



From mountain to sea

# Kincardine and Mearns Settlements

LOCAL DEVELOPMENT PLAN 2021  
MAIN ISSUES REPORT  
JANUARY 2019

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## Introduction

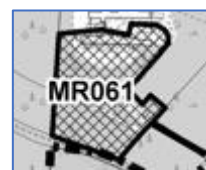
This appendix details the Officers' response to the development bids submitted in response to our call for sites to inform the Main Issues Report of the Local Development Plan 2021. This information is set out in the same manner for all our analysis with a statement of vision and objectives for the settlement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

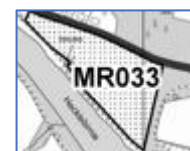
- Preferred sites as a cross hatch. These are sites that should be made available for development immediately on adoption of the Local Development Plan 2021.



- 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.



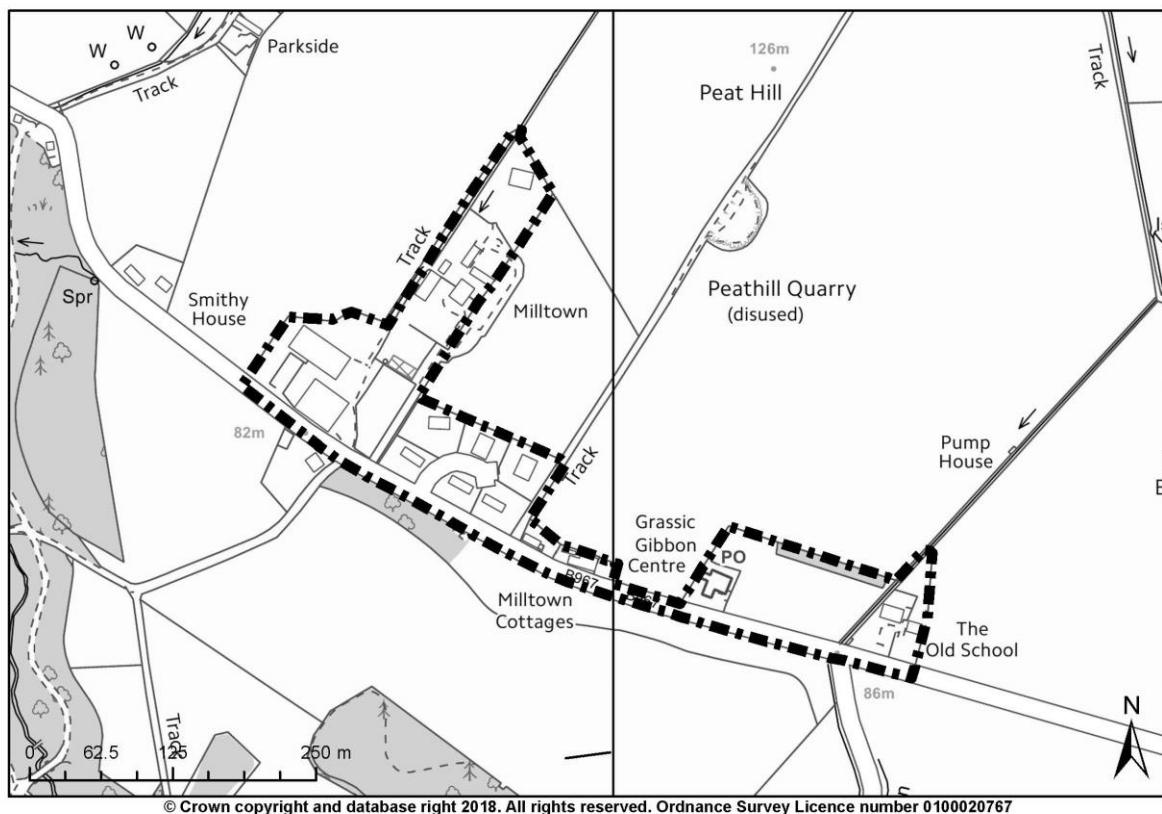
All conclusions have been based on a full assessment of the opportunities that a site may, or may not, provide, an Interim Environmental Report produced as part of the Strategic Environmental Assessment and a Habitats Regulations Appraisal Record.

## Arbuthnott

Arbuthnott is a small village of houses located inland from Inverbervie. Part of the character is provided by the mix of older red granite bungalows with some newer two storey modern style houses. Arbuthnott is also home to the Grassic Gibbon Centre, which attracts visitors to the area. The B967 and Arbuthnott House Gardens and Designed Landscape to the south provides a natural buffer to development. This is not an issue for Arbuthnott as there is very limited development pressure, although the lack of new small scale housing is an issue for the local community. There is however, small opportunities for growth as the settlement is identified for organic growth.

### Planning Objectives:

- To preserve the amenity of the settlement.



### 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.

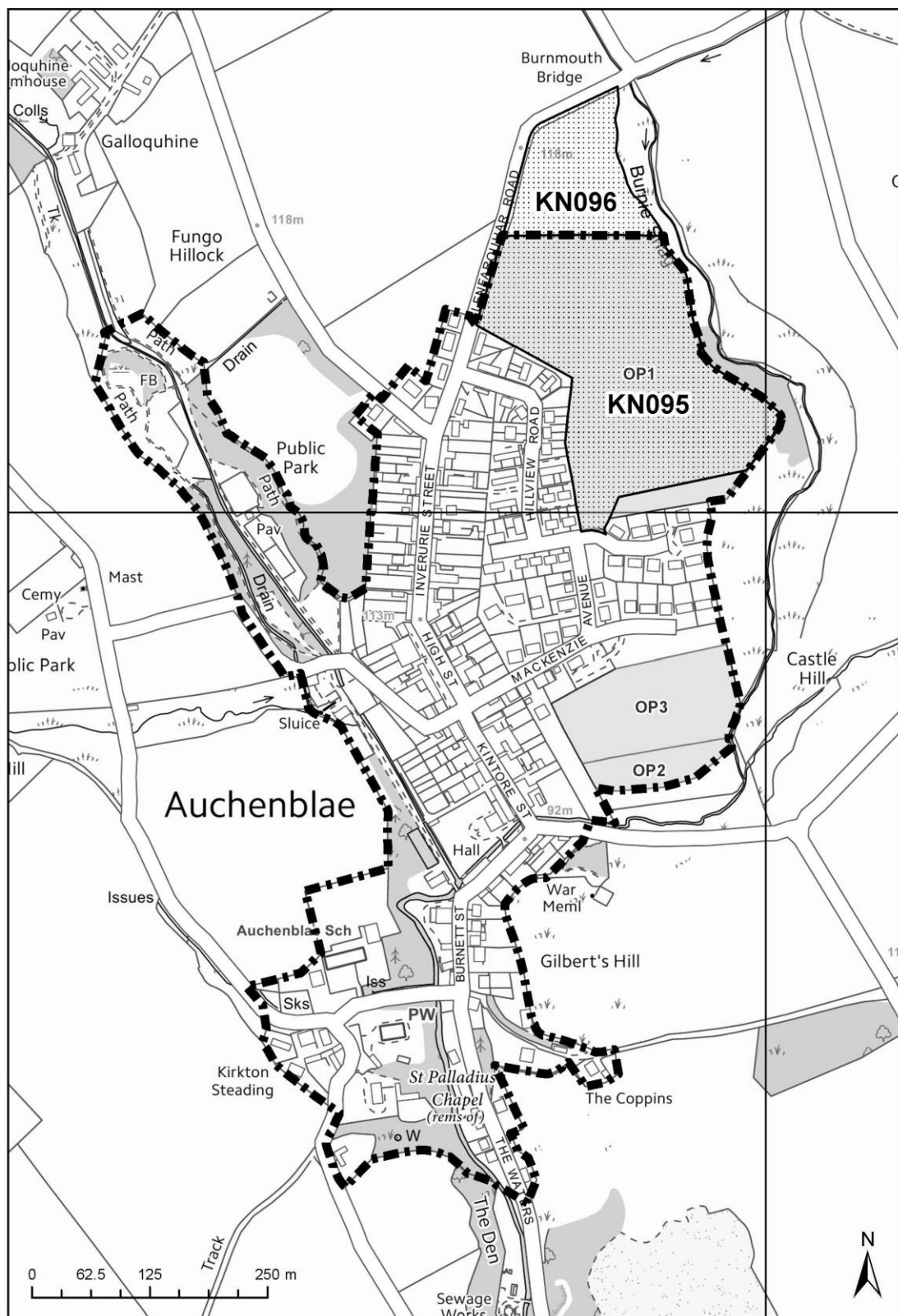
## **Auchenblae**

Auchenblae is a village that was originally fairly elongated and linear in form. More recent developments have grown the village to the east with further allocated land for housing and employment uses. Auchenblae has open space within the village and areas of woodland that both screen the village from the surrounding area and add to its character. The village also has good connections with the open countryside.

There are many services within the village and it is important that these are sustained. However, the primary school is already over capacity and has limited capacity to expand, and the limited parking around the town hall and the lack of social activities are issues for the local community. Nonetheless, it is important that there is a mix of house sizes and types provided within the housing allocations in order to meet the housing needs of the village. As such, only one allocation is supported, which already has planning permission.

### **Planning Objectives:**

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



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## Existing Development Sites

| Reference | Proposal   | Overview  |
|-----------|--|---|
| OP1       | Mixed use of 75 homes and a minimum of 1ha employment land | Identified as effective in the Housing Land Audit 2018.<br><br>No progress has been made on this site, and the start date has been pushed back to 2024.<br><br>It is proposed that this site is removed from the Plan. See KN095 and KN096 below. |
| OP2       | 5 homes  | Identified as effective in the Housing Land Audit 2018.<br><br>Full planning permission granted for 25 homes across both sites. Construction programmed to start in 2019 with 10 homes remaining in 2022.   |
| OP3       | 10 homes   |   |

## 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  |
|---|----------------------------------|---|
| KN095<br><br>Site OP1 (Smaller Site), East of Glenfarquhar Road, Auchenblae | 75 homes and 1ha employment land | The proposed site lies within an existing opportunity site, allocated as OP1 for 75 units plus 1Ha of employment land. This proposal seeks to retain the allocation, but it has a number of constraints. The site is identified as being prime agricultural land, and is adjacent to land at risk from flooding. The school is already at overcapacity and there is limited water infrastructure capacity. The local bridge is in a poor state, and the local minor road network and access on/off the A90 are inadequate for the scale of development. The Community Council has also expressed concern at the lack of delivery on the site to date, and suggest splitting the site to secure delivery. Considering the above, and that the Housing Land Audit 2018 states that the start date has been pushed back to 2024, it is proposed site OP1 is removed from the Plan. |
| KN096<br><br>Site OP1 (Larger Site), East of Glenfarquhar Road, Auchenblae  | 75 homes and 1ha employment land | The proposed site acts as an extension to the existing opportunity site, allocated as OP1, for 75 units plus 1Ha of employment land. This proposal seeks to retain the allocation and extend the site to the north/east, but it has a number of constraints. The site is identified as being prime agricultural land and is adjacent to land at risk from flooding. It would elongate the settlement further, and the scale of the site would almost double the size of the settlement. It  |



|  |  |   |
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|  |  | is constrained in terms of education provision and limited water infrastructure capacity. There are concerns that the local bridge is in a poor state, and the local minor road network and access on/off the A90 are inadequate for the scale of development. The Community Council has also expressed concern at the lack of delivery on the site to date, and suggest splitting the site to secure delivery. As there has been little progress with this site, the primary school is already at overcapacity, and that the Housing Land Audit 2018 states that the start date has been pushed back to 2024, it is proposed that site OP1 is removed from the Plan. |
|--|--|---|

## Conclusion

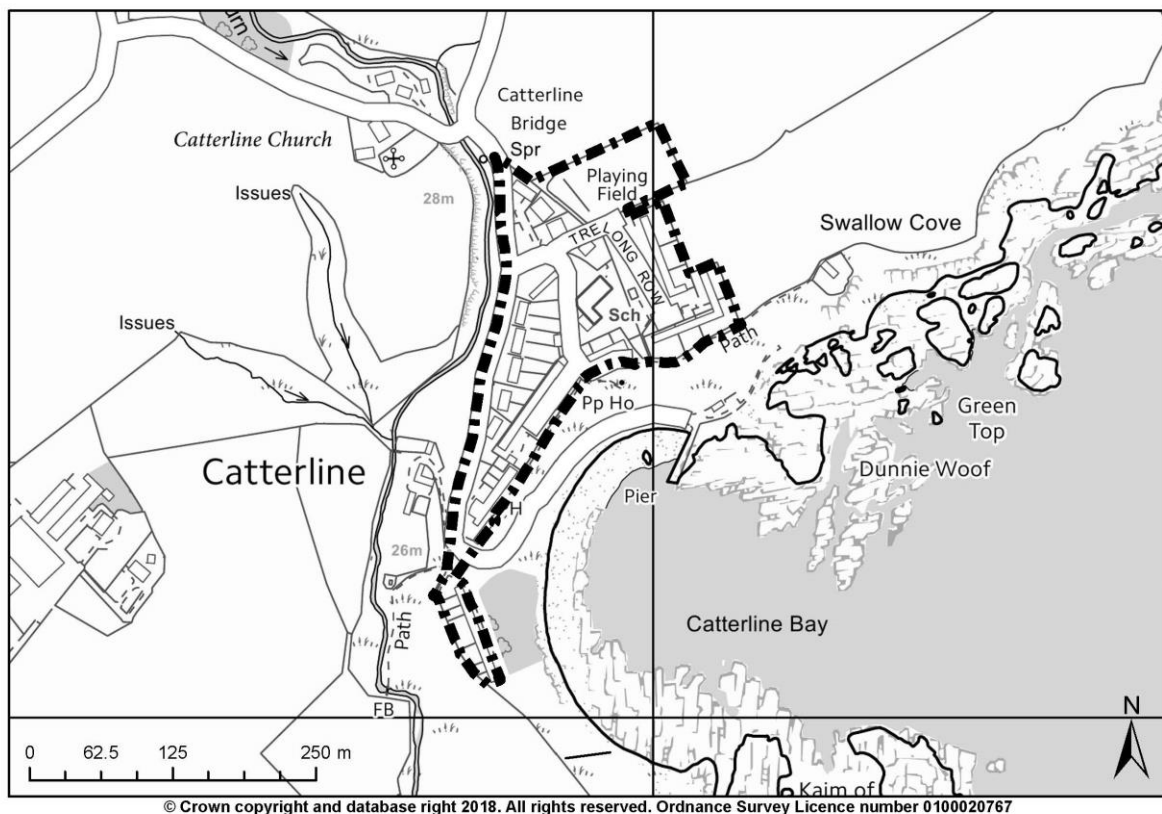
It is proposed that site OP1 (bids KN095 and KN096) is removed from the Plan due to education constraints, lack of delivery and risk of overdevelopment. This site is identified as effective in the Housing Land Audit 2018, but the start date continues to be pushed back, and it is not proposed to start until 2024. Sites OP2 and OP3 should be retained, but as a single allocation for 25 homes, as single planning permission has been granted on both sites.

## Catterline

Catterline is set within a conservation area on the coast to the south of Stonehaven in Catterline Bay. This conservation area status is important in defining the character of the village and the surrounding area and should be preserved and maintained throughout the life of the Plan. The village has services appropriate to its role and function including a primary school, a restaurant, and a large playing field with a football pitch, as well as play equipment for younger children. Despite its location there seems little appetite for change in the village and so no new allocations are made.

### Planning Objectives:

- To preserve the amenity of the settlement.



### 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.

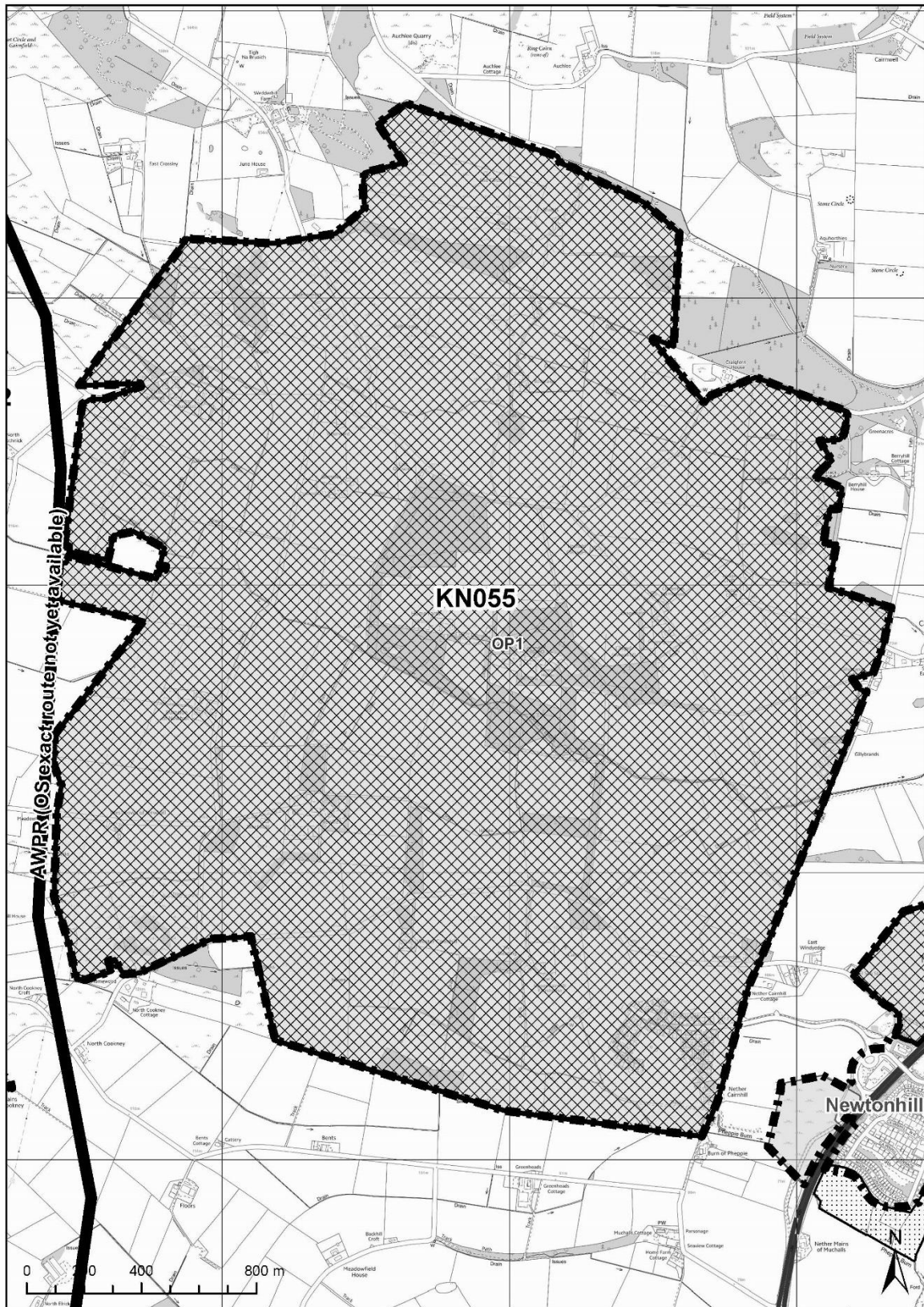
## **Chapelton**

Chapelton is a new town, being developed to the west of Newtonhill. It is located within the Aberdeen Housing Market Area part of the Strategic Growth Area and will have a major role in delivering development for the strategic housing and employment allowances over the next 20 years. When complete it will provide a mix of uses, including shops, parks, and schools.

Development has begun in line within an approved design framework. The town plan proposed that there is a mix of house types and there are spaces for formal and informal recreation in order to provide a sense of community. As the town develops, improvements will be required to the public transport network through the settlement.

### **Planning Objectives:**

- To help contribute to the overall sense of place in the community.
- To enhance the role of the settlement as a service centre.
- To meet housing need in the wider strategic growth area as defined by the Aberdeen City and Shire Strategic Development Plan.
- To provide opportunity for employment.
- To provide community facilities and services.



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## Existing Development Sites

| Reference | Proposal  | Overview  |
|-----------|---|---|
| OP1       | Mix of uses including 4045 homes, up to 11.5ha employment land and 11ha identified as strategic reserve | <p>Identified as effective in the Housing Land Audit 2018.</p> <p>Under construction. Planning Permission in Principle was granted for half the site (for 4045 units) and Full Planning Permission was granted for 802 homes. Planning consent for a retirement village has been approved for 82 units.</p> <p>See KN055 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   |
|--|--|--|
| KN055<br><br>Land at site OP1, Chapelton | <p>8000 homes, Commercial, Retail, Care home, Leisure and Community Facilities</p> <p><b>Reserved</b> for 4000 homes. This is not preferred for immediate development.</p> | <p>The proposed site lies within an existing opportunity site OP1. The Chapelton site has been promoted by Aberdeenshire Council since the Local Development Plan (LDP) 2012 and the first part of the development (4045 homes) has been granted planning permission in principal. This consent mostly covers the eastern half of the OP1 site. This bid seeks to identify the whole of site OP1 for 8000+ homes, and land for employment, retail and community facilities etc.</p> <p>A development of this scale provides clear opportunities to address some of the constraints associated with the development of smaller sites through appropriate layout, and siting, within a wide site. Potential limited impacts on flood risk areas, existing biodiversity, woodlands and built heritage can be planned out of the development. Likewise constraints with potable and waste water, education, and road access will be overcome, as the critical mass of the development increases. The development model promoted on this site (with Housebuilders receiving very little of the uplift in value from the allocation of the land which has been retained by the landowner) is very different from the property speculation undertaken by other housing developers in the area.</p> <p>However, given the rate of development to date it seems unlikely that all 4045 homes with planning permission will be built out before 2031. Therefore, doubling the allocation to 8000 homes is not supported. As such, a modification to the allocation is proposed to identify that land that has planning permission as the</p> |

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|  |  | preferred allocation in the Local Development Plan with the remainder of the OP1 site identified in the approved development framework (approximately a further 4000 homes) being noted as reserved, in which the development company can have long term confidence. The scale of development in the allocation can be reviewed again during the next LDP process. |
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## Conclusion

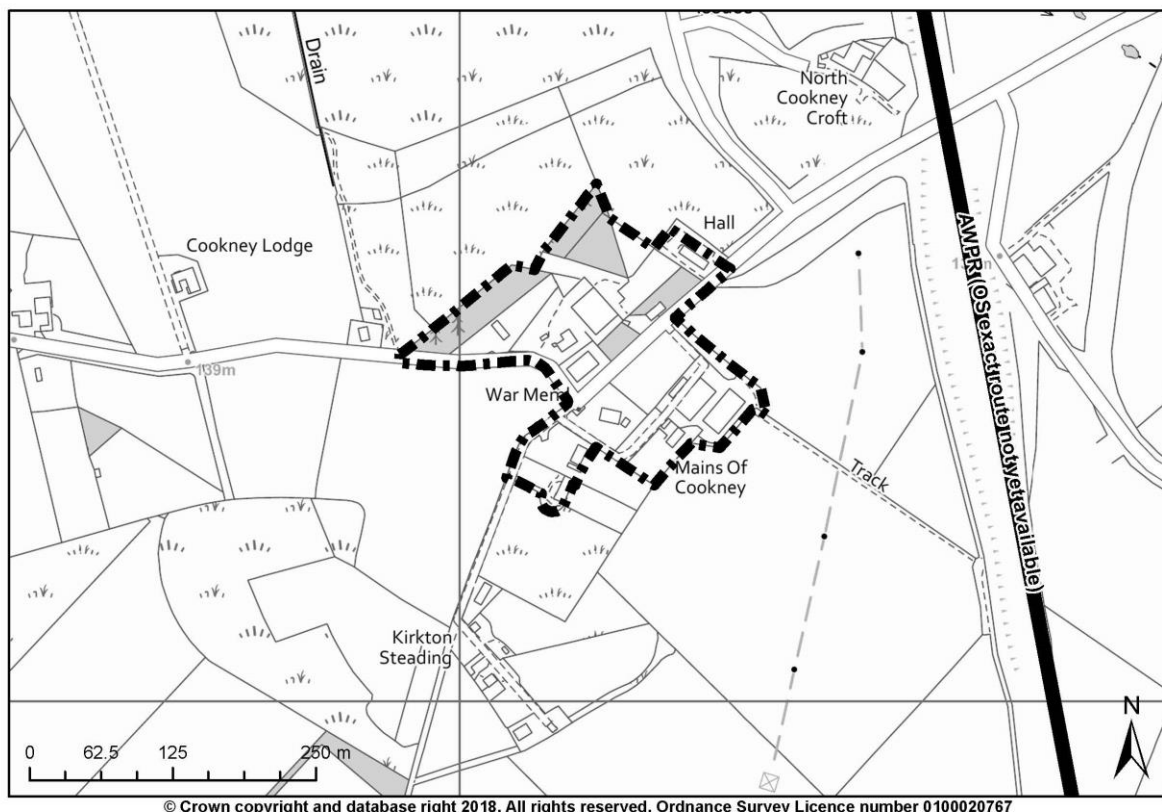
The rate of development in Chapelton is slower than anticipated, and it is unlikely that all 4045 homes on site OP1 will be built out before 2031. However, for clarity, the extent of site OP1 should be amended to only include land that has Planning Permission in Principle for 4045 homes (APP/2011/3100). The remainder of site OP1 should be identified as a reserved site for an estimated 4,000 homes to come forward as a long-term site.

## Cookney

Cookney is a small village of houses and is located to the west of the Fastlink section of the Aberdeen Western Peripheral Route. Cookney is home to the listed building of Cookney Church, which provides a focal point to the village along with the war memorial and seating area. The cluster is screened when approaching the settlement from the east, and this should remain throughout the life of the Plan as there is limited pressure for housing development in the area.

### Planning Objectives:

- To preserve the amenity of the settlement.



### Existing Development Sites

There are no allocated development sites.

### Development Bid Sites

No development bids were received.

### Conclusion

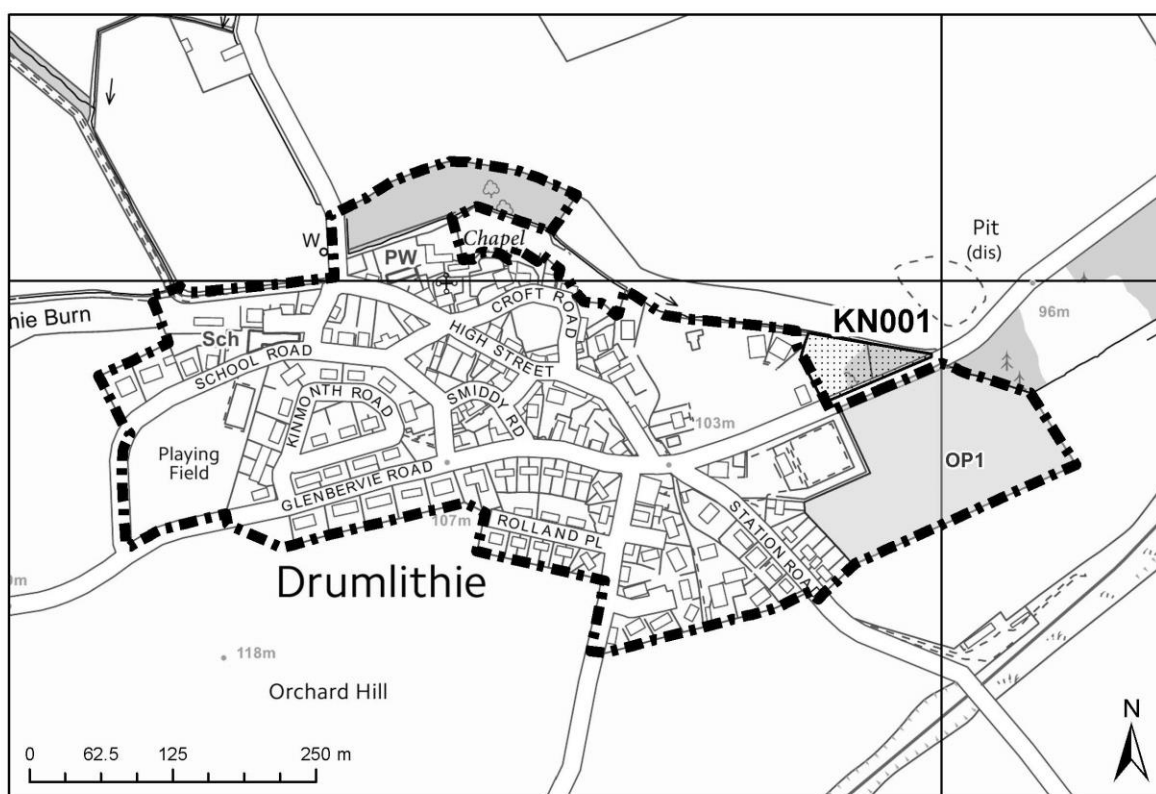
There are no proposed changes to this settlement.

## Drumlithie

Drumlithie retains the character of a Mearns weaving village with a historical core with many category B and C listed buildings including weavers' cottages and the Drumlithie Steeple. The village is situated in the strategic growth area and therefore plays its part in contributing to the housing and employment allowances. The roads within this area of the village are narrow and meander through the houses, keeping the traditional road layout and reinforcing this character. The newer development to the south of the village challenges the traditional settlement pattern. The village has a generous amount of open space particularly towards the western side of the village beside the school. It is important that further development within the village continues to provide open space provision. There is currently a village shop, hotel and primary school in the village and these important local services will be further sustained by the opportunity provided for further housing.

### Planning Objectives:

- To help contribute to the overall sense of place in the community.
- To meet housing need in the wider strategic growth area as defined by the Aberdeen City and Shire Strategic Development Plan.
- To support local services and facilities, including the primary school.
- To preserve the amenity of the settlement.
- To provide opportunity for employment.
- To support community facilities and services.



### Existing Development Sites

| Reference | Proposal                           | Overview  |
|-----------|------------------------------------|---|
| OP1       | Mix of uses including 30 and 0.5ha | Identified as effective in the Housing Land Audit 2018.<br><br>Full Planning Permission has been granted for 15 homes on half the site. Construction is programmed to |



|  |                 |  |
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|  | employment land | start in 2019 for 3 years, with 15 homes remaining in 2022.<br><br>It is preferred that the site is split in two for 15 homes each with a working from home office unit. |
|--|-----------------|--|

### 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  |
|---|----------|---|
| KN001<br><br>Land at Burnside Croft, Drumlithie | 3 homes  | <p>The proposed site is not of sufficient scale to be allocated within the Local Development Plan. Nonetheless, it is worth noting that the site was previously a waste water treatment plant of which some structure remains, but the area has naturalised and would not be considered brownfield land. Trees cover the site, some of which are protected by a Tree Preservation Order (TPO), and there is a presumption against the loss of trees irrespective of the safeguarding of those covered by the TPO. Currently, there are trees on both sides of the road that form part of the woodland setting to the village, and the clearance of trees, that are not protected on the site, would have a significant impact on the setting of the village.</p> <p>Furthermore, given the constraints relating to potential contamination and surface water flooding there are concerns as to whether this is a deliverable site, and site OP1 opposite, which is allocated for 30 homes, has yet to be developed.</p> |

### Conclusion

Drumlithie currently has one site allocated for housing, accommodating 30 homes, part of which has planning permission for 15 homes. Each home includes a working from home office unit sited in the rear garden of each plot that has a footprint of 4.8m x 3m to include a toilet and wash hand basin with office space. It is proposed that site OP1 is split into two allocations to reflect the approved planning consent and that the employment land requirement continues.

There is no strategic need for further housing in this village, and it is undesirable to allow development that would result in the loss of trees. Furthermore, site KN001 is located on protected land P1 and it is preferred that this site continues to be safeguarded to protect the setting of the village.

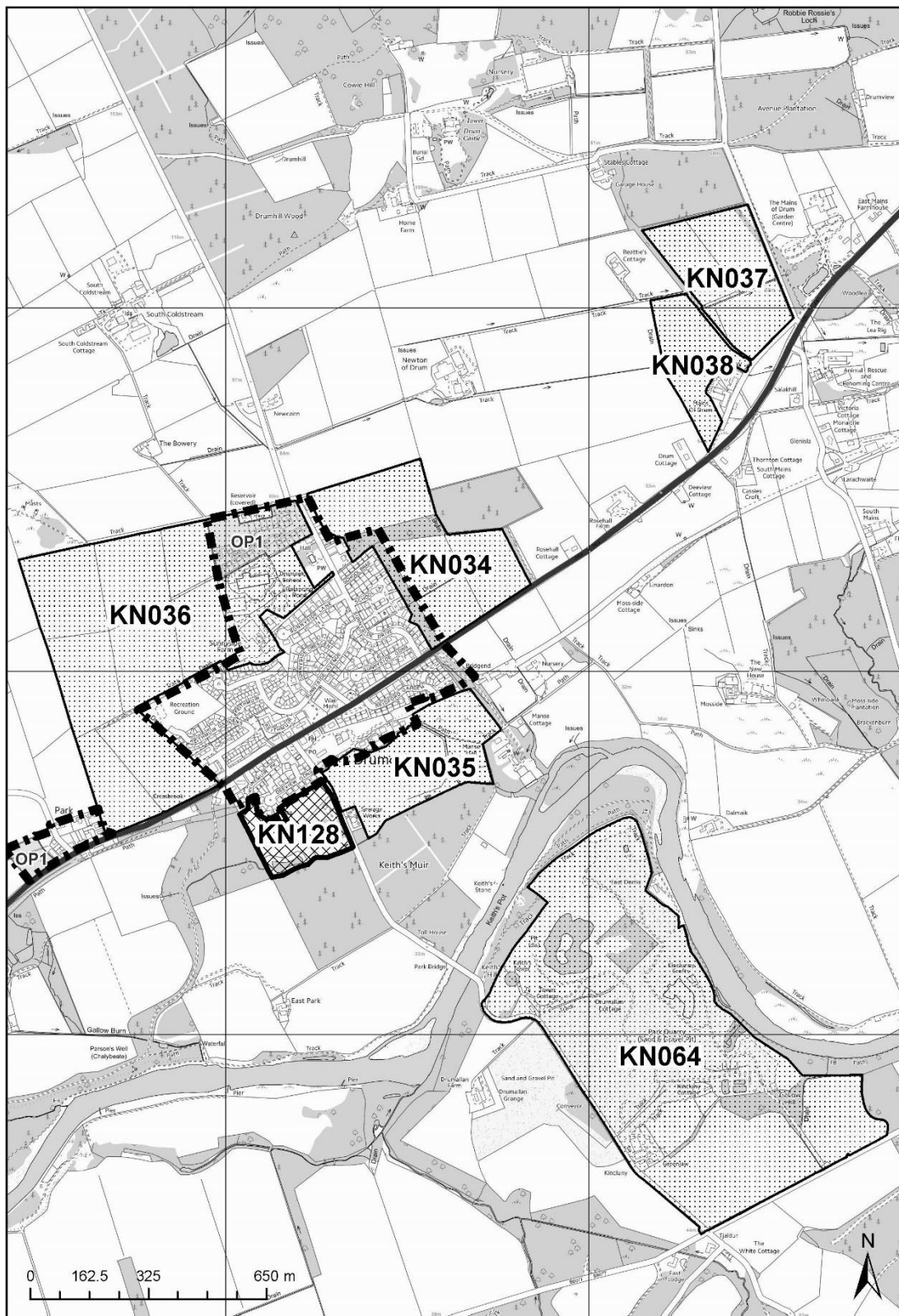
## **Drumoak**

Drumoak is an area of high demand for housing and is located on the A93 with development to both the north and south of the road. A tree belt screens development when approaching the settlement from the east. There is a good choice of open space including a public park. The existing services of the post office, bowling green and hall are important to the overall sense of place in the village and are important to sustain. Scope for development in the village is constrained by pipelines running to the east and west of the settlement, and the need to reflect that development in this area is specifically for local needs rather than for wider strategic objectives.

The lack of new small-scale housing is an issue for the local community and there are very little employment opportunities in the village. Concerns have also been expressed that the A93 is not a safe route to school for pupils who have to cross it, and there is insufficient parking at the school, church and post office.

### **Planning Objectives:**

- To meet local housing need in the settlement.
- To support local services and facilities, including the primary school.
- To preserve the amenity of the settlement.



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## Existing Development Sites

| Reference | Proposal | Overview   |
|-----------|----------|--|
| OP1       | 44 homes | Identified as effective in the Housing Land Audit 2018.<br><br>33 homes have been built. 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  |
|--|----------|---|
| KN128<br><br>Land South of Deevie Gardens, Drumoak | 49 homes | <p>The capacity of this site has been increased from 35 to 49 homes.</p> <p>The proposed site is well located in relation to the settlement and is a logical extension to the settlement. It does not contain pipeline constraints like the other bid sites to the north and would not compromise the ability to expand the waste water treatment works. This site is contained, proposes a mix of house types, including self-build plots, would sustain existing services, would not adversely impact on the setting of the settlement, and creates an area of accessible open space. Furthermore, linking the two roads C35k and the unadopted road would provide connectivity and the path network in the area could be improved.</p> <p>Despite this, the site could have a negative impact on the River Dee Special Area of Conservation and the woodland on site, if poorly designed. This includes how surface water is treated. A minor watercourse on the southern boundary is a tributary to the River Dee and a wider buffer strip will be required than what is proposed adjacent to existing trees on the western boundary. It is noted that only 35 homes are proposed, and the density could be increased to 49 homes. The indicative plan also shows the rear gardens overlooking the open space to the south, which could create an unwelcoming environment. This will need to be amended to have as many active frontages overlooking the pond and woodland as possible.</p> |

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

| Reference                           | Proposal  | Overview  |
|-------------------------------------|-----------|---|
| KN034<br><br>Site A East of Drumoak | 178 homes | The proposed site is well located in relation to the settlement and is in close proximity to the primary school, but it has a number of constraints. A National Grid Transmission Pipeline crosses the centre of the site, and while the proposer could realign the pipe, |

|  |  |   |
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|  |  | <p>Scottish Planning Policy advises that allocations should avoid risk. The proposal would also have a significant impact on the local landscape and setting of the settlement, and result in overdevelopment. The current tree belts that run down the eastern boundary of the settlement boundary provide an effective boundary treatment. Therefore, while the southern section connects well to the settlement with linkages via School Brae, it would have a significant visual and landscape impact when approaching the settlement along the A93. The northern part of the site may feel slightly isolated due to the lack of road connections, and no second emergency road access is proposed.</p> <p>In addition, the site contains ancient woodland, it is situated in close proximity to Drum Castle and could affect its setting, is constrained in terms of education provision, and the sewage works has insufficient capacity. Overall, this site is considered unsuitable for development.</p>                                 |
| KN035<br><br>Site B<br>South of<br>Drumoak | 123 homes                              | <p>The proposed site is well located in relation to the settlement and is in close proximity to the primary school, but it has a number of constraints. It would impact negatively on the landscape and setting of the settlement. The waste water treatment works has insufficient capacity. Only one access is proposed, which is insufficient for a development of this scale, and a second must be provided. The proposal would also put the primary and secondary schools over capacity, and result in pupils needing to cross the A93, which is undesirable. Overall, this site is considered unsuitable for development.</p>   |
| KN036<br><br>Site C West<br>of Drumoak     | 345 homes,<br>retail and<br>commercial | <p>The proposed site is well located in relation to the settlement and is in close proximity to the primary school, but it is constrained by a pipeline that runs through the site and would result in overdevelopment. The proposal would be able to provide a number of services for the community, including increased land for the primary school, and a small area of retail/mixed use. However, this proposal would almost double the size of Drumoak and Scottish Planning Policy advises that allocations should avoid risk.</p> <p>In addition, it is situated in close proximity to Drum Castle and could affect its setting, the site would have a significant impact on landscape and would cause coalescence with Park. There are opportunities for green space links within the site and to capitalise on the existing park. Despite this, the sewage works has insufficient capacity, and the site is constrained in terms of primary and secondary education provision. This site is considered unsuitable for development.</p> |

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| KN037<br><br>Land West of Mains of Drum Garden Centre, Drumoak | Recreational/ Leisure Uses                             | <p>The proposed site is situated in the countryside, and should be considered as one bid with KM38, which proposes housing for the elderly. It is not entirely clear from the bid what is proposed and whether it is the intention to provide informal recreation and leisure space (i.e. parkland) or include buildings and structures (formal leisure) proposals. The site is situated in close proximity to Drum Castle and could affect its setting and is within its designed landscape. If the proposal proposes open space rather than buildings, there are fewer constraints to development. However, this proposal would be best progressed individually rather than through a bid site, as there is insufficient information to recommend as a leisure and recreational 'opportunity' site.</p>  |
| KN038<br><br>Land North of the Mains of Drum Steading, Drumoak | 50 homes (for the Elderly)                             | <p>The proposed site is situated in the countryside, and while housing for the elderly is to be commended, the site appears speculative and there is little detail of the nature of the development. Without appropriate facilities on site or within walking distance, this proposal is not considered sustainable. The site is situated in close proximity to Drum Castle and its designed landscape and could affect their setting. It is poorly related to existing settlements and would exacerbate the disparate pattern of development around Drum. The proposal would require an upgrade to the sewage works at Drumoak and an upgrade to the minor road leading to the A93 (not within bid site). Given its distance from health services, shops and other facilities, it is considered that such a proposal would be best placed within or adjacent to a larger settlement. The proposal would isolate elderly in a rural location without services, and without more detail this is considered to have a negative effect on equalities.</p> |
| KN064<br><br>Land at Park Quarry, Drumoak                      | Mixed use: 600 homes, employment land 11,350m2, retail | <p>The proposed site is largely located on the site of an existing quarry at Park and therefore there is a considerable benefit in terms of reinstating the quarry, particularly given the location adjacent to the River Dee, and in ensuring contaminants are fully considered and dealt with as part of remediation.</p> <p>However, there are a number of constraints affecting the viability and appropriateness of developing this site. Park Bridge is likely to be closed to vehicular traffic and a new bridge across the River Dee and a link road to the A93 will be required from the site, along with an upgrade of the A93/A90 junction at Milltimber. There is a lack of services within walking distance, insufficient secondary and primary education provision, and insufficient waste water treatment works capacity. The site is also adjacent to the River Dee Special Area of Conservation and within Dee Valley Special Landscape Area.</p>   |

## **Conclusion**

Only 11 homes remain to be built on the only housing allocation in Drumoak, but there are limited opportunities for significant development due to the pipeline consultation zones, poor accessibility to services within walking distance, road access and education capacity. A modest expansion on site KN128 could be supported to sustain local services, if it is considered necessary. However, it is noted that only 35 homes are proposed, and the density could be increased to 49 homes, although development must exclude the wooded and pond area.

## **Edzell Woods and Newesk**

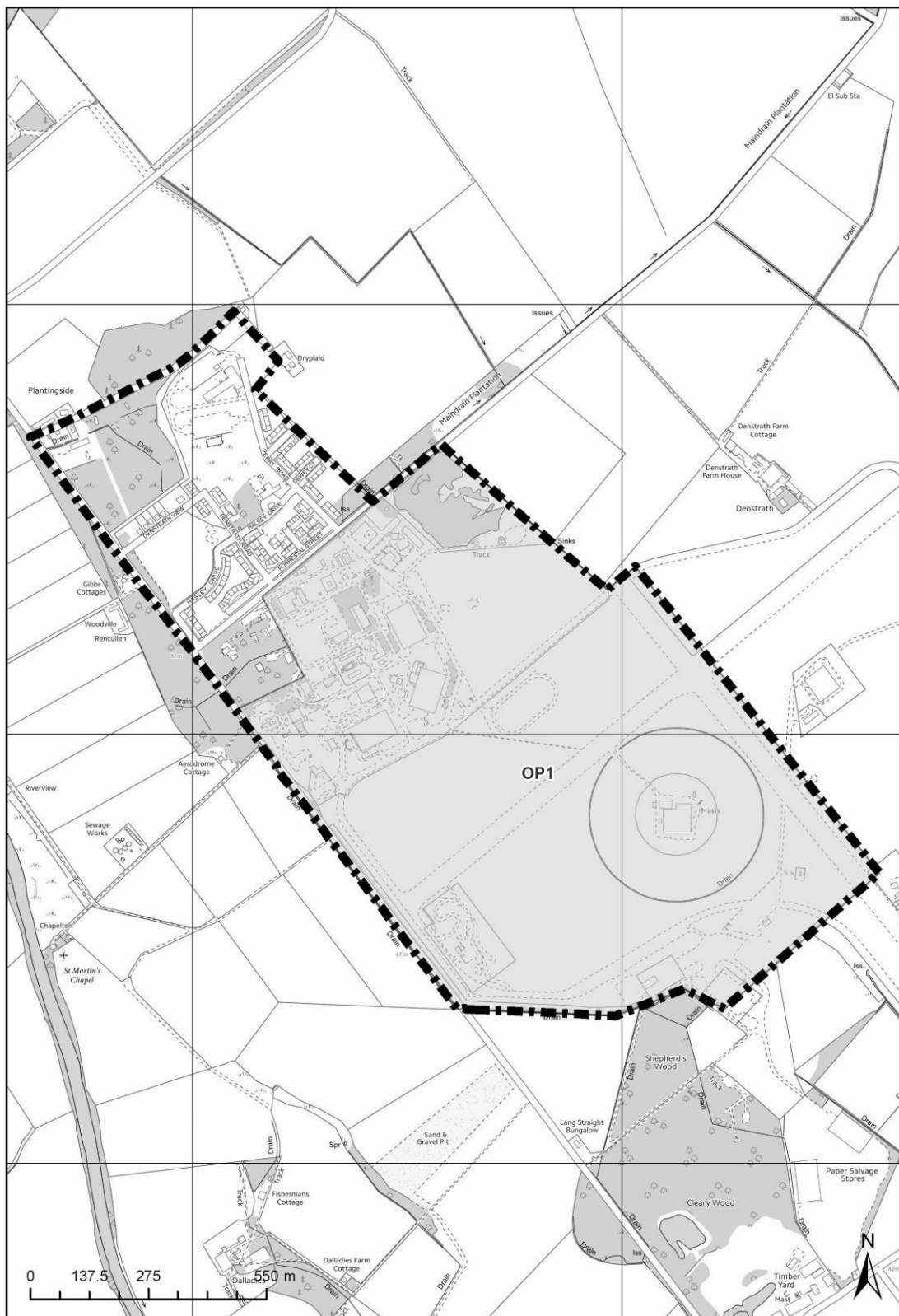
Edzell Woods is located in the south of the Mearns near to the border with Angus Council and is located in the rural housing market area. Edzell Woods, the former housing for the Edzell Airbase is a privately owned estate. Within the residential development there is currently good access to open space and it is important that this is continued through the development of OP1. The infrastructure (roads, waste water and sewerage) in the village is currently maintained by the community, and there are significant infrastructure requirements to upgrade these to an adoptable standard. The local community would prefer that existing residents are able to be connected to any new wastewater pipe, as part of the development of site OP1, which will feed into the waste water treatment works in Edzell.

Developing OP1 Newesk will allow re-use of the previously developed land at the former Edzell RAF airfield. Within site OP1 it is important that a mix of house types and sizes are provided in order to help meet the local need for housing. Due to the scale of development it is also important that employment land opportunities continue to be provided.

### **Planning Objectives:**

- To meet local housing need in the settlement.
- To re-use of previously development sites.
- To provide opportunity for employment.
- To resolve issues associated with the existing foul water drainage.





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### Existing Development Sites

| Reference | Proposal                      | Overview  |
|-----------|-------------------------------|---|
| OP1       | 300 homes and employment land | Identified as constrained due to “infrastructure and marketability” in the Housing Land Audit 2018.<br><br>Planning Permission in Principle was granted for 300 homes in 2017. No further progress has been made. |

### Development Bid Sites

No development bids were received.

### Conclusion

Only one minor addition is proposed to the settlement statement under site OP1, which allows existing residents to be able to be connected to any new waste water pipe, as part of the development of the site.

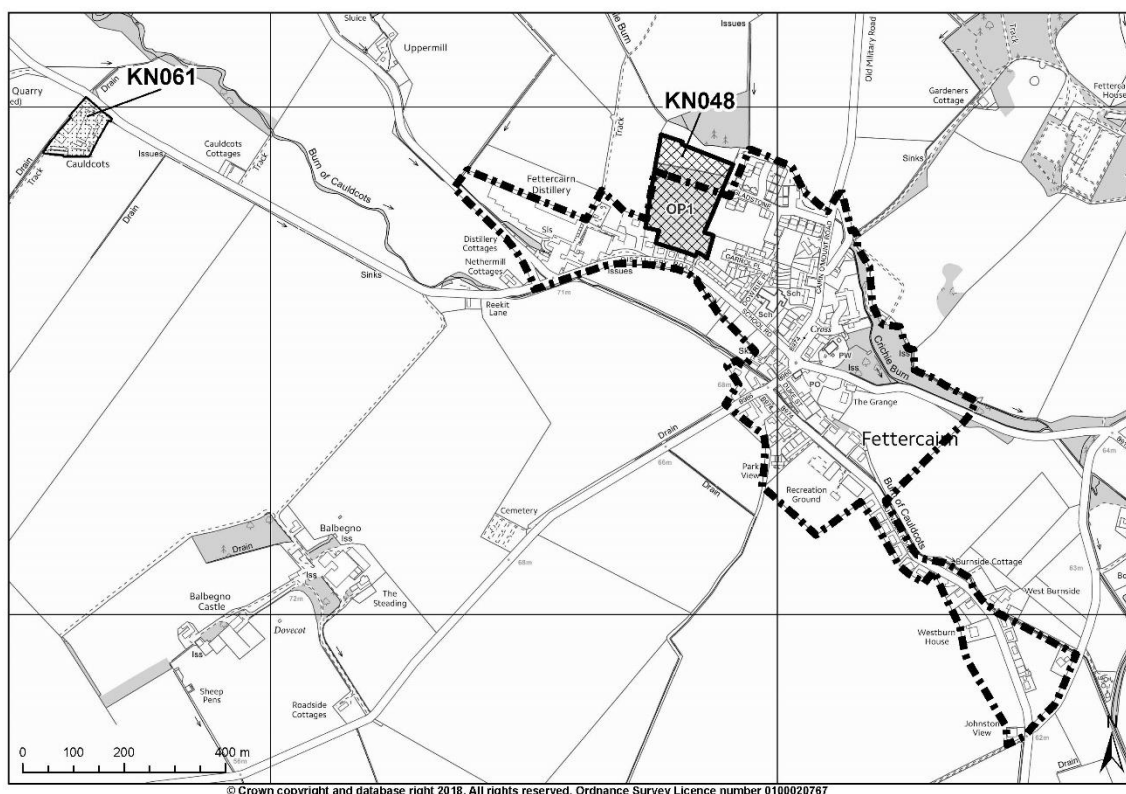
## Fettercairn

Fettercairn is located in open countryside at the intersection of 5 roads providing good links to and from the village. There is a distinctive landmark, the Royal Arch, which is situated to the south of the village on the B966, which is a clear reminder of the area's historical and architecture value. Part of the village is characterised by its conservation area status and these elements define the “place” of Fettercairn. There is little open space in the centre of the village but there is a recreation ground to the south east which provides much needed open space for the settlement. Fettercairn distillery provides local employment as well as attracting tourists into the area and is an important service that should be sustained. It is also important that through future development, local housing need can be met including housing that is suitable for both first time house buyers and the elderly.

The southern bypass that links the A966 and A974 is deemed not fit for purpose by the local community and there is a need to resolve access through the Royal Arch.

### Planning Objectives:

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



### Existing Development Sites

| Reference | Proposal | Overview   |
|-----------|----------|--|
| OP1       | 40 homes | Identified as constrained due to “marketability” in the Housing Land Audit 2018.<br><br>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**:

| Reference  | Proposal | Overview   |
|--|----------|--|
| KN048<br><br>OP1 Land to the North West of Fettercairn | 60 homes | <p>The capacity of this site has been increased from 49 to 60 homes.</p> <p>The proposed site acts as an extension to the existing opportunity site, OP1, allocated for 40 units. The site forms a logical extension as it is well connected to the settlement with good pedestrian access to the primary school and village centre, but only 49 homes are proposed on this 2.4 hectare site. As such, the density should be increased to 60 homes.</p> <p>A second road access through Garrol Place is required, as the number of homes off Gladstone Gardens will exceed 50. The site should also be extended northwards to the edge of Crichtie Burn, which would form part of the site's open space contribution. Land within the site will be required for SUDS as land to the north floods, and a Flood Risk Assessment will be required. The water and waste water infrastructure require upgrading, and developer contributions will be required towards Mearns Academy.</p> |

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

| Reference                                   | Proposal | Overview  |
|---|----------|---|
| KN061<br><br>Land at Cauldcots, Fettercairn | 10 homes | <p>The site is proposed on land that was once a farm and comprises of a farm house, steadings, hard standing, laydown areas and storage buildings, but it is constrained by poor proximity to services and layout. The redevelopment of the site would have no significant impact on the Braes of the Mearns Special Landscape Area, but the site is more than 800m from Fettercairn, and over 1km from local services, including the primary school. The local road also has no footpath and a safe route to school has not been demonstrated. Therefore, the proposal would encourage the use of unsustainable modes of transport. If this site were redeveloped, preference is to reuse existing buildings (farm house and steadings), otherwise the houses should be orientated to have active frontages facing towards the periphery of the site. The site is also constrained in terms of education provision and waste water infrastructure.</p> <p>Given that this is a brownfield site, it would be more appropriate to consider this site under the Shaping</p> |

|  |  |   |
|--|--|---|
|  |  | development in the countryside and Shaping places policies. |
|--|--|---|

## Conclusion

Fettercairn currently has one housing allocation for 40 homes, and whilst this has yet to be progressed for site OP1, bid KN048 proposes extending this site northwards, which would allow secondary access onto Gladstone Gardens. This bid also proposes an increase in housing numbers and would be a logical extension to site OP1. If extending this site is supported, it would make more sense to extend the site to the edge of Crichtie Burn, which although is identified at flood risk, could contribute to the open space requirement. The number of homes could also be increased, to use the land more efficiently and provide a mix of house types.

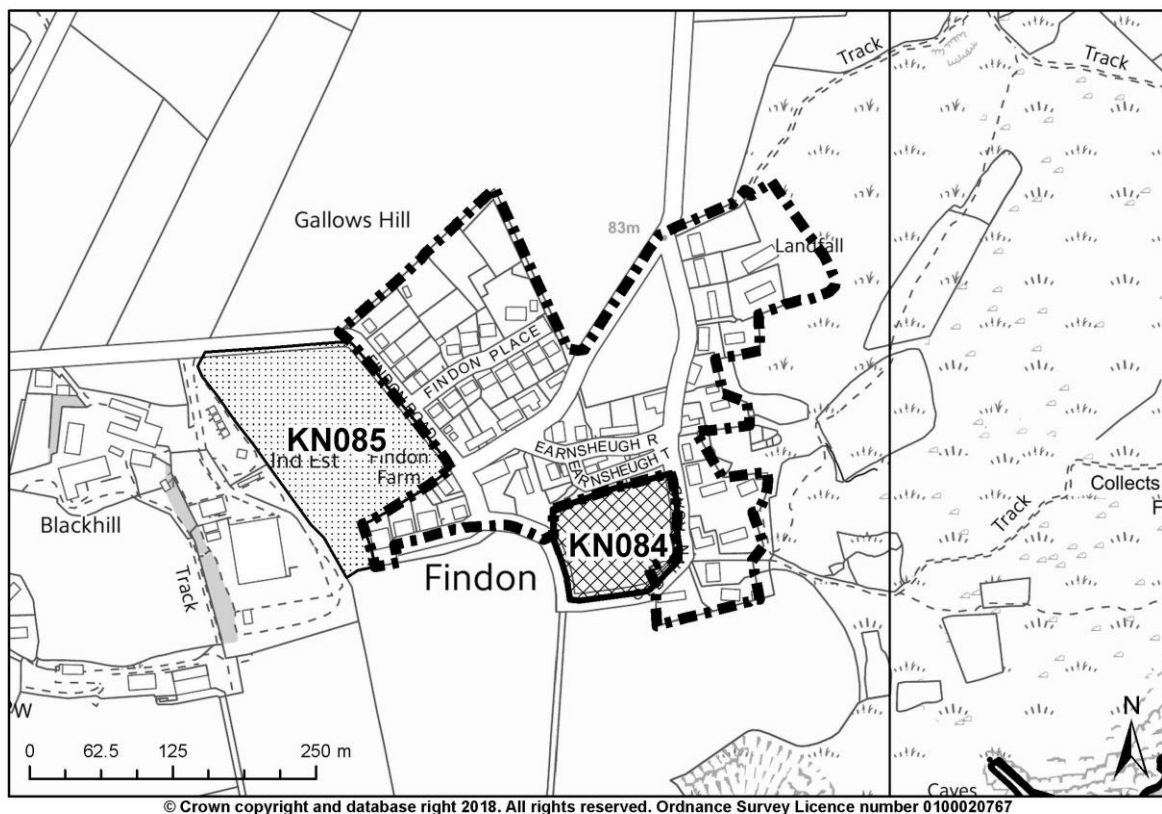
Bid KN061 proposes the redevelopment of a former farm for 8 homes. However, this site is over 800m from Fettercairn on a road with no footpath and is not an appropriate location for a group of houses. The indicative design is also not very welcoming (rear gardens looking out) and it is preferred that the existing stone house and steadings are retained. Overall, it is more appropriate that this proposal is considered under the relevant policies in the Local Development Plan.

## Findon

Findon is a small village with no services, depending on Portlethen for its needs. It consists of a variety of mainly modern houses, which is fairly dense toward the western side of the village, and slightly more dispersed to the east. There is limited expansion potential due to risks associated with access to the A92(T) (formerly the (A90). Narrow roads lead around the village with an area of open space at the centre. Part of the character comes from the properties that overlook the water have their gables ends facing the water, with the properties behind fronting the water. It is important that any development in the village preserves this character.

### Planning Objectives:

- To meet housing need in the wider strategic growth area as defined by the Aberdeen City and Shire Strategic Development Plan.
- To preserve the amenity of the settlement.



### Existing Development Sites

There are no allocated development sites.

## Development Bid Sites

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

| Reference   | Proposal | Overview  |
|---|----------|---|
| KN084<br><br>Land South of Earnsheugh Terrace, Findon | 11 homes | <p>The capacity of this site has been decreased from 13 to 11 homes.</p> <p>While the proposed site is found entirely within the coastal zone, it physically relates well with the settlement and it is contained by development on two sides. Whilst education capacity is likely to be breached for the local secondary school catchment area, this does not make the site undevelopable. There are no impacts on major infrastructure or significant environmental impacts anticipated as part of this proposal.</p> <p>However, while 13 houses are proposed on a site that could support more, only 11 homes are supported as access to the site would be off a single-track road to the west of the site, and Aberdeenshire Council's Standards for Road Construction Consent and Adoption (2015), only allows up to 15 houses to be accessed off such roads. There is no road capacity to the east of the site. As four houses already have their access off Old Inn Road, which leads to Earnsheugh Place, only 11 homes can be supported on the proposed site. To increase the number of houses on the site, land, including private garden grounds, would be required to widen Old Inn Road and to bring it to an adoptable standard.</p> |

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

| Reference   | Proposal | Overview   |
|---|----------|--|
| KN085<br><br>Land at West of Findon Place, Findon | 30 homes | <p>The proposed site is well located in relation to the settlement, but it is found entirely within the coastal zone, and whilst education capacity is likely to be breached for the local secondary school catchment area, this would not make the site undevelopable. There are no significant environmental impacts anticipated as part of this proposal, but it would intensify development in an area already under pressure from development, and would result in coalescence between Findon and the industrial estate, and overdevelopment.</p> |

## **Conclusion**

Two bids are proposed in Findon, and while the settlement is bounded by the Aberdeen green belt to the north and the Coastal Zone and Special Landscape Area to the south, a small amount of development could be supported on land to the south of the settlement. Development on site KN084 would not detract from the character of the settlement or surrounding area due to its location, unlike bid KN085, which is double its size and would intensify development in this rural area.



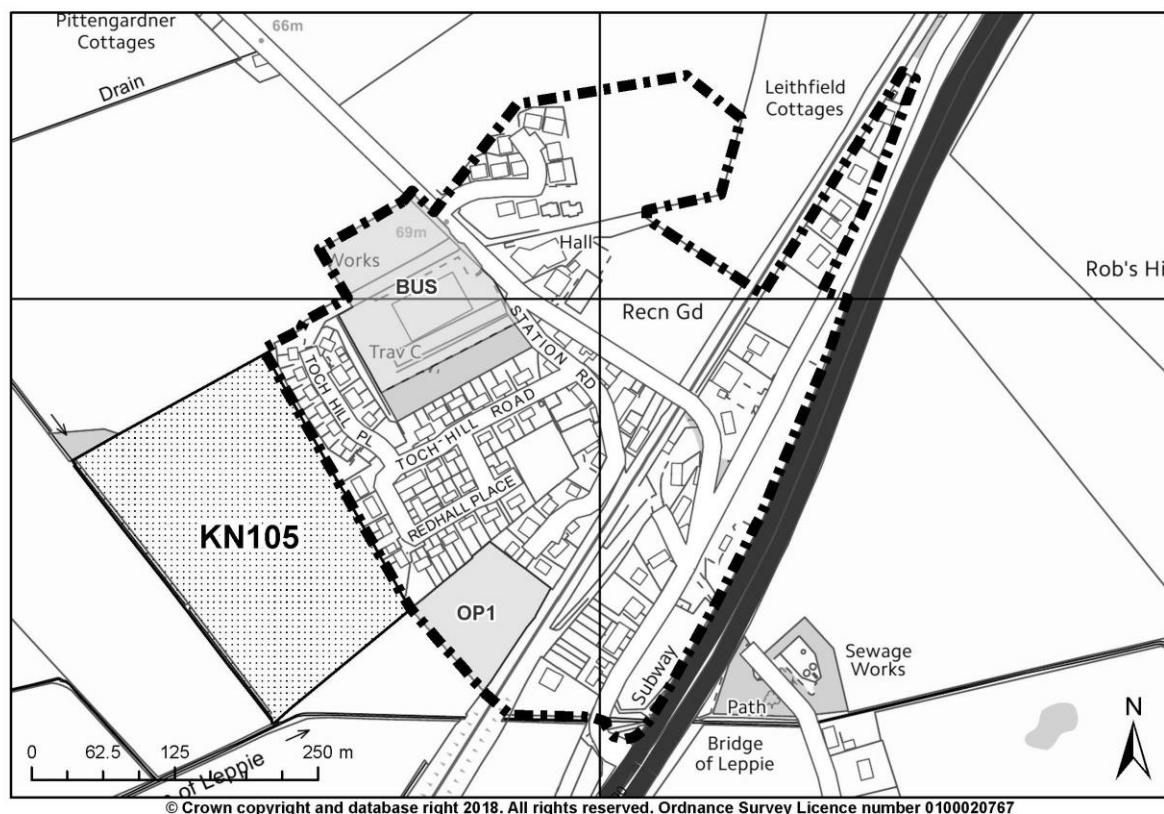
## Fordoun

Development in Fordoun is divided by both the railway and the trunk road, with a subway providing access to the primary school to the east of the village. The village is well screened from the A90 by a tree belt but is fairly visible when approaching from the Auchenblae direction, in particular the business site. The village has some existing services including a hotel and primary school and it is important to sustain the existing business development on the employment site for the benefit of the overall economy of the village.

Some of the hard standings at Fordoun Aerodrome are used for employment purposes, including storage, and will be safeguarded for employment uses that reflects where planning permission has been granted to date. Any future proposals outwith this site will be assessed against relevant policies in this Plan.

### Planning Objectives:

- To provide opportunity for employment.
- To safeguard part of the Fordoun Aerodrome for employment land.



### Existing Development Sites

| Reference | Proposal | Overview   |
|-----------|----------|--|
| OP1       | 15 homes | <p>Identified as constrained due to “ownership” in the Housing Land Audit 2018.</p> <p>No planning application has been received to date.</p> <p>It is proposed that this site is removed from the Plan.</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   |
|---|----------|--|
| KN105<br><br>Land West of Toch-Hill Road, Fordoun | 45 homes | <p>The proposed site is well located in relation to the settlement, but it has a number of constraints. The flood risk would need to be recognised in the SUDS arrangement and overall layout. The entire site is identified as being prime agricultural land. The site is situated within a pipeline consultation zone. There is uncertainty as to the local road network's ability to accommodate the traffic generated and the indicative access arrangement is outwith the site. The site is constrained in terms of education provision and the water treatment works has insufficient capacity.</p> <p>It would also consist of a significant extension to the village (overdevelopment), and the Reporters commented on previous bids on this site during the 2012 and 2017 Local Development Plan Examinations where the notable issue was of scale. The proposal is for a greater number of homes (45 compared to the last bid for 40 homes). Therefore, the scale issue has not been resolved.</p> |

## Conclusion

There is currently one housing allocation that has yet to come forward, and while it is in an appropriate site for development, the lack of progress to bring site OP1 forward in the last two Local Development Plans means it should be removed from the Plan.

Bid KN105 is not supported as it would result in overdevelopment and is constrained by a pipeline, prime agricultural land considerations, education capacity and road access.

In terms of employment, there is an existing BUS site to the north of Fordoun, but a number of businesses have developed over the years on the former Fordoun Aerodrome, including sawmill/pellet companies and a pipe yard. The community would rather see employment development at the former airfield and several planning applications have been granted over the years. As such, it is considered appropriate to identify those areas in the Fordoun Aerodrome that have planning permission as a 'BUS' site.

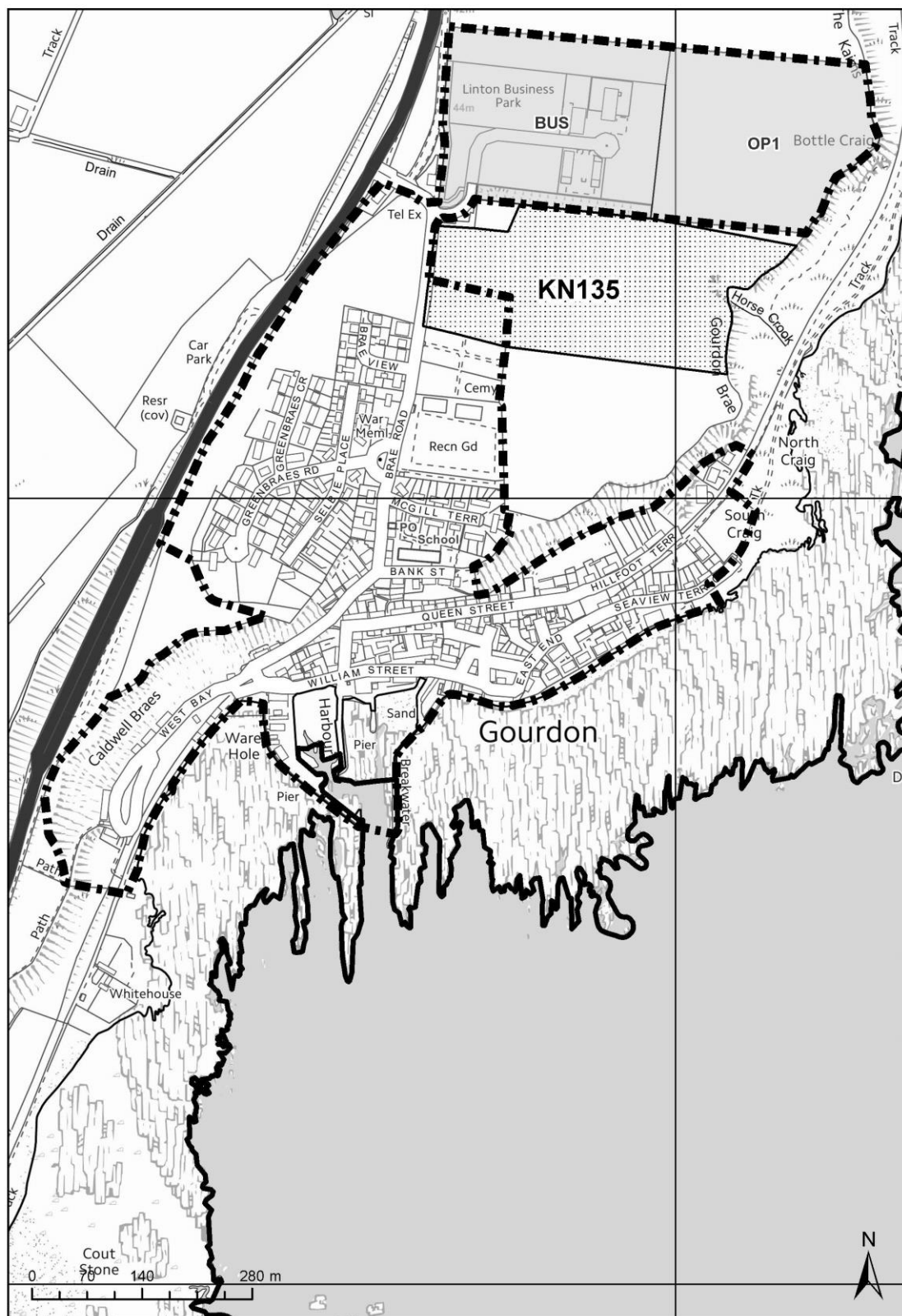
## **Gourdon**

Gourdon is one of several fishing villages located between Stonehaven and Montrose. It is characterised by traditional development located on the steep side of Gourdon Hill and accessed by narrow meandering roads, with more modern development visible from the A92. Maintaining the character of the village in its coastal setting is an important objective, and there is a preference to redevelop infill sites before building on new sites. There are employment opportunities at Linton Business Park to the north of the village, and it is important that over the life of the Plan that the business park continues to be promoted to ensure that Gourdon does not purely become a commuting village. There is an area of open space towards the centre of the village opposite the war memorial, which creates a focal point, and a park in the southeast corner.

A place for people to socialise (e.g. a café) continues to be a key element seen to be missing from the area, and there is a desire to expand the harbour to allow tourism/small leisure craft boats. Car parking is deemed to be lacking, and land south of the war memorial and next to the recycle bins provide potential opportunities. Concerns have also been expressed over the need for traffic calming along The Brae and a safe crossing for school pupils at the war memorial.

### **Planning Objectives:**

- To preserve the amenity of the settlement.
- To provide opportunity for employment.



## Existing Development Sites

| Reference | Proposal  | Overview  |
|-----------|---|---|
| OP1       | Employment land with a strategic landscape buffer to the east of the site | Identified as marketable and constrained in the Employment Land Audit 2017.<br><br>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  |
|--|----------|---|
| KN135<br><br>Land at Brae Road, South of Linton Business Park, Gourdon | 67 homes | The proposed site is well located in relation to the settlement and would provide some opportunities (notably in terms of supporting existing services including schools and provision of affordable housing), but it is constrained as the proposal would have an unacceptable impact upon the landscape and setting of the village.<br><br>The site is situated in the South East Aberdeenshire Coast Special Landscape Area and would detract from the sweeping, expansive landscape through development on the clifftops. The scheme would detract from the setting of the village, through removing vistas of the North Sea when approaching the village from the north. The development would see the loss of a significant swathe of prime agricultural land and land reserved for the expansion of the cemetery. There is also insufficient water and waste water capacity. |

## Conclusion

There are currently sufficient housing development sites in the surrounding area (namely Inverbervie) as well as housing allocations across Aberdeenshire to satisfy the proposed Strategic Development Plan. Bid KN135 is also constrained as it would have a negative landscape and townscape impact, would result in the loss of prime agricultural land and reduce land reserved for the cemetery expansion.

The proximity of Inverbervie to the north raises real concerns of coalescence between the settlements and it is proposed that a protective buffer is created, which extends the current P6 designation in Inverbervie to the edge of the BUS and OP1 site in Gourdon.

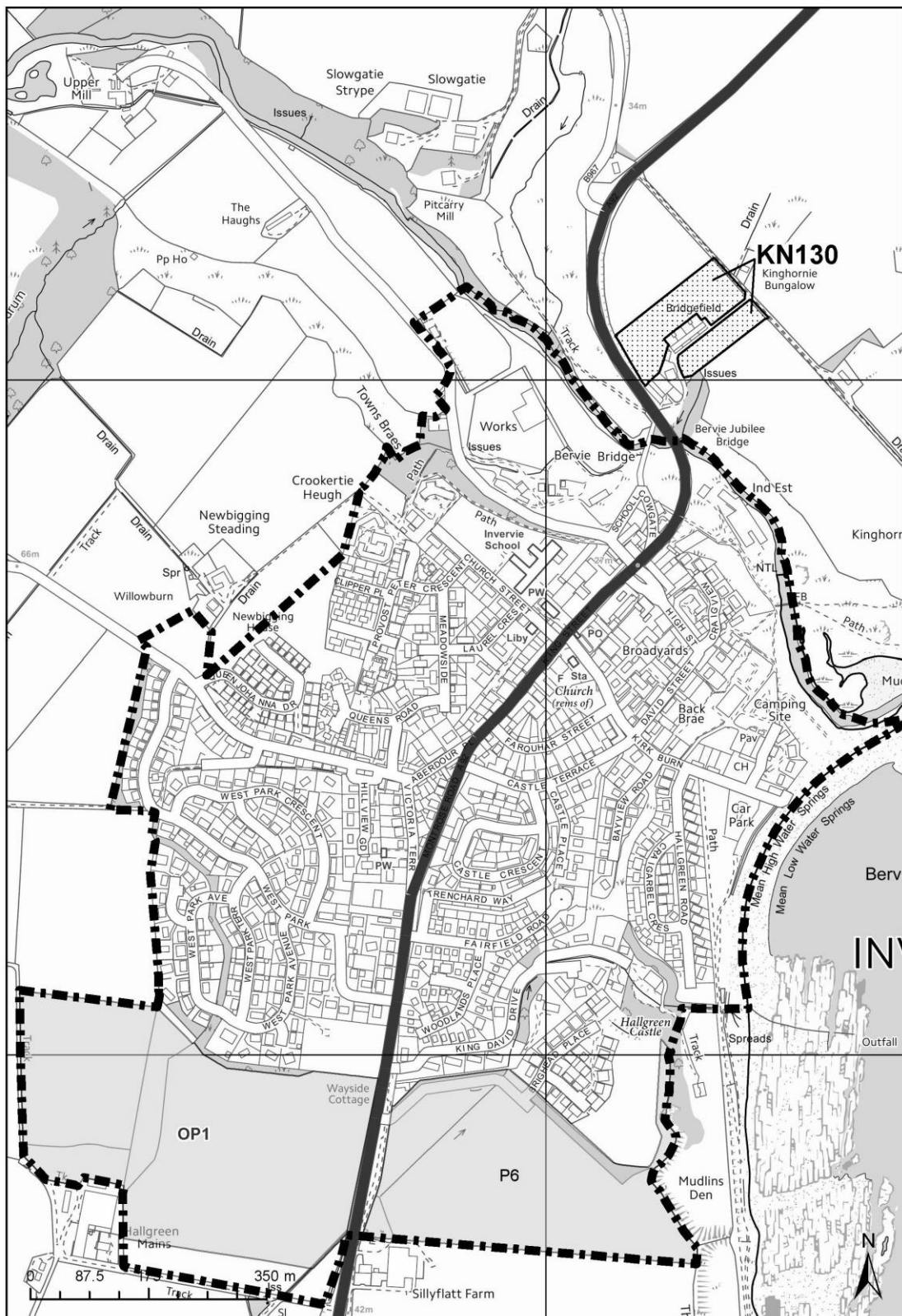
## **Inverbervie**

Inverbervie is accessed by the A92 providing good transport links for the town. The town is characterised by bungalows and 1 ½ storey properties along the main street with newer development to both the north and south of the town. Inverbervie is well equipped in terms of open space and facilities including a primary school, library, shops and sports facilities, which are appropriate for its role and function within the surrounding rural communities. It is important that over the Plan period that Inverbervie sustains the existing facilities as well as attracting new services and facilities into the town. Meeting local housing needs will be helped by the large allocation of 200 houses which will be developed over the Plan period, it is important that within this development there is a mix of house types and sizes.

The lack of affordable housing is an issue for the local community. More car parking is required in the town centre, and a car park is required at Gourdon cemetery. Small business-ready employment units also need to be in place at Linton Business Park in Gourdon. There is also a desire from the community for a cycle route to be provided to Stonehaven and to prevent coalescence with Gourdon. Concerns have been expressed over the lack of town centre uses and declining retail provision, and the long-term maintenance of the existing Jubilee Bridge over Bervie Water.

### **Planning Objectives:**

- To help contribute to the overall sense of place in the community.
- To meet local housing need in the settlement.
- To support local services and facilities, including the primary school.
- To preserve the amenity of the settlement.



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## Existing Development Sites

| Reference | Proposal  | Overview  |
|-----------|-----------|---|
| OP1       | 200 homes | Identified as effective in the Housing Land Audit 2018.<br><br>No Masterplan or planning application have been submitted 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  |
|--|-----------------------|---|
| KN130<br><br>Land at Bridgefield, North of Inverbervie | Housing (undisclosed) | The proposed sites are situated in the countryside, adjacent to existing houses, but have a number of constraints. The bid contains a lack of basic detail such as house numbers, leading to a large degree of uncertainty over what is being sought. A previous bid on these sites for the 2017 Local Development Plan proposed 32 homes (KM054). Nonetheless, a significant part of the proposal is identified as being prime agricultural land, and it is situated in the Coastal Zone, the South East Aberdeenshire Coast Special Landscape Area and in a visually prominent area of land that forms part of the 'gateway' into Inverbervie.<br><br>Development on these sites would likely have a significant landscape impact and result in urbanisation of the countryside. They are also segregated from the settlement by the Bervie Water valley. The sites are also constrained in terms of education provision and the waste water treatment works has insufficient capacity. |

## Conclusion

Inverbervie currently has one existing housing site for 200 homes, which provides a sufficient and effective supply of housing land. Bid KN130 is not a desirable site for development given that it is located on a visually prominent gateway site, it contains prime agricultural land, and is within the Coastal Zone and a Special Landscape Area. The site is also segregated from Inverbervie by the Bervie Water valley and there are education constraints.

The community have expressed their support to maintain a buffer between Inverbervie and Gourdon to prevent coalescence, and it is proposed that the protective buffer of site P6 is extended to the edge of the BUS and OP1 site in Gourdon.



## **Johnshaven**

Johnshaven is one of the traditional Mearns coastal fishing villages on a steep slope, which screens the majority of the village from the A92. The area close to the harbour has been designated as a conservation area to reflect the heritage and helps define the character of the village. Further housing opportunities to the north east of the village will help sustain the existing services. Lathallan School is an important asset to the economic health of the community. There is limited open space within the village particularly towards the harbour. However, there is a large area of open space to the east of the settlement beside the caravan site, and it is particularly important to protect this area. In addition, land south of the cemetery contributes to the setting of Johnshaven and should be protected.

The lack of new medium scale sheltered and affordable housing is an issue for the local community. Brownfield sites in the village provide opportunities for new housing, and land is required to extend the cemetery, to provide a footpath from the existing cemetery to the A92 and for additional visitor parking at Fore Street.

### **Planning Objectives:**

- To help contribute to the overall sense of place in the community.
- To meet local housing need in the settlement.
- To support local services and facilities, including the primary school.
- To preserve the amenity of the settlement.



### Existing Development Sites

| Reference | Proposal | Overview  |
|-----------|----------|---|
| OP1       | 67 homes | Identified as effective in the Housing Land Audit 2018.<br><br>Full Planning Permission was granted in July 2010 but has since lapsed. A new planning application is proposed to be submitted by the end of 2018. |

### Development Bid Sites

No development bids were received.

### Conclusion

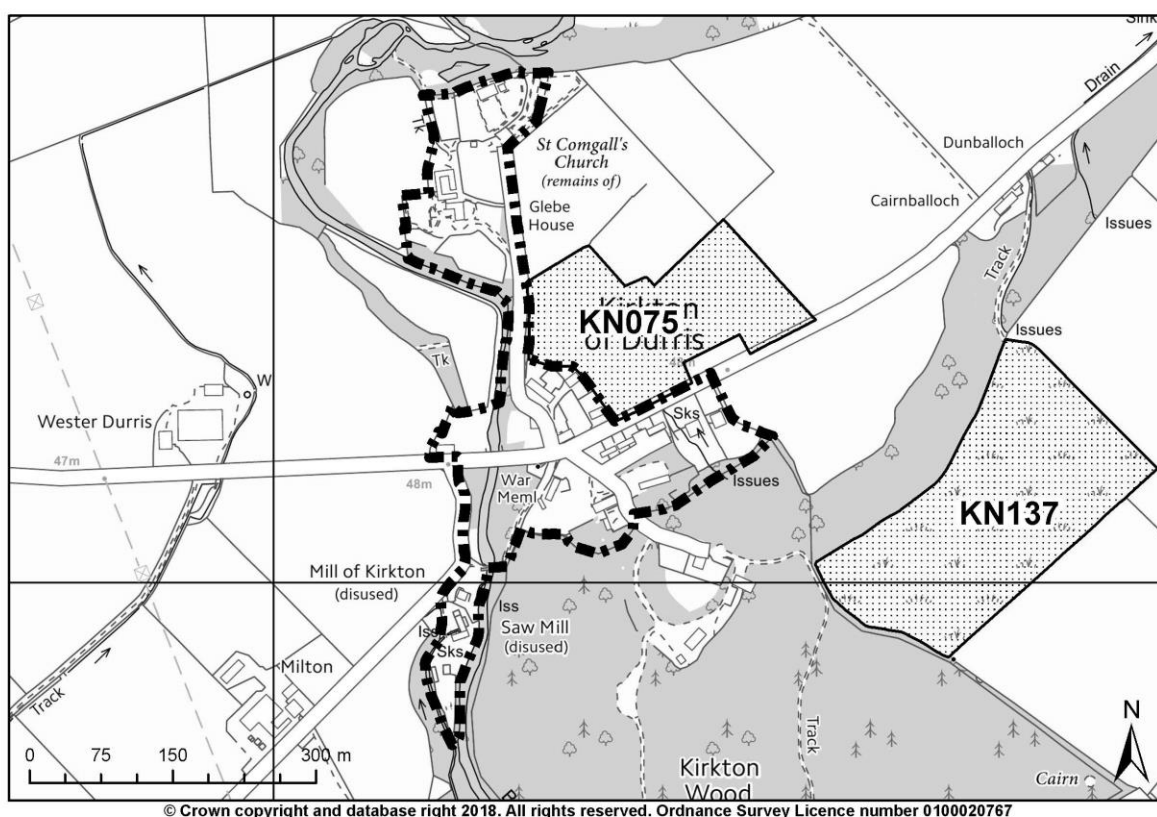
The community have indicated a need to extend the cemetery, favouring land to the east of the existing cemetery. There is also an opportunity to safeguard land to the south of the cemetery as open space to protect the setting of the village, which is currently inside the settlement boundary.

## Kirkton of Durris

Kirkton of Durris is a small village of houses south of the River Dee on the B9077. There is tree coverage on both sides of the road when approaching from the west, which screens the village and helps define the character of the area. There is a large protected area which is important to the setting of Kirkton of Durris and this should be maintained to conserve this area. Within this area there is a war memorial, which is at the junction leading to the hall providing a focal point. To encourage motorists to slow down when approaching the east side of the village on the B9077, the settlement boundary has been extended to include a gap site for future housing.

### Planning Objectives:

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



### Existing Development Sites

There are no allocated development sites.

### Development Bid Sites

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

None.

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

| Reference  | Proposal | Overview   |
|--|----------|--|
| KN075<br><br>Land North of B9077, Kirkton of Durris                      | 12 homes | <p>The proposed site is well located in relation to the settlement, it has a number of constraints, including overdevelopment. The provision of 12 houses in one allocation would be a significant increase to the size of the settlement and although the site is serviced by public transport, there are no real services and the school is not within walking distance from the site.</p> <p>The area is in close proximity to the River Dee Special Area of Conservation and it is not served by public foul drainage infrastructure. Private treatment works could cumulatively have a negative effect on water quality. Development should continue to be focussed on Woodlands of Durris to co-locate development adjacent to the school.</p>   |
| KN137<br><br>Land East of Kirkton House, South East of Kirkton of Durris | 20 homes | <p>The proposed site is isolated and has no physical connection to both Kirkton and Woodlands of Durris, and has a number of other constraints. The site is situated in close proximity to the Upper Balfour scheduled monument (cairns, house and field system) and could affect its setting. The site is likely to have a biodiversity value being neutral grassland next to an established native woodland. Access is taken from a single track road, which would need to be upgraded from the B9077. Most of the site is within a pipeline consultation zone. The waste water treatment works is insufficient, and private drainage systems for multiple houses close to the River Dee Special Area of Conservation is not encouraged. This site is considered unsuitable for development.</p> |

## Conclusion

Kirkton of Durris is a historical cluster of properties associated with Durris Kirk and the Mill of Durris. The settlement is served by a scattering of services and is distant from the rest, including Durris Primary School. Therefore, the reliance on the car would be likely and allocating land for housing in the vicinity would not be considered sustainable.

However, there is an opportunity to help reduce the speed limit when approaching the settlement from the east by extending the settlement boundary to include land with planning consent for two houses and to allow for infill development along the B9077. No further changes are proposed.

## Kirkton of Maryculter

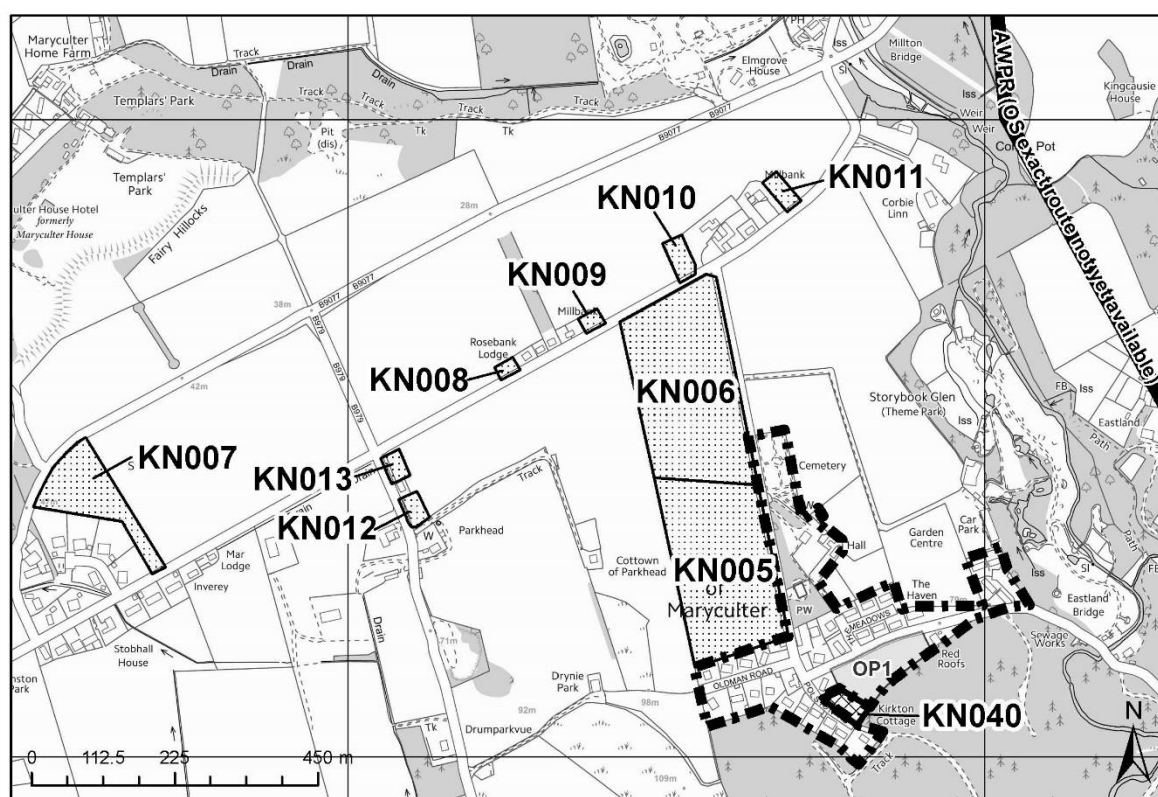
Kirkton of Maryculter is a small village of predominately housing. There is modern development to the east of the village across from the future housing site OP1. There is high development pressure within Kirkton of Maryculter, but in order to meet local housing need, including affordable housing, it is important that the opportunity site is developed over the Plan period. Other than the two proposed housing sites there is limited scope for further development as the village is surrounded by the green belt, which acts as a natural boundary of the settlement. However, there is a desire by the local community for a car park at Kirkton of Maryculter Wood to the south of the properties at Rosebank.

### Planning Objectives:

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

### Existing Development Sites

| Reference | Proposal | Overview  |
|-----------|----------|---|
| OP1       | 6 homes  | Identified as effective in the Housing Land Audit 2018.<br><br>Construction programmed to start in 2019 and be completed in 2020. |



## Development Bid Sites

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

| Reference  | Proposal | Overview  |
|--|----------|---|
| KN040<br>Land at<br>Polston<br>Road,<br>Maryculter | 5 homes  | <p>The capacity of this site has been increased from 2-4 to 5 homes.</p> <p>The proposed site forms a logical extension to the settlement, and although it is situated within the Aberdeen green belt, it would not threaten the integrity of the green belt, as its small scale and location provides an appropriate and natural extension to the existing settlement adjacent to the existing OP1 site. It would also provide an opportunity for much needed low cost homes in the area. As such, an increase in the allocation to 5 units is proposed.</p> <p>Whilst there are associated infrastructural constraints associated with the settlement (notably limited waste water treatment capacity and educational provision), the small scale impact of this development could be accommodated within the capacity available. If access is to be off Polston Road, it will need to be upgraded to an adoptable standard. The existing trees that have regenerated on the site should be explored as part of the wider open space.</p> |

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

| Reference                                       | Proposal | Overview  |
|---|----------|---|
| KN005<br><br>Site 1, Field<br>18,<br>Maryculter | 36 homes | <p>This proposed site is well located in relation to the settlement, but it has a number of constraints. While the site lies directly north of existing houses on Oldman Road, it does not connect well with the settlement as their rear gardens adjoin the site, meaning there is very limited opportunities for the site to connect to the existing residential area even for pedestrians and cyclists. The site is also within the Aberdeen City green belt, and the scale of development is disproportionate to the existing settlement both in terms of site area and the proposed numbers of housing. The scale and location of the development could also impact on the setting of the listed kirk buildings, as the openness of the area would be lost, and a buffer of trees is unlikely to fully mitigate its impact.</p> <p>In addition, there are issues relating to the road network, waste water and education provision, and no information has been provided regarding how these issues may be mitigated or resolved. Although there is a church and hall, the site is not within walking distance of amenities such as shops or education facilities, and</p> |

|  |          |   |
|--|----------|---|
|  |          | would encourage the use of unsustainable modes of transport.  |
| KN006<br><br>Site 2, Field 18,<br>Maryculter | 36 homes | <p>This proposed site is situated in the countryside but has a number of constraints. The site is within the Aberdeen City green belt, its scale is disproportionate to the existing settlement both in terms of site area and proposed numbers of housing, and the deliverability and context of the site relies heavily on the site to the immediate south, Bid KN005, also being developed. The scale and location of the development could also impact on the setting of the listed kirk buildings, as the openness of the area would be lost, and a buffer of trees is unlikely to fully mitigate its impact.</p> <p>In addition, there are issues relating to the road network, waste water and education provision, and no information has been provided on how these issues may be mitigated or resolved. Although there are some opportunities for active travel, such as walking and cycling and the use of public transport, the site is not within walking distance of any amenities such as shops or recreational facilities, which may lead to further dependency on the private car.</p> |
| KN007<br><br>Site 3, Field 3,<br>Maryculter  | 6 homes  | <p>This proposed site is situated in the countryside, adjacent to existing housing and has a number of constraints. The site is situated within the Aberdeen green belt, and intensifying development in this location would have a negative landscape and visual impact. Furthermore, while the site lies directly northeast of the houses on Wedderburns Rise and would relate well physically, the design of the existing houses, whose rear gardens adjoin the site, means it would not connect well into this grouping.</p> <p>The site is also less than 200m from the River Dee Special Area of Conservation and private sewage provision is proposed, which is undesirable. There are also education capacity issues, and the site is not within walking distance of amenities and community facilities and would encourage the use of unsustainable modes of transport.</p>  |
| KN008<br><br>Site 4, Field 12,<br>Maryculter | 1 house  | <p>These proposed sites are situated in the countryside, adjacent to existing housing. They are not of sufficient scale to be allocated within the Local Development Plan. Nonetheless, it is worth noting that they are also deemed constrained as they are situated within the Aberdeen City green belt, would encourage ribbon development, would be visually prominent, and they are not within walking distance of services and would encourage the use of unsustainable modes of transport.</p>   |



|  |         |   |
|--|---------|---|
| KN009<br><br>Site 5, Field 12,<br>Maryculter | 1 house | These proposed sites are situated in the countryside, adjacent to existing housing. They are not of sufficient scale to be allocated within the Local Development Plan. Nonetheless, it is worth noting that they are also deemed constrained as they are situated within the Aberdeen City green belt, would encourage ribbon development, would be visually prominent, and they are not within walking distance of services and would encourage the use of unsustainable modes of transport.  |
| KN010<br><br>Site 6, Field 12,<br>Maryculter | 1 house | These proposed sites are situated in the countryside, adjacent to existing housing. They are not of sufficient scale to be allocated within the Local Development Plan. Nonetheless, it is worth noting that they are also deemed constrained as they are situated within the Aberdeen City green belt, would encourage ribbon development, would be visually prominent, they are not within walking distance of services and would encourage the use of unsustainable modes of transport.  |
| KN011<br><br>Site 7, Field 12,<br>Maryculter | 1 house | These proposed sites are situated in the countryside, adjacent to existing housing. They are not of sufficient scale to be allocated within the Local Development Plan. Nonetheless, it is worth noting that they are also deemed constrained as they are situated within the Aberdeen City green belt, would encourage ribbon development, would be visually prominent, they are not within walking distance of services and would encourage the use of unsustainable modes of transport.  |
| KN012<br><br>Site 8, Field 11,<br>Maryculter | 1 house | The proposed site is situated in the countryside, adjacent to existing housing. It is not of sufficient scale to be allocated within the Local Development Plan. Nonetheless, it is worth noting that it is also deemed constrained as it is situated within the Aberdeen City green belt, would encourage ribbon development, is not within walking distance of services and would encourage the use of unsustainable modes of transport. The landscape gently rises and holds a strong rural character. Increasing development here would introduce an element of suburbanisation in the countryside, which has already affected this area. |
| KN013<br><br>Site 9, Field 11,<br>Maryculter | 1 house | The proposed site is situated in the countryside, adjacent to existing housing. It is not of sufficient scale to be allocated within the Local Development Plan. Nonetheless, it is worth noting that it is also deemed constrained as it is situated within the Aberdeen City green belt, would encourage ribbon development, is not within walking distance of services and would encourage the use of unsustainable modes of transport. The landscape gently rises and holds a strong rural character. Increasing development here would introduce an element of suburbanisation in the countryside, which has already affected this area. |

## **Conclusion**

Kirkton of Maryculter currently has one existing allocation, OP1, which is identified for 6 homes. The preferred bid KN040 is in effect an extension to the OP1 site, but the approved plans do not show access from OP1 to the bid site. As such, access would need to be from Polston Road. The site has the potential for 5 homes, and existing trees that have regenerated on this bid site should be explored as part of the wider open space strategy.

No other sites are supported as they would have a detrimental impact on the Aberdeen green belt, are not within walking distance of services and are either too small to be allocated, or would result in overdevelopment or urbanisation of the countryside. There are more appropriate sites that could deliver the proposed Strategic Development Plan's housing allowance.

## **Laurencekirk**

Laurencekirk is located in the south of the Mearns and is an important service centre for the surrounding rural areas. The core of the settlement around the High Street is very linear in form and the properties are predominately sandstone. The newer development, which has expanded the village in recent years, takes the form of cul-de-sacs and curved roads, which is a noticeable change in character from the historic core. The town has a good variety of services and is also well equipped with open space throughout the town, and this should be continued through the large mixed use site.

Laurencekirk is a key settlement in the Drumlithie to Laurencekirk strategic growth area and as such plays an important role in delivering both strategic housing and employment allowances. However, there are significant road infrastructure issues that need to be resolved before allocated sites can be fully developed. Transport Scotland is considering a number of options to address the issue of providing safe access to and from the A90. The local community would prefer a grade separated junction on both the north and south junctions. A long term vision for the settlement is the provision of a western distributor road, which will begin through the development of site OP1. This will help to relieve town centre congestion.

The lack of affordable housing and rental accommodation are key issues for the local community. The community would also wish to see good local connectivity between new housing developments and the settlement, more self-build housing plots, more car parking in the centre of the town, and the retention of the former academy's playing field. Business-ready employment units also need to be in place, along with larger plots to allow existing firms to expand.

### **Planning Objectives:**

- To help contribute to the overall sense of place in the community.
- To enhance the role of the settlement as a service centre.
- To meet housing need in the wider strategic growth area as defined by the Aberdeen City and Shire Strategic Development Plan.
- To support local services and facilities.
- To provide opportunity for employment.
- To relieve town centre congestion through provision of a distributor road.



## Existing Development Sites

| Reference | Proposal   | Overview   |
|-----------|--|--|
| OP1       | 885 homes, approx. 11ha of employment land and approx. 16ha of strategic reserve | <p>200 homes are identified as effective and the remainder constrained due to “infrastructure” in the Housing Land Audit 2018.</p> <p>Construction of the 200 homes is programmed to start in 2019 with 135 effective homes remaining in 2022. Planning permission for 247 homes is pending an appeal.</p> <p>The remaining part of OP1 with no planning consent, approved or pending should be reserved for future development.</p> |
| OP2       | 210 homes  | <p>Identified as effective in the Housing Land Audit 2018.</p> <p>Under construction with 55 homes remaining in 2022.</p>  |
| OP3       | 10 homes   | <p>Identified as constrained due to “physical” issues 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. See KN018 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  |
|--|----------|---|
| KN022<br><br>Land at the South End of High Street, Laurencekirk            | 11 homes | <p>The proposed site forms a logical extension to the settlement and provides an opportunity to enhance the wildlife corridor along Gaugers Burn. As this site is on the southern gateway into Laurencekirk the design of the development will be very important, and impact on adjacent properties would be a key consideration.</p> <p>It is noted that the Community Council has an aspiration for more affordable homes, self-build plots and rental accommodation, which although not proposed, this site could deliver.</p> |
| KN024<br><br>Land Adjacent to Sub Station, Gardenston Street, Laurencekirk | 20 homes | <p>The capacity of this site has been increased from 10 to 20 homes.</p> <p>The proposed site forms a logical extension to the settlement and would act as an extension to the existing OP2 housing site, but there is an access issue that could constrain the site. The Aberdeenshire Council Standards for Road Construction Consent and</p>   |

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|---|---|---|
|   |   | <p>Adoption (2015) only allows up to 15 houses to be accessed off single-track roads. There are already 11 houses on Railway Road/Gardenston Street, and unless this road is widened to 5.5m with a footpath (would require land allocated as site OP2) and the visibility is improved at the junction onto Blackmuir Avenue, access to this site would have to be through site OP2.</p> <p>Only ten houses are proposed on this 1.5 hectare site, and when taking account of the substation, the varying house densities in this area, the density should be increased to 20 homes. It is noted that the Community Council has an aspiration for more affordable homes, self-build plots and rental accommodation, which although not proposed, this site could deliver.</p>                       |
| <p>KN073</p> <p>Site West of Gaugers Burn, South of High Street, Laurencekirk</p> | <p>77 homes, 2370m<sup>2</sup> Commercial/Office (Class 4) and 5375m<sup>2</sup> Industrial/Warehousing (Classes 5/6)</p> | <p>The proposed site is located on the southern gateway to Laurencekirk and forms a logical extension to the settlement. The site is constrained in the short-medium term by the need to upgrade the A90(T) road junctions, and water, waste water and education capacity. It would also result in the loss of prime agricultural land and extend Laurencekirk beyond the ancient woodland along Gaugers Burn, which acts like a natural boundary. However, this mixed-use site relates well to Laurencekirk, it would be in keeping with its setting, and the landscape and visual impact could be mitigated by appropriate layout and design of the buildings and strategic landscaping along the A90(T). A buffer strip would also be required along the existing woodland and Gaugers Burn.</p> |

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

| Reference   | Proposal  | Overview  |
|---|-----------|---|
| <p>KN017</p> <p>Land at Westlodge, Laurencekirk</p>               | 12 homes  | The proposed site provides an infill opportunity, but it is constrained by poor road access into the site.  |
| <p>KN018</p> <p>Site OP3, Land at Beattie Lodge, Laurencekirk</p> | 20 homes  | The proposed site is already allocated in the Local Development Plan for 10 homes, but is constrained as access into the site is in separate ownership. This site has been allocated since 2006, and given the lack of progress to date, this issue continues to make this site undeliverable. The site will also not be completed until after 2031. As such, housing allocation OP3 should be removed from the Plan. |
| <p>KN019</p> <p>Land at Beattie</p>                               | 150 homes | The proposed site is well located in relation to the settlement, is set back from the A90 (and therefore, unlikely to significantly impact on the landscape or townscape), and is in close proximity to services such as the primary school, but it has a number of   |

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| Lodge,<br>Laurencekirk  |  | <p>constraints. The site is within the middle of the pipeline consultation zone and is identified as being prime agricultural land. There is insufficient water and education capacity, and it would affect the setting of the B listed Beattie Lodge.</p> <p>There are also unresolved access issues into the site, as the land that is required to widen the road is in separate ownership, and significant road infrastructure is required to improve the junctions off the A90(T) before housing developments of this size can be allocated. Furthermore, the site would not be completed until after 2031.</p>  |
| KN020<br><br>Land South-<br>West of<br>Cemetery at<br>Beattie<br>Lodge,<br>Laurencekirk | 20 homes   | <p>The proposed site is detached from the settlement and has a number of constraints. It would result in the loss of prime agricultural land, land reserved for a cemetery extension and Cairn Wood, which is an important habitat for red squirrels. The site is within a pipeline consultation zone and would affect the setting of the B listed Beattie Lodge. The site would also significantly impact on the setting of Laurencekirk and it is desirable to leave a buffer between the settlement and the A90. The Reporter at the Local Development Plan 2017 Examination stated that there is “some merit in maintaining a degree of separation between new development and the A90”. The same should equally apply to this site.</p> <p>In addition, it is constrained in the short-medium term by the need to upgrade the A90 road junctions, access, water and education capacity, and the site would not be completed until after 2031.</p>   |
| KN021<br><br>Land North-<br>East of<br>Cemetery at<br>Beattie<br>Lodge,<br>Laurencekirk | 600m <sup>2</sup><br>employment<br>land (e.g.<br>drive through<br>restaurant or<br>petrol station) | <p>The proposed site is well located in relation to the settlement but it has a number of constraints. The site is proposed off the central A90 junction into Laurencekirk, but part of the works to upgrade the A90 junctions could close this junction. This proposal could also have a significant impact on the setting of the settlement and its sense of place, as the site is next to a cemetery, war memorial, and residential development.</p> <p>This site is also very visible from the A90, and it is desirable to leave a buffer between the settlement and the A90. It would also result in the loss of the green network which covers this site, although it is currently used for grazing. Nonetheless, while any proposed building(s) could be set back from the A90 to reduce its visual impact, given the uncertainty of the local and A90 road access, and impact on local amenity, this site is considered constrained. It is worth noting that the community would support a car park for the cemetery in this location.</p> |

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|---|---|---|
| KN023<br><br>Land Adjacent to Railway Line, Gardenston Street, Laurencekirk     | 5 homes   | The proposed site provides an infill opportunity, and it relates well to the settlement, but there is an access issue that constrains the site. Vehicular access to the site would be off a single-track road (Railway Road) and Aberdeenshire Council's Standards for Road Construction Consent and Adoption (2015), only allows up to 15 houses to be accessed off such roads. There are already 11 houses on this road, and unless Railway Road is widened to 5.5m with a footpath (would require land allocated as site OP2) and the visibility is improved at the junction onto Blackmuir Avenue, this proposal cannot be supported. Developing less than five homes would also result in underdevelopment.  |
| KN025<br><br>Land Adjacent to Pedestrian Track, Gardenston Street, Laurencekirk | 4 homes   | The proposed site, which dips down and forms part of the Gaugers Burn valley, is well located in relation to the settlement, but it has a number of constraints. At least half the site includes prime agricultural land. The existing road to the south of the site already forms an appropriate boundary for the settlement. Road access could constrain the site, as this area is served by a single track road with passing places. It is further from existing services than other sites, and it would present as underdevelopment of the land, as only four houses are proposed on this 0.75ha site.  |
| KN026<br><br>Land West of A90 Laurencekirk                                      | Mixed use:<br>250 homes<br>and 10,000m <sup>2</sup><br>employment<br>land | <p>The proposed site is well located in relation to the settlement and is near services, including the primary school, but it has a number of constraints. The site is situated within a pipeline consultation zone, would result in the loss of prime agricultural land and land protected as site P5 (wildlife corridor and ancient woodland), and would affect the setting of the B listed Beattie Lodge and the setting of Laurencekirk. The site is also constrained in the short-medium term by the need to upgrade the A90 road junctions and local roads, access, water and education capacity.</p> <p>In addition, it is preferred that a buffer is provided between the town and the A90(T), and the Reporter at the Local Development Plan 2017 Examination stated that there is "some merit in maintaining a degree of separation between new development and the A90. A landscape buffer of this nature would be likely to be of greatest benefit to the occupiers of site OP1, by reducing the impact the A90 may otherwise have upon their amenity". The same should equally apply to this site.</p> |
| KN083<br><br>Land East of Denlethen Wood, Laurencekirk                          | 400 homes   | The proposed site is located on the southern gateway to Laurencekirk, but it relates poorly to the settlement, as it is segregated by the A937, Gaugers Burn and railway line, and its prominent location could result in potential landscape impacts. While it could provide the southern link of the western relief road and improve access to Denlethen Wood, the former is not confirmed, and it would result in the loss of prime agricultural land  |



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|   |                       | and elongate the settlement over 750m along the A90(T) southbound. Although the following issues are resolvable, the site is constrained in the short-medium term by the need to upgrade the A90(T) road junctions, and water, waste water and education capacity.  |
| KN114<br><br>Land West of Fordoun Road, North of Finella View, Laurencekirk | 42 homes (self-build) | <p>The proposed site is well located in relation to the settlement and has good access to the train station and bus stop, but it has a number of constraints. The site is being proposed for low density self-build plots, but it constitutes an underdevelopment of land and it is considered that the site is capable of accommodating three times as many houses. As such, there is insufficient justification to allow building on prime agricultural land at such a low density on such a large site. In addition, this site could prejudice the western link road, which is likely to go through this site. Given the scale of other allocations and bid sites preferred in Laurencekirk, this site is not supported at this time.</p> <p>It is noted that the Community Council has an aspiration for more affordable homes and self-build plots. Therefore, the settlement boundary should be amended to include the 7 dwellings that were granted planning permission to the south of this site in 2017.</p> |

## Conclusion

Laurencekirk currently has three housing allocations totalling 1105 homes. The majority of these allocations are located on site OP1 (885 homes and 11ha of employment land). Two planning applications have been received to date on part of this site – one is approved, but development has not begun. Site OP2 has planning permission for 2010 units and is under construction. Site OP3 is identified as constrained and the site's deliverability is questioned as road access to the site cannot be secured. This site is part of bid site KN018, which is associated with bid KN019. Neither of these bids are supported at present, and it is proposed that allocation OP3 is removed from the Plan.

The upgrade of the A90 road junctions into Laurencekirk has been a major constraint, but in August 2018, Transport Scotland and their consultants announced their preference for upgrading the southern junction (A90/A937). The current Plan includes retaining the existing central and north junctions, but this is not guaranteed.

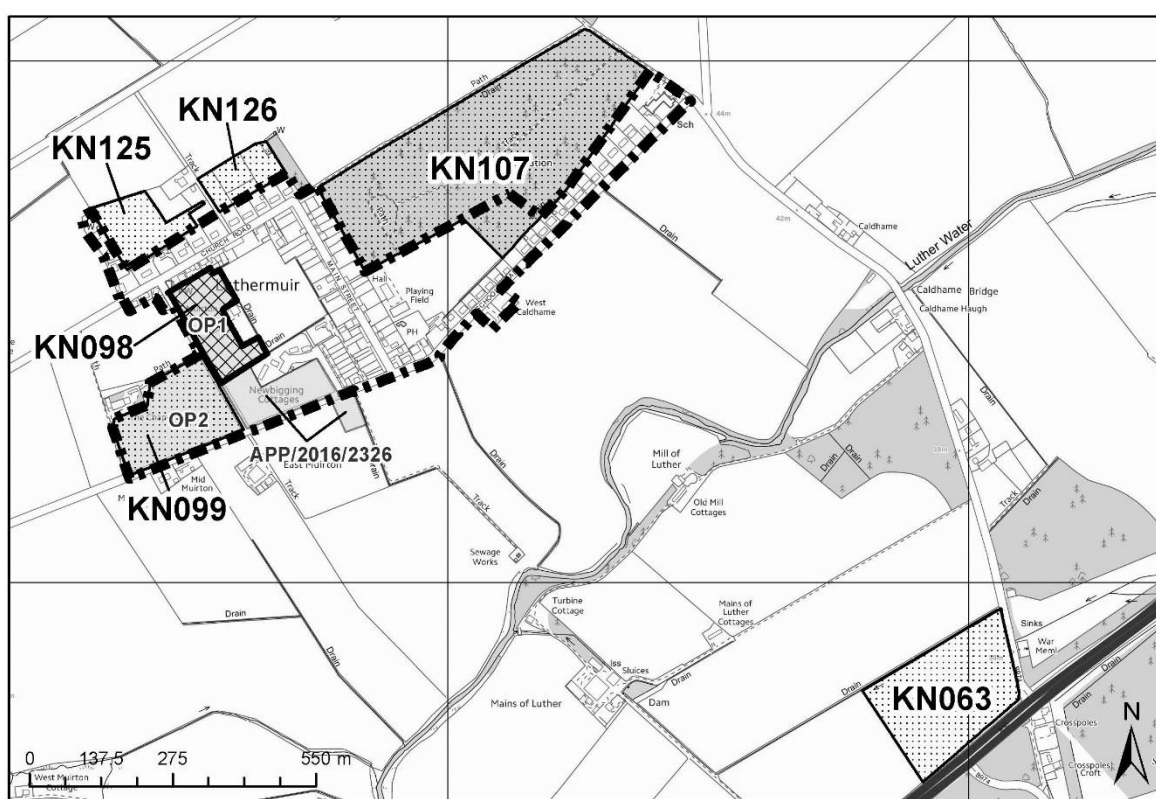
The preferred sites are all to the south of the settlement, and although most are on prime agricultural land, their development can be justified to sustain the growth of Laurencekirk through a mix of large and small sites, and provide additional services and employment land. However, there is not the capacity on Railway Road to support the number of houses proposed and only site KN024 is supported providing it is accessed from the existing housing site OP2. If allocated, this point will have to be made clear in the settlement statement in the Local Development Plan. The housing allowance for site KN024 could also be increased to 20 homes.

## Luthermuir

Luthermuir has developed on a flat area of open land with part of the settlement taking the form of a ribbon development elongating the village along School Road. To the east of the settlement and outwith the settlement boundary there is a large wooded area. There is also open space within the settlement which provides a focal point and is protected for this reason. While there is a desire to build houses closer to the school, there are no suitable sites, and two sites have been identified along the western edge of the settlement, which will help to maintain the local primary school.

### Planning Objectives:

- To help contribute to the overall sense of place in the community.
- To meet local housing need in the settlement.
- To support local services and facilities, including the primary school.
- To preserve the amenity of the settlement.



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### Existing Development Sites

| Reference | Proposal   | Overview   |
|-----------|--|--|
| OP1       | Mix of uses including 25 homes, small-scale retail and employment land | Identified as effective in the Housing Land Audit 2018.<br><br>No joint Masterplan with site OP2 or planning application have been received to date. Construction programmed to start in 2024. |

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|---------------|---|--|
| OP2           | Mix of uses including 25 homes,<br><br>small-scale retail and employment land | Identified as constrained due to “marketability” in the Housing Land Audit 2018.<br><br>No joint Masterplan with site OP1 or planning application have been submitted to date.<br><br>It is proposed that this site is removed from the Plan. See KN099 below.       |
| APP/2016/2326 | 25 homes  | Full planning permission was granted for 25 homes at Newbigging Cottages in May 2017, but is identified as constrained due to “marketability” in the Housing Land Audit 2018. However, part of this site, north of School Road, could replace OP2 (See KN099 below). |

### Development Bid Sites

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

| Reference   | Proposal | Overview   |
|---|----------|--|
| KN098<br><br>Site OP1<br>Land at<br>Aberluthnott<br>Parish<br>Church,<br>The Glebe,<br>Luthermuir | 31 homes | The proposed site lies within an existing opportunity site, OP1, allocated for 25 homes, small-scale retail and employment land. Although site OP1 supports a vision in the Local Development Plan 2017 to provide opportunities for new services in the village, there is justification to support this proposal at the revised allocation, as the viability of a new shop within such a small community is questionable, particularly given the site has not been delivered to date as a mixed-use site.<br><br>In addition, this is a flat site located on the site of a former school, and it fits within the existing settlement layout, providing development around the P1 open space area and so reinforcing a sense of focal point for the village. |

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

| Reference   | Proposal   | Overview  |
|---|--|---|
| KN063<br><br>Land at<br>Mains of<br>Luther<br>Farm,<br>Luthermuir | Mixed use:<br>Roadside<br>Services<br>(Comprising<br>Class 1<br>(Shops), Class<br>2 (Financial,<br>Professional<br>and Other<br>Services),<br>Class 3 (Food<br>and Drink) and<br>Class 7 | The proposed site is situated in the countryside, adjacent to a slip road off the A90(T), but it is constrained. A planning application was refused on this site (APP/20171366) on grounds of poor access (i.e. coaches would have to cross the A90), inadequate sized junction and its unsustainable location (i.e. distance from existing settlements and poor local bus connections). While tourism opportunities are welcome, given the proposed uses and its rural location, this proposal does not support the town centre first principle, and the evidence provided in the Economic Assessment has not demonstrated the potential |

|   |  |   |
|---|--|---|
|   | (Hotels and Hostels) and Petrol Station (Sui Generis)) with Associated Car Parking | <p>negative impacts, e.g. job losses from existing, similar uses, and continued vacancy of units in settlements.</p> <p>There are also concerns about the demand for such facilities given the number of farm shops in the area, the impact on similar uses in nearby settlements and at Stracathro service station (which is seeking planning permission for a 60-bedroom motel), and other road-side restaurants on the A90, e.g. at Finavon. Planning permission has been granted for a mixed use development in Laurencekirk, which includes a petrol station (bid KN073). Therefore, this proposal is situated in an unsustainable location and would be car reliant.</p>  |
| KN099<br><br>Site OP2<br>The Chapel,<br>North of<br>School<br>Road,<br>Luthermuir           | Mixed use: 51 homes/Village Shop and Commercial Unit                               | <p>The proposed site lies within an existing opportunity site, OP2, allocated for 25 homes, small-scale retail and employment land. The bid proposes a significant increase in the allocation to 51 homes and retains a mixed use element for a village shop (350 m<sup>2</sup>), business unit (150 m<sup>2</sup>) and recycling space (250m<sup>2</sup>). However, this site is not a popular choice with the local community, as it further elongates the village. The scale of housing proposed would comprise a significant growth of the village at a high density, and given the slow rate of development in the village over the past 15 years, it would seem inappropriate to reserve this site. It is therefore proposed that site OP2 is removed.</p>  |
| KN107<br><br>Land at<br>Caldhame<br>Plantation,<br>West of<br>School<br>Road,<br>Luthermuir | 56 homes and a shop  | <p>The proposed site is situated within Caldhame Plantation and is constrained by the ancient woodland designation on the site. Whilst the community have expressed a desire for housing development on this woodland site, this would result in the loss of a unique natural asset, as established by its listing in the Ancient Woodland Inventory, loss of a landscape resource, and loss of habitat for species, including the red squirrel. It is notable that woodlands have a role in adding visual and structural diversity to the landscape character, which is a key quality in this flattest of all the Agricultural Heartlands in Aberdeenshire. The site has previously been considered for inclusion in the Local Development Plan 2017, but not accepted because of its listing as Ancient Woodland. A new shop is also proposed, but the viability of this use in such a small community has to be questioned. Overall, this site is considered to be unsuitable for development.</p> <p>Previous planning consents from 1993 and 1997 have been approved on a small part of the wood, but no development has taken place. This small area is currently within the settlement boundary and designated as ancient woodland but given the lack of progress and importance of the wood, especially to red squirrels, the settlement boundary should be amended to exclude this area of woodland.</p> |

|  |          |   |
|--|----------|---|
| KN125<br><br>Land West of Muirfoot, Luthermuir | 13 homes | <p>The proposed site is well located in relation to the settlement, but it is constrained by poor vehicular access. Access to the site is along a small track constrained by trees with Tree Preservation Orders that would need an exclusion zone, and existing properties. The existing track would need to be upgraded because of the number of houses proposed. This means the viability of access to the site is a likely constraint to development on this site.</p> <p>The Council's Flood Prevention Unit have concerns about the site, but the proposer has demonstrated that while the soil has poor porosity it will be possible to form individual surface water soakaways within each garden. Nonetheless, the site is situated on prime agricultural land and given the low rate of development in the village, and the scale of other allocations, approved consents and bid sites preferred in Luthermuir, this site is not supported at this time.</p> |
| KN126<br><br>Land East of Muirfoot, Luthermuir | 12 homes | <p>The proposed site is well located in relation to the settlement, but it is constrained by poor vehicular access. Access to the site is along a small track constrained by trees with Tree Preservation Orders that would need an exclusion zone, and existing properties. The existing track would need to be upgraded because of the number of houses proposed. This means the viability of access to the site is a likely constraint to development on this site.</p> <p>The Council's Flood Prevention Unit have concerns about the site, but the proposer has demonstrated that while the soil has poor porosity it will be possible to form individual surface water soakaways within each garden. Nonetheless, the site is situated on prime agricultural land and given the low rate of development in the village, and the scale of other allocations, approved consents and bid sites preferred in Luthermuir, this site is not supported at this time.</p> |

## Conclusion

Luthermuir currently has 2 existing housing allocations, OP1 and OP2, totalling 50 homes, but the latter is identified as constrained in the Housing Land Audit (HLA) 2018. Planning permission has been granted for 25 homes in 2017 to the south of OP1 and while identified as constrained in the HLA, it is considered a more appropriate location for development than OP2. Bid KN098 on site OP1 seeks to increase the housing allocation and remove the employment and retail element. This is supported given the limited viability of the site for retail, and the low demand and suitability of the road network around the village for employment uses.

The remaining bid sites are not supported as they would result in the loss of ancient woodland or potential loss of trees with a Tree Preservation Order (KN125 and KN126). Whether the existing road into sites KN125 and KN126 could be upgraded to an adoptable

standard is also uncertain. However, it is considered appropriate to extend the settlement boundary north between these two sites to include the existing houses.

Therefore, only two housing sites are supported. Any more could also have a negative cumulative impact on the A90 trunk road junction, which would require further investigation.

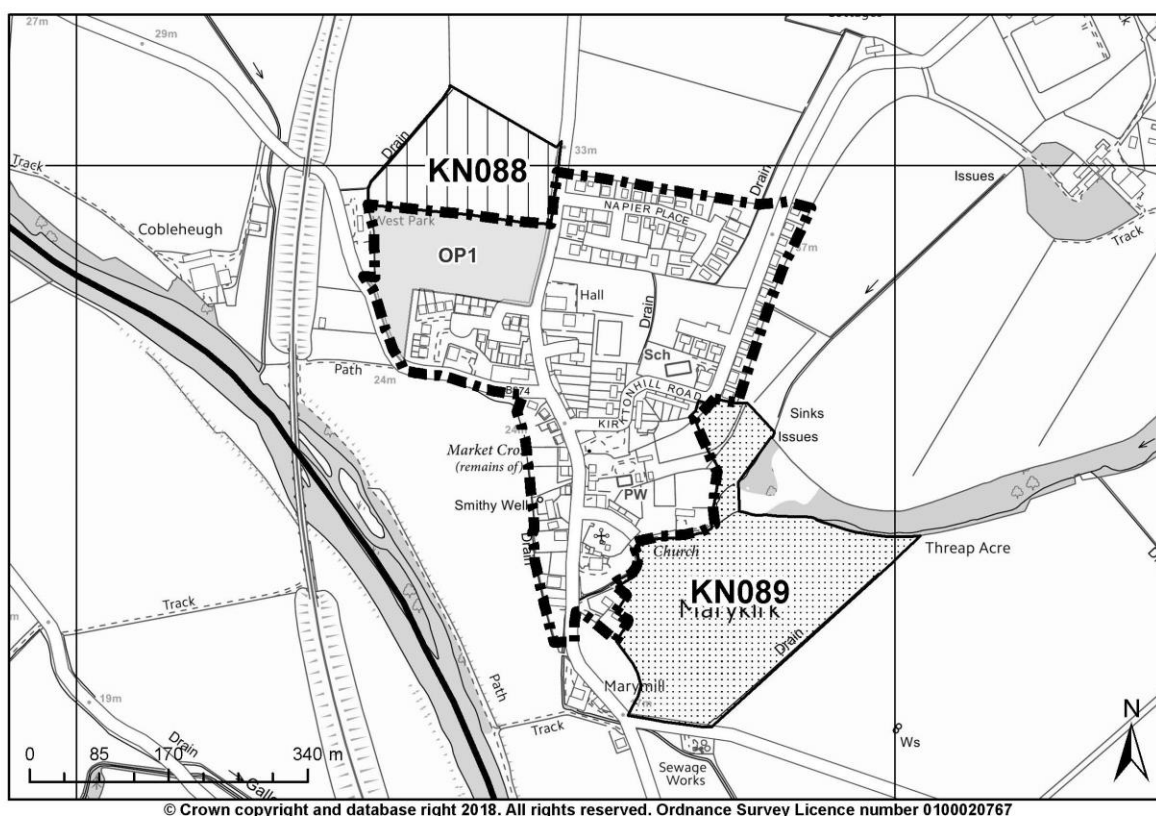
The service centre and tourist facilities on proposed bid site KN063 is not supported due to its impact on the A90 junction, its unsustainable location would increase reliance on the car, and it does not support the town centre first principle.

## Marykirk

Marykirk is accessed by the A937 which runs through the centre of the village. There is modern development, which is visible on approach to the village from the north, with more traditional development in the centre of the village around the church. Flooding is a concern within Marykirk as it is situated in a potentially vulnerable area, which in turn limits the expansion of the settlement. There are limited services within Marykirk at present, but it is important to sustain these along with providing opportunities through the OP1 site for further retail services and employment opportunities and the reserved housing site. However, the local community does not support further development along Kirktonhill Road as access off the A937 junction is on a tight corner.

### Planning Objectives:

- To support local services and facilities, including the primary school.
- To meet local housing need in the settlement.
- To preserve the amenity of the settlement.



### Existing Development Sites

| Reference | Proposal                                       | Overview   |
|-----------|--|--|
| OP1       | 30 homes with employment and local retail uses | Identified as effective in the Housing Land Audit 2018.<br><br>Construction programmed to start in 2020 with 20 homes remaining in 2022. |

## Development Bid Sites

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

| Reference   | Proposal   | Overview   |
|---|--|--|
| KN088<br><br>Land West of Napier Place, North of Site OP1, Marykirk, Laurencekirk | 30 homes<br><br><b>Reserved.</b><br>This is not preferred for immediate development. | <p>The proposed site acts as an extension to the existing OP1 allocation. Whilst the site would be highly visible on the approach to the village from the north, this would be similar to the homes on Napier Place to the east of the A937 and the site would form an appropriate continuation of the pattern of development. Reconsideration of the mix of house types would be necessary from that proposed.</p> <p>The submission notes that the site would be delivered in the first half of the Local Development Plan, but this would seem unrealistic given that OP1 is anticipated to take development up to 2025. It would therefore be appropriate to reserve this site until OP1 is complete, allowing also for the controlled release of prime agricultural land until necessary. Issues relating to school capacity and water treatment and waste water treatment works would require to be resolved. Further notable constraints in terms of HSE pipeline zone would need to be examined, but whilst it is marginally within the western boundary it is not anticipated to impede delivery of the site. As it is also located on a local archaeological site (crop marks of ring ditches), a programme of archaeological works may be required.</p> |

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

| Reference  | Proposal                              | Overview   |
|--|---------------------------------------|--|
| KN089<br><br>Land at Maryhill Farm, South East of Marykirk, Laurencekirk | 30-40 homes with scope for mixed used | <p>The proposed site is well located in relation to the settlement, but it has a number of constraints. The site consists of prime agricultural land, a valuable resource, and its loss would not be appropriate given the housing opportunities available within the village that are expected to be delivered up until 2025. The proposal excludes development from the flood risk area, but access from the southern boundary may be affected. It would also extend Marykirk to the south-east onto part of site "P2", which is designated as protected land to conserve the setting of the parish church, graveyard and woodland buffer. There is a presumption against woodland removal, although compensatory planting could be achieved within the site, as shown on the indicative plan. However, this would not alleviate concerns relating to the impact on the setting of the scheduled St Mary's Church.</p> <p>There are also concerns about the impact the proposal will have on the setting of the village, which would be significant when approaching the settlement from the</p> |



|  |  |  |
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|  |  | south, and there are further notable constraints in terms of provision of water, sewage, and education that would need to be resolved. |
|--|--|--|

## Conclusion

Marykirk currently has one existing housing allocation for 30 homes with employment and local retail uses. This provides sufficient supply of housing land capable of becoming effective and it is unlikely that any further housing land allocations are required. However, should further development be required, site KN088, which has the least constraints of the two bids and sits next to site OP1, could be reserved as a long-term future development option.

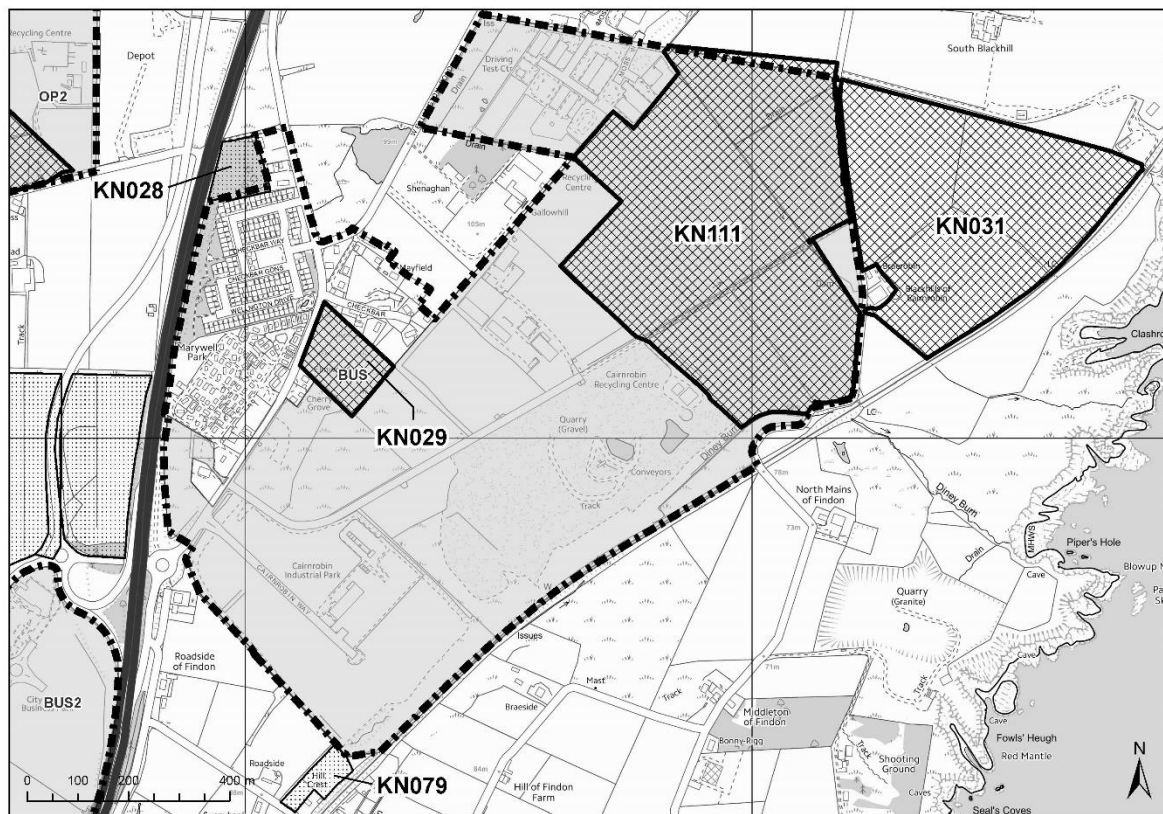
## Marywell

Marywell has fairly limited residential development compared to the large amount of employment land that is situated to the east of the housing. The settlement is surrounded by the Aberdeen green belt, which limits the amount of growth that can be expected. While a modest amount of housing land has been identified, the main objective for Marywell is to provide provision for employment land and this can be provided through the BUS sites, which have been safeguarded for employment uses.

However, due to the scale and multiple owners of the BUS sites, a Masterplan will be required that shows the road network over both BUS designations. The local community has also expressed a desire for a path, which currently stops at the junction at Old Stonehaven Road and Wellington Road, to continue to the city boundary along Wellington Road.

### Planning Objectives:

- To help contribute to the overall sense of place in the community.
- To meet housing need in the strategic growth area as defined by the Aberdeen City and Shire Strategic Development Plan.
- To preserve the amenity of the settlement.
- To provide opportunity for employment.



### 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**:

| Reference  | Proposal  | Overview   |
|--|---|--|
| KN029<br><br>Land at Checkbar Phase 3              | 52 homes  | <p>The capacity of this site has been reduced from 60 to 52 homes.</p> <p>The proposed site lies within a large BUS designation, which is land safeguarded for employment uses. While the local community has no desire for further housing in the area, the proposal sits within the settlement boundary of Marywell, comprises mostly of much needed 1-2 bedroom homes, could improve the area's sense of place and it is on a bus route. The layout of new housing must not constrain development of the BUS site by way of noise/amenity issues. The impact on the A92(T) Findon junction (formerly on the A90(T)) will require further assessment, and any impact on school capacity (the site falls within Hillside Primary School catchment) and Portlethen Medical Centre would need to be resolved.</p> <p>However, there are concerns that at 60 homes, this could result in overdevelopment, and a more modest proposal of 52 homes is preferred.</p> |
| KN031<br><br>Land at Blackhills of Cairnrobin      | Mineral extraction                                  | <p>The proposed site would form a logical extension to an existing, operational quarry directly to the north within the Aberdeen City Boundary. This site abuts the South East Aberdeenshire Coast Special Landscape Area (SLA), but with the existing development near this site, no significant adverse impact is considered to arise from this addition.</p> <p>As the site sits directly adjacent to the operational train line, methods would need to be employed to ensure the line is not impacted by the extraction. Other than the possibility of finding archaeological remains, there are no other constraints that would prevent this site from being identified as an Area of Search for mineral extraction.</p>  |
| KN111<br><br>Land at Mains of Cairnrobin, Marywell | Employment Land and Leisure, Classes 4, 5, 6 and 11 | <p>The proposed site is within the 'BUS' designation, and therefore the principle of employment development on the site has been established. Outline planning permission was granted in 2008 for business, industrial and leisure developments (classes 4, 5, 6 and 11), with subsequent planning applications having been approved on parts of the site. Any issues regarding landscaping, buffer strips, transportation etc. should be considered as part of a planning application.</p>  |

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

| Reference  | Proposal                         | Overview   |
|--|----------------------------------|--|
| KN028<br><br>Land East of A90, Phase 2, Checkbar                   | 40 homes                         | <p>The proposed site is well located in relation to the settlement, but its location would impact on the setting of Marywell through the erosion of the Aberdeen green belt and threaten the green belt's integrity by increasing coalescence with Aberdeen City.</p> <p>It is noted that the Community Council has no ambition for any additional housing within the area.</p>  |
| KN079<br><br>Land at Oakridge, North and West of Hillcrest, Findon | 1 home and small holding/grazing | <p>The proposed site is situated in the countryside, adjacent to a small number of properties. The site is not of sufficient scale to be allocated with the Local Development Plan. It is also constrained by the Aberdeen green belt, and would cause an increased coalescence of development, which is not a pattern of development that is desirable here. The site is also not within walking distance of amenities or community facilities and would encourage the use of unsustainable modes of transport.</p> |

## Conclusion

The large 'BUS' designation dominates this settlement, and the proposal to include class 11 assembly and leisure uses on bid KN111 is supported, as per the approved planning application. A modest housing allocation on site KN029 is supported, but at a reduced density to avoid overdevelopment. The proposed quarry on site KN031 is preferred as it would be a logical extension of an existing quarry.

The Aberdeen green belt surrounds Marywell, and development to the north and south of the settlement is not supported in order to retain the integrity of the green belt.

Bid KN079 would like the green belt designation removed to allow a single house on an existing smallholding/grazing. However, the site is too small to be allocated, would cause an increase coalescence of development, part of it is at risk from surface water flooding and it is not in a sustainable location.