

MEIKLE WARTLE

Vision

Meikle Wartle is a village which is linear in pattern following a minor road which passes through the settlement. ~~Given constraints surrounding the existing road layout, large development is considered not to be appropriate. Creating a safe route to school is a community aspiration, however delivery may be challenging due to distance from the village to the primary school at Rayne North.~~
However, Meikle Wartle is identified as a settlement where organic growth may be supported.

Settlement Features

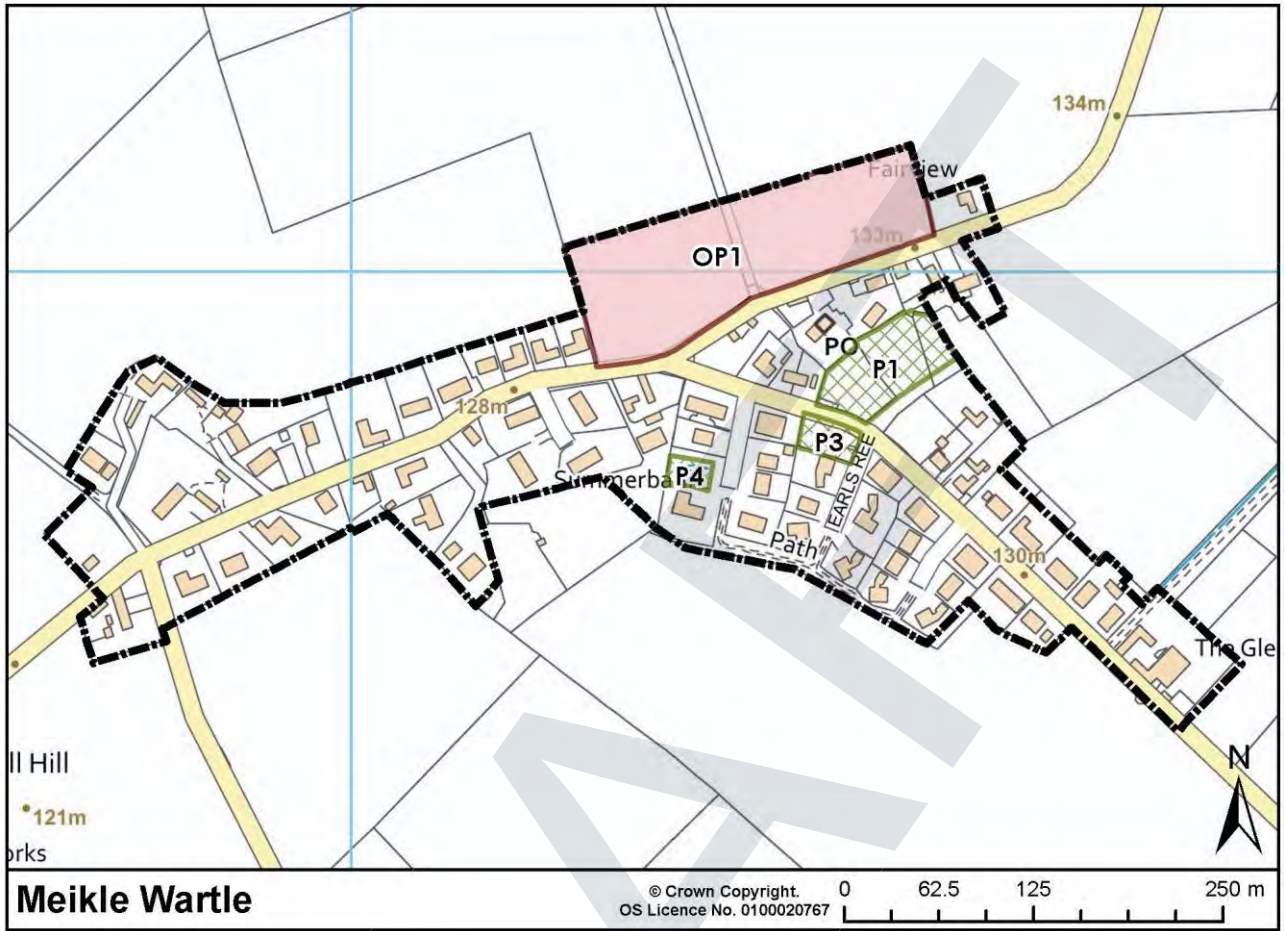
Protected Land	
P1	To conserve the play park and an adjacent area of open space.
P2	To conserve the play park.
P23 - P43	To conserve areas of open space.

Services and Infrastructure

- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Meikle Wartle or towards facilities in the wider catchment area at Oldmeldrum. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Meikle Wartle or towards facilities in the wider catchment area at Oldmeldrum. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute to a household waste and recycling centre in the Inverurie area.

Allocated Sites

OP1 (Bid GR112): Land North of Meikle Wartle	Allocation: 12 homes
<p>This is a newly allocated site. The site is forms a logical extension of the village. It is expected that the site will provide a mix of house types to meet local needs. It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing.</p> <p><u>Provision of waste water treatment will require to be confirmed.</u></p>	



MIDMAR

Vision

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

Settlement Features

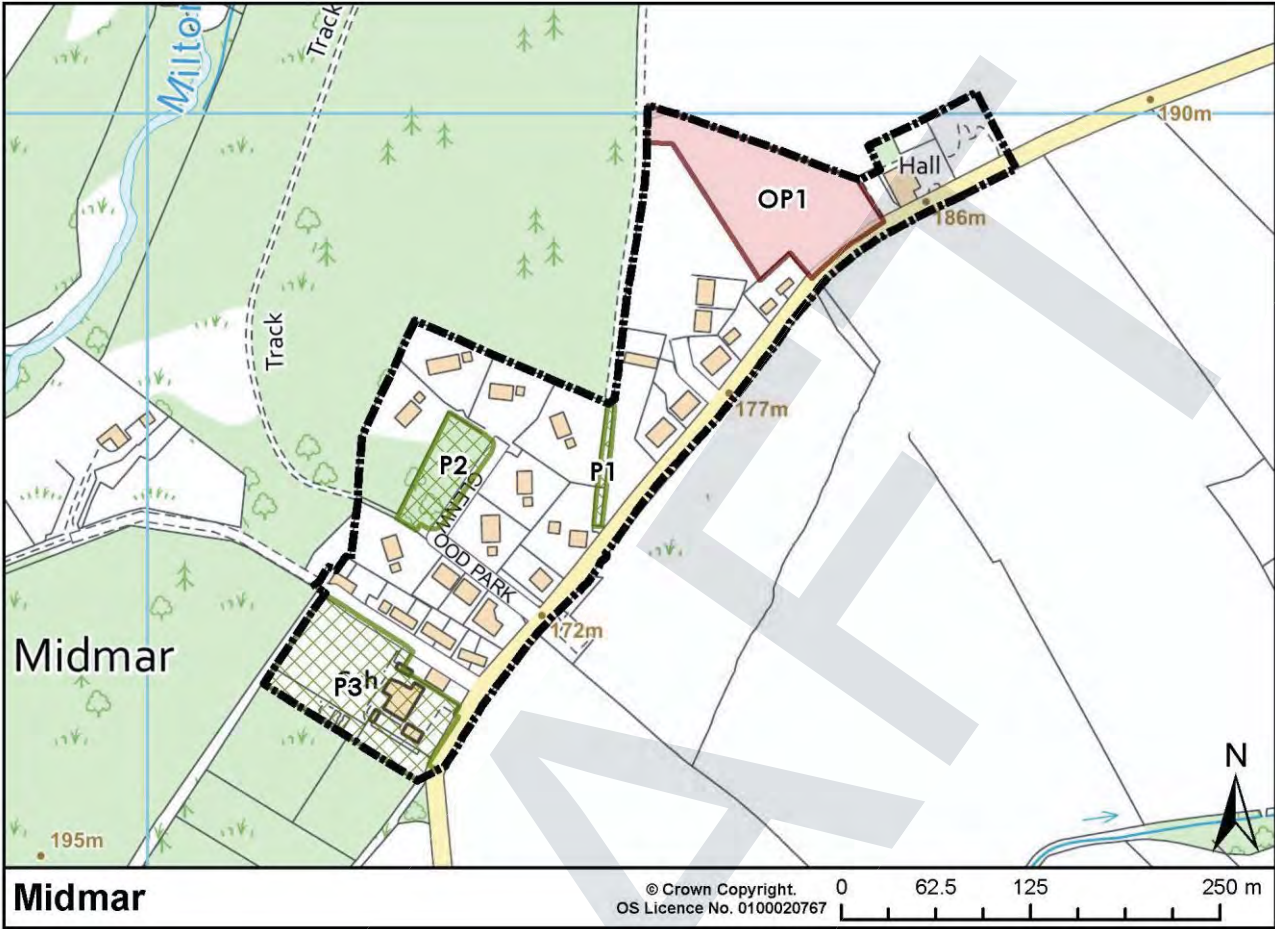
Protected Land	
P1	To conserve the amenity of the village and provide access to open space.
P2	To conserve the area of open space.
P3	<u>For education and community issues associated with the primary school and to conserve recreational open space. To conserve the playing fields.</u>
P4	<u>For landscaping with adjoining site, and the development of public gardens adjacent to the village hall.</u>

Services and Infrastructure

- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Midmar or towards facilities in the wider catchment area at Alford. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Midmar or towards facilities in the wider catchment area at Alford. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute to a household waste and recycling centre in the Inverurie area.

OP1 (Bid GR074): Roadside of Corsindae **Allocation: 9 homes**

This is a newly allocated site. The design and layout of the site should be reflective of the style and character found in Midmar. Strategic landscaping will be required to minimise landscape impact along the northern boundary of the site. It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. Provision of waste water treatment will require to be confirmed.



MILLBANK

Vision

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

Settlement Features

Protected Land	
P1	To conserve the playing field and the bowling green as important local amenities.

Flood Risk

- Part of site OP1 lies adjacent to Scottish Environment Protection Agency's (SEPA) indicative 1 in 200 year flood risk area. A Flood Risk Assessment may be required to accompany any future development proposals for the site.

Services and Infrastructure

- Strategic drainage and water supply: Insufficient capacity at Anvil Terrace septic tank. A Growth Project will be initiated once development meets Scottish Water's criteria.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Millbank or towards facilities in the wider catchment area at Alford. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Millbank or towards facilities in the wider catchment area at Alford. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute to household waste and recycling centre in the Inverurie area.
- Health facilities: All residential development may be required to contribute towards healthcare facilities in Alford.

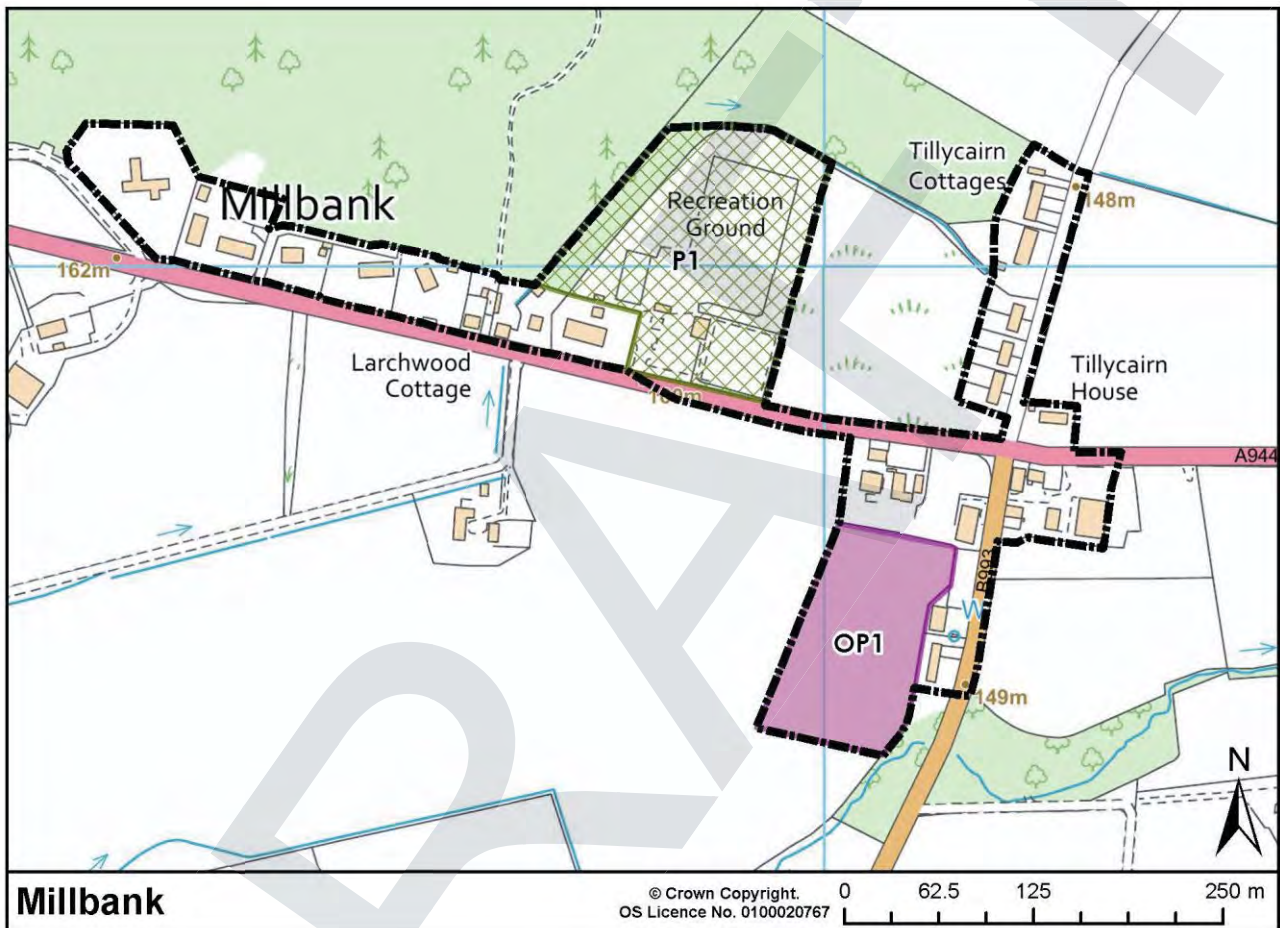
Allocated Sites

OP1 (Bid GR146): Land at Millbank Crossroads ———— **Allocation:** 350 homes and,
270m² employment land
 ———— and community facilities

~~Part of this This~~ site was previously allocated as site ~~M1-OP1~~ in the ~~2012~~ LDP ~~2017~~. ~~This site is split into 3 parts across the settlement and on both sides of the main road. Any proposal for the site must accord with the approved Millbank development brief (2006).~~ Access to the A944 is to be agreed and the developer should engage with the Council prior to submitting a planning application for this site on this matter. SEPA has indicated that a Flood Risk Assessment may be required.

The design and layout should be ~~sympatheeticsympathetic~~ to the existing settlement. ~~There should be a level of connectivity between the three parts of the site. A pedestrian/cycle route should be provided between the part of the site lying to the north of the A944 and the community centre and playing field.~~

It is expected that 8 affordable homes will be provided onsite by the developer, integrated into the design of the development which should include a range of detached and semi-detached houses. It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. Where a phasing scheme is promoted affordable housing should be delivered as part of the early phases of development.



NEWMACHAR

Vision

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

Settlement Features

<i>Protected Land</i>	
P1	To conserve the community hall.
P2	To conserve the cemetery.
P3	To conserve the playing area.
P4	<u>For education and community issues associated with the primary school.</u> For a redevelopment of education provision in the settlement.
<i>Reserved Land</i>	
R1	For the development of a recreational area.
<i>Other Designations</i>	
<u>FOP1 (Bid GR079)</u>	<u>Future opportunity site for housing, retail and commercial uses (30.6 hectares).</u>
<u>FOP2 (Bid GR086)</u>	<u>Future opportunity site for housing and employment (22 hectares).</u>

Flood Risk

- A small watercourse runs through or adjacent to sites OP1 and OP3. A Flood Risk Assessment may be required.

Services and Infrastructure

- Local transportation infrastructure: Contributions to an eastern distributor road are required from all development. Direct pedestrian/cycle access is required onto the Formartine and Buchan Way. Access and upgrades of the A947, B979 and Hillbrae Way are required.
- Strategic drainage and water supply: There is limited capacity at Newmachar Waste Water Treatment Works. Scottish Water will initiate a growth project once development meets their five growth criteria.

- Primary education: All residential development must contribute towards additional primary school capacity in Newmachar.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Newmachar or towards facilities in the wider catchment area based elsewhere. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Newmachar or towards facilities in the wider catchment area based elsewhere. These may be identified in the Community Plan or relevant Community Action Plan. If not provided on site, open space contributions should include three sports pitches and allotments.
- Waste and recycling: An additional recycling point is required.
- Health facilities: All residential development must contribute towards health services serving Newmachar.

Allocated Sites

OP1: Hillbrae Way facilities to	Allocation: 300340 homes and community include an additional primary school
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~~This site was previously allocated as [site OP1 in the 2017 LDP](#) [site M1 in the 2012 LDP](#). [Planning permission in principle for 340 homes and primary education approved June 2017](#). [Construction programmed to start in 2019 with 256 homes remaining in 2022. A Development Framework¹ showing how this site and site OP3 will be linked by a new distributor road was approved in December 2012. A Masterplan² for this site was approved in December 2012, with an amendment to the Masterplan also subsequently being approved in October 2014. All future development proposals must adhere to the principles set out within these documents, including safeguarding land for a future distributor road and for a new primary school.](#)~~

~~A small watercourse runs along the site boundary, and a flood risk assessment may therefore be required depending on the detailed site layout. A water impact assessment will be required to determine the impact of development on the service reservoir and pumping station.~~

~~An application for planning permission in principle for residential development, education provision and associated infrastructure on the site is pending subject to the signing of a legal agreement.~~

OP2: Corseduck Road	Allocation: 165185 homes and community facilities
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This site was previously allocated as [site OP2 in the 2017 LDP](#) [site H1 in the 2012 LDP](#). A Masterplan³ for the site was approved in December 2012 and future development proposals must adhere to the principles set out within this document.

A ~~water~~ [Water i](#)mpact ~~A~~assessment will be required to determine the impact of development on the service reservoir and pumping station.

Full planning permission was granted for 70 houses on the eastern part of the site in August 2014 ([APP/2013/2757](#)). Construction has commenced on this part of the site.

¹ The Newmachar East Development Framework can be viewed at <https://www.aberdeenshire.gov.uk/media/11258/newmachardevelopmentframework.pdf>

² The Masterplan can be viewed at https://www.aberdeenshire.gov.uk/planning/masterplans/masterplans_garioch/

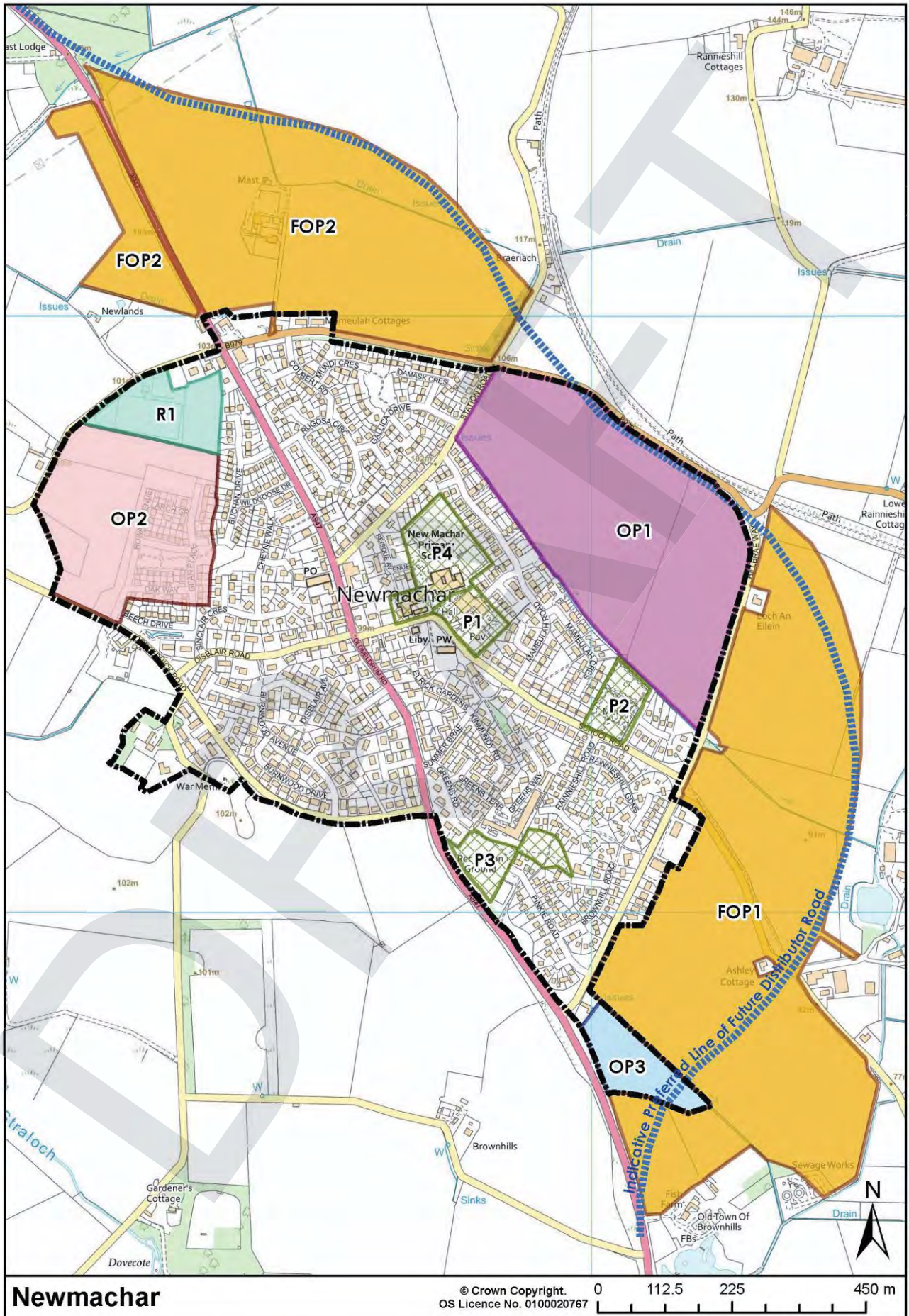
³ The Masterplan can be viewed at <https://www.aberdeenshire.gov.uk/media/10681/4991masterplanrev.pdf>

OP3 (Bid GR075): Redwood Cottage

Allocation: 1.65ha of employment land

~~This Part of this~~ site was previously allocated as ~~site OP3 in the 2017 LDP~~ ~~site E1 in the 2012 LDP~~. A Development Framework¹ showing how this site and site OP1 will be linked by a new distributor road was approved in December 2012. Future development proposals must adhere to the principles set out within this document.

A small watercourse runs through the site. A ~~f~~Flood ~~R~~Risk ~~A~~Assessment, and more information to show how this will be incorporated within the development, will be required. A ~~W~~Water ~~i~~Impact ~~A~~Assessment will be required to determine the impact of development on the service reservoir and pumping station.



OLD RAYNE

Vision

Old Rayne is located in the valley of the River ~~Urie-Ury~~ and is surrounded by rolling agricultural land. ~~The settlement has grown organically from the medieval core, which is the area around the 17th Century market cross.~~ Flood risk presents a constraint to further development in the western part of the settlement, but there are opportunities for development to the east. The need to maintain the amenity and character of the settlement means that Old Rayne is not an appropriate location for significant growth, but a modest amount of development could help to meet local housing needs and support the local primary school, which is forecast to be under capacity during the early part of the ~~pP~~lan period.

Natural and Historic Environment

The Newton House Gardens and Designed Landscape is situated to the north west of the settlement. The Old Rayne Episcopal manse and moat Scheduled Monument is situated within the boundary of site OP1.

Settlement Features

Protected Land	
P1	To conserve the playing field as an important local amenity.
P2	To conserve the area of open space, woodland and the river.

Services and Infrastructure

- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Old Rayne or towards facilities in the wider catchment area at Inch. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Old Rayne or towards facilities in the wider catchment area at Inch. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute towards a household waste recycling centre in the Inverurie area.
- Health facilities: All residential development must contribute towards an extension of Inch Medical Practice.

Allocated Sites

OP1 (Bid GR067): Land North of Pitmachie Farm	Allocation: 10 homes
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This is a newly allocated site offering remediation of a brownfield site as an infill opportunity. The proposal should continue the style of the “model” homes adjoining the site proving energy efficient housing.

The north-east boundary of the site is in an area identified at fluvial flood risk and is may have an effect on climate and the water environment. A Flood Risk Assessment may be required. It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing.

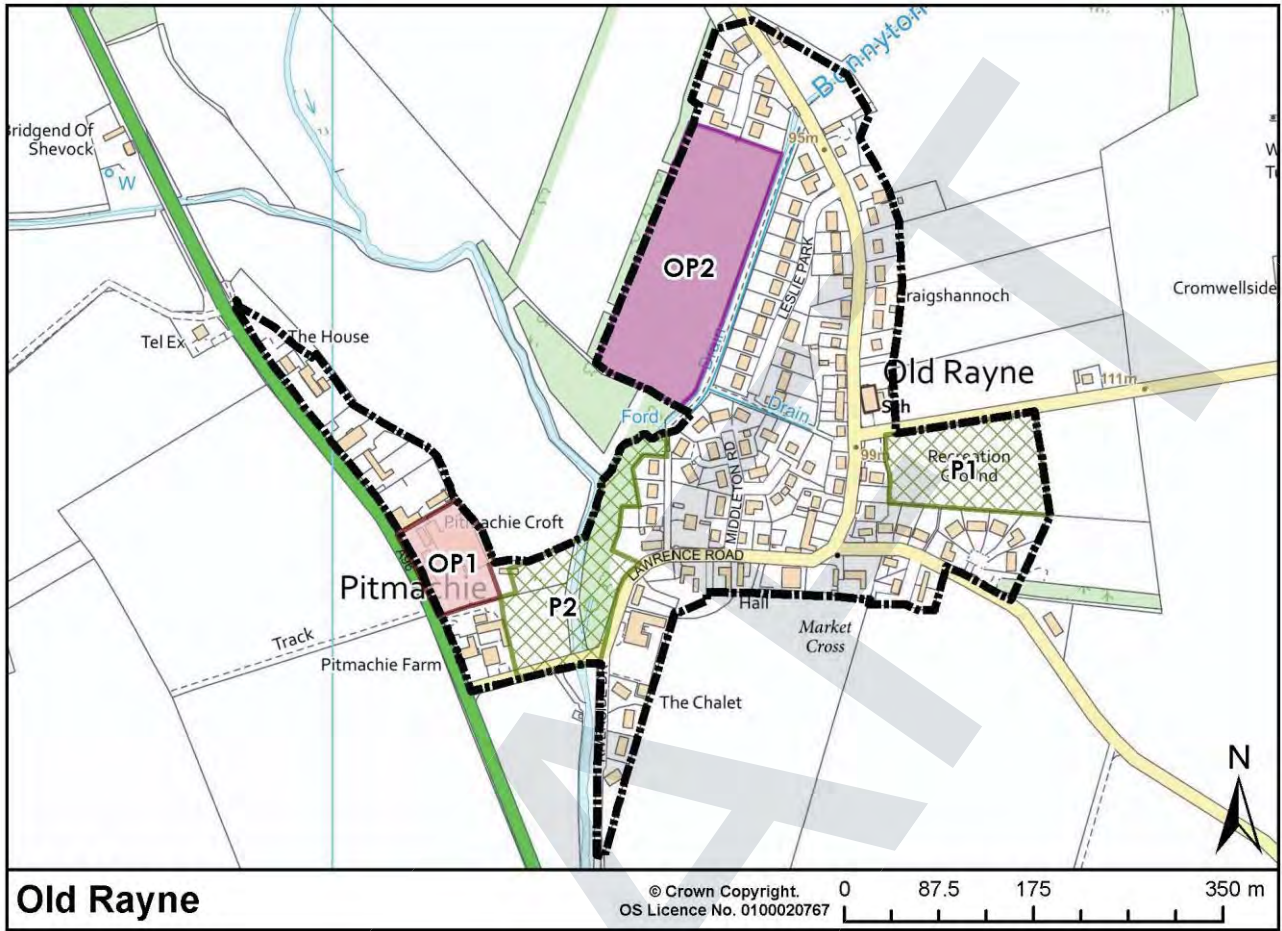
OP1: East of School**Allocation: 10 homes**

This site was previously allocated as site EH1 in the 2012 LDP. Given the site's location on the eastern edge of the settlement, strategic landscaping along the eastern and northern boundaries is likely to be required to mitigate any adverse impact on the village setting. Access via the single track Durno road is unlikely to be appropriate, but there is scope for access via a track between the primary school and the existing housing development on Lawrence Road. The development will need to incorporate improvement of this access and should also make provision for a footway link to the primary school.

The south-western part of the site contains a Scheduled Monument (a Bishops Palace/Episcopal Manse and Moat), and the development layout will therefore need to be sensitively designed to avoid any adverse impact on this feature. The development should include a mix of house types and sizes, including 2 affordable homes.

OP2: Barreldykes**Allocation: 30 homes, business use and retail use**

This site was previously allocated as OP2 in the 2017 LDP. Part of the site is liable to flooding. A flood risk assessment will be required and its findings must be taken into account in the design of the development. The business and retail elements of the development should be built at the same time as the residential element. If they are not, particulars of how the business and retail elements are to be promoted and when they will be built must be provided. At least one footbridge across the Bonnyton Burn and a link to the existing path network must be provided. A landscaped public open space with a footpath must be provided alongside the Bonnyton Burn. The development should include six affordable homes. It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing.



DR

OYNE

Vision

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

Natural and Historic Environment

The Berry Hill Scheduled Monument is situated to the south of site P3, outwith the settlement boundary.

Settlement Features

Protected Land	
P1	To <u>protect the primary school and</u> conserve the playing field as an important local amenity.
P2	To conserve the area of open space.
P3	To conserve the area of open space and the setting of Berry Hill.
Other Designations	
BUS	Safeguarded for <u>employmentbusiness</u> uses. It is expected that the former Archaeolink building will be retained and re-used for employment purposes.

Services and Infrastructure

- Secondary education: All residential development must contribute towards provision of capacity at Inverurie Academy.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Oyne or towards facilities in the wider catchment area at Inch. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Oyne or towards facilities in the wider catchment area at Inch. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute towards a household waste recycling centre in the Inverurie area
- Health facilities: All residential development must contribute towards an extension of Inch Medical Practice.

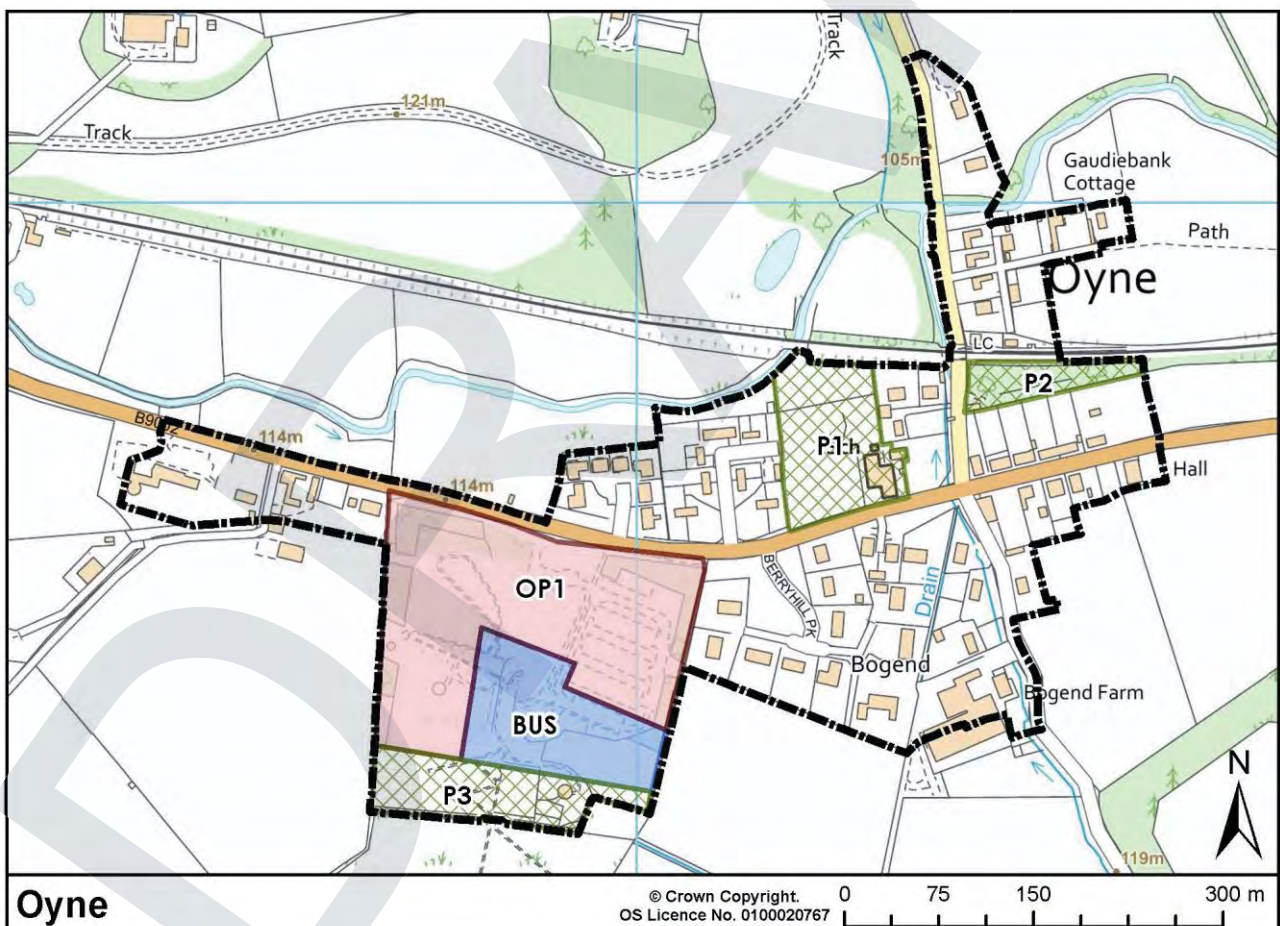
Allocated Sites

OP1: Former Archaeolink

Allocation: 10 homes

This is a previously allocated as OP1 in the LDP 2017 and offers a re-development opportunity. developed site within the settlement boundary, which is appropriate for sensitive redevelopment. The development should comprise a mix of house types and sizes in keeping with the character of the surrounding area, including a minimum of two affordable houses integrated within the site design. Development proposals must incorporate retention of boundary trees. The height of houses should not exceed 1½ storeys. A link to footpath access to Berry Hill should be provided. The existing recycling facility should be retained somewhere within the site. Development must provide access to the adjoining BUS site, which comprises the former archaeolink building and car park and is safeguarded for employment purposes. Development should be focussed, as far as possible, within the northern part of the site so as to protect the setting of Berry Hill (see site P3).

A Water Impact Assessment will be required to consider Westhill Oyne Service Reservoir.



WESTHILL

Vision

Westhill is a thriving town located approximately 10-km west of Aberdeen on the A944. It was planned as a new town during the 1960s, and has expanded significantly since. Defining features of the town are the town centre and the Arnhall Business Park, which is a focus for specialist subsea engineering businesses and is central to Westhill's status as a global subsea centre of excellence. There is also a good network of open spaces within the town, including Arnhall Moss and Carnie Woods which are both particularly important features. There are a number of physical constraints to further expansion within the town, including pipelines and topography, which slopes steeply to the north of the town, and the need to avoid coalescence with Kirkton of Skene to the east of the settlement. Significant traffic congestion also remains an issue, particularly along Hay's Way and around the shopping centre. These constraints, combined with the fact that the Proposed Strategic Development Plan 2018 does not include Westhill within a strategic Strategic growth Growth area-Area(SGA), means that development within the pPlan period will be focused primarily on meeting local needs and maintaining Westhill's function as a successful employment centre.

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

Settlement Features

Protected Land	
P1	To conserve the nature reserve, which contributes to the green network, and to provide land for access improvements.
P2	To conserve the Arnhall Moss, which contributes to the green network.
P3 –P8	For education and community issues associated with the primary school and to conserve recreational open space. To conserve the playing fields.
P4	For education and community issues associated with the secondary school and to conserve recreational open space.
P5	For education and community issues associated with the primary school and to conserve recreational open space.
P6	For education and community issues associated with the primary school and to conserve recreational open space.
P7	To conserve recreational open space.
P8	To conserve recreational open space.
P9	To conserve the play area.
P10	To conserve the golf course.
P11	To conserve the playing field.
Reserved Land	
R1	For future expansion of sub-sea industries. Development should be located primarily in the western part of the site due to the presence of the BP Forties pipeline to the east and will need to accord with HSE Planning Advice for Developments near Hazardous Installations. A transport assessment will be required and mitigation of localised and potentially wider strategic traffic impacts should be addressed.
R 1 ₂	Reserved for the future expansion of the health centre. Development on this site must accord with Policy P4 (Hazardous and potentially polluting developments and contaminated land) and the Health and Safety Executive "Planning Advice for

	Developments near Hazardous Installations”, owing to the presence of one or more oil or gas pipelines in the vicinity.
Other Designations	
BUS	Safeguarded for employment <u>business</u> uses. Development on this site must accord with Policy P4 (Hazardous and potentially polluting developments and contaminated land) and the Health and Safety Executive “Planning Advice for Developments near Hazardous Installations”, owing to the presence of one or more oil or gas pipelines in the vicinity.
TC	Westhill town centre.
GB	Aberdeen <u>Green</u> belt.
<u>FOP1 (Bid GR106)</u>	<u>Future opportunity site for uses associated with the expansion of subsea industries (11.4 hectares).</u>
<u>FOP2 (Bid GR125)</u>	<u>Future opportunity site for housing (1.4 hectares)</u>

Flood Risk

- ~~• The eastern part of site OP3 lies within the Scottish Environment Protection Agency’s (SEPA’s) indicative 1 in 200 flood risk area. A Flood Risk Assessment may be required depending on site layout.~~
- There are water courses running adjacent to and through sites ~~R1 and~~ BUS. A Flood Risk Assessment will be required, and adequate buffer strips will also be required.

Oil and Gas Pipelines

- Part of the settlement is within the Health and Safety Executive (HSE) consultation distance associated with one or more oil or gas pipelines in the vicinity. Developments within this distance must comply with Policy P4: Hazardous and potentially polluting developments and contaminated land, and with the HSE “Planning Advice for Developments near Hazardous Installations”.

Services and Infrastructure

- Local transportation: The provision of new pathways and cycleways will be required.
- Strategic drainage and water supply: Water Impact Assessments will be required as Westhill storage tank is nearing capacity.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Westhill. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Westhill. These may be identified in the Community Plan or relevant Community Action Plan.

Allocated Sites

OP1: Strawberry Field Road	Allocation: 10 homes
<p>This site was previously allocated as site OP1 in the 2017 LDP, H2 in the 2012 LDP. <u>Planning Permission in Principle for 10 houses was approved in May 2016.</u></p> <p>Located on the western edge of Westhill, the site is bounded by the A944 to the south, Broadstraik Road to the east, Strawberry Fields Road to the north, and a line of mature trees</p>	

which contain the site to the west. The site layout will need to take account of the presence of a pylon line which crosses the western part of the site, and built development is therefore likely to be focussed in the eastern part of the site. Access is most likely to be appropriate via Strawberry Fields Road and/or Broadstraik Road. The development should comprise a mix of house types and sizes in keeping with the character of the surrounding area, including two affordable houses integrated within the site design.

~~An application for planning permission in principle for 10 houses on the site (APP/2010/0289) has been submitted.~~

OP2: Burnland

Allocation: 38 homes

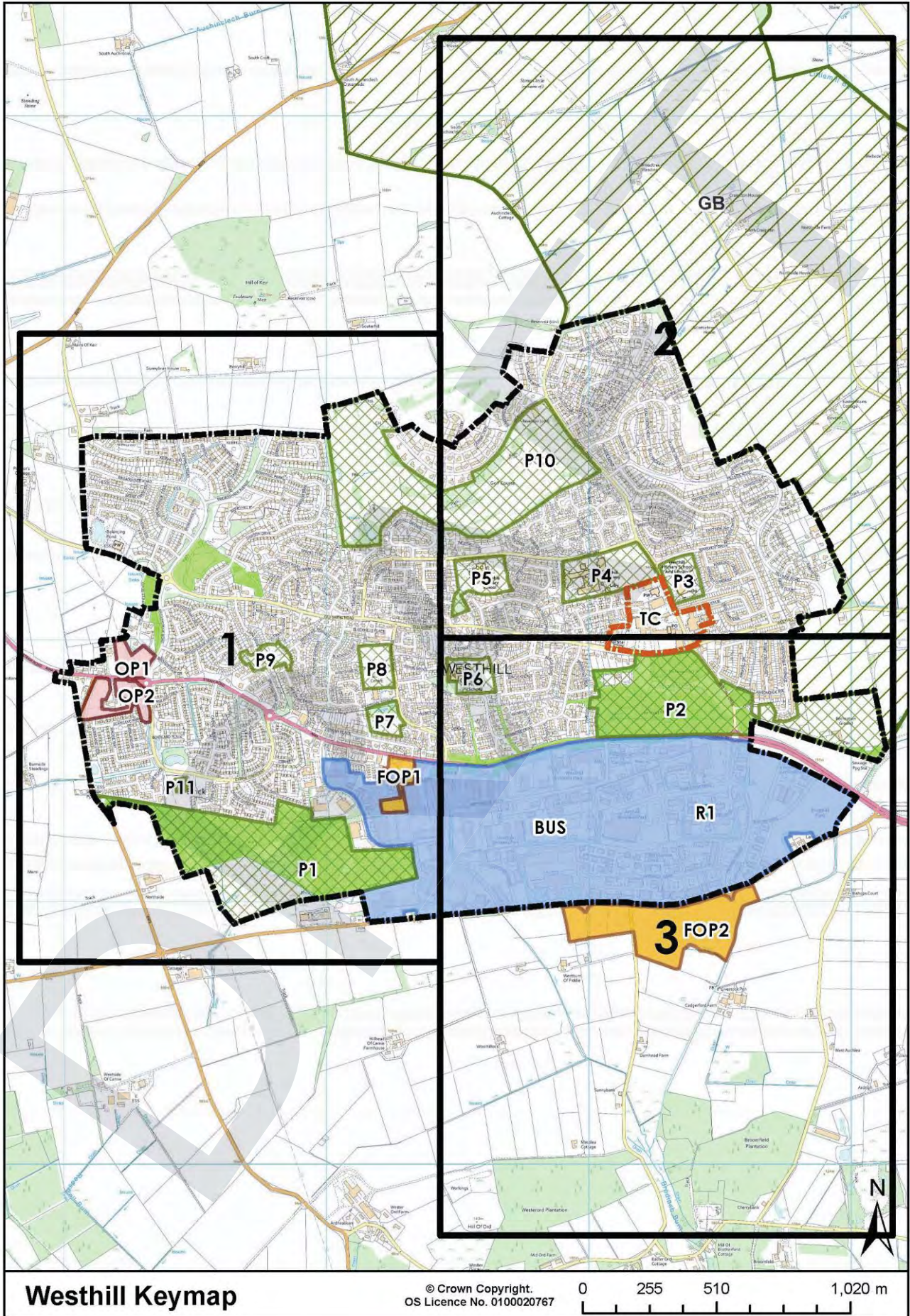
~~This site is subject to an extant planning permission. Efforts should be made to deliver this remaining part of a wider development.~~

OP2: Arnhall Gateway

Allocation: 4.4ha employment land

~~This site was previously allocated as site E1 in the 2012 LDP. The eastern part of the site lies within the 200-year flood extent of the Brodiach Burn and a flood risk assessment may therefore be required depending on the detailed site layout. Development will also need to comply with the Health and Safety Executive's Planning Advice for Developments near Hazardous Installations (PADHI) owing to the presence of pipeline corridors in proximity to the site.~~

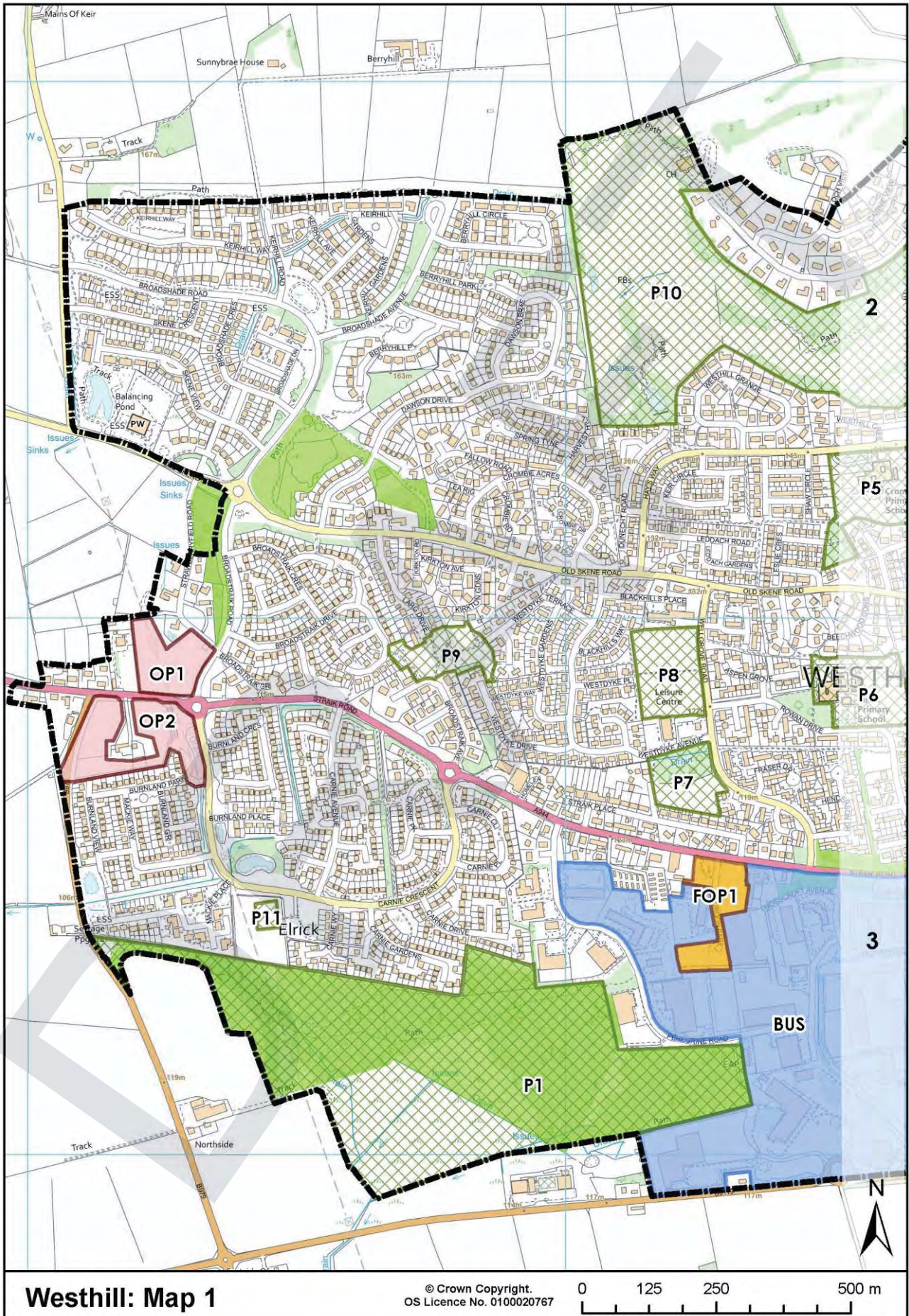
~~The site is covered by a number of planning permissions. These include full planning permission for the formation of infrastructure, roads and drainage (APP/2013/2276), and planning permission in principle for business and industrial development (APP/2006/2551). Approval has also been granted on appeal for a number of the matters specified in conditions on the planning permission in principle (APP/2013/3019). An additional full planning permission for office development also covers part of the site (APP/2013/3560).~~



Westhill Keymap

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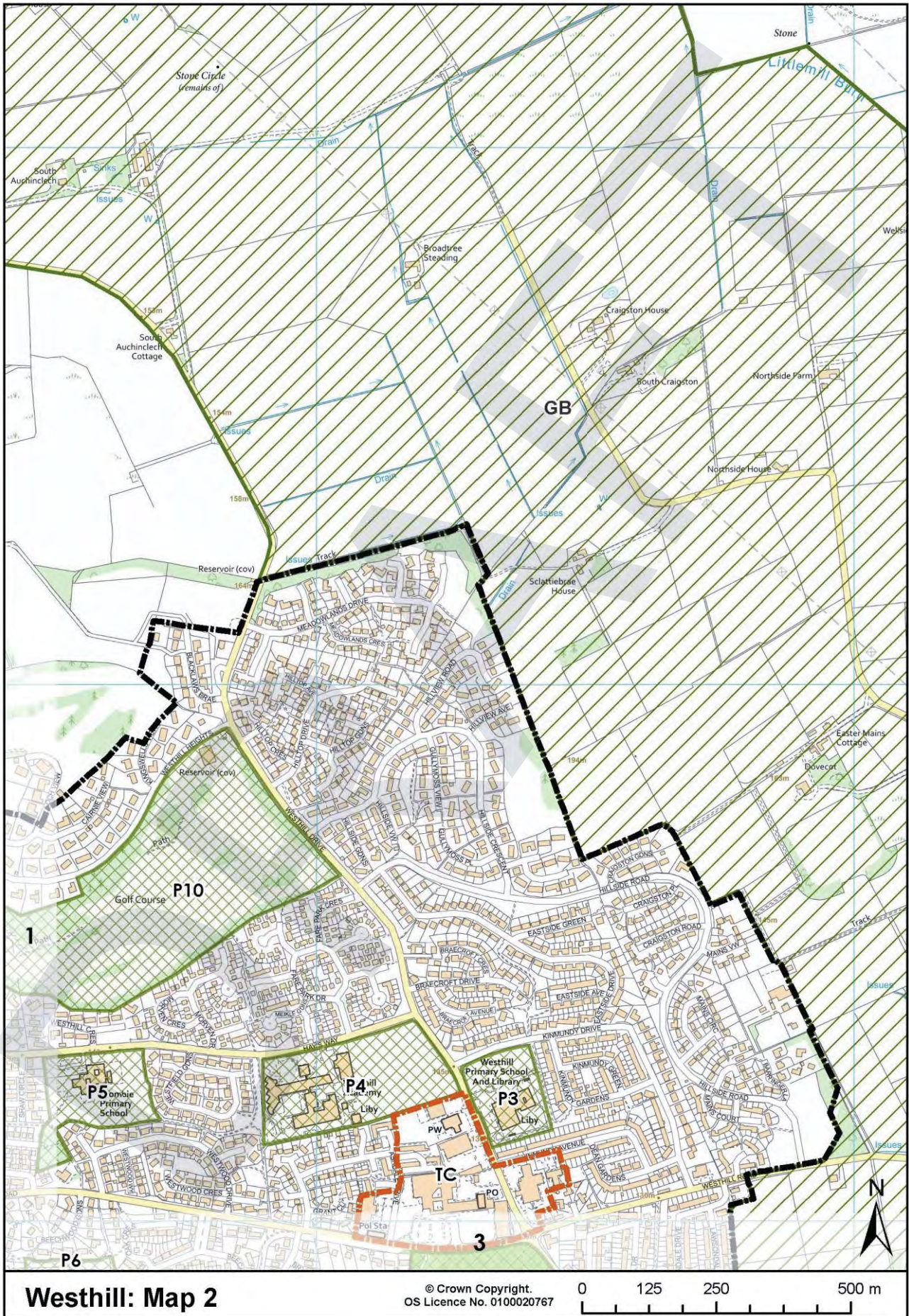
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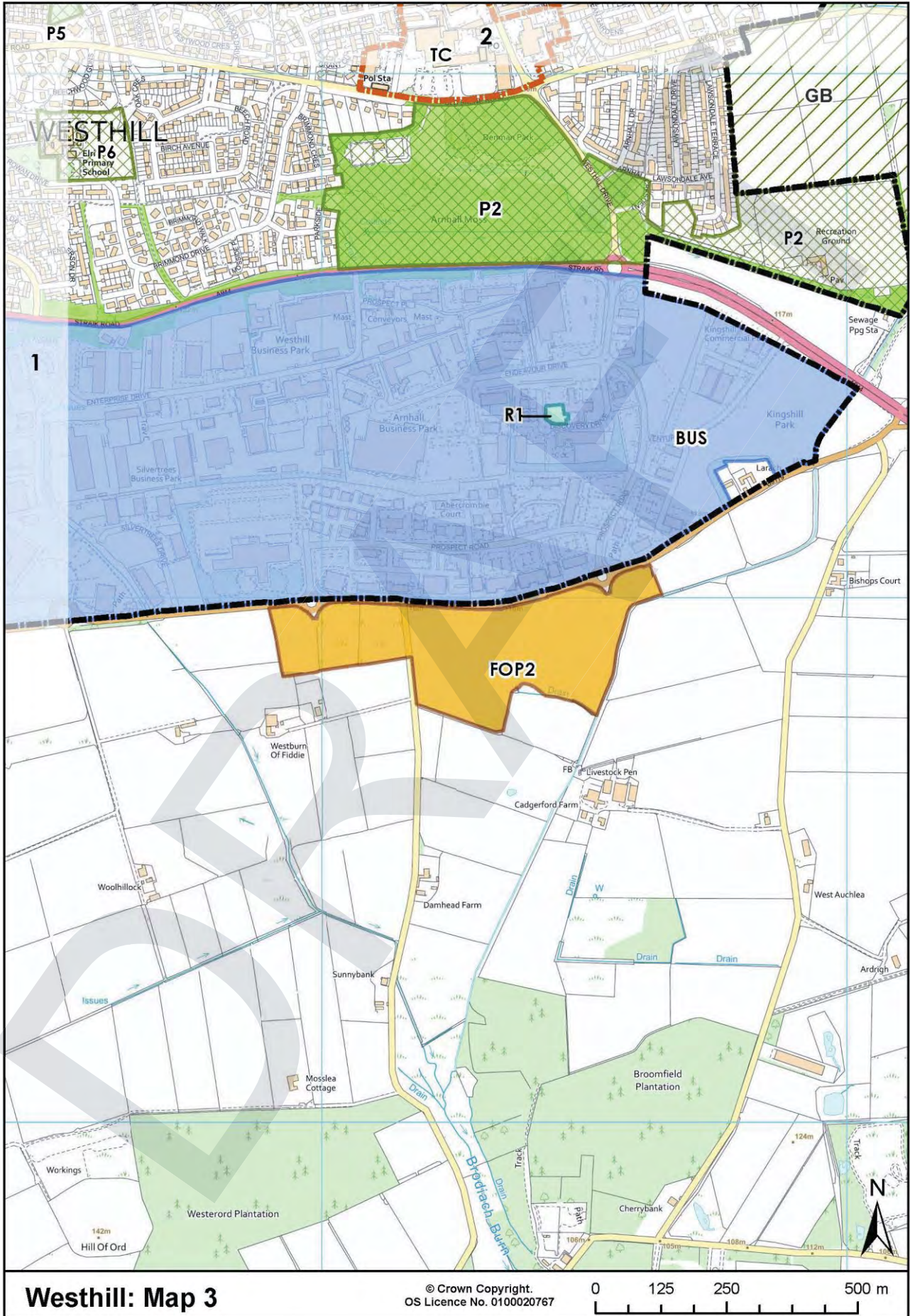


Westhill: Map 1

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WHITEFORD

Vision

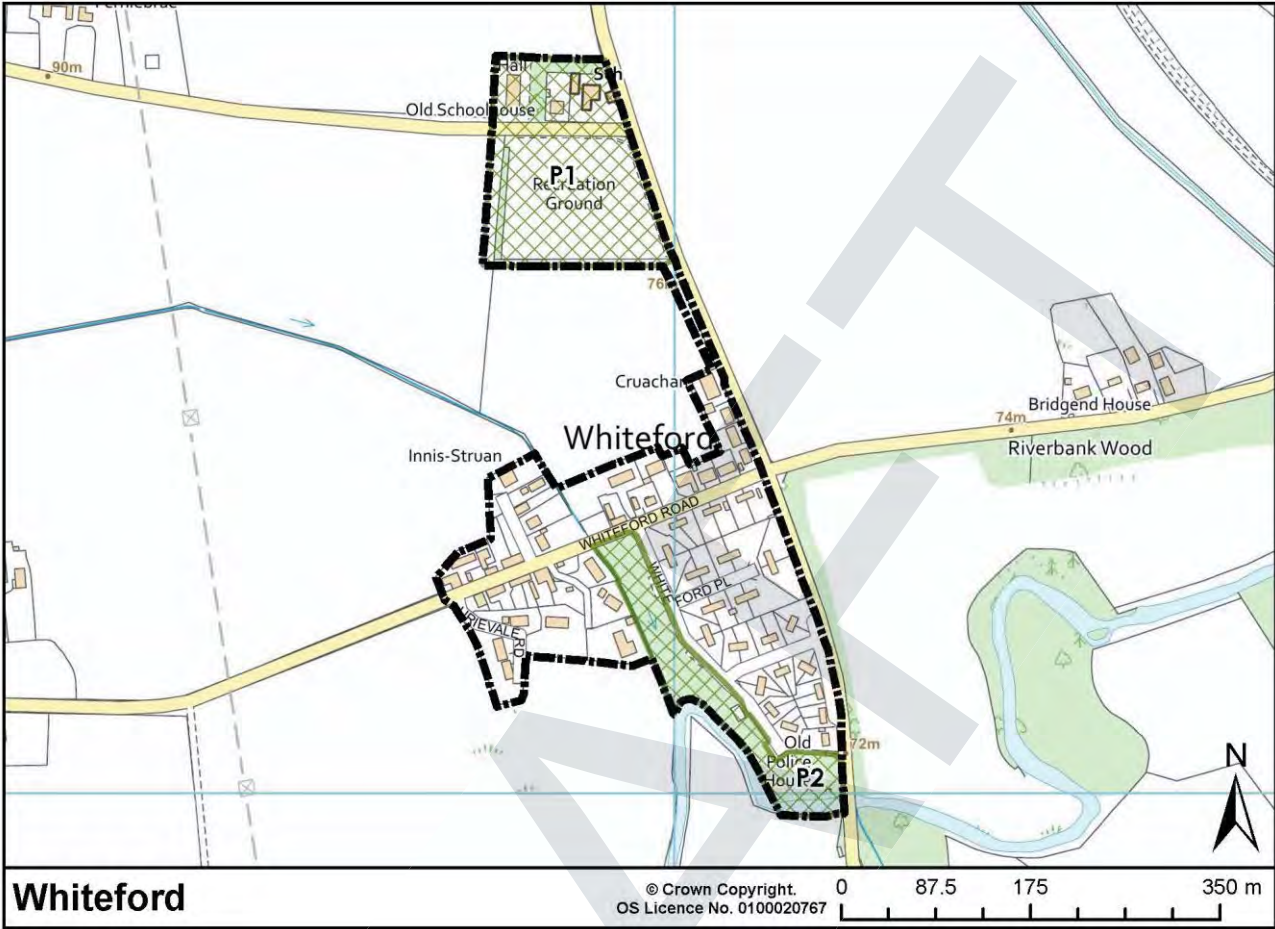
Whiteford is a quiet village set on a flat area of land in the valley of the River Ury. It is an estate village surrounded by rolling agricultural land with clear views to Bennachie. Logie Durno Primary School and the wall that surrounds the remains of the designed landscape are key features in the settlement.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

Settlement Features

Protected Land	
P1	<u>For education and community issues associated with the primary school and to conserve recreational open space.</u> To protect the primary school and conserve the playing field as an important local amenity.
P2	To conserve the setting of the village.

Services and Infrastructure

- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Whiteford or towards facilities in the wider catchment area at Inverurie. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Whiteford or towards facilities in the wider catchment area at Inverurie. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute towards a household waste recycling centre in the Inverurie area.



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