

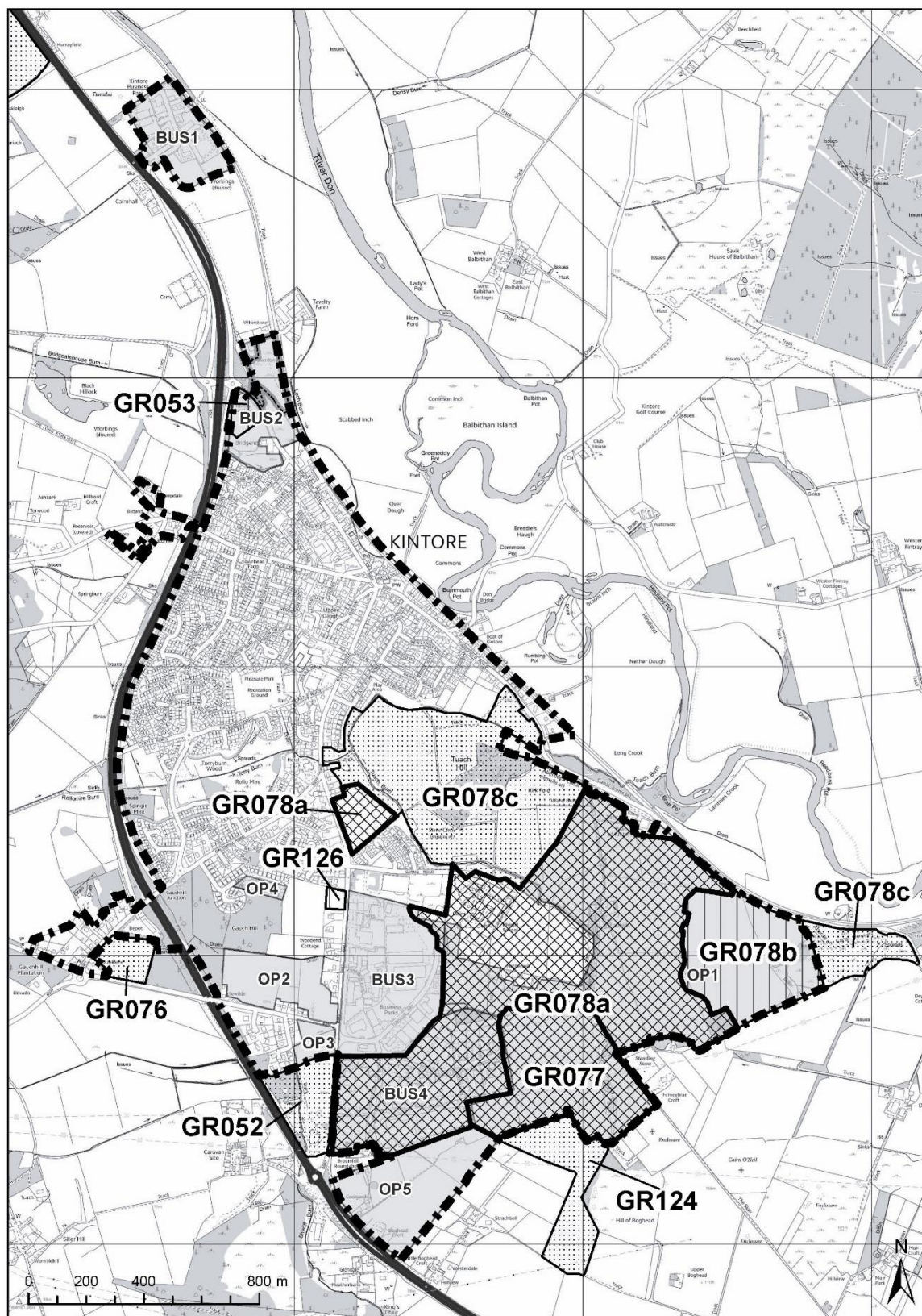
Kintore

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

The lack of smaller and affordable homes is an issue for the local community. Community facilities and services are considered to be inadequate given the size of the town. There is local aspiration for a filling station to be developed in Kintore.

Planning Objectives:

- To meet housing need in the wider Strategic Growth Area as defined by the Aberdeen City and Shire Strategic Development Plan.
- To support community facilities and services.
- To preserve and enhance existing open spaces including Tuach Hill, and provide new formal open spaces.



Existing Development Sites

Reference	Proposal	Overview
OP1	A mix of uses including 600 homes and employment land	<p>Identified as effective in the Housing Land Audit 2018.</p> <p>Subject to an agreed development framework and Masterplan. Planning permission in principle for 600 homes, neighbourhood centre, landscaping, open space and associated infrastructure, was approved in September 2015. Construction is programmed to start in 2019 with 390 homes remaining in 2022.</p> <p>Identified as under construction in the Employment Land Audit 2016/17.</p> <p>See bid GR077 and GR078 below.</p>
OP2, OP3 and OP4	207 homes to enable the development of Gauch Hill Town Park	<p>OP2 is identified as effective in the Housing Land Audit 2018.</p> <p>Planning permission in principle for residential development as enabling development for a town park and associated facilities, approved February 2015. Construction programmed to start in 2019 with 90 homes remaining in 2022.</p> <p>OP3 and OP4 are complete.</p> <p>Development of a town park is yet to be delivered.</p>
OP5	A mix of uses including offices, community facilities and, subject to the findings of a Retail Impact Assessment, a supermarket	Identified as constrained due to “other” issues in the Employment Land Audit 2016/17.

Development Bid Sites

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

Reference	Proposal	Overview
GR053 BUS 2 Site, South of Northern Road-A96	<p>32 homes and employment land</p> <p>Reserved. This is not</p>	The proposed site is situated within site BUS2. It is situated close to the town centre and the proposed railway station however, given the proximity to the main transport interchange the site would be more suited for employment opportunities, something that whilst present, does not form a significant part of the bid proposal. Convenience retail development could also

Roundabout, Kintore	preferred for immediate development.	be considered. Development of this site in isolation would lead to poor connectivity and permeability to the rest of the allocated site and limit future opportunity. Should there be a desire to pursue a truly mixed use development at this location, this is something that could be supported. Constraints associated with flood risk require to be resolved. This site is reserved to allow identified constraints to be resolved.
GR077 Land at Midmill Business Park South East (Phase 2), Kintore	Employment land	The proposed site has largely been developed as a business allocation and the new Plan should reflect the current uses on the site and the existing land to be developed. A business/employment land allocation for the outstanding and smaller part of the site should be made (approximately 8ha) of which around 5ha could provide land for further employment uses.
GR078 Land East of Kintore, Kintore	400 homes Reserved. This is not preferred for immediate development.	The proposed site has a number of constraints but these have largely been identified and dealt with, in principal, through the approved Masterplan for the existing OP1 site. There is scope for an extension to this allocation of around 400 additional homes (1000 total) however this would represent a significant addition to the site allocation requiring further consideration to ensure infrastructure can accommodate such a scale and resolve constraints associated with flood risk. The acknowledgement that the site is suitable for 1000 homes should remain within the text of the allocation with the additional capacity to be reserved (GR078b). The area identified as GR078c is not preferred for development. The extent of Tuach Hill should be retained as open space and would not contribute towards the developable area of the site. Amendment to the site boundary is also required to exclude the area to the east of the site to preserve the remains of the Aberdeen Canal.
GR126 Part of R1, Land adjacent to Woodside Croft, Kintore	24 homes Reserved. This is not preferred for immediate development.	The proposed site is situated on part of land currently reserved for a town park at Gauch Hill to be developed through associated enabling development. The proposal is promoted as offering 100% affordable housing. The site could provide a small number of houses/flats in a central location close to services and amenities. The site would be suitable for affordable housing as suggested by the bid and a high density development on part of the site may be appropriate. Such a proposal could only be supported upon delivery of the Town Park and as such the site is reserved to allow this matter to be resolved.

Other options which Planning Officers have not preferred:

Reference	Proposal	Overview
GR052 Site at Bridgefield, North of Broomhill Roundabout, Kintore	Mixed use	Whilst the site contains existing uses related to the wider functioning of the town it is unclear exactly what development is promoted by the bid. Despite this the site contains football pitches (Kintore United), commercial uses and a house. These uses are adjacent to and consistent with the functioning of the wider settlement and it would be reasonable to include the area within the settlement. The site is at risk from flooding.
GR076 Land East of Hazeldene, Kintore	15-25 homes	The proposed site lies adjacent to the settlement boundary but is distant from the main town centre and facilities. The site lies within the Health and Safety Executive's pipeline consultation zone and development could result in the loss of trees.
GR124 Land South of Midmill Business Park, Kintore	Employment Land	The proposed site is largely unrelated to the settlement and promotes a disjointed pattern of development. Currently there is no need for this scale of employment land in this area.

Conclusion

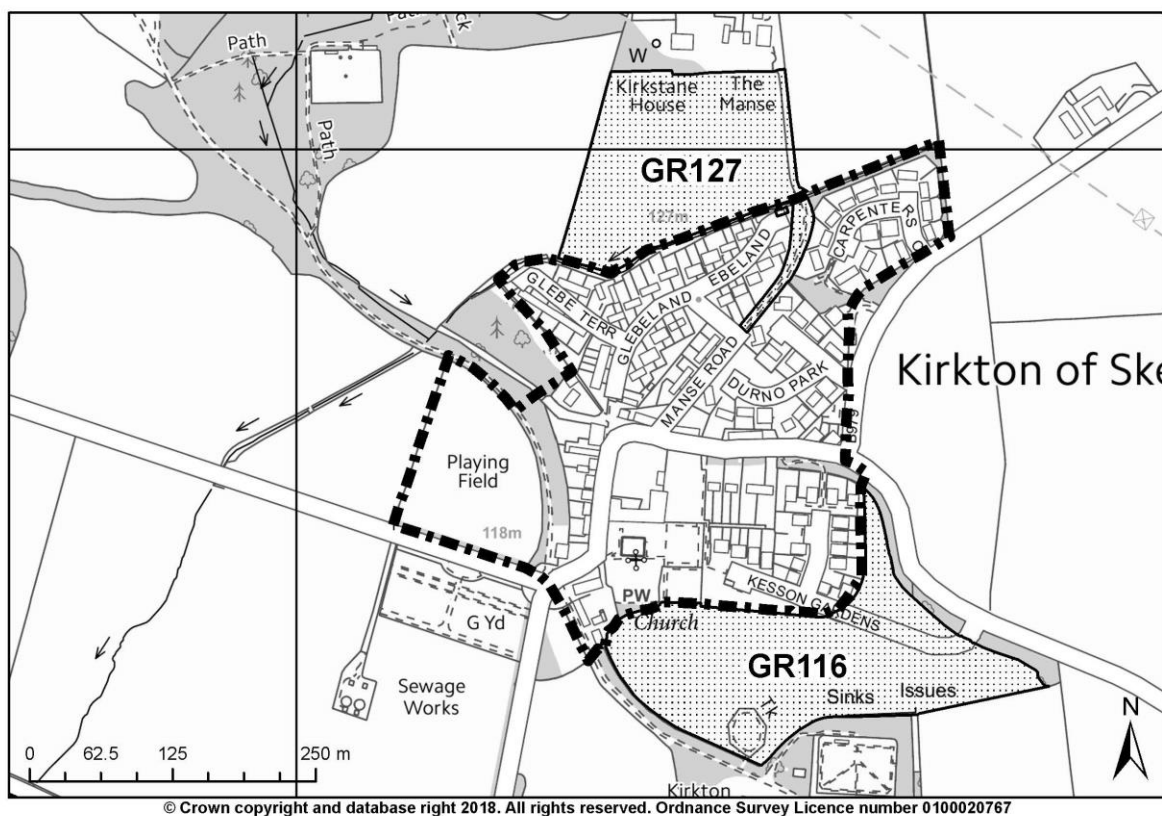
There is sufficient effective land to meet local housing need within this part of the Strategic Growth Area during the Plan period. A reserved site to allow for increased capacity of OP1 will further contribute to meeting housing need. Future development in Kintore will require a joined up approach in relation to access, mitigation and delivery. Existing allocations are required to improve specific junctions on the A96. Sites OP3 and OP4 are now built out and will be removed from the Plan. Whilst forming part of a bid site (GR078), conserving the setting of Tuach Hill and the surrounding area will continue to be a priority.

Kirkton of Skene

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

Planning Objectives:

- To preserve the character and setting of the village, including the countryside between Kirkton of Skene and Westhill.
- To support local services and facilities, including the primary school.



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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
GR116 Land South West of Old Skene Road, Kirkton of Skene	35-45 homes	The site lies immediately adjacent to the settlement boundary. Development would negatively affect the setting of a number of nearby listed buildings, particularly the B-listed Skene Parish Church and views of the church from the east. Development on this scale is likely to affect capacity at Skene Primary School.
GR127 Land North of Glebeland, Kirkton on Skene, Westhill	20-30 homes	The site lies immediately north of the settlement boundary. The site lies within the Health and Safety Executive's pipeline consultation zone and the southern part of the site is at risk from flooding. It is considered that development of this site would promote an unsustainable pattern of development that would not be in keeping with the character of the village.

Conclusion

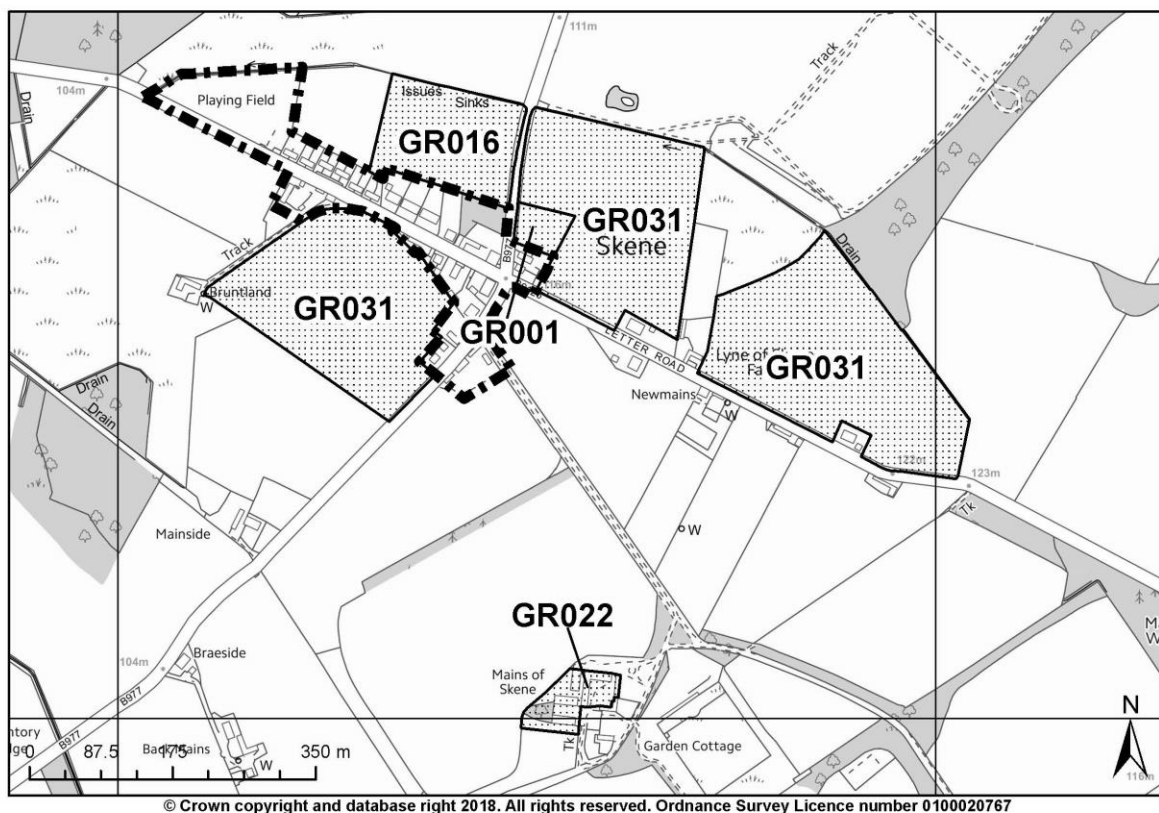
Kirkton of Skene is not a considered to be a suitable location for development. Further development in Kirkton of Skene is likely to increase coalescence with Westhill and place pressure on Skene Primary School, which is located outwith the village.

Lyne of Skene

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

Planning Objectives:

- To preserve the amenity of the village.



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
GR001 Land north of Little Acre, Lyne of Skene	5 homes	The proposed site is situated immediately adjacent to the settlement boundary. The site is considered to relate well to the existing settlement and is of such a scale that could be easily consolidated. However, Lyne of Skene lacks key services which would result in high car dependency. The village also suffers from infrastructure constraints, namely public drainage provision.
GR016 Land North of Letter Road, Lyne of Skene	15 homes	The proposed site is situated immediately adjacent to the settlement boundary. Whilst the site relates relatively well to the existing settlement, Lyne of Skene lacks key services and suffers from infrastructure constraints, namely public drainage provision. Surface water flooding is also associated with the site.
GR022 Land at Mains of Skene, Lyne of Skene	7 homes	The site is situated outwith the settlement and involves the remediation of a brownfield site. Lyne of Skene lacks key services and suffers from infrastructure constraints, namely public drainage provision. The proposal promotes mixed house types and goes beyond the minimum requirements in terms of providing affordable housing which are expected to be available for rent. There is concern surrounding the potential loss of traditional vernacular buildings, which could otherwise be sympathetically converted, and the possible impact on the setting of A-listed Skene House, Garden, Terrace and Garden Ornaments. The access road would need to be brought up to adoptable standards as well as a footway connecting the development to the village.
GR031 Sites A, B and C, Lyne of Skene	Mixed use – 157 homes and community uses or retail	Two parts (A and B) of the proposed site are situated immediately adjacent to the settlement boundary with part C being detached from the settlement. Whilst the proposal includes provision for community uses or retailing, clarity on the use/uses other than housing to be derived from the site would be required as well as further information on how these individual sites relate to each other. Lyne of Skene currently lacks key services and suffers from infrastructure constraints, namely public drainage provision. Surface water flooding is also associated with part C. Whilst the scale of development may be sufficient to allow constraints to be overcome, it is not considered that this level of growth would be appropriate and could negatively affect the sense of place associated with the village.

Conclusion

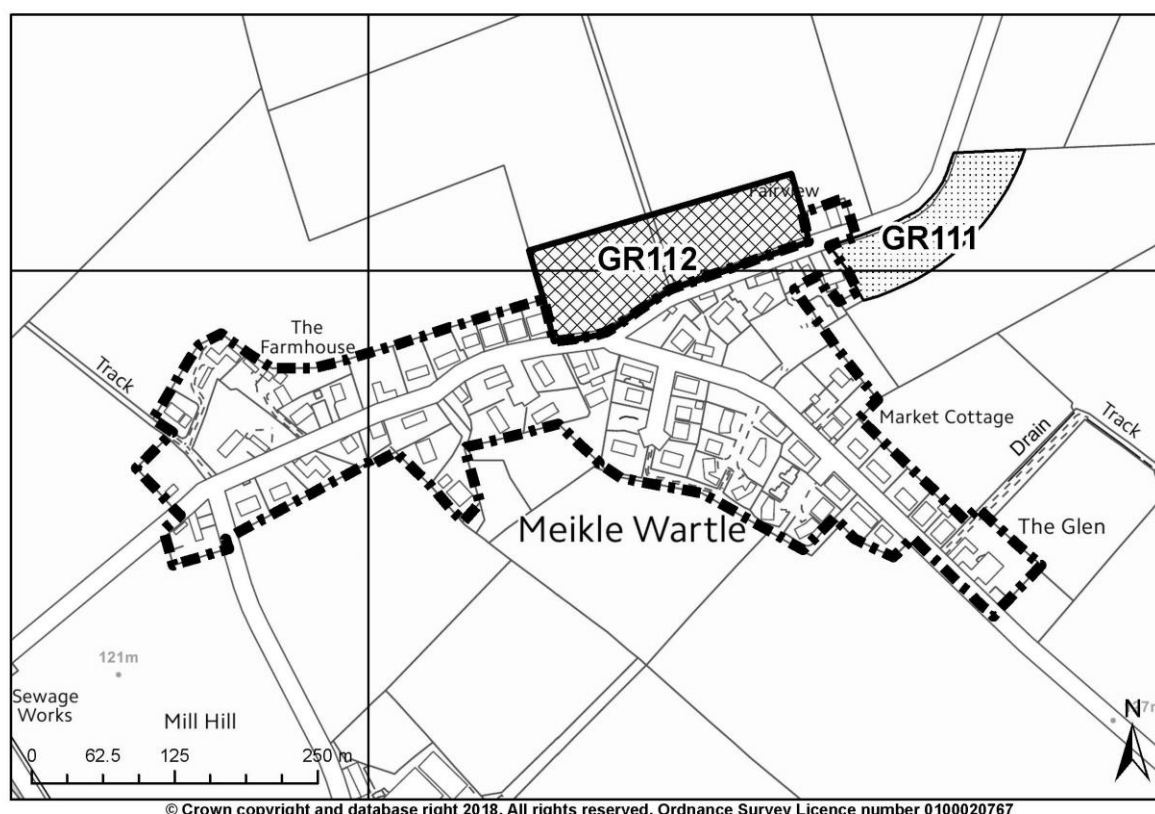
Lyne of Skene is not considered to be a suitable location for development as it lacks services and has limited public transport connectivity. Should infrastructure constraints be overcome site GR001 could come forward should a shortfall in local housing supply be established.

Meikle Wartle

Meikle Wartle is a village which is linear in pattern following a minor road which passes through the settlement. Creating a safe route to school is a community aspiration, however delivering this is challenging due to the distance from the village to the primary school at Rayne North.

Planning Objectives:

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



Existing Development Sites

There are no allocated development sites.

Development Bid Sites

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

Reference	Proposal	Overview
GR112 Land North of Meikle Wartle, Inverurie	12 homes	The proposed site forms a logical extension to the village and fits neatly providing an opportunity for open space and would have no significant impact on its landscape setting and the sense of place this provides.

Other options which Planning Officers have not preferred:

Reference	Proposal	Overview
GR111 Land East of Meikle Wartle, Inverurie	6 homes	The site abuts the settlement boundary. Despite its close proximity to the village, the site would not provide a positive sense of place through extension of the linear development pattern. Ribbon development has already taken place to the south-east of the village but is not considered to be a positive feature; the development would continue to reinforce ribbon development.

Conclusion

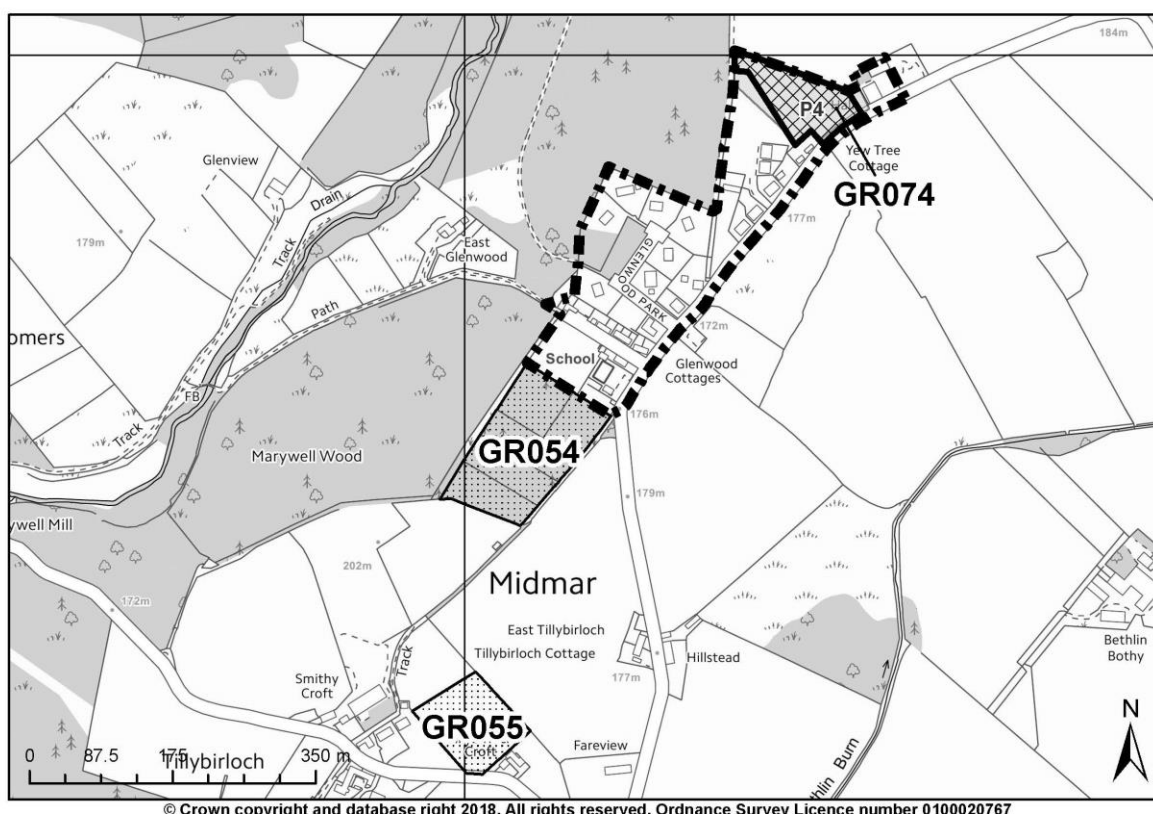
The preferred bid (GR112) provides opportunity for growth to meet local housing need. No other changes are proposed.

Midmar

Midmar is a small village situated along a minor public road. The primary school and village hall are vital facilities to the community and effort should be made to sustain these assets. Housing development should reflect the character of the existing village, particularly in terms of the scale and density of development.

Planning Objectives:

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



Existing Development Sites

There are no allocated development sites.

Development Bid Sites

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

Reference	Proposal	Overview
GR074	20 homes	The capacity of this site has been increased from 10 to 20 homes.
Land West of Midmar Public Hall, Roadside of Corsindae, Midmar		The proposed site lies within an area of protected land for development of a public garden adjacent to the village hall. As there does not appear to be a project in place to deliver this it would seem appropriate to consider alternative options for the site. The site

		proposes strategic landscaping within the proposed layout which would contribute to part of the desire of the protected site and provide a link to the tree planting beside the village hall and the woodland to the west of the site. Development of this site would help to meet one of the Community Council's aspirations in terms of sustaining the roll at the local primary school.
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Other options which Planning Officers have not preferred:

Reference	Proposal	Overview
GR054 Land South of Midmar School, Midmar, Inverurie	20 homes	The proposed site is situated adjacent to the settlement boundary and is well related to the rest of the settlement, particularly the primary school. However, the site is located on an area of ancient woodland. Local roads may require to be upgraded to accommodate the proposed scale of development.
GR055 Land at Tillybirloch, Midmar, Inverurie	4 homes	The proposed site is situated in the countryside and is distant from the main residential area of Midmar, albeit it is located next to other residential development. This proposal is situated in an unsustainable location and would be car reliant.

Conclusion

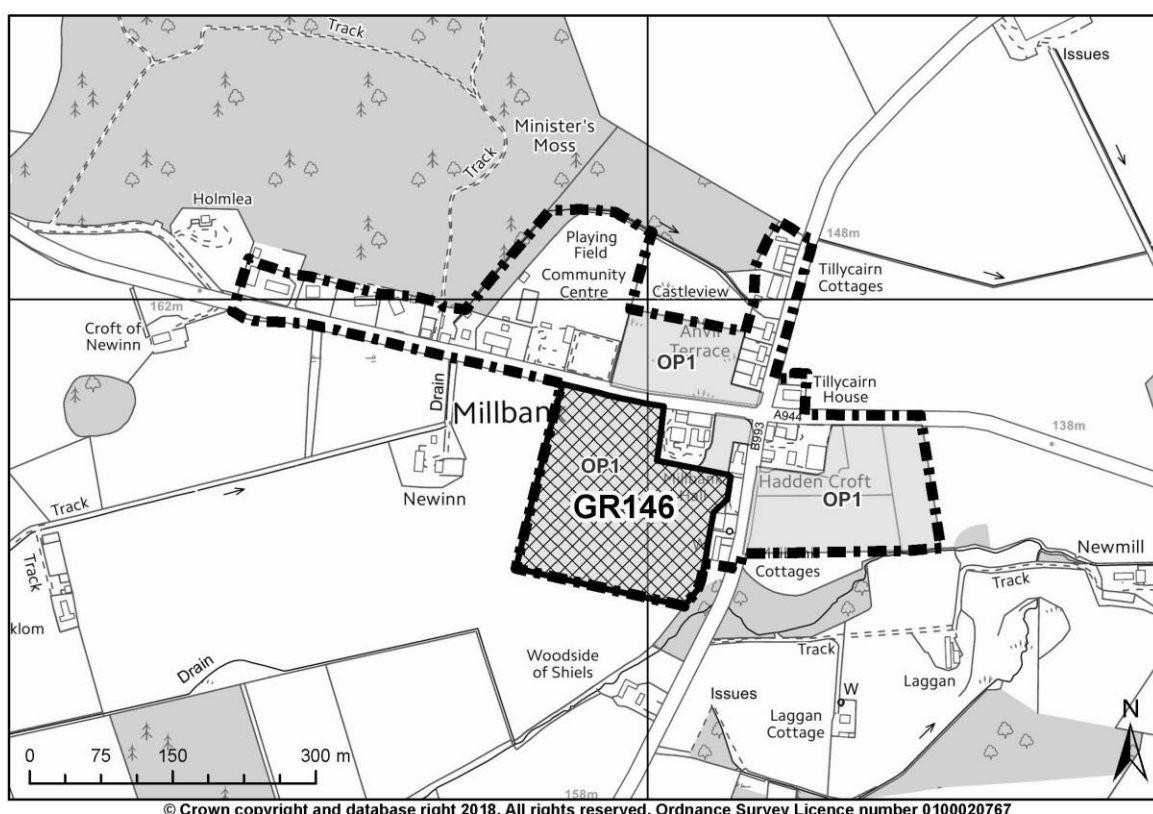
Midmar has not been subject to significant growth in recent Plan periods. Site GR054 is considered to be well situated in proximity to the primary school however is constrained due to the presence of ancient woodland. Increase to the site capacity associated with the preferred site (GR074) is considered to be sufficient to meet housing need in the short term. It is proposed to extend the settlement boundary to include the overflow car park at the hall which will be protected for this use.

Millbank

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

Planning Objectives:

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



Existing Development Sites

Reference	Proposal	Overview
OP1	35 homes, employment land and community facilities	<p>Identified as constrained due to “infrastructure” in the Housing Land Audit 2018 and the Employment Land Audit 2016/17.</p> <p>No planning application has been submitted to date.</p> <p>See bid GR146 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
GR146 Land at Millbank Crossroads - Site OP1	Mixed use – 30 homes and 270m ² employment land	The site is situated on land currently allocated as part of OP1. There are no significant constraints associated with the site however access is required to be taken from the north and will be required in such a way as to ensure the topography of the site can be accommodated. The proposal promotes an underdevelopment of land. Therefore the site is preferred with a reduced site area to that required to accommodate the development.

Other options which Planning Officers have not preferred:

None.

Conclusion

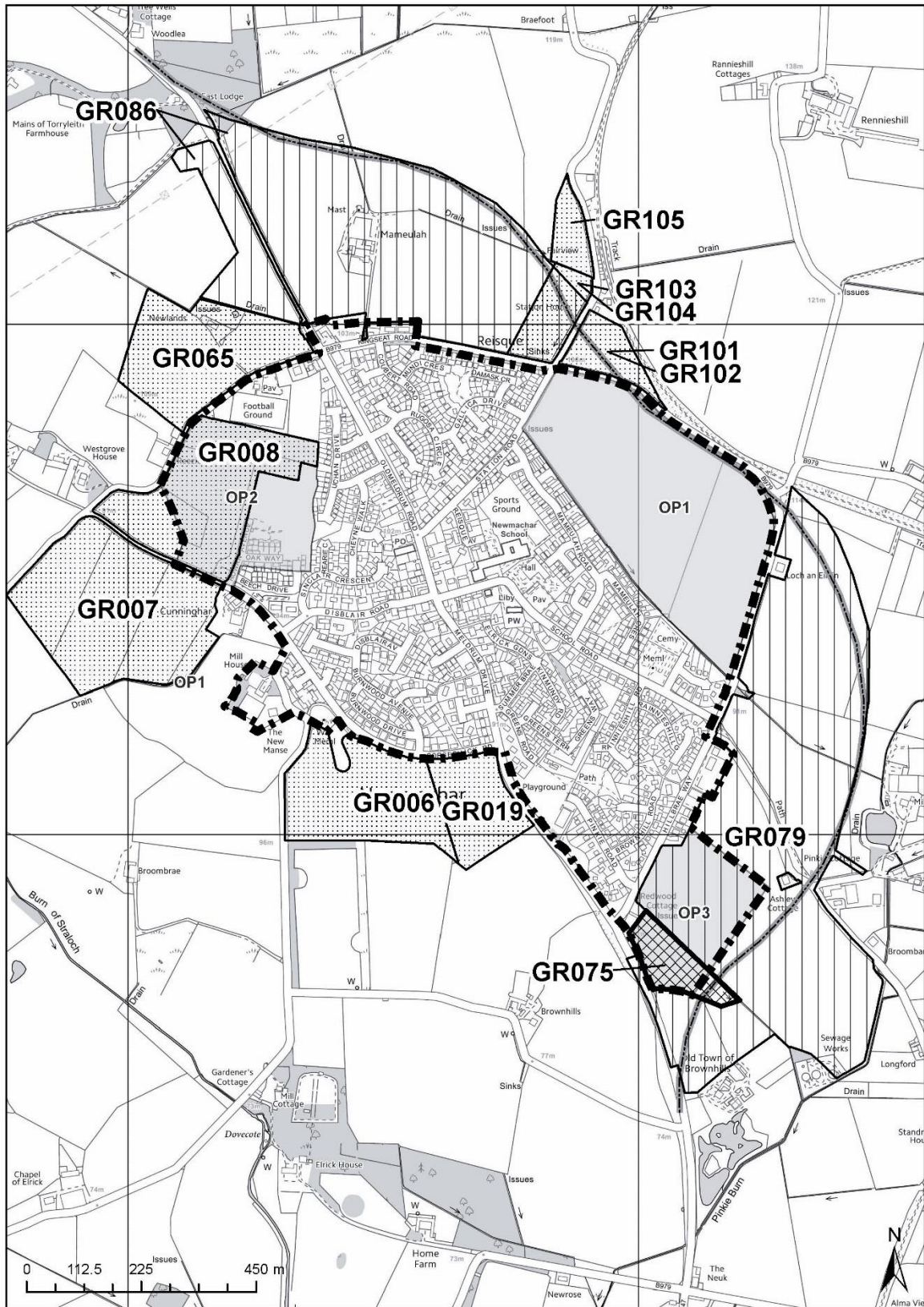
It is proposed to remove the two parts of site OP1 as they do not form part of the preferred bid (GR146). It is considered that there is no desire to develop these parts of the existing OP1 site during the Plan period. No other changes are proposed.

Newmachar

Newmachar lies on a relatively flat area of land within close proximity to Aberdeen and Dyce. It primarily serves as a commuter town for Aberdeen and there are limited employment opportunities within the settlement. The clear focus of the community is to transform Newmachar from a dormitory settlement to a sustainable mixed community, and for development to take place to allow people to not only live but also work in Newmachar. There are concerns that the town is being divided by increasing traffic on the A947 and this issue is exacerbated due to lack of off-street parking along this route. There are long term proposals for an eastern relief road to help address this as well as a desire amongst the local community to reinstate a rail link to Newmachar. However, delivering this will require significant expansion of the village to be planned. There remain appropriate opportunities for growth within Newmachar that will meet the need for housing and employment within the settlement, support growth within the Aberdeen Housing Market Area, provide opportunities for local employment and sustain services. There is also desire within the local community for the development of additional football pitch(es) to meet demand from a number of teams associated with the village.

Planning Objectives:

- To provide opportunity for employment.
- To support existing and proposed services and facilities.
- To support the long term development of an eastern distributor road.
- To meet local housing need in the settlement.



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Existing Development Sites

Reference	Proposal	Overview
OP1	340 homes and community facilities to include an additional primary school	Identified as effective in the Housing Land Audit 2018. Planning permission in principle for 340 homes and primary education approved June 2017. Construction programmed to start in 2019 with 256 homes remaining in 2022.
OP2	165 homes and community facilities	Is partially developed but is Identified as constrained due to “ownership” in the Housing Land Audit 2018. Full planning permission for 70 homes, approved August 2014. The site is partially developed with remaining capacity for 95 homes. See bid GR008 below.
OP3	5ha employment land	Identified as marketable in the Employment Land Audit 2016/17. See bid GR075 below.

Development Bid Sites

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

Reference	Proposal	Overview
GR075 Land at OP3 Site, South East of Redwood Cottage, Newmachar	Employment land	The proposed site forms part of the current OP3 site. The site remains an appropriate location for employment.
GR079 Land South East of Hillbrae Way, Newmachar	180 homes, retail and commercial land Reserved. This is not preferred for immediate development.	The proposed site could help deliver a bypass to ease traffic issues in the town, and this could be provided in conjunction with other bid sites. The site on its own merits could appear as a logical extension to Newmachar, but the real value and integration of this development relies on other sites coming forward first, or in tandem. The site is identified as a reserved site to allow a Flood Risk Assessment to be undertaken to determine the developable area.
GR086	300 homes and 1.75ha	The proposed site is situated to the north of the settlement boundary. The proposal would constitute a significant expansion of the village, however could be

Land at Mameulah, North of Kingseat Road, Newmachar	employment land. Reserved. This is not preferred for immediate development.	instrumental to delivering an eastern relief road. The site is identified as being prime agricultural land and further consideration with regard to landscape impact is required. The site is also located in proximity to Straloch Garden and Designed Landscape, a nationally important heritage asset. This site is reserved to allow identified constraints to be resolved and to allow further discussion on delivery of an eastern relief road.
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Other options which Planning Officers have not preferred:

Reference	Proposal	Overview
GR006 Land to the South of the Monument, Newmachar	75 homes	The proposed site is adjacent to the settlement boundary. The site is well related to amenities, and could be of a scale and character in keeping with the neighbouring residential areas to the north. However, it is not considered appropriate to promote further development opportunities to the west of the settlement until such time as an eastern relief road is delivered and the impact of this infrastructure investment considered in terms of the future spatial strategy for Newmachar.
GR007 Site South of Corseduick Road, Newmachar	150 homes	The proposed site is adjacent to the settlement boundary however is largely detached from the settlement. It is not considered appropriate to promote further development opportunities to the west of the settlement until such time as an eastern relief road is delivered and the impact of this infrastructure investment considered in terms of the future spatial strategy for Newmachar.
GR008 Site OP2, North of Corseduick Road, Newmachar	155 homes	The site is situated largely within the settlement of Newmachar on land currently allocated as OP2. Part of the OP2 site (not forming part of the bid) is subject to planning permission for 70 homes and is currently under construction. The site is subject to an agreed Development Framework and a Masterplan. It is expected that development of the site will accord with the principles set out in these documents.
GR019 Land at Corseduick Road, Newmachar	60 homes	The proposed site is adjacent to the settlement boundary. The site is well related to amenities, and could be of a scale and character in keeping with the neighbouring residential areas to the north. However, it is not considered appropriate to promote further development opportunities to the west of the settlement until such time as an eastern relief road is delivered and the impact of this infrastructure investment considered in terms of the future spatial strategy for Newmachar.
GR065 Land at Newlands, West of The	100 homes and 100m ² community uses	The proposed site is adjacent to the settlement boundary. It is not considered appropriate to promote further development opportunities to the west of the settlement until such time as an eastern relief road is delivered and the impact of this infrastructure

Newmachar Hotel, Newmachar		investment considered in terms of the future spatial strategy for Newmachar. When considered in isolation the site appears unrelated to the settlement core and is considered to be unsuitable for development due to landscape impact.
GR101 Land North East of Damask Crescent, Newmachar (Option 1)	21 homes	The proposed site is situated to the east of the settlement boundary and appears detached from the settlement. Development of this site could prejudice the route of the potential eastern relief road. Constraints associated with the site include possible landscape impact and the presence of prime agricultural land.
GR102 Land North East of Damask Crescent, Newmachar (Option 2)	18 homes	The proposed site is situated to the east of the settlement boundary and appears detached from the settlement. Development of this site could prejudice the route of the potential eastern relief road. Constraints associated with the site include possible landscape impact and the presence of prime agricultural land.
GR103 Land North of Damask Crescent, Newmachar (Option 1)	25 homes	The proposed site is situated to the north of the settlement boundary. This site forms part of a larger proposal (GR086) which could significantly contribute towards delivering an eastern relief road. This site is constrained in favour of promoting further discussion as to the merits of a larger proposal. When considered in isolation the site appears detached from the settlement, is considered to be unsuitable for development due to landscape impact and the presence of prime agricultural land.
GR104 Land North of Damask Crescent, Newmachar (Option 2)	14 homes	The proposed site is situated to the north of the settlement boundary. This site forms part of a larger proposal (GR086) which could significantly contribute towards delivering an eastern relief road. This site is constrained in favour of promoting further discussion as to the merits of a larger proposal. When considered in isolation the site appears detached from the settlement, is considered to be unsuitable for development due to landscape impact and the presence of prime agricultural land.
GR105 Land West of Fairview, Newmachar	10 homes and 564m ² employment land	The site is situated outwith the settlement. The landscape impact from development of this scale, which is isolated from the settlement, would be at odds with the existing form and character of Newmachar, to the detriment of the wider landscape and setting of Newmachar. Development of this site could prejudice the route of the potential bypass and would extend to the north of the preferred route at this stage. Additionally, the site is wholly identified as being prime

		agricultural land. This site is considered to be unsuitable for development.
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Conclusion

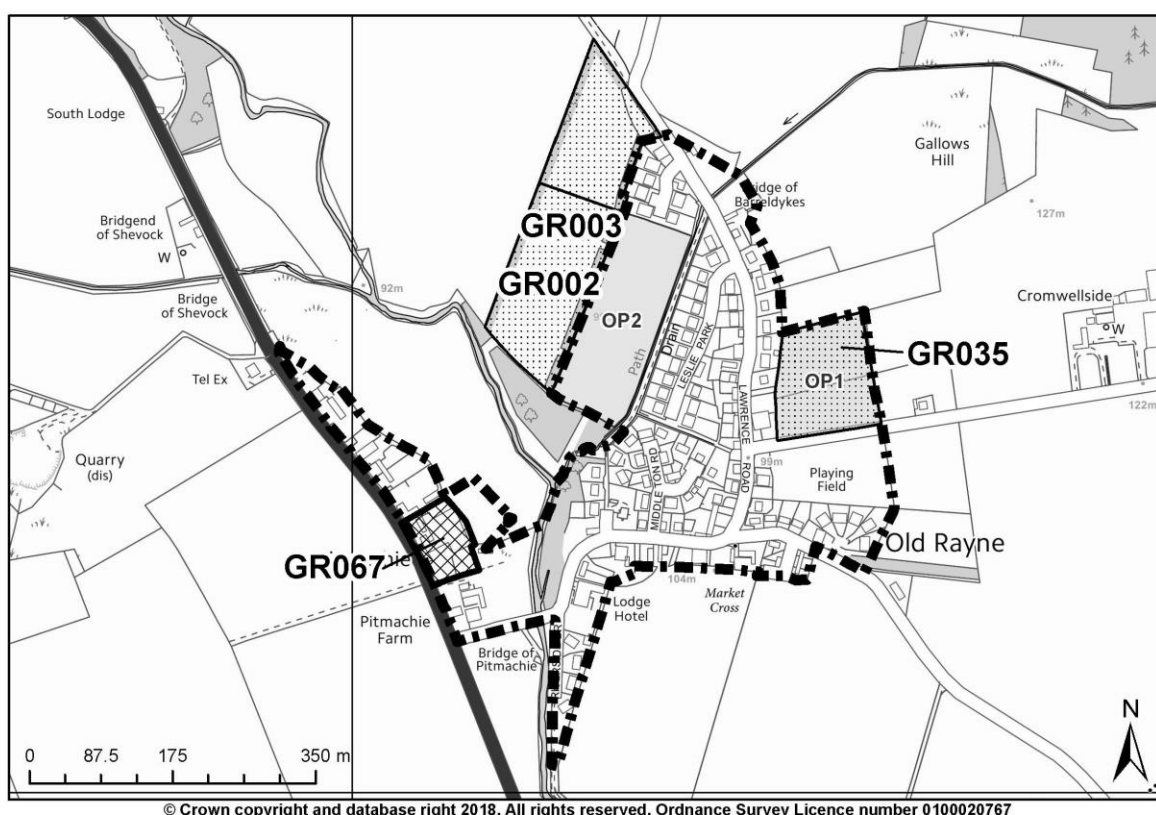
Reserved sites are promoted on the basis of the contribution that these sites would make to deliver an eastern relief road, meeting an aspiration of the community. Existing opportunity sites are sufficient to meet local housing need in the short term. An amendment should be made to OP2 to reflect the agreed Development Framework and Masterplan. The area to the west of the OP2 site, included as part of GR008 would be brought within the settlement boundary and be protected as open space.

Old Rayne

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

Planning Objectives:

- To maintain the character of the settlement.
- To meet local housing need in the settlement.



Existing Development Sites

Reference	Proposal	Overview
OP1	10 homes	<p>Identified as constrained due to “marketability” and “physical” issues in the Housing Land Audit 2018.</p> <p>No planning application has been submitted to date. It is proposed to remove this site from the Local Development Plan.</p> <p>See bid GR035 below.</p>
OP2	30 homes, business use and retail use	Identified as effective in the Housing Land Audit 2018.

		<p>An application for planning permission is expected to be submitted in late 2018.</p> <p>Construction programmed to start in 2020 with 20 homes remaining in 2022.</p>
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Development Bid Sites

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

Reference	Proposal	Overview
<p>GR067</p> <p>Land North of Pitmachie Farm, Pitmachie, Old Rayne</p>	10 homes	<p>The proposed site is currently mixed residential, employment and storage use whereby the bid submission notes that the existing buildings are approaching the end of their useful life. The site is within the settlement boundary therefore the development would be brownfield land and an infill opportunity. The proposal for 10 homes would continue the style of the "model" home adjoining the site providing affordable low energy sustainable housing options for the village. Despite the lack of open space on the indicative plan the site is of a size to accommodate this.</p>

Other options which Planning Officers have not preferred:

Reference	Proposal	Overview
<p>GR002</p> <p>Barreldykes, Old Rayne Phase 3 (Option 1)</p>	27 homes	<p>The proposed site is situated adjacent to the settlement boundary and is associated with existing site OP2. The site provides a logical extension to the village however the site is identified as being prime agricultural land and water and waste water provision is unconfirmed.</p>
<p>GR003</p> <p>Barreldykes, Old Rayne Phase 3 (Option 2)</p>	Mixed use – 52 homes and 120m ² Business/ Office Space	<p>The proposed site is situated adjacent to the settlement boundary and is associated with existing site OP2. The site provides a logical extension to the village however the site is identified as being prime agricultural land and water and waste water provision is unconfirmed.</p>
<p>GR035</p> <p>Site OP1, Cromwellside Farm, Old Rayne</p>	13 homes	<p>The proposed site is currently allocated as OP1 and has been allocated for a considerable period of time without progression. The bid seeks to increase the allocation to 13 homes and notes that the site is currently being marketed. Development would negatively impact the setting of the Bishop's Palace Scheduled Monument despite suggestion that this area would be retained as open space. The site has been allocated for many years and not developed and should be removed from the LDP in favour of an alternative site.</p>

Conclusion

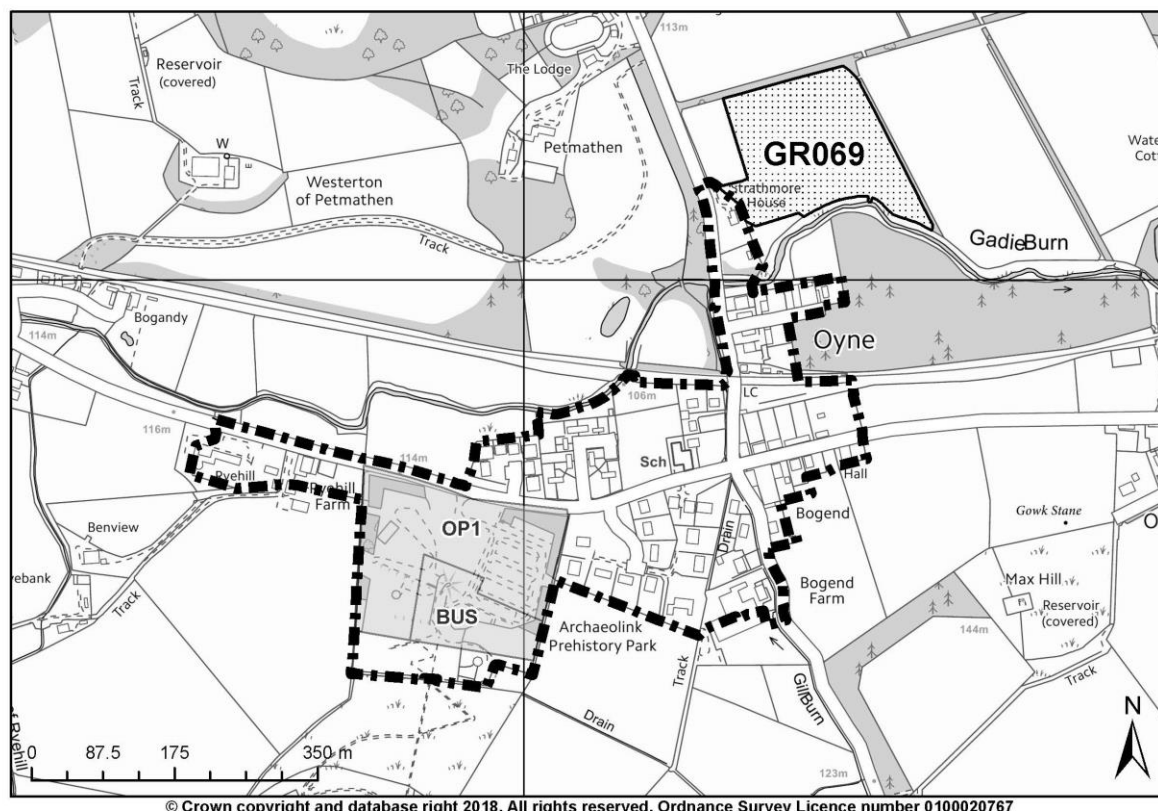
It is proposed to remove OP1 from the Plan on the basis of non-delivery, in favour of promoting bid site GR067. Delivery of site OP2 is considered to be sufficient to meet local housing need during the Plan period. No other changes are proposed.

Oyne

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

Planning Objectives:

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



Existing Development Sites

Reference	Proposal	Overview
OP1	10 homes	Identified as constrained due to “marketability” in the Housing Land Audit 2018. It is appropriate to retain this site as a redevelopment opportunity.

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
GR069 Land at Westlodge, North of Gadie Burn, Oyne	18 homes	The proposed site would extend upon 3 homes approved directly to the west of the site. Despite the close proximity to the village, it would be inappropriate for an additional 18 homes; the site would overextend the village to the north-east and would not provide a positive sense of place. A development of this scale is also likely to affect the setting of the A-listed Westhall House to the north. There are also constraints in terms of the presence of prime agricultural land, flood risk and provision of waste water treatment and water capacity and the site falls within a SEPA waste water hotspot. A buffer would be required given the proximity to the Gadie Burn reducing the developable area of the site.

Conclusion

Whilst OP1 is constrained, this continues to be the most appropriate site to direct development in Oyne. The site is capable of accommodating a higher density than is currently allocated and this should be addressed in the Proposed Local Development Plan. Increase to the site capacity and promotion of mixed house types may help to unlock constraints associated with the site. Development of this site is considered to be sufficient to meet local housing need during the Plan period. No further changes are proposed.

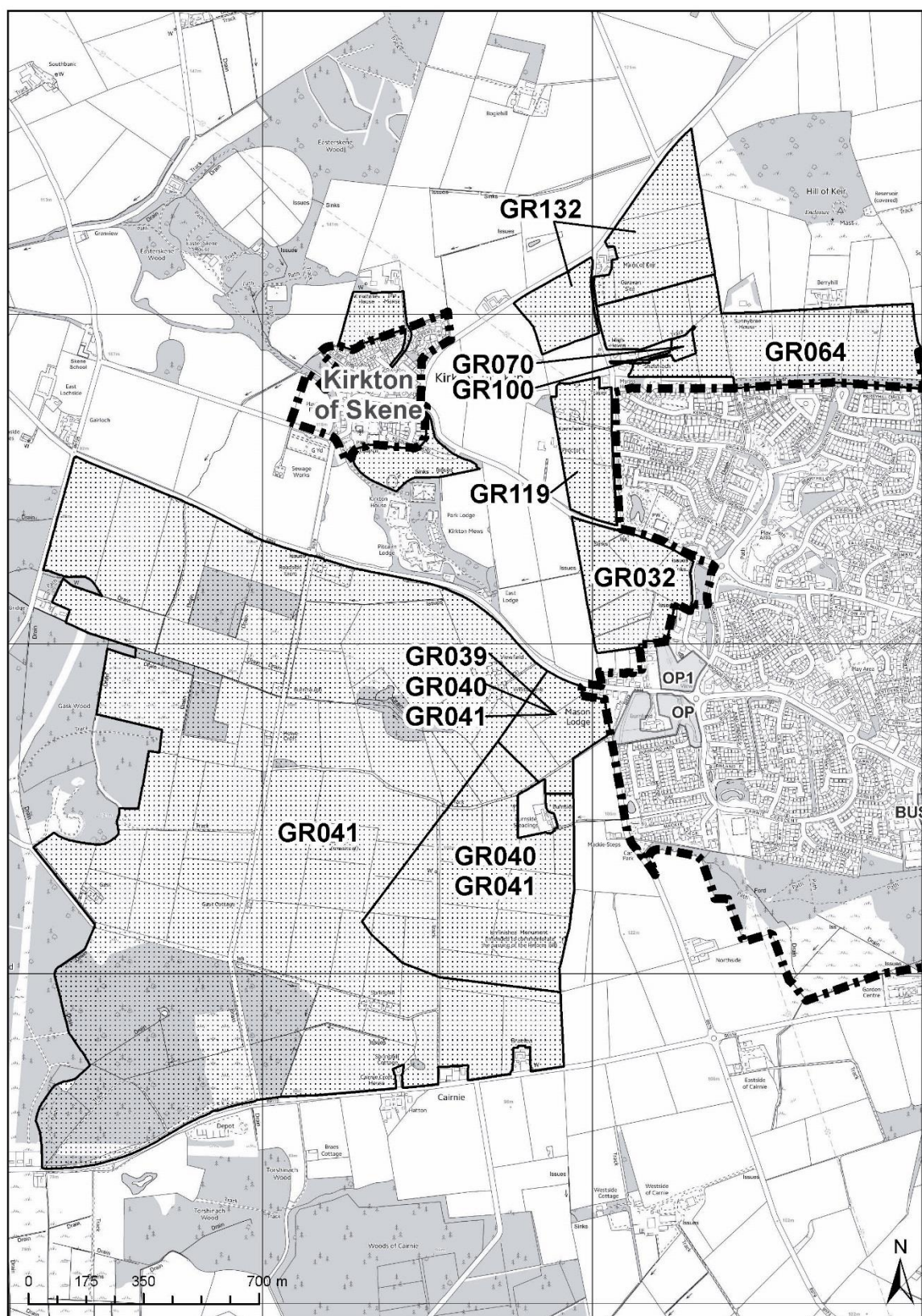
Westhill

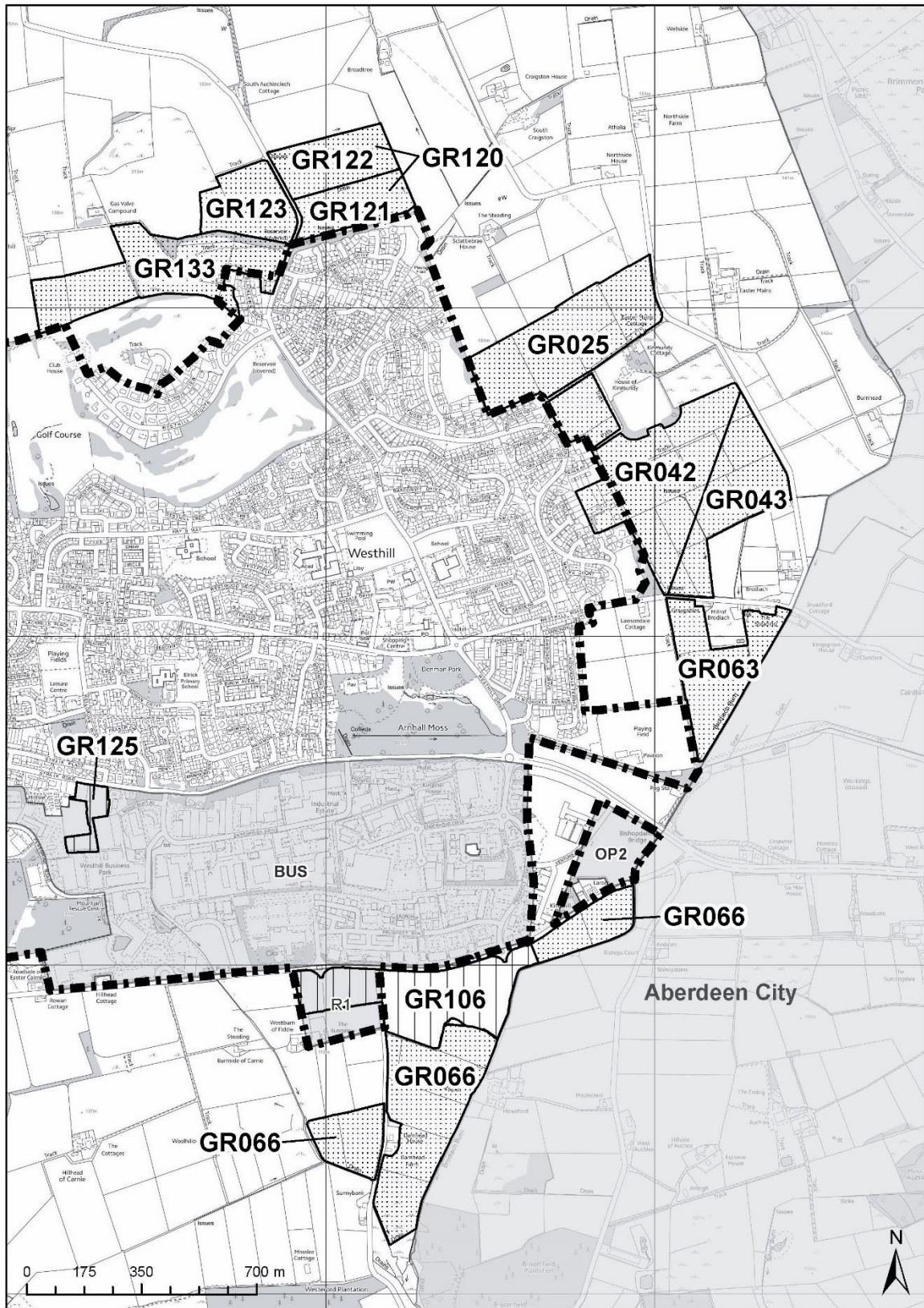
Westhill is a thriving town located approximately 10km west of Aberdeen on the A944. It was planned as a new town during the 1960s, and has expanded significantly since. Defining features of the town are the town centre and the Arnhall Business Park, which is a focus for specialist subsea engineering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

The lack of smaller and affordable homes is an issue for the local community, particularly to meet the needs of an ageing population. It has been suggested that outdoor play and recreation facilities do not meet the needs of the community. There is a desire for a skate park to be developed at the heart of the town, as well as support for the delivery of allotments for use by those living in the community. A new community sports facility or improvements to existing sports facilities would also be welcomed.

Planning Objectives:

- To maintain opportunities for employment.
- To sustain community facilities and services.
- To identify an appropriate site for a community sports facility.
- To avoid coalescence with Kirkton of Skene.





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Existing Development Sites

Reference	Proposal	Overview
OP1	10 homes	Identified as effective in the Housing Land Audit 2018. Planning permission in principle for 10 homes has been approved. Construction is expected to begin and be completed in 2020.
OP2	4.4ha employment land	Identified as marketable in the Employment Land Audit 2016/17.
Unallocated – Burnland, Adjacent to Broadstraik Farm	38 homes	Identified as constrained due to “ownership” in the Housing Land Audit 2018. Subject to an extant planning permission. The site forms part of a wider development of 266 homes, 228 of which have been completed.

Development Bid Sites

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

Reference	Proposal	Overview
GR106 Land South of Arnhall Business Park (Phase 4), Westhill	Mixed use – Employment land and a hotel Reserved. This is not preferred for immediate development.	The proposed site includes part of site R1, extending to the east along the settlement boundary. The site lies relatively well to the existing BUS site, however would result in development on the south side of the B9119. The site should be taken forward as a reserved option to allow for expansion of the employment hub to the south of Westhill should a need for further employment land in Westhill be established.
GR125 Land at former Blockworks Site, Straik Road, Elrick, Westhill	33 homes Reserved. This is not preferred for immediate development.	The proposed site is situated within the settlement on land currently safeguarded for business uses. The site is subject to planning permission for office and industrial uses however despite marketing the delivery of the site has not progressed. The site offers a prime opportunity to deliver affordable housing. The site would also have potential to deliver a mixed use development offering commercial and retail opportunities alongside housing given its location close to the town centre and proximity to services, including public transport and employment areas. The proposal as submitted lacks sufficient detail to be taken forward as a preferred option at this stage and as such is identified as a reserved site to allow for relevant detail to be submitted.

Other options which Planning Officers have not preferred:

Reference	Proposal	Overview
GR025 Land at Kinmundy, Westhill	120 homes	The site is situated on the north east perimeter of Westhill. The site is constrained by its situation within the green belt and the Health and Safety Executive's pipeline consultation zone. Access to the site relies on a narrow, unclassified road that would require to be brought up to adoptable standards. A second access point would also be required. This site is considered unsuitable for development.
GR032 Land at Strawberry Fields, Westhill	180 homes	The site is situated adjacent to the western boundary of the settlement. The site does not relate particularly well to the existing residential development and is distant from the town's main commercial centre. It is not considered that the bid is suitable for development in order to avoid coalescence with Kirkton of Skene. Additionally, much of the site lies within the Health and Safety Executive's pipeline consultation zone.
GR039 Land West of Westhill, South of the A944 (Site 1)	100 homes	The site is situated adjacent to the western boundary of the settlement. The site does not relate particularly well to the existing settlement given the defensible boundary provided by the B979. The site lies within the Health and Safety Executive's pipeline consultation zone. Skene Primary School is situated some distance away, with no safe walking route identified.
GR040 Land West of Westhill, South of the A944 (Site 2)	500 homes and community facilities	The site is situated partially adjacent to the western boundary of the settlement. The site does not relate well to the existing settlement given the defensible boundary provided by the B979 and is largely detached from the town. The site lies within the Health and Safety Executive's pipeline consultation zone.
GR041 Land West of Westhill, South of the A944 (Site 3)	2500 homes, community facilities and a neighbour - hood centre	The site is situated partially adjacent to the western boundary of the settlement. The site does not relate well to the existing settlement given the defensible boundary provided by the B979 and is largely detached from the town. The scale of development proposed is considered significant and unlikely to be easily absorbed. The site lies within the Health and Safety Executive's pipeline consultation zone. There are significant concerns surrounding the possible impact that a proposal of this scale would have on designated sites within close proximity to the site, namely, the Loch of Skene, which is highly conserved through environmental designations at all levels as well as the wider setting of the Dunecht House Inventory Garden and Designed Landscape. Ancient woodland is present and development would negatively affect numerous protected species.
GR042	77 homes	This proposed site is on the eastern perimeter of Westhill. The site is constrained by its situation within

Site 1, Mains of Kinmundy, Westhill		the green belt and the Health and Safety Executive's pipeline consultation zone. Access arrangements require to be confirmed. This site is considered to be unsuitable for development.
GR043 Site 2, Mains of Kinmundy, Westhill	87 homes	This proposed site is on the eastern perimeter of Westhill. The site is constrained by its situation within the green belt and the Health and Safety Executive's pipeline consultation zone. The site is located in proximity to West Hatton Croft long cairn, a nationally important heritage asset. Access arrangements require to be confirmed. The site could only come forward on the basis of bid site GR042 being supported.
GR063 Land South of Mill of Brodiach, Westhill	100 homes	This proposed site is on the eastern perimeter of Westhill. The site has a number of constraints including its situation within the green belt and the Health and Safety Executive's pipeline consultation zone, and flood risk. The site would be physically disconnected from the settlement. Access to the site relies on a narrow, unclassified road that would require to be brought up to adoptable standards. A second access point would also be required. This site is considered unsuitable for development.
GR064 Land North of Broadshade, Westhill	250 homes	The proposed site is situated adjacent to the north western boundary of the settlement and relates relatively well to the existing residential development. Development could have an adverse impact to the setting of Keir Hill and Berryhill Scheduled Monuments as well as wider negative landscape impacts. Additionally, much of the site lies within the Health and Safety Executive's pipeline consultation zone and road infrastructure improvements required could be difficult to achieve.
GR066 Land at Damhead, Cadgerford and Backhill, South of Westhill, Westhill	Mixed use – 750-900 homes and 9-10ha Employment Land	The proposed site is detached from the town centre. It is not considered that residential development should be supported south of the B9119 at this time. There are a number of transportation constraints associated with this site as well as potential educational requirements. The site is also situated within the Health and Safety Executive's pipeline consultation zone. The Brodiach Burn would require a significant buffer. This site could only come forward as part of an agreed strategic vision for the town identifying that Westhill be earmarked for significant growth.
GR070 Land North of Keirhill Way, Westhill	6 homes	The site is situated outwith the boundary of the settlement of Westhill in close proximity to an existing housing cluster. The scale of development proposed is considered to be overdevelopment in relation to the existing cluster leading to suburbanisation of the countryside. The site could only come forward on the basis that bid site GR064 came forward.

GR100 Land North of Keirhill Way, Westhill	12 homes	The site is situated outwith the boundary of the settlement of Westhill in close proximity to an existing housing cluster. The scale of development proposed is considered to be overdevelopment in relation to the existing cluster leading to suburbanisation of the countryside. The site could only come forward on the basis that bid site GR064 came forward.
GR119 Site at Cairnfield, West of Hill of Keir Road, Westhill	100 homes	The site is situated adjacent to the western boundary of the settlement. The site does not relate particularly well to the existing residential development and is distant from the town's main commercial centre. It is not considered that the bid is suitable for development in order to avoid coalescence with Kirkton of Skene. Additionally, much of the site lies within the Health and Safety Executive's pipeline consultation zone.
GR120 Land North of Meadowlands Drive, Westhill (site 1 and 2)	75 homes	The proposed site is situated adjacent to the northern boundary of the settlement. The site is constrained by its situation within the green belt and the Health and Safety Executive's pipeline consultation zone. The site represents a disjointed addition to the settlement, the boundary of which is well-defined at present by an area subject to a tree preservation order. In relation to landscape character there is potential for landscape and visual impact. A Landscape and Visual Impact Assessment would be required. The landscape capacity of the site is not obvious for development given the potential visual effect on receptors particularly to the north of the site. The site relies on an unclassified road for access that would require to be brought up to adoptable standards.
GR121 Land North of Meadowlands Drive, Westhill (site 1)	35 homes	The proposed site is situated adjacent to the northern boundary of the settlement. The site is constrained by its situation within the green belt and the Health and Safety Executive's pipeline consultation zone. The site represents a disjointed addition to the settlement, boundary of which is well-defined at present by an area subject to a tree preservation order. In relation to landscape character there is potential for landscape and visual impact. A Landscape and Visual Impact Assessment would be required. The landscape capacity of the site is not obvious for development given the potential visual effect on receptors particularly to the north of the site. The site relies on an unclassified road for access that would require to be brought up to adoptable standards.
GR122 Land North of Meadowlands Drive, Westhill (site 2)	40 homes	The proposed site is situated adjacent to the northern boundary of the settlement. The site is constrained by its situation within the green belt and the Health and Safety Executive's pipeline consultation zone. The site represents a disjointed addition to the settlement, the boundary of which is well-defined at present by an area subject to a tree preservation order. In relation to landscape character there is potential for landscape

		and visual impact particularly as the site is effectively physically separate from the existing urban structure of Westhill. A Landscape and Visual Impact Assessment would be required. The landscape capacity is not obvious for development given the potential visual effect on receptors particularly to the north of the site. The site relies on an unclassified road for access that would require to be brought up to adoptable standards.
GR123 Land North West of Meadowlands Drive, Westhill	49 homes	The proposed site is situated outwith the boundary of the settlement of Westhill. The site is constrained by its situation within the green belt and the Health and Safety Executive's pipeline consultation zone. The site represents a disjointed addition to the settlement and could only come forward on the basis of site GR113 and GR120 being supported. In relation to landscape character there is notable potential for landscape and visual impact particularly as the proposed site occupies a relatively high location in the local topography. A Landscape and Visual Impact Assessment would be required. The landscape capacity of the site is not obvious for development given the potential visual effect on receptors particularly north of the site and also with regard to the general patterns of settlement growth in the north east. The site relies on an unclassified road for access that would require to be brought up to adoptable standards.
GR132 Land at Mains of Keir, South East of B979, Westhill	90 homes	The proposed site is situated outwith the settlement of Westhill. It is not considered that the western part of the bid is unsuitable for development in order to avoid coalescence with Kirkton of Skene. The eastern part of the site could only come forward in principle on the basis that bid site GR064 was supported. However, it is also considered that development could have an adverse impact to the setting of Keir Hill Scheduled Monument. Additionally, much of the site lies within the Health and Safety Executive's pipeline consultation zone.
GR133 Land at Southerhill Farm, North West of Westhill	Mixed use – 49 homes, Public Park and Golf Practice Area	The proposed site is situated adjacent to the northern boundary of the settlement. The site is constrained by its situation within the green belt, the Health and Safety Executive's pipeline consultation zone and a core path running through the site. The site represents a largely disjointed addition to the settlement. A Landscape and Visual Impact Assessment would be required given the potential visual impacts development on this site could have on the surrounding landscape character. The site occupies a relatively high elevation in relation to the majority of local urban development and this also has potential to affect the perceived landscape character of the locality and district. The visual effect of development on this site particularly on receptors to the north of the site needs to be assessed. The site relies on an unclassified road for access that would require to be brought up to adoptable standards.

Conclusion

Given that Westhill does not lie within a Strategic Growth Area and the constraints associated with the town, further major expansion needs to be carefully considered. The cumulative impact of future development will require to be determined in relation to the Aberdeen Western Peripheral Route as well as its effects on travel patterns overall.

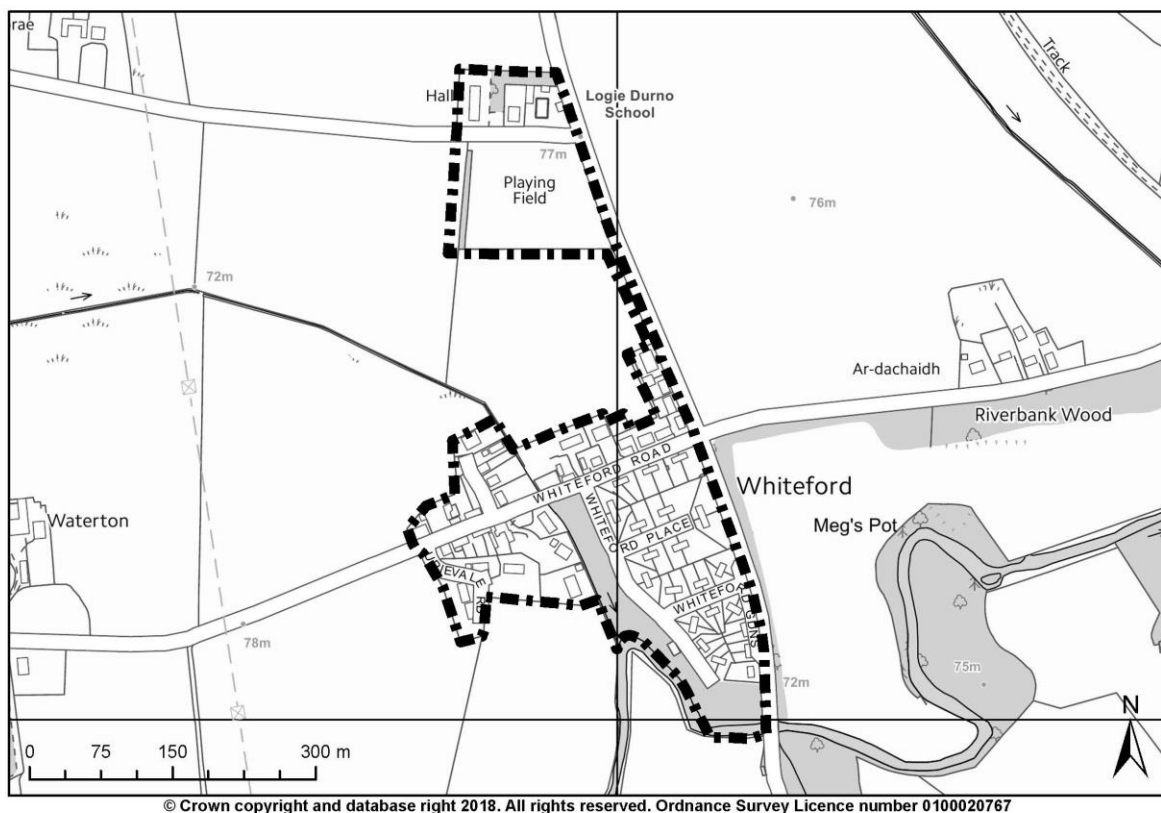
It is considered prudent to include within the Local Development Plan windfall sites appearing in the Housing Land Audit 2018 that are expected to be delivered during or after 2021. Undeveloped land subject to planning permission at Brunland, adjacent to Broadstraik Farm will be added to the Plan as an opportunity site. Land is reserved to provide affordable housing within the town as well as an extension to an existing reserved site to allow for the future expansion of the sub-sea industries when such a need is established. It is not considered appropriate to allocate any new major opportunity sites for housing at Westhill. OP2 should be reallocated as land safeguarded for business use.

Whiteford

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

Planning Objectives:

- 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**:

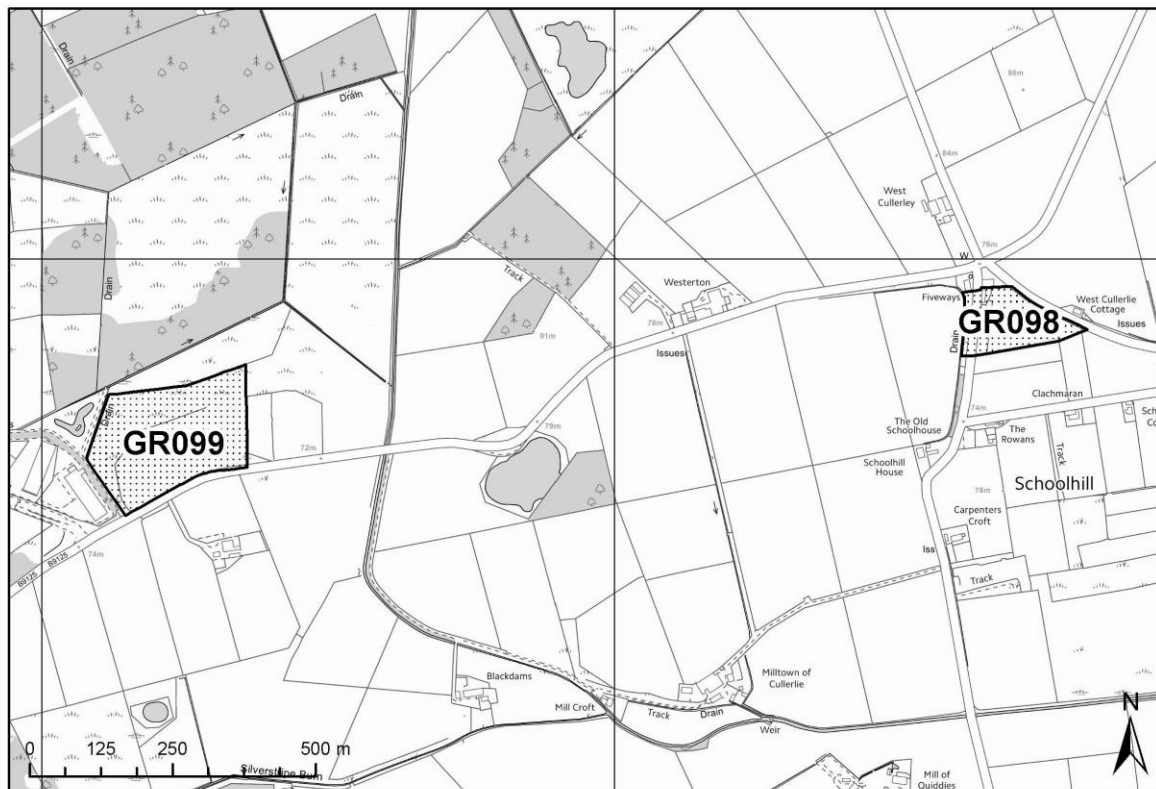
No development bids were received.

Conclusion

No changes are proposed.

Garioch Landward Sites

Cullerlie



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

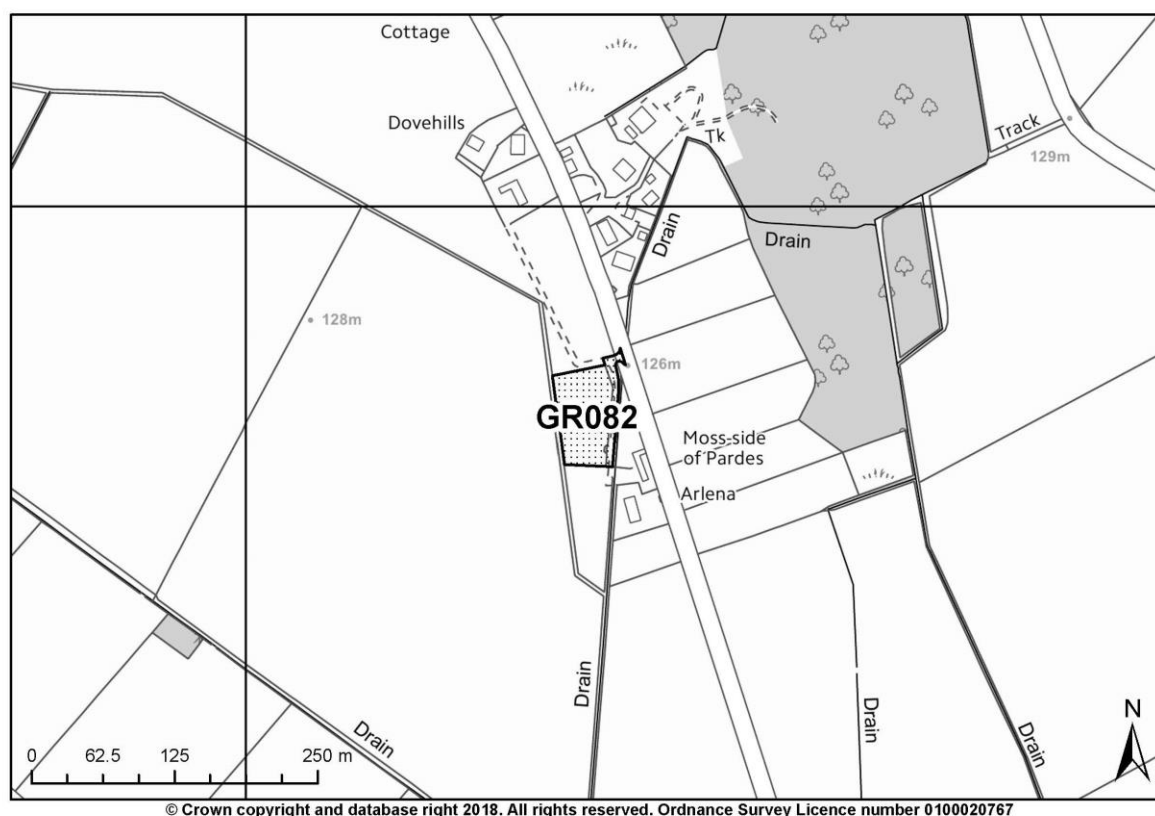
None.

Other options which planning officers have not preferred:

Reference	Proposal	Overview
GR098 Land at Cullerlie Smithy, Cullerlie, Westhill	Mixed use – 8 homes and 500m ² employment land	The proposed site is situated in the countryside adjacent to Flora's restaurant. Benefits associated with the site include opportunities for self-build and live/work. However, the site is distant from amenities or community facilities and would promote car reliance. Employment development would be better located within towns and villages. The site also lies within the Health and Safety Executive's pipeline consultation zone.
GR099 Land East of Birchmoss Depot, Echt, Westhill	4.8ha employment land	The proposed site is situated in the countryside adjacent to the Birchmoss Depot. The site is relatively well related to an existing industrial area however existing screening acts as a defensible boundary to the east. Development of this site could have a negative impact on the setting of a nearby scheduled monument. The bid suggests that approximately 1.6ha of the site would be developable, suggesting that a significant proportion of the site would contribute towards open space, biodiversity enhancements and screening. The site is not accessible by public transport. It is not considered that a need has

		been established for further land to be allocated at Birchmoss.
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Drum of Wartle



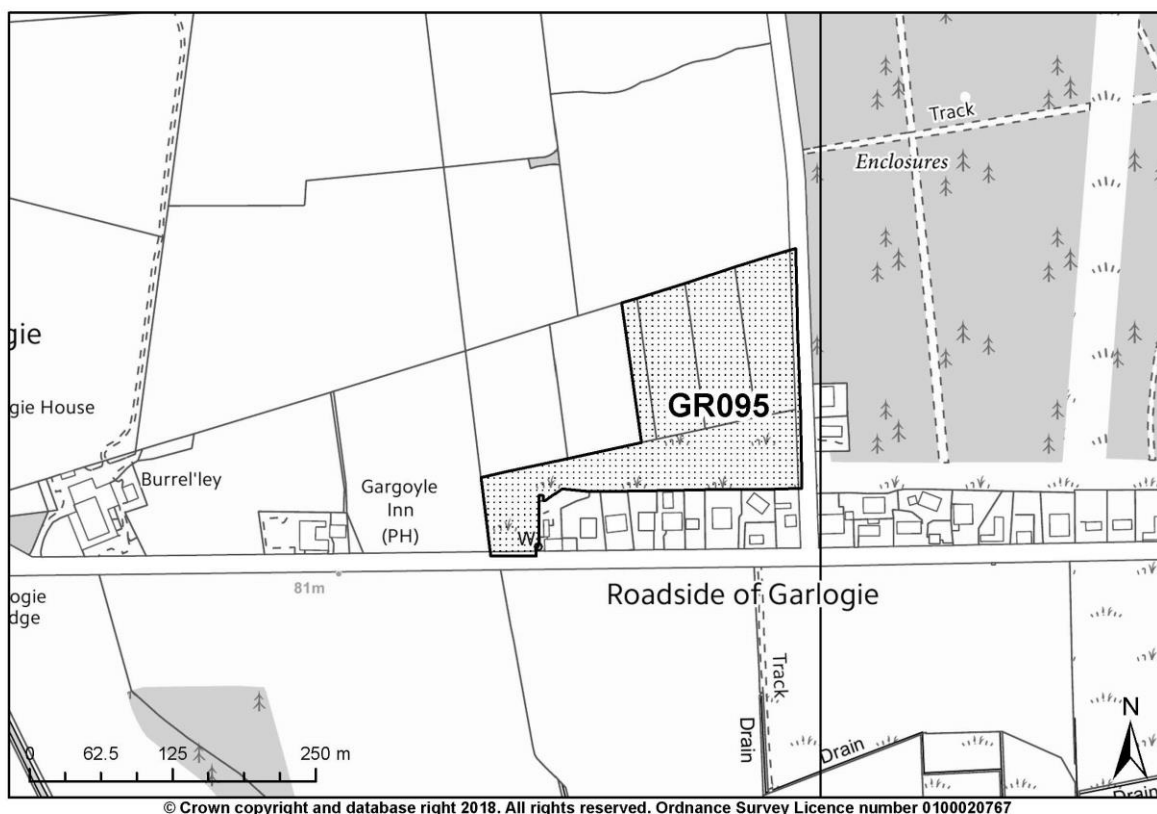
The following sites have some potential for development and may be considered to be an **Officers' preference**:

None.

Other options which Planning Officers have not preferred:

Reference	Proposal	Overview
GR082 Land at Greenway 01, Drum of Wartle	3 homes	The site is situated in the countryside. This proposal is situated in an unsustainable location and would be car reliant. In addition, the proposed site is not of sufficient scale to be allocated within the Local Development Plan.

Garlogie



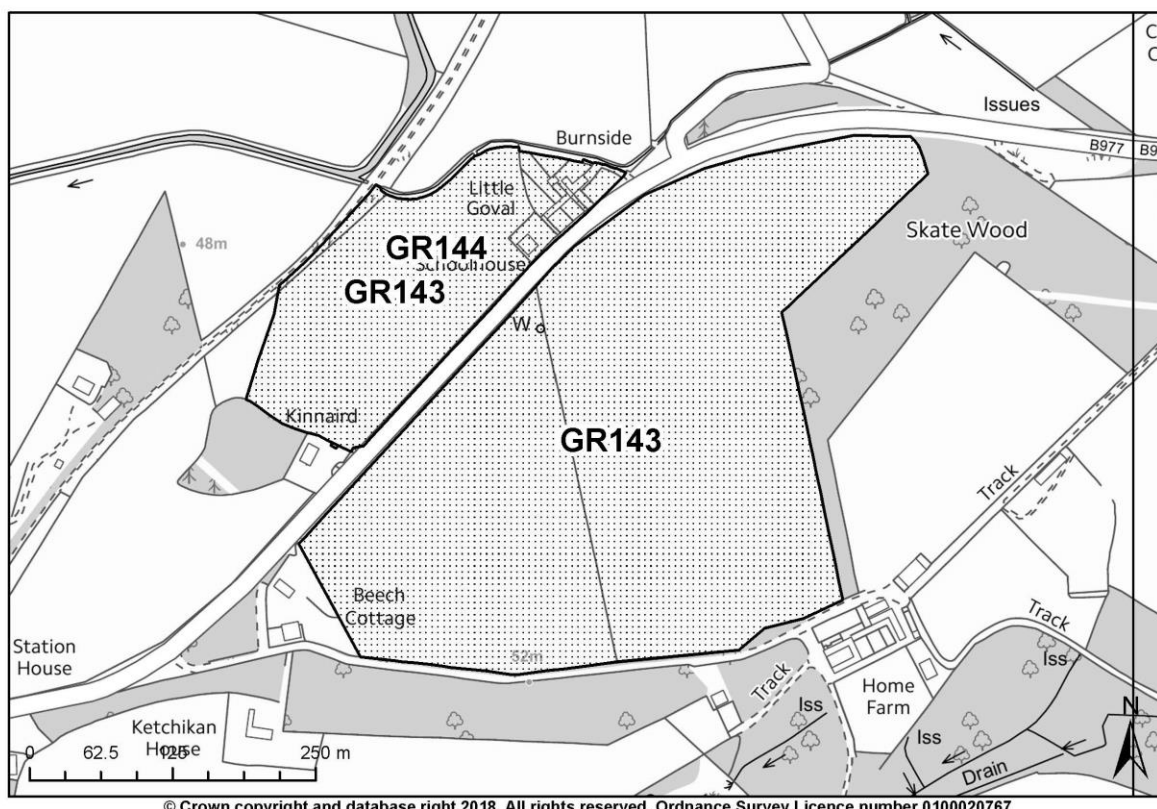
The following sites have some potential for development and may be considered to be an **Officers' preference**:

None.

Other options which Planning Officers have not preferred:

Reference	Proposal	Overview
GR095 Land North of Roadside of Garlogie, Garlogie	15 homes	The site is situated adjacent to an existing group of houses known as Roadside of Garlogie. Roadside of Garlogie is defined by its liner pattern however development to the north would distort this pattern of development. Development would have a negative impact on the setting of archaeological sites. The proposal constitutes an underdevelopment of land and it is considered that the site is capable of accommodating up to 84 homes.

Goval Junction, Dyce



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

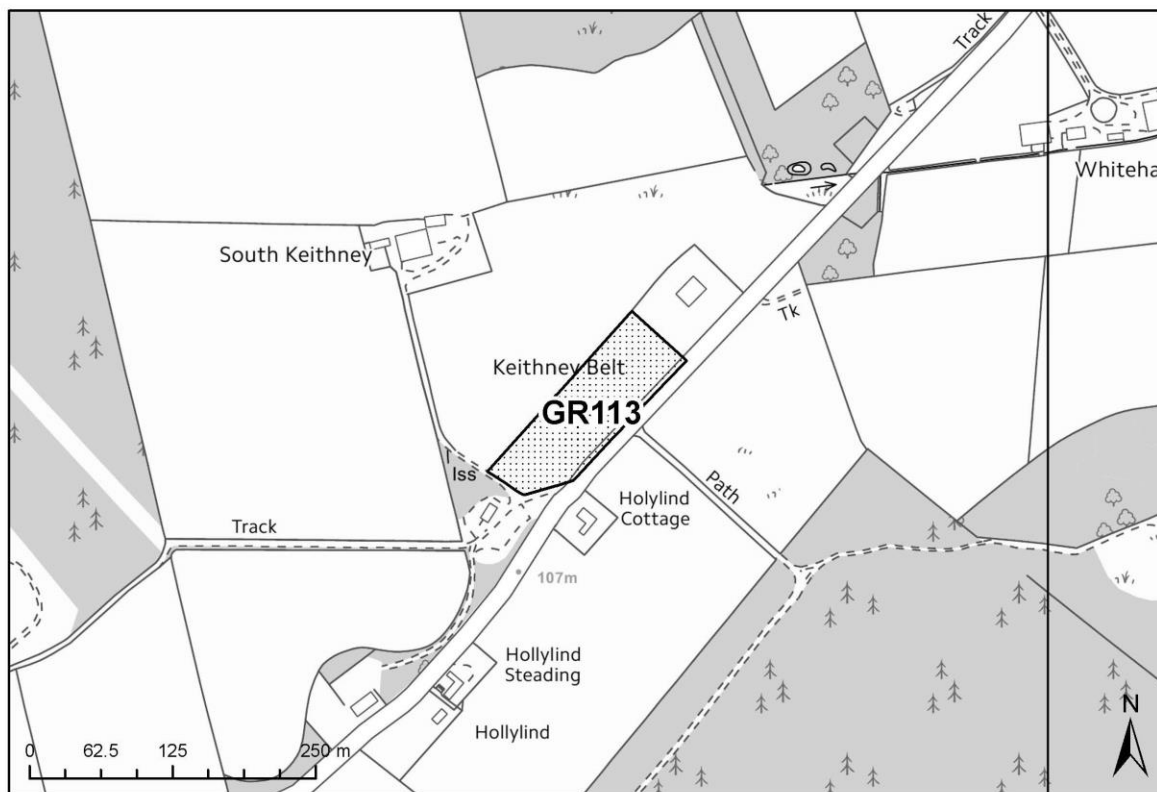
None.

Other options which Planning Officers have not preferred:

Reference	Proposal	Overview
GR143 Land South of Goval Junction, Goval	Mixed use – Hotel, Fuel Station/ Charging Station/ Park and Choose, Restaurant, Farm Shop, Garden Centre and Outdoor Activity Centre	The proposed site is situated in the countryside in close proximity to the Aberdeen City administrative boundary. The site would be accessible from the Aberdeen Western Peripheral Route however the additional impact to the adjacent junction would need to be determined. Part of the site is also listed on the Ancient Woodland Inventory and the site suffers from surface water flooding. Trees are subject to a Tree Preservation Order along the southern and eastern boundary. There is an expectation that land used to facilitate delivery of the Aberdeen Western Peripheral Route should be restored. A Landscape and Visual Impact Assessment would be required as any development on this site is likely to have a significant effect on the landscape character of the site area and its setting. Any such assessment should also consider impacts of development to the function of the green belt. It is considered that the Aberdeen Western Peripheral Route is not a development corridor and as such

		promotion of such a development would not be appropriate.
GR144 Land North of Goval Junction, Little Goval, Goval	15 homes	The proposed site is situated in the countryside in close proximity to the Aberdeen City administrative boundary. The site is situated within the green belt. Part of the site is at risk from flooding and the landscape impact would require to be carefully considered. It is considered that the Aberdeen Western Peripheral Route is not a development corridor and as such promotion of such a development would not be appropriate. The proposal constitutes an underdevelopment of land and it is considered that the site is capable of accommodating up to 100 homes.

Keithney, Inverurie



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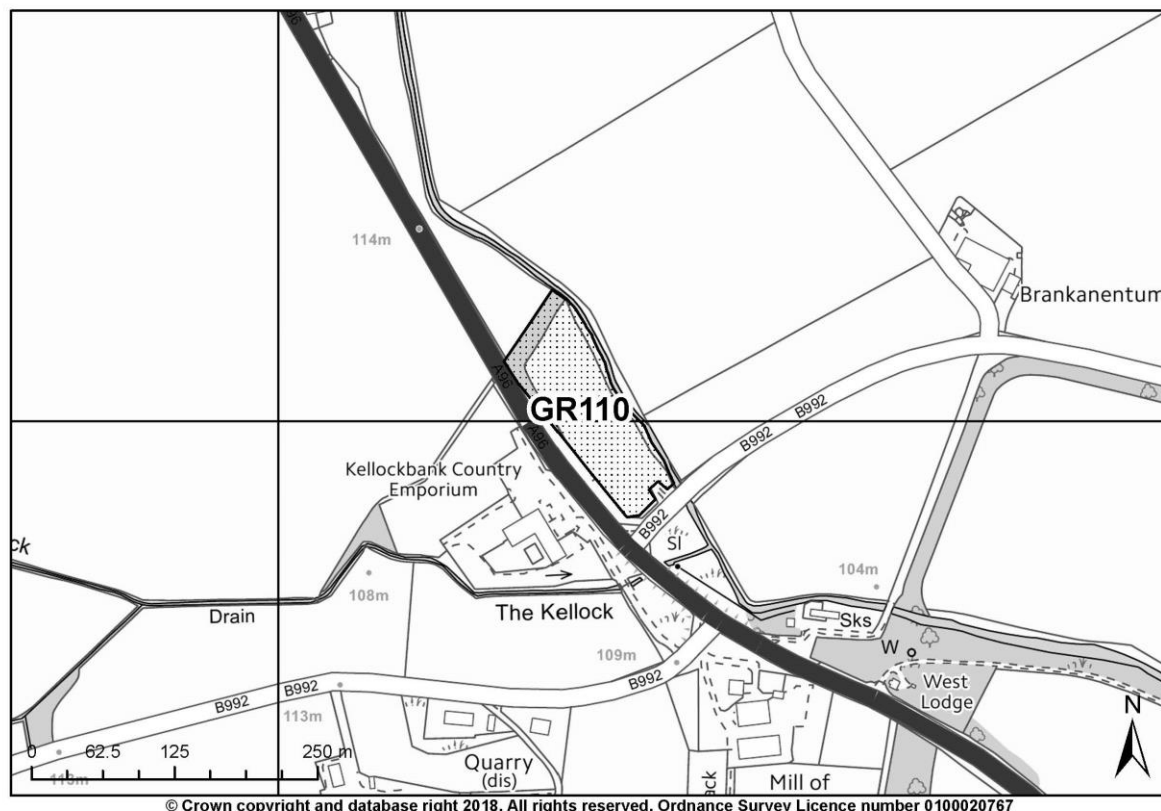
The following sites have some potential for development and may be considered to be an **Officers' preference**:

None.

Other options which Planning Officers have not preferred:

Reference	Proposal	Overview
GR113 Land South of Birchbank, Inverurie	6 homes	The proposed site is situated in the countryside and within the Bennachie Special Landscape Area. The development of 6 homes would attempt to form a grouping with the nearby properties however it would present as out of proportion to its surroundings and landscape of a largely undeveloped and remote character. In the absence of any services, facilities and active travel opportunities the development would promote unsustainable development which would increase car dependency.

Kellockbank, Inch



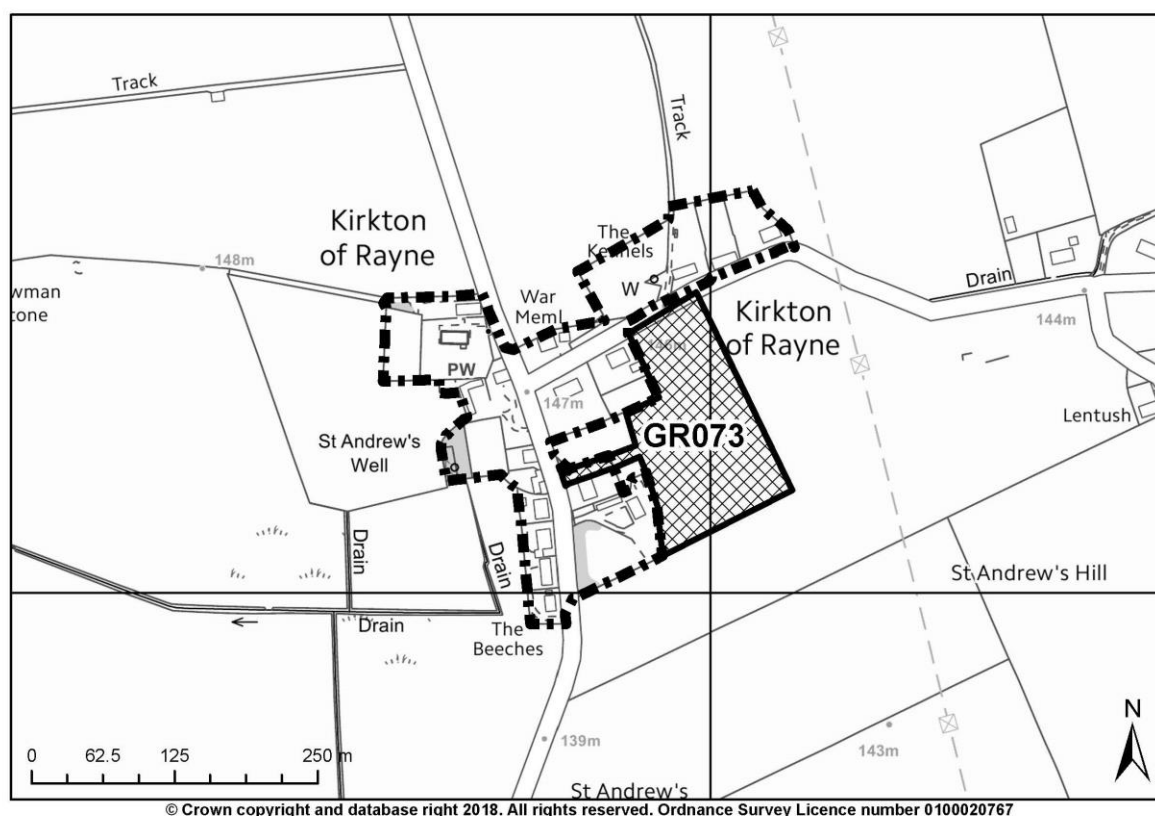
The following sites have some potential for development and may be considered to be an **Officers' preference**:

None.

Other options which Planning Officers have not preferred:

Reference	Proposal	Overview
GR110 Land North East of Kellockbank Garden Centre, Inch	Employment land – general industrial	The proposed site is located adjacent to the A96 and is next to an existing small scale workshop. The bid seeks to extend the employment opportunities through provision of general industrial use (1500sq. metres indicative floorspace). There are existing employment opportunities in the nearby settlement of Inch therefore development of this scale would be unnecessary in this rural location. The proposal does not relate well to existing key facilities in nearby villages and would provide an unsustainable development pattern which is likely to lead to car dependency. The site is also located in proximity to Newton House Gardens and Designed Landscape, a nationally important heritage asset.

Kirkton of Rayne



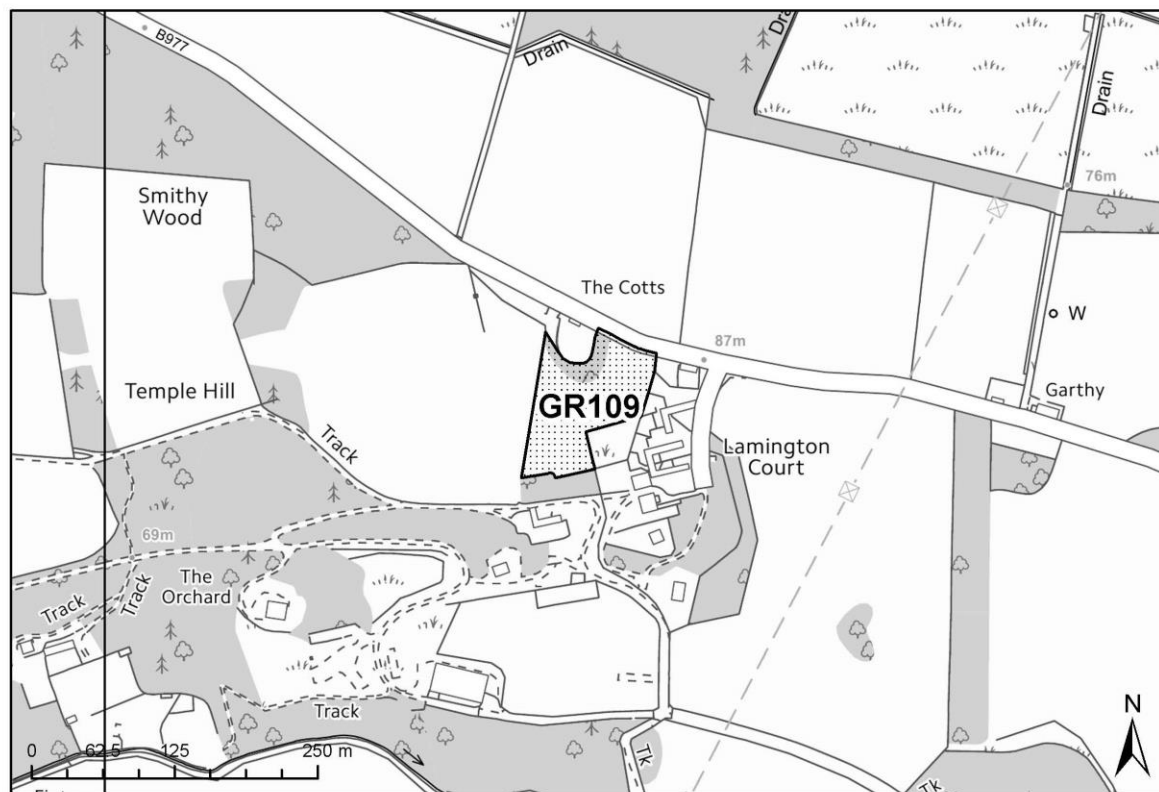
The following sites have some potential for development and may be considered to be an **Officers' preference**:

Reference	Proposal	Overview
GR073 Land at Kirkton of Rayne, Inch	8 homes	The site forms a logical extension of the village and fits neatly within its settlement growth pattern and would have no significant impact on its landscape setting and the sense of place this provides. Whilst there are constraints to overcome, namely provision of waste water treatment and water capacity need to be confirmed, this should be resolvable for the small scale development proposed. As the village is surrounded by prime agricultural land, the loss through planned development could be justifiable to support the community and provide housing choice in a rural location.

Other options which Planning Officers have not preferred:

None.

Lamington Court, Fintray



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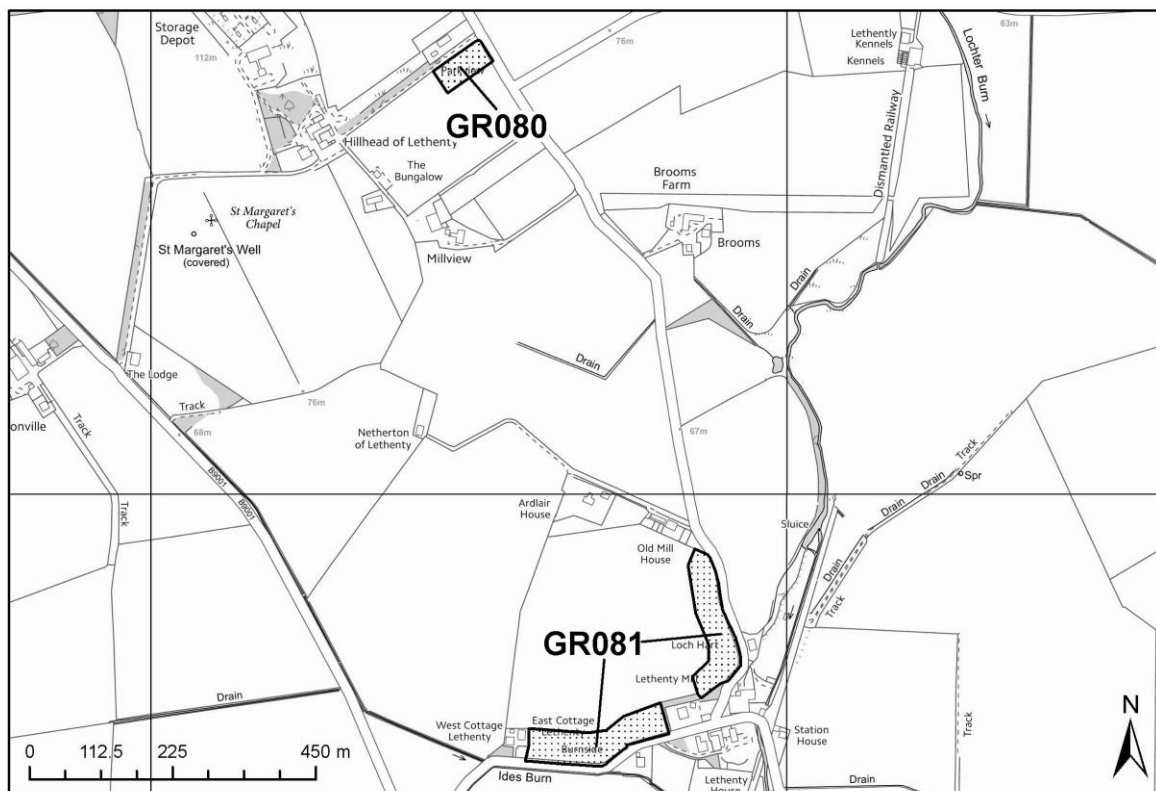
The following sites have some potential for development and may be considered to be an **Officers' preference**:

None.

Other options which Planning Officers have not preferred:

Reference	Proposal	Overview
GR109 Site South of the Cotts, Fintray, Dyce	5 homes	The proposed site is situated in the countryside and is associated with an existing cluster known as Lamington Court. The site is remote from services and amenities, and is situated within the green belt. Development at this location would not be in keeping with the character of the converted steading development and would lead to suburbanisation of the countryside.

Lethenty



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

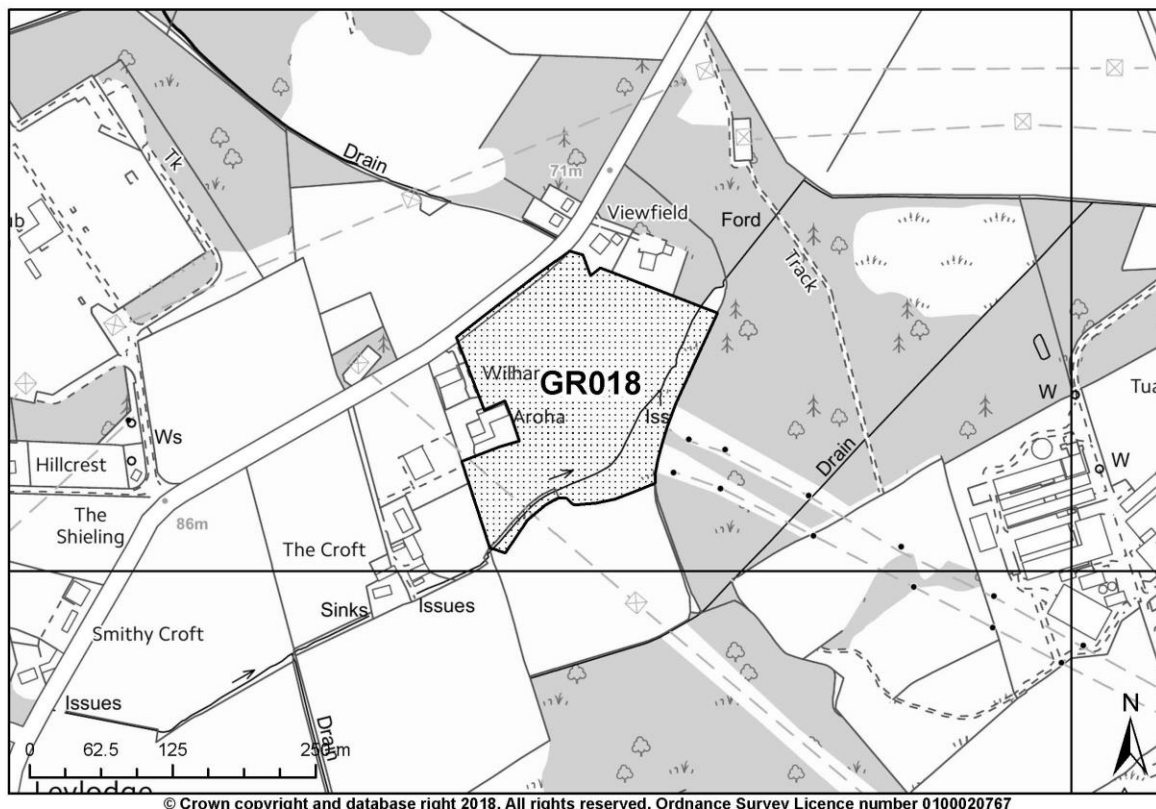
None.

Other options which Planning Officers have not preferred:

Reference	Proposal	Overview
GR080 Land South of Parkview, Lethenty	2 homes	The proposed site is situated in the countryside. Whilst there are a handful of existing dwellings in the locality, there is an absence of key services and facilities which would result in increased car dependency. The site also consists of prime agricultural land. This site is considered to be unsuitable for development and is not of sufficient scale to be allocated within the Local Development Plan.
GR081 Land North and West of Lethenty, Inverurie	15 homes	The proposed site is situated in the countryside in close proximity to a number of existing dwellings. There is an absence of key services and facilities which would result in increased car dependency. The scale of development would also be out of keeping with the character of this housing group. The site is subject to a number of constraints including the presence of prime agricultural land, flood risk, inadequate drainage

		provision and location within the Health and Safety Executive's pipeline consultation zone.
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Leylodge



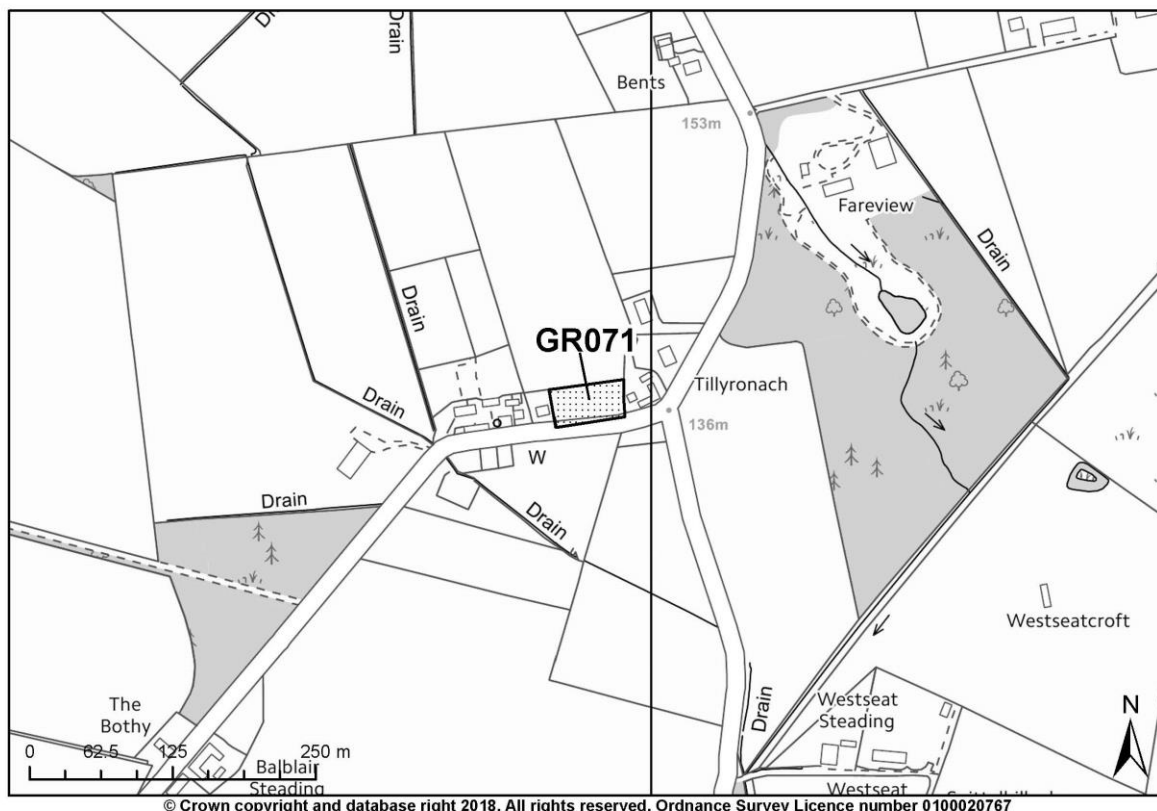
The following sites have some potential for development and may be considered to be an **Officers' preference**:

None.

Other options which Planning Officers have not preferred:

Reference	Proposal	Overview
GR018 Field South of B977, Leylodge, Kintore	Mixed use – 12 homes and 80m ² employment land	The proposed site lies in the countryside. A significant buffer would be required between the developable area of the site and the watercourse that lies within the site boundary. Additionally Leylodge lacks services and is not considered to be a sustainable location in which to promote growth.

Marionburgh, Midmar



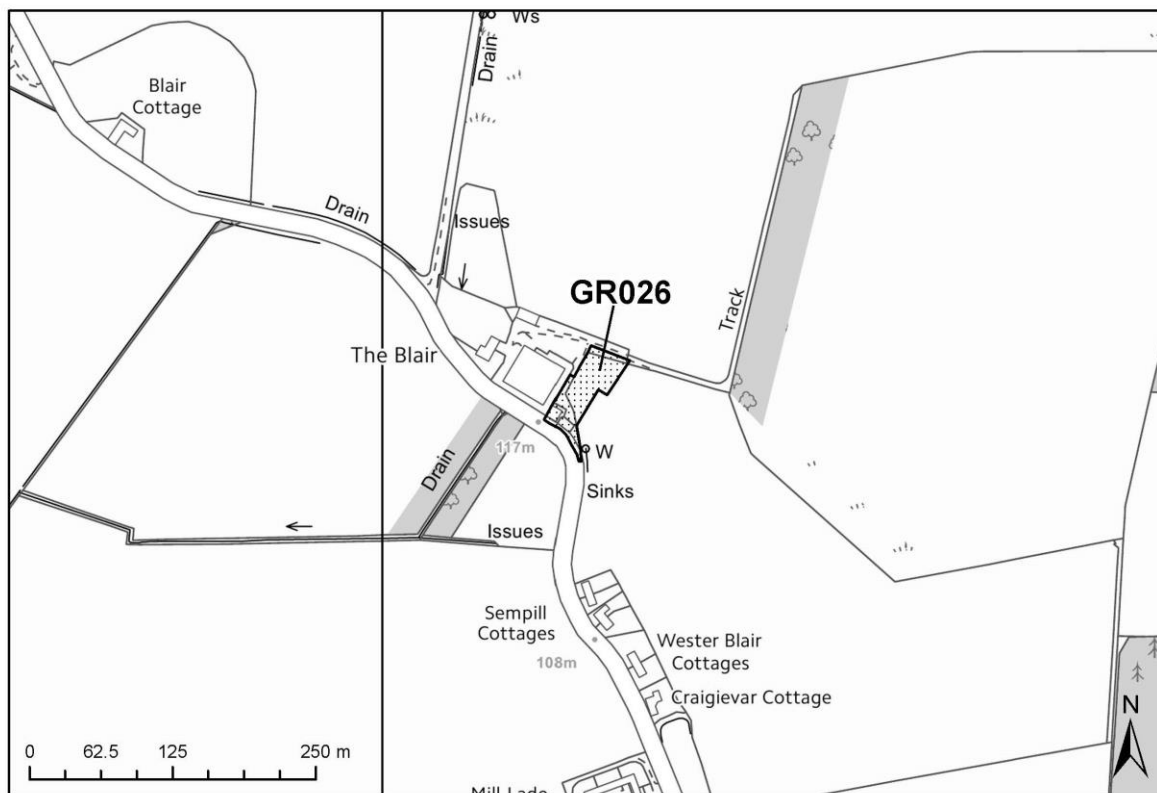
The following sites have some potential for development and may be considered to be an **Officers' preference**:

None.

Other options which Planning Officers have not preferred:

Reference	Proposal	Overview
GR071 Land East of Marionburgh Cottage, North West of Sunhoney Stone Circle, Midmar	3 homes	The proposed site is situated in the countryside adjacent to a small housing group. This proposal is situated in an unsustainable location and would be car reliant given it is remote from services. The proposed site is not of sufficient scale to be allocated within the Local Development Plan.

The Blair, Fintray



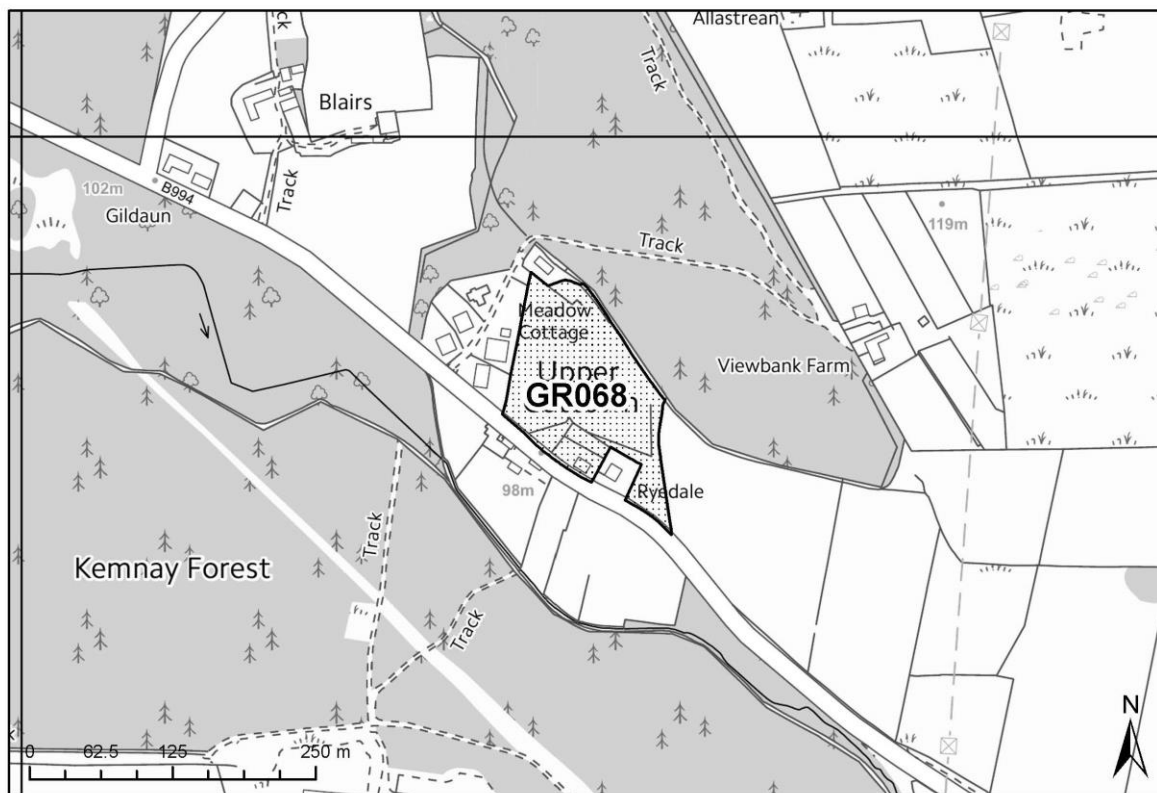
The following sites have some potential for development and may be considered to be an **Officers' preference**:

None.

Other options which Planning Officers have not preferred:

Reference	Proposal	Overview
GR026 Land at Blair Bungalow, North of Sempill Cottages, Fintray	3 homes	The proposed site is situated in the countryside away from services and amenities. This proposal is situated in an unsustainable location and would be car reliant. Additionally, the site is situated within the Health and Safety Executive's pipeline consultation zone. This site is considered to be unsuitable for development.

Upper Cottown, Kintore



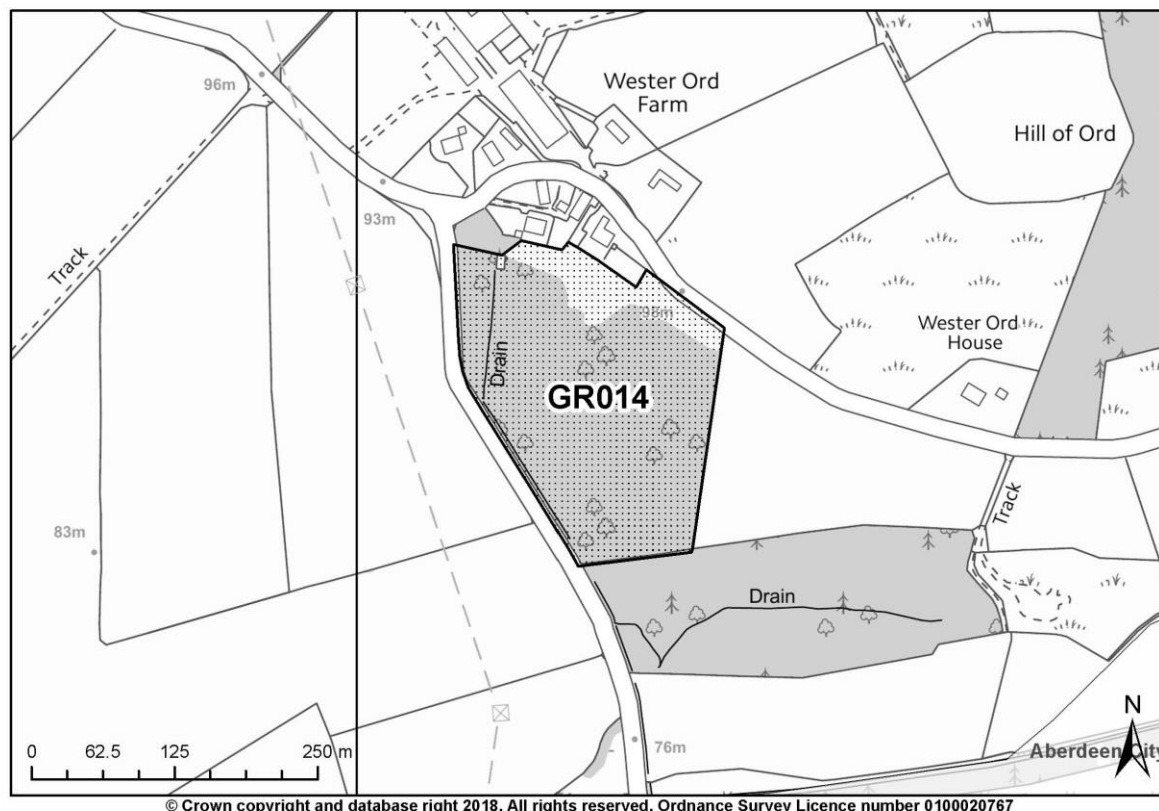
The following sites have some potential for development and may be considered to be an **Officers' preference**:

None.

Other options which Planning Officers have not preferred:

Reference	Proposal	Overview
GR068 Land North of B994, Upper Cottown, Kintore	8 homes	The proposed site is situated in the countryside adjacent to an existing group of dwellings. There is an absence of key services and facilities which would result in increased car dependency and suburbanisation of the countryside at this location. This site is considered to be unsuitable for development.

Wester Ord, Skene



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
GR014 Site Adjacent to Wester Ord Farmhouse, Skene	25 homes	The site is situated in the countryside adjacent to a cluster of 9 houses. The site includes an area of woodland, part of which would be retained as amenity space. However, tree loss is expected in order to accommodate the proposed development. The site is not within walking distance of amenities or community facilities and would encourage the use of unsustainable modes of transport and increased strain on local roads infrastructure. The scale of development proposed is considered to be overdevelopment in relation to the existing cluster leading to suburbanisation of the countryside.

Conclusion

One landward site is identified as an Officers' preference. Site GR073 is a preferred option in order to support Rayne North Primary School. A Settlement Statement for Kirkton of Rayne would be prepared for this and added to the Plan. Despite being associated with a settlement, bid GR095 at Garlogie, is not considered to be an appropriate location to promote development. Generally, the remaining landward sites promote development in rural locations which would not provide a sustainable pattern of development, negatively affect the character of the area and have infrastructure capacity issues. Suburbanisation of the countryside is a significant concern and overdevelopment in rural areas should not be promoted.

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