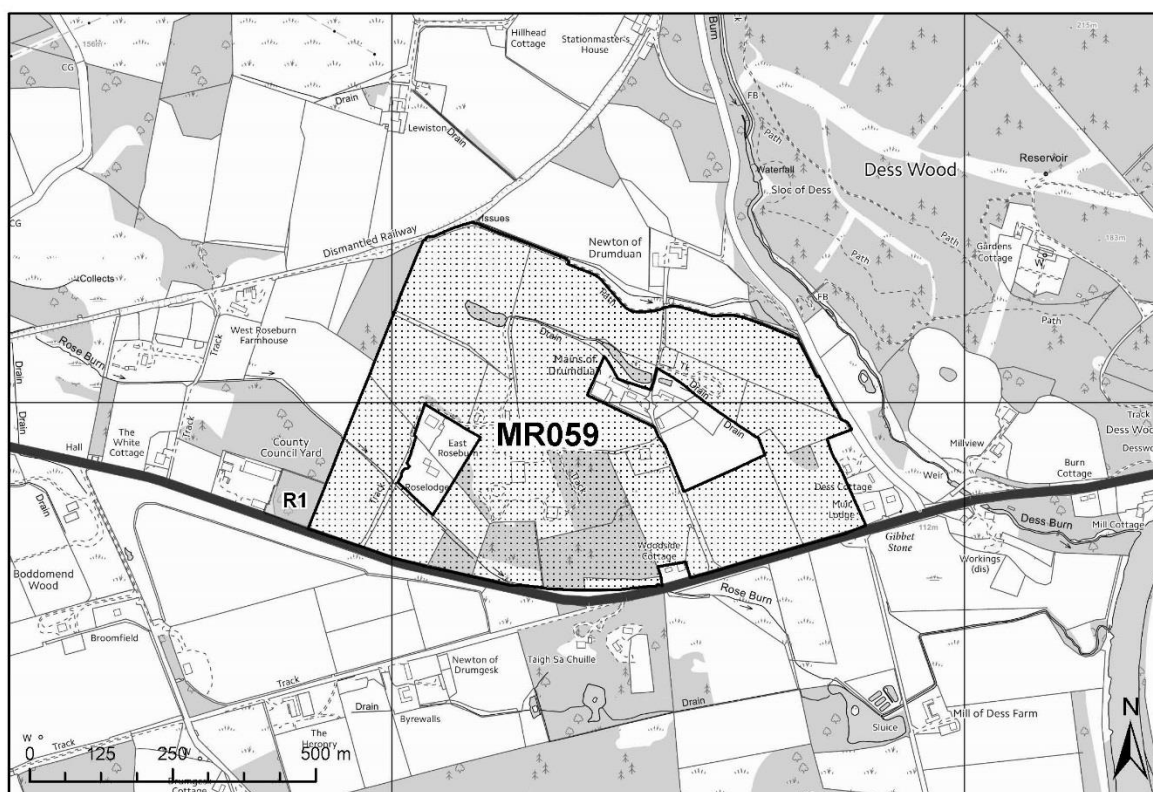
There is currently one allocation that has yet to come forward. While OP1 is an appropriate site for development, due to the lack of delivery it is proposed to be removed from the Plan. On removing OP1, the settlement boundary would be adjusted accordingly.

## Craigwell (Dess)

Craigwell is situated just off the main A93 near to Aboyne. Craigwell serves as an essential service depot for Aberdeenshire Council operations in the surrounding area. Provisions have been made to expand the depot so a community recycling facility can be developed.

### Planning Objectives:

- To provide community recycling facility.



### Existing Development Sites

Reference	Proposal	Overview
R1	Reserved for the provision of a community recycling facility adjacent to the existing Council yard.	No planning application has been received to date.

### 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
MR059  Land at Drumduan Depot, Dess, Aboyne	Mixed use (5-10 private houses, 5-10 tourist lets, 5-10 workshops/studios)	The proposal represents development of approximately 30 units mixed use in a rural location approximately 2km from the nearest service centre. There are existing housing and employment opportunities in both Kincardine O'Neil and Aboyne therefore this development would be unnecessary in this location. The proposal does not relate well to existing key facilities in these villages and would provide an unsustainable development pattern which is likely to lead to car dependency. The woodland, flood risk area and archaeological site can be accommodated within the design of the site and whilst there is community support for small scale industrial units, this could be sought through rural development policies.

## Conclusion

The one bid submitted is not an 'Officers' preference' due to its car dependent location in that there are no key services or facilities nearby promoting an unsustainable pattern of development.

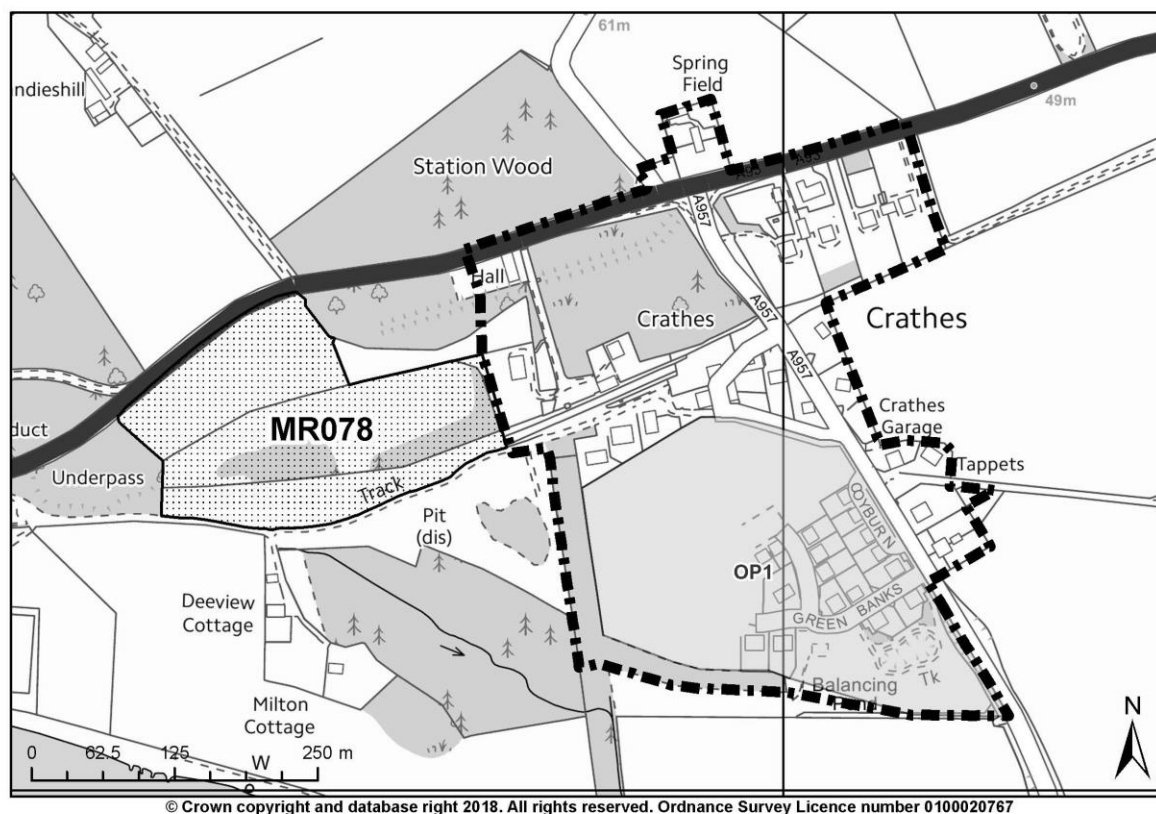
## Crathes

Crathes is a small village in Royal Deeside, situated in close proximity to the town of Banchory and in high demand as a location for commuters to Aberdeen. Substantial housing development has been approved in the village and it is appreciated that no additional development should be considered at this time to allow the village to consolidate and react to the level of growth seen.

There is a community desire for the hall and associated parking facilities to be conserved for community use and a potential park and ride site.

### Planning Objectives:

- To meet local housing need in the settlement.
- To improve local services.



### Existing Development Sites

Reference	Proposal	Overview
OP1	45 homes	Identified as effective in the Housing Land Audit 2018.  Under construction and likely to be completed in 2019.

## 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
MR078  Land South West of Crathes Public Hall, Crathes	Cemetery	The proposed site has a number of constraints including potential loss of a habitat mosaic of native woodland and grassland, contaminated land and safe access on to the A93. The location would likely lead to car dependency.

## Conclusion

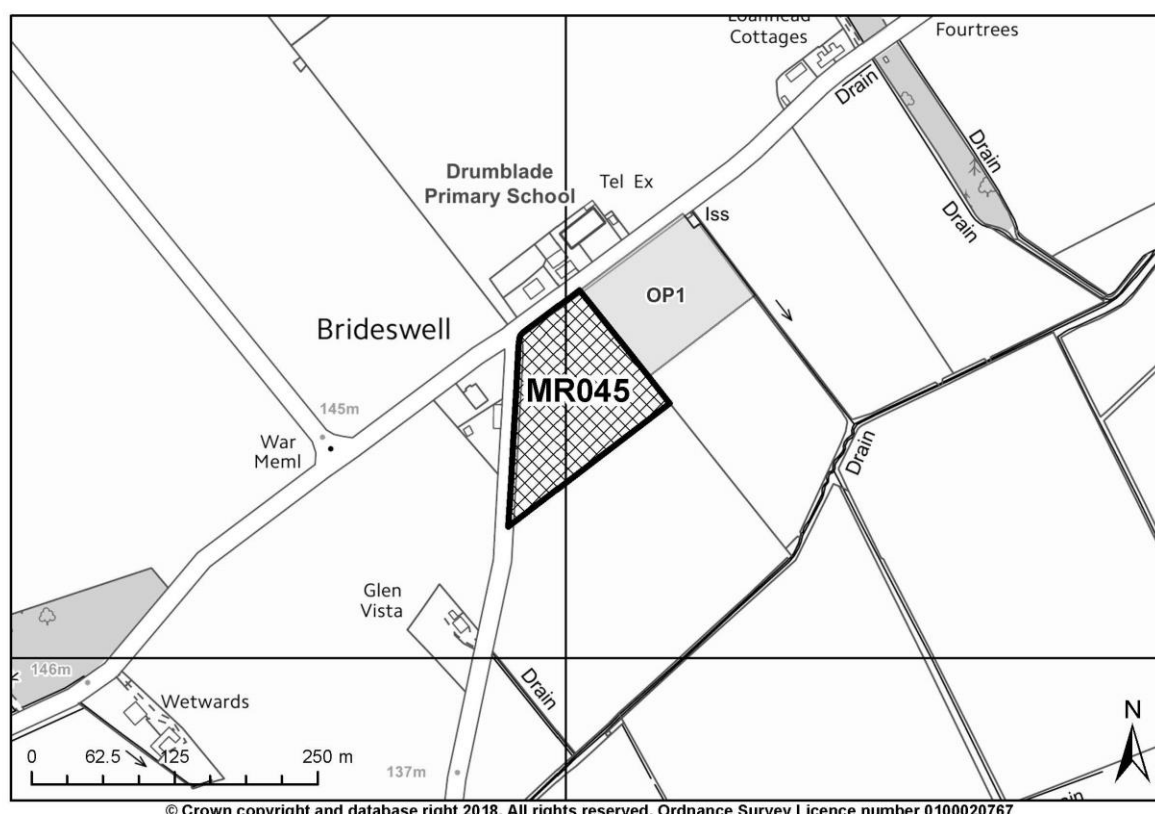
With the exception of minor amendments to the settlement boundary, there are no proposed changes to this settlement; the cemetery site proposed is considered to be in an unsuitable location.

## Drumblade

Drumblade is a small village approximately 5 miles east of Huntly. Drumblade comprises of a dispersed group of houses along with the primary school which provides for the surrounding rural area. Development should be directed towards meeting local housing need and sustaining the local primary school. An allocation situated adjacent to the primary school is hoped to contribute towards the school roll without compromising the existing character surrounding the settlement.

### Planning Objectives:

- To support the primary school.



### Existing development sites

Reference	Proposal	Overview
OP1	5 homes	Identified as effective in the Housing Land Audit 2018.  Under construction and likely to be completed 2019.

### Development Bid Sites

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

Reference	Proposal	Overview
MR045	5 homes	The proposed site would provide a suitable fit in the sparsely laid out village, providing settlement growth along the roadside, and a natural extension to the 5 homes currently under construction on OP1.
Land to South West		

of Drumblade Primary School		Whilst the proposed development does not entirely meet local community aspirations which include a desire for less focus on Drumblade Primary School (as this is a very popular school), it would be an appropriate site to continue small scale development subject to a Flood Risk Assessment. Primary school capacity issues are resolvable in this case.
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**Other options** which Planning Officers have not preferred:

None.

### **Conclusion**

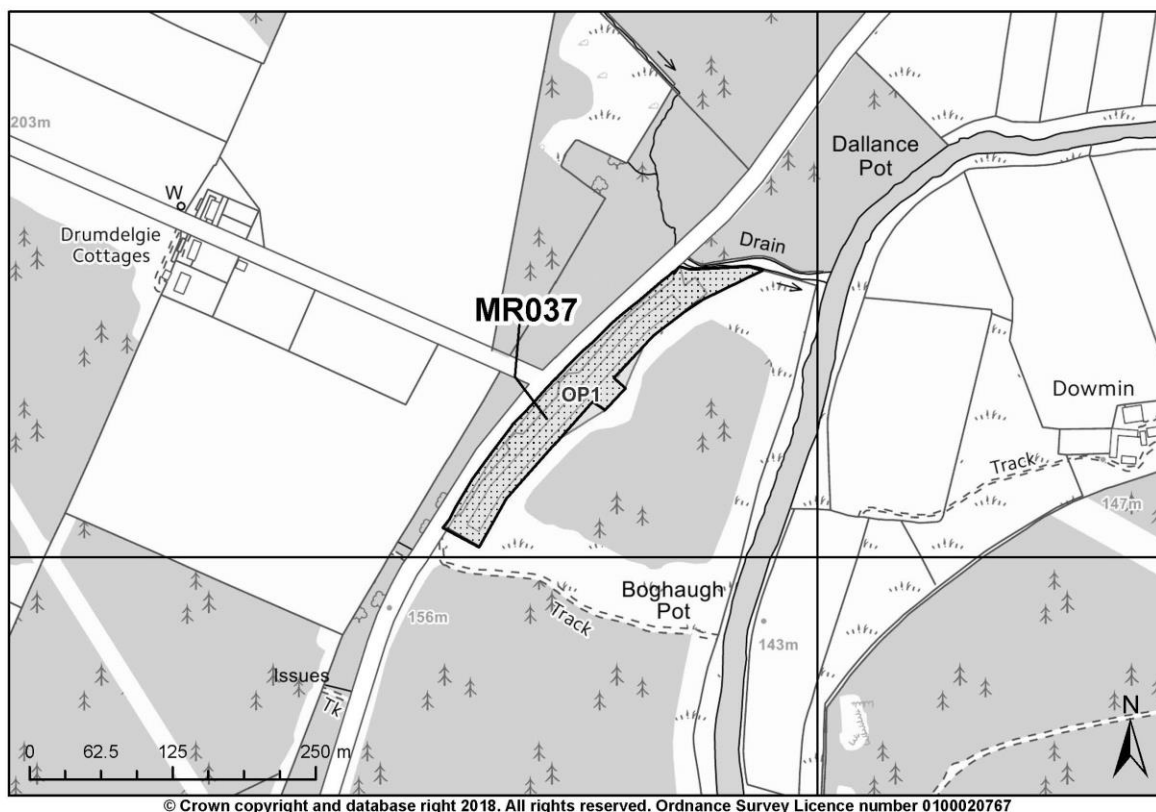
MR045 has been identified as an 'Officers' preference' to provide growth that would be consistent with the pattern of development in the area. Whilst locating development in close proximity to the primary school is acknowledged as not a community aspiration, it would provide a more sustainable pattern of growth by reducing car dependency.

## Drumdelgie

Drumdelgie is situated along a single track road off the main A96. An allocation of up to 7 houses and 2 holiday homes seeks to improve the setting of the existing area through the removal of the existing dilapidated calf unit, whilst also contributing towards meeting housing need and promoting tourism accommodation in the area.

### Planning Objectives:

- For the removal of dilapidated buildings to improve amenity.



### Existing Development Sites

Reference	Proposal	Overview
OP1	7 homes and 2 holiday units	Identified as constrained due to “marketability” in the Housing Land Audit 2018.  Planning permission on the site has now lapsed.  It is proposed that this site is removed from the Plan. Subject to bid MR037 below.

### 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
MR037  Land at Drumdelgie Calf Unit, Cairnie	8 homes	The proposed site forms the replacement of a redundant and dilapidated calf unit. A permission on the site has been marketability constrained and the area has very low demand for homes. The site is also constrained due to its distance from any amenities or facilities, surface water drainage problems and would present as an inappropriate 'suburban street' in a rural location.

## Conclusion

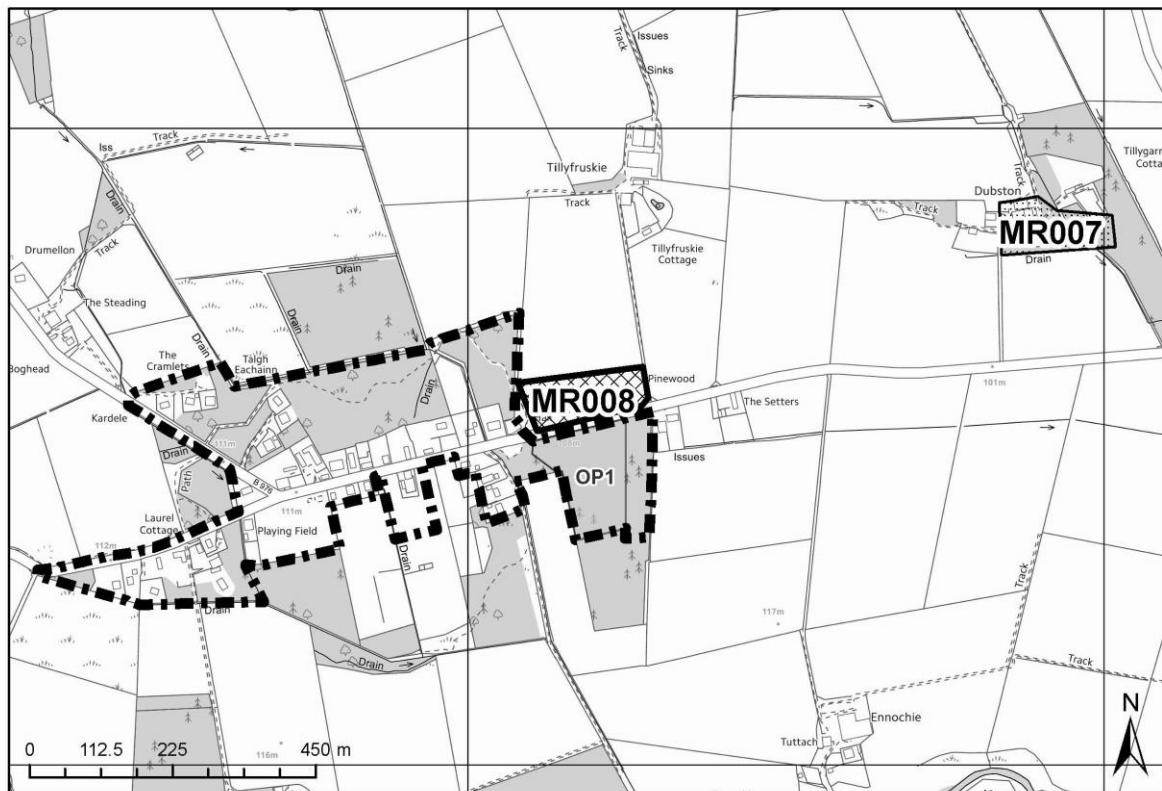
It is proposed that site OP1 is removed from the Plan due to a lack of delivery therefore MR037 is not supported. There is scope for redevelopment through the housing in the countryside policy. The settlement statement is proposed to be removed from the Plan.

## Finzean

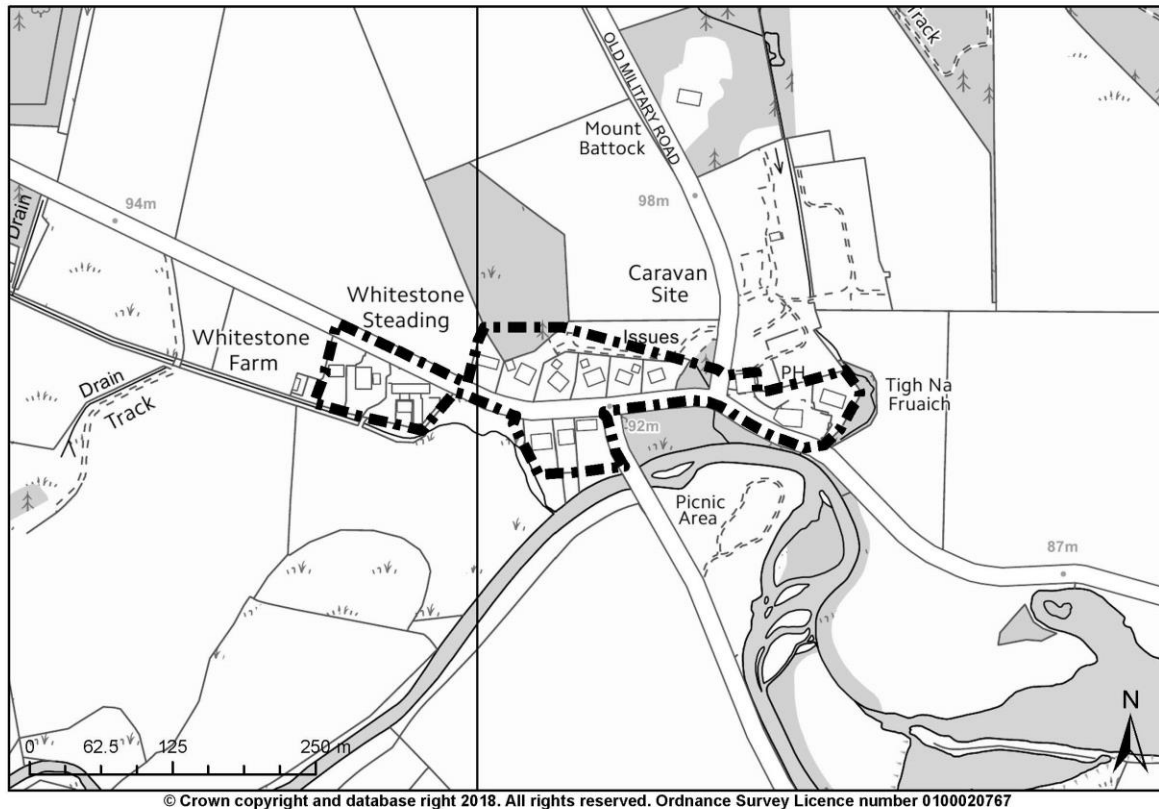
Finzean Village and Whitestone are situated within a basin between the River Dee and the Water of Feugh. The village offers a range of services including a primary school, parish church and village hall along with a successful farm shop. These services should be sustained and where possible enhanced. The village's character should be preserved, particularly the traditional designs and the woodland setting which bounds the settlement.

### Planning Objectives:

- To meet local housing need in the settlement.
- To support local services including the primary school.



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### Existing Development Sites

Reference	Proposal	Overview
OP1	10 homes	Identified as effective in the Housing Land Audit 2018.  Under construction and likely to be completed in 2019.

### Development Bid Sites

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

Reference	Proposal	Overview
MR008  Site to East of Finzean Village Hall	8 homes	The site is on the B976, adjacent to the existing Finzean settlement boundary. The expansion would not be out of character and would be in line with the development opposite the site. The eastern boundary would require structure planting to reduce the visual impact on the approach to the village and maintain the woodland setting of the settlement. Whilst the community would not like to see large scale development, the continued growth of the village through an allocation of this scale would help sustain the community and its primary school.  The proposal does not include affordable housing however policy sets a 25% requirement and 2

		affordable homes should be provided on site; this would also meet community aspirations for affordable housing.
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**Other options** which Planning Officers have not preferred:

<b>Reference</b>	<b>Proposal</b>	<b>Overview</b>
MR007  Site to East of Dubston, West of Strachan	4 homes	<p>The proposed site is off the B976, approximately 600m from Finzean Village. The site partially functions as a remediation of a brownfield site. The current land use is brownfield and woodland. There is a presumption against woodland removal and no evidence has been provided, as part of the bid, to suggest an overriding public benefit to be derived from this proposal, however, the applicant expressed interest to re-plant native plants that would be lost. The broadleaved/conifer woodland would be lost on a permanent basis.</p> <p>There is uncertainty as to the impact on habitats and its distance from the settlement would result in car dependency.</p>

## **Conclusion**

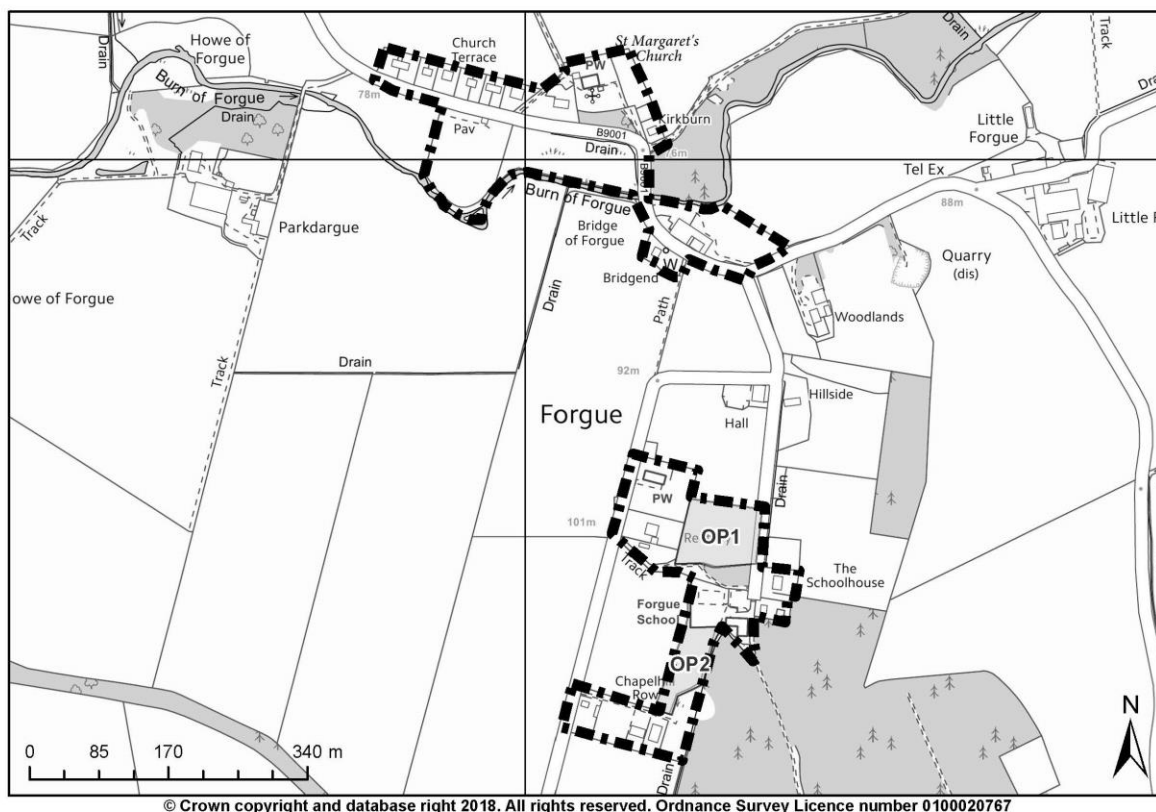
Finzean has one identified site as an 'Officers' preference' that would continue growth of the village following completion of the existing allocation. MR008 would be an appropriate addition to the village and maintain the existing development pattern. MR007 is not an 'Officers' preference' however there is scope for redevelopment through the housing in the countryside policy.

## Forgue

Forgue is a dispersed village located between Huntly and Turriff. Housing demand is low in this area although there is community desire for small scale growth. Allocations have been made to satisfy local needs and sustain key rural services such as the primary school.

### Planning Objectives:

- To sustain local services, particularly Largue Primary School.
- To meet local housing needs.



### Existing Development Sites

Reference	Proposal	Overview
OP1	5 homes	<p>Identified as constrained due to “marketability” in the Housing Land Audit 2018.</p> <p>No planning application has been received to date.</p> <p>It is proposed that this site is Reserved. This is not preferred for immediate development.</p>
OP2	5 homes	<p>Identified as effective in the Housing Land Audit 2018.</p> <p>Construction programmed to start in 2018 and likely to be complete by 2021.</p> <p>Retain site in the Plan until built out.</p>

**Development Bid Sites**

No development bids were received.

**Conclusion**

The existing allocation OP2 is programmed to be built out however as the market conditions are slow this will be retained within the Plan until completion. OP1 is expected to follow on from OP2 therefore the site is retained as a reserved housing site.

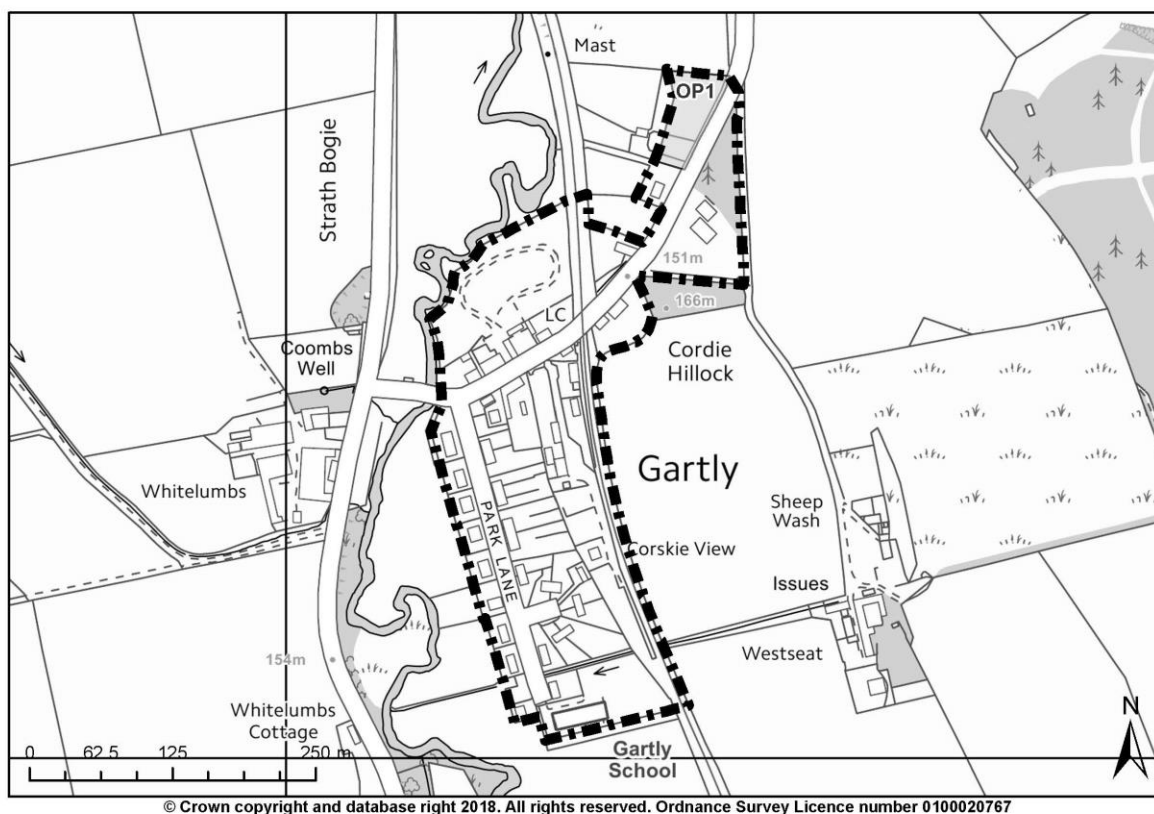
## Gartly

Gartly is a village situated between Huntly and Rhynie just off the A97. The parish church and hall are removed from the main settlement and the existing housing is of a mixed age and style, but mostly laid out in an urban manner. The railway passes through the settlement, although there is no station. Gartly is identified as a settlement where organic growth may be supported reflecting the low levels of demand and the incremental nature of historic development in the wider area.

The village lacks a shop or community meeting space. There is desire for improvements to the play and recreation facilities.

### Planning Objectives:

- To meet local housing needs.
- To sustain local services including the primary school.



### Existing development sites

Reference	Proposal	Overview
OP1	5 homes	<p>Identified as constrained due to “marketability” in the Housing Land Audit 2018.</p> <p>No planning application has been received to date.</p> <p>It is proposed that this site is removed from the Plan.</p>

**Development Bid Sites**

No development bids were received.

**Conclusion**

It is proposed that site OP1 is removed from the Plan due to a lack of delivery.

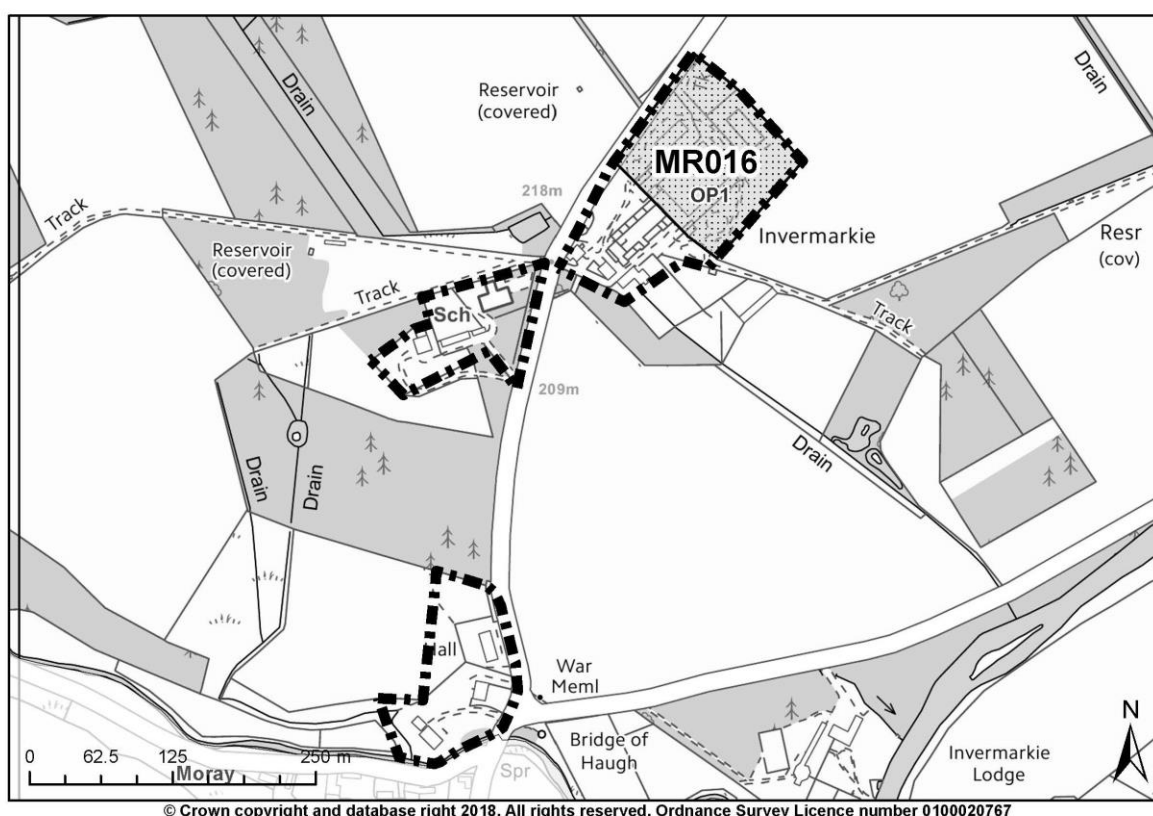


## Glass

Glass is a dispersed settlement centred on the primary school and the hall at Bridge of Haugh. Development is promoted in Glass to encourage a sustainable settlement pattern and sustain community facilities by supporting organic growth, where appropriate. There is a community desire for the new hall and associated parking facilities to be conserved for community use.

### Planning Objectives:

- To meet local housing needs.
- To support local services including the primary school and community facilities.



### Existing Development Sites

Reference	Proposal	Overview
OP1	5 homes	<p>Identified as constrained due to “ownership” and “other” in the Housing Land Audit 2018.</p> <p>No planning application has been received to date.</p> <p>It is proposed that this site is removed from the Plan. Subject to bid MR016 below.</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
MR016  Land at Invermarkie Farm	5 homes	An additional 5 houses in Glass may represent an unrealistic level of development for the area, given the opportunities provided by policy RD2 "Development in the countryside" and existing permissions. These include the plots to the south west of MR016 for redevelopment of a second building for 6 homes and a business use. This plot may be brought forward if the existing structures were demolished to allow for the incremental self-build development proposed, or as a comprehensive redevelopment of the steading itself under policy RD2.

## Conclusion

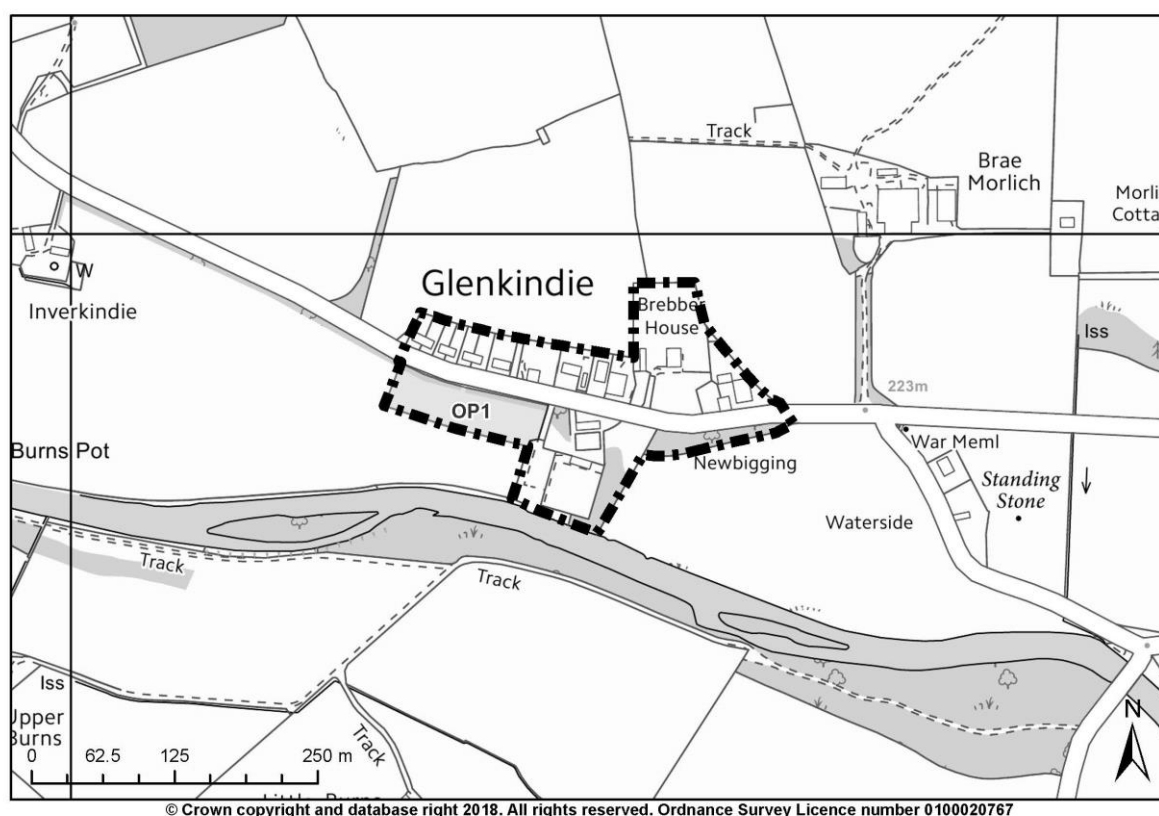
It is proposed that site OP1 is removed from the Plan due to a lack of delivery therefore MR016 is not supported. There is scope for redevelopment through the housing in the countryside policy. A reserved site is proposed to be added to the settlement, in accordance with planning permission (APP/2016/2398), to safeguard land for a community park and car park associated with the replacement of the community hall.

## Glenkindie

Glenkindie is small village in upper Donside almost on the border with the Cairngorms National Park. It is one of the most remote communities in the Aberdeenshire Local Development Plan area and serves a wide rural population. The village has a local garage with a shop and a bowling green which are important services to the village and surrounding areas. Effort should be made to sustain the primary school roll through appropriate organic growth of the settlement.

### Planning Objectives:

- To meet local housing needs.
- To support local services including the primary school and community facilities.



### Existing Development Sites

Reference	Proposal	Overview
OP1	6 homes	Identified as effective in the Housing Land Audit 2018.  Construction programmed to start in 2018 and likely to be complete by 2021.  Retain site in the Plan until built out.

**Development Bid Sites**

No development bids were received.

**Conclusion**

There are no proposed changes to this settlement.

## **Huntly**

Huntly is within one of the Strategic Development Plan Strategic Growth Areas. Proposals to dual the A96 between Inverurie and Inverness by 2030 are likely to have impacts on the town but these are unlikely to affect current development opportunities. Future investment in transport infrastructure will increase the accessibility and attractiveness of Huntly as a place to live and will likely stimulate demand for both houses and opportunities for local employment. The community support the dualling of the A96 as a key function in delivering further employment opportunities and increasing connectivity. Development should be promoted to meet existing local needs with reflection of local character to not detract from Huntly's traditional character. Conserving the town centre is an important objective. Flooding continues to be a concern and development is promoted in locations that do not cause any detrimental impact to the town's flood resilience plans.

### **Planning Objectives:**

- To meet housing need in the strategic growth area as defined by the Aberdeen City and Shire Strategy Development Plan.
- To protect and enhance the role of the settlement as a service centre.
- To provide opportunity for employment.
- To sustain existing services.
- To protect and enhance the attractiveness of the town.
- To support flood resilience.



## Existing Development Sites

Reference	Proposal	Overview
OP1	485 homes	<p>Identified as constrained due to “physical” and “infrastructure” in the Housing Land Audit 2018.</p> <p>No Masterplan, development framework or planning application has been received to date.</p> <p>It is proposed that this site is <b>Reserved</b>. This is not preferred for immediate development.</p>
OP2	105 homes	<p>Identified as constrained due to “physical” and “infrastructure” in the Housing Land Audit 2018.</p> <p>No Masterplan, development framework or planning application has been received to date.</p> <p>It is proposed that this site is <b>Reserved</b>. This is not preferred for immediate development.</p>
OP3	31 homes	<p>Identified as constrained due to “physical” and “infrastructure” in the Housing Land Audit 2018.</p> <p>No planning application has been received to date.</p> <p>It is proposed that this site is <b>Reserved</b>. This is not preferred for immediate development.</p>
OP4	40 homes	<p>Identified as constrained due to “infrastructure” in the Housing Land Audit 2018.</p> <p>No planning application has been received to date.</p> <p>It is proposed that this site is <b>Reserved</b>. It is subject to bid MR003 below. This is not preferred for immediate development.</p>
OP5	10 homes	<p>Identified as constrained due to “infrastructure” in the Housing Land Audit 2018.</p> <p>No planning application has been received to date.</p> <p>It is proposed that this site is removed from the Plan. Subject to bid MR003 below.</p>
OP6	4.5 ha Employment Land	<p>Identified as marketable in the Employment Land Audit 2016/17.</p> <p>No planning application has been received to date.</p>

## Development Bid Sites

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

Reference	Proposal	Overview
MR002  Land at Steven Road, Huntly, BUS1	50 homes (100% affordable housing)	The proposed site falls within the existing BUS1 which is zoned for employment. Aberdeenshire Council has not yet fully resolved use of the site for business uses. The proposal for affordable housing (probably less than 50 units due to road access issues) meets community needs and does not impact on allocations in the wider area. Due to relatively expensive roadworks that would be required, and constraints relating to education, water supply and waste water drainage it is recommended that this site is included in the Local Development Plan as a new development site which could be taken forward for housing once appropriate discussions have taken place with infrastructure providers. There is a reasonable expectation that the constraints can either be met or overcome within the period to 2031.
MR011  Land at Deveron Road, Huntly	52 homes (100% affordable housing)	The proposed site is part of BUS1 which lies partially developed. Given the availability of employment land elsewhere within the town it is considered that reallocation of this part of the BUS site to an opportunity site for housing is appropriate. The landscape buffer on the western edge of the proposed site should be maintained. Whilst the site lies within the Deveron Valley Special Landscape Area (SLA), it is considered that the site could be designed in such a way that there would be no negative effects to the special qualities of the SLA. There remains constraints relating to education and water provision that require to be resolved prior to the site coming forward.
MR047  Land Adjacent to Linnorie Business Park, Huntly	Employment land – business and offices	The proposed site is situated adjacent to the settlement boundary and employment land. Planning permission in principle to the north of the site for a business park was approved in December 2017. The proposal is well related and the business and office use (class 4) would be appropriate due to its proximity to residential properties surrounding the southern boundary and approved the home along part of the west boundary.



**Other options** which Planning Officers have not preferred:

Reference	Proposal	Overview
MR001  Land at Gibston Bridge, Huntly	70 homes	<p>The proposed site forms part of the setting of Huntly and is in a visually prominent position close to the A96. The site was previously subject to a bid submission for both the 2017 and 2012 Local Development Plans; the issues raised previously remain relevant. There would be intrusion into open countryside and the site lies within the Deveron Valley Special Landscape Area.</p> <p>There is known flood risk on both the north and south of the site that may cause future problems. There are constraints relating to education, water and waste water drainage capacity in the area.</p>
MR003  Sites OP4 and OP5 Battlehill Fields Huntly	11 homes (private)	<p>The proposed site is the existing OP4 and OP5 sites and the bid submission seeks to reduce the allocations to 11 homes in total. The affordable housing provision is proposed off-site (bid MR002) therefore the proposal is not an appropriate mix nor density within a prime development location close to existing services.</p> <p>There remains uncertainty as to education and waste water drainage capacity in the area. The bid submission states a septic tank arrangement would help to overcome the infrastructure and topography constraints; this is not an acceptable arrangement in a settlement where a public sewer arrangement can be made.</p>
MR044  Land East of Linnorie Business Park, Huntly	Employment land (general industrial) and Farm shop	<p>The proposed site is situated adjacent to the A96 and A97 on open agricultural land in a visually prominent position. The farmland landscape to the west of Huntly is sensitive to large scale development and the proposal would be an intrusion on open countryside. There is a limited landscape buffer along the A96 but this is ineffective at screening the proposed site and significant additional strategic landscaping would be required along three sides of the proposal altering the character of the area.</p> <p>There are issues with promoting development which may impact on future options for the A96 dualling at Huntly and no new access to the trunk road is recommended.</p>
MR046  Land Adjacent to Huntly Mart, Huntly	Employment – general industrial	<p>The proposed site is in a visually prominent position abutting the A96. The length of the site along the A96 mirrors the employment land on the opposite side of the carriageway but this proposal would cause significant intrusion on open countryside. The site lies within the Deveron Valley Special Landscape Area and would break up the continuity associated with the valley landscape which forms an important part of the setting</p>

		<p>of Huntly. Surface water flooding issues are present which may impact on water quality.</p> <p>There are issues with promoting development which may impact on future options for the A96 dualling at Huntly and no new access to the trunk road is recommended.</p>
MR066  Site Adjacent to Bleachfield Street, Huntly	30 homes	<p>The proposed site is well related to the surrounding area and there is potential from the site to contribute to biodiversity and the Open Spaces Audit. The proposed number of homes reflects flood risk on the site but its deliverability is therefore not secure.</p> <p>There are constraints relating to education, water and waste water drainage capacity in the area including the suitability of the access road/bridge to the site and whether there is an opportunity to provide a footpath connection to the train station.</p>
MR067  Site Adjacent to Upper Pirriesmill, Huntly	3 homes	<p>The proposed site lies outwith the settlement boundary south of the A96. While the self-build premise can be supported, given the small-scale nature of the proposal it is considered that it would not be appropriate to allocate such a site in the LDP. Compensatory planting would be required due to the loss of a mature tree belt and contributions may be required towards Gordon Primary School. The site is within close proximity to the residential and employment areas in Huntly however despite the informal footpath for access, the site is disconnected from the settlement due to the A96 barrier.</p>

## Conclusion

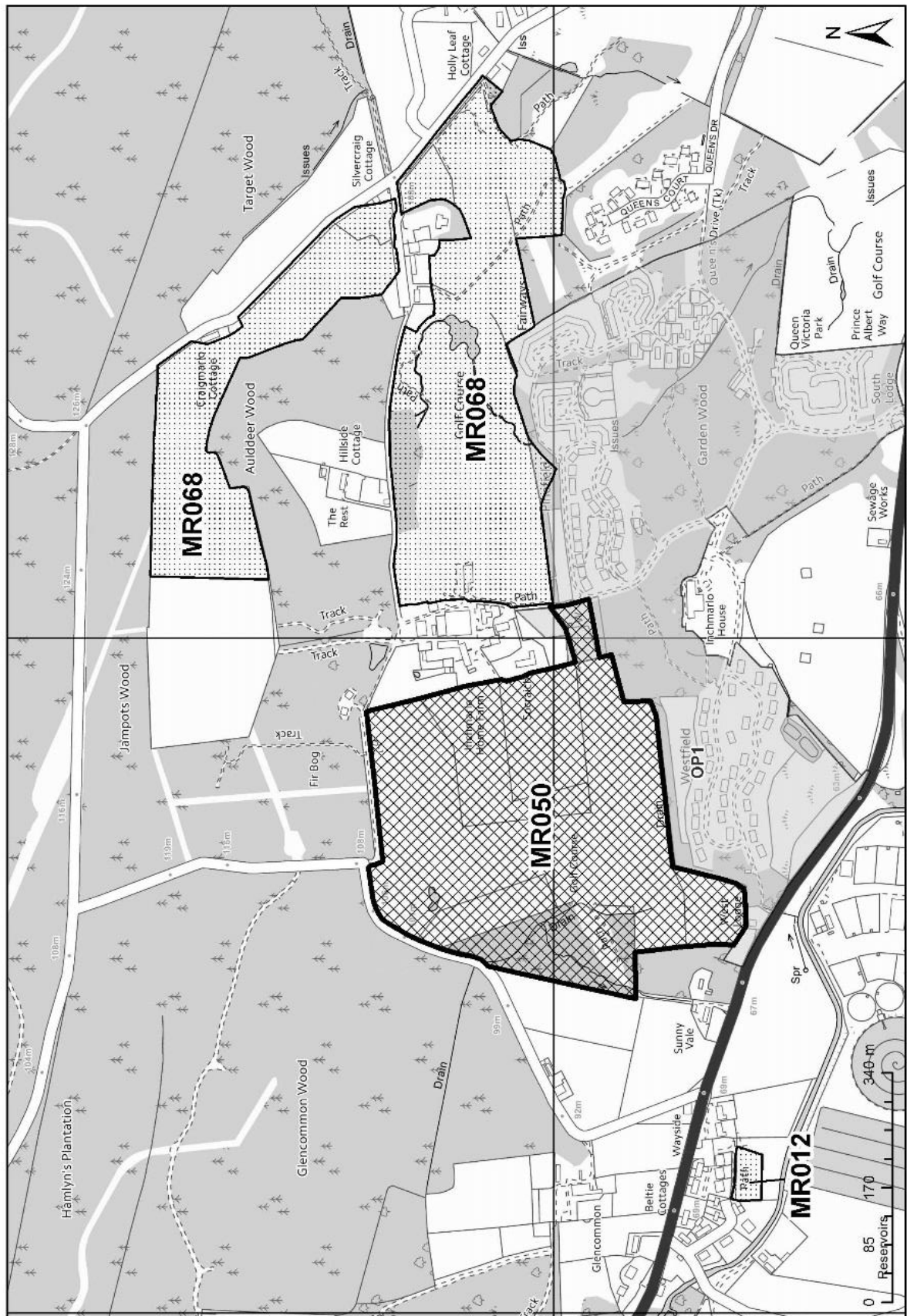
On account of the number of constrained existing allocations, two sites for homes are identified as being 'Officers' preference', both within BUS1 and, providing 100% affordable homes. A further employment site is identified as 'Officers' preference' to the west of the A96 that would extend existing employment opportunities. These sites are considered deliverable and there remains opportunity for existing allocations to be progressed. It is considered that there are no sites which would provide a reasonable alternative due to restrictions around the town relating to flood risk, landscape impact and impact on future options for the A96.

## **Inchmarlo**

Inchmarlo is a largely self-contained continuing care retirement village situated to the west of Banchory. It is set within the context of Inchmarlo House and its extensive Historic Gardens which provide a very high quality scenic backdrop to the retirement village making it a unique and attractive place to live. Inchmarlo House acts as the main service point and offers specialist facilities for the community, including respite and medical care. An allocation has been made which will increase the provision of retirement accommodation in the village, to secure its long term future and viability.

### **Planning Objectives:**

- To meet specific retirement housing needs of the Continuing Care Community.
- To sustain local services associated with the Continuing Care Community.



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## Existing Development Sites

Reference	Proposal	Overview
OP1	60 homes	<p>Identified as effective in the Housing Land Audit 2018.</p> <p>Under construction with planning permission for 8 homes and an approved Masterplan covering all 60 homes. Construction programmed for 30 homes to remain in 2022.</p>
APP/2015/2350  Inchmarlo North	75 Homes	<p>This is a windfall site for 75 homes and identified as effective in the Housing Land Audit 2018.</p> <p>Construction programmed to start in 2020 with 60 homes remaining in 2022.</p>

## Development Bid Sites

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

Reference	Proposal	Overview
MR050  Land South East of Glencommon Wood, Inchmarlo	120 homes	<p>The capacity of this site has been reduced from 200 to 120 homes i.e. phases 1-3 with a reduced site area to exclude the woodland to the west.</p> <p>The proposed site is located adjacent to the Inchmarlo continuing care retirement village, on land that abuts the north boundary of the community. The location of the site relates well to the existing care village and residents will be able to utilise its services and facilities centred around Inchmarlo House. Although the location of the proposal may promote car use, the residents are unlikely to undertake travel to the same degree as those of a younger age e.g. for daily commuting to work, and there is a shuttle bus service available to residents for access to local services in Banchory, and for access to transport connections beyond.</p> <p>Mitigation for landscape impact, River Dee Special Area of Conservation and the nearby Inchmarlo House can be achieved through appropriate design, drainage and additional landscaping.</p>

**Other options** which Planning Officers have not preferred:

Reference	Proposal	Overview
MR012  Land to east of Beltie Cottages, Bridge of Canny	3 homes	The proposed site lies adjacent to an existing large cluster of homes and relates fairly well to the existing built area surrounding it. However Bridge of Canny East is not a settlement recognised in the LDP and does not have any local services which could potentially result in increased car dependency. The proximity of the site to an area of flood risk, education capacity and water/waste water are not considered unresolvable constraints however this location would promote an unsustainable development pattern.
MR068  Land at Golf Course, West of Glassel Road, Inchmarlo	100-150 homes	The proposed site is located to the north of the Inchmarlo continuing care retirement village, on a U-shaped area of land covering an area of land formerly used as a golf course that is now lying fallow. The proposal consists of an unspecified mix of market led housing and retirement homes. Constraints to the site include waste water/water treatment capacity and surface water flooding (likely to be resolvable), secondary education capacity and pressure to the local road network to the west of Banchory. As the proposal is not fully for retirement homes the site would promote increased car dependency.

## Conclusion

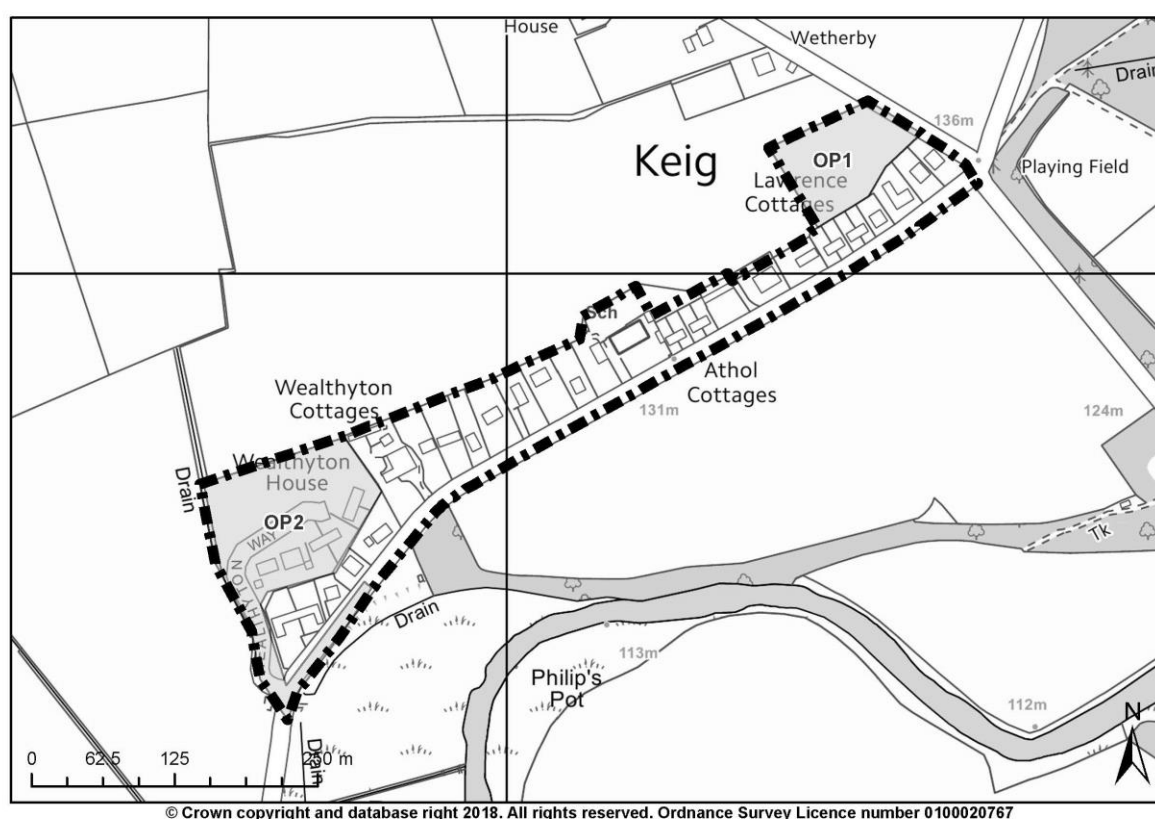
Inchmarlo has one site for homes identified as being 'Officers' preference' for 120 homes. MR050 would provide an appropriate northern extension to the continuing care community following on from the development of the existing allocation. It is recognised that there is a windfall site at Inchmarlo North consisting of market-led housing and further market-led housing as part of MR068 would see pressure on secondary education and the local road network due to its car dependent location. MR012 would also promote car dependency.

## Keig

Keig is a small village which is situated in a scenic part of Donside. The settlement itself is linear in pattern with the primary school located in the heart of the village. An allocation to create new homes as well as opportunities for limited development through organic growth will help support the local primary school roll.

### Planning Objectives:

- To meet local housing needs.
- To support local services including the primary school.



### Existing Development Sites

Reference	Proposal	Overview
OP1	5 homes	<p>Identified as constrained due to “ownership” in the Housing Land Audit 2018.</p> <p>No planning application has been received to date.</p> <p>It is proposed that this site is removed from the Plan.</p>
OP2	11 homes	<p>Identified as effective in the Housing Land Audit 2018.</p> <p>Under construction with planning permission for 13 homes and likely to be complete in 2019.</p>

**Development Bid Sites**

No development bids were received.

**Conclusion**

It is proposed that site OP1 is removed from the Plan due to a lack of delivery. The primary school site is proposed to be added as a protected site.



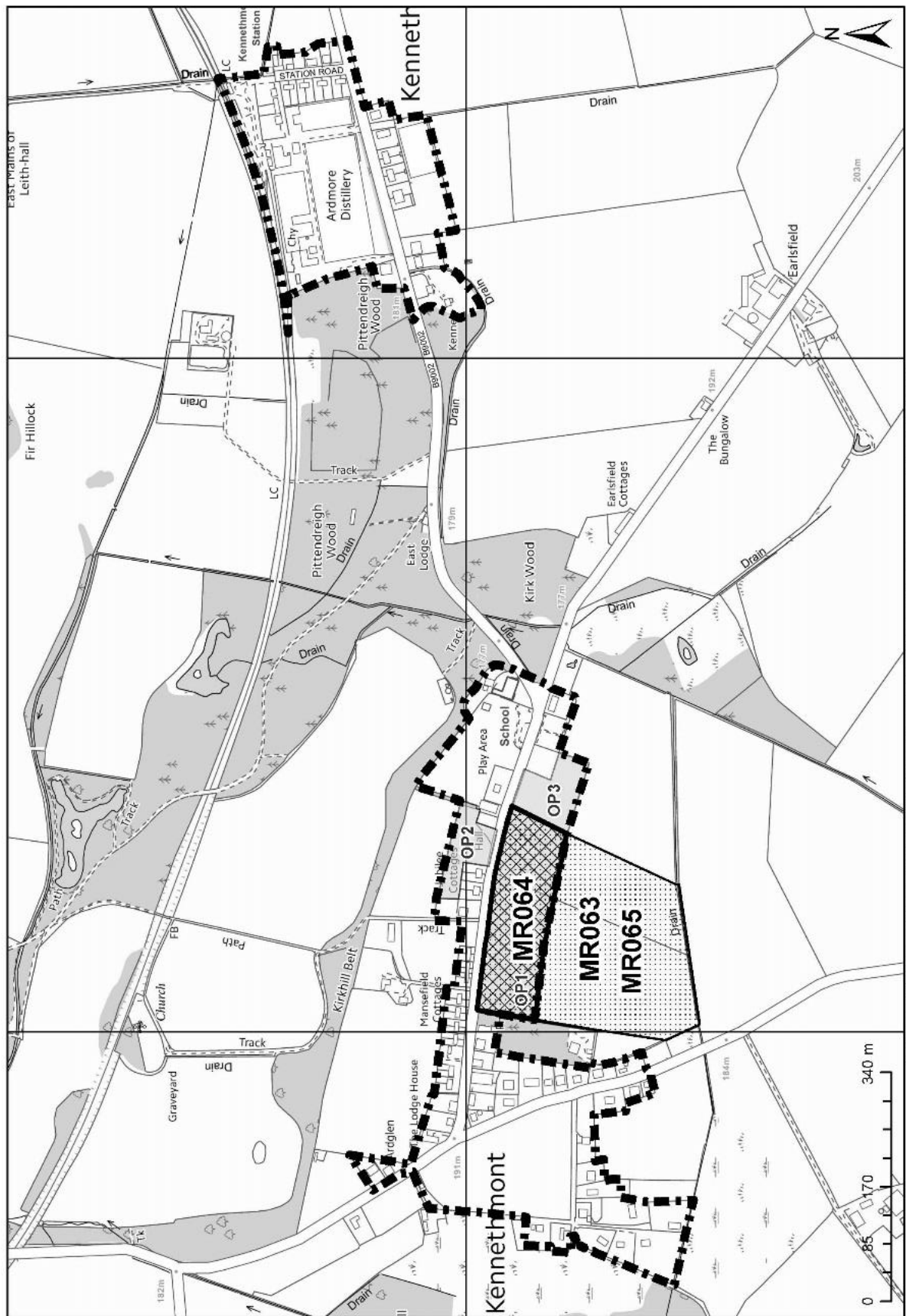
## **Kennethmont and Distillery**

Kennethmont is a small village on the southern boundary of the Leith Hall estate policies, a designed landscape of national importance. The distillery is situated a short distance from the main settlement and acts as a key feature. It is important that development is sensitive to the surrounding designated and protected sites.

Kennethmont Distillery is situated a short distance away from the main settlement. It is an important local business and employer. It is important to recognise that the distillery and bonded warehouses are a significant public hazard and Policy P4 Hazardous developments and contaminated land will apply to all development in the vicinity. Development in the immediate surrounding area will not generally be promoted unless linked to the operation or expansion of the distillery, subject to relevant policies.

### **Planning Objectives:**

- To meet local housing needs.
- To support local services including the primary school.
- To preserve the amenity of the village.



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## Existing Development Sites

Reference	Proposal	Overview
OP1	30 homes	<p>Identified as constrained due to “marketability” in the Housing Land Audit 2018.</p> <p>No planning application has been received to date.</p> <p>It is proposed that this site is retained with a reduced site area. Subject to bid MR064 and MR063 below.</p>
OP2	5 homes	<p>Identified as effective in the Housing Land Audit 2018.</p> <p>Under construction with planning permission for 4 homes and likely to be complete 2019.</p>
OP3	Employment uses	<p>Identified as marketable in the Employment Land Audit 2016/17.</p> <p>No planning application have been received to date.</p>

### Development Bid Sites

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

Reference	Proposal	Overview
MR064  Land South of B9002 (Phase 1), Kennethmont	30 homes	The proposed site is currently allocated as OP1 and is a logical extension to the settlement, complementing its linear pattern and maintaining a close proximity to the existing services of the village. The range of house types includes a mix of semi-detached and detached although nothing below 3 bedroom. The site would be underdeveloped with 30 homes therefore the site is preferred with a reduced boundary.

**Other options** which Planning Officers have not preferred:

Reference	Proposal	Overview
MR063  Land South of B9002 (Masterplan), Kennethmont,	70 homes	The site as a whole would not be appropriate to allocate for the next Plan period as this scale is not likely to be delivered within that period and would be overdevelopment of the settlement at this time.

MR065  Land South of B9002 (Phase 2), Kennethmont	40 homes	The proposed site would form a second phase to OP1. A proposal of this scale would disrupt the linear growth of the village. This infill location would be preferable to spreading linear growth. Strategic landscaping on the eastern and southern boundaries would limit the landscape impact on approaches to the village. The site is not preferred as it would overdevelop the settlement at this time.
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## Conclusion

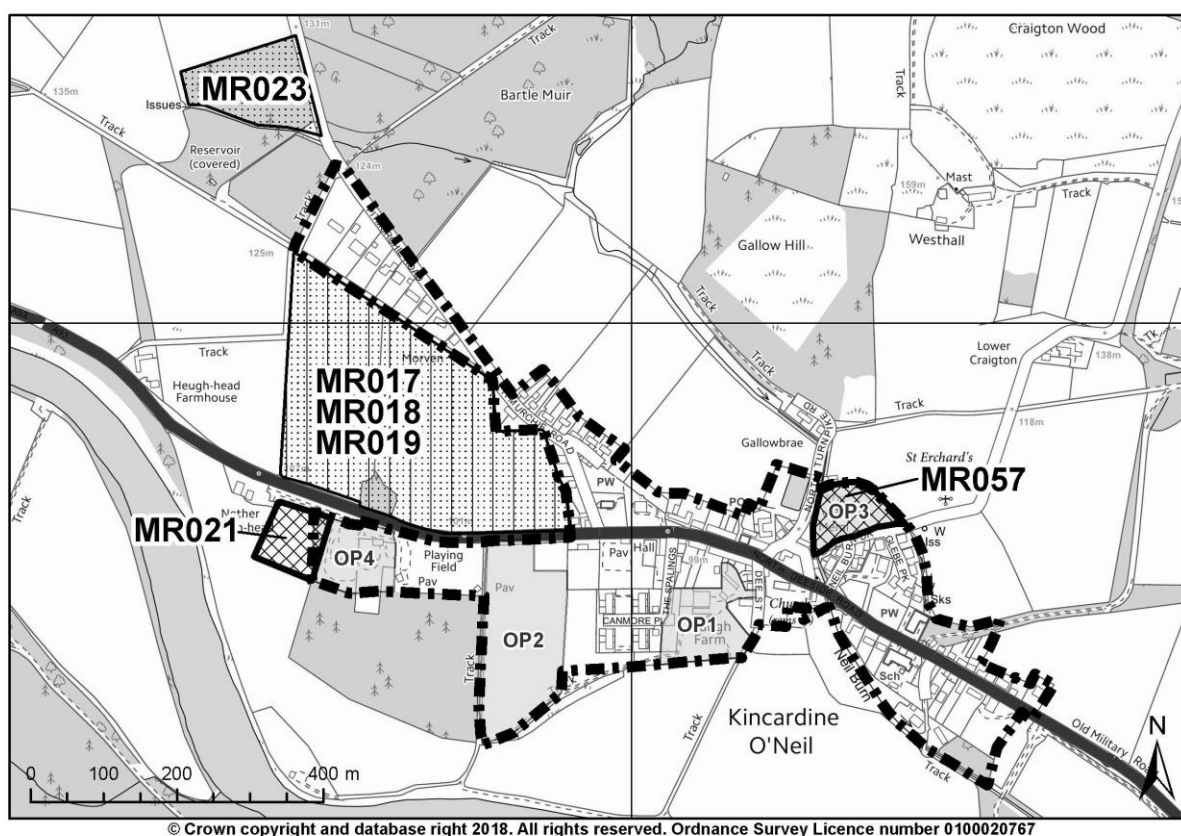
Due to the lack of delivery of the existing OP1 site, MR064 is identified as an 'Officers' preference' but with a reduced site area. Marketability is a current constraint to development in the settlement. However OP1 would be expected to follow after the completion of OP2 and the site remains a logical location to promote growth. MR063 and MR065 would be significant growth for the village and unlikely to be deliverable based on slower housing market conditions.

## Kincardine O'Neil

Kincardine O'Neil is a village of historic significance and considerable character situated on the River Dee. The village is set within an extensive conservation area which covers a wide rural area and development should be sensitive to the existing character of the village. The community have access to village amenities which should be sustained and there is clear potential to promote tourism uses. Mixed use development will provide local opportunities for employment, without the need to travel. The village has reasonable housing and employment allocations although further small industrial sites are desired to help the village prosper.

### Planning Objectives:

- To protect and enhance the amenity and attractiveness of the village and conservation area.
- To meet local housing needs.
- To sustain local services.
- To provide opportunity for employment.
- To promote tourism.



### Existing Development Sites

Reference	Proposal	Overview
OP1	Mix of uses including 8 homes and employment land	Identified as effective in the Housing Land Audit 2018.  Under construction with planning permission for 8 homes and likely to be complete 2020.

		Identified as constrained in the Employment Land Audit 2016/17.
OP2	20 homes	Identified as effective in the Housing Land Audit 2018.  Under construction with planning permission for 35 homes and likely to be complete 2020.
OP3	8 homes	Identified as constrained due to “ownership” in the Housing Land Audit 2018.  No planning application has been received to date.  It is proposed that this site is retained. Subject to bid MR057 below.
OP4	0.8ha employment land	The site is built out and proposed to be retained as a BUS site.

### Development Bid Sites

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

Reference	Proposal	Overview
MR019  A93-Pitmurchie Road, Kincardine O’Neil	84 homes (delivery timescale: begin 10+ years after Plan adoption)  <b>Reserved.</b> This is not preferred for immediate development.	The proposed site abuts the settlement boundary fitting in with the existing built up area opposite, the conservation area and is within walking distance of amenities and community facilities. Surface water flooding is not considered an undevelopable constraint or likely to impact the nearby Special Area of Conservation and Local Nature Conservation Site designations. However the village needs time to consolidate with recent growth. Consideration of the secondary school capacity, archaeological site in the south-east corner and the proposed density is required.
MR021  Cook School, Passing Trade Site	Retail/Café/Services	The site lies adjacent to OP4 employment land currently occupied and would be accessed via the existing road to the property to the west. Due to the A93 sitting raised, with limited visibility below, the site would have a minimal visual impact on the approach to the settlement. The site would be an infill between the existing uses immediately to both the east and west with good connectivity to the village. As the site is within a conservation area the design of development would need to be carefully considered but the impact on the wider area would be limited due to its position. A further small mixed employment site would be appropriate for the village.
MR057	8 homes	The proposed site is currently allocated and has not been developed due to an ownership constraint

Site OP3, Land at Gallowhill Road, Kincardine O'Neil		<p>although the submission notes that the site is to be marketed in 2018 for a housebuilder to bring forward the site. The site fits in with the settlement pattern and is within walking distance of amenities and community facilities.</p> <p>The site access should take advantage of the existing infrastructure and a Flood Risk Assessment may be required. To mitigate the potential impact on the River Dee Special Area of Conservation a construction method statement would be necessary.</p>
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**Other options** which Planning Officers have not preferred:

Reference	Proposal	Overview
MR017  A93- Pitmurchie Road, Kincardine O'Neil	84 homes (delivery timescale: begin 0-5 years after Plan adoption)	The proposed site abuts the settlement boundary fitting in with the existing built up area opposite, the conservation area and is within walking distance of amenities and community facilities. However the village needs time to consolidate with recent growth therefore the proposed delivery period during 0-5 years of the Plan would not be appropriate. Surface water flooding is not considered an undevelopable constraint or likely to impact the nearby Special Area of Conservation and Local Nature Conservation Site designations. Consideration of the secondary school capacity, archaeological site in the south-east corner and the proposed density is required.
MR018  A93- Pitmurchie Road, Kincardine O'Neil	84 homes (delivery timescale: begin 6- 10years after Plan adoption)	The proposed site abuts the settlement boundary fitting in with the existing built up area opposite the conservation area and is within walking distance of amenities and community facilities. However the village needs time to consolidate with recent growth therefore the proposed delivery period during 6-10 years of the Plan would not be appropriate. Surface water flooding is not considered an undevelopable constraint or likely to impact the nearby Special Area of Conservation and Local Nature Conservation Site designations. Consideration of the secondary school capacity, archaeological site in the south-east corner and the proposed density is required.

MR023  Small Business Enterprise Park, Pitmurchie Road, Kincardine O'Neil	Small Business Enterprise Park	The bid is for a small business enterprise park just outside Kincardine O'Neil. A small business enterprise would be advantageous which would bring in jobs and boost the economy of the settlement. The site is relatively remote from the centre of the village therefore accessibility is a constraint. The current land use is commercial forestry however the site has been clear felled. Where there has been woodland removal there is an expectation of compensatory planting which has not been identified within the area of the bid submission.
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## Conclusion

Kincardine O'Neil has seen significant growth and requires time to consolidate therefore retention of OP3 (MR057) is an 'Officers' preferences'. A further site MR019 has been identified for reserved housing land. A small employment site MR021 is 'preferred' to sustain a mix of development options within the village alongside the existing OP4 which is proposed to be retained as a 'BUS' site to safeguard for employment.

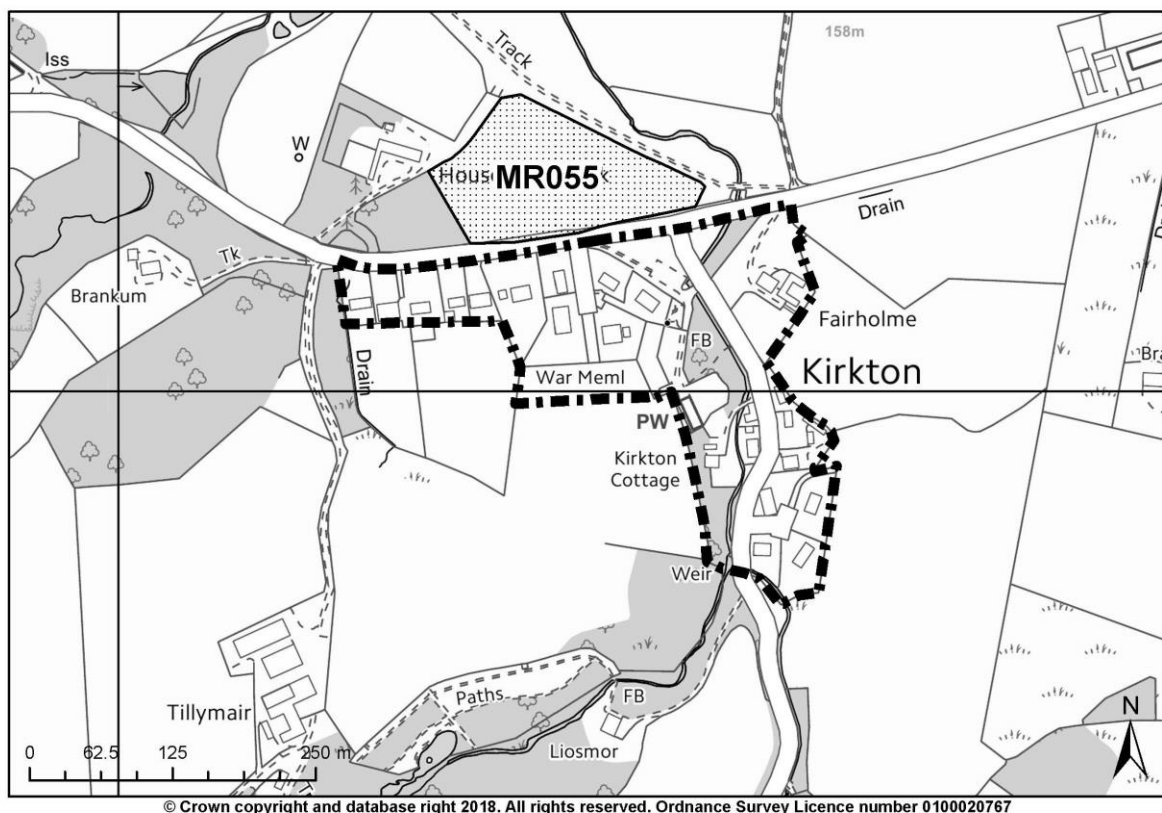


## Kirkton of Tough

Kirkton of Tough is a very small village situated just off the main A944 road. Kirkton of Tough is a traditional Donside settlement with roadside development and two more modern cul-de-sacs. The primary school serves as the main community facility and efforts should be made to sustain this by maintaining or increasing the school roll. No new allocations are proposed to achieve this but limited development may be appropriate as part of organic growth of the settlement provided that the characteristics of the settlement are not compromised. Inappropriate infill development within the settlement boundary is controlled by protection of land.

### Planning Objectives:

- To preserve the amenity of the village.
- To support local services including the primary school.



### 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
MR055  Land at Lynturk, Kirkton of Tough	5 homes	The proposed site would not be out of character with the village and would counter balance the largely one sided development pattern. However, there is flood risk associated with the site and permission has been granted in 2018 for 3 homes on the site. Given the scale of the village small scale development, effectively for 2 additional homes, would be more appropriately managed through rural development policies.

### **Conclusion**

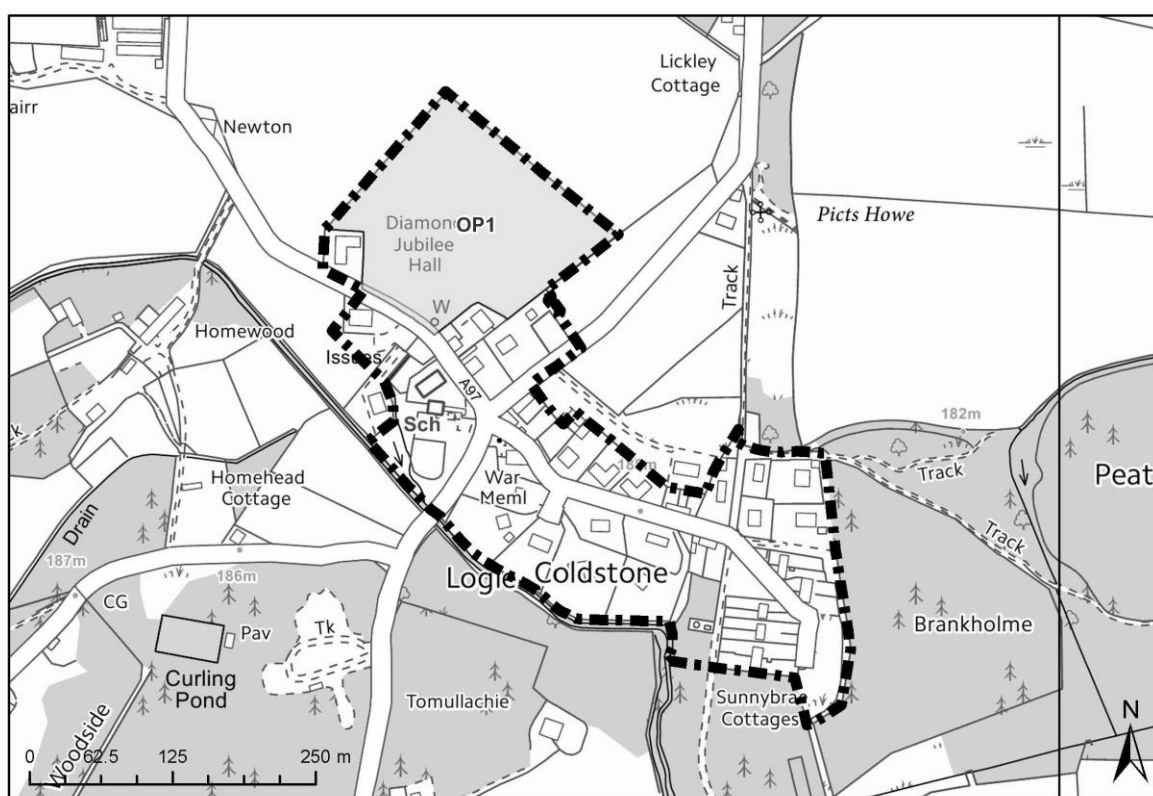
The one bid submitted is not supported as an 'Officers' preference' as the village could most appropriately be supported, as currently is the case, through small scale growth through rural development policies.

## Logie Coldstone

Logie Coldstone is a village situated on the edge of the Cairngorms National Park. The village has a primary school which is projected to be significantly under capacity in 2022 as well as a village hall. These facilities are central to the community and by promoting growth in this settlement, development should contribute towards supporting these assets. Logie Coldstone is considered to be a settlement where organic growth may be supported.

### Planning Objectives:

- To meet local housing needs.
- To sustain local services including the primary school.



### Existing Development Sites

Reference	Proposal	Overview
OP1	Mix of uses including 25 homes and community uses	<p>Identified as constrained due to “marketability” in the Housing Land Audit 2018.</p> <p>No planning application has been received to date.</p> <p>It is proposed that this site is removed from the Plan.</p>

### Development Bid Sites

No development bids were received.

## **Conclusion**

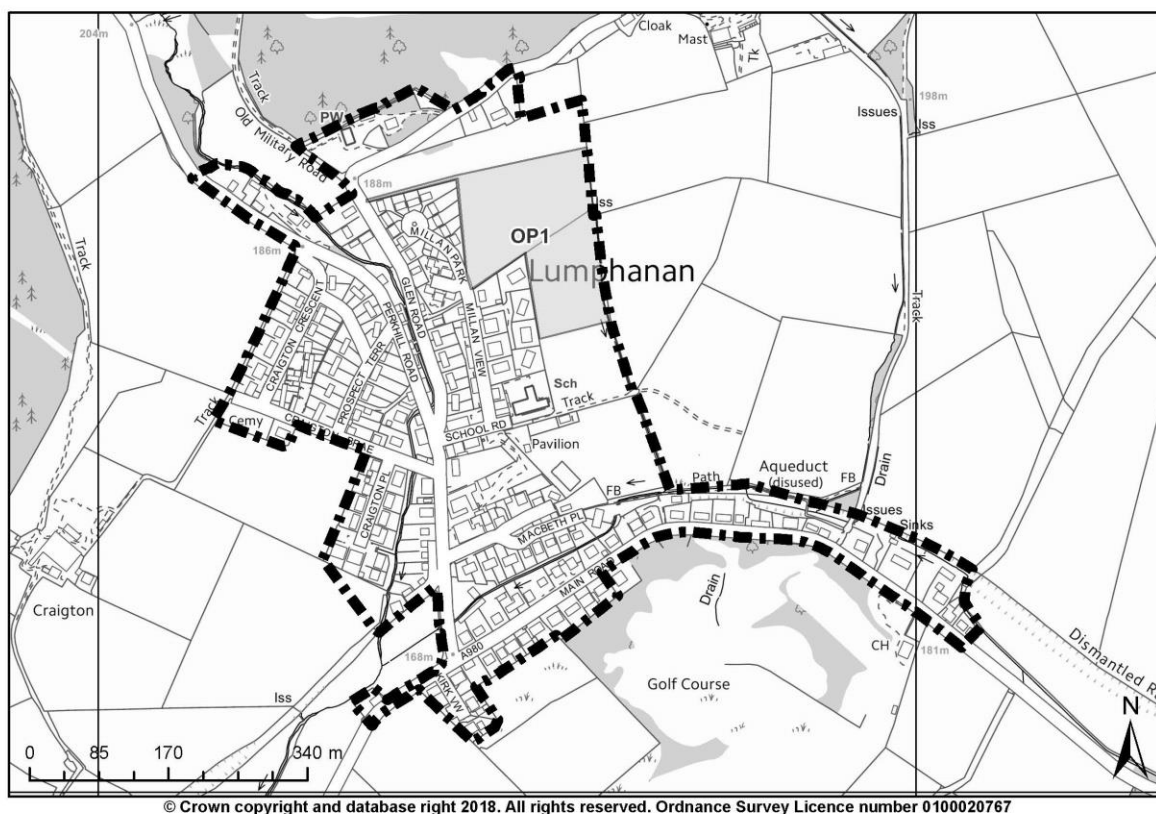
It is proposed that site OP1 is removed from the Plan due to a lack of delivery. The primary school site is proposed to be added as a protected site.

## Lumphanan

Lumphanan is a small village lying to the north west of Banchory. Lumphanan is a traditional settlement with a number of local services including a primary school, pre-school, community hall, hairdresser, local shop, café and pub. These facilities should be sustained and opportunities for new community facilities including for young people should be encouraged to support the vibrancy of the village. Improvements to the hall are required to enhance the streetscene. The community aspire to bring the land of the public toilets into community use. The village has a long standing allocation but Lumphanan primary school would struggle to accommodate more development without significant investment in education provision being made. The village is identified as a settlement where organic growth may be supported.

### Planning Objectives:

- To meet local housing needs.
- To sustain local services including the primary school.



### Existing Development Sites

Reference	Proposal	Overview
OP1	26 homes	<p>Identified as constrained due to “marketability” in the Housing Land Audit 2018.</p> <p>The site has planning permission renewed for 26 homes in December 2015.</p> <p>It is proposed that this site is retained.</p>

**Development Bid Sites**

No development bids were received.

**Conclusion**

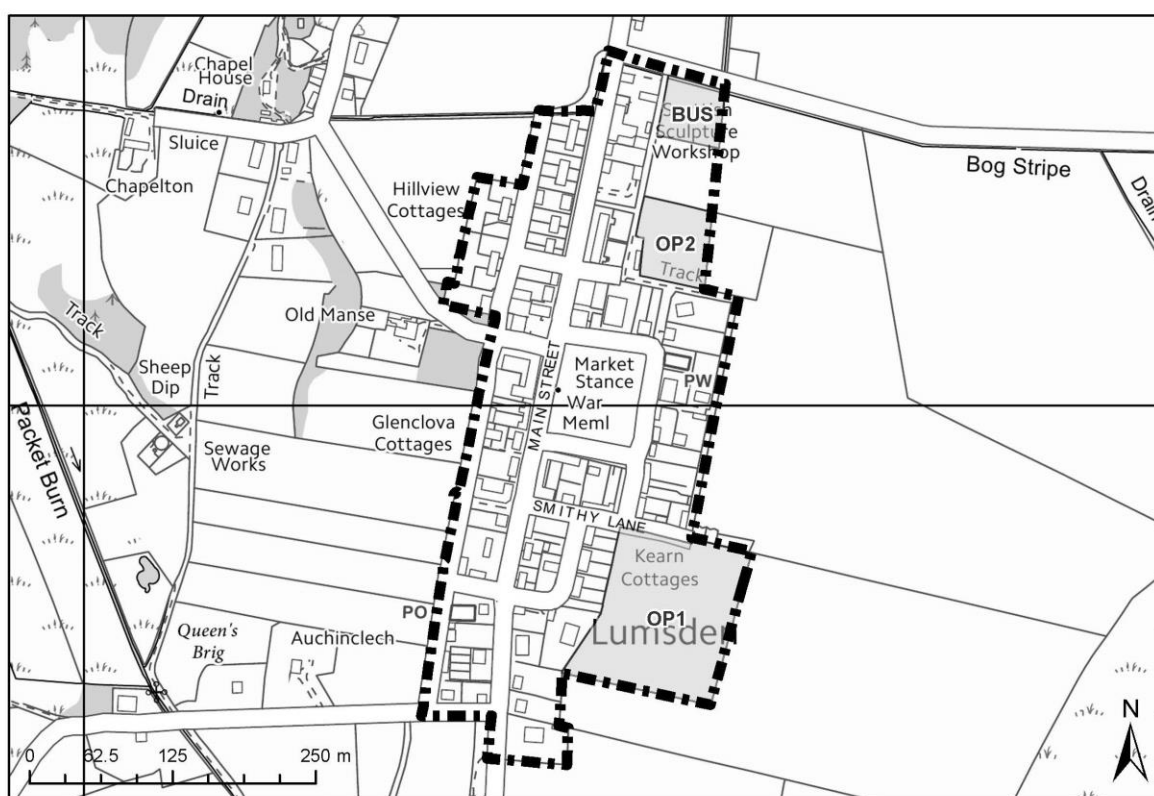
There are no proposed changes to this settlement.

## Lumsden

Lumsden is a traditional rural village which focuses around the main street running through the settlement. In the centre there is a village green with a play park and war memorial. This represents a key determinant of 'place' within Lumsden and should be protected as a core feature of the village. Lumsden has been identified as a settlement where limited organic growth may be supported in order to support the primary school roll and community facilities.

### Planning Objectives:

- To meet local housing needs.
- To sustain local services including the primary school.



### Existing Development Sites

Reference	Proposal	Overview
OP1	30 homes	<p>Identified as constrained due to "marketability" and "physical" in the Housing Land Audit 2018.</p> <p>No planning application has been received to date.</p> <p>It is proposed that this site is removed from the Plan.</p>

OP2	6 homes	<p>Identified as constrained due to “ownership”, “physical”, “funding” and “infrastructure” in the Housing Land Audit 2018.</p> <p>No planning application has been received to date.</p> <p>It is proposed that this site is removed from the Plan.</p>
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### **Development Bid Sites**

No development bids were received.

### **Conclusion**

The two allocations are appropriate sites for development but due to the lack of progress over the last two LDPs, it is proposed that both are removed from the Plan.

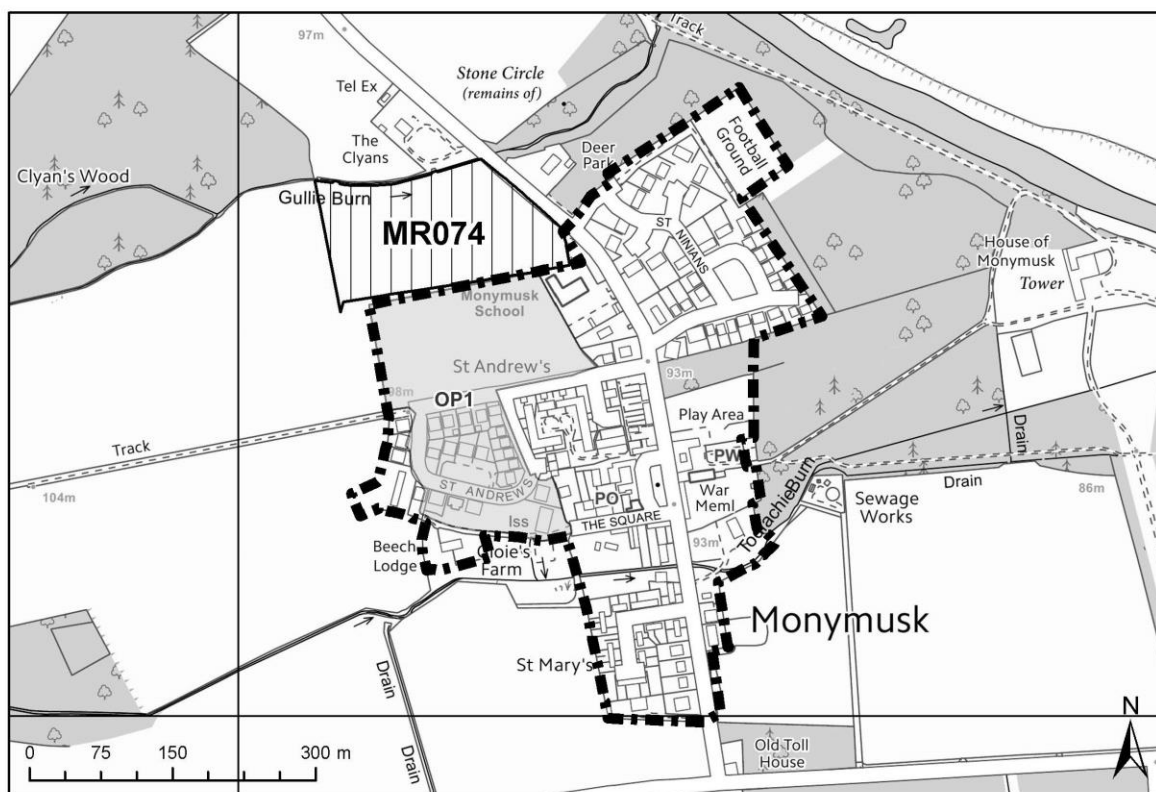


## Monymusk

Monymusk is a popular village of historical significance situated within a conservation area, where the village square forms the central point. The village has been subject to recent housing development. It is important that development is sensitive to the existing unique character of the village and seeks to enhance the sense of place and community facilities already available. Given the recent development it is appreciated that no additional development should be considered at this time to allow the village to consolidate and react to the level of growth.

### Planning Objectives:

- To protect and enhance the amenity and attractiveness of the village and conservation area.
- To meet local housing needs.
- To sustain local services.



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### Existing Development Sites

Reference	Proposal	Overview
OP1	43 homes	Identified as effective in the Housing Land Audit 2018.  Under construction with planning permission for 44 homes and likely to be complete in 2019.

## Development Bid Sites

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

Reference	Proposal	Overview
MR074  Masterplan Phase 3, Land South of Clyans Wood, Monymusk	46 homes  <b>Reserved.</b> This is not preferred for immediate development.	The proposed site directly abuts the settlement boundary and would provide a 'rounding off' of the development both physically and visually.  Whilst a portion of the site is constrained by the flood risk posed by the Guillie Burn, and also by its designation as Prime Agricultural these are not undevelopable constraints. Mitigation may be required for the junction with the B993 and education capacity. There is uncertainty over water and waste water connections. Due to recent development, the village requires time to consolidate therefore this site is recommended to be reserved.

**Other options** which planning officers have not preferred:

None.

## Conclusion

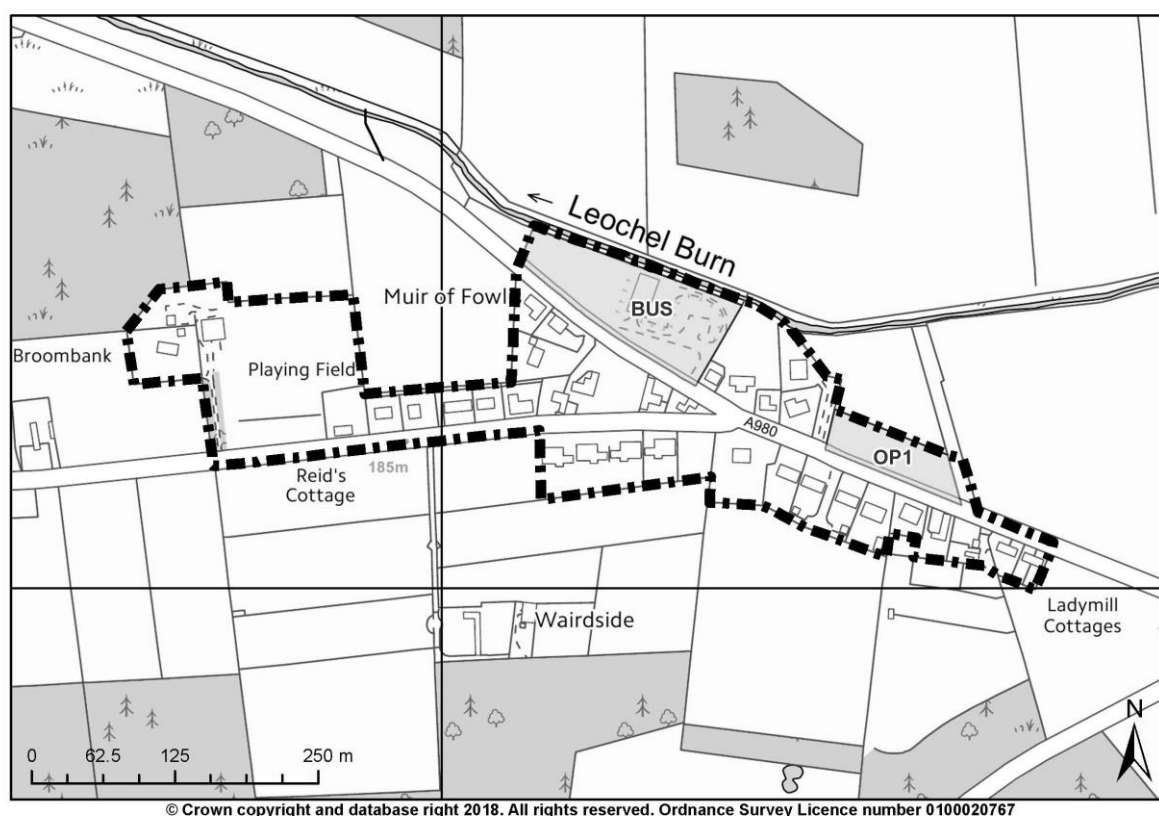
Monymusk has seen significant growth and requires time to consolidate therefore MR074 is an 'Officers' preferences' as a future site for housing. MR074 appropriately extends the existing OP1 and is naturally bounded to the north by Gullie Burn.

## Muir of Fowlis

Muir of Fowlis is a small village in close proximity to Alford. Development in the settlement in recent times has been of small groups within an organic pattern of small farms and converted outbuildings. Appropriate use of the organic growth policy will be required in order to contain the spread of the village along the main road. Opportunity should be taken to improve footway provision.

### Planning Objectives:

- To preserve the amenity of the village.
- To meet local housing need.
- To provide local opportunity for employment.



### Existing Development Sites

Reference	Proposal	Overview
OP1	6 homes	<p>Identified as effective in the Housing Land Audit 2018.</p> <p>Planning permission has been granted and development has started although no homes have been built to date. Construction is likely to be completed in 2021.</p> <p>The site will be retained in the Plan until built out.</p>

**Development Bid Sites**

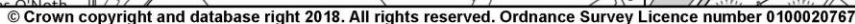
No development bids were received.

**Conclusion**

There are no proposed changes to this settlement.

Rhynie is a traditional village situated between Huntly and Alford. The village follows a grid street pattern with the main street and village square being prominent features. The character of the village should be safeguarded. The remoteness of Rhynie means that demand for housing is low but nevertheless allocations made aim to support village amenities and services, such as the primary school. In addition, Rhynie is also identified as a settlement where organic growth may be supported.

- To sustain local services including the primary school.
- To meet local housing need.
- To provide local opportunity for employment.



Reference	Proposal	Overview
OP1	Mix of uses including 25 homes and 0.6 ha employment land	<p>Identified as constrained due to “marketability” in the Housing Land Audit 2018.</p> <p>No planning application has been received to date.</p> <p>Identified as constrained in the Employment Land Audit 2016/17.</p> <p>It is proposed that this site is removed from the Plan.</p>
OP2	34 homes	Identified as constrained due to “marketability” in the Housing Land Audit 2018.

		<p>Planning permission has been granted with the site coming forward on a plot by plot basis.</p> <p>It is proposed that this site is retained.</p>
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### **Development Bid Sites**

No development bids were received.

### **Conclusion**

It is proposed that site OP1 is removed from the Plan due to a lack of delivery. No further changes are proposed.

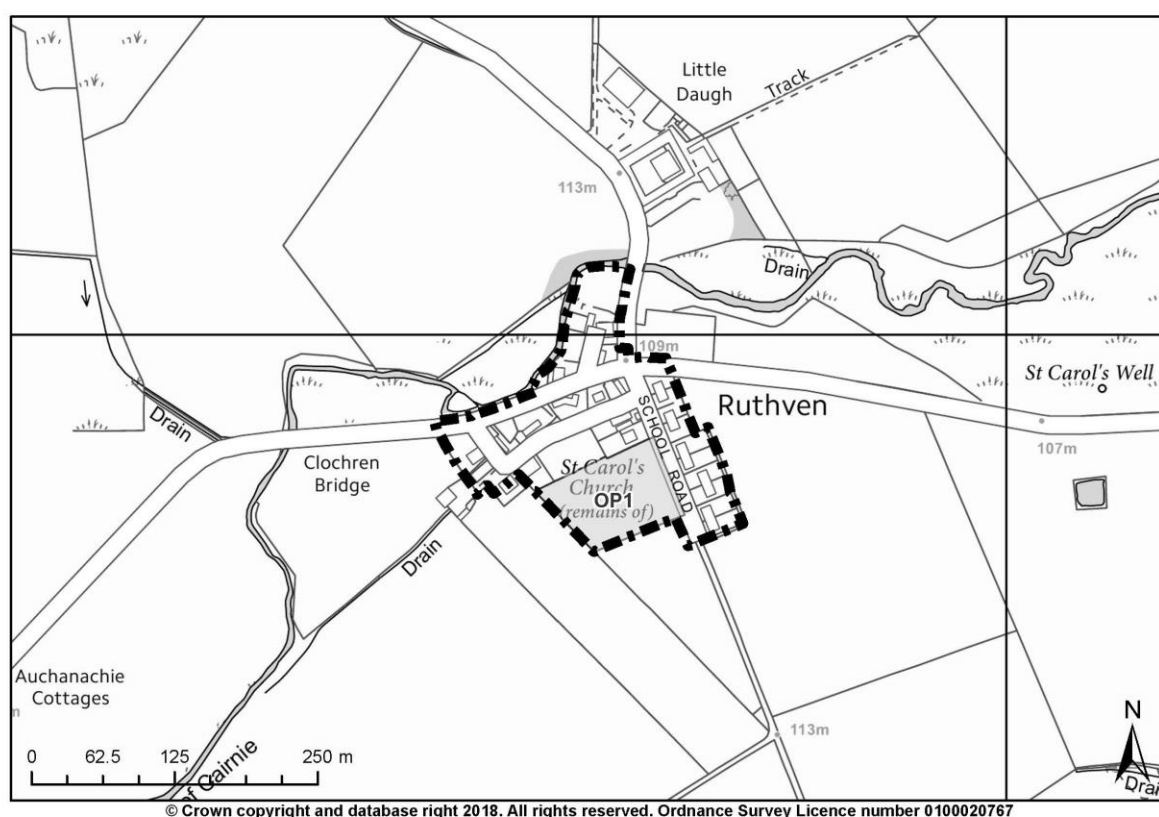
## Ruthven

Ruthven is a small village along a single carriageway road where housing is centred on the crossroads dividing the settlement. There are a number of traditional buildings within the settlement and every effort should be made to preserve these, where possible. In addition to an allocation for housing, Ruthven has been identified as a settlement where limited organic growth may be supported in order to support the primary school roll.

The lack of focal point for the village is an issue of concern to the community.

### Planning Objectives:

- To meet local housing needs.
- To sustain local services.



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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>Planning permission has been granted and deemed to have commenced, but no homes have been built to date.</p> <p>It is proposed that this site is retained with an amendment to the settlement boundary in accordance with the boundaries of the planning permission granted.</p>

**Development Bid Sites**

No development bids were received.

**Conclusion**

A minor amendment to the settlement boundary is proposed to reflect the updated boundary of OP1. No further changes are proposed.

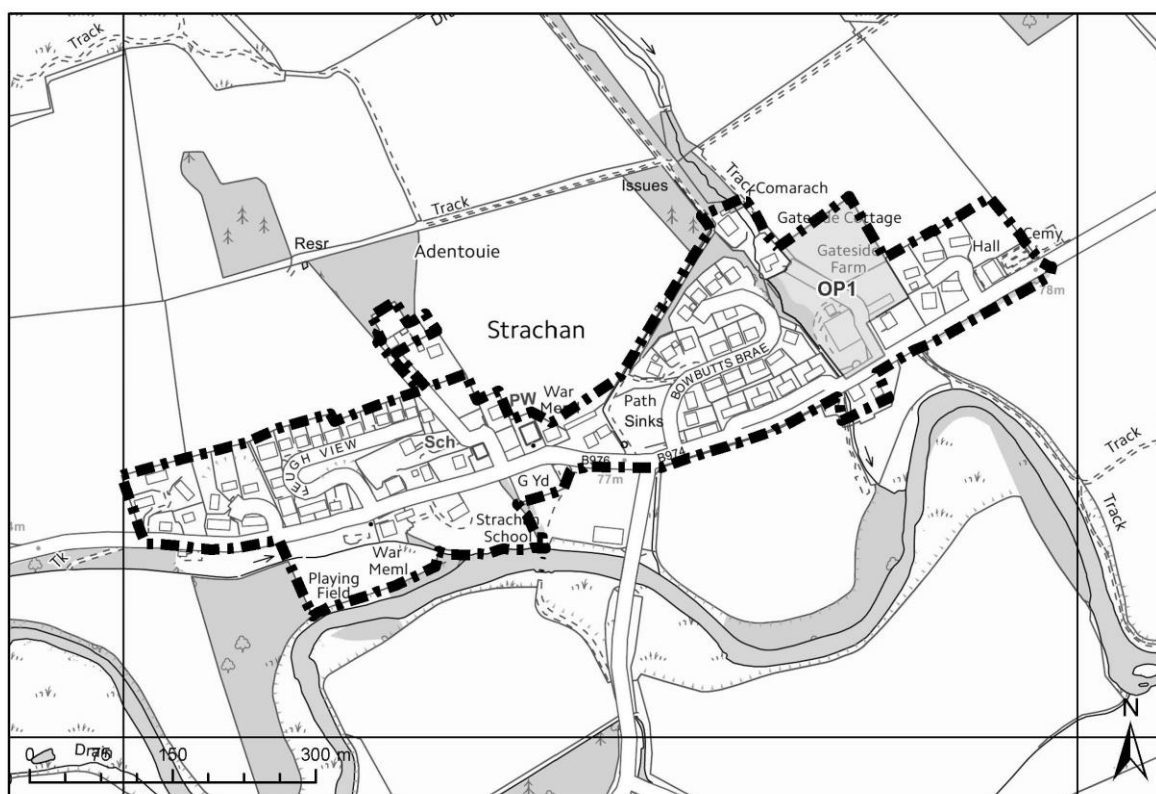


## Strachan

Strachan is a small village situated a short distance from Banchory. The settlement is linear in pattern with much of the housing situated on the north side of the road. An infill site has been identified for up to 15 new homes. Strachan also falls within settlements where organic growth may be supported. There is a village hall within the settlement which will be supported through appropriate growth of the village.

### Planning Objectives:

- To meet local housing needs.
- To sustain local services.



### Existing Development Sites

Reference	Proposal	Overview
OP1	15 homes	<p>Identified as effective in the Housing Land Audit 2018.</p> <p>Planning permission has been granted with construction programmed for 2019 and likely to be completed in 2022.</p> <p>Site will be retained in the Plan until built out.</p>

### Development Bid Sites

No development bids were received.

**Conclusion**

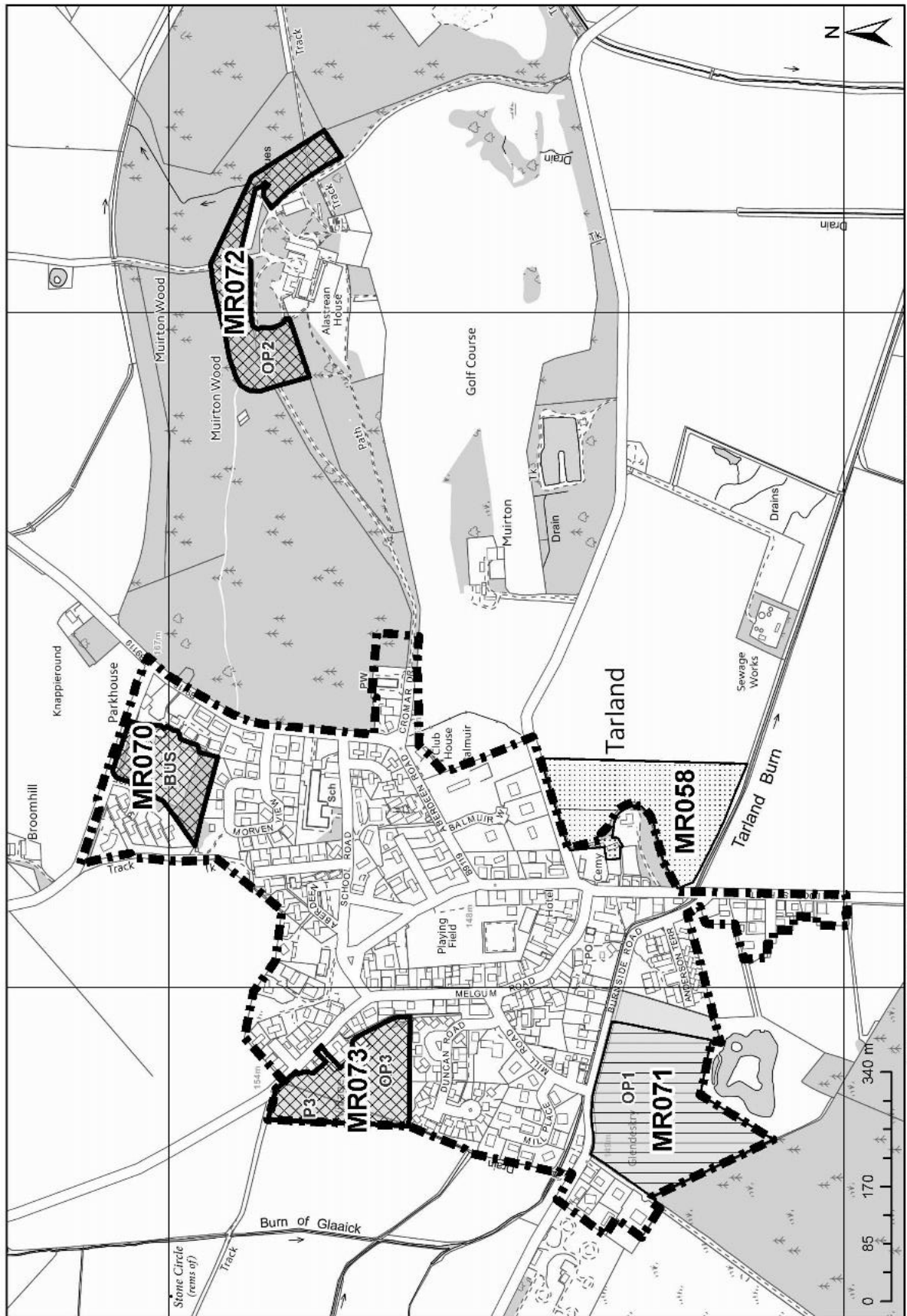
There are no proposed changes to this settlement.

## **Tarland**

Tarland is a traditional village set in the Howe of Cromar. Tarland has significant historical interest reflected in the village's features and character. Tarland has access to a range of local facilities including a parish church, primary school, village hall, two pubs and local shops. These are centred round the village square at the heart of the village. This is important for the "sense of place" in the village and should be maintained. Tarland has been given modest housing and business land allocations to reflect both the scale of the community and the levels of need.

### **Planning Objectives:**

- To meet local housing needs.
- To provide opportunity for local employment.
- To sustain local services including the primary school.



## Existing Development Sites

Reference	Proposal	Overview
OP1	Mix of uses including 50 homes and 1ha employment land	<p>Identified as constrained due to “marketability” in the Housing Land Audit 2018.</p> <p>No Masterplan, development framework or planning application has been received to date.</p> <p>Identified as constrained in the Employment Land Audit 2016/17.</p> <p>It is proposed that this site is removed from the Plan. Subject to bid MR071 below.</p>
OP2	10 homes as part of the Continuing Care Community	<p>Identified as constrained due to “marketability” in the Housing Land Audit 2018.</p> <p>No planning application has been received to date.</p> <p>It is proposed that this site is retained. Subject to bid MR072 below.</p>
OP3	36 homes	<p>Identified as constrained due to “funding” and “marketability” in the Housing Land Audit 2018.</p> <p>Planning permission was granted in May 2015 but has since lapsed.</p> <p>It is proposed that this site is retained. Subject to bid MR073 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
MR070  BUS Site, Land at MacRobert Trust Estate Yard, Tarland	Mixed use including employment and 10 live/work units	<p>The proposal site is for an unspecified mix of residential and employment use on the existing BUS site, which currently operates as an estate yard with a biomass store and sawmill, therefore future development would be on a brownfield site. The site is open to housing on the west and east with a tree belt on the south boundary separating from further residential development in the village. The site does not lend itself to heavy industrial uses given the surrounding residential nature and employment uses have not come forward successfully in Tarland. The site would be appropriate as a mixed use site to maintain an opportunity for employment as well as provide small scale housing readily deliverable. This site would be appropriate to accommodate up to 10 live/work units alongside the existing biomass store and sawmill.</p>

MR072	10 homes	This proposed site is currently allocated as OP2 to provide 10 homes as part of the Continuing Care Community at Alastrean House. Set in woodland the site would not result in any landscape impact on the Howe of Cromar Special Landscape Area. However, the proposal would have to be carefully designed to limit impact on the B listed Alastrean House and limit loss of woodland. The position of the site to the north of Alastrean House would limit any effect on the listing building's setting. Compensatory planting would be necessary to off-set the loss of trees.
Site OP2, Land Adjoining Alastrean House, Tarland		
MR073	36 homes	The proposed site is currently allocated as OP3 and the adjoining P3 site has been developed into community allotments therefore this site now forms an infill-like extension to Tarland. The site is in close proximity to existing services and facilities within the community and would encourage active travel. The retention of the allocation with P3 for a full landscape buffer would be appropriate until it is built out.
Site OP3 & P3, Land at Village Farm, Melgum Road, Tarland		

**Other options** which Planning Officers' have not preferred:

Reference	Proposal	Overview
MR058	20-30 homes	The site lies immediately to the south-east of the settlement of Tarland. The position of the site would not be an unreasonable extension to the village in terms of its proximity to the centre, school and other community facilities. To mitigate the potential impact on the River Dee Special Area of Conservation a construction method statement would be necessary and a Flood Risk Assessment, although the flood risk could be accommodated within the design of the site. There is a constraint on secondary school capacity. Development of this scale would be visible from the south-east approach to the village, including from the Tomnaverie stone circle, and disrupt the woodland character along the eastern edge of the village.
MR071	Housing/ mixed use (50 homes, 1ha employment)	The proposed site is currently allocated and has not been developed due to a marketability constraint. The site forms an infill-type extension to the south of Tarland close to existing services and facilities, and would encourage active travel, biodiversity enhancement and links to wider path networks. However, there is a constraint on secondary school capacity and the flood risk to the site is significant that it may not be possible to develop or access may be prevented by flooding.
Site OP1, Glendeskry, Burnside Road, Tarland		

## **Conclusion**

Existing allocations in Tarland have been slow to progress due to “marketability” therefore ‘Officers’ preference’ is to retain the existing sites. OP1 (MR071) is recommended to become reserved housing land which will focus development at OP3 (MR073). OP2 (MR072) remains to be for homes associated with the Continuing Care Community. MR070 would provide a small scale mixed use site which would be readily deliverable. No larger scale allocations are required at this time and MR058 is not considered an appropriate alternative due to the impact on the setting of the village.

## **Torphins**

Torphins is a village which lies between Banchory and Lumphanan in Royal Deeside. The village displays a somewhat disjointed development pattern with the ribbon development on the A980 and Craigmyle Road that extends the village's reach by over 1.6km. There is a community desire to increase accessibility, safety and general vibrancy of the village. Opportunity should be taken to improve footway, cycle path and parking provision for greater connectivity. Improvements to open spaces, streets and buildings are encouraged. The village contains a number of buildings of architectural merit and development should be sensitive to the existing character of the village. Development should seek to enhance the amenity of the village and support local opportunities for employment.

### **Planning Objectives:**

- To preserve and enhance the amenity of the village.
- To support local opportunities for employment.
- To support and sustain local services.





## Existing Development Sites

Reference	Proposal	Overview
OP1	Mix of uses including 48 homes and a business park	<p>Identified as effective in the Housing Land Audit 2018.</p> <p>Construction programmed for 2020 with 28 homes remaining in 2022. A planning application is currently under consideration for 47 homes. The employment element has planning permission approved.</p> <p>The site will be retained in the Plan until built out.</p>

## Development Bid Sites

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

Reference	Proposal	Overview
MR034  Phase 1, Land South of Beltie Road	29 homes	The scale and location of this proposed site fits well with the existing pattern of the village and enhances the linear character of settlement. The draft layout submitted shows insight into the opportunities provided by the site within the wider context of the village and addresses many of the desirable planning outcomes sought from such a development. There are no constraints to its development with the exception of Aboyne Academy, which may beat capacity as this development is built out, and surface water flooding which can be mitigated.
MR035  Phase 2, Land South of Beltie Road	21 homes	The scale and location of the proposed development site fits well with the proposed "first phase" development (MR034 Land South of Beltie Road, Torphins). It continues to promote the existing pattern of the village and enhances the linear character of settlement down towards the Beltie Burn itself. The public open space proposed ("informal soft landscaping / wildflower ") would be a significant and positive enhancement for the village which would also guarantee that potential impacts on the River Dee Special Area of Conservation is maintained; a Flood Risk Assessment would be required to determine the exact flood extent on this part of the site. The secondary school capacity may be a constraint to the delivery of this phase, however, this is not considered unresolvable.
MR060  Site OP1, Land at Station Garage, Torphins	Mixed use - 47 homes and employment land	The site is currently allocated for housing and employment use. The southern part of this site has planning permission for employment extending the existing OP1 allocation. Planning permission for residential development is currently under consideration within the existing OP1 site. Given the planning permission in place to the south of the allocation, it

		would be appropriate to extend the settlement boundary in line with this. The open space/ landscaped area approved is recommended to be designated as protected due to its proximity to the Beltie Burn which forms part of the River Dee Special Area of Conservation.
MR069  Land at Wester Beltie, South West of Torphins Golf Club, Torphins	6 homes	<p>The capacity of this site has been reduced from 12 to 6 homes.</p> <p>The proposed site is 'self contained', sensitively extends the existing hamlet and has good links to Torphins and the railway footpath link avoiding coalescence.</p> <p>However 12 homes in one allocation for the size of Wester Beltie would appear an over development. An allocation of 6 houses to the south of the road would enable a generous provision of planting in open space areas, provide a stronger woodland buffer screen for the adjacent railway path and plot sizes reflecting the existing settlement pattern.</p>

**Other options** which Planning Officers have not preferred:

Reference	Proposal	Overview
MR004  Craigmyle Road, Torphins	15 homes	<p>The proposed site has a number of constraints which include Ancient Woodland (clear felled but compensatory planting would be necessary), distance from amenities, visual impact from the A980 and secondary education capacity.</p> <p>The site was previously subject to Examination for 22 homes whereby the Reporter acknowledged that ribbon development had already taken place along Craigmyle Road but it was not considered to be a positive feature of Torphins and it is not a pattern of development which is desirable to further reinforcement.</p>
MR005  Annesley Farm, Torphins	50 homes	<p>The site lies immediately to the south of the settlement of Torphins. The site would not be an unreasonable extension to the village in terms of its proximity to the centre but would impact on its setting. The proposal could have a positive impact in supporting the local primary school, however secondary school capacity and Torphins waste water treatment works may be limited. Access to the site is proposed to be taken via Annesley Grove therefore the impact to the junction on to the A980 would also need to be considered due to the scale of this development.</p> <p>The site was previously subject to Examination for 50 homes whereby the Reporter stated <i>"flood risk should not be considered a total constraint to the site's</i></p>

		<i>development.” However the Reporter also commented that “in order to avoid the areas at risk of flooding any development would need to be sited on the elevated parts of the site, and views of this would be uninterrupted because any landscaping would be seen below, rather than in front of, new development. There is currently a strong boundary to the settlement on the south side and weakening this would be detrimental to its setting.”</i>
MR036  Phase 3, Land South of Beltie Road	50 homes	The proposed site to the west of the settlement is of a scale that, even taking account of areas that are predicted to flood, is considerably bigger than would be required for 50 homes. This site would sit detached unless the area covered by bid MR034 was developed. There are also constraints relating to flood risk, secondary school capacity and an archaeological site. Should part of this site be appropriate for future development, then significant background work will be required to demonstrate that it (or part of it) is an appropriate and deliverable addition to the development on this side of the village.

## Conclusion

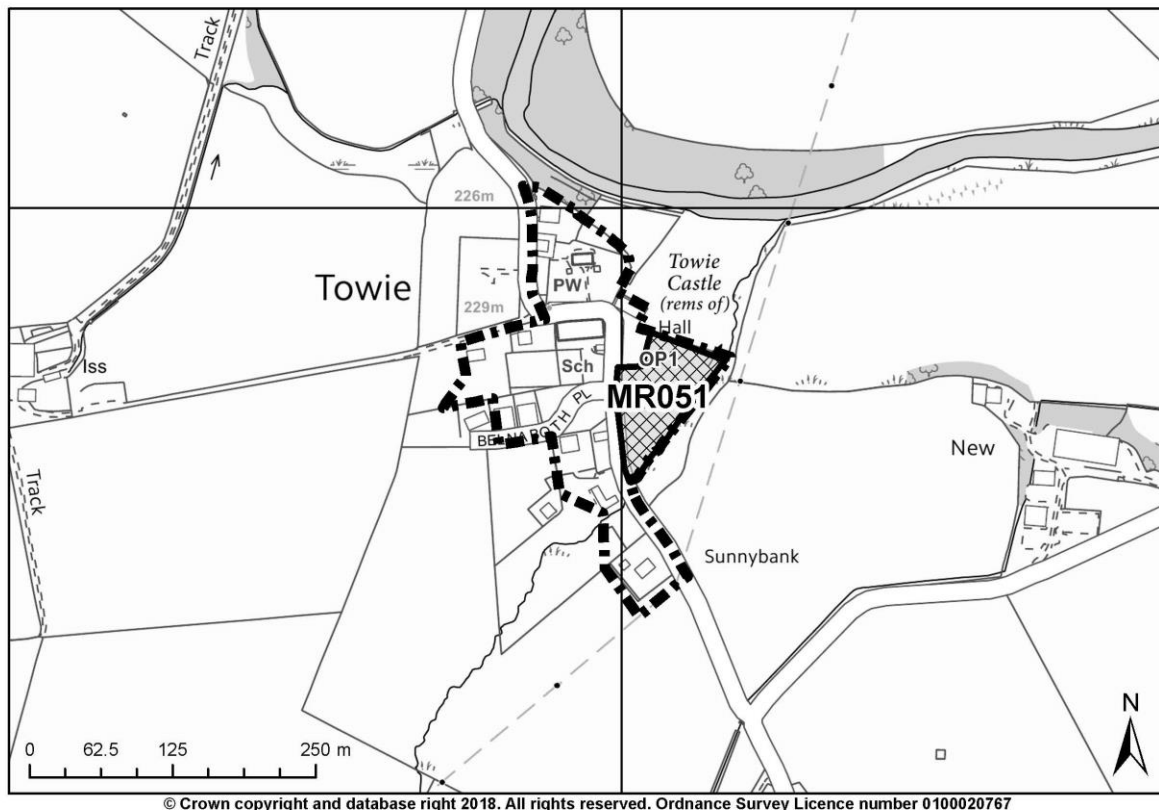
Torphins has had very limited development over the past 10 years given its size therefore retention of OP1 (MR060) and an additional 50 homes (MR034 and MR035) would support local services, including the primary school, with long term sustained growth. MR069 is a further ‘Officers’ preference’ to add a small scale development to Wester Beltie. The remaining three bids are not preferred due to reasons such as woodland, reinforcing ribbon development, detachment from the existing built up area and impacting the setting of the village.

## Towie

Towie is a small village lying on the edge of the Cairngorms National Park. Key features of the village include the church, village hall and primary school at the centre of the village which act as the main community facilities, not only for the village but by its 10 mile catchment of outlying glens.

### Planning Objectives:

- To meet local housing needs.
- To sustain local services including the primary school.



### Existing development sites

Reference	Proposal	Overview
OP1	5 homes	<p>Identified as constrained due to “ownership” and “marketability” in the Housing Land Audit 2018.</p> <p>No planning application has been received to date.</p> <p>It is proposed that this site is retained. Subject to bid MR051 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
MR051  Land adjacent to the Hall, Towie	4 homes	This site is currently identified as OP1 providing an allocation of 5 homes. A Flood Risk Assessment and archaeological evaluation of the site may be required although not considered a constraint to development. The current bid submission proposes 4 homes to be brought forward as self-build plots. There is uncertainty as to the deliverability of this site however small scale development opposite the site has seen progression as well as the allocation in Glenkindie. It would be appropriate to continue to support this small allocation, albeit in the slower market conditions.

**Other options** which Planning Officers have not preferred:

None.

## Conclusion

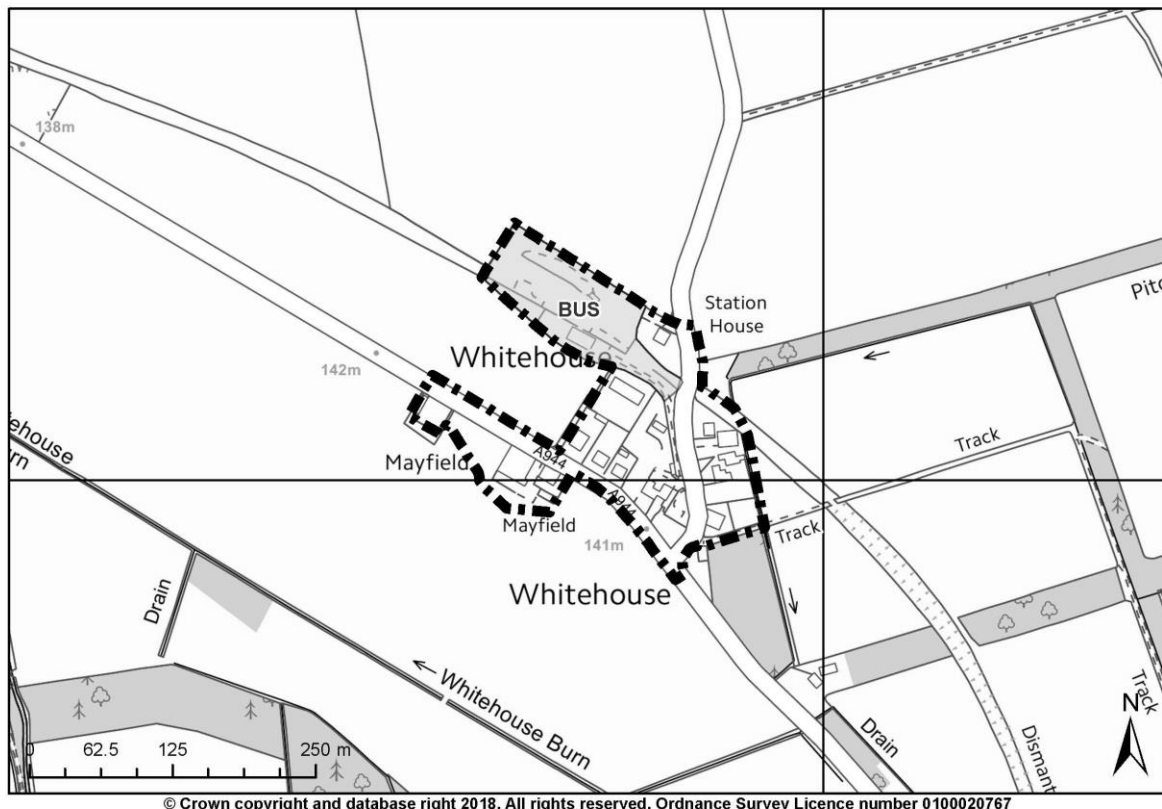
The retention of OP1 for a reduced number of homes (MR051) is an 'Officers' preference' to provide the community with continued opportunity for small scale growth.

## Whitehouse

Whitehouse is a small village in close proximity to Alford. The village lies on the main A944 but is also bisected by a minor road leading towards Keig. Land has been preserved for business uses through the BUS site on the northern edge of the village and it is anticipated that development of this site provides opportunities for business growth and local employment.

### Planning Objectives:

- To provide opportunity for local employment.



### Existing Development Sites

There are no allocated development sites.

### Development Bid Sites

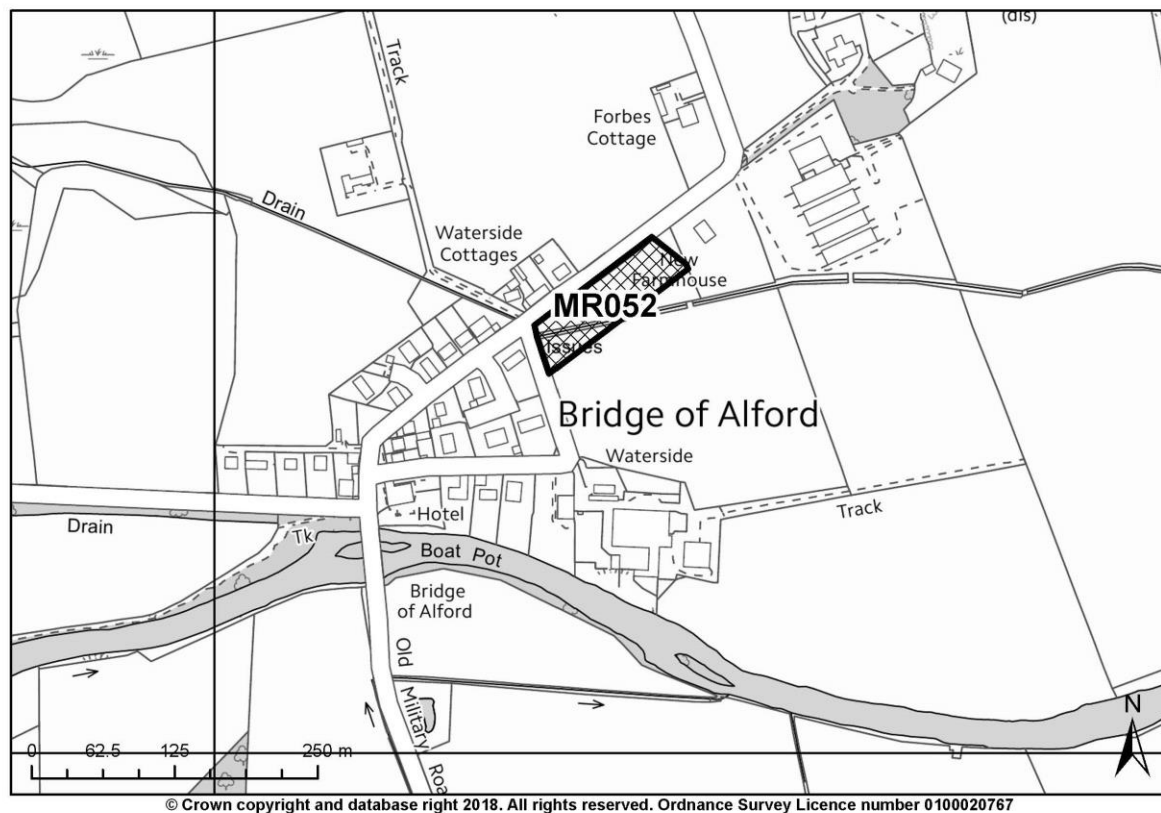
No development bids were received.

### Conclusion

There are no proposed changes to this settlement.

## Marr Landward Sites

### Bridge of Alford, Alford



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

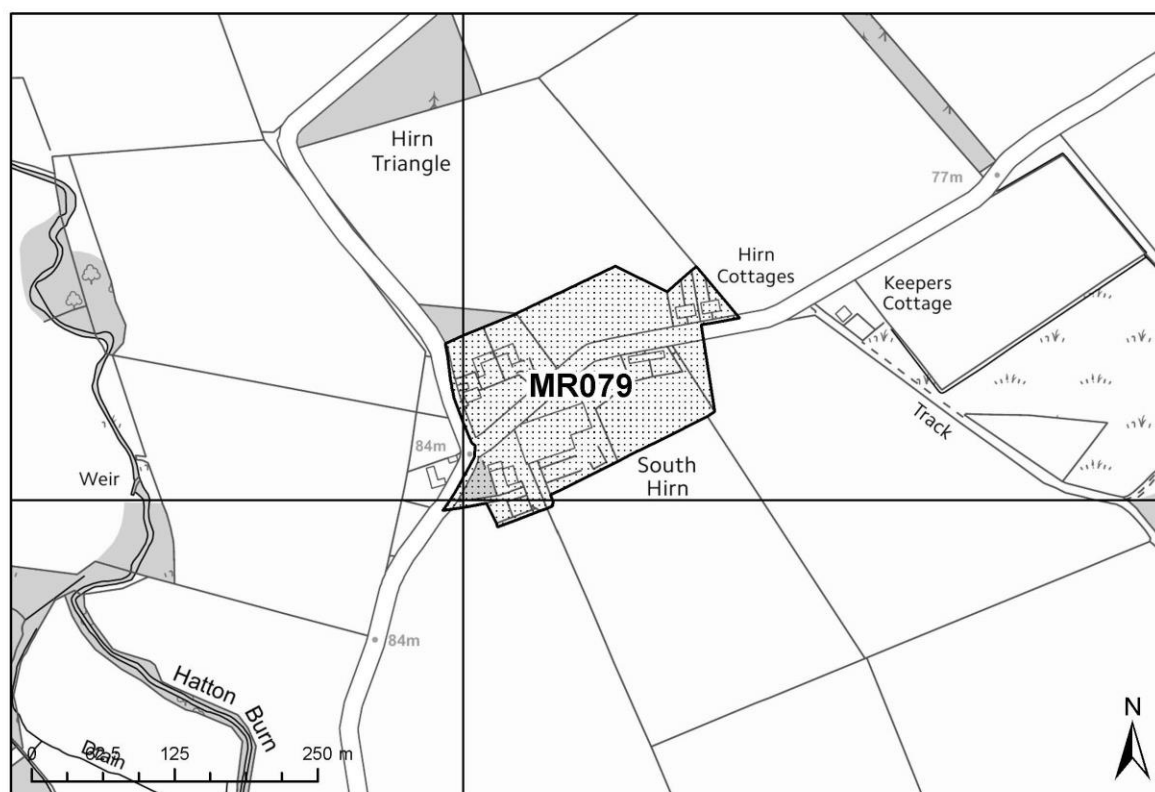
Reference	Proposal	Overview
MR052  Land North East of Waterside Gardens, Bridge of Alford	6 homes	<p>The proposed site is a logical, linear extension of the village and fits neatly within its settlement growth pattern and would have no significant impact on its landscape setting and the strong sense of place this provides. The bid offers a planned approach to growth which would be preferred to organic growth here.</p> <p>Whilst there are constraints to overcome, namely provision of waste water treatment and water capacity need to be confirmed, together with potential school capacity issues, these should be resolvable for the small scale development proposed. There will be minimal encroachment on to Prime Agricultural Land from this small scale controlled growth, and therefore this impact can be justified. The site has a small burn through it that can be accommodated within the layout of the site.</p>



**Other options** which Planning Officers have not preferred:

None.

## Hirn, Banchory



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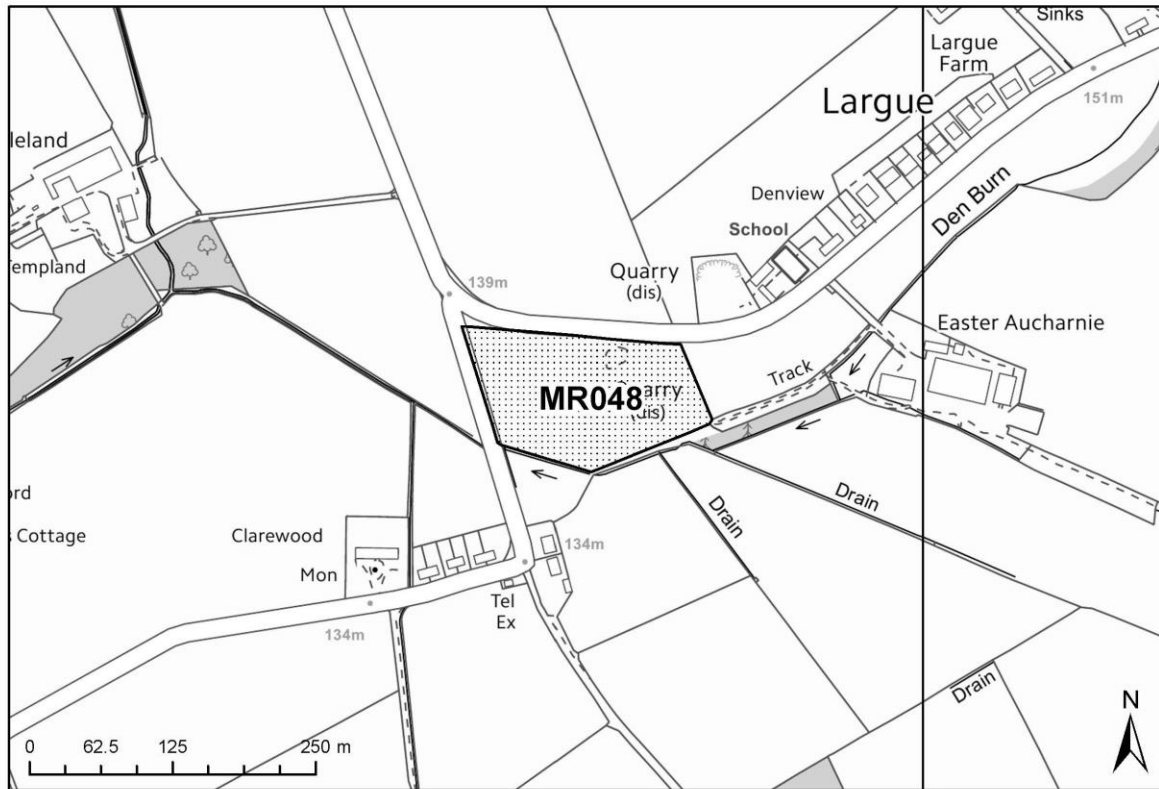
The following sites have some potential for development and may be considered to be an **Officers' preference**:

None.

**Other options** which Planning Officers have not preferred:

Reference	Proposal	Overview
MR079  Land at Hirn, by Banchory	10 homes	<p>The proposed site lies in a rural location and whilst there are a handful of existing dwellings in the locality, the proposal is out of proportion to its surroundings particularly in the absence of any services which would result in increased car dependency.</p> <p>The site was subject to consultation as part of the MIR 2013 (reference MA066) and was not an Officers' preference based on the absence of local services; because the site is a zone for potential contamination and that development needs for the community would be better delivered through the rural development policy. This position is maintained despite the reduction in homes proposed.</p>

## Largue, Huntly



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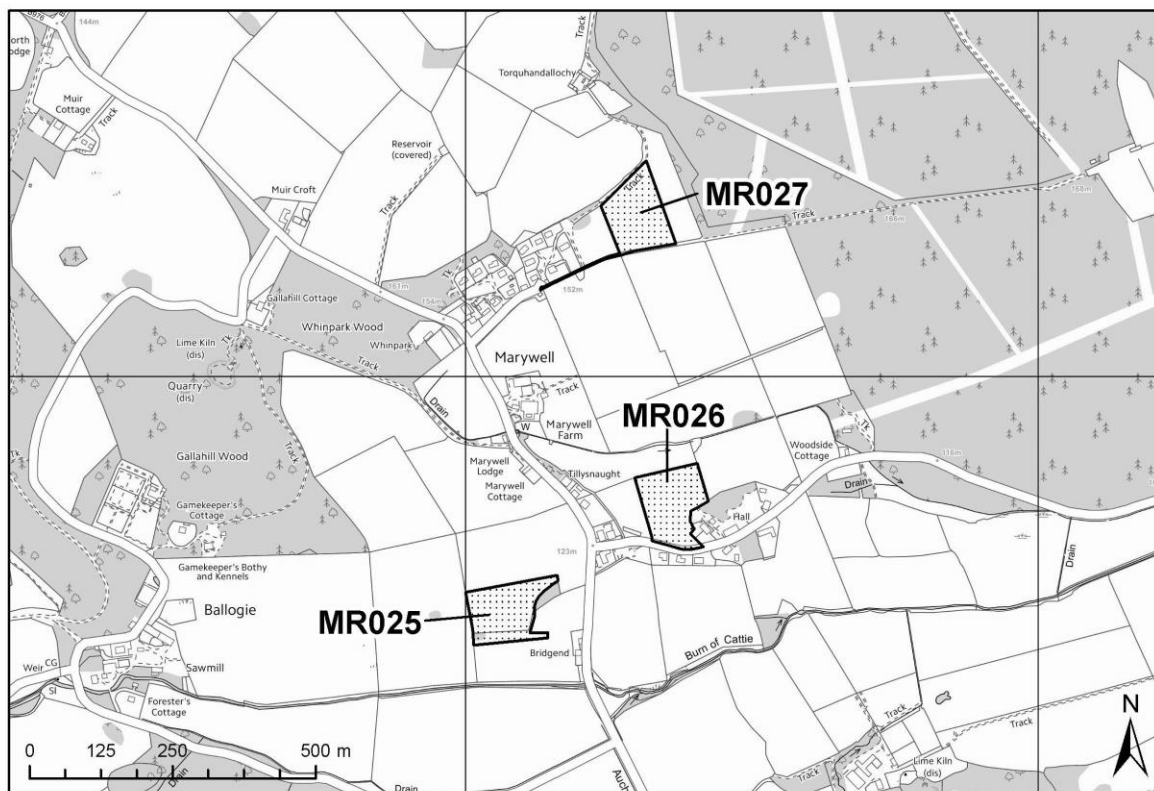
The following sites have some potential for development and may be considered to be an **Officers' preference**:

None.

**Other options** which Planning Officers have not preferred:

Reference	Proposal	Overview
MR048  Land South West of Largue, Huntly	6 homes	The proposed site would not be a natural extension of the settlement of Largue. The site being located away from the nucleus of this small hamlet and disconnected, would disrupt the simple, bold landscape pattern of this agricultural heartland that is easily disturbed.

## Marywell, Ballogie



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

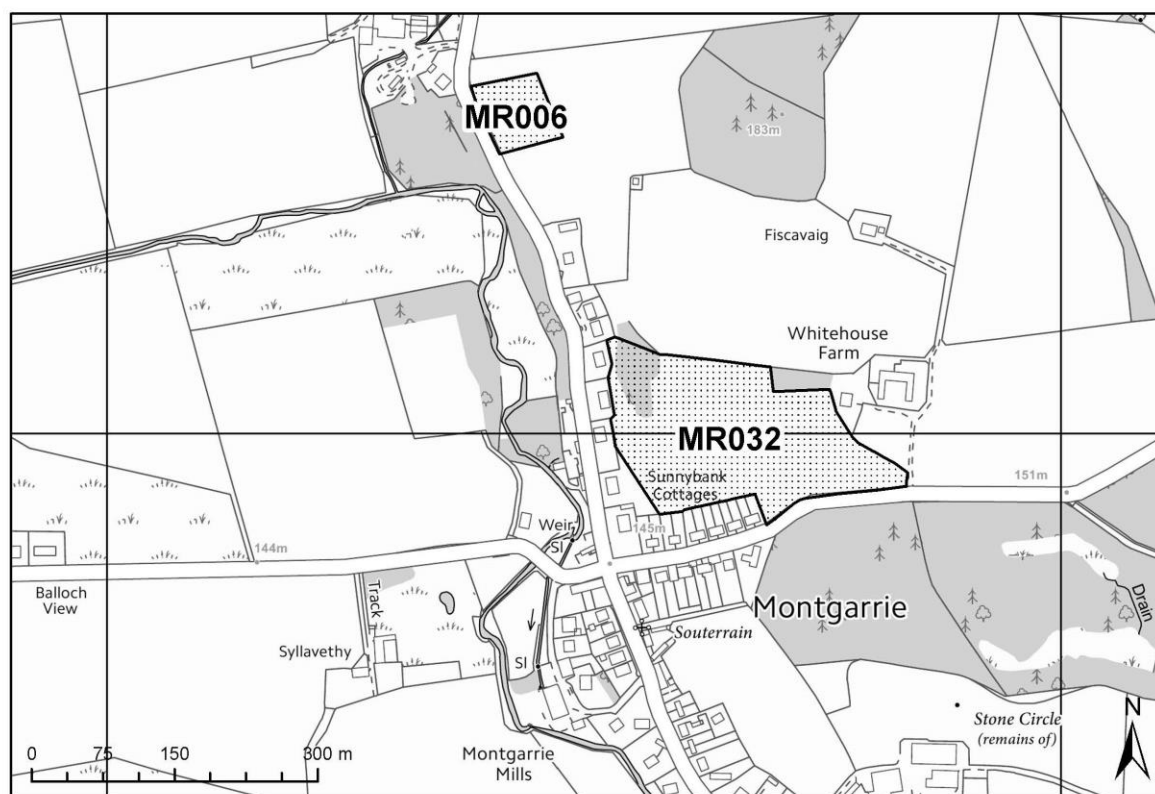
None.

**Other options** which Planning Officers have not preferred:

Reference	Proposal	Overview
MR025  Site 1, Bridgend, Ballogie	10 homes	The proposed site would function as an extension to an adjacent site with permission for 3 homes. The proposed site does not relate particularly well with the existing built up area. There are constraints associated with providing adequate drainage, water pressure, road capacities and landscape impact. There is potential for flood risk with associated impact on the River Dee Special Area of Conservation although a Sustainable Urban Drainage System arrangement could mitigate any impact. The proposal would have a positive impact in supporting the local primary school, however secondary school capacity is a potential constraint and distance to key services is likely to lead to car dependency.

MR026  Site 2, Mill of Cattie Road, Ballogie	9 homes	The proposed site location relates well to existing properties and pattern of development observed locally. However there are constraints associated with providing adequate drainage, water pressure and road capacities within the area. The proposal could have a positive impact in supporting the local primary school, however secondary school capacity is a potential constraint and distance to key services is likely to lead to car dependency.
MR027  Site 3, Marywell, Ballogie	9 homes	<p>The proposed site relates relatively well to existing properties, however the site would extend this part of the village along the unclassified access road. There is concern regarding this pattern of development and the landscape impact; the site is on a raised south slope with extended views across the valley. It is not considered that additional planting would sufficiently screen the development given the topography.</p> <p>There are constraints associated with providing adequate drainage, water pressure and road capacities within the area. The proposal could have a positive impact in supporting the local primary school, however secondary school capacity is a potential constraint and distance to key services is likely to lead to car dependency.</p>

## Montgarrie, Alford



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
MR006  North of Atholhill, Montgarrie	4 homes	The location and form of the proposed site would help to co-join new developments at Millhill with the village but it would not be desirable to reinforce the ribbon development pattern of the village. The site itself is elevated and seems to be overdeveloped for 4 homes. While small to medium sized allocations, such as that proposed, are crucial in providing housing choice, it is considered that this allocation is not necessary to support Montgarrie, given its recent growth.
MR032  Land at Montgarrie East, Alford	30 homes	This village has seen substantial new development over recent years, formerly as an identified settlement for organic growth. The proposed site would be overdevelopment and excessive when compared with the size of the existing village, affecting the village character. The location also encourages car dependency as the village lacks basic local facilities and amenities within walking distance.

## **Conclusion**

Of the landward sites outlined above, one site at the Bridge of Alford is recommended as an 'Officers' preference' with the organic growth status removed; a 'settlement statement' would be prepared for this. The remainder promote a large number of homes in rural locations which would not provide a sustainable pattern of development, negatively affect the character of the area and have infrastructure capacity issues. In some circumstances it is considered that the proposal, such as Hirn at a reduced scale on a brownfield site, would be more appropriately assessed in terms of the existing Local Development Plan policies.

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