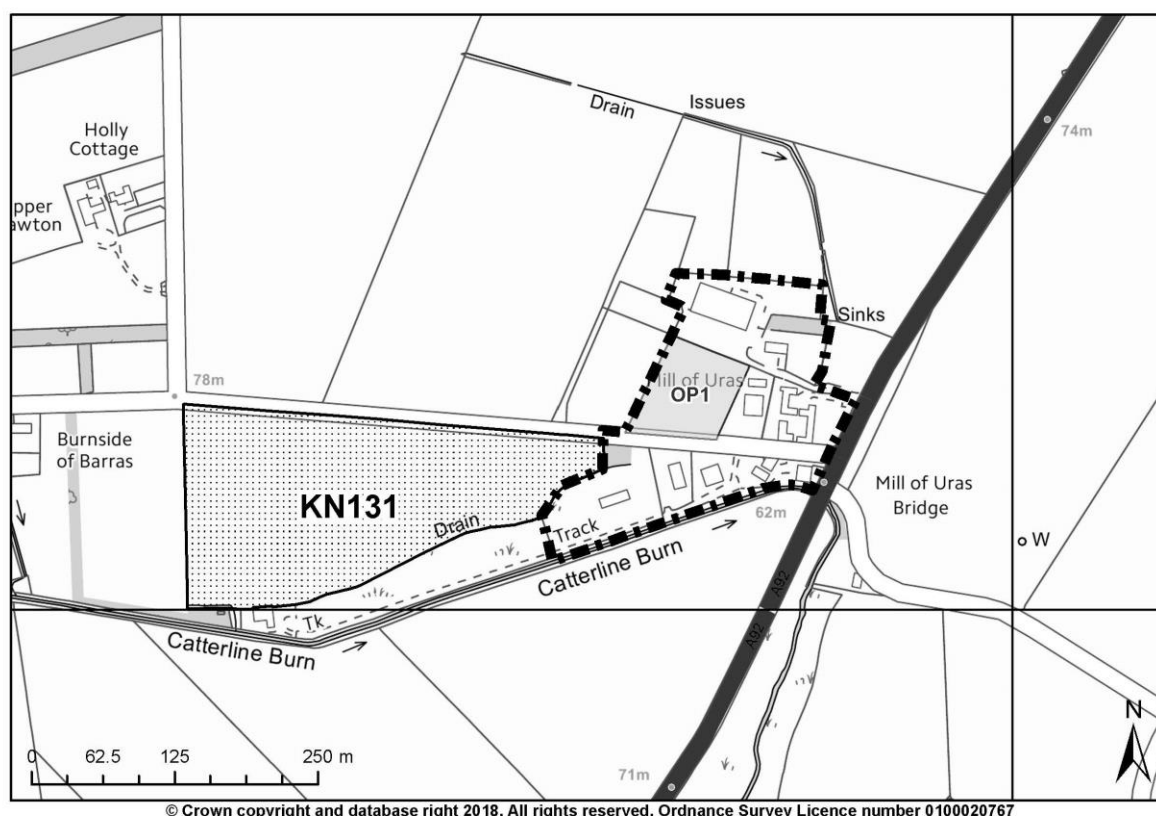


Mill of Uras

Mill of Uras is situated beside the A92, the Aberdeen to Dundee coastal road. The small village of stone built houses are screened on approach from the north by a tree belt. There is a mixture of smaller single storey houses to the south of the cluster with larger two storey houses to the north. The settlement is split over two levels and the levels can be defined by the road running through the centre of the homes. However, there are concerns that the road junction onto the A92 is unsafe and allowing more housing in this location is no longer desirable.

Planning Objectives:

- None. It is proposed that the settlement statement is removed from the Plan.



Existing Development Sites

Reference	Proposal	Overview
OP1	5 homes	<p>Identified as effective in the Housing Land Audit 2018.</p> <p>No planning application has been received to date, although construction is programmed to start in 2020 with 1 home remaining in 2022.</p> <p>However, given the road safety concerns at the A92 junction, it is preferred 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
KN131 Site West of The Whinns, Mill of Uras	Housing (undisclosed for 4.4 hectare site)	<p>The proposed site is in a prominent location and has a number of constraints. Part of the site is identified as being prime agricultural land, it would be visually prominent along the A92 when approaching the settlement from the south, and covering 4.4ha, it would represent a significant development in this location. Development would notably elongate the hamlet westwards, out of keeping with the existing pattern, which has mostly formed as a tight grouping of homes.</p> <p>It is recognised that a development of this scale would support the falling roll of Catterline primary school. However, it would also put increased pressure onto Mackie Academy and other infrastructure. In the absence of any services and community facilities within walking distance, it would encourage the use of unsustainable modes of transport. Overall, this site is considered unsuitable for development.</p>

Conclusion

Mill of Uras has one housing allocation for 5 homes, but there are local concerns that the road junction onto the A92 is unsafe. The same concern applies to bid KN131, but this site would also have a significant landscape and visual impact and would elongate the settlement further. Considering the above, it is proposed that site OP1 is removed from the Plan.

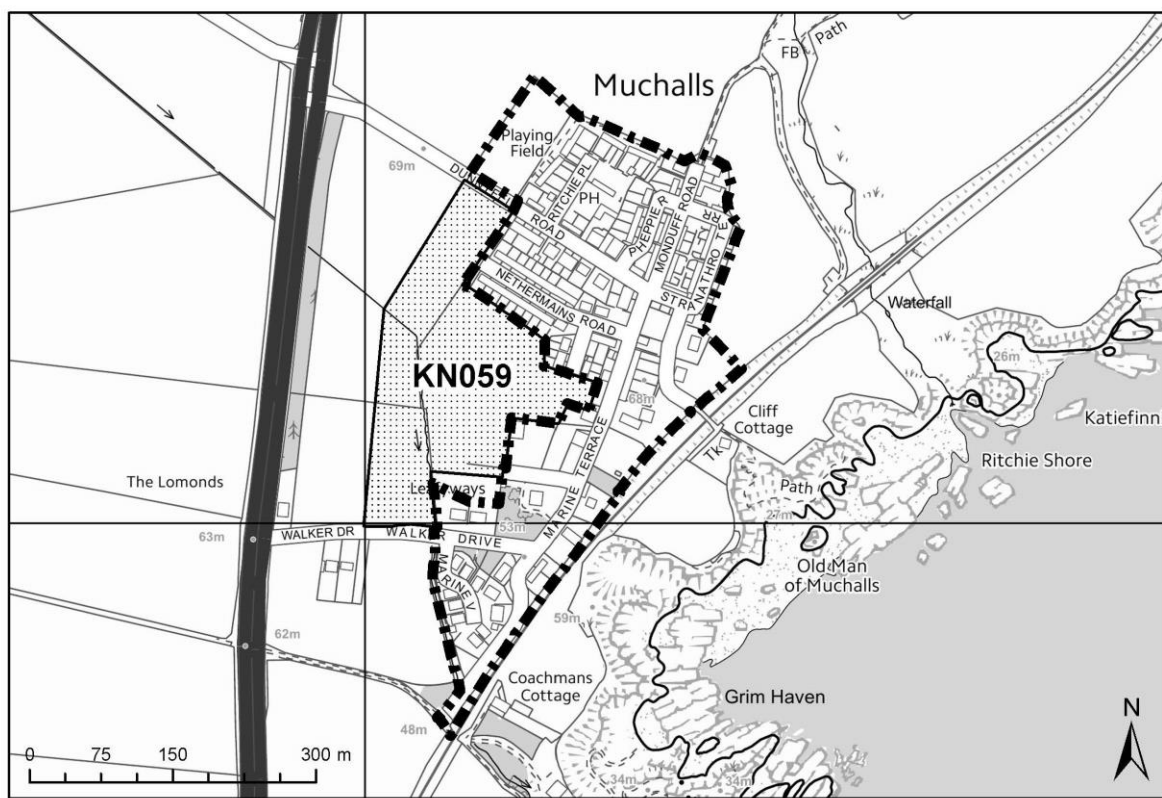
Muchalls

The traditional build style within Muchalls is white terraced cottages and these typically face the sea. There has been more modern development within the village adding a range of house types, including detached and semi-detached modern cottages. Any infill development or extensions to existing properties will have to ensure that it is consistent with the character of the surrounding properties. Muchalls is well screened from the A92(T) (formerly the A90) and this should continue to be the case throughout the next Plan period. It is also important for the character of the village that it does not coalesce with Newtonhill and this should be monitored over the Plan period. There is no potential to extend the village at present due to the geometry of existing A92(T) junctions and the risks associated with accessing/leaving the trunk road.

The community have expressed the need to review car parking in the village and to identify a core path to Stonehaven, in order to improve access for pedestrian and cyclists.

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**:

None.

Other options which Planning Officers have not preferred:

Reference	Proposal	Overview
KN059 Land at Dunnyfell Road, Muchalls	50 homes	<p>The proposed site is well located in relation to the settlement, but it has a number of constraints. A watercourse runs through the site and is at risk from flooding. It is situated within the Muchalls Conservation Area and Southeast Aberdeenshire Coast Special Landscape Area, and would result in overdevelopment, thereby negatively impacting on the sense of place of Muchalls. Significant landscape screening would be inappropriate within the coastal zone, and it would also effectively cause this development to be detached from the settlement.</p> <p>A further concern is the lack of safe access from the A92(T) (formerly the A90(T)) due to geometry of existing junctions. As such, it is not desirable to increase traffic using the junctions on to the A92. There are also few amenities and community facilities within walking distance, and allocating development here would increase dependency on the private car.</p>

Conclusion

Muchalls contains very few services within walking distance, its landscape is of historic and local importance, and there are accessibility concerns onto the A92. As such, no development is supported in this location.

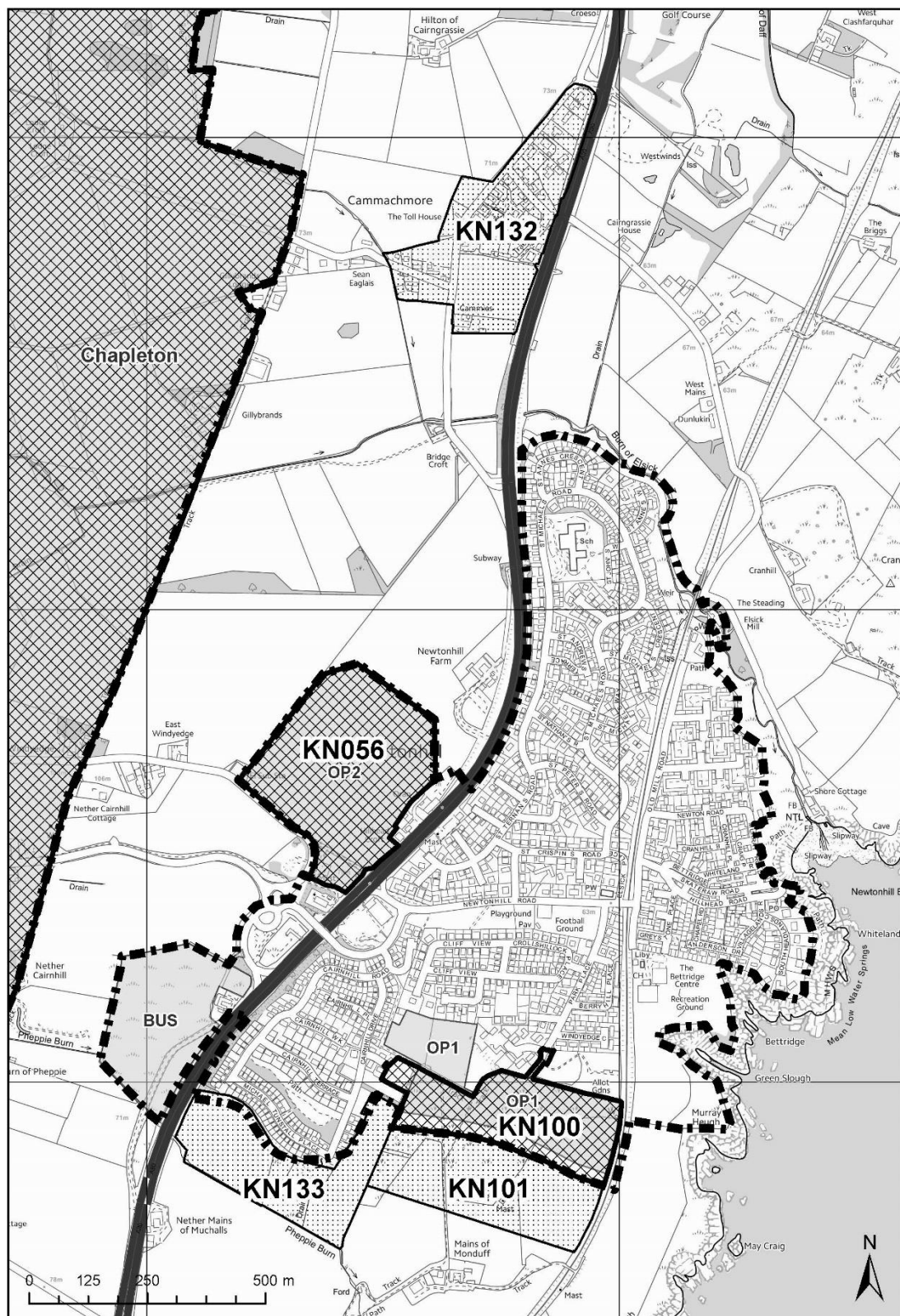
Newtonhill

Newtonhill lies adjacent to the A92(T) (formerly the A90(T)), about ten miles south of Aberdeen. The historic core is located on the coast and has some vernacular properties. The town has expanded significantly over the years towards the A92(T), and this modern high density detached and semi-detached development changes the character from that of the historic core. As Newtonhill is within the Aberdeen housing market area and the strategic growth area it is important that there is provision of employment land to contribute towards the strategic allowance. Providing housing choice is also an important aspect within the strategic growth area and the future opportunity housing site can help to contribute to this and to improve road access to the south. It is also important for Newtonhill to avoid coalescence with Muchalls as each have differing characters and should remain separate.

The lack of recreation provision for teenagers and the elderly is an issue for the local community. There is also very limited open space in the north of the settlement, but there are a couple of areas to the south that are protected due to the importance of these to the overall settlement. Improved pedestrian connectivity between Cammachmore, Newtonhill and Portlethen continues to be a key element seen to be missing, and more paths should be created/maintained to improve the enjoyment of the area's natural open space. There is also insufficient car parking in the centre of the town.

Planning Objectives:

- To meet housing need in the wider strategic growth area as defined by the Aberdeen City and Shire Strategic Development Plan.
- To preserve the amenity of the settlement.
- To provide opportunity for employment.
- To support community facilities and services.



© Crown copyright and database right 2018. All rights reserved. Ordnance Survey Licence number 0100020767

Existing Development Sites

Reference	Proposal	Overview
OP1	70 homes	Identified as effective in the Housing Land Audit 2018. Full Planning Permission is pending for 121 homes. A Masterplan has been agreed for part of the site. See KN100.
OP2	12ha employment land	No progress to date. See KN056 below.
BUS	Employment land	Not developed. Access into this site is off a 30mph slip road off the A92(T) and Aberdeen Council's Roads Development confirmed this is acceptable.

Development Bid Sites

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

Reference	Proposal	Overview
KN056 Site OP2, Land West of the A90, Newtonhill	12.1ha employment land	The proposed site lies within an existing employment opportunity site, OP2, and it relates well to both Newtonhill and Chapelton. The site has no undevelopable constraints, with only water and waste water treatment works highlighted as a potential conditional constraint.
KN100 Site OP1, North of Mains on Monduff, Newtonhill	120 homes	<p>The proposed site lies within an existing opportunity site, OP1, which is allocated for 70 houses, and site P4, which is protected as a landscape buffer. The allocation seeks to relieve an existing problem by creating two accesses to serve existing developments to the south of the settlement. There is an Aberdeenshire Council standard that no more than 100 houses can be served off one access. Currently Cairnhill Road and Park Place each serve more than 100 units and so a pre-requisite of development in OP1 is that development in this location will provide a link joining the two roads.</p> <p>However, this site is a popular area of informal open space for recreation, and the Community Council would prefer that this area remains so. There is still a need for houses in this Strategic Growth Area and this site is a logical location to extend the settlement, as it is close to existing services and it would round off the settlement. Furthermore, the Masterplan that was agreed by Kincardine and Mearns Area Committee on 20 March 2018 shows open space and a footpath around the eastern and southern part of the site. In light of this, and the need to provide a second road access to parts of Newtonhill, this site is preferred.</p>

		Land outwith the bid that is currently allocated will not be carried forward, as there is no developer interest.
--	--	--

Other options which Planning Officers have not preferred:

Reference	Proposal	Overview
KN101 Site Directly South of OP1, North of Mains on Monduff, Newtonhill	120 homes	<p>The proposed site is well located in relation to the settlement, but it has a number of constraints. It includes land that forms part of the green network, contains semi-natural habitats, and is entirely within the Aberdeen City green belt and the Southeast Aberdeenshire Coast Special Landscape Area. It would rely on access from site OP1 and its potential impact on the A92 trunk road (formerly the A90) is a concern. The site would be visually prominent, and its scale and location will negatively affect how it relates within the landscape, as it would break the skyline and continue towards Muchalls. The site is also constrained in terms of education provision.</p> <p>The proposal is considered to be contrary to community aspirations, most notably that new development avoids coalescence with Muchalls.</p>
KN132 Land at Cammachmore, Newtonhill	Introduce a settlement boundary around Cammachmore and 10 homes	<p>The proposal seeks to allocate Cammachmore as a settlement, and to allow for infill opportunities. The bid details scope for 10 houses, 5 of which would be Low Cost Home Ownership. The community wish to see Cammachmore protected from development around its edge, which infill development would achieve. However, there are constraints in terms of education provision and contamination issues.</p> <p>If a settlement boundary was introduced as proposed, the new village would include a 1.6 hectare field that could be exploited as 'white land' (infill) for up to 40 houses. Any village boundary should exclude this site (i.e. restrict it to the urban boundary). This field is also located in the Aberdeen green belt and its scale and location would threaten the integrity of the green belt by increasing the risk of coalescence with Newtonhill and Chapelton. Given that the purpose of this proposal is to allow new development on this field, and no additional need for a settlement boundary around Cammachmore is proposed, this bid is not supported.</p>
KN133 Land at Michael Tunstall Place & Cairnhill Drive, Newtonhill	150 homes	<p>The proposed site is well located to the settlement and is easily accessed via the recent development to the north. However, it has a number of constraints including education provision, flood risk to the south and possible contaminated land implications. Its potential impact on the A92 trunk road (formerly the A90) is a concern, the development would require the re-evaluation of the P5 protected land area, and it is also within the Aberdeen green belt. This proposal</p>

		would impact on the integrity of the Aberdeen green belt, and coalescence between Newtonhill and Muchalls should be avoided.
--	--	--

Conclusion

Newtonhill currently has one housing and one employment land designation, which should be carried forward in the next Plan. Bid KN100 proposes 120 homes on part of site OP1, and the remainder of this allocation should be removed from the Plan. Should the land owner wish to develop on this part of OP1, it could come forward as infill development.

The community do not support developing on site KN100 as it is a popular area for recreation. However, there is still a need to provide a second road access off Park Place and Cairnhill Drive, and the site is currently allocated in the Local Development Plan as site OP1, so the principle is already accepted.

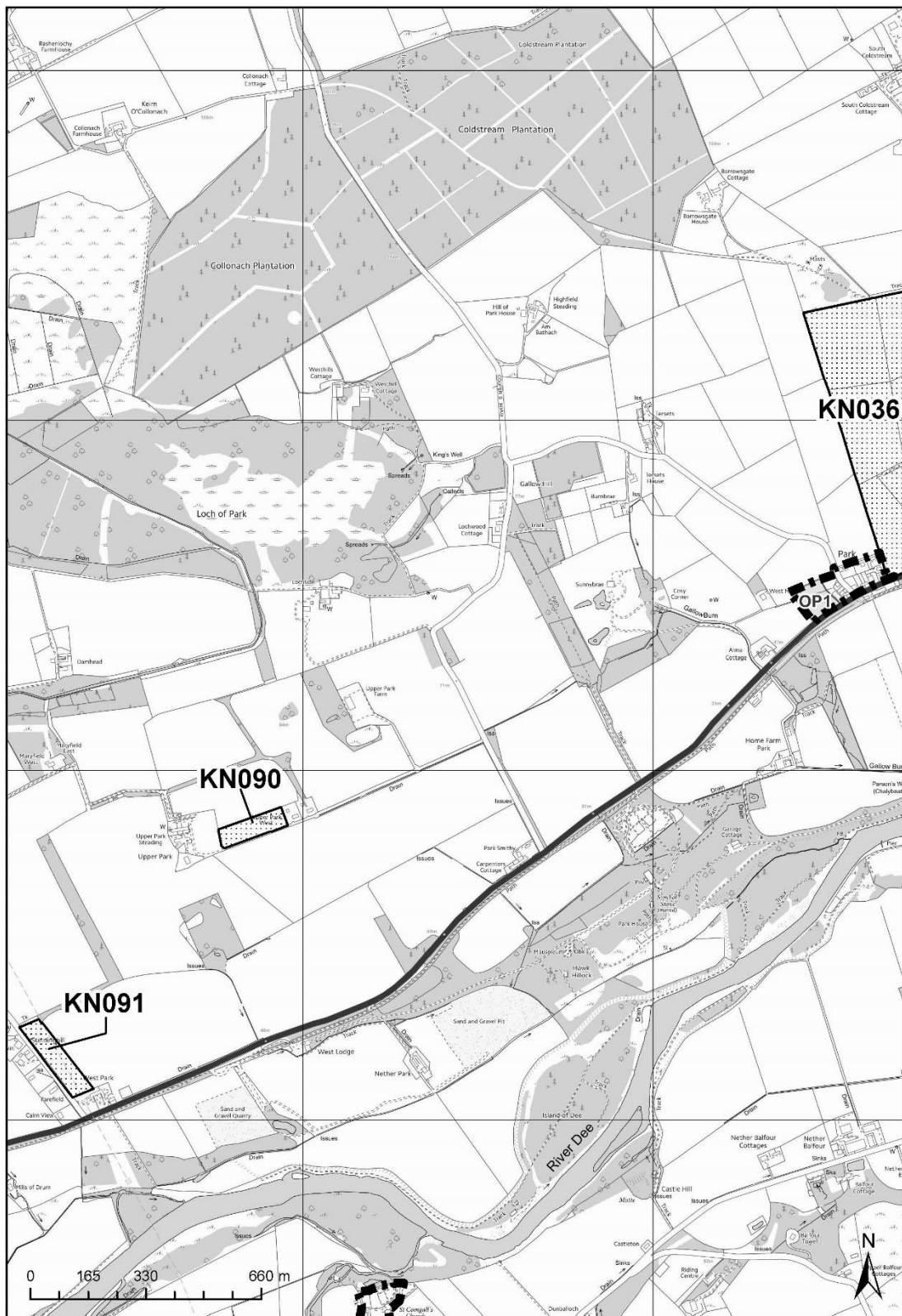
The remaining proposals are not supported as they could erode the Aberdeen green belt and increase coalescence with existing settlements. The two housing sites at KN133 and KN101 could also impact on the A92 trunk road.

Park

Park is accessed via the A93 and is a small village in close proximity to Drumoak where the residents use the education facilities along with other services. Park has a shop, which is important to maintain, and the development of the housing site OP1 over the Plan period will help to maintain these services in the village and at Drumoak.

Planning Objectives:

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



© Crown copyright and database right 2018. All rights reserved. Ordnance Survey Licence number 0100020767

Existing Development Sites

Reference	Proposal	Overview
OP1	6 homes	Identified as effective in the Housing Land Audit 2018. 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
KN090 Land at Upper Park, Drumoak	4 homes	The proposed site is situated in the countryside, approximately 1.6km away from Park, and is constrained, as it will lead to the loss of prime agricultural land, it is not within walking distance of amenities or community facilities and would encourage the use of unsustainable modes of transport.
KN091 Land at West Park, Drumoak	8 homes	The proposed site is situated in the countryside at West Park, which is a small collection of houses between Crathes and Drumoak, but has a number of constraints. The site is not within walking distance of amenities or community facilities and would encourage the use of unsustainable modes of transport. There is unlikely to be public waste water treatment available and private drainage will be required, which is undesirable. There is potential for constraints from a high voltage pylon supported powerline, which runs across the eastern part of the site. This presents a relative constraint to development, particularly to the south of the plots where development is likely to be significantly constrained.

Conclusion

Park currently has one housing designation, which should be carried forward in the next Plan. The proposed bid sites are not supported as they do not relate well with existing services.

Portlethen

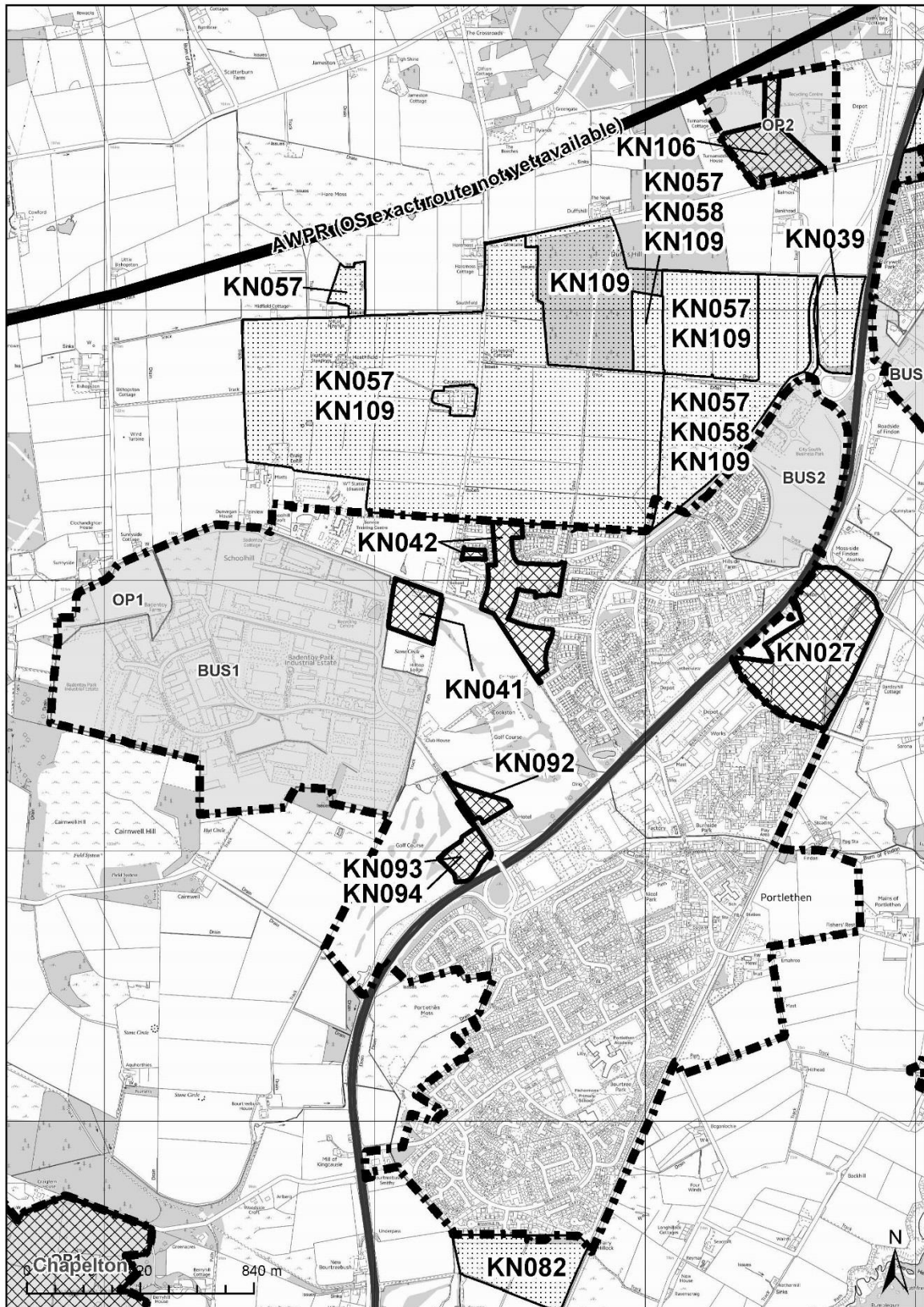
Portlethen is mainly set between the A92(T) (formerly the A90(T)) and the Aberdeen railway line, but there has been more recent development at Hillside and Badentoy Industrial Park, to the west of the A92. There is a good mix of property types within Portlethen including bungalows, 1½ storeys, and more modern detached homes. The town is relatively densely built with fairly limited open space within the main part of the town although the town does benefit from a large area of open space to the south west in Portlethen Moss.

The town has a good provision of services, but they are scattered across three different retail centres. The lack of a place for people to meet in the town centre is an issue for the local community, and extending the town centre west of the A92 for a mix of uses may help to address this issue. Concerns have also been expressed over the poor location and limited scale of play and recreation equipment, and that existing equipment is mostly for the pre-school age group.

Portlethen is situated in the Aberdeen housing market area and the strategic growth area and as a result there is strong development pressure for both residential as well as employment. Portlethen is an important town for providing services to the surrounding smaller villages. Providing employment opportunities is particularly important for the town and this can be achieved over the life of the Plan through development of the two employment sites. There are also local road infrastructure requirements that will need to be upgraded over the life of the Plan, which provides better connections to the Badentoy Industrial Estate. In addition, Transport Scotland has highlighted that recent Transport Assessments have shown that the A92(T) Findon junction is at capacity, which will impact on future development, especially to the north west of the town.

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, including Fishermoss Primary School.
- To preserve the amenity of the settlement
- To provide opportunity for employment.



© Crown copyright and database right 2018. All rights reserved. Ordnance Survey Licence number 0100020767

Existing Development Sites

Reference	Proposal	Overview
OP1	6.5ha employment land	No planning application has been received to date.
OP2	15.5ha employment land (waste management facilities)	Full Planning Permission has been granted for waste management facilities, but only part of the site is complete. See KN106 below.
APP/2007/2042 (See KN041)	55 homes	Full Planning Permission was granted in 2016. Identified as effective in the Housing Land Audit 2018. 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
KN027 Land North of Thistle Drive, Hillside, Portlethen	300 homes	<p>The proposed site forms a logical extension to the settlement. While it is within the Aberdeen City green belt, is visually prominent from the A92(T) (formerly the A90(T)) and parts of it are at risk from flooding from local watercourses, the site is relatively flat, contained and would fit into the landscape as the site is situated opposite the Hillside development. Access through the site from the Findon Junction to the north east of Portlethen would be a desirable outcome and may need upgrading, as Transport Scotland has highlighted that recent Transport Assessments have shown that the Findon A92 junction is at capacity.</p> <p>The visual impact could be mitigated by strategic landscaping, and towards the south, land next to the A92(T) is not proposed for development. To mitigate the visual impact further and reduce coalescence issues, the southern half of the site should come forward first. Issues related to the education estate would require to be resolved. A Flood Risk Assessment would be required.</p>
KN041 Land at Former Poultry Sheds, Portlethen	55 homes	The proposed site provides an infill opportunity and was granted planning permission for 55 homes on a former poultry farm in August 2016. While there are concerns that Hillside Primary School will not be able to accommodate pupils from future housing proposals, surface water, impact on historic assets and contamination can be resolved. However, as the Housing Land Audit 2018 shows that this site will be

		completed by 2020, there is no need to allocate this windfall site.
KN042 Land at Leathan Fields, Portlethen	60 homes	<p>The capacity of this site has been reduced from 176 to 60 homes.</p> <p>The proposed site provides an infill opportunity, and would be in keeping with the surrounding residential and community uses, but it is constrained by education provision and transport infrastructure. The bid has been submitted whilst a planning application (APP/2016/0934) is also under consideration for 176 homes on this site. However, there are continued concerns that Hillside Primary School will not be able to accommodate pupils from future housing proposals. The school roll is forecast to rise to 175% by 2022. Transport Scotland has highlighted that recent Transport Assessments have shown that the Findon junction on the A92(T) (formerly the A90) is at capacity and improvements are likely to be required.</p> <p>The Council's Education Service is considering options to resolve the existing education issues and to accommodate the level of growth being sought.</p> <p>Considering the above, a reduced allocation of 60 homes is preferred, with land reserved for education (if required) and the remainder protected as amenity land (e.g. a local park) given the lack of public open space in Hillside or exclude it from the settlement boundary.</p>
KN092 Land South of Portlethen Club House, Badentoy, Portlethen	Health club	<p>The proposed site falls within the existing protected golf course/green space network, which is identified as protected land (site P5) in the Local Development Plan 2017. However, this site does not form part of the golf course and indicative details show the small uptake of the site with enhanced 40m deep tree belt would minimise the impact and provide a well-located community asset on an accessible site. Flooding associated with the Burn of Findon affects the north east corner, and a Flood Risk Assessment would be required.</p>
KN093 Part of P5, Land at Badentoy, Portlethen (Option 1)	Food retail (1100m ²) and drive through restaurant (450m ²)	<p>The proposed site falls within the existing protected golf course/green space network, which is identified as protected land (site P5) in the Local Development Plan 2017 and contains semi-natural habitat. However, this site does not form part of the golf course and indicative details show the small uptake of the site with enhanced 40m deep tree belt would minimise impacts. While there are concerns about splintering the town centre across the A92(T) (formerly the A90(T)), the development provides a well-located retail asset, and modest sized restaurant, on an accessible site at the edge of the defined town centre.</p>

KN094 Part of P5, Land at Badentoy, Portlethen (Option 2)	Garden centre and restaurant (2500m ²)	<p>The proposed site falls within the existing protected golf course/green space network, which is identified as protected land (site P5) in the Local Development Plan 2017 and contains semi-natural habitat.</p> <p>However, this site does not form part of the golf course and indicative details show the small uptake of the site with enhanced 40m deep tree belt would minimise the impact, and provide a well located retail asset on an accessible site at the edge of the defined town centre.</p>
KN106 Part of OP2, Fairview, Portlethen	Employment land - storage	<p>The proposed site lies within an existing opportunity site, OP2, which is allocated as an area of search for waste facilities and associated employment uses employment land. The proposal seeks to change the use of part of the site to class 6 storage and distribution, but there is little need for more employment land in this location. However, as this site has no significant constraints and given that class 6 uses require good road access (which this site has), and the lack of progress to develop the site, amending this part of site OP2 to class 6 storage and distribution, and as an area of search for waste facilities and associated employment uses, could be acceptable.</p>

Other options which Planning Officers have not preferred:

Reference	Proposal	Overview
KN039 Site R2, Land at North West Portlethen	Employment land with scope for mixed uses	<p>The proposed site lies within an area of reserved land for a park and ride and is situated within the Aberdeen green belt. The site is detached from the settlement by the Findon Junction off the A92(T) (formerly the A90) and the proposed uses would have a significant impact on the landscape. In addition, Transport Scotland has highlighted that recent Transport Assessments have shown that the Findon junction is at capacity and would require improvements. This is a very loose bid submission with clear issues associated with the deliverability of the site when the applicant is unable to specify the mix of uses on the site at this time. Greater certainty would be required before the site could be considered for inclusion as either an employment or housing development site in the next 5 years. It is surprising that the developer has been able to identify that the site is “deliverable” without a firm idea of what it is they would wish to promote.</p> <p>Planning Permission in Principle was granted on this site for a park and ride facility in 2014 (APP/2011/2662). The southern half of the site also has outline planning permission (APP/2000/0006) for employment use although the approved plan does not</p>

		<p>reflect the new road layout installed and this use has not been pursued through any further application. However, the Committee Report for the park and ride planning application states that “The site is clearly allocated for a park and ride facility within the ALDP which would supersede any consented use identified on the Schoolhill Masterplan. Furthermore, outline planning consent for this use has now lapsed and therefore cannot be implemented.” The northeast part of the site is also covered by the same outline planning permission, but it does not note any particular land-use and the site as a whole remains outwith the current settlement boundary. No representations were received that challenged this designation in the Local Development Plan 2017.</p> <p>In any case the location at a key junction of the A90 would preclude the opportunity for a “park and ride” type development at this location before 2031. Even if such a development is not being promoted in the immediate future, it would be premature to lose such a site within the life of the plan (to 2031). The site continues to be supported through the Local Transport Strategy and Regional Transport Strategy as a named project.</p>
<p>KN057</p> <p>Land to the West of Cookston Road , Portlethen</p>	<p>Mixed use: 400 homes, education, retail and associated infrastructure</p>	<p>The proposed site is situated adjacent to the settlement, but it is constrained. It has been submitted as a first phase of a larger development extending to the west. Much of the justification for this site presumes that further development will occur on bid site KM058. Key for the development of this site is the potential for development that impacts on the form and setting of Portlethen, and access to the A92(T) (formerly the A90(T)) through the Roadside of Findon junction, which Transport Scotland reports is at capacity according to recent Transport Assessments. Surface water drainage is identified as an issue but there is no solution for this in the smaller development site, with no indication of a location for SUDS ponds provided. Capping of the Raised Lowland Bog immediately to the west of Cookston Road is also a significant concern, as is lack of education capacity in the area.</p> <p>Development opportunities at the Roadside of Findon junction should be reserved for unforeseen major development uses at this time. Housing provision at this location would not make the best use of this strategic resource, albeit for 400 homes.</p>
<p>KN058</p> <p>Land North of Schoolhill, Portlethen</p>	<p>Mixed use: 1550 homes, education, retail and</p>	<p>The proposed site, described as “Phase 2” of Schoolhill, is situated adjacent to the settlement boundary, but it is constrained. The prospect of a new junction onto the Aberdeenshire Western Peripheral route (AWPR) is welcomed, but this may be</p>

	associated infrastructure	<p>significantly in advance of decisions that may be taken concerning access to this road, and should be viewed as making use of this strategic road as a development corridor. Surface water drainage is identified as an issue, but the solution for this is direct piping of drainage off-site, with no indication of a location for SUDS ponds provided. Capping of the Raised Lowland Bog immediately to the west of Cookston Road is also a significant concern, as is lack of education capacity in the area.</p> <p>It would seem that this development is dependent on a new AWPR junction, for which there is no commitment. Otherwise significant business and residential traffic would be added to the A92(T) (formerly the A90(T)) at the Findon junction, which Transport Scotland reports is at capacity, according to recent Transport Assessments and will require improvements. Development opportunities at this junction should be reserved for unforeseen major development uses at this time. Housing provision at this location would not make the best use of this strategic resource, albeit for 1550 homes.</p>
KN082 Land South of Bramble Way, Clashfarquhar, Portlethen	160 homes	<p>The proposed site is situated within the Aberdeen green belt and South East Aberdeenshire Coast Special Landscape Area, and while it is visible from the A92(T) (formerly the A90(T)), it is not prominent and would have a minimal landscape impact. The site is also at risk from surface water flooding, especially from the Burn of Daff, and contains semi-natural habitat (lowland raised bog).</p> <p>There are also issues of coalescence with Newtonhill, and that the single road access is inadequate for the number of homes proposed. Furthermore, it is considered that south Portlethen already has a defensible boundary, which was previously considered at the Local Development Plan 2017 Examination, where the Reporter concluded that, “the boundary established by the existing development [on Bramble Way and Bramble Place] and planting already provides these qualities.”</p>
KN109 Land at Causeyport Farm, North of Portlethen	Mixed use: 1800 homes, business uses, education and retail	<p>The proposed site is situated adjacent to the settlement, but it is constrained. Key for the development of this site is the potential for development which impacts on the form and setting of Portlethen, and access to the current A92(T) (formerly the A90(T)) through the Findon junction. It is likely that full development of this site may be dependent on a new Aberdeen Western Peripheral Route junction, for which there is no commitment. Otherwise significant business and residential traffic would be added to the A92(T) at the Findon junction, which Transport Scotland reports is at capacity according to</p>

		<p>recent Transport Assessments, and would need improving. Development opportunities at this junction should be reserved for unforeseen major development uses at this time. Housing provision at this location would not make the best use of this strategic resource, albeit for 1800 homes and a new town centre.</p> <p>The addition of a specific and accessible site for a “town centre” adjacent to Hillside School is welcomed, but may be implausible at this stage due to the state of the retail market. Surface water drainage is identified as an issue but the solution for this is using SUDS to modify flows. Capping of the Raised Lowland Bog immediately to the west of Cookston Road is also a significant concern, as is lack of education capacity in the area, and potential impact on the forested area at Duff’s Hill.</p>
--	--	---

Conclusion

There is a sufficient provision of employment land in Portlethen, and only a modest amount of housing is required, as the preferred strategy for future development in this Strategic Growth Area is to concentrate it in Chapelton. Education capacity is also an issue in Portlethen, but there is capacity at Fishermoss Primary School, which site KN027 falls within. Hillside Primary School will have capacity issues before 2022, and options are being considered. If necessary, land at KN042 could be reserved to allow the school to expand. The community has noted there is a lack of public open space, especially in the Hillside area, and part of site KN042 could help to meet this need.

The uses proposed in bids KN092, KN093, and KN094 are welcomed and the town centre could be extended to include these areas. While elongating the town centre is not desirable, there are limited options available.

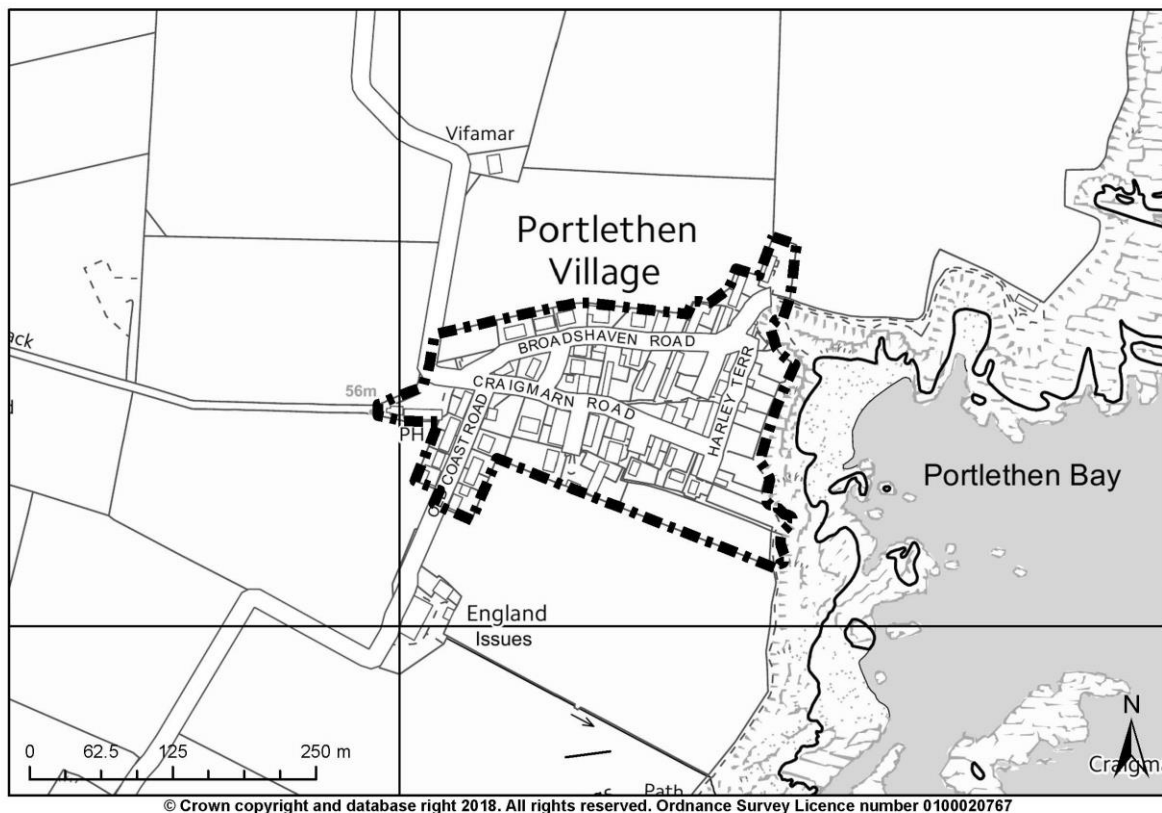
Bid sites to the north and south are not supported as they are within the Aberdeen green belt, and sites to the northwest will require improvements to the A92 Findon trunk road junction. However, the likely scale of development required to make these junction upgrades viable are not required.

Portlethen Village

Portlethen Village is a small village located on the coast and is approached by a narrow road which slopes down towards the sea. The village is predominately housing and is characterised by having mainly bungalows and 1½ storey houses. Of the 1½ storey houses there are a number that have large dormer windows which again gives a distinct character to the area. Portlethen Village relies on Portlethen to the east for services including education. However, the village does have some open space, which provides a play area for children and a good amenity area, and there is a desire to improve the Core Path provision in the area. There is limited development pressure for Portlethen Village, but it is important to preserve the amenity of the village with any additional infill developments or extensions to properties being in keeping with the 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

No development bids were received.

Conclusion

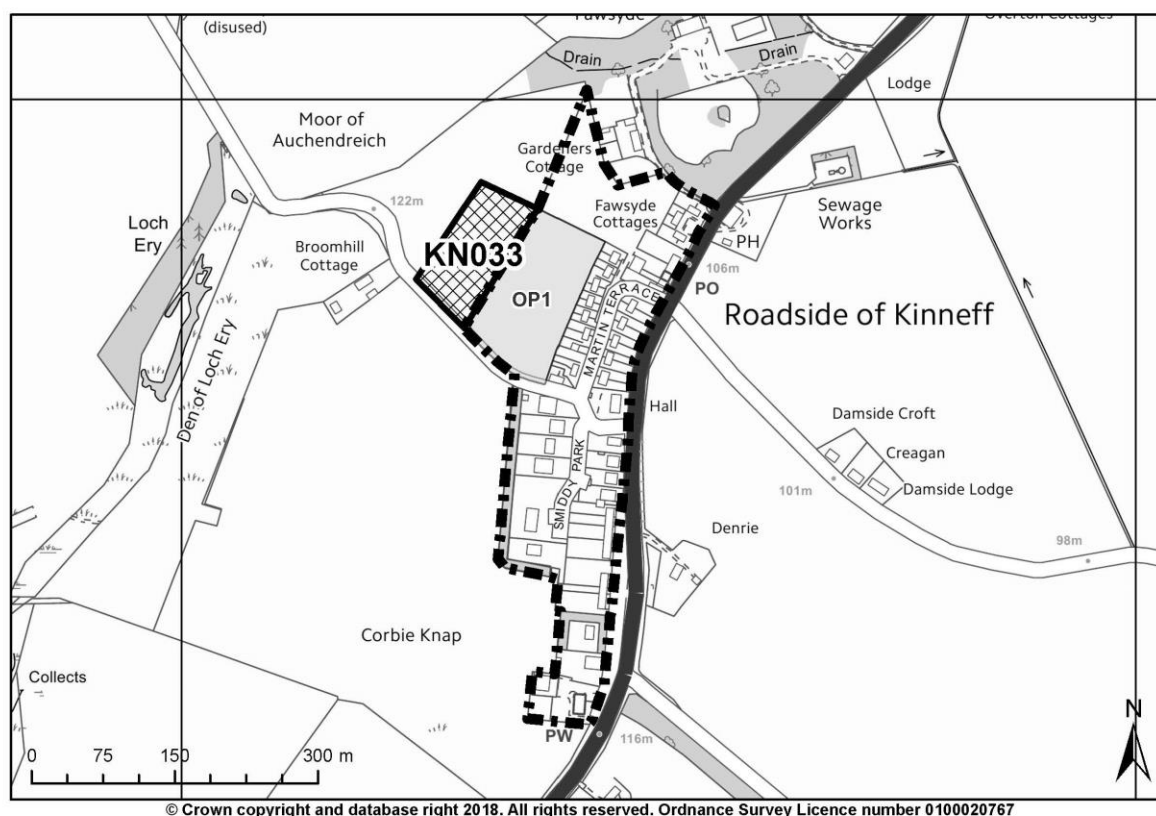
There are no proposed changes to the settlement.

Roadside of Kinneff

Roadside of Kinneff is located on the A92 so the village benefits from good transport links. Development has occurred mostly to the west of the A92 and consists mainly of bungalows to the edge of the settlement with a few larger detached properties located towards the centre of the village. The village is fairly elongated and linear in form, but the opportunity for further development will grow the village to the west rather than elongating the village any further. There are limited services and it is important for the village to maintain the local primary school, as this provides a service for the village as well as the surrounding rural area. This can be helped with the proposed housing allocations, and Roadside of Kinneff is also identified as a settlement that is suitable for organic growth. However, a better footpath or route to Kinneff Primary School is required.

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.



© Crown copyright and database right 2018. All rights reserved. Ordnance Survey Licence number 0100020767

Existing Development Sites

Reference	Proposal	Overview
OP1	Mix of uses including 30 homes and small-scale retail use	Identified as constrained due to “ownership” in the Housing Land Audit 2018. The lack of capacity at the current sewage treatment works is also an issue for this site - see KN033 below.

		Given the unlikelihood that a shop would be viable in this location, this requirement should be removed from the allocation.
--	--	--

Development Bid Sites

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

Reference	Proposal	Overview
KN033 Site M1 OP1 west of A92, Roadside of Kinneff	16 homes and a waste water treatment works	The proposed site acts as an extension to the existing OP1 site in Roadside of Kinneff and allows for the installation of private foul water drainage due to capacity issues at the local waste water treatment works. This site is amongst the most appropriate locations to expand the settlement in that it would not contribute to ribbon development or fall within the Coastal Zone, but will support the primary school roll. Any private sewage works must be to an adoptable standard and must not impact on residents' amenity.

Other options which Planning Officers have not preferred:

None.

Conclusion

One of the reasons site OP1 has not progressed is due to the lack of waste water treatment capacity and bid KN033 seeks to overcome this issue by providing a private sewage works. Site OP1 is still the preferred location for future development, and as site KN033 sits alongside it, the bid site is supported in principle. However, the private sewage works would have to be to an adoptable standard and must not impact on residents' amenity. This will have to be made clear in the settlement statement in the Local Development Plan.

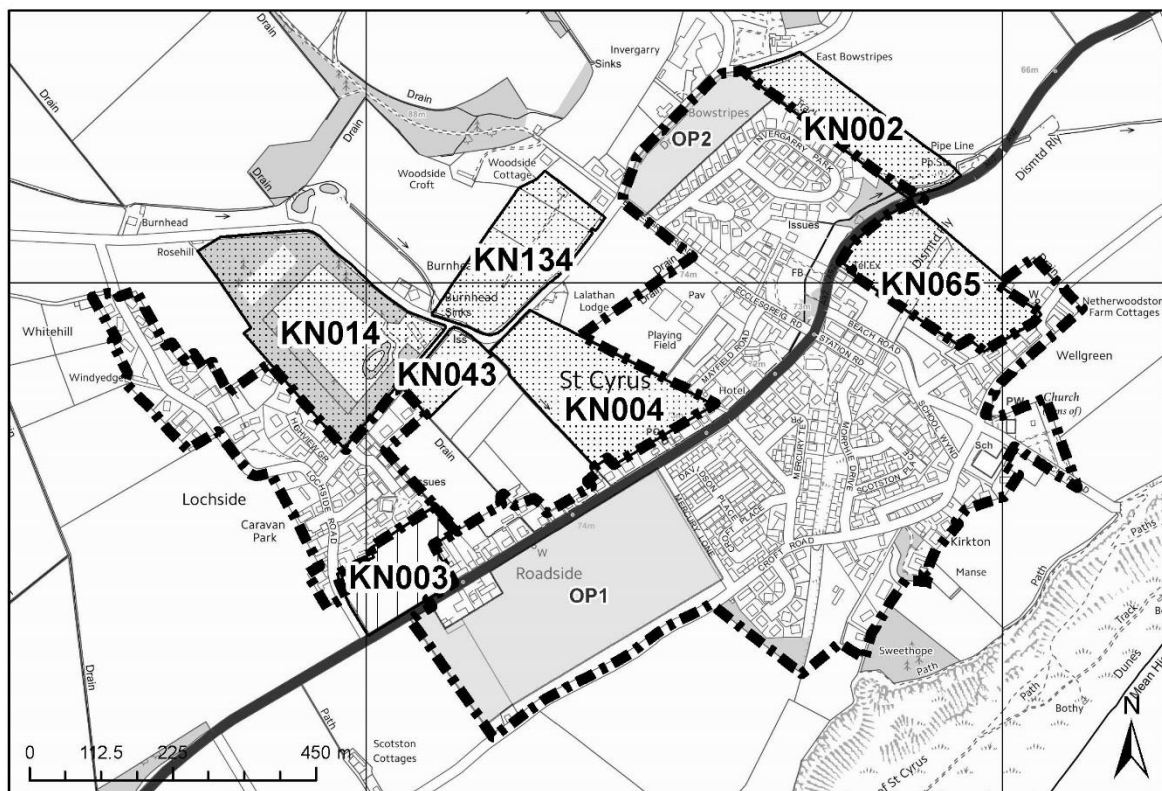
St Cyrus

Formerly known as Egglesgrieg, meaning the Church of the Grig, St Cyrus is located on the main coastal road to Aberdeen, which provides good transport links north and south. The traditional development is a mixture of single and 1½ storey cottages along the main street with a number of larger more modern properties in the surrounding streets. One characteristic of the houses in St Cyrus is the dormers on the cottages and this has been incorporated into some of the newer developments, which maintains the character of the village. St Cyrus has some services within the village including a primary school, small shop and a hotel, and these are maintained by the current housing, but will be further maintained by the opportunity for future housing, which will meet the needs of St Cyrus. It is also important for the village to attract new facilities and provide employment opportunities, which can both be achieved through the opportunity of the mixed use site OP1.

The lack of new small scale and affordable housing is an issue for the local community. Concerns have also been raised on the design of new homes, which must fit with the character of existing buildings, and on the need for improved pedestrian safety around the primary school, which could be achieved by the provision of a car park in the area.

Planning Objectives:

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



Existing Development Sites

Reference	Proposal	Overview
OP1	125 homes and approx 2ha employment and retail uses	Identified as effective in the Housing Land Audit 2018. A Masterplan and planning application were approved on this site on 25 September 2018. Construction is programmed to start in 2019 with 65 homes remaining in 2022.
OP2	15 homes	Complete.

Development Bid Sites

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

Reference	Proposal	Overview
KN003 Site Adjacent to Lochside Road, St Cyrus (Option 2)	30 homes Reserved. This is not preferred for immediate development.	The proposed site is well located in relation to both St Cyrus and Lochside. While it would result in coalescence between St Cyrus and Lochside it would positively link these two areas through a planned rather than an ad hoc organic approach and provide better footways and pedestrian crossing over the A92 to the primary school. The proposal lies opposite housing allocation OP1 and providing landscaping is provided that creates a gateway feature, the proposal should not negatively impact on the setting of the village. However, the site is on prime agricultural land and the preference is to manage this resource and to not release this site until the completion of the housing element of site OP1, which is also on prime agricultural land. The Housing Land Audit 2018 shows this site will not be built out until 2024 at the earliest. Nonetheless, site OP1 is predicted to take the capacity of the primary school to 100%. Therefore, this bid site should be reserved until the existing opportunity site is built out and to allow the identified constraints to be resolved.

Other options which Planning Officers have not preferred:

Reference	Proposal	Overview
KN002 Site North of Invergarry Park, St Cyrus	19 homes	The proposed site is well located in relation to the settlement, but without a southern link to the village, such as access off the A92 and/or a footpath along the A92, it connects poorly with existing services. Options to provide better linkages to the site would make it more desirable, as the design of the housing estate at Invergarry Park means the site would not connect well into the settlement and access is only through Ecclesgreig Gardens. However, no such options are

		proposed. Therefore, its poor connectivity to the existing settlement constrains this site.
KN004 Site Adjacent to St Cyrus Park (Option 1)	49 homes	The proposed site relates well to St Cyrus, but it has a number of constraints. It would result in the loss of over 3ha of prime agricultural land. The area west of the park is flat, open, and visually prominent, which makes it sensitive to development. As such, the scale of the proposal is likely to have a negative effect on the townscape and setting of the listed St Cyrus Church. The proposal would increase pressure on Mearns Academy, which is forecast to be overcapacity by 2022, the main road access would be off a minor road to the north of the site (Ecclesgreig Road), and the junction off the A92 is very narrow.
KN014 Land at Burnhead, St Cyrus	30-50 homes	The proposed site is hidden behind a thick tree belt and would have no adverse impact on the landscape if the trees are retained, but it is constrained. It connects poorly with services in St Cyrus, as access is only through Lochside or towards Ecclesgreig Road to the east, and no alternative (e.g. a footpath) is proposed. The entire site is identified as being prime agricultural land, although this land is not farmed. The site is accessed off a minor road, which may not be sufficient for the number of houses proposed, and it is constrained in terms of education provision.
KN043 Land South of Burnhead Croft, Lochside, St Cyrus	9 homes	The proposed site is flat and prominent, and has a number of constraints. The entire site is identified as being prime agricultural land; it is likely to have a significant impact on the landscape as it would elongate Lochside further east, towards Ecclesgreig Road; and it connects poorly with services, as access can only be through Lochside or towards Ecclesgreig Road.
KN065 Land North of Beach Road, St Cyrus	60 homes	The proposed site is well located in relation to the settlement and in close proximity to services such as the primary school, but it has a number of constraints. The entire site is identified as being prime agricultural land, and it is situated within the Coastal Zone and the Southeast Aberdeenshire Coast Special Landscape Area. The site would be visually prominent and have a significant impact on the landscape. There are concerns with secondary education provision and safe access off the A92, and the water treatment works has limited capacity.
KN134 Land at Highfield, Adjacent to Ecclesgreig Road, St Cyrus	24 homes	The proposed site is flat and prominent but is constrained as it would have a negative impact on the landscape. It is detached from St Cyrus and would introduce suburban development in the countryside that would result in a loss of rural character. It is also constrained because it would result in the loss of prime agricultural land, it connects poorly with services, and is

		accessed off a minor road and no proposal to upgrade the road is proposed.
--	--	--

Conclusion

Prime agricultural land covers this entire area and affects all the bid sites, including site OP1, which is allocated for 125 homes. Only one site is identified as preferred, site KN003, which is adjacent to site OP1, as it would help form the western gateway into the village and has the least impact on the setting of the village and listed buildings. Developing on prime agricultural land can be justified to sustain the growth of the village, but our preference is to manage this resource and to not release this site until the completion of the housing element of site OP1. Although the Housing Land Audit 2018 shows site OP1 will not be built out until 2024 at the earliest, it is predicted to take the capacity of the primary school to 100%. Therefore, a more managed release of housing land is preferred.

Stonehaven

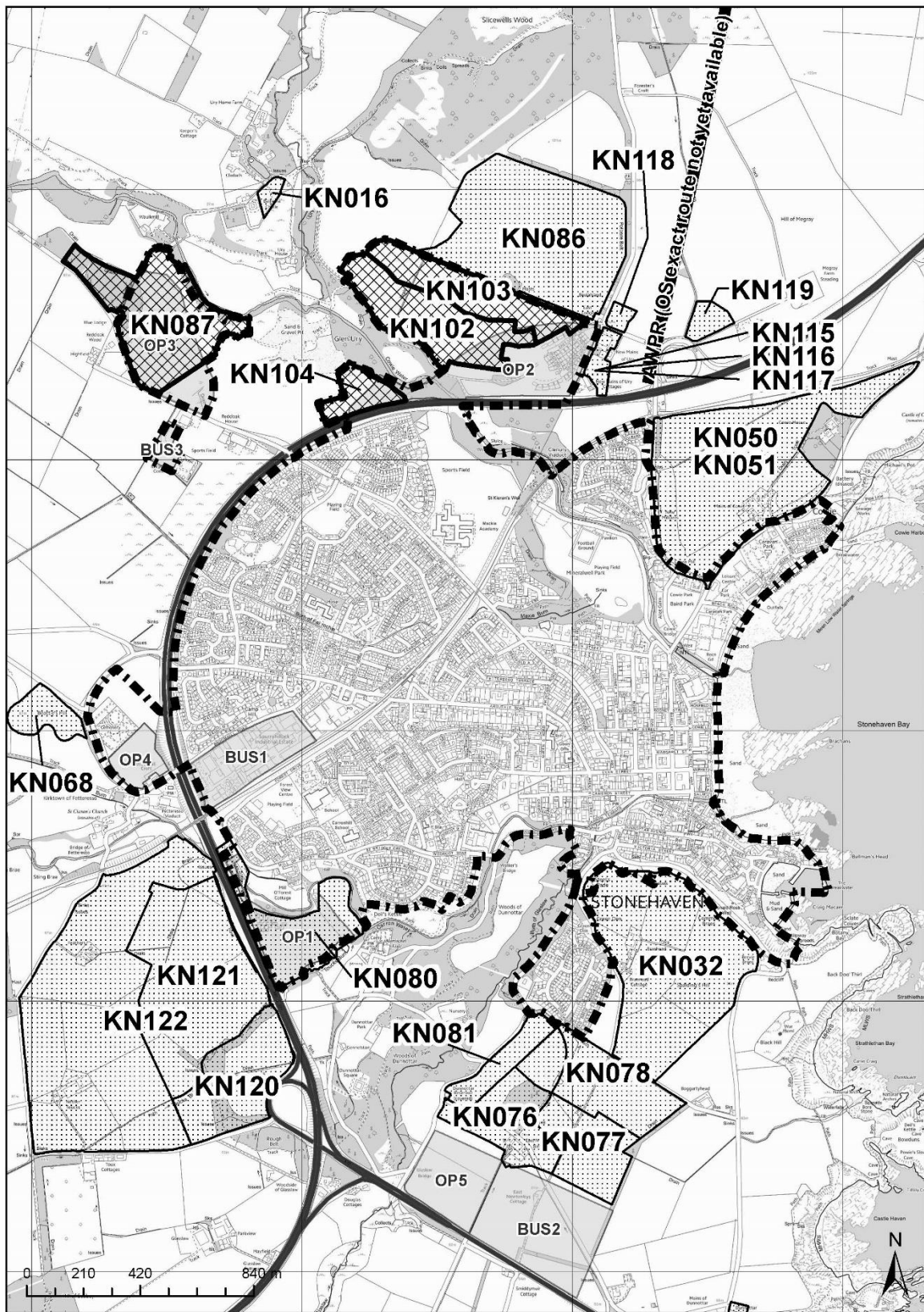
Stonehaven is located on the coast with a conservation area stretching along part of the coastline. Around the coast the development follows a grid format and is predominately terraced housing fronting directly onto the street. Away from the coast there is further development, which introduces a mix of house types including semi-detached, detached and town houses, which generally step away from the grid layout. A mix of house types is important to be maintained through future development and the inclusion of affordable housing is particularly important.

Stonehaven is an important sub-regional service centre providing a variety of services and it is important that this is enhanced throughout the Plan period. There is demand for a supermarket within the town and planning permission in principle has been granted for a 3750m² supermarket and 50-bedroom hotel at the Ury Estate adjacent to the A957 Slug Road. Stonehaven has a strong demand for development and is located in the strategic growth area and the Aberdeen housing market area. As such, it plays an important role in delivering strategic housing allowances. There is limited open space within the centre of the town, but there are larger areas of open space to the edge of the town both to the north and south, and these are vital to the overall amenity of the town. Flooding is also a serious issue in Stonehaven and future development will need to take account of this.

The lack of new small scale and affordable housing, and employment opportunities are issues for the local community. Facilities for teenagers, the elderly and the less able to meet and engage continues to be a key element seen to be missing from the town, and Dunnottar Primary School and Mackie Academy need to be replaced. Concerns have been voiced over existing facilities not being fit for purpose, poor car park provision for visitors and at the train station, and pedestrian safety at the junction at Evan Street and Market Square.

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 preserve the amenity of the settlement.
- To provide opportunity for employment.
- To support community facilities and services.
- To improve existing leisure and recreation facilities.



Existing Development Sites

Reference	Proposal	Overview
OP1	110 homes	Identified as effective in the Housing Land Audit 2018. Under construction. Planning permission was granted in 2013 for 109 units and a second planning application for 142 was allowed at appeal in November 2018. See KN080 below.
OP2	205 homes	Identified as effective in the Housing Land Audit 2018. Under construction. Site has planning consent for 179 homes with 44 homes remaining in 2022.
OP3	51 homes	Identified as effective in the Housing Land Audit 2018. One house built. Construction programmed to recommence in 2019 with 30 homes remaining in 2022. See KN102 below.
OP4	50 homes	Identified as effective in the Housing Land Audit 2018. Under construction (planning permission granted in 2015 for 49 units) with 5 homes remaining in 2022.
OP5	7ha employment land	Planning Permission in Principle was granted in 2016. However, as the site has not progressed (along with BUS2, which was granted planning permission in 2007) it is proposed that these sites are removed from the Plan.

Development Bid Sites

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

Reference	Proposal	Overview
KN080 Site OP1, Carron Den Road, Stonehaven	155 homes	The proposed site lies within an existing opportunity site, OP1. Planning permission for 109 homes was granted in 2013 with one main road access. In November 2018, a second planning application for 142 homes was allowed at appeal. The proposal seeks to increase the housing allocation from 110 to 155 homes by reducing the number of larger homes and increasing the number of smaller homes on the site. This proposal includes those homes already built (11) and two homes that remain to be built under the first planning application.
KN087 Site OP3, Blue Lodge,	99 homes	The proposed site acts as an extension to the existing opportunity site, OP3. It seeks to increase site OP3 to match the approved planning applications in this area, increase the density of development, and improve the

Ury Estate, Stonehaven		<p>mix of housing. Site OP3 was allocated for 25 houses to enable the redevelopment of Ury House. In April 2015, planning permission was granted on this bid site for a total of 51 homes over two phases. The increase in house numbers (and smaller house size) is to reflect market conditions, and while planning permission for 230 homes has already been granted to enable the redevelopment of Ury House, the additional 48 homes would result in a more efficient use of the land and is unlikely to have a detrimental impact on the landscape.</p> <p>Nonetheless, development should exclude riparian and ancient woodland, and a buffer strip of at least 12m from Cowie water will be required. Furthermore, in order to avoid increasing the volume of traffic going through the centre of Stonehaven, the planned link road from site B979 to A957/Slug Road (and crosses the Cowie Water) must be built before planning permission is granted for the 52nd house.</p>
KN102 Land at East Lodge (Bid 1), Ury Estate, Stonehaven	212 homes (enabling development as part of OP2)	<p>The proposed site acts as an extension to the existing opportunity site OP2, which is allocated for 205 homes to enable the redevelopment of the listed Ury House. Site KN102 was granted planning permission in 2015 for 84 homes (APP/2014/3297), and a planning application for 94 homes is pending. This proposal seeks to retain the consented site and increase the number of homes between it and OP2 to 212. A separate bid for an additional 130 homes is proposed on another part of site OP2 (KN104).</p> <p>The principle of enabling development in this area for Ury House is well established, and the need to reduce house sizes to reflect market conditions and therefore increase the house numbers is accepted. An advantage of this site is that it is less likely to have a significant visual and landscape impact compared with other bid sites in Stonehaven. However, there are a number of constraints affecting this site, although these can be mitigated. The proposal could impact on the landscape and setting of Ury House, as it sits on a south facing slope, but the indicative plan shows a linear layout, which takes account of the contours of the land, and the distance of the site and the tree lined valley helps to screen it from the listed Ury House. Part of the site is within the pipeline consultation zone, but BP did not object to the approved planning application. The site is poorly connected to Stonehaven, but a link road between the B979 and the A957 (Slug Road) is proposed to improve linkages into the town. Access into site OP2, which is currently from the East Lodge Gate House, will also need to be improved.</p>
KN103	60 homes	The proposed site acts as an extension to the existing OP2 site, and relies on the completion of bid KN102 to the south. Sites OP2 and KN102 have planning

Land at East Lodge (Bid 2), Ury Estate, Stonehaven		<p>permission for 179 homes to enable the redevelopment of Ury House, and this site would “round off” the development.</p> <p>However, the site is not without its constraints. It is visibly prominent, and while the proposal encroaches further up the hill and would have a landscape and visual impact, a significant amount of strategic landscaping is proposed along the northern boundary, which would enhance the existing tree belts. This area is segregated by the A90, and at present it does not connect well with Stonehaven. A link road between the B979 and the A957 (Slug Road) is proposed to improve linkages into the town. As such, to ensure this area develops into a sustainable mixed community, it is preferred that development on this site is undertaken once the existing housing on sites OP2 and KN102, retail and link road between the B9979 and A957 have been built.</p>
KN104 Land at Mackie Village (Bid 5), Ury Estate, Stonehaven	84 homes	<p>The capacity of this site has been reduced from 130 to 84 homes.</p> <p>The proposed site acts as an extension to the existing opportunity site OP2, which is allocated for 205 homes to enable the redevelopment of the listed Ury House. The site is detached from Stonehaven due to the A90 and Cowie Water, and while it relates well physically, it connects poorly with the town. The proposal seeks to increase the size of site OP2 to provide the affordable housing contributions for site OP2, and bids KN102 and KN103. Planning applications are pending on part of this site for 47 affordable homes (APP/2018/2227) and 44 affordable homes (APP/2018/2228). However, there are concerns that at 130 homes, this could result in overdevelopment, and a more modest proposal of 84 homes is preferred.</p> <p>Development at this location only makes sense when the proposed supermarket and access roads across Cowie Water have been provided. The principle of development in this area has been established by the allocation OP2 and the supermarket to the west of this site. The distance of the site and the tree lined valley helps to lessen its impact on the listed Ury House. However, the site would be visually prominent along the A90, and although not proposed in the indicative plan, strategic landscaping adjacent to the A90 and active street frontages will make the development more visually attractive. A significant buffer strip would also be required alongside the Cowie Water. The site is also within a pipeline consultation zone, but the Health and Safety Executive have not objected to the pending planning application.</p>

Other options which Planning Officers have not preferred:

Reference	Proposal	Overview
KN016 Land Adjacent to Baille Na Choile Coach House, Stonehaven	5 homes	The proposed site is situated in the countryside, near to existing houses, in the former Ury House designed landscape, and has a number of constraints. It is within the inner consultation zone of a pipeline. The scale and location of the proposal does not integrate well with the character of the surrounding area, and the setting of the listed Ury House and Coach House. It would have an adverse visual and landscape impact. It relates poorly to Stonehaven, and is not within walking distance of amenities and community facilities and would encourage the use of unsustainable modes of transport.
KN032 Land at Braehead, Stonehaven	400 homes	The proposed site is located on a gently undulating plateau overlooking Stonehaven and is constrained for a number of reasons. Half the site is identified as being prime agricultural land. Due to the topography, the site does not connect or relate well with the town. The proposal is within the South East Coast Special Landscape Area and would have a significant landscape and visual impact on the setting of the town, and the setting of the War Memorial on Black Hill. As such, alternative sites for development on less sensitive sites are preferred. In addition, there are education provision concerns, and the protected school site, P9, in the 2017 Local Development Plan is now no longer preferred by the Council's Learning Estates Team.
KN050 Land at Mains of Cowie (Mixed Use), Stonehaven	Mixed use: 250 homes, 4000m ² food retail and primary school	<p>The proposed site is situated on a plateau on the eastern periphery of Stonehaven, and would relate well physically, but due to the topography the site does not relate well with the town. The proposal is also constrained as it is on prime agricultural land, within the South East Coast Special Landscape Area, and visually very prominent. Alternative sites for development on less sensitive sites are preferred. Primary school provision may also constrain this site, and the primary school proposed by the developer has not been discussed with or approved by the Council's Learning Estates Team.</p> <p>While there is a need for a supermarket, Planning Permission in Principle was granted on 5/8/2016 for a supermarket at Slug Road (APP/2015/3716), and although Mains of Cowie may be an appropriate site, a second large supermarket could have a devastating impact on Stonehaven's town centre. As such, this proposal cannot be supported at this time.</p>
KN051 Land at Mains of Cowie	350 homes and primary school	The proposed site is situated on a plateau on the eastern periphery of Stonehaven, and would relate well physically, but due to the topography the site may not relate well with the town. The proposal is also constrained as it is on prime agricultural land, within the

(Residential), Stonehaven		South East Coast Special Landscape Area, and is visually very prominent. Alternative sites for developments on less sensitive sites are preferred. Primary school provision may also constrain this site, and the primary school proposed by the developer has not been discussed with or approved by the Council's Learning Estates Team.
KN068 Land at Beattie's Hill, Stonehaven	20-25 homes	The proposed site is located on the south-eastern edge of Stonehaven, but it would appear as an isolated development, as it is segregated from the town by the A90, and from Kirkton of Fetteresso by the topography and Cheyne Burn. The site is further constrained as it would elongate the town, and its encroachment into the countryside would further alter the rural character of the area. The road between Broomhill Road and the A90 provides a defensible boundary, and the Reporter of the Local Development Plan 2017 Examination stated that "development to the west side of the road would be detrimental to the essentially rural character of this location". Other potential issues include the site's impact on setting of the Kirkton of Fetteresso Conservation Area and the scheduled St Ciaran's Church in Fetteresso, its location within the middle pipeline consultation zone and school capacity.
KN076 Land at East Newtonleys, East of A957, Stonehaven	100 homes	The proposed site is detached from the settlement, and although it relates well to employment sites OP5 and BUS2 in the Local Development Plan 2017, it is constrained as it does not connect or relate well with the town. Furthermore, the site is mostly on prime agricultural land, and while the site is contained by tree belts and woodland, it is still visible when viewed from the north and could impact on the setting of the town. The future of the school site is also unknown, which would also affect the site's integration with the town.
KN077 Land at East Newtonleys, Between A957 and Boggartyhead, Stonehaven	400 homes, primary school and retail (200sqm)	The proposed site is detached from the settlement and is constrained for a number of reasons. Due to the topography of the land, the site does not connect or relate well with the town. Part of the site is within the South East Coast Special Landscape Area, and while it would not have a detrimental impact on the coastal setting, it is exposed and visible when viewed from the north and would have a significant landscape and visual impact on the setting of Stonehaven. As such, alternative sites for development on less sensitive sites are preferred. In addition, a significant part of the site is identified as being prime agricultural land; the delivery timescale is beyond the lifetime of the plan (2031); and there are education provision concerns. While a new primary school is welcomed, the protected school site, P9 in the Local Development Plan 2017 is now no longer preferred by the Council's Learning Estates Team.

KN078 South of Braehead, East of A957, Stonehaven	100 homes	The proposed site is detached from the settlement and is constrained for a number of reasons. Due to the topography of the land, the site does not connect or relate well with the town. Part of the site is within the South East Coast Special Landscape Area, and while it would not have a detrimental impact on the coastal setting, it is exposed and visible when viewed from the north and would have a significant landscape and visual impact on the setting of Stonehaven. As such, alternative sites for development on less sensitive sites are preferred. In addition, a significant part of the site is identified as being prime agricultural land and there are education provision concerns, as the protected school site, P9, as identified in the Local Development Plan 2017 is not preferred by the Council's Learning Estates Team.
KN081 Land South of Braehead, Adjacent to A975, Stonehaven	50 homes	The proposed site is situated in the countryside, adjacent to existing houses in Stonehaven, but is constrained. It does not relate well to the town, has poor street design (poor access onto the A957 and a cul-de-sac) and increasing development in this location would alter the rural character of this partially contained landscape.
KN086 Site at North Lodge, Ury Estate, Stonehaven	150 homes	<p>The proposed site is detached from Stonehaven, and land adjacent to it in the Ury Estate has planning permission to enable the restoration of Ury House and for a supermarket and hotel. The housing elements are allocated as OP2 and OP3 in the Local Development Plan 2017, and have yet to be completed. The proposer seeks to establish this area as a suburb of Stonehaven and a number of bids are proposed in this area. However, the Ury Estate is segregated by the A90, and at present it does not connect well to the settlement. A link road between the B977 interchange and the A957 (Slug Road) is proposed to improve linkages into the town. As such, no further development should be undertaken until existing (and preferred) housing, retail and link road have been provided.</p> <p>The site is also visually prominent, and even with the proposed open space, the site is on the southern flank of a local hill and would further alter the rural character of the area and potentially negatively impact on the setting of Ury House and Stonehaven. Alternative sites for housing on less sensitive sites are preferred.</p>
KN115 Land at New Mains of Ury (Retail), Stonehaven	Class 1 Retail – 2,787 m ² (30,000ft ²)	The proposed site is well located in relation to the settlement, but it is constrained. While the site is off a grade separated junction, it is segregated by the A90, which means it does not connect well into the settlement. There is also a preference for such uses to be located in the town centre and for junctions associated with the Aberdeen Western Peripheral

		<p>Route (and associated roads) to be safeguarded from traffic that will generate local traffic movements.</p> <p>There is a need for a supermarket in Stonehaven, and Planning Permission in Principle was granted on 5/8/2016 for a supermarket at Slug Road (APP/2015/3716). While this is an appropriate site, a second supermarket outwith the town centre would have a devastating impact on Stonehaven's town centre. As such, this proposal cannot be supported at this time.</p>
<p>KN116</p> <p>Land at New Mains of Ury (Residential), Stonehaven</p>	<p>32 homes</p>	<p>The proposed site is well located in relation to the settlement and the Ury Estate development, but it is constrained. While the site is off a grade separated junction, it is segregated by the A90 and does not connect well into Stonehaven. This proposal also sets the precedent of development on the Aberdeen Western Peripheral Route Fastlink junction, which should be avoided as it would generate local traffic movements. The proposal is also situated on prime agricultural land and alternative sites for housing on less sensitive sites are preferred.</p>
<p>KN117</p> <p>Land at New Mains of Ury (Employment), Stonehaven</p>	<p>Employment land (Class 4 business and office: 325m², Class 5 general industrial: 743m² and Class 6 storage and distribution: 2,601m²)</p>	<p>The proposed site is well located in relation to the settlement and the Ury Estate development, but it is constrained. While the site is off a grade separated junction, it is segregated by the A90, which means it does not connect well into Stonehaven. There is a need for employment land in Stonehaven, but this proposal sets a precedent of developing on the Aberdeen Western Peripheral Route (AWPR) Fastlink junction, which should be safeguarded from traffic that would generate local traffic movements.</p> <p>However, a "Park and Choose" facility for long and short distant journeys would be more appropriate on this site given it would have a minimal visual impact, and has good connectivity with the A90, AWPR, and other local public transport.</p>
<p>KN118</p> <p>Land East of East Lodge, New Mains of Ury, Stonehaven</p>	<p>Hotel and Restaurant</p>	<p>The proposed site is well located in relation to the settlement and the Ury Estate development, but it is constrained. While the site is off a grade separated junction, it is segregated by the A90 and does not connect well into Stonehaven. It is a logical location for attracting passing trade, and supporting tourism, but there is also a preference for such uses to be located in the town centre, and no demonstration of need for both uses have been provided. In addition, this proposal sets a precedent of developing on the Aberdeen Western Peripheral Route (AWPR) Fastlink junction, which should be avoided as it would generate local traffic movements and could prevent any future upgrades of the Fastlink junction. Development on this site could also prohibit future road junction</p>

		<p>improvements in and around the Ury Estate development, and the location of the site, north of the B979, would further alter the character of the area, which should be avoided.</p> <p>If a need for this type of use is demonstrated, a more appropriate location would be to the south of the site, on bid site KN117, which has a much less visual and landscape impact.</p>
<p>KN119</p> <p>Land East of Megray Burn, New Mains of Ury, Stonehaven</p>	<p>Roadside Services comprising Petrol Filling Station and ancillary class 1 (retail) and class 3 (food and drink) uses.</p>	<p>The proposed site is well located in relation to the settlement, but it is constrained for a number of reasons. The site is disconnected from the town by A90/ Aberdeen Western Peripheral Route (AWPR) interchange, the site would be visually prominent and would introduce development where there is very little, and the proposal would further alter the character of the area by having a significant 24-hour impact on the landscape. It also sets a precedent of developing on an AWPR Fastlink junction, which should be avoided, as it would generate local traffic movements, affect traffic flow and could prevent any future upgrades of the junction.</p> <p>However, if a need for this type of use is demonstrated, a more appropriate location would be to the southwest of the site on bid site KN117, which has a much less visual and landscape impact.</p>
<p>KN120</p> <p>Mill of Forest (Site for 250 Units), Land at Toucks, Stonehaven</p>	<p>250 homes and local retail/ commercial/ service facilities</p>	<p>The proposed site is disconnected from Stonehaven and is constrained as it relates poorly to the town, more so if strategic landscaping encloses the site. In addition, while it has good connectivity to the road network and its scale could allow for the provision of some local services (e.g. shop), it is distant from the town centre and other services (e.g. primary school). The indicative plans also lack a central core to the town, making it lack a sense of place, and it also shows the loss of ancient woodland. Although compensatory planting is proposed, it breaks up the continuity of trees south of the site. A small part of the site is also at risk from flooding.</p>
<p>KN121</p> <p>Mill of Forest (Site for 750 Units), Land at Toucks, Stonehaven</p>	<p>750 homes and local retail/comm ercial/servic e facilities</p>	<p>The proposed site is disconnected from Stonehaven and has a number of constraints, including poor connectivity and visual impact. It relates poorly to the town, and although a new bridge is proposed across the A90, land for the bridge is in separate ownership and details of it, which includes crossing the Carron Den Road to site OP1, are uncertain. Therefore, the deliverability of this site is in doubt.</p> <p>There are also concerns with the loss of prime agricultural land, ancient woodland, flood risk, impact on education provision (no school is proposed on the</p>

		site) and the setting of Stonehaven unless mitigated, and the lack of a decent sized park.
KN122 Mill of Forest (Site for 1500 Units), Land at Toucks, Stonehaven	1500 homes, primary school and local retail/comm ercial/servic e facilities	<p>The proposed site is disconnected from Stonehaven by the A90 and has a number of constraints, including poor connectivity and landscape impact. It relates poorly to the town, and although a new bridge is proposed across the A90, land for the bridge is in separate ownership and details of it, which includes crossing the Carron Den Road to site OP1, are uncertain. Therefore, the deliverability of this site is in doubt.</p> <p>There are also concerns with the loss of prime agricultural land and ancient woodland, flood risk, impact on education provision (limited capacity at Mackie Academy) and the landscape setting of Stonehaven, and the lack of a decent sized park. In addition, the A90 restricts the permeability between the site and the town, and Kirkton of Fetteresso could be adversely affected by through traffic unless this local road is closed off.</p>

Conclusion

The preferred strategy for housing growth in this Strategic Growth Area is to concentrate it in Chapelton, and combined with the landscape sensitivity of Stonehaven, only a modest amount of housing is proposed around the existing Ury House enabling development and on site OP1 (bid KN080). A reduction in the number of homes on site KN104 is proposed, from 130 to 84 homes, to avoid overdevelopment. The development of these sites is also dependent on the construction of a link bridge over the Cowie Water, and to ensure this area develops into a sustainable mixed community, site KN103 should not be developed until sites OP2 (KN102 and KN104) and OP3 (KN087) are built, along with the supermarket and link road between the B979 and A957.

The community has expressed concern that the town has outgrown its existing infrastructure and new infrastructure is needed, e.g. upgrading the leisure centre, which these sites could contribute to.

These points raised above will have to be made clear in the settlement statement in the Local Development Plan.

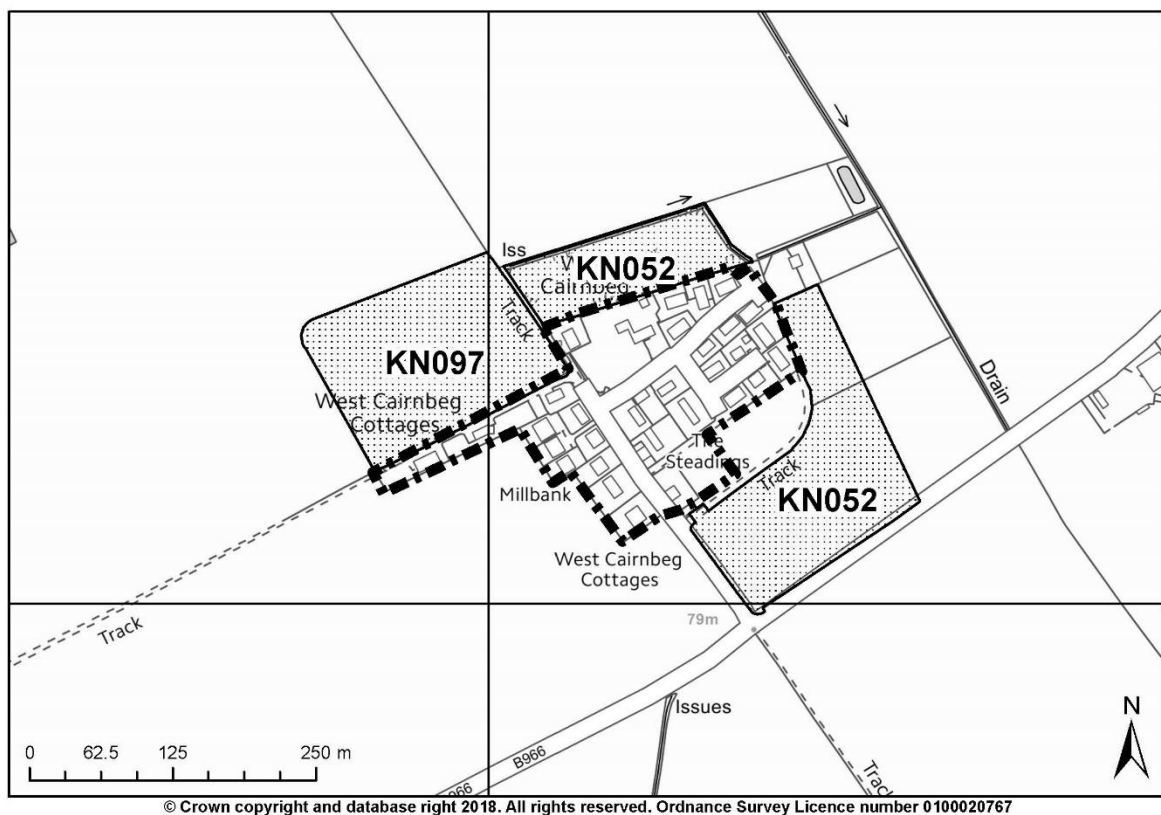
Development next to the Aberdeen Western Peripheral Route (AWPR) Fastlink junction is not supported in order to allow the free flow of traffic (i.e. it is not meant act as a destination for specific uses). Allowing development with high footfall could affect the access and egress onto the A90/AWPR. For all sites, any potential impact on the trunk road network will require to be assessed, and this will have to be set out in the settlement statement in the Local Development Plan.

West Cairnbeg

West Cairnbeg is located approximately 6.5km north west of Laurencekirk and is a small village of houses. The cluster has grown in size significantly over the last decade, which has led to its inclusion as a settlement within the Plan. There are a mix of house types ranging from single storey to two storey detached and semi-detached properties. There is no public open space within the settlement, but it is surrounded by open countryside which will provide amenity for the residents. There are also no services within the settlement, which means that the residents rely on Laurencekirk. However, the local community has a desire for a community centre to be built in the north west of the village. The private treatment works is also at capacity and any new development would have to address this issue.

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**:

None.

Other options which Planning Officers have not preferred:

Reference	Proposal	Overview
KN052 Land at West Cairnbeg, Laurencekirk	12 homes	The proposed sites are well located in relation to the settlement, but they have a number of constraints. The sites are identified as being prime agricultural land and are situated within the Braes of the Mearns Special Landscape Area, and further development would disrupt the distinctive character of the flat Howe contrasting with the ridge of Mounth. The proposal would result in overdevelopment and would not provide a positive sense of place. There is insufficient education capacity at Auchenblae Primary School, and in the absence of any services in West Cairnbeg, the proposal would encourage the use of unsustainable modes of transport.
KN097 Land North of West Cairnbeg Cottages, West Cairnbeg, Laurencekirk	30 homes and community use (100sq. metres)	<p>The proposed site is well located in relation to the settlement, but it has a number of constraints. The site is identified as being prime agricultural land and is situated within the Braes of the Mearns Special Landscape Area, and further development would disrupt the distinctive character of the flat Howe contrasting with the ridge of Mounth. Whilst the development identifies land for a community facility sought after by the community, the site would significantly overdevelop the existing group of homes and would not provide a positive sense of place. There is insufficient education capacity at Auchenblae Primary School, and in the absence of any services in West Cairnbeg, the proposal would encourage the use of unsustainable modes of transport.</p> <p>There are also constraints in terms of provision of waste water treatment and water capacity, and the site falls within the Scottish Environment Protection Agency's (SEPA) waste water hotspot. There is concern as to whether a suitable solution can be achieved for servicing 30 plots using private sewage works.</p>

Conclusion

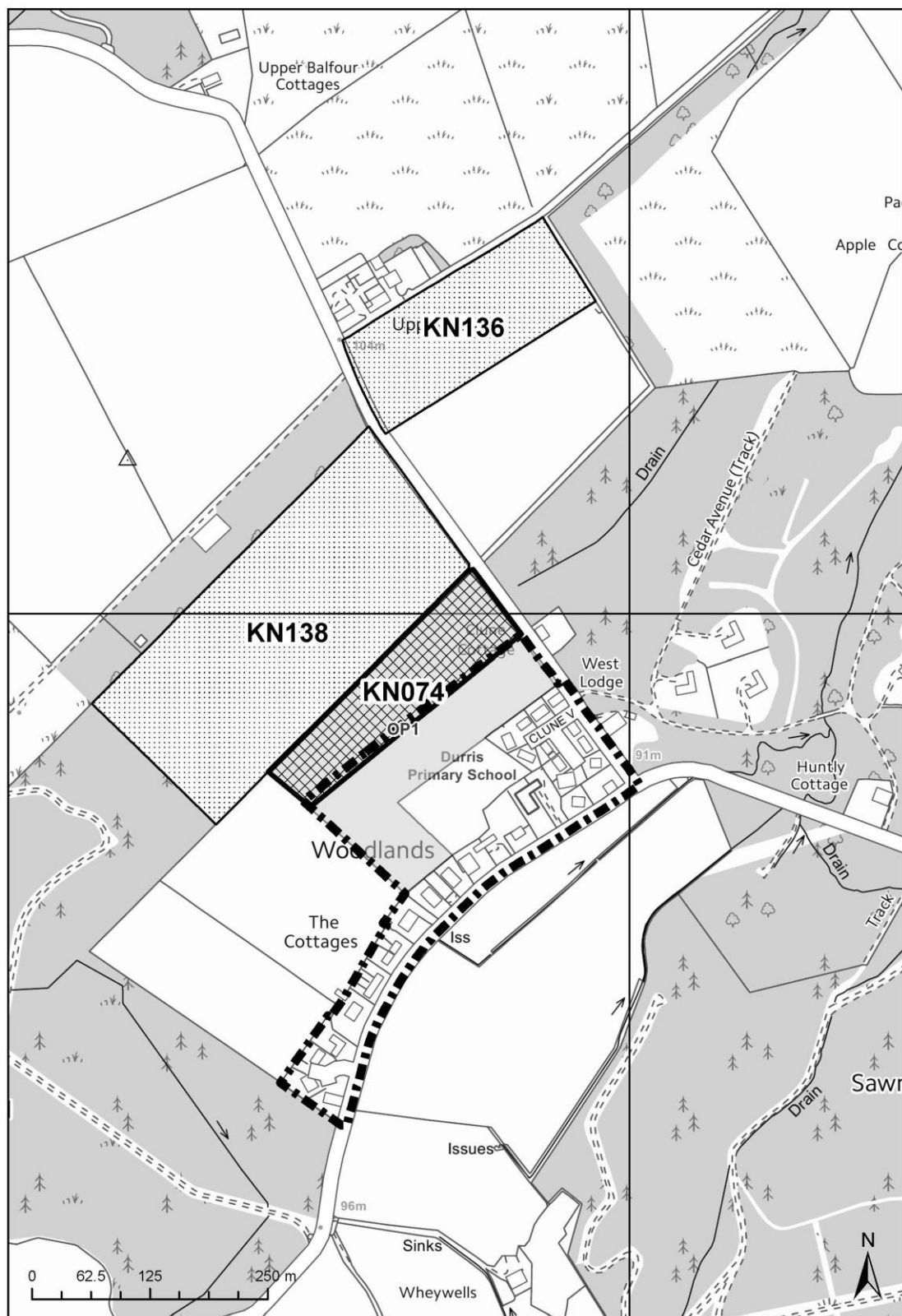
Neither of the two sites proposed are supported as 'Officer's preference'. West Cairnbeg is not within walking distance of services making it an unsustainable location for houses, and this area is not a desirable location for development as it sits within the Braes of the Mearns Special Landscape Area and a waste water hotspot.

Woodlands of Durris

Woodlands of Durris is a small village of houses, which is very linear in form with a modern cul-de-sac development to the north and southwest of the village. Woodlands of Durris is an important settlement in the overall rural area as it is the education provider for a large catchment, therefore maintaining the school is an objective for the settlement. The amenity of the village is also important to preserve over the life of the Plan, and this should be helped as Woodlands of Durris is not a pressured area for development. However, the lack of new affordable housing is an issue for the local community and the proposed housing development should help to address this.

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.



© Crown copyright and database right 2018. All rights reserved. Ordnance Survey Licence number 0100020767

Existing Development Sites

Reference	Proposal	Overview
OP1	30 homes	<p>Identified as effective in the Housing Land Audit 2018.</p> <p>Part of this site has planning permission for 23 homes, and it is currently under construction. See KN074 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
KN074 Site OP1 (Phase 2), North West of Clune Gardens, Woodland of Durris	20 homes (increasing the OP1 allocation to 50 homes)	<p>The proposed site lies within an existing opportunity site, OP1 and seeks to increase the total allocation from 30 to 50 homes (currently has planning permission for 20 homes). The applicant has provided an indicative layout of how the increase may be achieved, and the linear layout would not negatively impact on the character of the settlement.</p> <p>However, there is an issue of the single-track road that serves Woodlands of Durris and the cumulative impact of organic growth developments has had on junctions. A preferred solution is to support this site and remove the organic growth policy from this settlement, thereby only allowing Woodlands of Durris to grow using a planned approach.</p>

Other options which Planning Officers have not preferred:

Reference	Proposal	Overview
KN136 Land at Upper Balfour, North of Woodlands of Durris	15-20 homes	<p>The proposed site is detached from the village and would not be considered preferable at the present time. Whilst there are minimal technical constraints the site would only be physically connected to the settlement in the event of KN138 being developed and even then, sites closer to the school would be preferable.</p> <p>In addition, the site is situated within a pipeline consultation zone, the road network is primarily a single-track road and other than the school, the site is not within walking distance of other amenities and community facilities, and would encourage the use of unsustainable modes of transport. As such the site is considered constrained from a settlement pattern and sustainability perspective.</p>
KN138	30 homes	<p>The proposed site forms a logical extension to the settlement, but has a number of constraints. The site is adjacent to a scheduled field system and prehistoric</p>

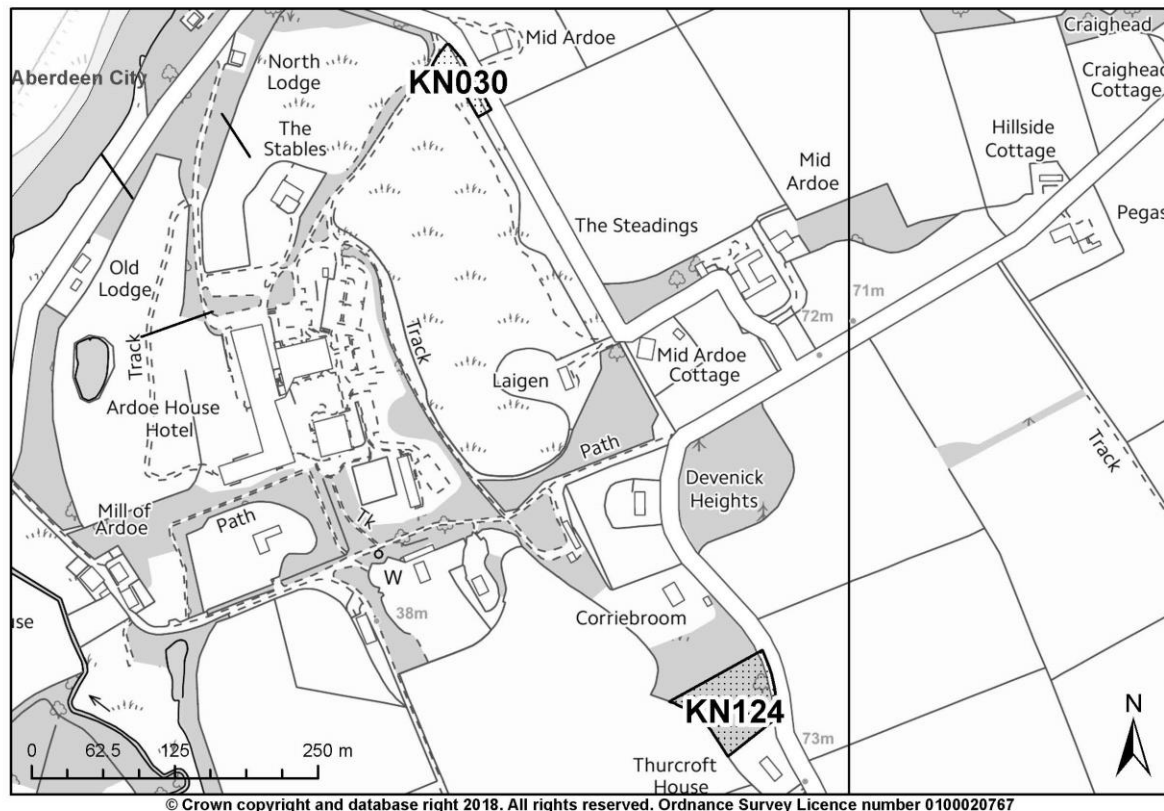
Land at North West of Woodlands of Durris		cairns and could negatively impact on its setting. The road network is primarily a single-track road and other than the school, the site is not within walking distance of other amenities and community facilities, and would encourage the use of unsustainable modes of transport. It proposes a substantial extension to Woodlands of Durris and would result in overdevelopment. The site could push the primary school roll over capacity and the school is unable to be extended.
---	--	--

Conclusion

Services within the Woodlands of Durris are very limited as is the capacity of the primary school, and it is served by a single-track road. As such, only a modest amount of housing is supported on the existing OP1 site. However, Durris Primary School cannot be extended, and as the preferred bid (KN074) would take up the remaining spare capacity at the primary school, the organic growth status should be removed from this settlement.

Kincardine and Mearns Landward Sites

Ardoe and Mid Ardoe



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
KN030 Site North East of Ardoe House Hotel, Mid Ardoe	1 house	The proposed site is situated in the countryside, on land that contains a garage that was approved as part of a separate planning application for a single house. The site is not of sufficient scale to be allocated within the Local Development Plan, and it is considered constrained as it is situated within the Aberdeen Green belt, and it is not within walking distance of services and would encourage the use of unsustainable modes of transport.
KN124 Land North of Thurcroft House, Ardoe	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 and it is considered constrained as it is situated within the Aberdeen Green belt and ancient woodland. It is also within the former Ardoe House Designed Landscape, would encourage ribbon development, and it is not within walking distance of services and would encourage the use of unsustainable modes of transport.

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

Kincardine and Mearns 114

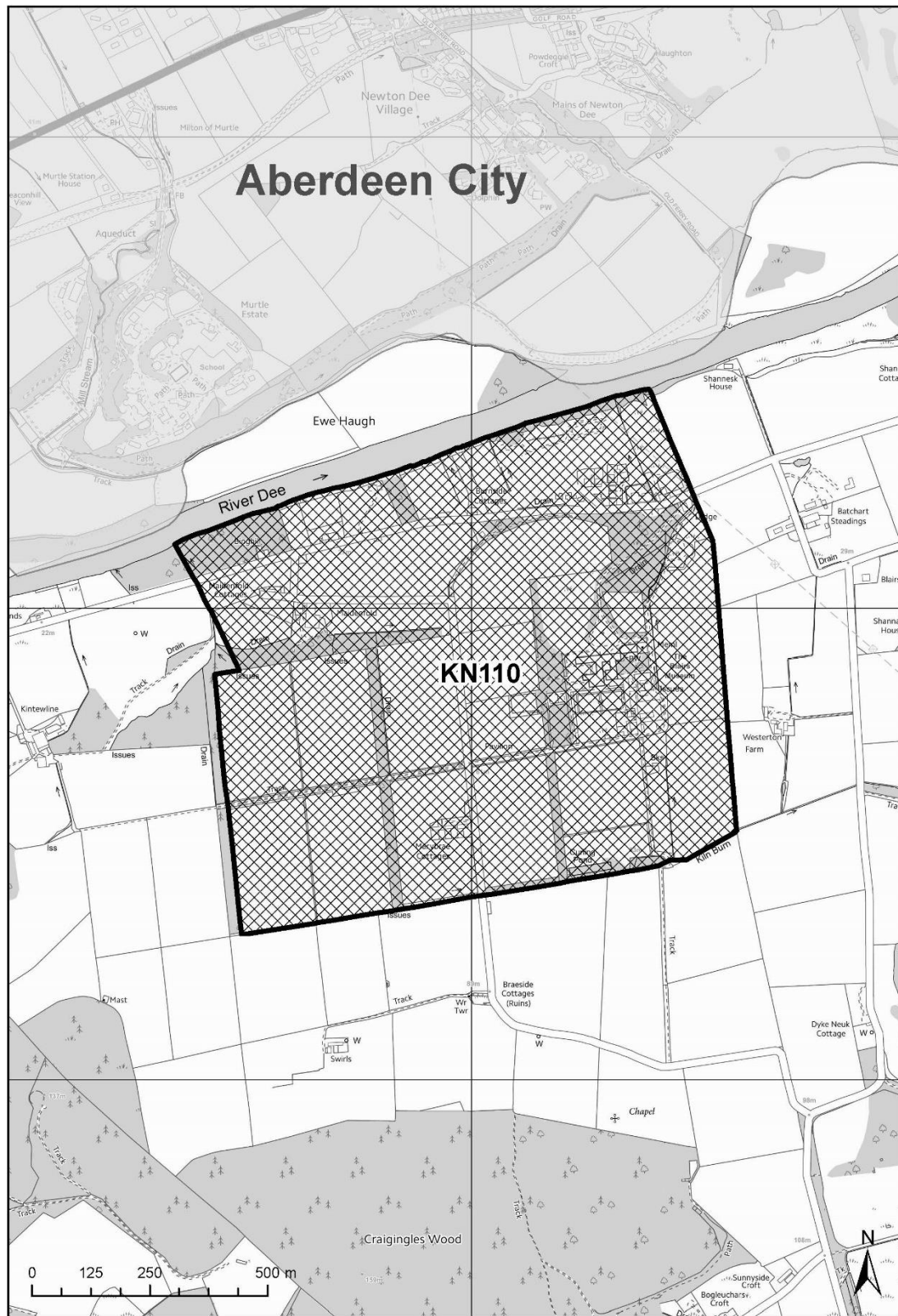
Other options which Planning Officers have not preferred:

Reference	Proposal	Overview
KN069 Land at Tollohill Wood, Banchory Devenick (Phase 1)	Mixed Use: 289 homes, Commercial, Employment Land	<p>The proposed site is situated in the countryside, on the edge of Aberdeen City, and is constrained for a variety of reasons. This area is important in terms of the landscape setting of the City, and the site would have a negative impact on the Aberdeen green belt and the City. There would be a significant loss of trees, much of which is ancient woodland, parts of the wider site are environmentally sensitive, and this area provides an important habitat and green corridor between the River Dee and Tullo Hill. Even with the opening of the Aberdeen Western Peripheral Route (AWPR), there are significant access constraints requiring substantial new road infrastructure. The proposal requires a significant upgrade to access to the A92(T) (formerly the A90) south of the Bridge of Dee (two new roundabouts), and traffic modelling would also need to be considered further as even after the AWPR, the Bridge of Dee presents a significant bottleneck.</p> <p>Waste water treatment may be a significant issue, as the proposer states there is limited capacity and private drainage arrangements are proposed, which is not acceptable at this scale nor so close to the River Dee Special Area of Conservation. There is insufficient primary and secondary school capacity for any homes in this location without immediate upgrades or new school provision. Except for Banchory Devenick Primary School over 800m away, there are no other Aberdeenshire based services in the vicinity of the proposal and co-ordination with Aberdeen City would be required. Despite this the site is close to the many facilities offered by Aberdeen City and could provide improvements to non-vehicular access to recreation on the edge of the City. However, these issues are not considered to outweigh the significant constraints.</p>
KN070 Land at Tollohill Wood, Banchory Devenick (Phases 1-2)	Mixed Use: 466 Homes, Commercial, Employment Land, School	<p>The proposed site is situated in the countryside, on the edge of Aberdeen City, and is constrained for a variety of reasons. This area is important in terms of the landscape setting of the City and the site would have a negative impact on the Aberdeen green belt and the City. There would be a significant loss of trees, much of which is ancient woodland, parts of the wider site are environmentally sensitive, and this area provides an important habitat and green corridor between the River Dee and Tullo Hill. Even with the opening of the Aberdeen Western Peripheral Route (AWPR), there are significant access constraints requiring substantial new road infrastructure. The proposal requires a significant upgrade to access to the A92(T) (formerly the A90) south of the Bridge of Dee (two new roundabouts), and traffic modelling would also need to be considered, as</p>

		<p>even after the AWPR is complete, the Bridge of Dee presents a significant bottleneck.</p> <p>Waste water treatment is likely to be a major issue with significant upgrading required or a new Treatment Plant. The bid proposes private drainage arrangements, which are not acceptable at this scale nor so close to the River Dee Special Area of Conservation. There is insufficient primary and secondary school capacity for any homes in this location without immediate upgrades or new school provision (a primary school is only proposed in phase two). Except for Banchory Devenick Primary School over 800m away, there are no other Aberdeenshire based services in the vicinity of the proposal, and co-ordination with Aberdeen City would be required. Despite this, the site is close to the many facilities offered by Aberdeen City and could provide improvements to non-vehicular access to recreation on the edge of the City. However, these issues are not considered to outweigh the significant constraints.</p>
<p>KN071</p> <p>Land at Tollohill Wood, Banchory Devenick (Phases 1-3)</p>	<p>Mixed Use: 804 Homes, Commercial, Employment Land, School</p>	<p>The proposed site is situated in the countryside, on the edge of Aberdeen City, and is constrained for a variety of reasons. This area is important in terms of the landscape setting of the City and the site would have a negative impact on the Aberdeen green belt and the City. There would be a significant loss of trees, much of which is ancient woodland, parts of the wider site are environmentally sensitive, and this area provides an important habitat and green corridor between the River Dee and Tullo Hill. Even with the opening of the Aberdeen Western Peripheral Route (AWPR), there are significant access constraints requiring substantial new road infrastructure. The proposal requires a significant upgrade to access to the A92(T) (formerly the A90) south of the Bridge of Dee (two new roundabouts), and traffic modelling would need to be considered further as the Bridge of Dee presents a significant bottleneck.</p> <p>Waste water treatment is likely to be a major issue with significant upgrading required or a new Treatment Plant. The bid proposed private drainage arrangements, which are not acceptable at this scale nor close to the River Dee Special Area of Conservation. There is insufficient primary and secondary school capacity for any homes in this location without immediate upgrades or new school provision (a primary school is only proposed in phase two). Except for Banchory Devenick Primary School over 600m away, there are no other Aberdeenshire based services in the vicinity of the proposal and co-ordination with Aberdeen City would be required. Despite this, the site is close to the many facilities offered by Aberdeen City and could provide improvements to non-vehicular access to recreation on</p>

		the edge of the City. However, these issues are not considered to outweigh the significant constraints.
KN072 Land at Tollohill Wood, Banchory Devenick (Phases 1-4)	Mixed Use: 1310 Homes, Commercial, Employment Land, School	<p>The proposed site is situated in the countryside, on the edge of Aberdeen City, and is constrained for a variety of reasons. This area, particularly the area around Tollohill, is important in terms of the landscape setting of the City and the site would have a negative impact on the Aberdeen green belt and the City. There would be a significant loss of trees, much of which is ancient woodland, and parts of the wider site are environmentally sensitive. There are significant access constraints requiring substantial new road infrastructure. The proposal requires a significant upgrade to access to the A92(T) (formerly the A90) south of the Bridge of Dee (two new roundabouts), even with the opening of the Aberdeen Western Peripheral Route (AWPR). Traffic modelling would also need to be considered further as even after the AWPR the Bridge of Dee presents a significant bottleneck.</p> <p>Waste water treatment is likely to be a major issue with significant upgrading required or a new Treatment Plant. The bid proposes private drainage arrangements, which are not acceptable at this scale nor close to the River Dee Special Area of Conservation. There is insufficient primary and secondary school capacity for any homes in this location without immediate upgrades or new school provision (a primary school is only proposed in phase two). Except for Banchory Devenick Primary School over 600m away, there are no other Aberdeenshire based services in the vicinity of the proposal and co-ordination with Aberdeen City would be required. Despite this the site is close to the many facilities offered by Aberdeen City and could provide improvements to non-vehicular access to recreation on the edge of the City. These issues are not considered to outweigh the significant constraints.</p>

Blairs



Existing development sites

There are no allocated development sites.

Development Bid Sites

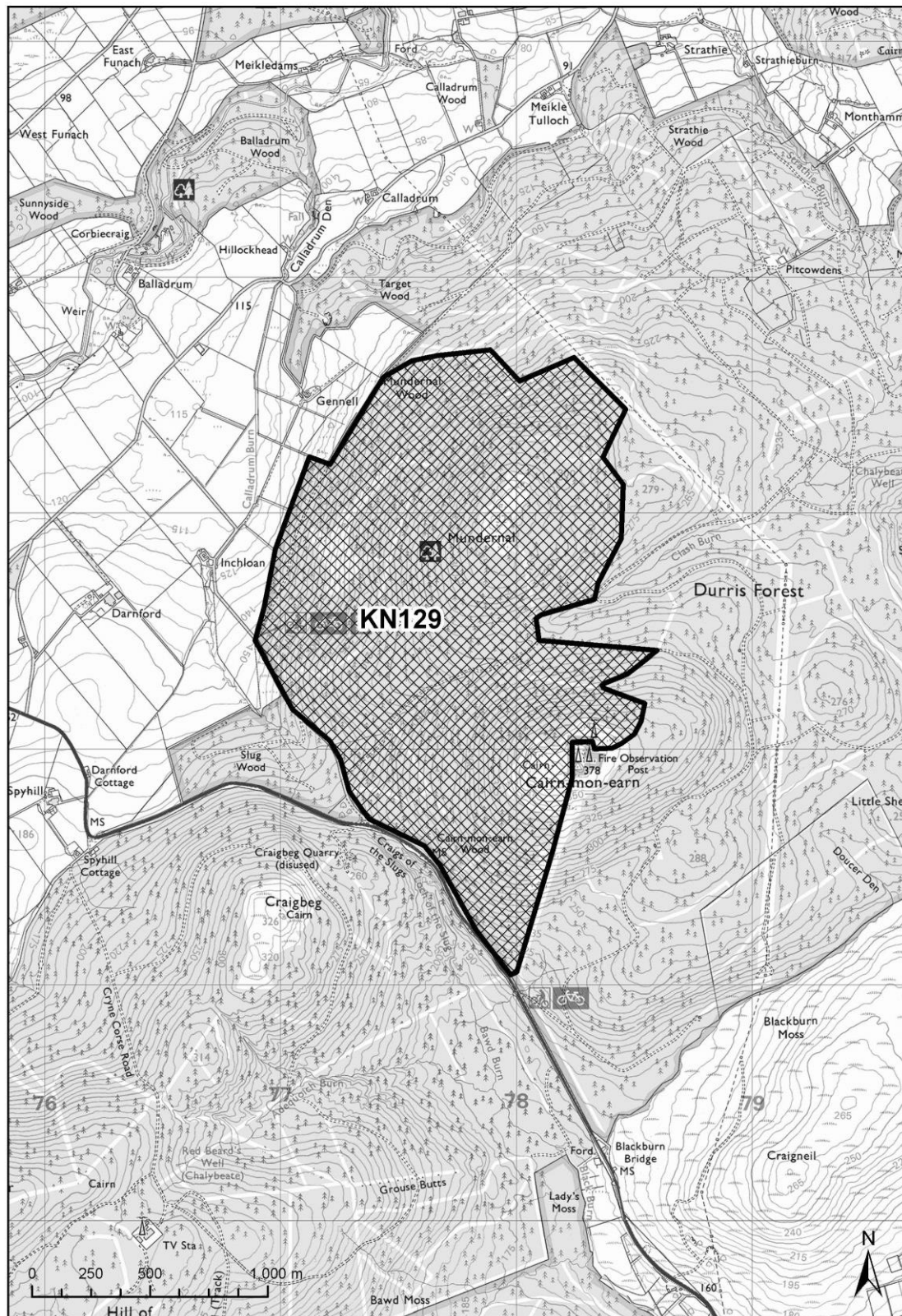
The following sites have some potential for development and may be considered to be an **Officers' preference**:

Reference	Proposal	Overview
KN110 Land at Blairs College Estate	325 homes (enabling development), golf course, equestrian centre, hotel and holiday accommodation	<p>Part of the proposed site lies within land that has been excluded from the Aberdeen City green belt, which has been granted planning permission specifically to enable the restoration of the Menzies Apartments and theatre within the Blairs College Estate.</p> <p>This bid proposes 280 homes to enable the restoration of the Menzies Apartments and theatre, 45 homes to enable the delivery of a pedestrian bridge across the River Dee, the redevelopment of the residential institution (the former Blairs College) to a hotel and conference centre, the conversion of ancillary buildings and the steadings into residential/holiday accommodation, and the formation of a golf course and equestrian centre. The trigger point for the restoration of the Menzies Apartments and theatre have yet to be reached and may not be reached within the lifetime of the current Local Development Plan (LDP).</p> <p>The proposer is seeking the identification of this site as a settlement in the LDP. Whilst the scale of the extant permission would, in time, warrant the identification of Blairs as a settlement it is not considered that the level of development at this time has reached a point where this is appropriate.</p> <p>However, it would be appropriate to identify the site covered in the Masterplan of the approved planning applications as an allocation within the next Local Development Plan (LDP), in order to confirm the position in relation to the planning permissions and requires development to accord with the approved Masterplan. This would mean a much smaller area is allocated than what the developer proposes (i.e. the area of land already outwith the Aberdeen green belt in the LDP 2017, and the development currently under construction to enabling the building of a bridge). Retaining the development within the green belt will ensure no incremental development over and above those considered within the Masterplan and ensures proper control of the development.</p>

Other options which Planning Officers have not preferred:

None.

Durris Forest

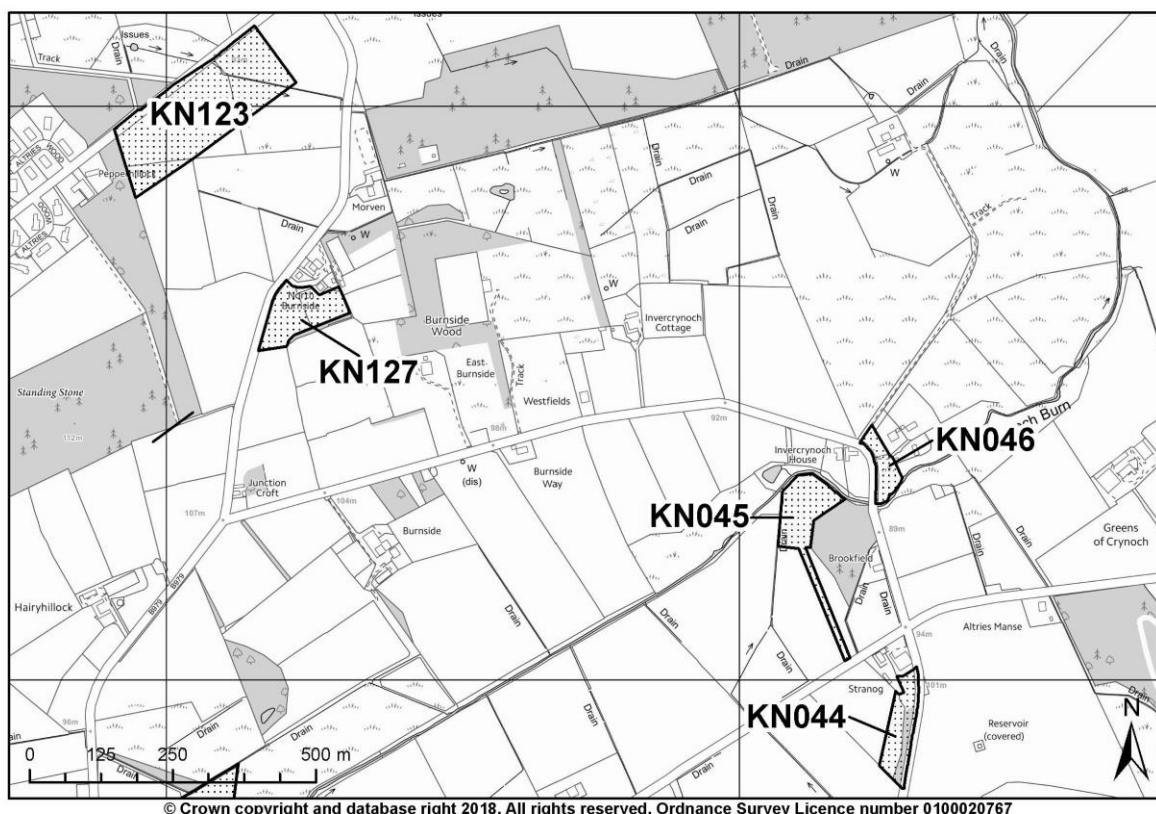


© Crown copyright and database right 2018. All rights reserved. Ordnance Survey Licence number 0100020767

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

Reference	Proposal	Overview
KN129 Land at Durris Forest, East of Darnford, Durris	Sports/ Adventure Centre	<p>The proposed site is situated in the countryside, and seeks the formalisation of a proposed regional mountain bike centre and ancillary recreational development as an opportunity site for outdoor recreation facilities within the Local Development Plan. The site is suitable for this type of development and whilst there are some sensitivities, including a scheduled Cairn-mon-earn burial cairn adjacent to the site, these could be managed through the planning process. As approximately 50% of the site has Type 5 Peat, a Phase 1 Habitat Survey will be required. The site is accessed from the A957 and is reasonably close to Aberdeen, Banchory and Stonehaven.</p> <p>The proposal would meet many of the Local Development Plan objectives for increasing recreational and tourism opportunities and lies within an area of Commercial Woodland where there is potential to enhance biodiversity. Whilst other sites exist that could potentially provide similar opportunities, providing an opportunity identified within the Local Development Plan (as a reserved site) would give a signal of support for the principal of the development in this location, which may help its delivery. Ancillary to the development as a leisure and holiday complex, tourist accommodation for example, would be best delivered following successful establishment of the facility, and these are better considered in a policy context rather than as an allocation.</p>

Maryculter



© Crown copyright and database right 2018. All rights reserved. Ordnance Survey Licence number 0100020767

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

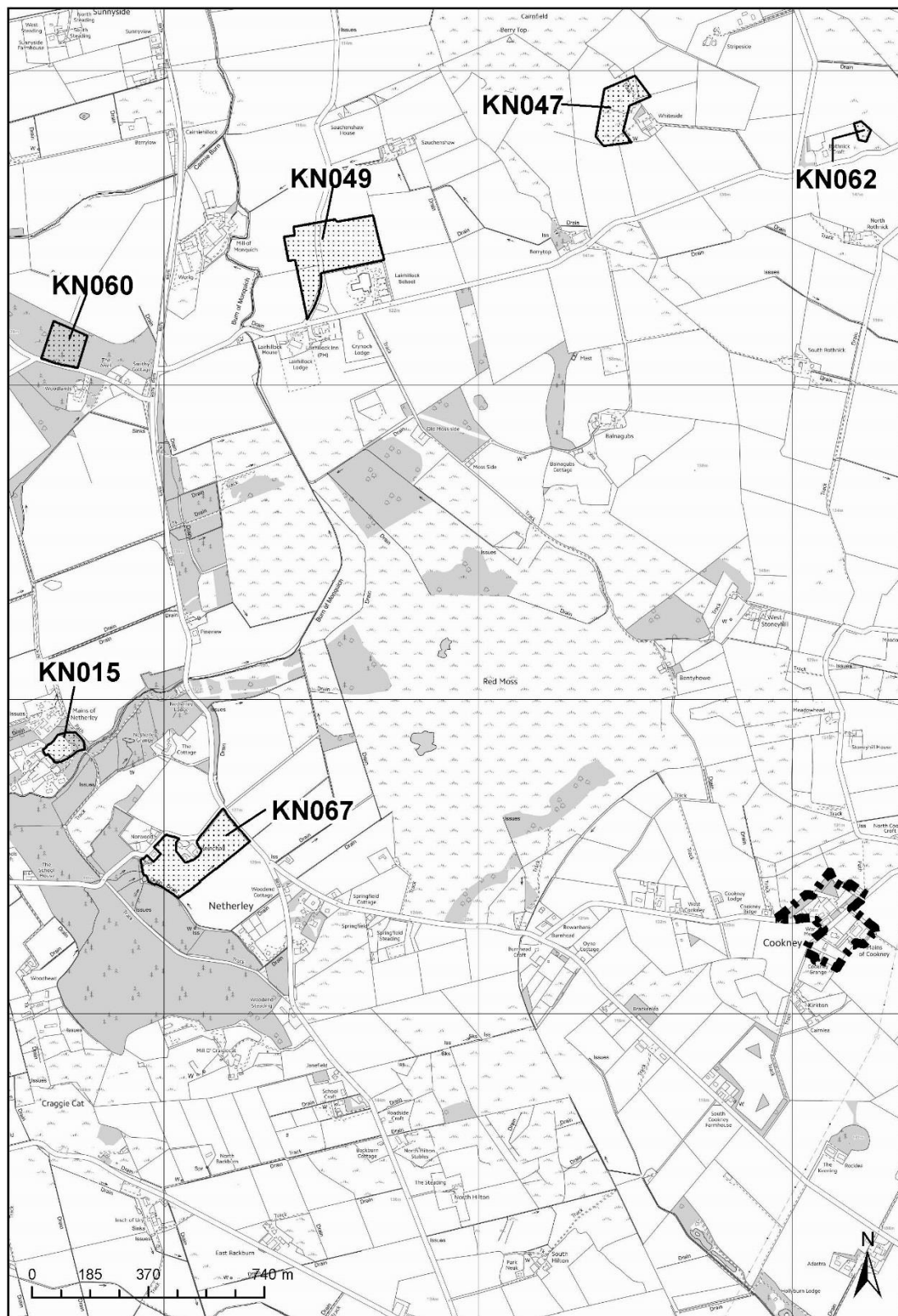
None.

Other options which Planning Officers have not preferred:

Reference	Proposal	Overview
KN044 Land at Stranog, Maryculter	8 homes	The proposed site is situated in the countryside and has a number of constraints. Eight housing units would introduce an element of urbanisation in the countryside where the surrounding pattern of development consists of scattered houses or in the case of Crynoch Mill, a small cluster of three units. It is not within walking distance of amenities and community facilities and would encourage the use of unsustainable modes of transport. Private sewage treatment is not desirable for this scale of development. The development plots would be near an existing belt of trees within the site, and allowing housing so close to these trees would threaten their existence, as occupiers seek increased light to their properties and satellite connections have concerns over wind blow. Therefore, this site is considered to be unsuitable for development.
KN045 Land to South of Invercrynock	5 homes	The proposed site is situated in the countryside and has a number of constraints. The north of the site is at risk of flooding from Crynoch Burn, which forms part of the River Dee Special Area of Conservation, and a substantial buffer would be required adjacent to the

House, Maryculter		burn. While the setting would provide a good backdrop to the site, allowing it to blend in fairly quickly, the proposal would not respect the pattern of development in the surrounding area. It is also not within walking distance of amenities and community facilities and would encourage the use of unsustainable modes of transport. Therefore, this site is considered to be unsuitable for development.
KN046 Land to West of Mill of Crynoch House, Maryculter	2 homes	The proposed site is situated in the countryside. It has a number of constraints and is not of sufficient scale to be allocated within the Local Development Plan. The south is at risk from flooding, and the use of private sewage treatment is not desirable as Crynoch Burn is a tributary of the River Dee Special Area of Conservation. The site is situated within semi-natural habitat and any proposal to develop the site might result in a negative impact on biodiversity. The site is not within walking distance of services and would encourage the use of unsustainable modes of transport.
KN123 Land East of Altries Wood, Maryculter	10 homes and employment land	The proposed site is situated within the countryside and does not relate well to the neighbouring houses in Maryculter West due to the existing mature trees that are part of an identified ancient woodland adjacent to this site. This woodland provides a natural, definitive edge that has a role in containing the recent new housing development related to Maryculter West. The bid site would compromise this edge effect and erode the structural integrity it brings to the landscape. Landscape structure is important in this area for adding a sense of coherence and order. This site is also not within walking distance from all main services and community facilities, so would encourage car dependency. Given the distance this site is from services and the landscape impact, it is concluded that this site is neither sustainable nor appropriate.
KN127 Land South of North Burnside, Maryculter	12 homes	The proposed site is situated in the countryside, adjacent to an existing kennels business and associated buildings. It is bordered by an existing tree shelterbelt to the west alongside the B979 road which, together with additional proposed planting, would screen the development and limit landscape impact. However, this site is not within walking distance of services, and would inevitably result in car dependency. Therefore, it does not support a sustainable approach to development in the countryside and is considered to be unsuitable for development. The compatibility and desirability of new housing immediately adjacent to a kennels business is also questionable.

Netherley



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

None.

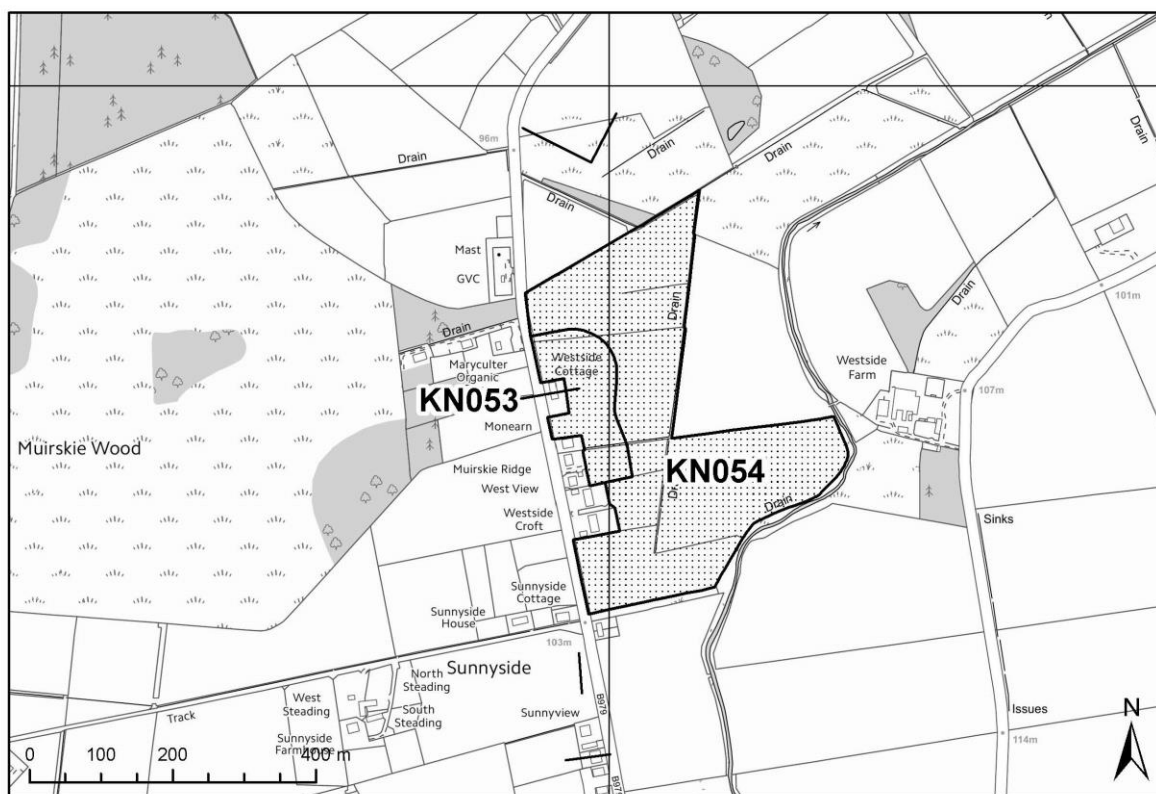
Other options which Planning Officers have not preferred:

Reference	Proposal	Overview
KN015 Land at Netherly House, Netherly	4 homes	<p>The proposed site is situated in the countryside and has a number of constraints. Development on this site will involve the removal of trees that form part of the historic landscaping of the category B listed Netherley House. This development would have a negative impact on the setting of this listed building, specifically in relation to the principle elevation and to the property's designed landscape. The site and its surrounding area is also susceptible to flooding.</p> <p>The addition of 4 houses to the existing group of approximately 20 properties, all connected to private drainage, would impact on the adjacent watercourse - part of the River Dee catchment. The site is not within walking distance from amenities and community facilities, and would encourage the use of unsustainable modes of transport. Therefore, this site is considered to be unsuitable for development.</p>
KN047 Land at Whiteside, Netherley, Stonehaven	8 homes	<p>The proposed site is situated in the countryside, on an exposed position from the south, on land with little in the way of existing landscaping to provide a setting. It is situated within a semi-natural habitat and any proposal to develop the site might result in a negative impact on biodiversity. The site is not within walking distance of services (which would involve walking along roads with no pavements) and would inevitably encourage the use of unsustainable modes of transport.</p> <p>Waste water treatment works is limited, and private works for this scale of development is undesirable. The proposal may result in capacity issues at Lairhillock Primary School, which is meant to accommodate the wider rural area than 'clusters' of houses, and development of this scale, in addition to the other approved development nearby, could introduce urbanisation in the countryside. Therefore, this site is considered to be unsuitable for development.</p>
KN049 Land North of Lairhillock School, Netherley, Stonehaven	70 Homes, commercial units and nursery	<p>The proposed site is situated in the countryside, adjacent to Lairhillock Primary School, and has a number of constraints. While there is some merit in the proposal with benefits relating to enhanced biodiversity and landscaping (albeit most seems to be outwith the bid site) and the provision of commercial units/nursery, it is not within walking distance from other services. There are also education provision issues. The adjacent school provides education for the wider rural population, which has benefitted from the more relaxed rural development policies introduced since 2012 (reflected in the projected increase of the school roll to 122% by 2022), as well as pupils from Kirkton of</p>

		<p>Maryculter and the proposed Blairs College development.</p> <p>Development of this scale could introduce urbanisation in the countryside and for the above reasons, it is not intended to identify this area as a settlement. Access on/off the A92(T) (formerly the A90(T)) is also poor for this scale of development. While there are limited services in the vicinity, this development would encourage the use of unsustainable modes of transport even if the commercial units come forward.</p>
<p>KN060</p> <p>Land at Cairnieburn Wood, Nether Craigwell, Netherley</p>	4 homes	<p>The proposed site is situated in the countryside and is constrained. The site is within the middle and outer pipeline consultation zone and it is situated within an area of ancient woodland, and compensatory planting is also not proposed. It is noted that 70% of the houses' space heating will come from wood fuel from Cairnieburn Wood, but this sustainable approach does not justify locating development that is not within walking distance of any services and would increase dependence on the private car. While Lairhillock Primary School is only 600m away, there is no safe route to school proposed.</p>
<p>KN062</p> <p>Land at Rothnick Croft, Netherly</p>	3 homes	<p>The proposed site is situated in the countryside but is constrained for a number of reasons. It seeks to provide 3 starter homes for future employees for an outdoor nursery and manager's house that has yet to receive planning permission (APP/2018/1279). Part of this site is on land that was formerly a croft small holding and a larger previous bid on this site was proposed for the Local Development Plan 2017 for a children's day care nursery and 12 houses. However, it was not supported as the location poorly relates to existing services and facilities, and access to the nearest facilities (the local school and pub) would be along a narrow country road with no footpath. This same concern still applies. The site is not within walking distance of amenities and community facilities and would encourage the use of unsustainable modes of transport.</p>
<p>KN067</p> <p>Land at Reinchall, North West of Woodend Cottages, Netherley</p>	15-20 homes, shop or meeting space	<p>The proposed site is situated in the countryside and there are several constraints affecting this site. The rural nature of the site would lead to urbanisation in the countryside and the spread of ribbon development along the length of the Netherley/Maryculter road. Half the site is within a pipeline consultation zone, there are education capacity issues and the treatment of waste water has not been disclosed. While the site could be served by a limited bus route, it is not desirable to locate this scale of development in the countryside with no services. The viability of a rural shop is questionable, and Cookney Hall is nearby. Overall, the proposal is unsustainable and would inevitably result in</p>

		an increase in car journeys due to the need to access services.
--	--	---

Netherley (Sunnyside)



© Crown copyright and database right 2018. All rights reserved. Ordnance Survey Licence number 0100020767

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

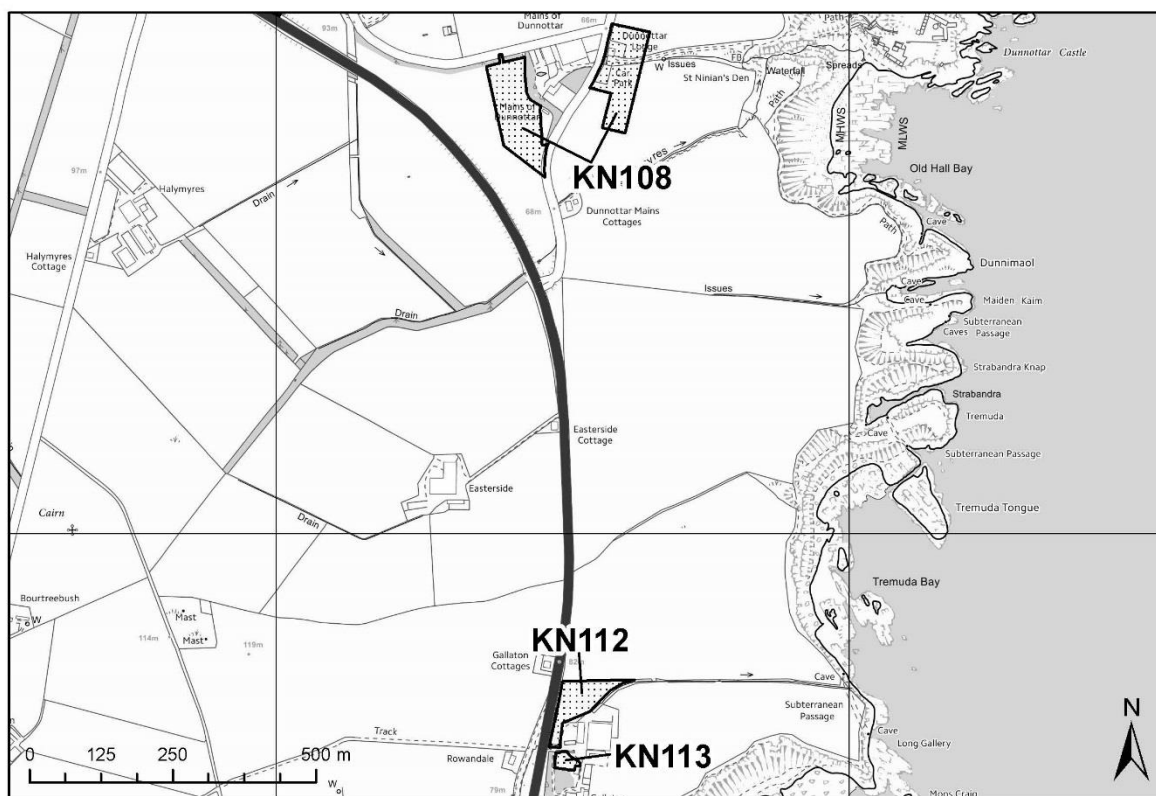
None.

Other options which Planning Officers have not preferred:

Reference	Proposal	Overview
KN053 Site East of Westside Cottage, Maryculter (Site 1)	15 homes	The proposed site is located in the countryside, adjacent to an existing row of six houses, and is constrained for a number of reasons. The site is within the outer and middle pipeline consultation zone and a waste water treatment solution is not disclosed. The scale of this proposal is not appropriate with its setting and it would introduce urbanisation in the countryside. There are also no services within walking distance in the vicinity and dependency on the private car would be expected, even with the adjacent bus route. The current ground conditions appear to be wet, which might provide conditions for biodiversity, and such a development could result in its loss.
KN054 Site East of Westside Cottage,	72 homes	The proposed site is situated in the countryside, adjacent to an existing row of six houses, and is constrained for several reasons. A significant part of the site is at risk from flooding, and while development is concentrated to the west of the site, there is uncertainty as to how the flooding issues would be

<p>Maryculter (Site 2)</p>		<p>addressed. The north and eastern part of the site is within an inner pipeline consultation zone, which increases risk to the local population. The proposal is for many housing units in a rural location that would be out of scale of the existing houses and introduce urbanisation in the countryside. There are also no services within walking distance and dependency on the private car would be expected, even with the adjacent bus route.</p> <p>The current ground conditions appear to be wet, which would provide conditions for biodiversity, and such a development would result in its loss, although a large area of woodland is proposed. How waste water will be treated is not fully explained, although a site for a waste water treatment works is proposed, but part of this area floods. Considering the above, this site is unsuitable for development.</p>
--------------------------------	--	--

Stonehaven south (Mains of Dunnottar and Gallaton)



© Crown copyright and database right 2018. All rights reserved. Ordnance Survey Licence number 0100020767

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
KN108 Land East and West of Mains of Dunnottar, Stonehaven	Visitor centre (approx. 140m ² retail, 50m ² reception, 25m ² exhibition space and 300m ² café), car park and 10 homes (enabling development)	<p>The proposed sites are situated in the countryside and are constrained as the housing element is in a visually sensitive location and is not within easy walking distance of Stonehaven and its services. The proposal lies within the southeast Aberdeenshire Coast Special Landscape Area and the houses would have a significant landscape and visual impact when viewed along the A92. The proposal would affect the setting of Dunnottar Castle, and the houses are proposed on prime agricultural land. While the location of the Visitor Centre and associated uses can be justified, the same cannot be said about the enabling housing requirement.</p> <p>Current policy does not allow 'enabling development' for anything other than the restoration of existing historic buildings 'at risk'. The need for ten houses to enable the Visitor Centre etc. has not been sufficiently justified (i.e. they have not explained what other funding avenues they have explored and exhausted or provided a cost benefit analysis on the type and</p>

		<p>number of homes required). Furthermore, as Dunecht Estates owns more land than what is proposed within this bid, the need for houses in this unsustainable location is not justified.</p> <p>No allocation for the Visitor Centre is required. It is considered that the Visitor Centre could be considered under the current Local Development Plan 2017 policies, including Policy B3 Tourist facilities and Policy R1 Special rural areas.</p>
KN112 Site North of The Views, Gallaton, Stonehaven	2 homes	The proposed site is situated in the countryside, adjacent to existing houses. It is not of sufficient scale to be allocated within the Local Development Plan and it is deemed constrained as the proposal would intensify development in the coastal zone and have a significant impact on the landscape. It is not within walking distance of amenities or community facilities and would encourage the use of unsustainable modes of transport.
KN113 Site South of The Views, Gallaton, Stonehaven	1 house	The proposed site is situated in the countryside, adjacent to existing houses. It is not of sufficient scale to be allocated within the Local Development Plan and is deemed constrained as the proposal would intensify development in the coastal zone and have a negative landscape impact. It is not within walking distance of amenities or community facilities and would encourage the use of unsustainable modes of transport.

Conclusion

Except for allocating land at Blairs (KN110) and reserving land at Durris Forest for a sport/adventure park (KN129), it is considered the remainder of these landward sites should not be taken forward as 'Officers' preference' should further allocations be required.

Several bids propose a large number of homes in rural locations that do not provide a sustainable pattern of development, propose private sewage works that could impact on the River Dee Special Area of Conservation, result in the loss of trees/ancient woodland and/or conflict with the preferred strategy of concentrating development in the Aberdeen to Laurencekirk Strategic Growth Area in Chapelton. In some circumstances it is considered that the proposal, such as the Dunnottar Castle Visitor Centre (KN108), would more appropriately be assessed under the current Local Development Plan (2017).

The identification of Blairs as a settlement in the Local Development Plan is not supported at this time given the lack of progress to build the homes and to renovate the former Blairs College. However, part of the proposed bid that has planning permission for 280 homes is already excluded from the Aberdeen green belt, and there is merit in allocating the entire housing element of this bid that has extant planning permission (totalling 345 homes) as an opportunity site and exclude it from the green belt. The remaining uses can come forward as per the approved planning consent without the need to be allocated in the Local Development Plan.

If you need a copy of this document in an alternative language, easy read format, in BSL or in large print or in Braille please telephone 01467 536230.

Jeśli chcesz otrzymać kopię tego dokumentu w innym języku, napisanego dużą czcionką lub w języku Braille'a, proszę zadzwonić pod numer 01467 536230.

Ja Jums ir nepieciešama šī dokumenta kopija citā valodā, lielformāta drukā vai braila rakstā, lūdzu, zvaniet pa tālruni: 01467 536230.

Если Вы нуждаетесь в копии этого документа на другом языке, укрупненным шрифтом или шрифтом Брайля, просим Вас позвонить по телефону 01467 536230.

Prašau skambinkite tel. 01467 536230, jei jums reikalinga į jūsų kalbą išversto dokumento kopija ar pageidaujate didelėmis raidėmis ar Brailiu.

Aberdeenshire Local Development Plan
Woodhill House
Westburn Road
Aberdeen, AB16 5GB
Tel. 01467 536230

Email: ldp@aberdeenshire.gov.uk