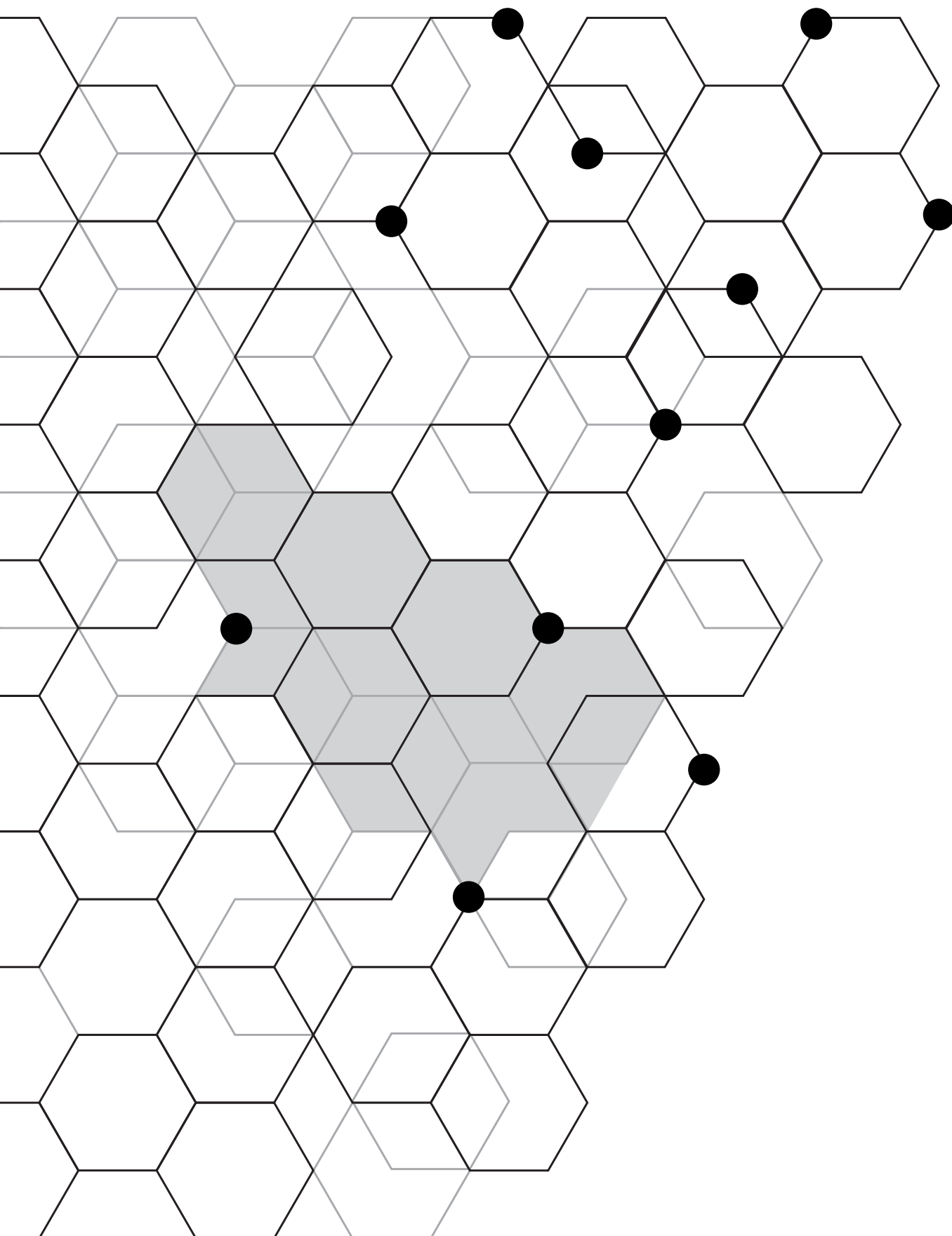


APPENDIX 7D  
SETTLEMENT STATEMENTS  
**GARIOCH**





# GARIOCH SETTLEMENT STATEMENTS CONTENTS

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## Map Key

	Settlement Boundary
	Protected Land
	Reserved Land
	Employment Land
	Housing Land
	Mixed Use Types
	Existing Employment Land (BUS)
	Strategic Reserve Employment Land
	Town Centres
	Green Belt
	Conservation Areas
	Existing Core Path

# AUCHLEVEN

## Vision

Auchleven is a small settlement located approximately 4km south of Inch on the B992. The settlement is surrounded by open countryside, with important views of Bennachie to the east. Auchleven’s location away from main service centres, along with capacity constraints at Premnay Primary School, mean that the scope for expansion of the settlement is limited. Flooding associated with the Gadie Burn running to the south of the settlement is of concern to the community. The primary planning objective during the lifetime of the Plan is to preserve the amenity of the settlement.

## Settlement Features

Protected Land	
P1	To protect an area of open space as a significant contribution to the character of the place, providing a landscape buffer and forming part of the green-blue network.
P2	To protect recreational open space as an amenity for the settlement and forming part of the green-blue network.

## Services and Infrastructure

- **Local transport infrastructure:** Development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.
- **Strategic drainage and water supply:** A growth project will be initiated once development meets Scottish Water’s five growth criteria.
- **Primary education:** All residential development may be required to contribute towards an extension at Premnay Primary School.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Auchleven 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 Auchleven or towards facilities in the wider catchment area at Inch. These may be identified in the Community Plan or relevant Community Action Plan.
- **Recycling and waste:** All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.



## Allocated Sites

### **OPI:** Auchleven Croft

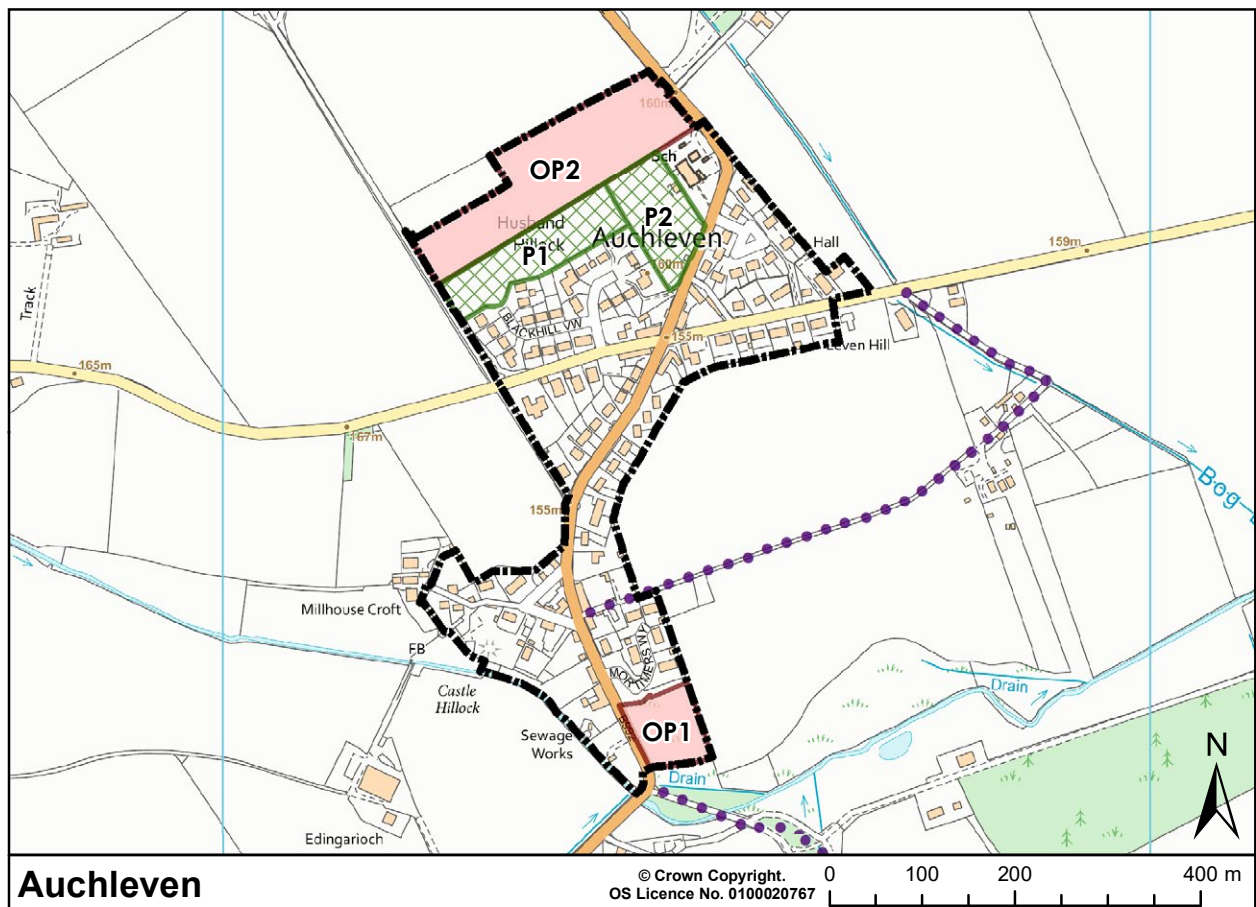
**Allocation:** 5 homes

This is a newly allocated site. The site forms part of a larger development subject to a number of consents previously approved as 'organic growth'. The site is under construction with development of the remaining allocated land expected to be completed during the Plan period.

### **OP2:** Adjacent to Premnay School

**Allocation:** 9 homes

This is a newly allocated site. The site is subject to a number of consents previously approved as 'organic growth'. Development is programmed to start in 2020 and is due to be completed in 2023.



# BLACKBURN

## Vision

Blackburn is situated on the A96 within the Aberdeen to Huntly Strategic Growth Area. Blackburn benefits from an industrial estate offering employment opportunities. The location of the settlement in close proximity to Aberdeen City, has contributed to the attractiveness of Blackburn as a place live, however this has also placed pressure on existing facilities. Notwithstanding this a replacement primary school was delivered in 2018. Much of Blackburn is surrounded by prominent hillsides with the A96 providing a physical boundary to the south of the settlement.

The landscape setting of Blackburn should be conserved and enhanced where possible. The path network should be improved and extended, with a long-term objective of providing a walking/cycle route around the whole of the town. An active cycle route is planned between Blackburn and Aberdeen.

## Settlement Features

Protected Land	
<b>PI</b>	To protect the playing fields as an important amenity for the settlement.
<b>P2-P5</b>	To protect the landscape buffer/setting which contributes to the green-blue network.
<b>P6</b>	To protect trees and an area of open space as an important amenity for the settlement and forming part of the green-blue network.
<b>P7</b>	To protect an area of open space as an important amenity for the settlement and forming part of the green-blue network.
<b>P8</b>	To protect an area of ancient woodland which contributes to the green-blue network.
Reserved Land	
<b>RI</b>	For allotments/community growth space. Until this use comes forward the land should be maintained as open space.
Other Designations	
<b>BUS</b>	Safeguarded for business uses.

## Flood Risk

- Blackburn lies within an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Flood Risk Assessments may be required.
- Part of site BUS and OPI have a small watercourse running through or adjacent to the site.

## 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 “Land Use Planning Methodology”.

## Services and Infrastructure

- **Local transport infrastructure:** Development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision. Contribution and connections will be required to the A96 strategic cycle route. Upgrade of Caskieben Road requires liaison with Aberdeen City Council and any new junction arrangement at Caskieben Road and the B973 requires liaison with Transport Scotland.
- **Strategic drainage and water supply:** Waste water is pumped to Inverurie Waste Water Treatment Works (WWTW). There is currently available capacity at Inverurie WWTW, however it is insufficient to treat all development allocated at Blackburn, Inverurie, Keithhall and Kintore. A Capital Maintenance project has been triggered at Inverurie WWTW which will deliver growth. A Drainage Impact Assessment will be required.
- **Primary education:** All residential development may require to contribute towards the new Kinellar Primary School which was built with increased capacity in anticipation of new housing development.
- **Secondary education:** All residential development will be required to contribute towards additional capacity at Kemnay Academy.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Blackburn or towards facilities in the wider catchment area including Kintore or Kemnay. 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 Blackburn or towards facilities in the wider catchment area including Kintore or Kemnay. These may be identified in the Community Plan or relevant Community Action Plan.
- **Recycling and waste:** All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.
- **Health and care facilities:** All residential development will be required to contribute towards a new health centre in the Bucksburn locality.

## Allocated Sites

### OPI: Caskieben

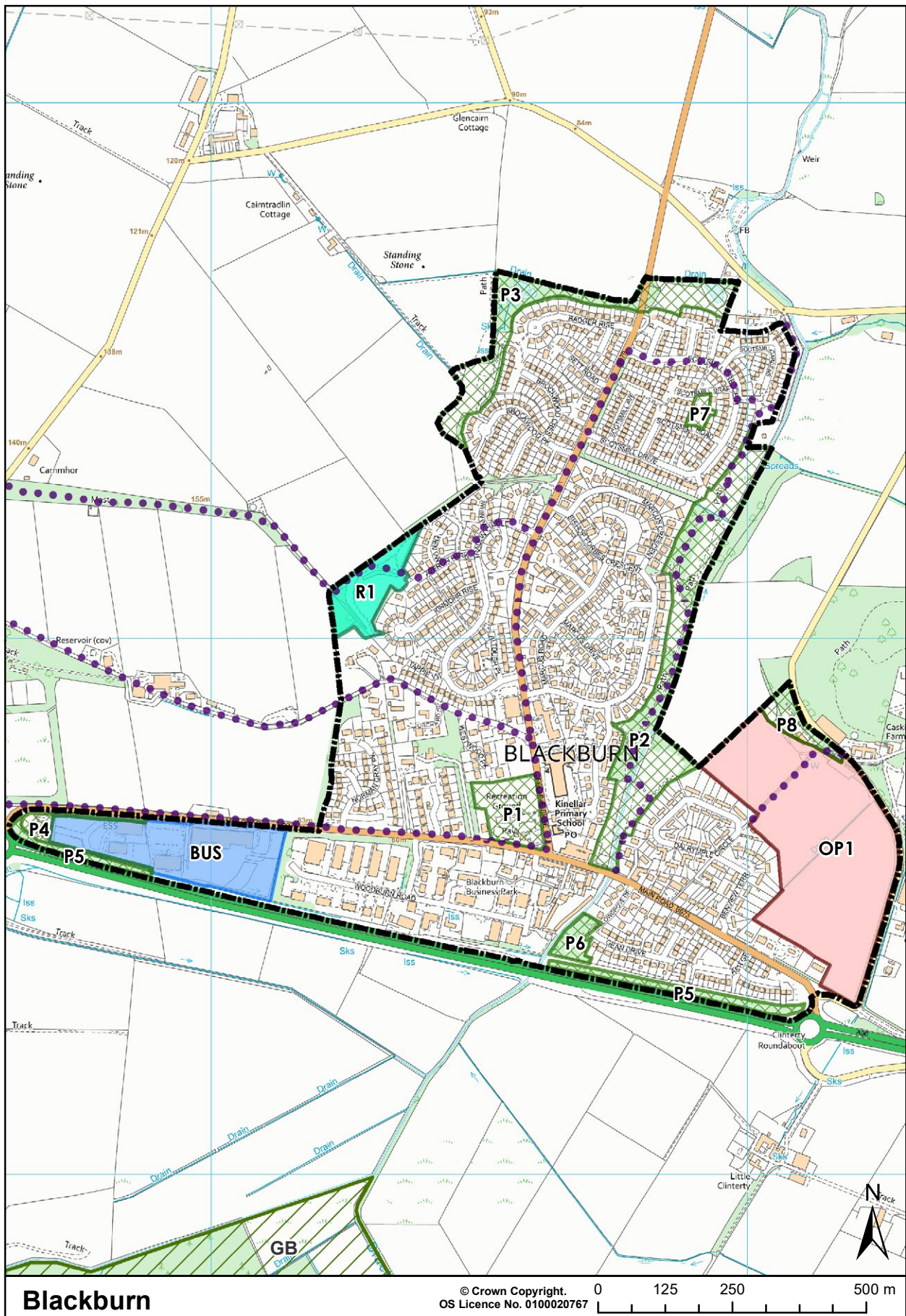
**Allocation:** 240 homes

This site was previously allocated as sites OPI and P5 in the LDP 2017. A Masterplan will be required. A buffer strip is required to preserve nature conservation value of the Black Burn and the woodlands of the "Sycamores" and Caskieben Road. Enhancement of ancient woodland found on site P8 should form part of the open space requirements for the site. It should be identified how the core path could be retained so as to enhance woodland connectivity and active travel connections between the wider settlement, including the primary school, and the forest. A Flood Risk Assessment may be required. Enhancement of the Black Burn through re-naturalisation and removal of any redundant features requires to be investigated. A Landscape and Visual Impact Assessment may also be required. A Water Impact Assessment will be required as the site crosses two water supply zones. Early engagement with Scottish Water should be undertaken in this respect.

A Transport Strategy will be required. At least two access points are required. The B973 frontage does not appear suitable for two access points therefore a second access should be provided to Caskieben Road, which should be upgraded to an appropriate standard. Mature trees along Caskieben Road make a significant contribution to the setting of the settlement and should be retained as far as practically possible, with compensatory planting for any trees to accommodate a second access point and road upgrades. A Tree Survey will be required. The junction with the B973 will require upgrading and consideration of the interaction with the A96 junction.

Development should consider the potential for impact on listed buildings situated to the north of the site. Provision for possible future expansion to the northwest should be incorporated into the layout, siting and design of the site. It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need.





# CHAPEL OF GARIOCH

## Vision

Chapel of Garioch is a small settlement set in the foothills of Bennachie and surrounded by rolling agricultural land. The settlement is divided into two separate sections, with the church being the focus of the southern part and the school being the focal point to the north. The spacing between existing buildings and the presence of mature trees create a strong sense of place within the settlement, with views of Bennachie also being particularly important. An opportunity for modest and sensitively designed development has been identified. It is anticipated that this will help to support and sustain local services and provide new homes to meet local needs.

Provision for pedestrian movement between the two sections of the settlement is unsatisfactory, particularly for children walking to school. Creating a safe route to school is an aspiration of the community, however ways to deliver this are thought to be limited.

## Settlement Features

Protected Land	
P1	To protect recreational open space as an amenity for the settlement and forming part of the green-blue network.
P2	To protect an area of open space that contributes to the setting of the settlement.
P3	To protect the cemetery as an amenity for the settlement and for contributing to the character of the place and forming part of the green-blue network.
P4	To protect an area of open space that contributes to the setting of the settlement and forming part of the green-blue network.

## Services and Infrastructure

- **Strategic drainage and water supply:** There is no public waste water infrastructure available in Chapel of Garioch. Early engagement should be undertaken with the Scottish Environment Protection Agency (SEPA) and full authorisation sought for relevant licensing of private treatment.
- **Secondary education:** Residential developments may be required to contribute towards the replacement Inverurie Academy which is being built with increased capacity for future development.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Chapel of Garioch or towards facilities in the wider catchment area at Inverurie. These may be identified in the Community Plan or relevant Community Action Plan. One facility that is needed is improved footway provision between the two sections of the village and at the school.

- **Sports and recreation facilities:** All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Chapel of Garioch or towards facilities in the wider catchment area at Inverurie. These may be identified in the Community Plan or relevant Community Action Plan.
- **Recycling and waste:** All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.
- **Health and care facilities:** All residential development will be required to contribute towards the newly built health centre in Inverurie, or the creation of additional capacity at existing health facilities in Inverurie depending on when the site was allocated/planning permission granted. Contributions towards an additional pharmacy that serves the locality may be required.

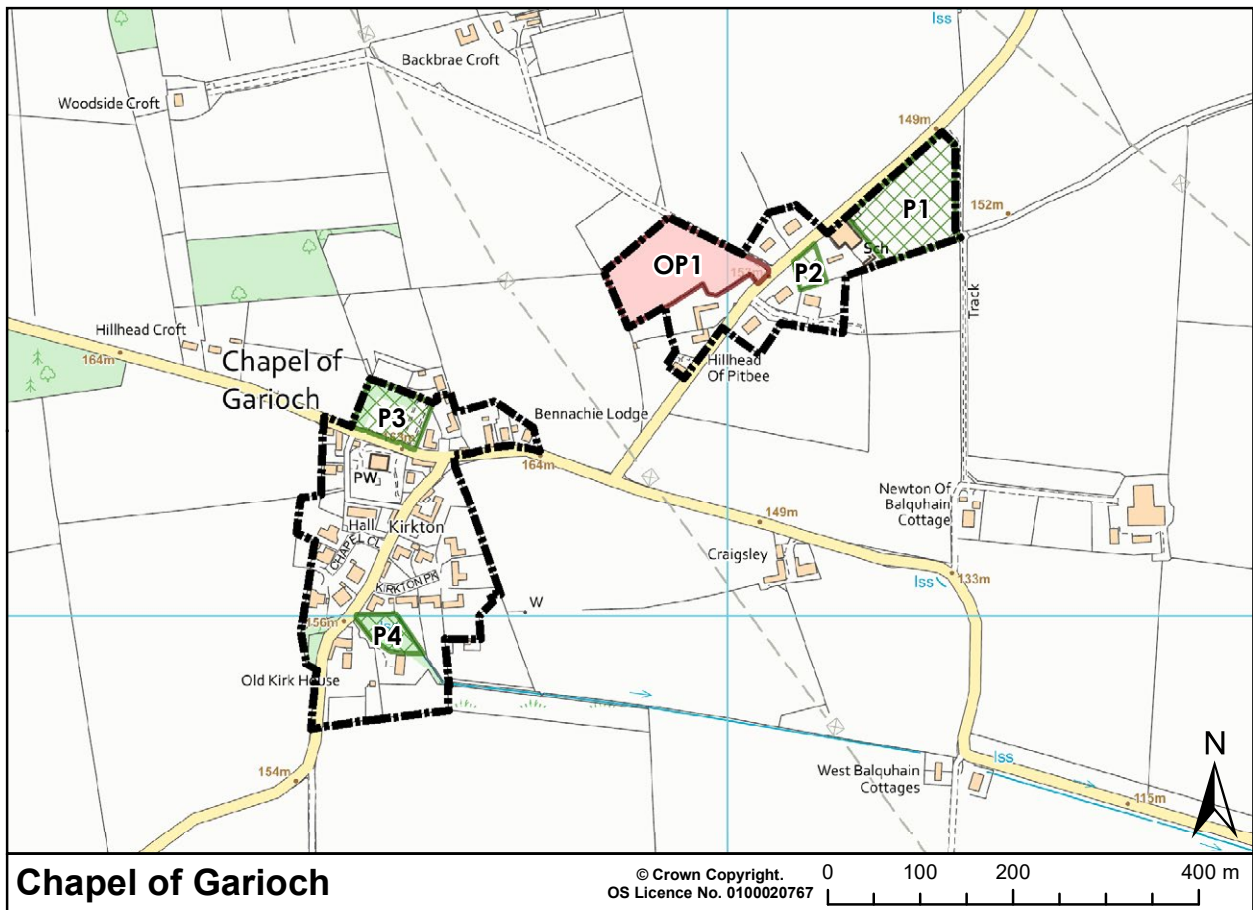
## Allocated Sites

**OPI:** Land at Pitbee

**Allocation:** 10 homes

The site was previously allocated as OPI in the LDP 2017. It is located within the northern part of the settlement in close proximity to the primary school.

Full Planning Permission for 10 homes was approved in February 2016. Any revised proposal for the site should reflect the character of the surrounding area and include provision for sensitive landscaping. Access arrangements should make provision for a footway link to the primary school. It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need. Early engagement should be undertaken with SEPA and full authorisation sought for relevant licensing of private treatment. Options to provide a new waste water treatment works should also be explored.





# CLUNY AND SAUCHEN

## Vision

Sauchen is set in a flat plain bounded by a tributary of the River Don, and is located just off the A944 west of Westhill. Cluny is small cluster located approximately 1 km north of Sauchen and is focussed around the primary school. Recent development pressure has largely been driven by accessibility to Westhill and Aberdeen, but the nature of the settlement means that a modest level of development is appropriate. This would help to meet the need for housing within the Aberdeen Housing Market Area and sustain local services. The presence of prime agricultural land and flood risk largely constrain future development opportunities. The lack of community facilities or meeting spaces within Sauchen is an issue for the local community. A site has been identified (R1) for a community hub that should contribute to meeting this community aspiration. Options to develop a community garden should be explored.

## Natural and Historic Environment

The Cluny Castle Gardens and Designed Landscape is situated in close proximity to the northwest boundary of Cluny.

## Settlement Features

Protected Land	
P1	To protect recreational open space and landscape setting forming part of the green-blue network.
P2	To protect the open space, which is an important local amenity area, and the landscape setting forming part of the green-blue network.
P3	To protect the play area and open space as an important amenity for the settlement.
P4	To protect the landscape setting which contributes to the green-blue network.
P5	To protect the Cluny Burn as forming part of the green-blue network.
Reserved Land	
R1	For development of a community hub. Until this development comes forward the land should be maintained as open space.
R2	To provide a safe route to school.

## Flood Risk

- Part of sites OPI lies within the Scottish Environment Protection Agency's (SEPA) indicative 1 in 200 year flood risk area. Detailed Flood Risk Assessments will be required to accompany any future development proposals for these sites.

## Services and Infrastructure

- **Local transport infrastructure:** Development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.
- **Strategic drainage and water supply:** There is no capacity at Sauchen Waste Water Treatment Works. A growth project will be initiated once development meets Scottish Water's five growth criteria.
- **Secondary education:** Residential developments may be required to contribute towards the provision of additional capacity at Alford Academy.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Cluny and Sauchen or towards facilities in the wider catchment area at Kintore or Kemnay. 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 Cluny and Sauchen or towards facilities in the wider catchment area at Kintore or Kemnay. These may be identified in the Community Plan or relevant Community Action Plan.
- **Recycling and waste:** All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix I5.
- **Health and care facilities:** All residential development will be required to contribute towards the creation of additional capacity at existing medical facilities or a new health centre in Kemnay.

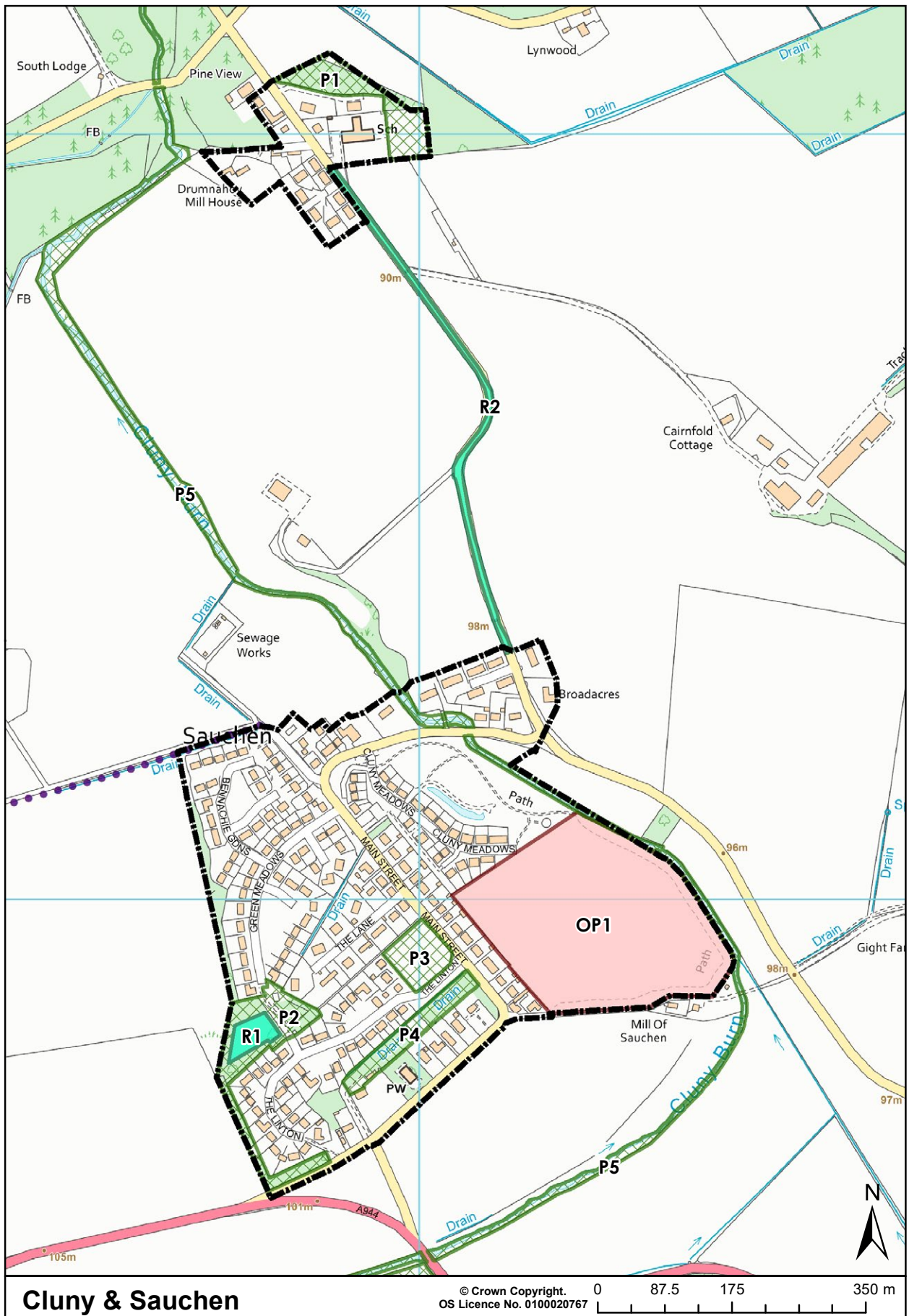
## Allocated Sites

### OPI: Main Street

#### Allocation: 76 homes

This site was previously allocated as part of OPI in the LDP 2017. A Masterplan for the site, including the first phase to the north which is built out, was agreed by the Garioch Area in October 2012. However, it would be prudent to review the Masterplan for the remaining undeveloped area to ensure it remains up to date. A Flood Risk Assessment may be required to reflect any new information. Scottish Water has indicated that a Drainage Impact Assessment will be required. A buffer strip will be required adjacent to the Cluny Burn which should be integrated positively into the development. The buffer strip will need to allow sufficient space for restoration of the straightened watercourse. Enhancement and removal of any redundant features will require to be investigated. An emergency access is required for the site.

It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need.



## Cluny & Sauchen

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# DUNECHT

## Vision

Dunecht is a small linear settlement centred on the junction of the B977 and A944. Dunecht has a number of traditional characteristics which contribute significantly to the setting of the settlement and these should not be compromised. Dunecht benefits from a good range of services and facilities given its size. A housing allocation will help to meet need by increasing the availability of housing stock in the area.

## Natural and Historic Environment

Dunecht House Gardens and Designed Landscape boundary is situated to the southeast of the settlement.

The Upper Corskie stone circle and pictish symbols Scheduled Monument is located to the northwest of the settlement boundary, in close proximity to site OPI.

## Settlement Features

Protected Land	
<b>P1</b>	To protect the playing field as an important local amenity and forming part of the green-blue network.
<b>P2</b>	To protect a landscape buffer as required in delivering site OPI and forming part of the green-blue network.
<b>P3</b>	To protect an area of woodland providing a landscape buffer and forming part of the green-blue network.
<b>P4</b>	To protect the Corskie Burn as forming part of the green-blue network.

## Flood Risk

- Dunecht lies in an area potentially vulnerable to flood risk as identified in the National Flood Risk Assessment. Flood Risk Assessments may be required.
- Site OPI lies within the Scottish Environment Protection Agency's 1 in 200 year flood risk area.

## 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 "Land Use Planning Methodology".

## Services and Infrastructure

- **Strategic drainage and water supply:** There is currently sufficient capacity at Dunecht Waste Water Treatment Works.

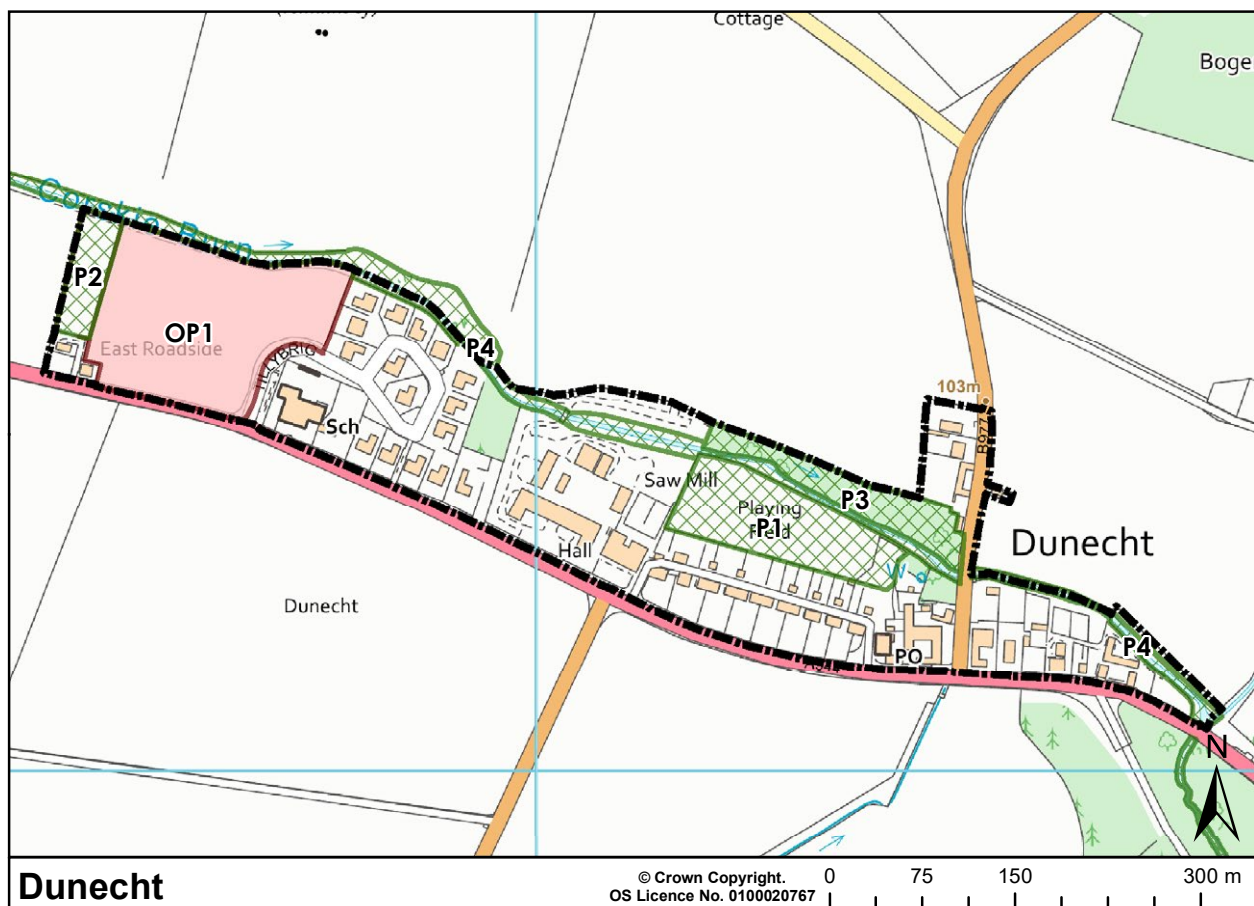
- **Secondary education:** Residential developments may be required to contribute towards the provision of additional capacity at Alford Academy.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Dunecht or towards facilities in the wider catchment area at 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 Dunecht or towards facilities in the wider catchment area at Westhill. These may be identified in the Community Plan or relevant Community Action Plan.
- **Recycling and waste:** All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.

## Allocated Sites

### OPI: Land to the West of Tillybrig

**Allocation:** 33 homes

This site was previously allocated as site OPI in the LDP 2017. Full Planning Permission for 33 homes was approved in May 2019. The site is under construction with completion of the site expected in 2021.





# DURNO

## Vision

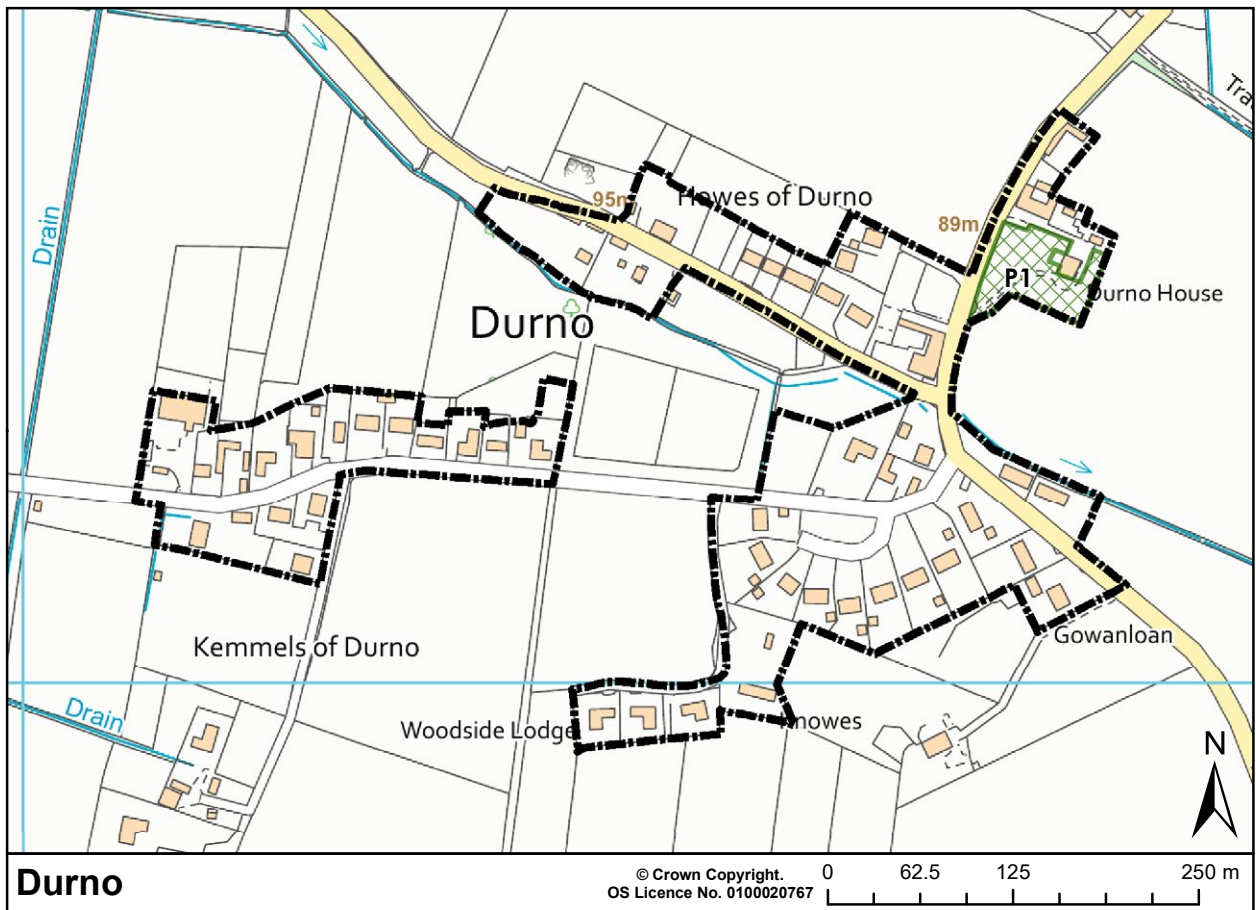
Durno is a small settlement located to the north of Whiteford and is made up of a scattering of mainly modern houses of one to 1½ storeys. There are also some attractive traditional granite buildings in the centre of the settlement that provide a sense of place. Durno's location away from local service centres and the lack of public sewerage provision, mean that the settlement is not an appropriate location for significant new development. The key planning objective for Durno is to preserve the amenity and character of the settlement.

## Settlement Features

Protected Land	
PI	To protect an area of open space as an amenity for the settlement.

## Services and Infrastructure

- **Strategic drainage and water supply:** There is no public waste water infrastructure available in Durno.
- **Secondary education:** All residential development will be required to contribute to the provision of additional capacity at Meldrum Academy.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Durno 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 Durno or towards facilities in the wider catchment area at Inverurie. These may be identified in the Community Plan or relevant Community Action Plan.
- **Recycling and waste:** All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.





# ECHT

## Vision

Echt is a small settlement situated on the junction of the B977 and the B9119. The majority of the local facilities and services are situated in close proximity to the crossroads. Car parking provision required to support these facilities is an issue for the local community, particularly at peak times. To meet a community aspiration development of a car park of an appropriate scale and location within the settlement may be supported should a suitable site be identified during the Plan period. Housing development has taken place in the settlement which has been designed in a way which is sensitive to the existing character and sense of place. It is expected that there will continue to be demand for housing in Echt and as such a new allocation for housing has been made. It is expected that development will follow the same sensitive approach to development as the wider Forbes Park development.

## Settlement Features

Protected Land	
P1	To protect recreational open space and the cemetery as an amenity for the settlement and contributing to the character of the place and forming part of the green-blue network.
P2	To protect area of open space at risk from flooding and forming part of the green-blue network.

## Flood Risk

- A Flood Risk Assessment will be required for site OPI.

## Services and Infrastructure

- **Strategic drainage and water supply:** A growth project will be initiated once development meets Scottish Water's five growth criteria.
- **Primary education:** Residential developments may be required to contribute towards additional primary school capacity.
- **Secondary education:** Residential developments may be required to contribute towards the provision of additional capacity at Alford Academy.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Echt or towards facilities in the wider catchment area at 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 Echt or towards facilities in the wider catchment area at Westhill. These may be identified in the Community Plan or relevant Community Action Plan.

- **Recycling and waste:** All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.
- **Health and care facilities:** All residential development will be required to contribute towards a new health centre in Banchory. Contributions towards an additional pharmacy that serves the locality may be required.

## Allocated Sites

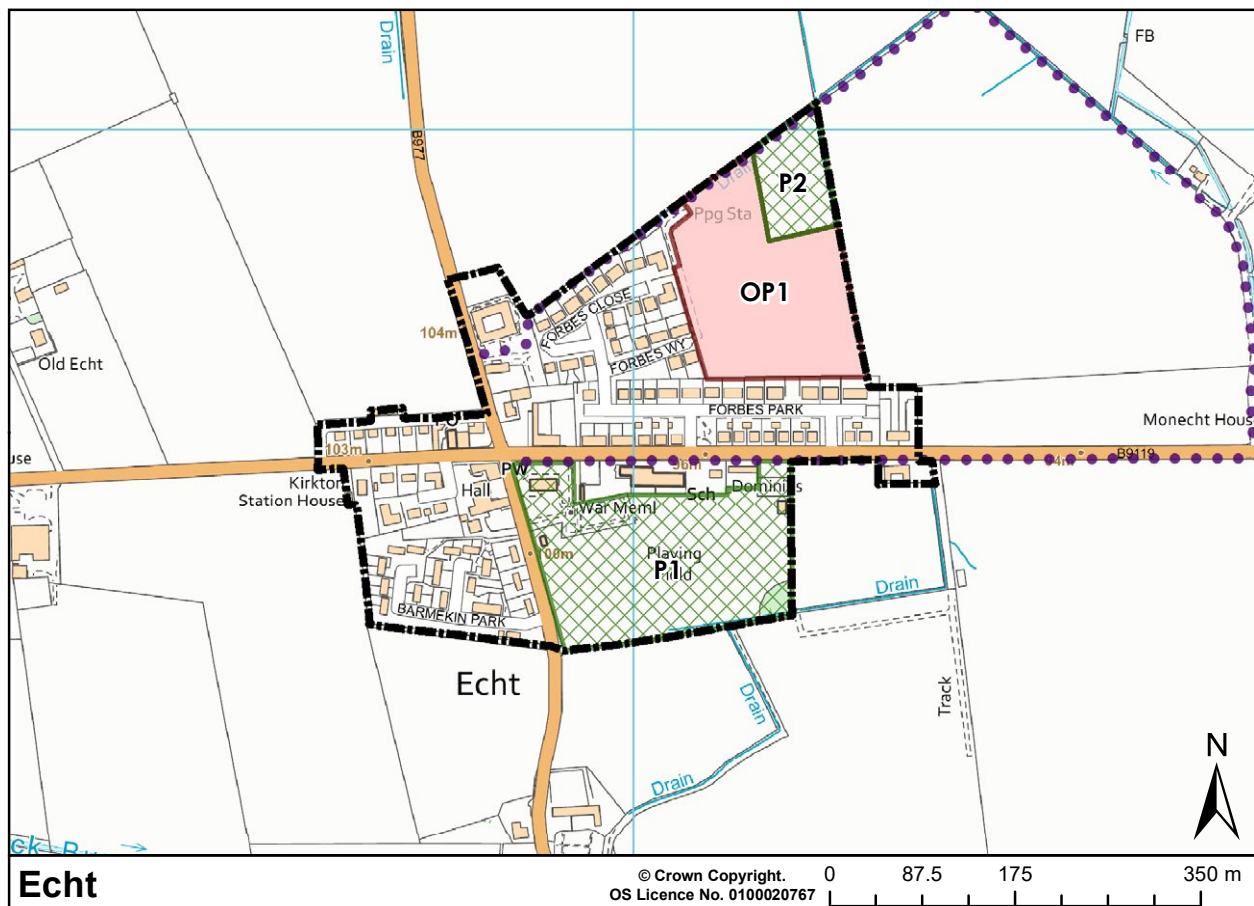
### OPI: North of Forbes Park

**Allocation:** 25 homes

This is a newly allocated site. The area of protected land (P2) to the northeast of the site is at risk from flooding. This area should be enhanced and include a buffer strip to ensure the risk of flooding is minimised. This could contribute towards the open space requirements in bringing the site forward for development. A Flood Risk Assessment will be required.

The layout, siting and design of the development should be sympathetic to the wider Forbes Park development. Connectivity is required at Forbes Way and Forbes Park.

It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need.



# GARLOGIE

## Vision

Garlogie is a linear settlement situated on the B9119 between Westhill and Echt. Garlogie benefits from facilities including a public hall and the Garlogie Inn, a bar/restaurant. Part of Garlogie is designated as a Conservation Area. The historic and traditional characteristics of the settlement as well as areas of open space and landscape setting should be protected. Constraints associated with the settlement mean that Garlogie is not considered to be an appropriate location for new development and as such no development allocations have been made for the Plan period. The primary planning objective during the lifetime of the Plan is to preserve the amenity and character of the settlement.

## Settlement Features

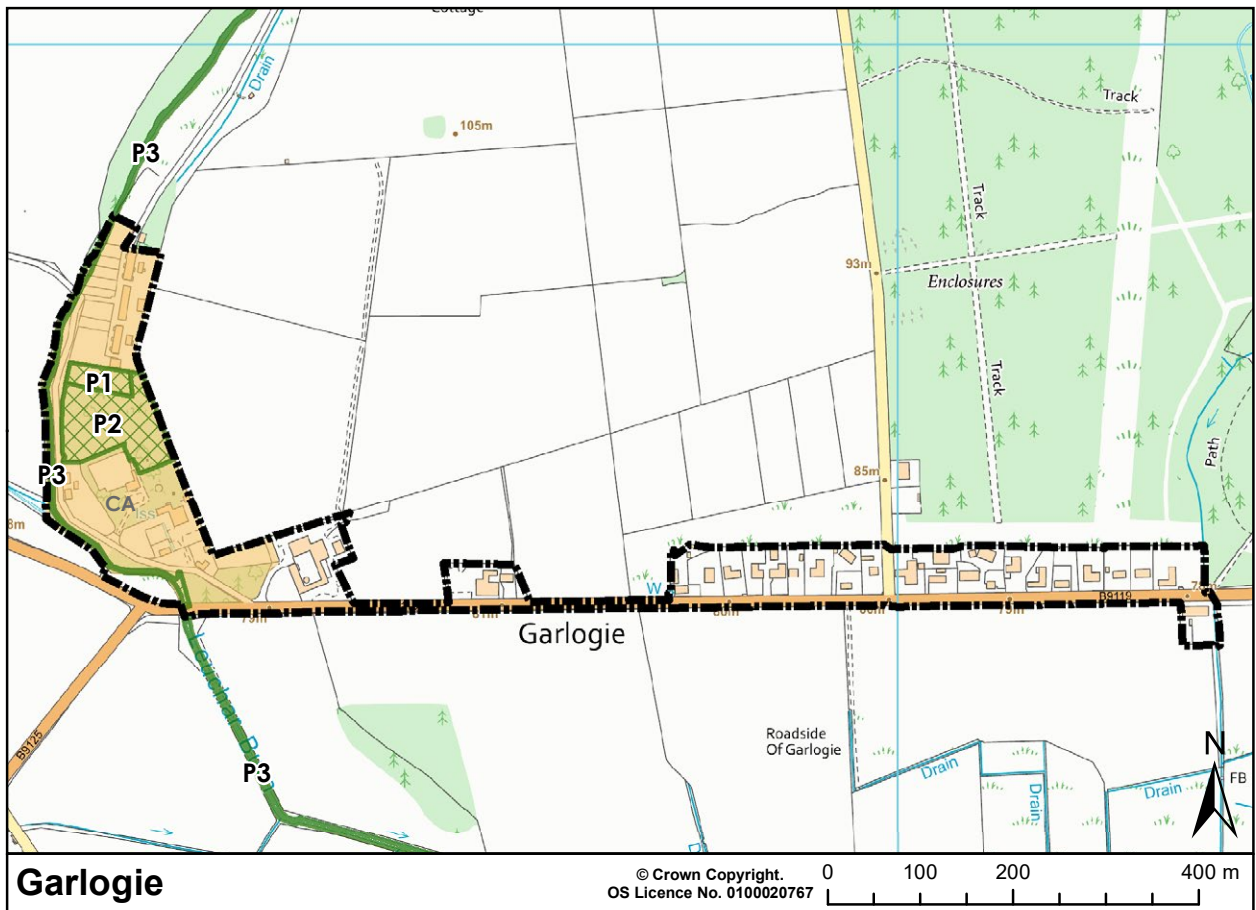
Protected Land	
P1	To protect the play area and open space as an important amenity for the settlement.
P2	To protect an area of woodland as a significant contribution to the character of the place and forming part of the green-blue network.
P3	To protect the Leuchar Burn as forming part of the green-blue network.
Other Designations	
CA	Garlogie Conservation Area.

## 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 “Land Use Planning Methodology”.

## Services and Infrastructure

- Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Garlogie or towards facilities in the wider catchment area at 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 Garlogie or towards facilities in the wider catchment area at Westhill. These may be identified in the Community Plan or relevant Community Action Plan.
- Recycling and waste:** All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.



# HATTON OF FINTRAY

## Vision

Hatton of Fintray is a small settlement located close to the River Don approximately 6km east of Kintore. The settlement is well served by public open space, including a tennis court/all-weather pitch, and has a pub/restaurant at its core. The eastern part of Hatton of Fintray is surrounded by green belt which plays an important role in protecting the setting of the settlement. Trees found in and immediately surrounding the settlement contribute towards the distinctive character of Hatton of Fintray. A modest allocation for housing has been made to the west of the settlement as being the most appropriate location for growth to occur. This will contribute towards housing growth within the Aberdeen Housing Market Area, provide housing to meet local need and help to sustain local facilities. Delivering a safe route to Fintray Primary School from Mill of Fintray is a particular aspiration of the local community and options to deliver this should be considered.

## Natural and Historic Environment

Donald's Hillock cairn/war memorial scheduled monument is situated immediately to the south of the settlement along Station Road. The Jasmine Cottage scheduled monument is situated outwith the settlement boundary, but is in close proximity to site OPI. Hatton of Fintray is located on the edge of the former designed landscape associated with the former Fintray House.

## Settlement Features

Protected Land	
<b>P1</b>	To protect the setting of the church as an amenity for the settlement.
<b>P2</b>	To protect recreational uses and the cemetery as amenities for the settlement, contributing to the character of the place and forming part of the green-blue network.
<b>P3</b>	To protect the play area as an amenity for the settlement.
<b>P4</b>	To protect the setting of the settlement as a contribution to the character of place.
Other Designations	
<b>GB</b>	Green Belt.

## Services and Infrastructure

- **Local transport infrastructure:** Development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.
- **Strategic drainage and water supply:** There is limited supply at Hatton of Fintray septic tank. A growth project will be initiated once development meets Scottish Water's five growth criteria.
- **Secondary education:** Residential developments may be required to contribute towards the replacement Inverurie Academy which is being built with increased capacity for future development.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Hatton of Fintray. 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 Hatton of Fintray. These may be identified in the Community Plan or relevant Community Action Plan.
- **Recycling and waste:** All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.
- **Health and care facilities:** All residential development will be required to contribute towards the creation of additional capacity at existing medical facilities in Kintore or Inverurie or to a new Health Centre in Kintore. A site for the Health Centre in Kintore requires to be identified. Contributions towards the expansion of existing pharmacy facilities may be required.

## Allocated Sites

### OPI: North of B977

#### Allocation: 16 homes

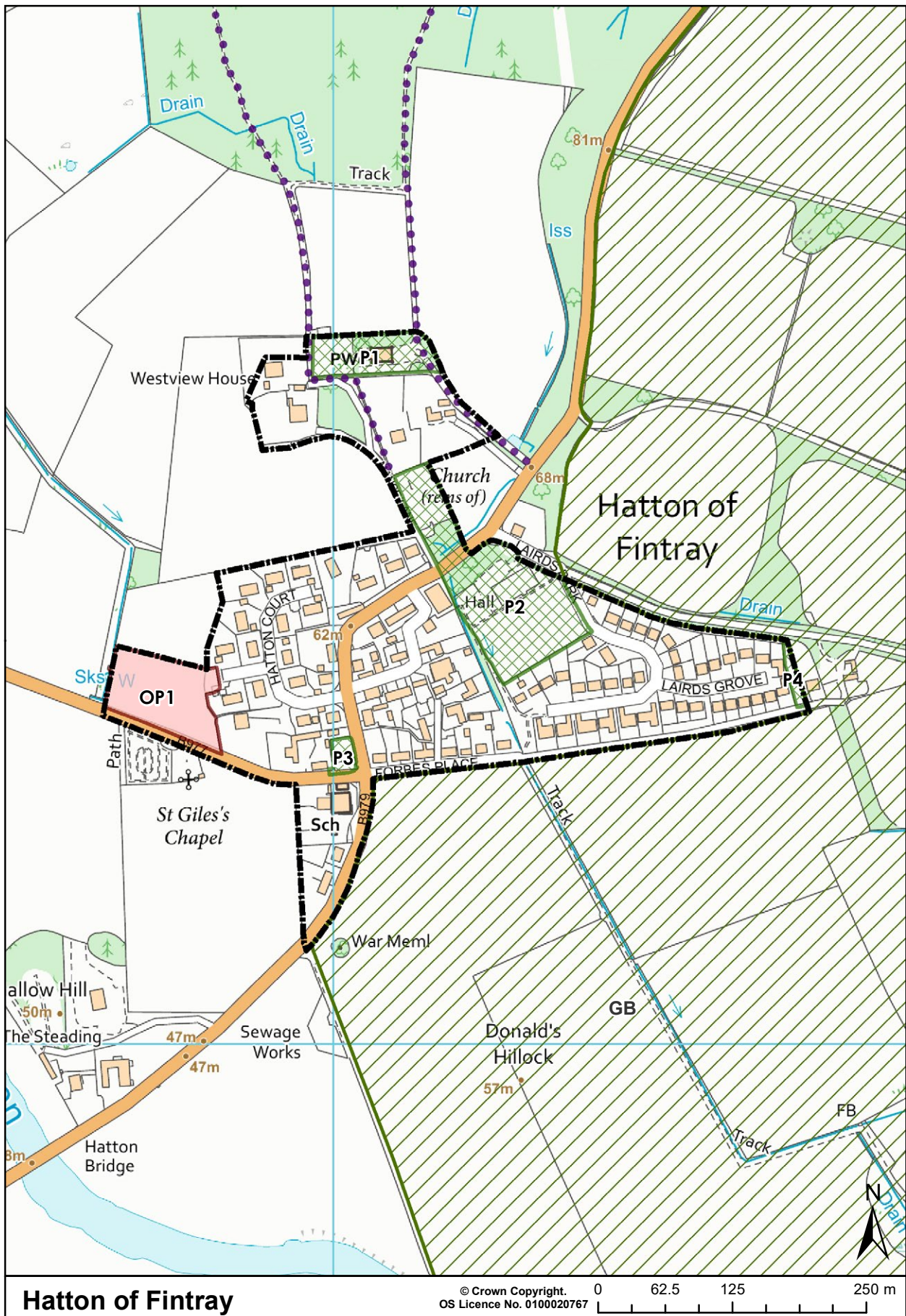
This site was previously allocated as part of OPI in the LDP 2017. Located on the edge of the settlement, the site is visible to those approaching the settlement from the west. Strategic landscaping will be required along the western boundary to avoid potential adverse impacts on the setting of the settlement.

Access from the B999 with footway connections to the existing settlement and Hatton of Fintray Primary School. Pedestrian/cycle connectivity should be provided to Hatton Court.

The development should respect the character of the settlement. The layout of the site should not prejudice possible longer term expansion of the settlement to the north of the allocation in a future Plan period. It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need.

There is a need for new green-blue infrastructure to be integrated within existing woodland areas and to identify locations for active travel routes to the primary school and more widely within the settlement. A Flood Risk Assessment may be required. A buffer strip will be required adjacent to the watercourse on the western boundary which should be integrated positively into the development. The buffer strip will need to allow sufficient space for restoration of the straightened watercourse. Enhancement of these through re-naturalisation and removal of any redundant features requires to be investigated.







# INSCH

## Vision

Insch lies within the Aberdeen to Huntly Strategic Growth Area as identified by the Strategic Development Plan. Insch is considered to have a good housing mix, however a lack of affordable housing and housing provision for elderly people e.g. sheltered/very sheltered housing is a concern of the local community. Given the recent substantial development, that has taken place in Insch, and in order to allow the settlement to consolidate and respond to the greater demands on its services and infrastructure, no new development allocations have been made for the Plan period. Delivery of existing opportunity sites should be a priority. Care should be taken not to detract from the existing sense of place while at the same time sustaining and enhancing existing services, facilities and providing local employment opportunities. The railway station is a major attraction for people to live in Insch and increases its accessibility as a commuter town. The provision of access to and from the railway station for the disabled and people with children in buggies and/or heavy luggage is an important aspiration for the future. Congestion within the centre of the settlement is increasing, particularly HGV and farm traffic. This issue is exacerbated due to a lack of parking provision. Options to address this should be explored during the Plan period.

## Natural and Historic Environment

The Old Parish Church and associated memorials is a scheduled monument and situated at the heart of the settlement.

## Settlement Features

Protected Land	
<b>P1</b>	To protect the playing fields and recreation opportunities for the settlement as an amenity for the settlement.
<b>P2</b>	To protect the bowling green as an amenity for the settlement.
<b>P3</b>	To protect the cemetery as an amenity for the settlement and for contributing to the character of the place and forming part of the green-blue network.
<b>P4</b>	To protect the area of open space as a significant contribution to the character and sense of place.
<b>P5</b>	To protect the play area as an amenity for the settlement.
<b>P6</b>	To protect an area forming part of the green-blue network.
<b>P7- P10</b>	To protect an area of open space as an amenity for the settlement and forming part of the green-blue network.
<b>P11</b>	To protect an area forming part of the green-blue network.
<b>P12</b>	To protect an area of open space as an amenity for the settlement.

<b>P13</b>	To protect the cemetery as an amenity for the settlement and for contributing to the character of the place and forming part of the green-blue network.
<b>P14</b>	To protect the Valentine Burn and The Shevock as forming part of the green-blue network.
<b>Reserved Land</b>	
<b>R1</b>	For environment and access improvements.
<b>R2</b>	For a town park.
<b>R3</b>	For the enhancement of the walkways.
<b>R4</b>	For the future expansion of the hospital.
<b>R5</b>	For town centre environmental improvements.
<b>R6</b>	For a replacement primary school.
<b>Other Designations</b>	
<b>BUS</b>	Safeguarded for business uses.
<b>TC</b>	Insch Town Centre.

## Flood Risk

- Insch lies within an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Flood Risk Assessments may be required.
- SEPA has indicated that site OPI is at significant risk of flooding from the Shevock.
- SEPA has indicated that site R4 is at medium risk of flooding and any civil infrastructure, such as a hospital, must be designed to be capable of remaining operational and accessible during extreme flood events.

## Services and Infrastructure

- **Local transport infrastructure:** Development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.
- **Strategic drainage and water supply:** There is currently sufficient capacity at Insch Waste Water Treatment Works. A Drainage Impact Assessment may be required to address network issues.
- **Primary education:** All residential development may be required to contribute towards additional primary school capacity.
- **Secondary education:** Residential developments may be required to contribute towards the replacement Inverurie Academy which is being built with increased capacity for future development.

- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Insch. 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 Insch. These may be identified in the Community Plan or relevant Community Action Plan.
- **Recycling and waste:** All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.
- **Health and care facilities:** All residential development will be required to contribute towards the creation of additional capacity at Insch Medical Practice.

## Allocated Sites

### OPI: Land at North Road

#### Allocation: 48 homes

This was previously allocated as OPI in the LDP 2017. Full Planning Permission for 48 homes was approved in March 2016. Construction is programmed to start in 2020 with 28 homes remaining in 2022.

### OP2: Hillview, South Road

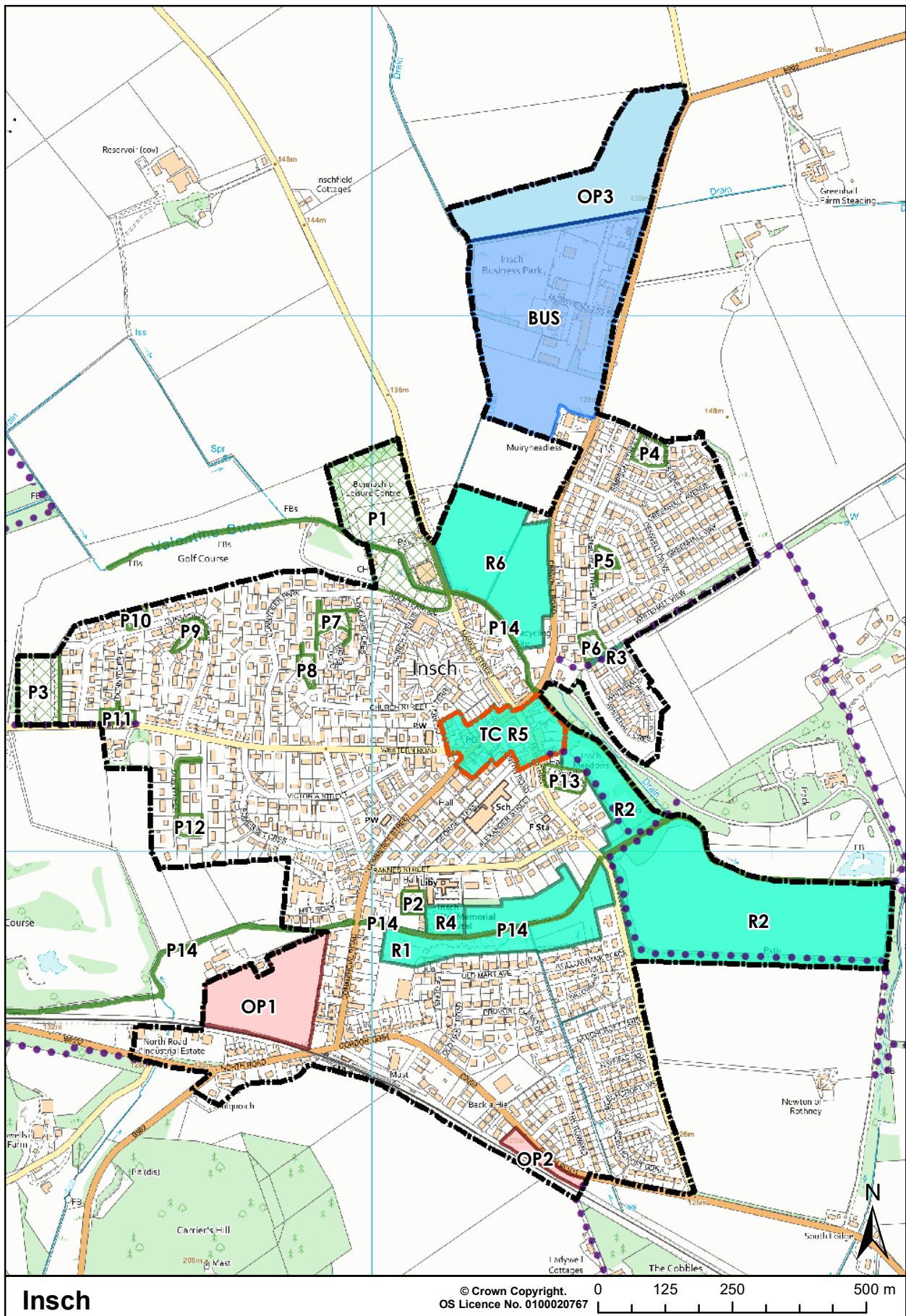
#### Allocation: 8 homes

This site was previously allocated as site OP3 in the LDP 2017. Full Planning Permission for 8 homes was approved in May 2017. It is expected that the site will come forward on a plot by plot basis during the Plan period.

### OP3: North of Insch Business Park

#### Allocation: 5ha employment land

This site was previously allocated as site OP4 in the LDP 2017. Use Classes 4, 5 and 6 should be promoted on this site. A Flood Risk Assessment may be required. A buffer strip will be required adjacent to the watercourse on the western boundary which should be integrated positively into the development. Footpath provision is required to link to the existing network at Insch Business Park. A Transport Statement is required and should set out how the site will be accessed by non-car modes.



# INVERURIE AND PORT ELPHINSTONE

## Vision

Inverurie sits in the Don valley and straddles both the River Don and the River Urie. It is located within the Aberdeen to Huntly Strategic Growth Area and acts as a significant service and retail centre for the Garioch area and beyond. The town centre is dominated by the Town Hall which overlooks the Market Place civic space. Proposals for a transport interchange to be centrally located adjacent to the railway station will allow delivery of improvements to the civic space and the sense of place in the town centre. Cultural and historic assets include a Heritage Centre at the former Loco Works and sites of archaeological interest at The Bass, Broomend Henge, Caskieben and Conyng Hillock. More recent additions to the town include a new Health Centre, Uryside Primary School and a Community Campus to replace Inverurie Academy.

Town centre retail and leisure facilities along with availability of employment opportunities within the town, make Inverurie an attractive place to live and work. The town has numerous open and green spaces providing health and wellbeing opportunities for the community, with notable examples including Davidson Park, Ury Riverside Park and the Keithhall Estate. Preserving and enhancing existing open space as well as the inclusion of adequate open space as part of new developments is important in maintaining a sense of place. There is substantial scope for local nature conservation, particularly at Kinkell Belt.

The lack of cemetery space, allotment gardens, road capacity and sewer infrastructure is a concern to the local community. There remain significant development opportunities within and adjoining the town centre, at Uryside/Portstown and within the Crichton area, where development will help address traffic congestion issues through the provision of a new grade separated interchange on the A96. The Scottish Government is committed to dualling the A96 between Inverness and Aberdeen by 2030. Delivery will have a major impact on traffic movements in the Inverurie area. There is a need for improvements to the safety and accessibility of town centre routes and improvements to connectivity between the residential communities and employment locations. Inverurie is defined as an Integrated Travel Town by the Local Transport Strategy and an active cycle route is being planned between Inverurie and Aberdeen. Expansion of pedestrian and cycle links to surrounding communities at Kintore, Kemnay and Oldmeldrum is an aspiration. Further development of services and infrastructure at Ury Riverside Park will allow expansion of recreation and conservation opportunities. There are local aspirations for uses that will complement the town as a tourist destination, particularly accommodation, recreation and tourist facilities and for development which supports greater self-sufficiency for the settlement.

Enhancement of social cohesion and sense of place is a key priority as well as creating well-integrated, coherent forms of mixed-use development, opportunities for new regular and integrated public transport links, walking and cycling facilities, indoor community spaces, leisure activities and public art. New development is expected to contribute to and enhance a sense of community cohesion within the town, should address the lack of accessible single storey homes and create opportunities for self-build, with smaller scale housing developments to help rebalance the housing mix.

## Natural and Historic Environment

The Keithhall Inventory Garden and Designed Landscape stretches along much of the eastern and north eastern boundary of Inverurie, although just outside the settlement boundary. There are three scheduled monuments within the Keithhall Inventory Garden and Designed Landscape, two of which are found in close proximity to the Inverurie and Port Elphinstone settlement boundary. A scheduled monument is found to the east of Parkview in Inverurie. The Broomend Henge Scheduled Monument is situated in Port Elphinstone.

The Kinkell Belt Local Nature Conservation Site is found within the Keithhall Gardens and Designed Landscape, just outwith the settlement boundary.

## Settlement Features

Protected Land	
<b>P1</b>	To protect the landscape setting as forming part of the green-blue network.
<b>P2</b>	To protect the recreation area and playing fields as an amenity for the settlement.
<b>P3</b>	To protect the playing fields as an amenity for the settlement.
<b>P4</b>	To protect recreational open space as an amenity for the settlement.
<b>P5</b>	To protect the open space as an amenity for the settlement.
<b>P6</b>	To protect the recreation area and playing fields as an amenity for the settlement.
<b>P7</b>	To protect an area of open space forming part of the green-blue network.
<b>P8</b>	To protect the landscape buffer/setting as forming part of the green-blue network.
<b>P9-P10</b>	To protect the playing fields as forming part of the green-blue network.
<b>P11</b>	To protect the cemetery and playing fields as amenities for the settlement and for contributing to the character of the place and forming part of the green-blue network.
<b>P12</b>	To allow for environmental improvements and forming part of the green-blue network.
<b>P13</b>	To protect the historic setting and forming part of the green-blue network.
<b>P14</b>	To protect an area of open space as an amenity for the settlement and as a significant contribution to the character of the place and forming part of the green-blue network.
<b>P15</b>	To protect the Uryside Riverside Park.
<b>P16</b>	To protect the River Urie as forming part of the green-blue network.
<b>P17</b>	To protect the River Don as forming part of the green-blue network.
<b>P18</b>	To protect the golf course as an amenity for the settlement and forming part of the green-blue network.

<b>P19</b>	To protect the football pitches and grounds.
<b>P20</b>	To protect an area of open space as an amenity for the settlement and as a significant contribution to the character of the place and forming part of the green-blue network.
<b>P21</b>	To protect an area of open space forming part of the green-blue network.
<b>P22</b>	To protect an area of open space as an amenity for the settlement and forming part of the green-blue network.
<b>P23</b>	To protect the play area as an amenity for the settlement.
<b>P24</b>	To protect an area of woodland forming part of the green-blue network.
<b>P25</b>	To protect a landscape buffer forming part of the green-blue network.
<b>P26</b>	To protect an area of open space forming part of the green-blue network.
<b>P27</b>	To protect an area of open space at risk from flooding and forming part of the green-blue network.
<b>P28-P29</b>	To protect an area of open space and woodland forming part of the green-blue network.
<b>P30</b>	To protect an area of open space forming part of the green-blue network.
<b>P31</b>	To protect trees acting as a landscape buffer.
<b>Reserved Land</b>	
<b>R1</b>	For a transport interchange.
<b>R2</b>	For an extension to Ury Riverside Park.
<b>R3</b>	To enable development of community and education facilities.
<b>R4</b>	For community uses.
<b>Other Designations</b>	
<b>BUS1 – BUS8</b>	Safeguarded for business uses. Core paths are found in close proximity to many of the BUS sites and connections to these are encouraged. Development proposals on sites BUS5-8 must assess network capacity at Port Elphinstone and Thainstone roundabouts on the A96.
<b>TC</b>	Inverurie Town Centre.
<b>SRI</b>	Reserved for strategic employment land (9.4ha).
<p>A halting site for gypsy/travellers is required within the Thainstone/Crichie employment area. OPI4 has been allocated for this use however consideration to alternative locations within the Thainstone/Crichie employment area could be considered should an appropriate proposal on an alternative site come forward.</p>	



## Flood Risk

- Parts of Inverurie and Port Elphinstone are in an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Flood Risk Assessments may 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 “Land Use Planning Methodology”.

## Services and Infrastructure

- **Local transport infrastructure:** Development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision. Contributions and connections will be required towards the Inverurie to Oldmeldrum and Inverurie to Kemnay strategic cycle routes. All development will be required to show links to the Inverurie Active Travel networks.
- **Strategic drainage and water supply:** There is currently available capacity at Inverurie Waste Water Treatment Works (WWTW), however, it is insufficient to treat all development allocated at Blackburn, Inverurie, Keithhall and Kintore. A Capital Maintenance project has been triggered at Inverurie WWTW which will deliver growth.
- **Primary education:** Residential developments may be required to contribute towards additional primary school capacity.
- **Secondary education:** Residential developments may be required to contribute towards the replacement Inverurie Academy which is being built with increased capacity for future development.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in 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 Inverurie. These may be identified in the Community Plan or relevant Community Action Plan. Where not provided on site, open space requirements should include contributions towards formal sports facilities at Uryside, additional pitches (3) and associated changing facilities, and the development of the regional Ury Riverside Park and allotments.
- **Recycling and waste:** All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix I5.



- **Health and care facilities:** All residential development will be required to contribute towards the newly built health centre in Inverurie, or the creation of additional capacity at existing health facilities in Inverurie depending on when the site was allocated/planning permission granted. Contributions towards an additional pharmacy that serves the locality may be required.

## Allocated Sites

### OPI: Conglass

**Allocation:** 57 homes

This site was previously allocated as part of site OPI in the LDP 2017. Full Planning Permission was approved in August 2018. The site is under construction with completion of the site expected in 2021.

### OP2: Former Garioch Health Centre

**Allocation:** Mix of uses including housing and retail uses

This site was previously allocated as part of site OP2 in the LDP 2017. This site is located within the town centre and offers a redevelopment opportunity. Proposals are expected to incorporate significant retail provision at ground floor level with site density and design to be reflective of the site's location in a central town centre location.

The development should seek to be neutral in terms of trip generation impacts on the town centre, achieved through access and parking strategies that capitalise on high public transport, walking and cycling accessibility of the town.

It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sites to meet local need.

### OP3: Land at Harlaw Park

**Allocation:** 50 homes (supported accommodation)

This site was previously allocated as part of OP2 in the LDP 2017 and offers remediation of brownfield land. A Masterplan will be required. Access should be provided at Harlaw Drive and Crossover Road. The development should be designed in such a way that meets the needs of residents living in supported accommodation. The development should also be sympathetic to the wider re-development of the former Loco Works (OP2). A Flood Risk Assessment may be required. The site lies adjacent to activities that are regulated by SEPA under a Waste Management License, Pollution Prevention and Control (PPC) Permit or Controlled Activities (CAR) Licence and there may be co-location issues that may need to be taken into account. Early discussions should take place with Environmental Health to ensure compatibility.

### OP4: Phase 2 Portstown

**Allocation:** Mix of uses including 416 homes and commercial land

This site was previously allocated as site OP3 and OP9 in the LDP 2017. Full Planning Permission for 416 homes and 4 commercial units was approved in April 2018. The site is under construction with delivery continuing throughout the lifetime of the Plan. A Flood Risk Assessment will be required for any future planning applications on this site. As the site progresses, Transport Assessment updates should be provided to determine wider transportation mitigation requirements. Pedestrian and cycling permeability and connectivity are also required.

## **OP5: Crichtie (Residential and Community)**

**Allocation:** Mix of uses including 737 homes, community facilities and a primary school

This site was previously allocated as site OP4 in the LDP 2017. A Development Framework was approved in February 2013, and a Masterplan for the site was subsequently approved in June 2013, but will need to be reviewed if development has not commenced on this site at the date of adoption of this Local Development Plan. Planning Permission in Principle for 737 homes, business and industrial development, community facilities including a primary school was approved in December 2018.

Infrastructure requirements should be provided as agreed through the Planning Permission in Principle. Access for the first 300 homes via the B993 Kemnay Road, all subsequent homes require access via a new grade separated interchange to the south. Cycling and pedestrian permeability to be provided and a formal route provided linking to the existing networks in Inverurie and Port Elphinstone crossing the A96. Transport Assessment updates should be provided in line with development phases. Significant areas of woodland within and adjoining the site should be retained and enhanced wherever possible.

The northern part of the site is at risk of flooding from the River Don, and a Flood Risk Assessment will be required to support any development in this part of the site. Full SUDS implementation and adequate buffer strip provision will be required. Scottish Water has indicated that Water Impact Assessments and Drainage Impact Assessments will be required. The demand for water and waste water capacity for the non-domestic element of this development will depend on the business use and early engagement with Scottish Water is recommended in this respect.

## **OP6: Crichtie (Employment)**

**Allocation:** 23.7ha employment land

This site was previously allocated as site OPI I in the LDP 2017, although the site boundaries have since been amended. A Development Framework including the site was approved in February 2013, and a Masterplan for the site was subsequently approved in June 2013. The development must make provision for 5ha of high quality business use.

Infrastructure requirements should be provided as agreed through the Planning Permission in Principle. An updated Transport Assessment should be provided as development comes forward. Pedestrian and cycling permeability and connectivity is required throughout and to site OP5. Formal footway/cycleway connections made across the A96 into Port Elphinstone and Inverurie. A Public Transport Strategy is required as well as a Travel Plan. Full SUDS implementation and adequate buffer strip provision will be required to take account of the small watercourse which runs through the site.

### **OP7: Uryside Phase 2**

**Allocation:** 681 homes

This site was previously allocated as site OP7 and OP8 in the LDP 2017. The site, which forms the final phase of the Uryside development, is under construction with delivery continuing throughout the lifetime of the Plan.

As the site progresses, updates to the Transport Assessment should be provided to reflect current network conditions. Pedestrian and cycling permeability and connectivity required and connections made to the strategic cycle networks in Inverurie.

### **OP8: Former Hatchery**

**Allocation:** 64 homes

This is a newly allocated site. Full Planning Permission for 64 homes was approved in May 2017. The site is under construction with 49 homes remaining in 2022.

### **OP9: Adjacent to Axis Business Centre**

**Allocation:** 1.5ha employment land

This site was previously allocated as site OPI2 in the LDP 2017. The allocation is to include office development only (Class 4). Future development proposals must assess network capacity at Port Elphinstone and Thainstone roundabouts on the A96. A Travel Plan will be required that includes provision for shuttle bus measures to be provided for the adjacent BUS site. Full SUDS implementation and adequate buffer strip provision will be required. Sufficient screening will be required, particularly along the northern and eastern boundaries.

Full Planning Permission for the formation of an access road and strategic landscaping on the site was granted in June 2013.

## **OPI0:** Thainstone

**Allocation:** 25.8ha employment land

This site was previously allocated as site OPI3 and SR2 in the LDP 2017. The site has planning permission for commercial development including Use Classes 4, 5, 6 as well as an abattoir and meat production facility. Layout, design and landscaping should take into account existing access routes and established features. Full SUDS implementation and adequate buffer strip provision will be required.

## **OPI1:** Pineshaw, Port Elphinstone

**Allocation:** 54 homes

This site was previously allocated as site OPI4 in the LDP 2017. Located off the B993 Kemnay Road the site abuts site OP5. It is well screened by topography and vegetation. Wet habitats may be present on site. Appropriate investigation and adequate buffers/protection will therefore be required. Water network reinforcement may be required and early engagement with Scottish Water is recommended in this respect.

Development must be designed to integrate into the wider Crichton development at sites OP5/OPI0. Access and permeability to integrate with site OP5. Formal footway and cycleway connections to Port Elphinstone and Inverurie are required, crossing the A96. Access from the B993 is dependent on measures installed on this road as part of the OP5 development, otherwise access should be taken from Ardennan Road. Two access points are required. Impacts on the strategic road network, including at Blackhall, Port Elphinstone and Thainstone roundabouts require to be quantified through a Transport Assessment. It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sites to meet local need.

### **OPI2:** North Street, Inverurie

**Allocation:** Mix of uses including 80 homes

This site was previously allocated as site OPI5 in the LDP 2017 and is located on North Street in close proximity to the town centre. The site represents a significant redevelopment opportunity. Redevelopment should fully consider and mitigate against potential impacts from hazardous materials and contamination on the site. Development should be in keeping with the character of the surrounding area. There is existing 100mm PVC pipework within the site which will need to be cut and capped. Early engagement with Scottish Water is recommended in this respect.

Planning Permission in Principle for the demolition of the abattoir and offices and erection of residential development was granted in February 2019. Construction is programmed to start in 2022.

### **OPI3:** Kirkwood Commercial Park, Thainstone

**Allocation:** 3.8ha employment land

This site was previously allocated as OPI6 in the LDP 2017. Planning permission in principle was granted for commercial/industrial use and the redevelopment of the former paper mill building site in December 2017 under application APP/2017/1398. In line with previous consents, development will be restricted to ensure that the total development on sites OPI3 and the adjoining BUS site does not exceed 74,000m<sup>2</sup> of floor area, and that the overall proportion of the floor area replicates that which was previously deemed lawful. A Transport Assessment is required for future development beyond consented floor area. Any development proposals which would exceed these levels would require to contribute proportionally towards the provision of a new grade separated interchange on the A96 to replace the Thainstone and Port Elphinstone roundabouts. A Flood Risk Assessment (FRA) has previously been carried out for this site. Development should accord with this FRA or any further study which supersedes it.

### **OPI4:** Land Northeast of Thainstone Roundabout

**Allocation:** A halting site for gypsy/travellers and/or employment land

This site was previously safeguarded for business uses (BUS6) in the LDP 2017. A halting site for gypsy/travellers is required within the Thainstone/Crichie employment area and this site has been identified as the most suitable location within this area for such a use. Tree planting to provide screening from adjacent land uses would be required. Access should be taken through site BUS6. Alternative use as employment land will only be accepted should this site not be required for a halting site for gypsy/travellers due to an alternative site within the Thainstone/Crichie employment area having been delivered.



### **OPI5:** Land West of Bennachie View Care Home

**Allocation:** 130 homes

This is a newly allocated site. Development should be designed to continue the characteristics of the wider Conglass developments in recent years. It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sites to meet local need. A landscape buffer is required along the western boundary to soften the visual impact of development. Access and connectivity should be integrated with site OPI. Footway links require to include a crossing on Burghmuir Drive. Bus stop infrastructure should be provided. Impacts on the strategic road network, including at Blackhall, Port Elphinstone and Thainstone roundabouts require to be quantified through a Transport Assessment.

### **OPI6:** Land West of Conglass Cottages

**Allocation:** Mix of uses including 50 homes and 2ha employment land

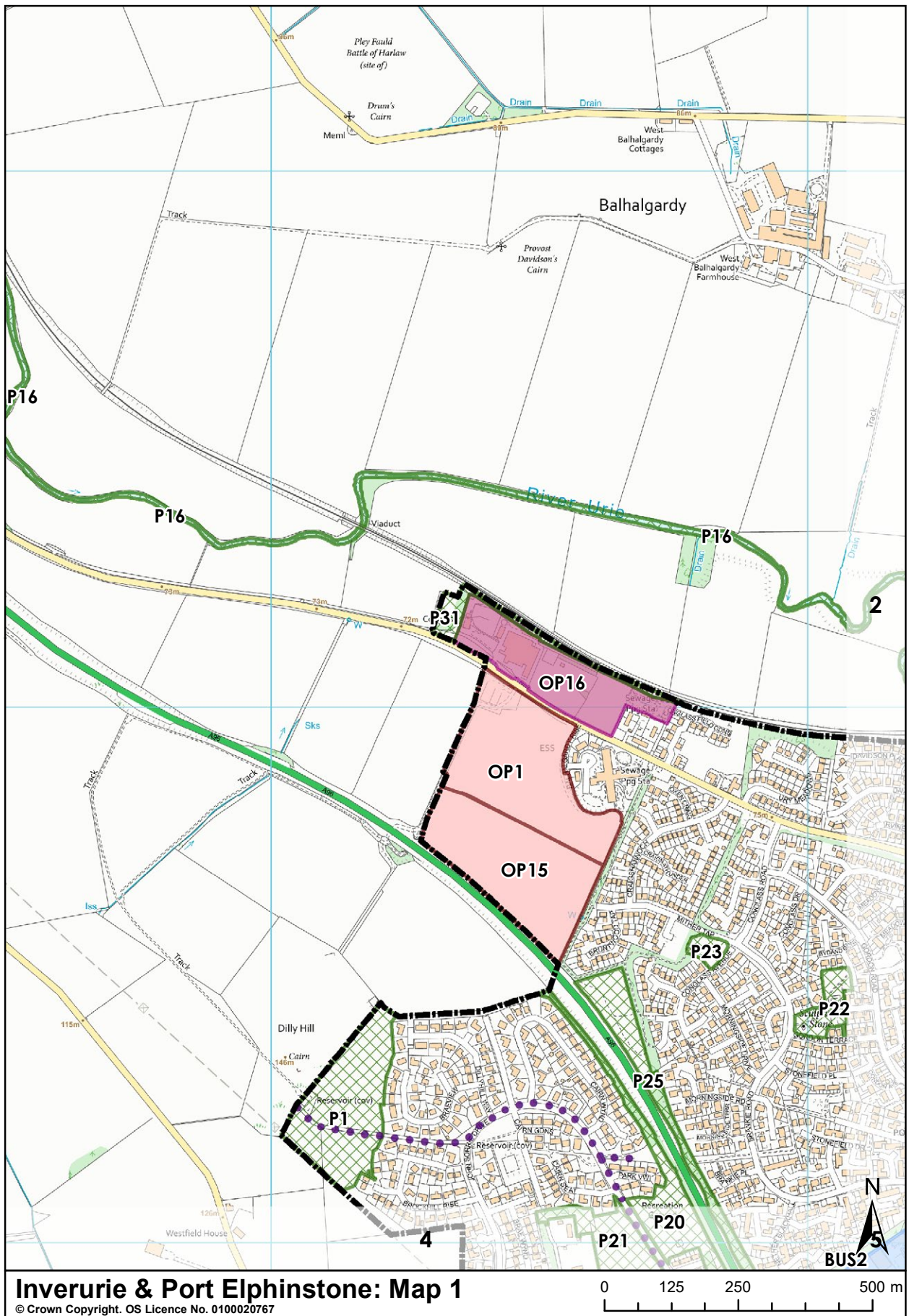
This is a newly allocated site. Woodland, and in particular any mature trees within the developable area, should be retained as far as possible and incorporated positively into the development, forming part of the open space requirements from the site.

The employment land should be located on the western side of the site with the housing element located to the east. The development should be designed to continue the characteristics of the wider Conglass developments in recent years. It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sites to meet local need. Employment uses should be appropriate to the site's location adjacent to a residential area.

Access and connectivity should be integrated with site OPI. Footway links require to include a crossing on Burghmuir Drive. Bus stop infrastructure should be provided. Impacts on the strategic road network, including at Blackhall, Port Elphinstone and Thainstone roundabouts require to be quantified through a Transport Assessment. A Flood Risk Assessment will be required.







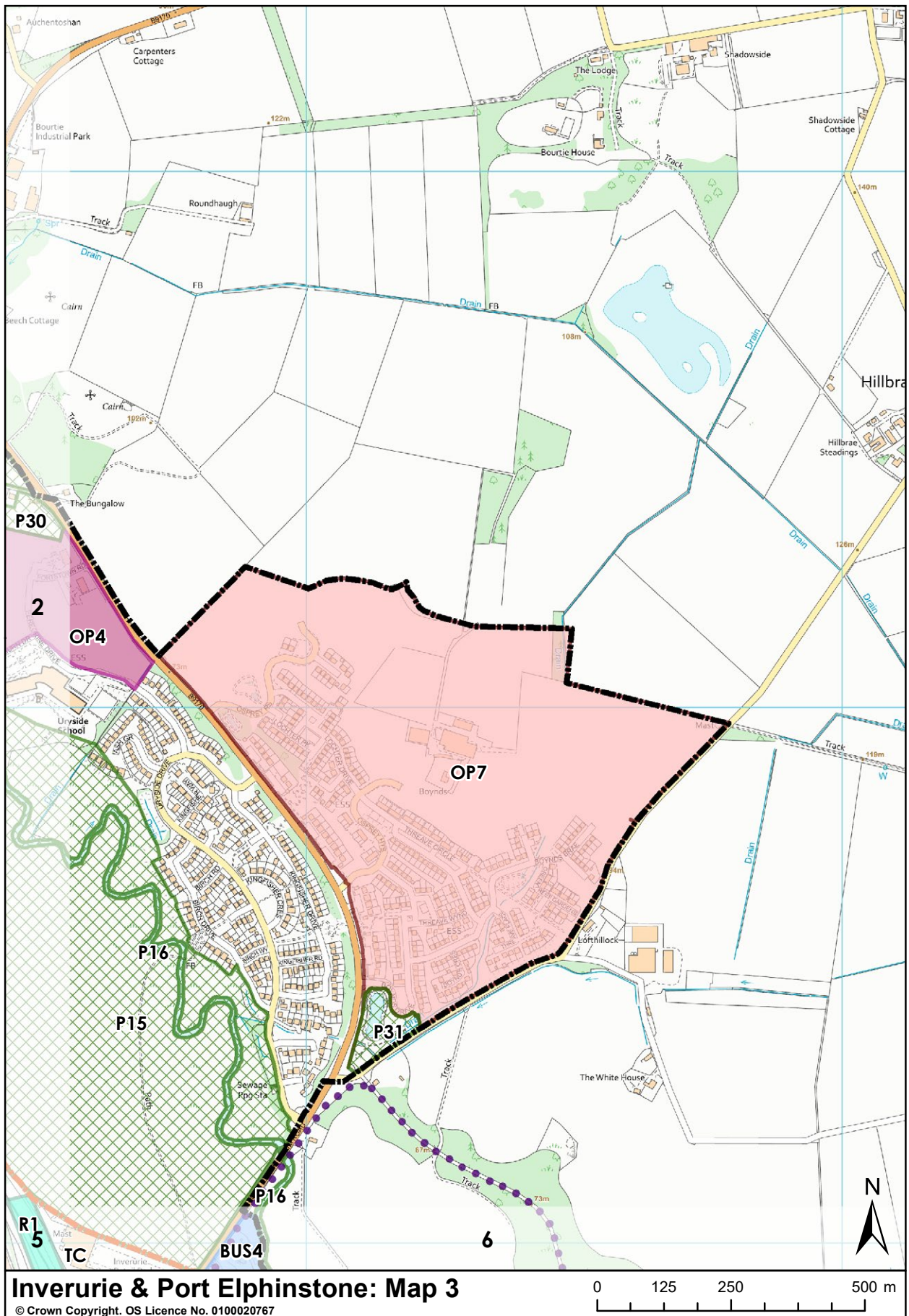
# Inverurie & Port Elphinstone: Map 1

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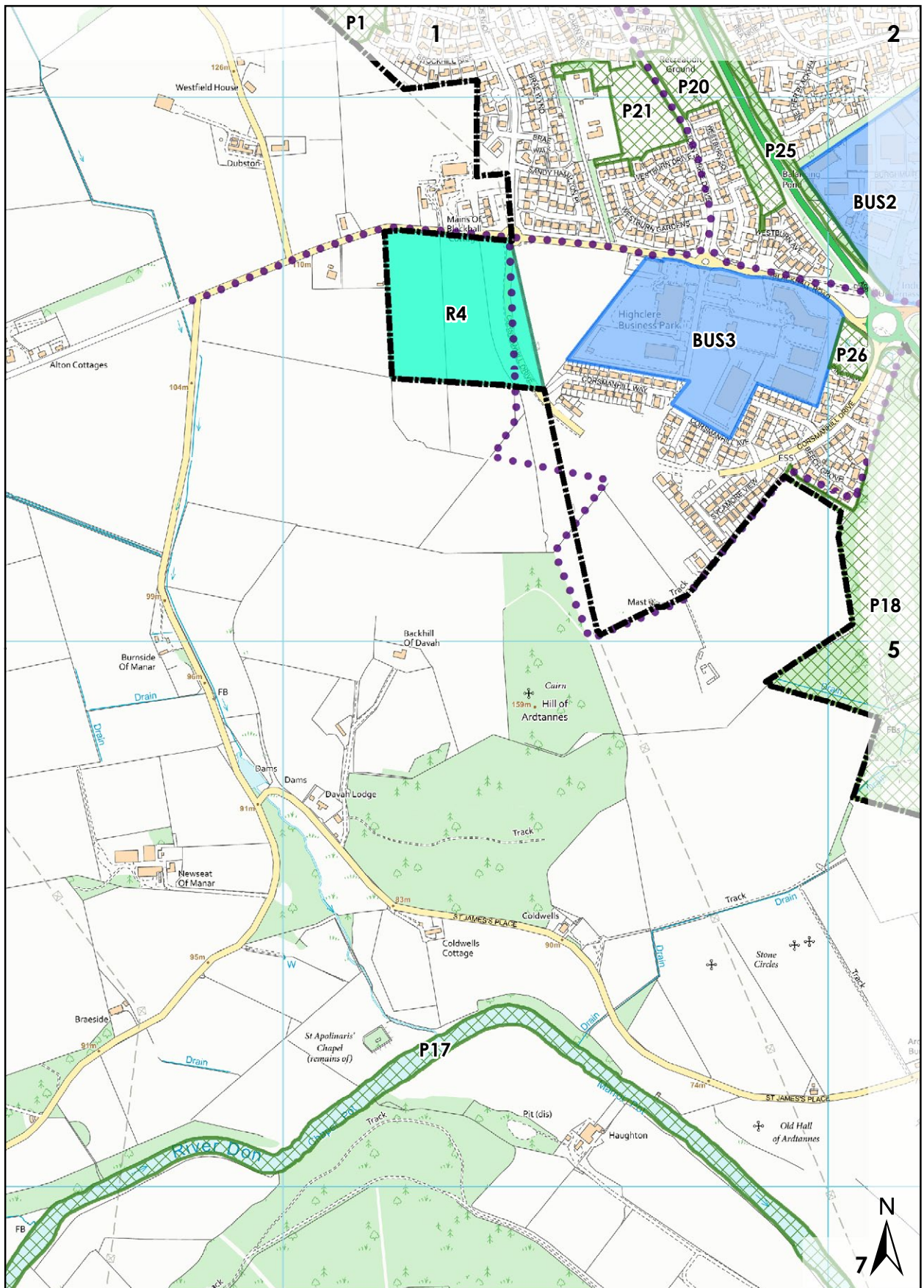








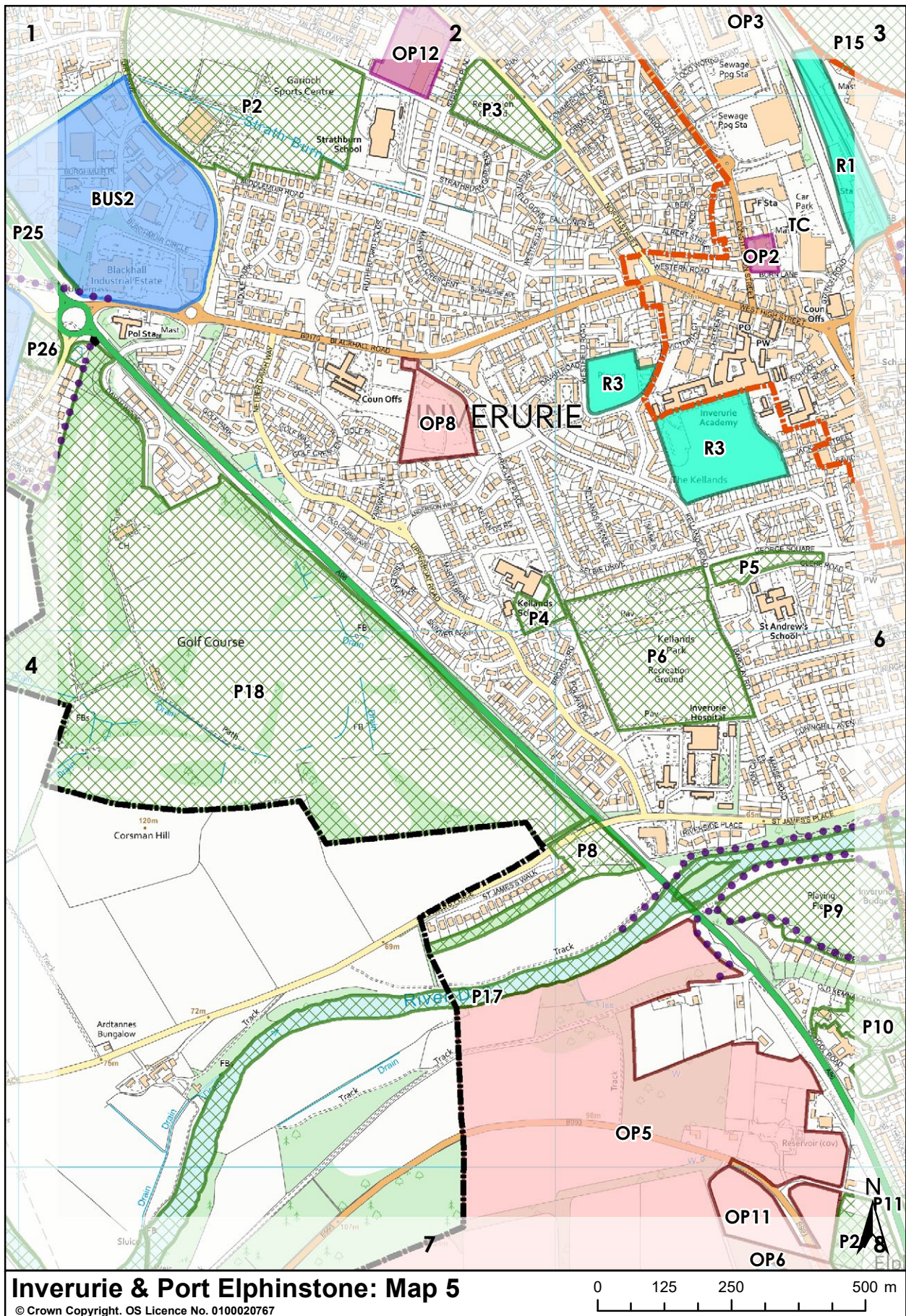




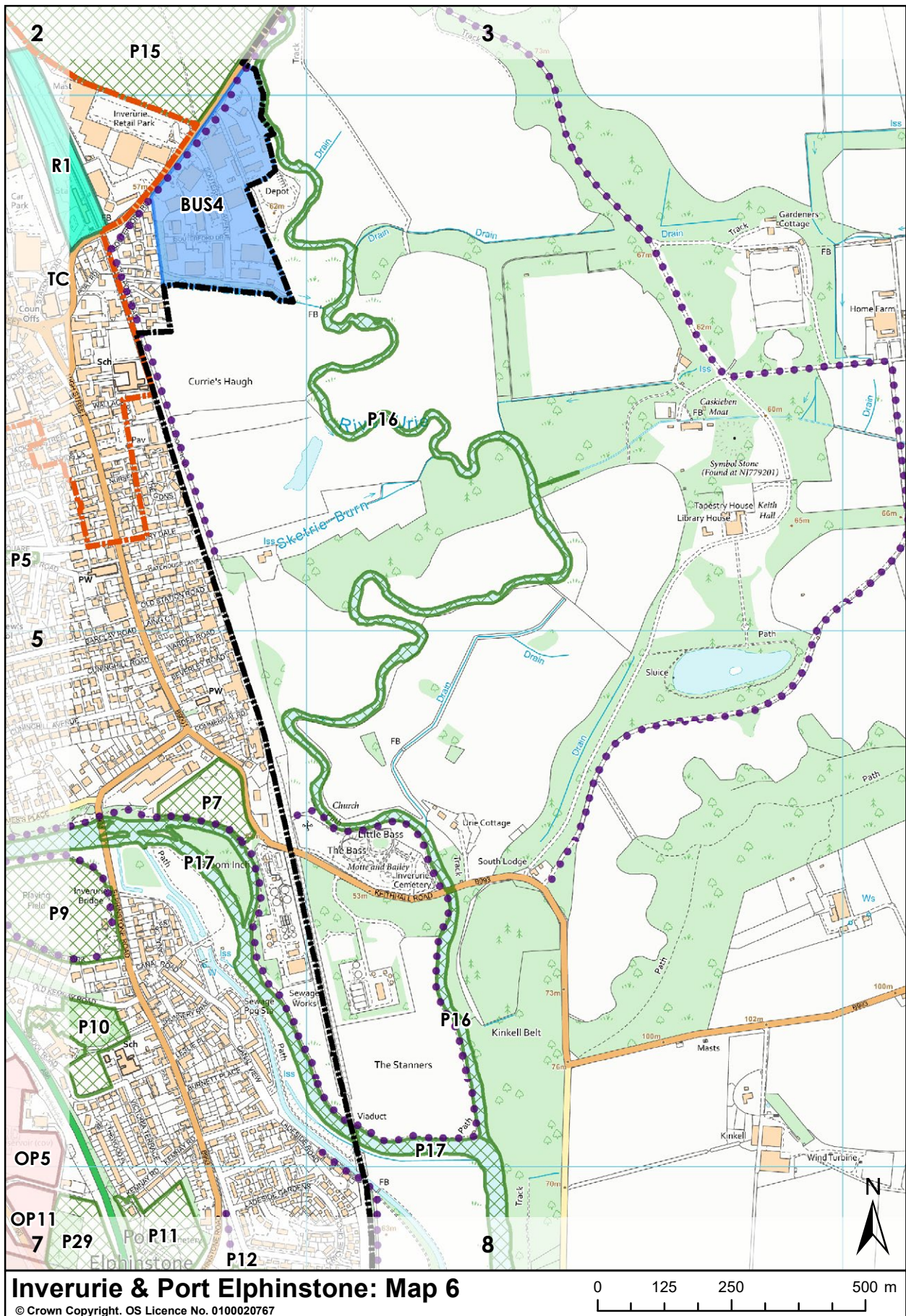
**Inverurie & Port Elphinstone: Map 4**

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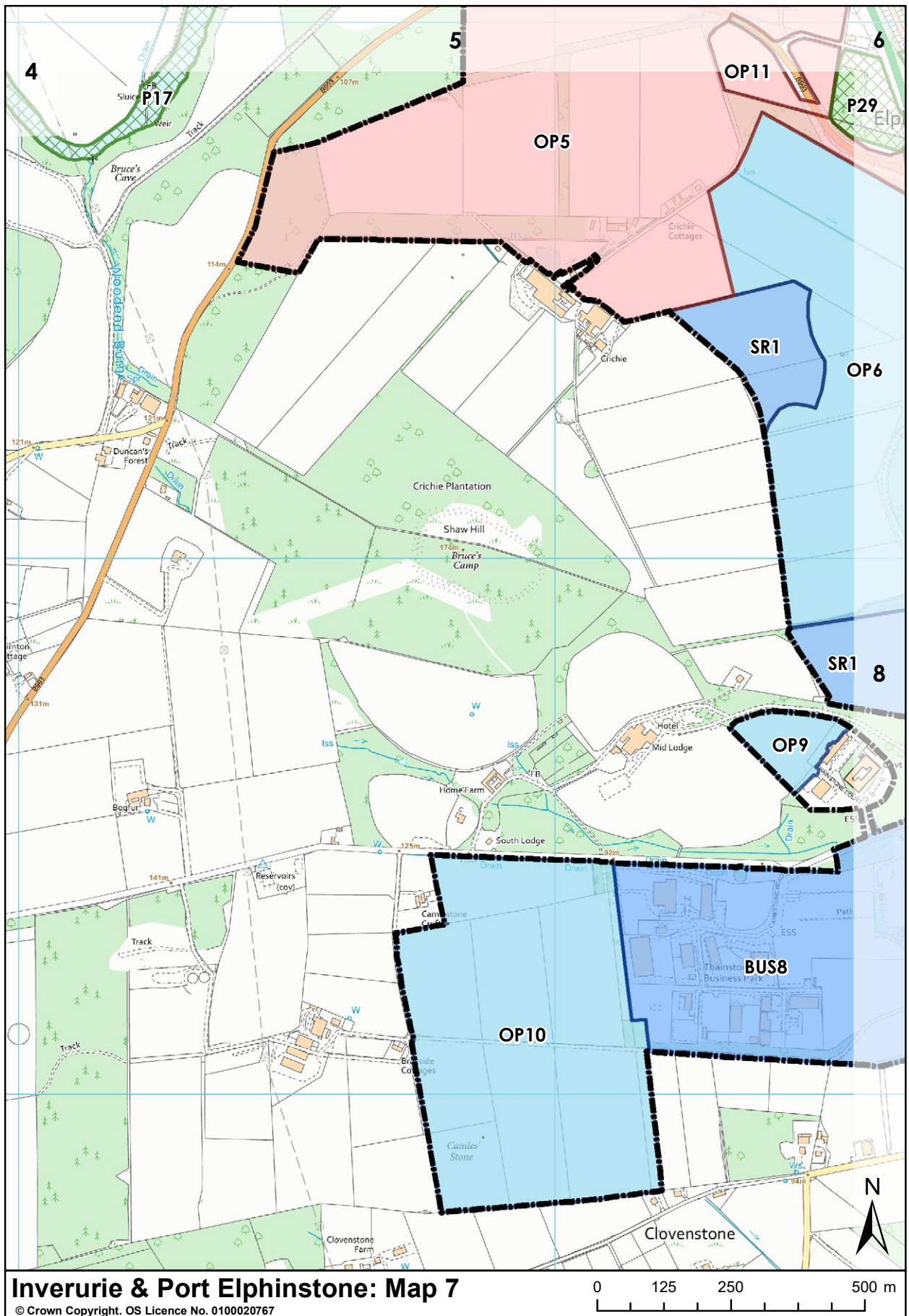


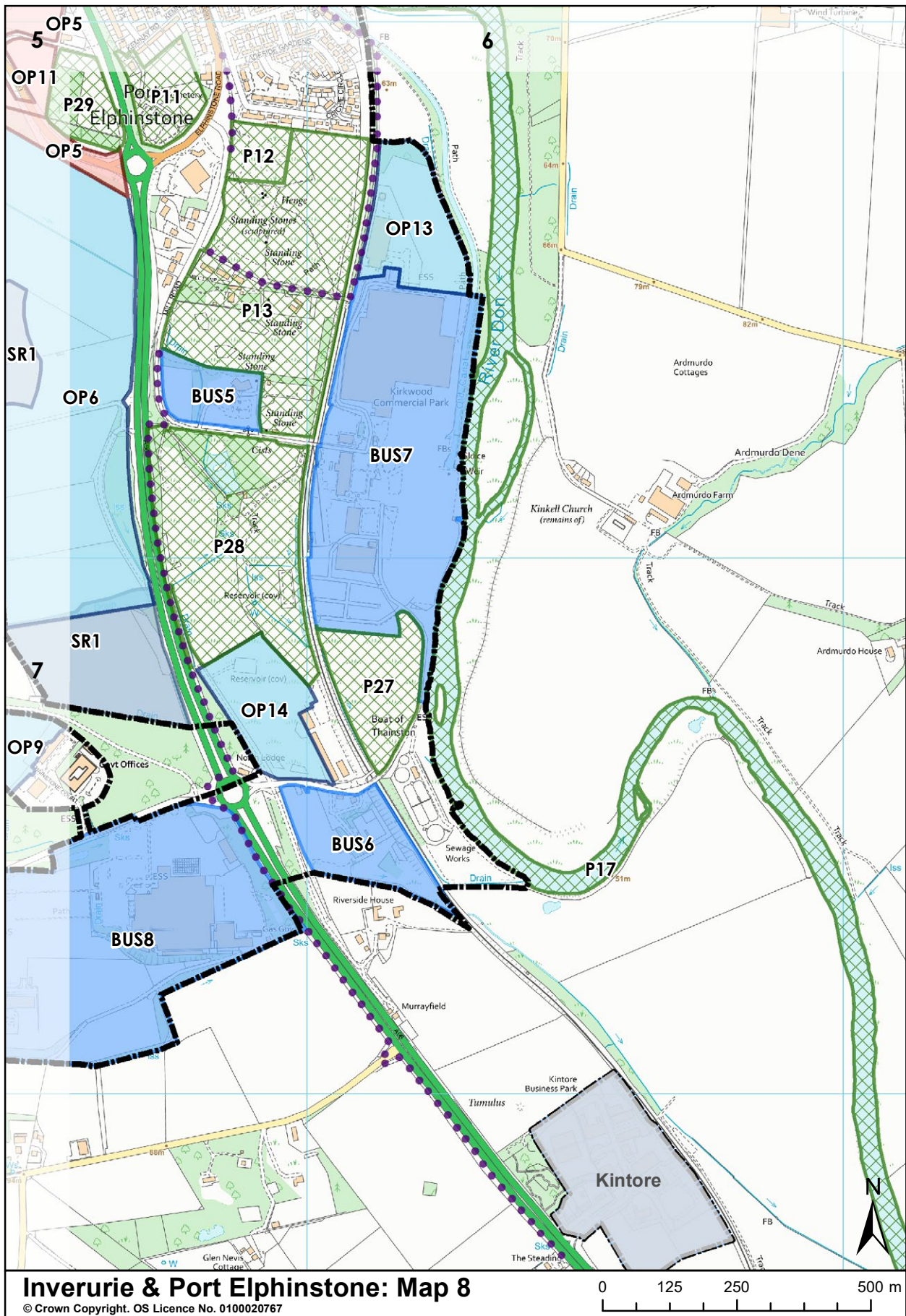














# KEITHHALL

## Vision

Keithhall is a small settlement located some 2km east of Inverurie on the edge of the Keithhall Estate. Keithhall has developed around the church, the primary school and the manse, which provide character and a sense of place. There is pressure for development in the vicinity of Keithhall owing to its proximity to Inverurie, but the need to preserve the integrity of the Historic Garden and Designed Landscape is of particular importance. Keithhall is therefore suitable for a modest level of development only, which will help to meet local housing needs and support local services.

## Natural and Historic Environment

Much of the existing settlement is situated within the Keithhall Garden and Designed Landscape.

## Settlement Features

Protected Land	
<b>PI</b>	To protect the landscape setting of the settlement and the cemetery as an amenity for the settlement. Both form part of the green-blue network.
<b>P2</b>	To protect the landscape setting of the settlement and forming part of the green-blue network.
Reserved Land	
<b>RI</b>	To provide a car park for the village hall.

## Flood Risk

- Parts of Keithhall area in an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Flood Risk Assessments may be required.
- A small watercourse runs adjacent to part of sites OPI and RI.

## Services and Infrastructure

- **Strategic drainage and water supply:** A growth project will be initiated once development meets Scottish Water's five growth criteria.
- **Secondary education:** Residential developments may be required to contribute towards the replacement Inverurie Academy which is being built with increased capacity for future development.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Keithhall 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 Keithhall or towards facilities in the wider catchment area at Inverurie. These may be identified in the Community Plan or relevant Community Action Plan.
- **Recycling and waste:** All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.
- **Health and care facilities:** All residential development will be required to contribute towards the newly built health centre in Inverurie, or the creation of additional capacity at existing health facilities in Inverurie depending on when the site was allocated/planning permission granted. Contributions towards an additional pharmacy that serves the locality may be required.

## Allocated Sites

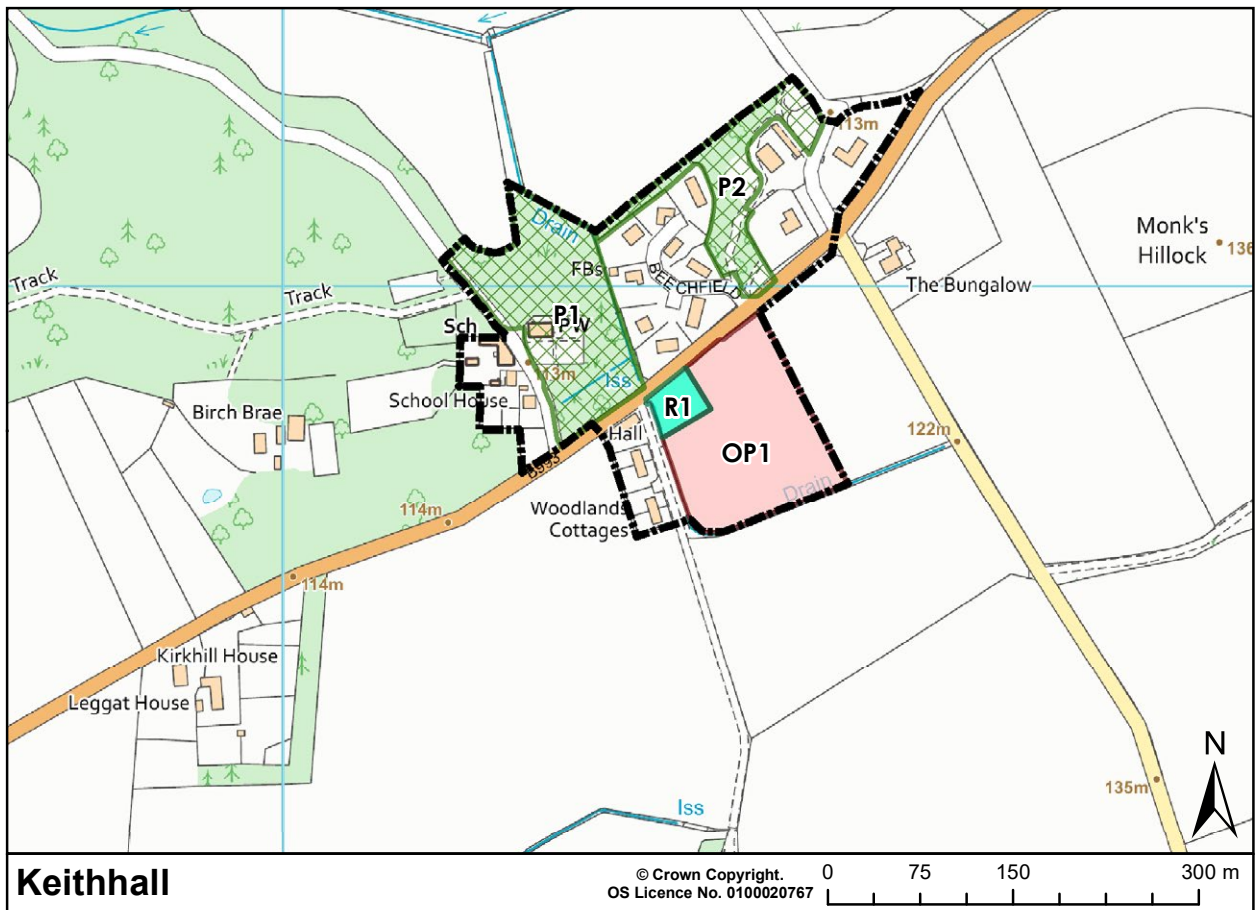
### OPI: South of Inverurie Road

#### Allocation: 36 homes

This site was previously allocated as site OPI in the LDP 2017. The site is visible when approaching the settlement from the south and is viewed against the backdrop of mature woodland associated with the Keithhall Historic Garden and Designed Landscape. A landscape buffer is required along the boundaries of the site to soften the visual impact of development. A safe route to Keithhall Primary School should be provided.

A small watercourse runs adjacent to the site and a Flood Risk Assessment may be required. A buffer strip will be required adjacent to the watercourse on the southern boundary. Morphological improvements to the watercourse, such as re-meandering, will be encouraged. The layout of the site should not prejudice possible longer term expansion of the settlement to the east of the allocation in a future Plan period. The development should respect the character of the settlement. The development should safeguard land for the provision of car parking for the village hall (see R1). It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need.





# KEMNAY

## Vision

Kemnay is set in the valley of the River Don and dating from around the 1860s. The town centre plays an important role in serving both the settlement and wider rural community. The town centre function should be preserved with opportunities to support and enhance town centre uses, particularly in terms of retail offerings which should be promoted. Kemnay also benefits from a number of sites supporting existing and new employment opportunities. Sites safeguarded for business uses should be promoted, particularly for the start-up of small and medium sized enterprises. There are large areas of open space in the settlement and good access to a paths network in the Fetternear Estate. Academy provision has presented a constraint to development in recent years, although an extension to Kemnay Academy in the short term, and a review of Academy provision in the Garioch area over the medium term, will help to address this.

The local community has indicated that improvements are required to local facilities including the library. Delivery of a new Scout/Guide Hut and allotments are an aspiration of the community. Development of a replacement health centre is of particular importance for which a site has been reserved (RI). Kemnay benefits from a diverse housing mix and further development at an appropriate scale, including smaller and affordable homes, including bungalows will help to meet local housing need, sustain and enhance services within the community, provide opportunities for employment and recreation, and improve links to the path network on the edge of Kemnay. There is local desire for the delivery of a safe cycle route to connect Kemnay with surrounding settlements including, Kintore, Inverurie, Monymusk, Alford and as far as Aberdeen City. Flood risk is a constraint on development and is a particular concern to the local community.

## Natural and Historic Environment

The Fetternear Local Nature Conservation Site (LNCS) is situated immediately to the north of the settlement, in close proximity to BUSI. The River Don between Kemnay and Bridge of Alford LNCS is situated immediately to the west of the settlement, in close proximity to site OPI.

## Settlement Features

Protected Land	
<b>P1</b>	To protect recreational open space as an amenity for the settlement.
<b>P2</b>	To protect the 'Place of Origin' and it's setting as a significant contribution to the character of the place and forming part of the green-blue network.
<b>P3</b>	To protect recreational open space and landscape buffer as forming part of the green-blue network.
<b>P4</b>	To protect the amenity area for the settlement and forming part of the green-blue network.
<b>P5</b>	To protect the cemetery and adjacent ground as an amenity for the settlement and for contributing to the character of the place and forming part of the green-blue network.
<b>P6</b>	To protect the recreation ground as an amenity for the settlement.
<b>P7</b>	To protect the playing fields as an amenity for the settlement.
<b>P8</b>	To protect the memorial and garden as a significant contribution of character of the place.
<b>P9</b>	To protect the monument and park as a significant contribution of character of the place.
<b>P10</b>	To protect the Kemnay Community Garden as an amenity for the settlement.
<b>P11</b>	To protect an area of open space as an amenity for the settlement.
<b>P12</b>	To protect an area of open space as a significant contribution to the sense of place and forming part of the green-blue network.
<b>P13</b>	To protect an area of open space as an amenity for the settlement.
<b>P14</b>	To protect an area of open space as a significant contribution to the sense of place and forming part of the green-blue network.
<b>P15</b>	To protect an area of open space as an amenity for the settlement.
Reserved Land	
<b>R1</b>	For medical/community facilities.
<b>R2</b>	For future expansion of the Kemnay Community Garden. Compensatory planting would be required.
Other Designations	
<b>BUS1-BUS3</b>	Safeguarded for business uses.
<b>TC</b>	Kemnay Town Centre.

## Flood Risk

- Parts of Kemnay are in an area potentially vulnerable to flood risk as identified in the National Flood Risk Assessment. Flood Risk Assessments may be required.
- Site BUS1 is adjacent to the River Don and any redevelopment would require a detailed Flood Risk Assessment.

## Services and Infrastructure

- **Local transport infrastructure:** Development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.
- **Strategic drainage and water supply:** There is capacity available at the Kemnay Waste Water Treatment Works. A Drainage Impact Assessment will be required.
- **Secondary education:** All residential development will be required to contribute towards additional capacity at Kemnay Academy.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Kemnay. 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 Kemnay. These may be identified in the Community Plan or relevant Community Action Plan.
- **Recycling and waste:** All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.
- **Health and care facilities:** All residential development will be required to contribute towards the creation of additional capacity at existing medical facilities or a new health centre in Kemnay.

## Allocated Sites

### OPI: West of Milton Meadows

**Allocation:** 20 homes

This site was previously allocated as site OP2 in the LDP 2017. It is located on the south-western edge of the settlement and is generally flat in nature. Strategic landscaping is likely to be required to soften the settlement edge and reduce the prominence of the development, particularly when approaching from the southwest. The site lies within the Bennachie Special Landscape Area. Development should not adversely affect the special qualities for which this area is identified. A Landscape and Visual Impact Assessment may be required.

The existing speed limit and gateway feature should be extended to incorporate a new access junction on the B993. New public transport infrastructure will be required on the B993 adjacent to the site. It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need.

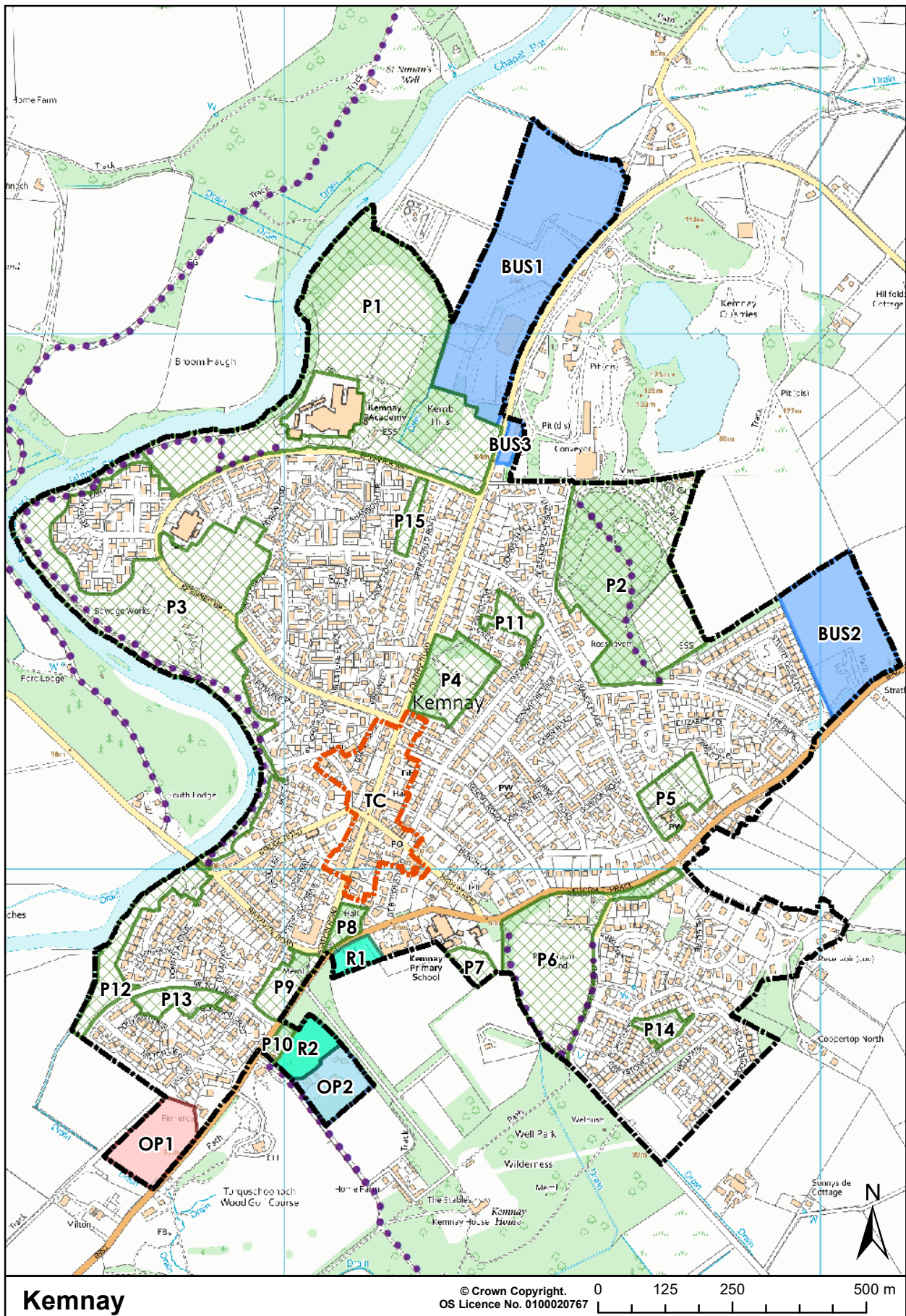
There is a small watercourse adjacent to the site, and a Flood Risk Assessment may therefore be required depending on detailed proposals and site levels. Full SUDS implementation and adequate buffer strip provision will be required.

### OP2: Birley Bush Depot

**Allocation:** 1 ha employment land

This is a newly allocated site. Opportunity for remediation of a brownfield site will exist once the Depot has been vacated and the existing uses cease. Small-scale and start-up employment uses are promoted on the site. Upgrade to the junction on the B993 will be required and existing access road to adoptable standard with footway connection to the existing network. The site is situated adjacent to the drive towards the Category B Listed Kemnay House. Development should be designed in such a way that takes cognisance of and is sympathetic to this feature.







# KINGSEAT

## Vision

Kingseat is a small settlement located some 7km north of Dyce and approximately 1km east of Newmachar. Kingseat was the location of the first segregate or village hospital system in the British Isles. Laid out to create a secluded and sheltered environment within a planned parkland landscape, the former hospital site has a distinctive self-contained character and has been designated as a Conservation Area.

Opportunities to redevelop the derelict hospital buildings should be promoted. More recent development has extended the settlement to the east and has incorporated both housing and business development of a more modern design. Owing to its location away from the larger service centres there is limited development pressure, and the key planning objective for Kingseat is to preserve the amenity and character of the settlement.

## Settlement Features

Protected Land	
PI	To protect the play area as an important amenity for the settlement.
P2	To protect the area of open space as forming part of the green-blue network.
Other Designations	
BUS1–BUS2	Safeguarded for business uses.
CA	Kingseat Conservation Area.

## 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 “Land Use Planning Methodology”.

## Services and Infrastructure

- **Local transport infrastructure:** Development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.
- **Strategic drainage and water supply:** Kingseat connects to the Newmachar Waste Water Treatment Works which is at capacity. A growth project cannot be confirmed until a technical solution to capacity issues is found. Engagement should be sought with Scottish Water.
- **Primary education:** All residential development may be required to contribute towards additional primary school capacity.

- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Kingseat or towards facilities in the wider catchment area at Newmachar. 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 Kingseat or towards facilities in the wider catchment area at Newmachar. These may be identified in the Community Plan or relevant Community Action Plan.
- **Recycling and waste:** All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.
- **Health and care facilities:** All residential development will be required to contribute towards a new health centre in the Dyce locality. Contributions towards the expansion of existing pharmacy facilities may be required.

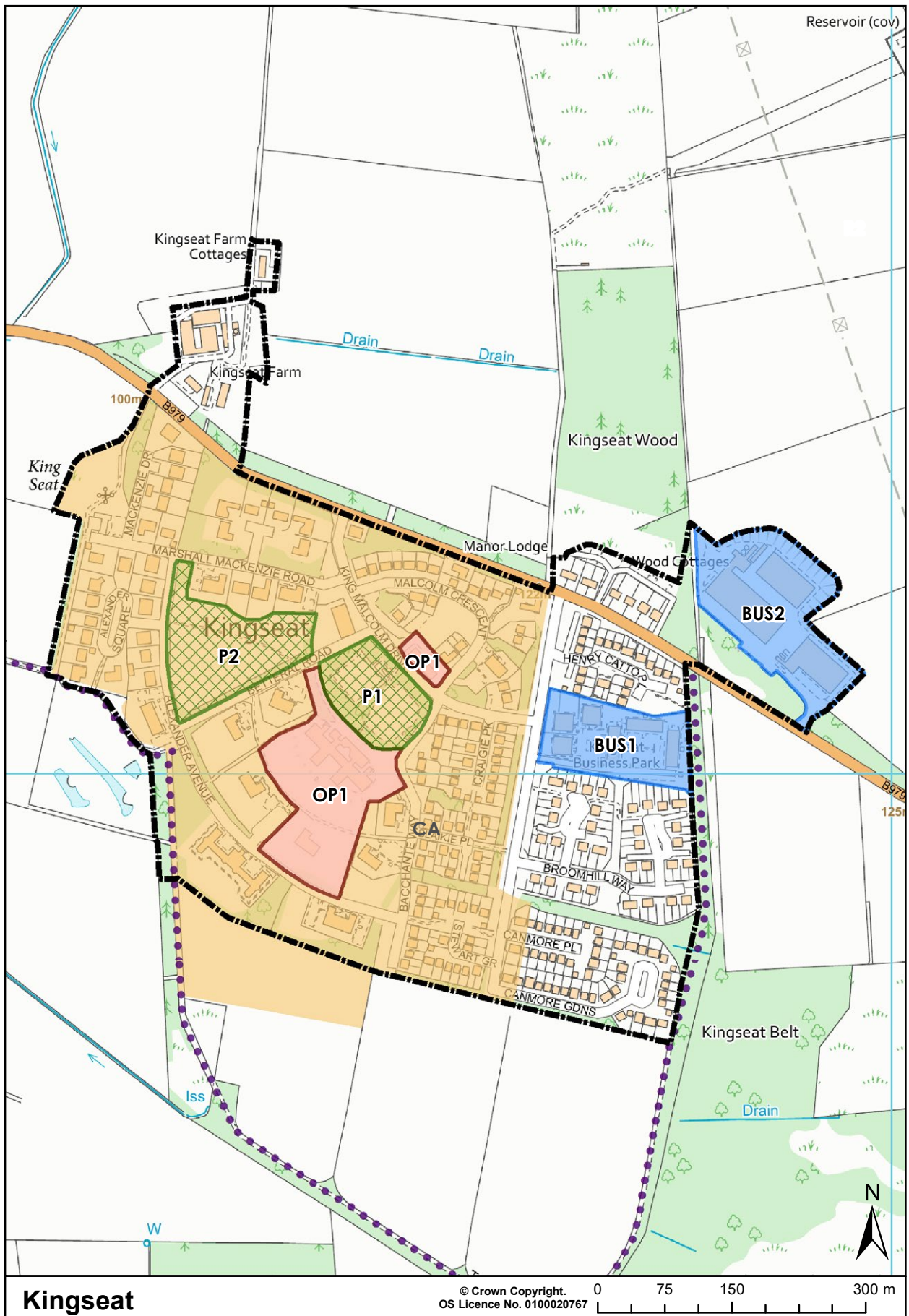
## Allocated Sites

**OPI:** Former Kingseat Hospital

**Allocation:** Housing Land

This is a newly allocated site offering remediation of a brownfield site. The remaining undeveloped former hospital buildings should be retained and converted to residential use. Development should be sympathetic to the wider Kingseat Conservation Area.

It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need.



# KINMUCK

## Vision

Kinmuck is a small settlement situated approximately 6km east of Inverurie. Kinmuck is characterised by mature deciduous trees which line the main street, and the Category B Listed Friends Cottage provides an attractive entrance feature to the settlement from the north. Preserving the landscape setting of the settlement is therefore important. The settlement lacks facilities with the primary school serving the community being situated in Keithhall. There are currently no public sewers in the settlement and this acts as a constraint on development. These constraints mean that the settlement is not an appropriate location for significant new development. The key planning objective for Kinmuck is to preserve the amenity and character of the settlement.

## Settlement Features

Protected Land	
<b>P1</b>	To protect the landscape setting of the settlement and protect the cemetery as an amenity for the settlement and for contributing to the character of the place and forming part of the green-blue network.
<b>P2</b>	To protect the landscape setting of the settlement and forming part of the green-blue network.
<b>P3-P4</b>	To protect an area of open space as an amenity for the settlement.

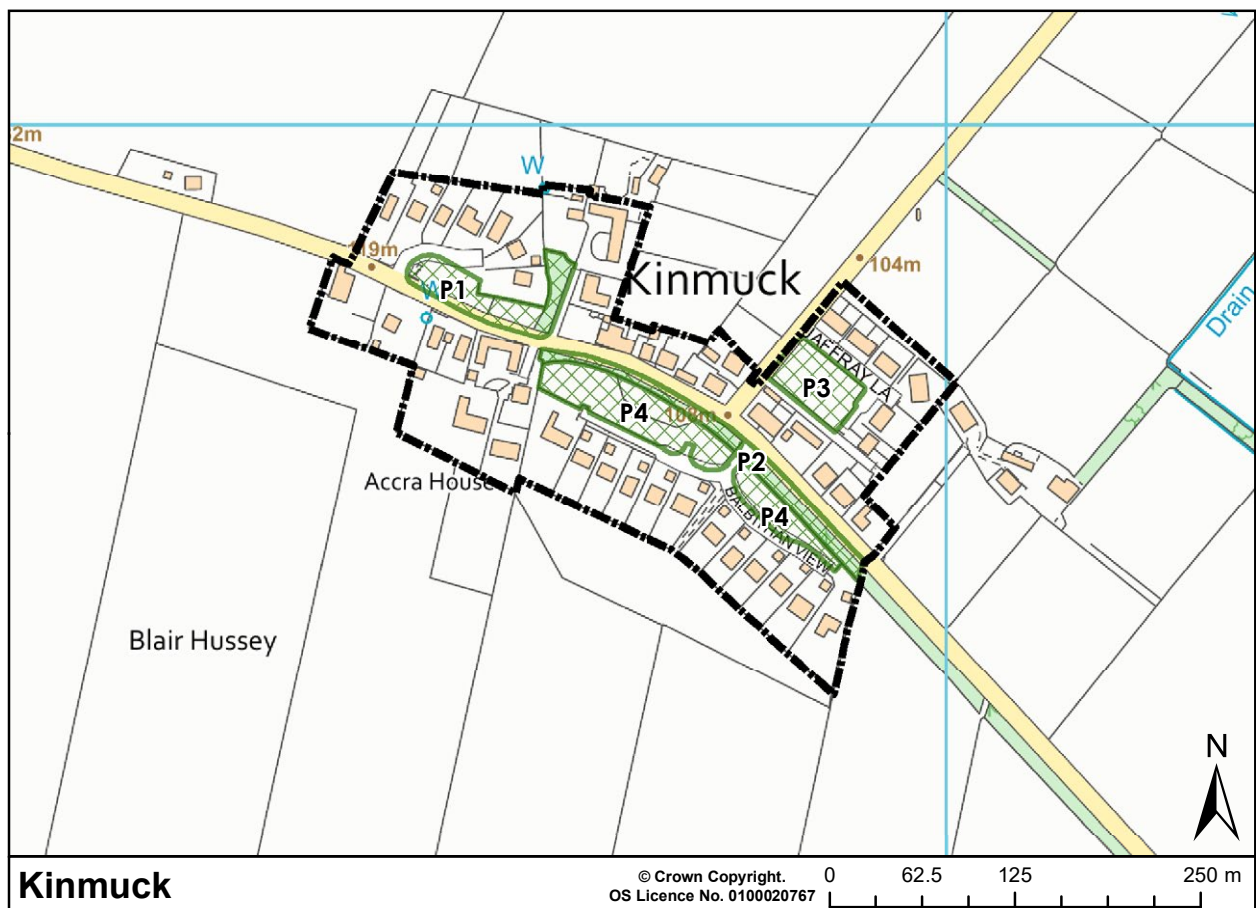
## Oil and Gas Pipelines

- 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 “Land Use Planning Methodology”.

## Services and Infrastructure

- **Strategic drainage and water supply:** There is no public waste water infrastructure available in Kinmuck.
- **Secondary education:** Residential developments may be required to contribute towards the replacement Inverurie Academy which is being built with increased capacity for future development.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Kinmuck 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 Kinmuck or towards facilities in the wider catchment area at Inverurie. These may be identified in the Community Plan or relevant Community Action Plan.
- **Recycling and waste:** All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.
- **Health and care facilities:** All residential development will be required to contribute towards the newly built health centre in Inverurie, or the creation of additional capacity at existing health facilities in Inverurie depending on when the site was allocated/planning permission granted. Contributions towards an additional pharmacy that serves the locality may be required.





# KINTORE

## Vision

Kintore has grown rapidly since the 1980s, primarily due to its proximity to Aberdeen. Kintore has a town centre with significant historic key buildings which contribute to the character and sense of place. A new railway station in the north of the settlement will add to the town's accessibility by public transport, with the land adjacent providing potential for further employment/commercial development. Kintore benefits from the Midmill Industrial Estate and the Kintore Business Park that act as significant local employment hubs.

There is capacity for both employment and housing development within Kintore which will make a significant contribution to growth within the Aberdeen to Huntly Strategic Growth Area in which Kintore is situated, although major roads infrastructure improvements on the A96 will be required to deliver this. Tuach Hill and the open area around it provide attractive walks that are well used by residents. Tuach Hill is an important community asset and as such the development of road infrastructure associated with site OPI is of concern to the local community. Disruption and impact from development should be minimised and access and amenity should be retained and enhanced in the community interest. Major new development associated with Kintore East should promote opportunities available whilst also being designed to maintain links to Tuach Hill for informal recreation and provide more areas of formal open space. An active cycle route is planned between Kintore and Aberdeen.

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

## Natural and Historic Environment

There are a number of scheduled monuments in and around Kintore. These include the Fullerton ring ditches and Cairn Circle scheduled monument situated along the northern boundary of site BUSI, the Midmill long cairn scheduled monument which is found within P6, and the Tuach Hill stone circle found towards the centre of the town within P1. The remains of the Aberdeenshire Canal is a scheduled monument which is found along the boundary of site OPI. Kintore Town House is a listed building of architectural significance.

The Rollo Mire Local Nature Conservation Site (LNCS) is located within the settlement (P4).

## Settlement Features

Protected Land	
<b>P1</b>	To protect Tuach Hill and the surrounding area as an amenity for the settlement and contributing to the character of the place and forming part of the green-blue network.
<b>P2</b>	To protect Gauch Hill as an amenity for the settlement and contributing to the character of the place and forming part of the green-blue network.



<b>P3</b>	To protect the playing field as an amenity for the settlement.
<b>P4</b>	To protect Rollo Mire and Torryburn Wood LNCS that forms part of the green-blue network.
<b>P5</b>	To protect Springie Mire as forming part of the green-blue network.
<b>P6</b>	To protect the Midmill Long Cairn as contributing to the character of the place and forming part of the green-blue network.
<b>P7</b>	To protect recreational open space as an amenity for the settlement.
<b>P8</b>	To protect the remains of the Aberdeenshire Canal and protect an area of open space contributing to the character of the place and forming part of the green-blue network.
<b>P9</b>	To protect the football pitch and open space as an amenity for the settlement and forming part of the green-blue network.
<b>P10</b>	To protect a landscape buffer forming part of the green-blue network.
<b>P11</b>	To protect an area of open space as an amenity for the settlement.
<b>P12</b>	To protect the play area as an amenity for the settlement.
<b>P13</b>	To protect an area of open space as an amenity for the settlement and forming part of the green-blue network.
<b>P14</b>	To protect the cemetery as an amenity for the settlement and for contributing to the character of the place and forming part of the green-blue network.
<b>P15</b>	To protect the Tuach Burn and Torry Burn as forming part of the green-blue network.
<b>Reserved Land</b>	
<b>RI</b>	For a town park at Gauch Hill.
<b>Other Designations</b>	
<b>BUS1</b>	Safeguarded for business uses.
<b>BUS2</b>	Safeguarded for business uses. Much of the site is occupied by a transport interchange serving Kintore Railway Station.
<b>BUS3- BUS4</b>	Safeguarded for business uses.
<b>TC</b>	Kintore Town Centre.

### Flood Risk

- Parts of Kintore are in an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Flood Risk Assessments may 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 “Land Use Planning Methodology”.

## Services and Infrastructure

- **Local transport infrastructure:** Development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision. Contribution and connection is required to the A96 strategic cycle route. A new distributor road link is required between the Kintore East site and the B987 to bypass the existing Tumulus Way junction. The B987 will require upgrading as far as the A96 junction. Due to the accumulation of development at Kintore Business Park, a Transport Assessment may be required for any future development at BUSI.
- **Strategic drainage and water supply:** Waste water is pumped to Inverurie Waste Water Treatment Works (WWTW). There is currently available capacity at Inverurie WWTW, however it is insufficient to treat all development allocated at Blackburn, Inverurie, Keithhall and Kintore. A Capital Maintenance project has been triggered at Inverurie WWTW which will deliver growth. A Water Impact Assessment will be required.
- **Secondary education:** All residential development will be required to contribute towards additional capacity at Kemnay Academy.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Kintore. 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 Kintore. These may be identified in the Community Plan or relevant Community Action Plan. If not provided on site, open space provision could include sports pitch provision at Gauch Hill, recreation and woodland at Gauch Hill, recreation provision for Tuach Hill Park, and provision of allotments (1ha).
- **Recycling and waste:** All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix I5.
- **Health and care facilities:** All residential development will be required to contribute towards the creation of additional capacity at existing medical facilities in Kintore or Inverurie or to a new health centre in Kintore. A site for the health centre in Kintore requires to be identified. Contributions towards the expansion of existing pharmacy facilities may be required.

## Allocated Sites

### OPI: Kintore East (Residential)

#### Allocation: 1000 homes

This site was previously allocated as site OPI in the LDP 2017. A Development Framework for the wider Kintore East development (including sites OP4 and OP5) was approved in September 2013. A Masterplan for the residential part of the site was approved in June 2014, but will need to be reviewed if development has not commenced on this site at the date of adoption of this Local Development Plan. Any new Masterplan should highlight buffer strips will be required adjacent to the Tuach Burn and the small watercourses through the site and should be integrated positively into the development. The buffer strips will need to allow sufficient space for restoration of the straightened watercourses. Enhancement of these through re-naturalisation and removal of any redundant features will be required to be investigated.

Planning Permission in Principle for development of 600 houses, landscaping, open space and associated infrastructure within the site, along with the development of a neighbourhood centre was approved in September 2015.

Development of a further 400 homes beyond that already permitted should not commence prior to delivery of community facilities including the neighbourhood centre (site OP5). A revised or new Masterplan will be required for this part of the allocation.

An updated Flood Risk Assessment will be required to support future development proposals and no development should take place within the functional flood plain.

A new distributor link is required to the B987 with upgrades to the B987 and A96 roundabouts provided as required. An updated Transport Assessment incorporating an Access Strategy, Public Transport Strategy and Walking/Cycling Strategy should determine the extent of new infrastructure required.

An additional recycling point will also need to be identified within the site. Active travel routes should be promoted, particularly to the railway station.

It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need.

## **OP2:** Woodside Croft, Town Park

**Allocation:** 150 homes to enable the development of Gauch Hill Town Park

These sites were previously allocated as site OP2 in the LDP 2017 to enable the development of Gauch Hill Town Park.

Planning Permission in Principle for residential development as enabling development for a town park and associated facilities was approved in February 2015.

A Flood Risk Assessment may be required. A buffer strip will be required adjacent to the watercourse on the northern boundary which should be integrated positively into the development. A new junction is required at the B994/B987/Tumulus Way. Pedestrian permeability is required along the B987 frontage. Active travel routes should be promoted, particularly to the railway station.

It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need.

## **OP3:** Kintore South

**Allocation:** A mix of uses including offices and community facilities

This site was previously allocated as site OP5 in the LDP 2017. This undulating site is located to the south of Kintore, and is contained by the A96 to the west, the Midmill Industrial Estate to the north and the OPI development site to the northeast. A Masterplan will be required.

A new distributor link is required to the B987 with upgrades to the B987 and A96 roundabouts provided as required. An updated Transport Assessment incorporating an Access Strategy, Public Transport Strategy and Walking/Cycling Strategy should determine the extent of new infrastructure required.

There are a number of features of archaeological interest within the site, and the development will therefore need to take these into account and include appropriate mitigation measures. Strategic landscaping is likely to be required along the eastern boundary to soften the visual impact of development.

#### **OP4: Midmill Business Park**

**Allocation:** 20ha employment land

This site was previously allocated as part of OPI in the LDP 2017. A Development Framework for the wider Kintore East development (including sites OPI and OP5) was approved in September 2013. A Masterplan for the employment part of the development (Midmill South East) was subsequently approved in November 2013. The site is partially developed. Further employment opportunities are available and should be in keeping with the scale and nature of the Business Park. A Flood Risk Assessment may be required. A buffer strip will be required adjacent to the watercourse on the northern boundary which should be integrated positively into the development. A landscape buffer is required along the southern boundary to soften the visual impact of development. Active travel routes should be promoted, particularly to the railway station. A new distributor link is required to the B987 with upgrades to the B987 and A96 roundabouts provided as required. An updated Transport Assessment incorporating an Access Strategy, Public Transport Strategy and Walking/Cycling Strategy should determine the extent of new infrastructure required.

#### **OP5: Kintore East (Commercial and Community)**

**Allocation:** Commercial and Community Uses

This site was previously protected land (part of PI) in the LDP 2017. A Development Framework for the wider Kintore East development (including sites OPI and OP4) was approved in September 2013.

Full Planning Permission (planning application reference APP/2014/1953) for a supermarket on part of the site was approved in August 2014. A new distributor link is required to the B987 with upgrades to the B987 and A96 roundabouts provided as required. An updated Transport Assessment incorporating an Access Strategy, Public Transport Strategy and Walking/Cycling Strategy should determine the extent of new infrastructure required.

#### **OP6: Land Adjacent to Woodside Croft**

**Allocation:** 24 affordable homes

This site was previously reserved land (part of RI) in the LDP 2017 but land subject to this allocation does not form part of the land requirement for a Town Park. Development should follow completion of a Town Park (RI). Part of the site is at risk of fluvial and surface water flooding. A Flood Risk Assessment may be required. Active travel routes should be promoted, particularly to the railway station.

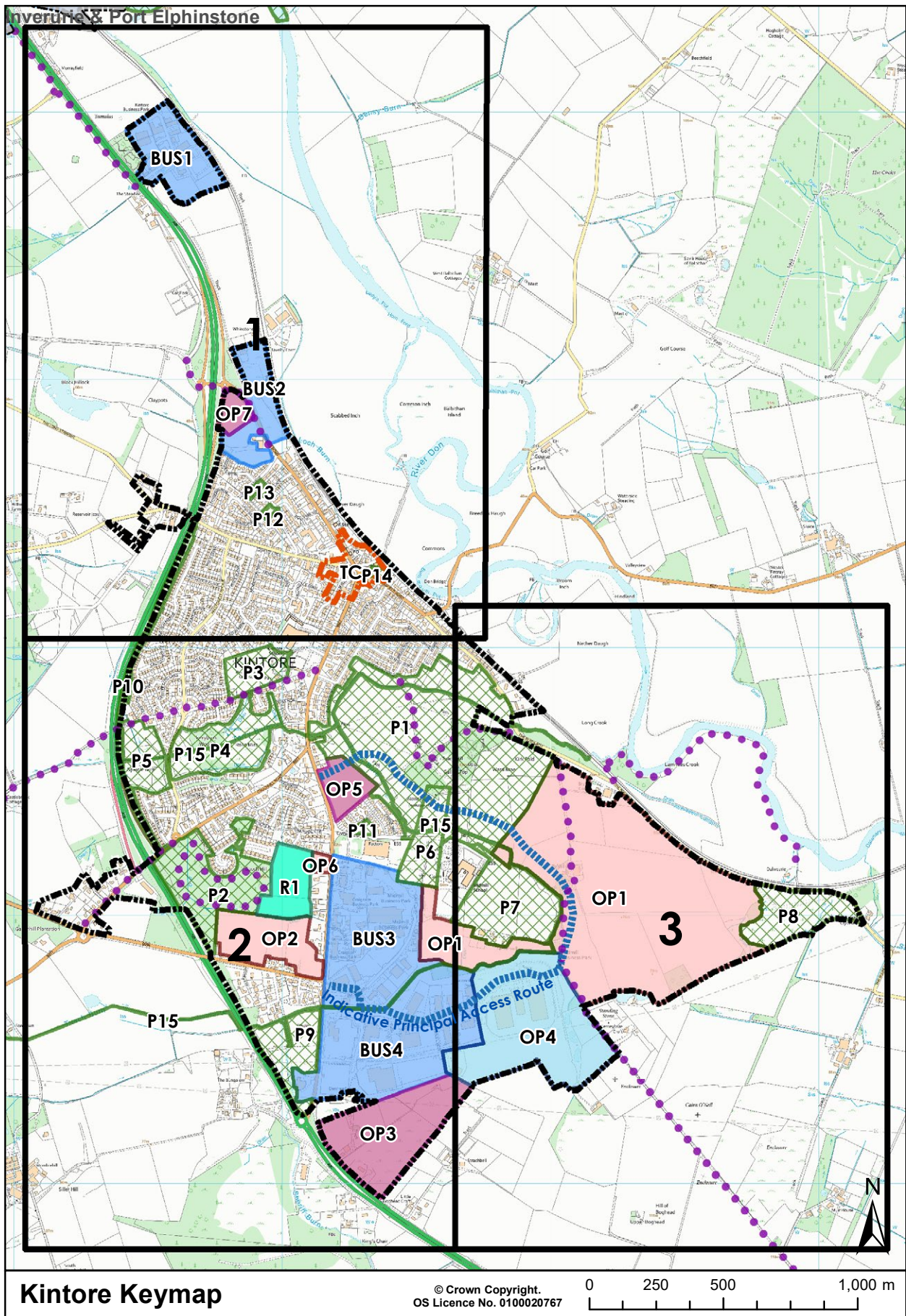
## OP7: South of Northern Road-A96

**Allocation:** Mix of uses including 32 homes, retail and employment land

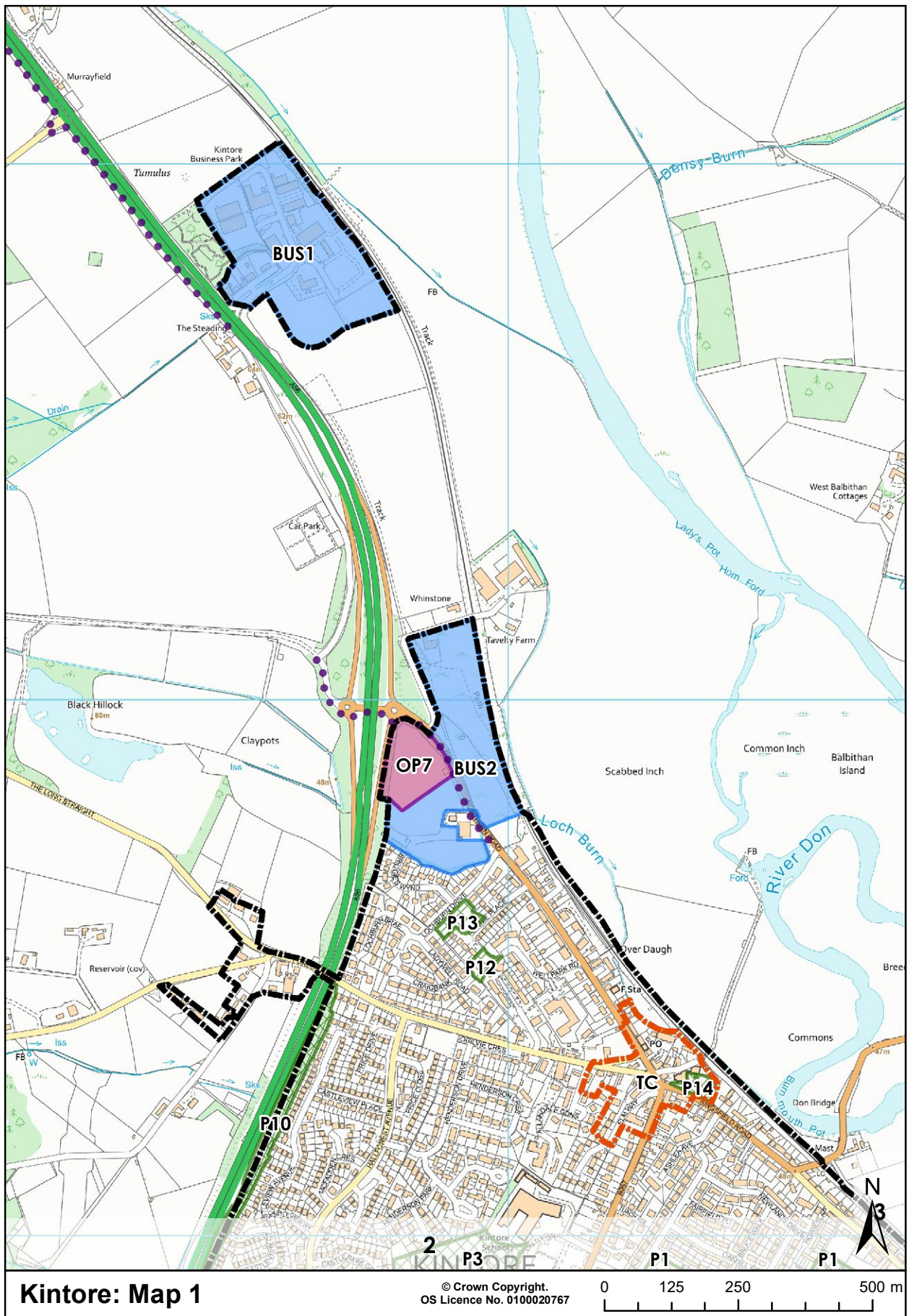
This site was previously safeguarded for business uses (part of BUS2) in the LDP 2017. Development should be designed to connect with site BUS2 to the south. A landscape buffer is required along the western boundary to soften the visual impact of development. A Flood Risk Assessment may be required. A Transport Statement will be required.

It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need.

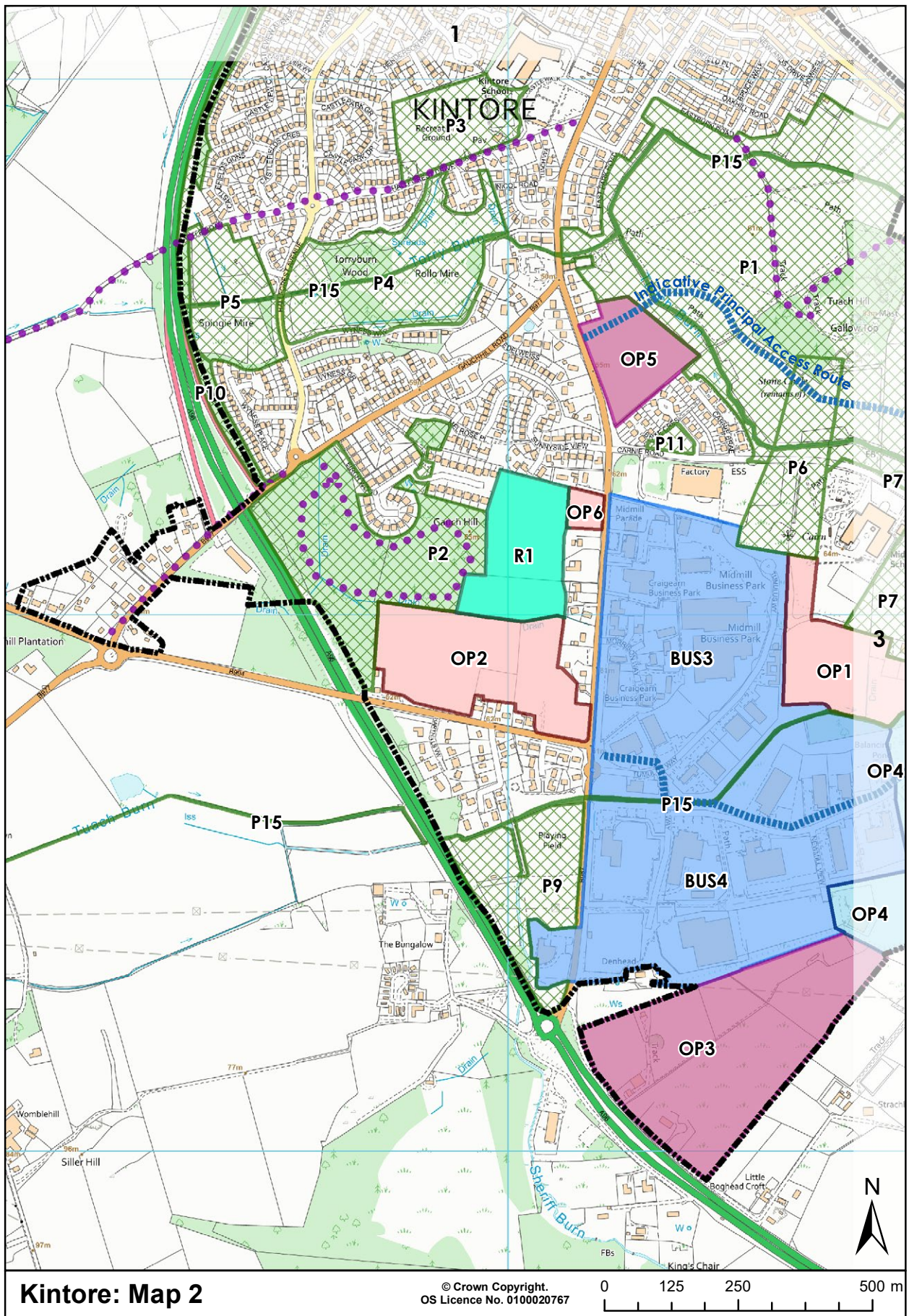




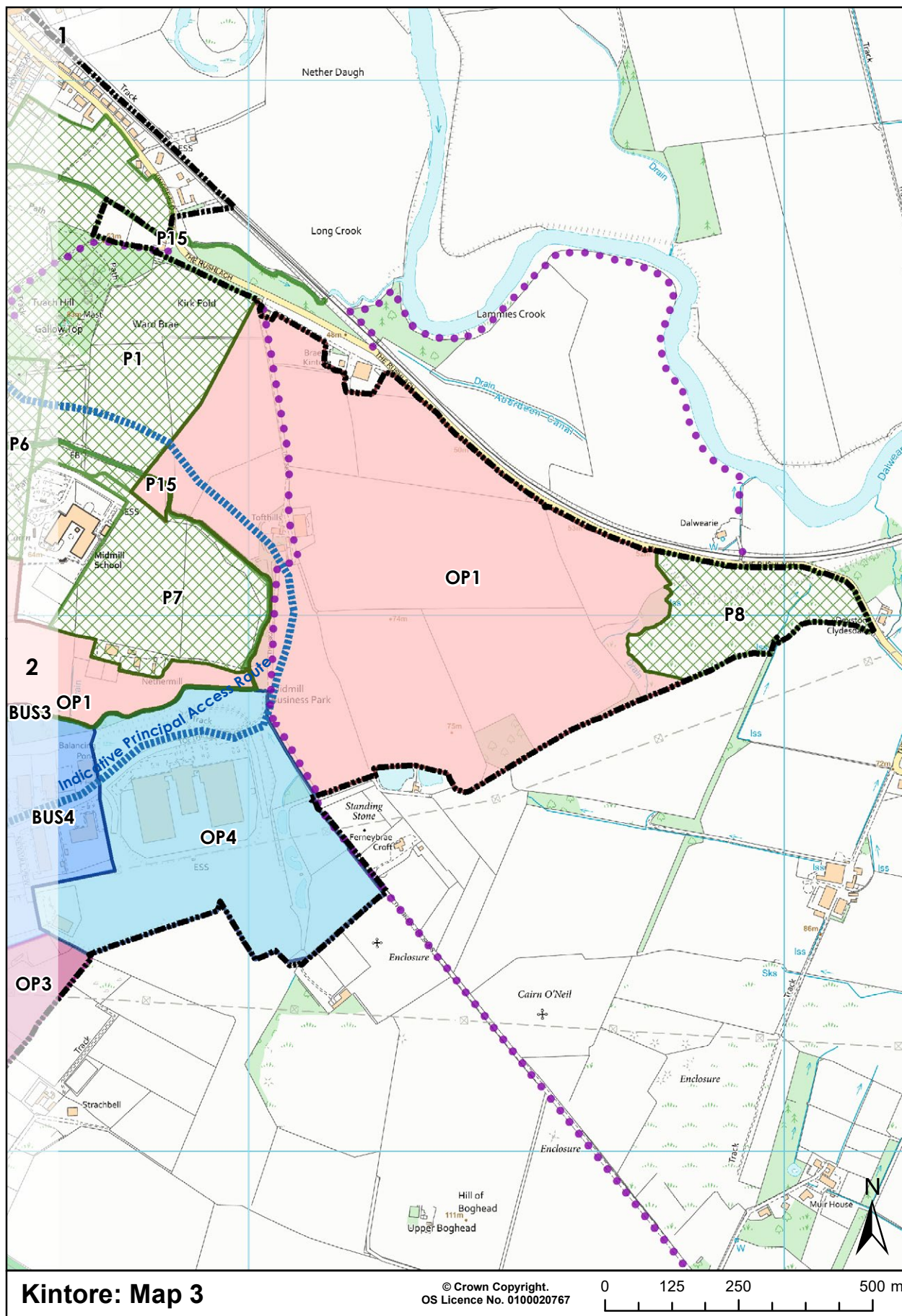














# KIRKTON OF SKENE

## Vision

Kirkton of Skene is located approximately 1 km west of Westhill and has a good range of services and facilities for its size. Parking provision associated with the Category B Listed church is a concern for the community however options to deliver to increase availability of car parking are somewhat limited. Options to address this should be explored during the Plan period. The surrounding landscape is characterised by open farmland interspersed with areas of dense woodland, and the countryside between Kirkton of Skene and Westhill plays an important role in preventing coalescence of the two settlements. Protecting this area of countryside is therefore of particular importance. There has been significant development pressure around Kirkton of Skene in recent years, but the need to preserve the setting and character of the settlement mean that the settlement is not an appropriate location for significant new development and as such no development allocations have been made during the Plan period.

## Settlement Features

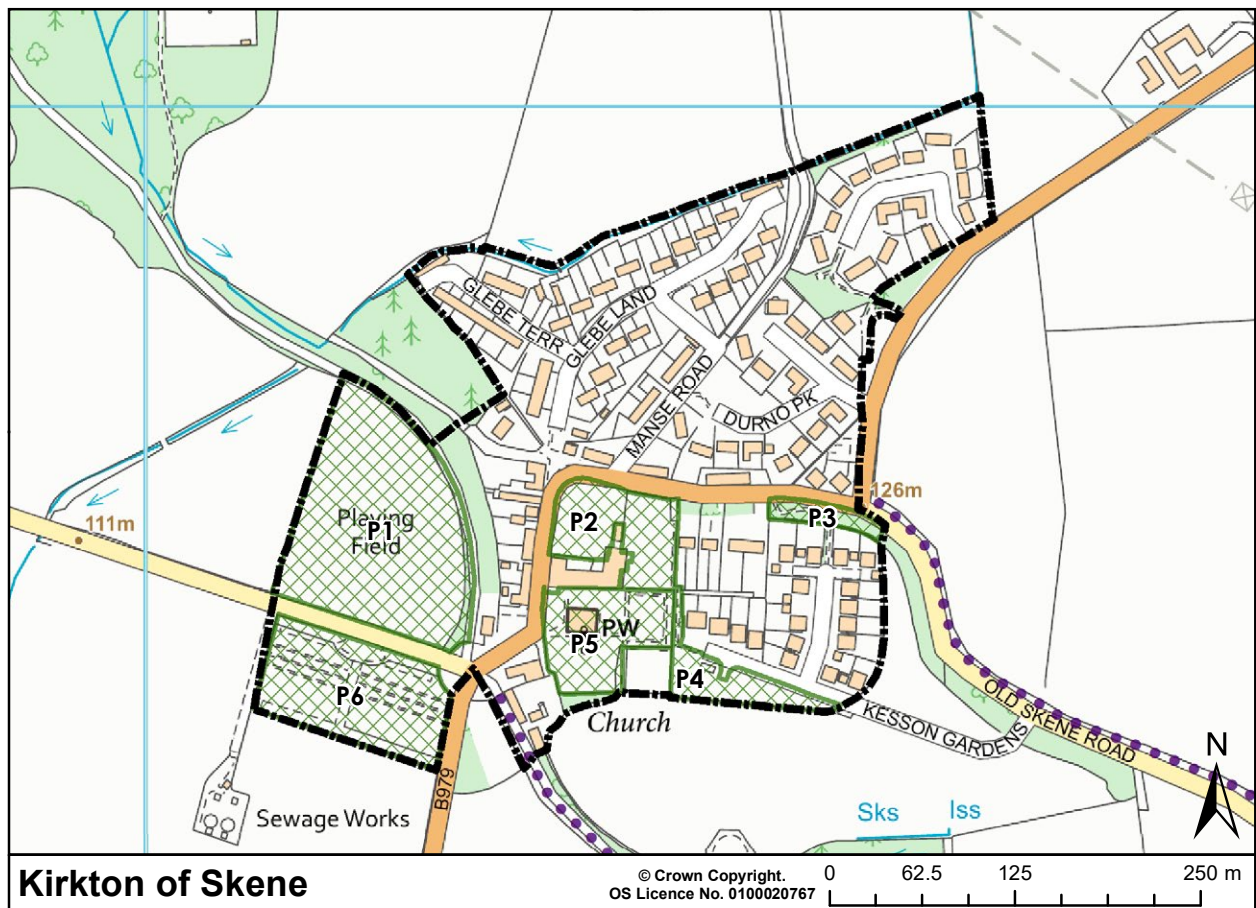
Protected Land	
<b>P1</b>	To protect the playing field as an amenity for the settlement and forming part of the green-blue network.
<b>P2</b>	To protect the area of open space and car park.
<b>P3</b>	To protect the landscape buffer.
<b>P4</b>	To protect an area of open space as a contribution to the character of the place.
<b>P5</b>	To protect the church and cemetery as an amenity for the settlement and for contributing to the character of the place and forming part of the green-blue network.
<b>P6</b>	To protect the cemetery as an amenity for the settlement and for contributing to the character of the place.

## 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 "Land Use Planning Methodology".

## Services and Infrastructure

- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Kirkton of Skene or towards facilities in the wider catchment area at 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 Kirkton of Skene or towards facilities in the wider catchment area at Westhill. These may be identified in the Community Plan or relevant Community Action Plan.
- **Recycling and waste:** All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.



# LYNE OF SKENE

## Vision

Lyne of Skene is a small settlement located at the crossroads of the B9126 and B977. The surrounding landscape is characterised by open rolling farmland contrasted by areas of dense woodland. Lyne of Skene is well served by public open spaces and children's play facilities but lacks other services and has relatively limited public transport infrastructure. Significant further development could not be accommodated without improvements being made to sewerage provision. These constraints mean that Lyne of Skene is not an appropriate location for significant new development and as such no development allocations have been made during the Plan period. The key planning objective for Lyne of Skene is to preserve the amenity of the settlement.

## Settlement Features

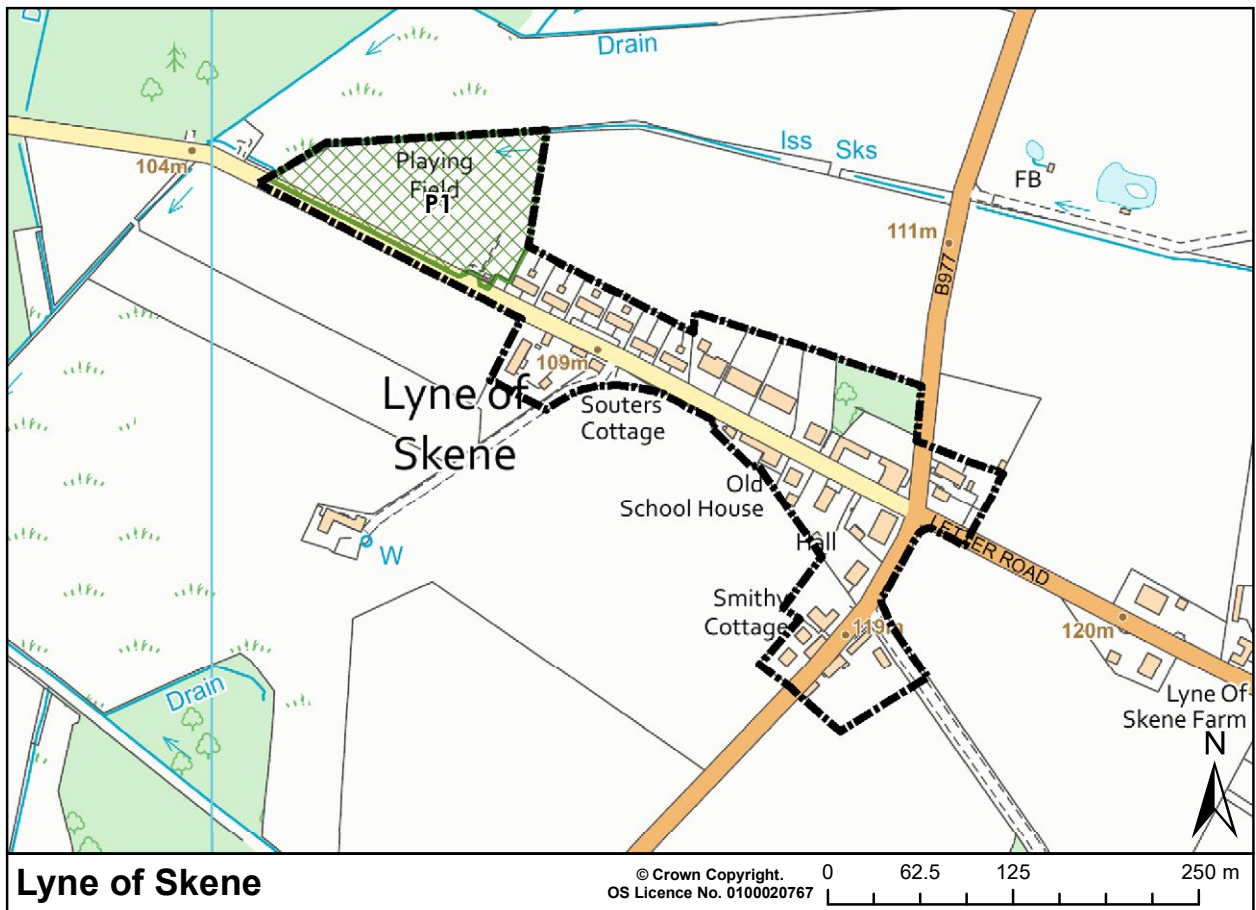
Protected Land	
PI	To protect the playing field as an amenity for the settlement and forming part of the green-blue network.

## Flood Risk

- Parts of Lyne of Skene are in an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Flood Risk Assessments may be required.

## Services and Infrastructure

- **Strategic drainage and water supply:** There is limited supply at Lyne of Skene septic tank. A growth project will be initiated once development meets Scottish Water's five growth criteria.
- **Secondary education:** Residential developments may be required to contribute towards the provision of additional capacity at Alford Academy.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Lyne of Skene or towards facilities in the wider catchment area at 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 Lyne of Skene or towards facilities in the wider catchment area at Westhill. These may be identified in the Community Plan or relevant Community Action Plan.
- **Recycling and waste:** All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.





# MEIKLE WARTLE

## Vision

Meikle Wartle is a small settlement linear in pattern following a minor road that passes through the settlement. Creating a safe route to school is a community aspiration, however delivery may be challenging due to the distance from the settlement to Rayne North primary school. A modest allocation for housing has been made in Meikle Wartle. This development will deliver a car park associated with the village hall which will go some way to alleviate parking issues at peak times whilst the hall is in use.

## Settlement Features

Protected Land	
P1	To protect the play park and adjacent area of open space as forming part of the green-blue network.
P2	To protect the play area as an amenity for the settlement.
P3-P4	To protect areas of open space as an amenity for the settlement.
Reserved Land	
R1	To provide a car park for the village hall.

## Services and Infrastructure

- **Local transport infrastructure:** Development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.
- **Strategic drainage and water supply:** A growth project will be initiated once development meets Scottish Water's five growth criteria.
- **Secondary education:** All residential development will be required to contribute towards provision of capacity at Meldrum Academy.
- **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.

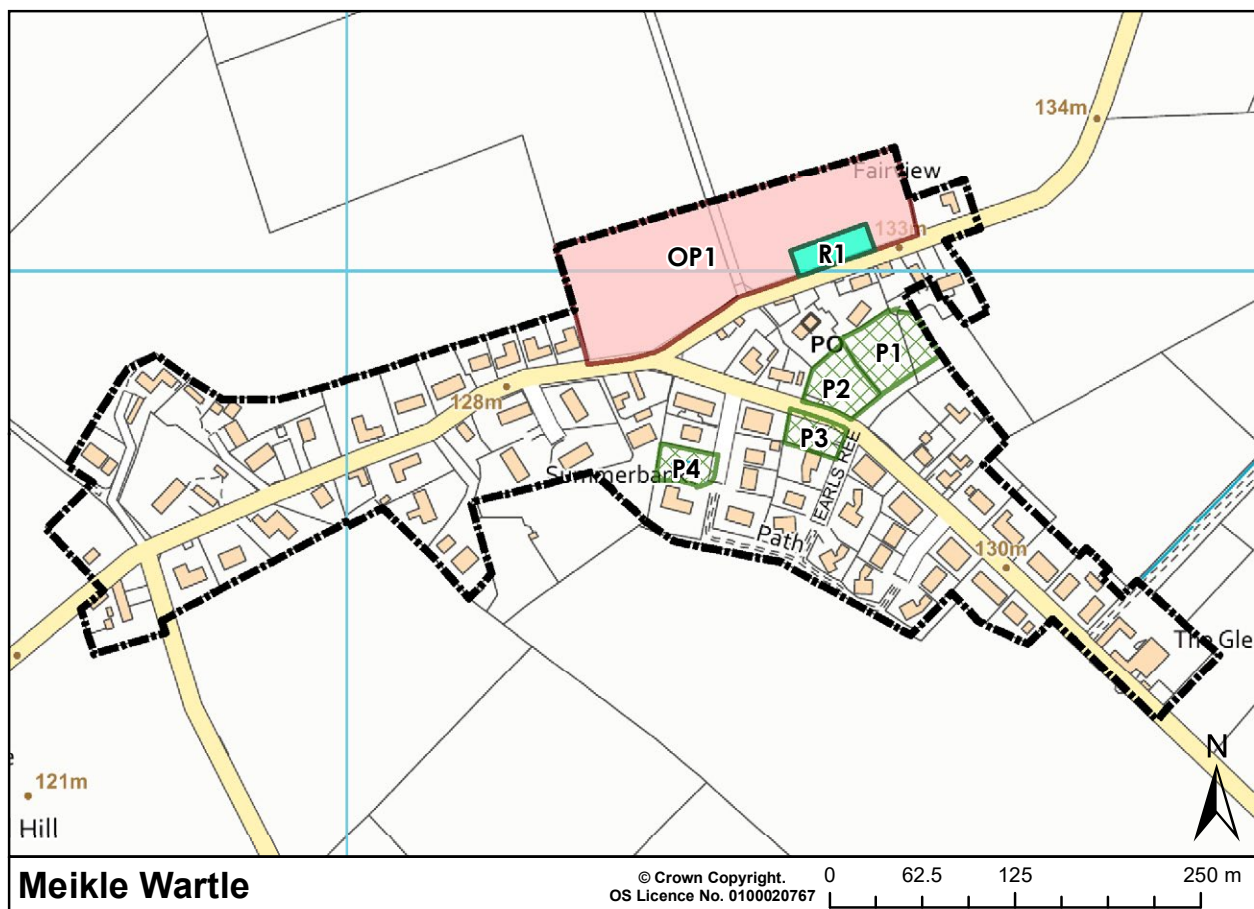
- **Recycling and waste:** All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.
- **Health and care facilities:** All residential development will be required to contribute towards the creation of additional capacity at Fyvie/Oldmeldrum Medical Practice.

## Allocated Sites

### OPI: Land North of Meikle Wartle

#### Allocation: 12 homes

This is a newly allocated site that forms a logical extension of the village. Development should be sympathetic to the character and setting of the settlement. It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need. Provision for a car park associated with the hall (R1) should be included in delivering the site. Footway connections to the existing network will be required. Provision of waste water treatment requires to be confirmed.



# MIDMAR

## Vision

Midmar is a small settlement 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. Housing development should reflect the character of the existing settlement, particularly in terms of the scale and density of development.

## Settlement Features

Protected Land	
P1	To protect trees providing a landscape buffer and forming part of the green-blue network.
P2	To protect the area of open space as forming part of the green-blue network.
P3	To protect recreational open space as forming part of the green-blue network.

## Services and Infrastructure

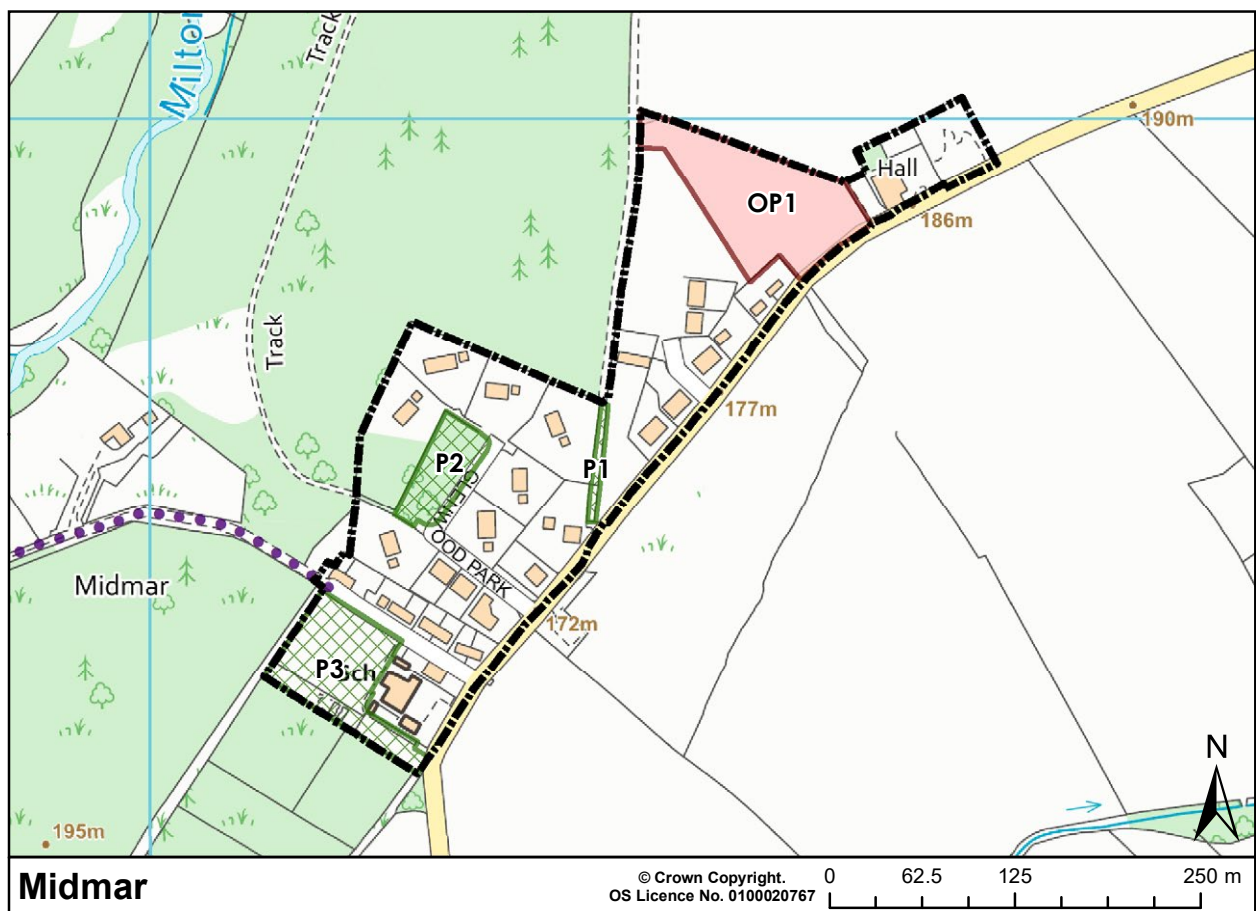
- **Local transport infrastructure:** Development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.
- **Strategic drainage and water supply:** A growth project will be initiated once development meets Scottish Water's five growth criteria.
- **Secondary education:** Residential developments may be required to contribute towards the provision of additional capacity at Alford Academy.
- **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.
- **Recycling and waste:** All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.
- **Health and care facilities:** All residential development will be required to contribute towards a new health centre in Banchory. Contributions towards an additional pharmacy that serves the locality may be required.

## Allocated Sites

### OPI: Roadside of Corsindae

**Allocation:** 12 homes

This site was previously protected land (P4) in the LDP 2017. The design and layout of the site should be reflective of the style and character found in Midmar. A landscape buffer 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. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need. Footway connections to the existing network will be required. 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 settlement and efforts should be made to support this asset. A mixed use allocation has been made to provide new homes to meet local needs and small-scale employment opportunities.

## Settlement Features

Protected Land	
PI	To protect the playing field and bowling green as important local amenities and forming part of the green-blue network.

## Flood Risk

- Site OPI lies in close proximity to the Scottish Environment Protection Agency's (SEPA) indicative 1 in 200 year flood risk area. A Flood Risk Assessment may be required.

## Services and Infrastructure

- **Local transport infrastructure:** Development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.
- **Strategic drainage and water supply:** The Anvil Terrace septic tank is at capacity. A growth project will be initiated once development meets Scottish Water's five growth criteria.
- **Secondary education:** Residential developments may be required to contribute towards the provision of additional capacity at Alford Academy.
- **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.
- **Recycling and waste:** All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.
- **Health and care facilities:** All residential development will be required to contribute to the provision of additional capacity at Alford Medical Practice. Contributions towards the expansion of existing pharmacy facilities may be required.

## Allocated Sites

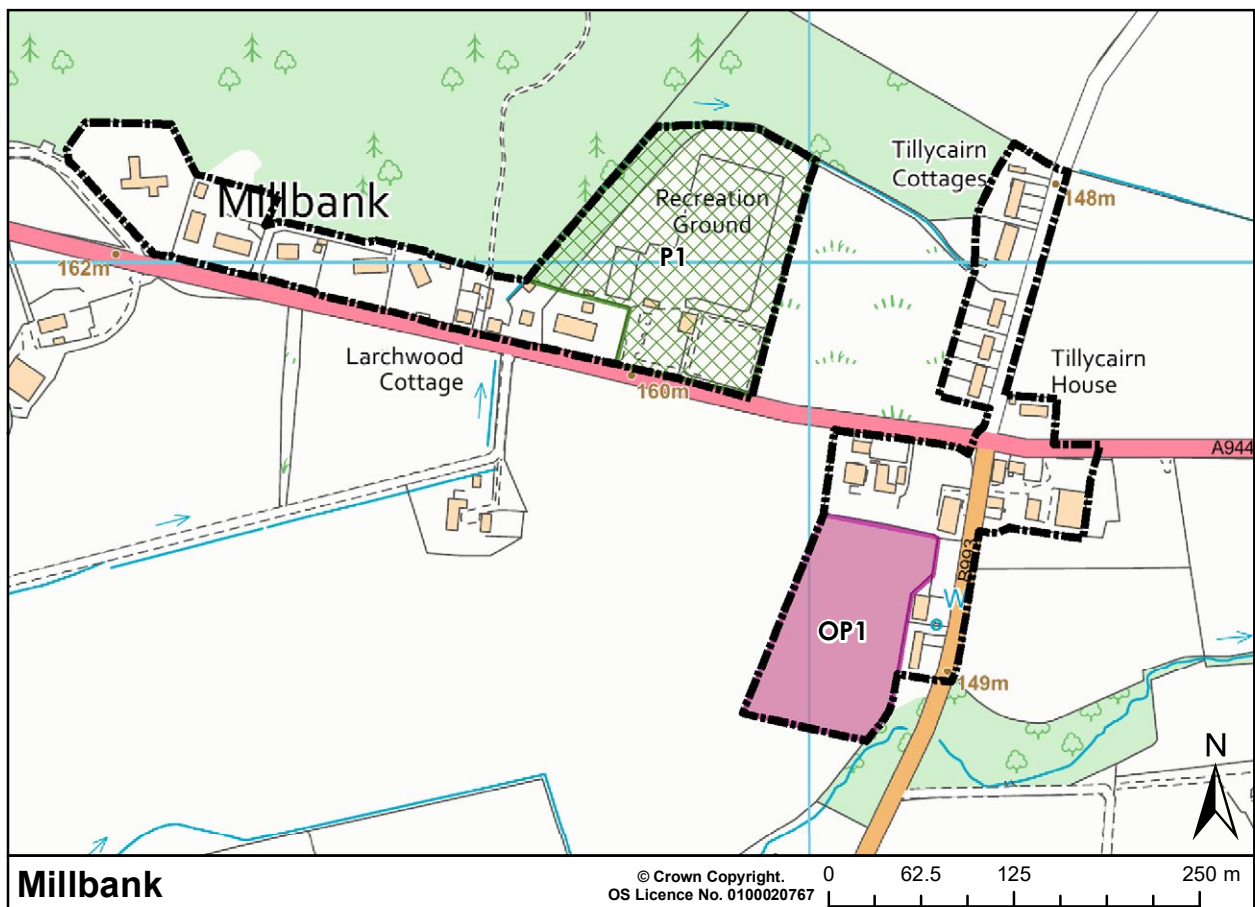
### OPI: Land at Millbank Crossroads

**Allocation:** 30 homes and 270m<sup>2</sup> employment land

This site was previously allocated as part of OPI in the LDP 2017. Access to the A944 is to be agreed and the developer should engage with the Council's Roads Development Team prior to submitting a planning application for this site on this matter. A Flood Risk Assessment may be required. A buffer strip will be required along the watercourse adjacent to the south-eastern corner of the site.

Development should take cognisance of the Category C Listed Buildings located in close proximity to the site. The employment land aspect of the allocation should be delivered prior, or at the same time as the housing element and should promote small-scale employment uses appropriate to the location. Footway connects to local bus stops will be required.

It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need.



# NEWMACHAR

## Vision

Newmachar lies on a relatively flat area of land within close proximity to Aberdeen and Dyce. Newmachar primarily serves as a commuter town for Aberdeen. 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. With this in mind the availability of employment land to the south of the settlement has been increased for this Plan period with a view to promoting the development of employment uses in the settlement. There are concerns that the town is being divided by increasing traffic on the A947 and this issue is exacerbated due to the lack of off-street parking along this route. There are long term proposals for an eastern relief road to help address this as well as a desire amongst the local community to reinstate a rail link to Newmachar. However, delivering this will require significant expansion of the settlement to be planned. There remain appropriate opportunities for growth within Newmachar that will meet the need for housing and employment within the settlement, support growth within the Aberdeen Housing Market Area, provide opportunities for local employment and sustain services. There is also desire within the local community for the development of additional football pitch(es) to meet demand from a number of teams associated with the settlement.

## Settlement Features

Protected Land	
<b>P1</b>	To protect the community hall, church and cemetery as amenities for the settlement and for contributing to the character of the place.
<b>P2</b>	To protect the cemetery as an amenity for the settlement and for contributing to the character of the place and forming part of the green-blue network.
<b>P3</b>	To protect the play area as forming part of the green-blue network.
<b>P4</b>	To protect recreational open space as forming part of the green-blue network.
<b>P5</b>	To protect an area of open space as forming part of the green-blue network.
Reserved Land	
<b>R1</b>	For the development of a recreational area.
<b>R2</b>	For the development of a primary school.
Other Designations	
<b>TC</b>	Newmachar Town Centre.

## 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 transport infrastructure:** Development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision. 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:** A growth project is due to be completed in 2021. Capacity has not been allowed for new development and therefore compliance is required with Scottish Water's five growth criteria for new proposals beyond existing allocations.
- **Primary education:** All residential development may be required to contribute towards additional primary school capacity.
- **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.
- **Recycling and waste:** All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.
- **Health and care facilities:** All residential development will be required to contribute towards a new health centre in the Dyce locality. Contributions towards the expansion of existing pharmacy facilities may be required.



## Allocated Sites

### **OPI:** Hillbrae Way

**Allocation:** 340 homes

This site was previously allocated as site OPI in the LDP 2017. A Development Framework that included the area subject to site OPI was agreed by the Garioch Area Committee in December 2012. A Masterplan for the site was also agreed by the Garioch Area Committee in December 2012, but will need to be reviewed if development has not commenced on this site at the date of adoption of this Local Development Plan. Planning Permission in Principle for 340 homes and primary education was approved in June 2017.

A revised Flood Risk Assessment would be required along with a review of buffer strip provision should any new Masterplan or planning application come forward for the site.

### **OP2:** Corseduick Road

**Allocation:** 95 homes

This site was previously allocated as part of site OP2 in the LDP 2017. A Masterplan for the site, including the built out first phase to the east, was approved by the Garioch Area Committee in December 2012. It may be prudent to review the Masterplan for the remaining undeveloped area given the changes made to the allocation over previous Plan periods.

A Water Impact Assessment will be required to determine the impact of development on the service reservoir and pumping station. Early engagement with Scottish Water is recommended in this respect. Two points of access are required and Corseduick Road should be upgraded to Local Distributor standard. A Transport Assessment is required to determine wider transport mitigation requirements.

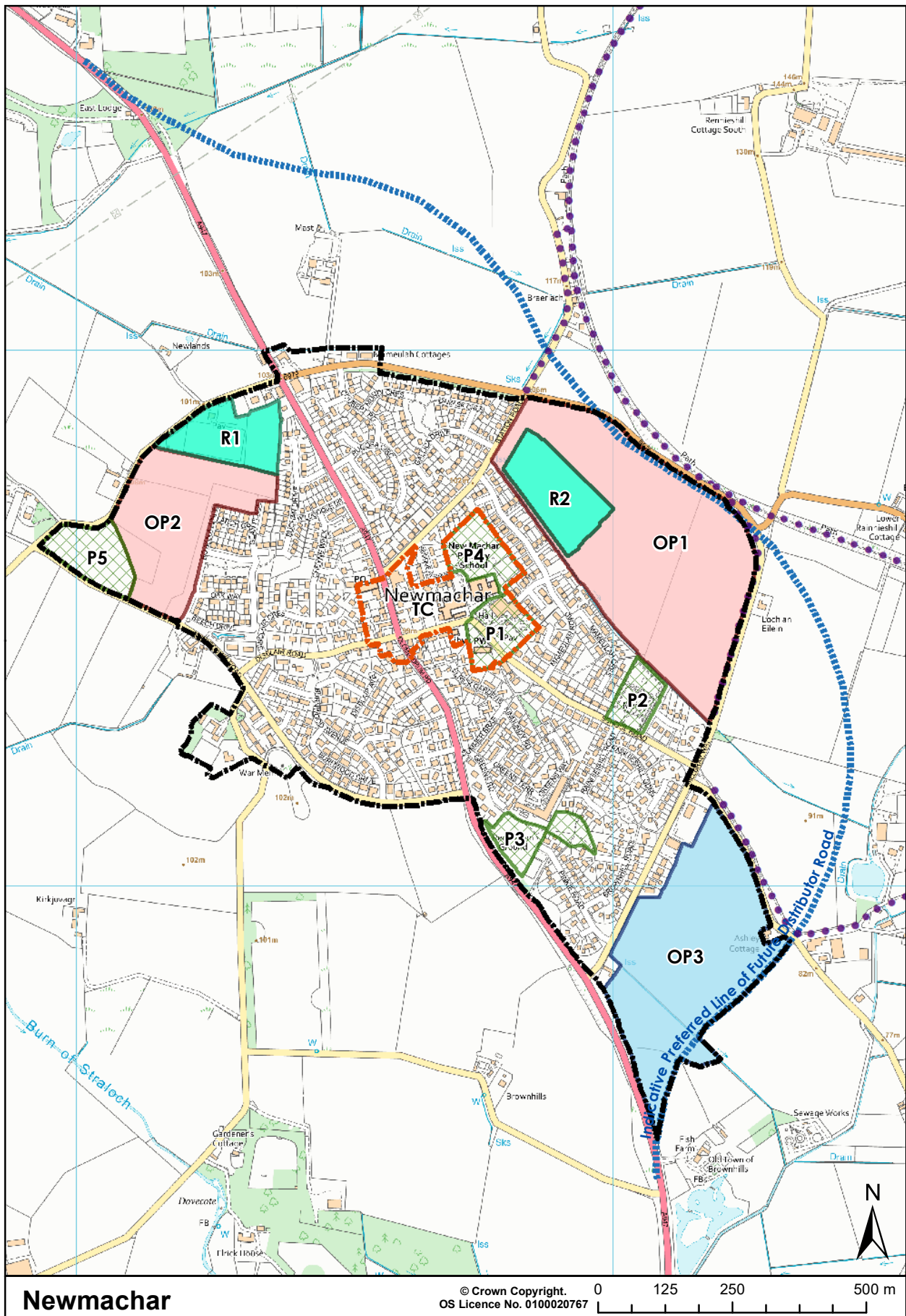
It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need.

### OP3: Redwood Cottage

**Allocation:** 11.1ha employment lands

This site was previously allocated as part of site OP3 in the LDP 2017. The site area has been increased to further promote development of employment uses in Newmachar. A Development Framework that included the area subject to site OP3 was agreed by the Garioch Area Committee in December 2012. A Masterplan will be required.

A small watercourse runs through the site. A Flood Risk Assessment, and more information to show how this will be incorporated within the development, will be required. A Water Impact Assessment will be required to determine the impact of development on the service reservoir and pumping station. Early engagement with Scottish Water is recommended in this respect. A buffer strip will be required adjacent to the watercourse running through the site which should be integrated positively into the development. The buffer strip will need to allow sufficient space for restoration of the straightened watercourse. Enhancement of these through re-naturalisation and removal of any redundant features will be required to be investigated. A Transport Assessment will be required to determine access strategy and connectivity with Newmachar. A pedestrian crossing facility is to be provided on Hillbrae Way.



# OLD RAYNE

## Vision

Old Rayne is located in the valley of the River Urie and is surrounded by rolling agricultural land. Flood risk presents a constraint to further development in the western part of the settlement, but there are opportunities for development to the east. The need to maintain the amenity and character of the settlement means that Old Rayne is not an appropriate location for significant growth, but a modest amount of development could help to meet local housing needs.

## Natural and Historic Environment

The Newton House Gardens and Designed Landscape is situated to the northwest of the settlement. The Old Rayne Episcopal manse and moat scheduled monument is situated within the boundary of site OPI.

## Settlement Features

Protected Land	
<b>P1</b>	To protect the playing field as an amenity for the settlement and forming part of the green-blue network.
<b>P2</b>	To protect an area of open space and woodland as forming part of the green-blue network.
<b>P3</b>	To protect the Bonnyton Burn and River Urie as forming part of the green-blue network.

## Services and Infrastructure

- **Local transport infrastructure:** Development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.
- **Secondary education:** All residential development will be required to contribute to the provision of additional capacity at Meldrum Academy.
- **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.



- **Recycling and waste:** All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.
- **Health and care facilities:** All residential development will be required to contribute towards the creation of additional capacity at Inch Medical Practice.

## Allocated Sites

### OPI: Land North of Pitmachie Farm

**Allocation:** 10 homes

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 providing energy efficient housing. The development should be designed in such a way that takes cognisance of and is sympathetic to the Category B Listed buildings at Pitmachie Farm, immediately adjacent to the site.

The northeast boundary of the site is in an area identified at fluvial flood risk. A Flood Risk Assessment may be required. A safe route to the primary school needs to be provided, with safe provision at the Lawrence Road/A96 junction.

It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sites to meet local need.

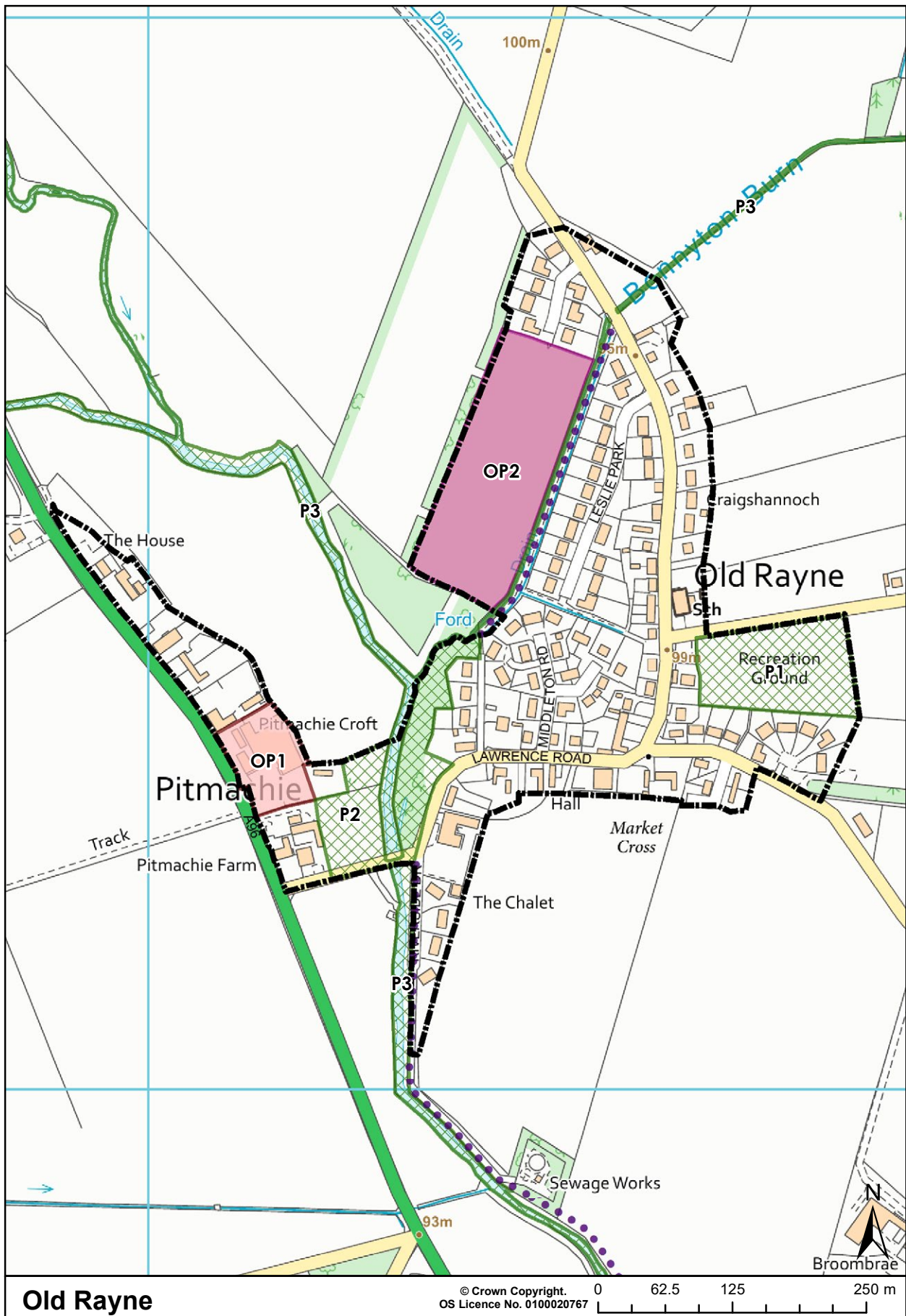
### OP2: Barreldykes

**Allocation:** 30 homes, 0.3ha employment land and retail uses

This site was previously allocated as OP2 in the LDP 2017. 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. Barreldykes Way is not a suitable access for Use Classes 5 or 6.

At least one footbridge across the Bonnyton Burn and a link to the existing path network must be provided to ensure connectivity to the rest of the settlement. Provision for a footway link to the primary school is also required. A landscape buffer is required particularly along the southern and western boundaries to soften the visual impact of development.

It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sites to meet local need.



# OYNE

## Vision

Oyne is a small settlement located approximately 5km southeast of Inch and set against the backdrop of the iconic Bennachie hill range. The settlement developed around the crossroads and former railway station with the primary school now acting as a hub for the local 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 to help to meet local housing needs 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 settlement.

## 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	
<b>P1</b>	To protect the playing field as an amenity for the settlement.
<b>P2</b>	To protect the area of open space as forming part of the green-blue network.
<b>P3</b>	To protect the area of open space and the setting of Berry Hill as forming part of the green-blue network.
Other Designations	
<b>BUS</b>	Safeguarded for business uses. It is expected that the former Archaeolink building will be retained and re-used for employment purposes.

## Services and Infrastructure

- **Local transport infrastructure:** Development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.
- **Strategic drainage and water supply:** There is limited capacity at Oyne septic tank. A growth project will be initiated once development meets Scottish Water's five growth criteria.
- **Secondary education:** Residential developments may be required to contribute towards the replacement Inverurie Academy which is being built with increased capacity for future development.

- **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 Insch. 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 Insch. These may be identified in the Community Plan or relevant Community Action Plan.
- **Recycling and waste:** All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.
- **Health and care facilities:** All residential development will be required to contribute towards the creation of additional capacity at Insch Medical Practice.

## Allocated Sites

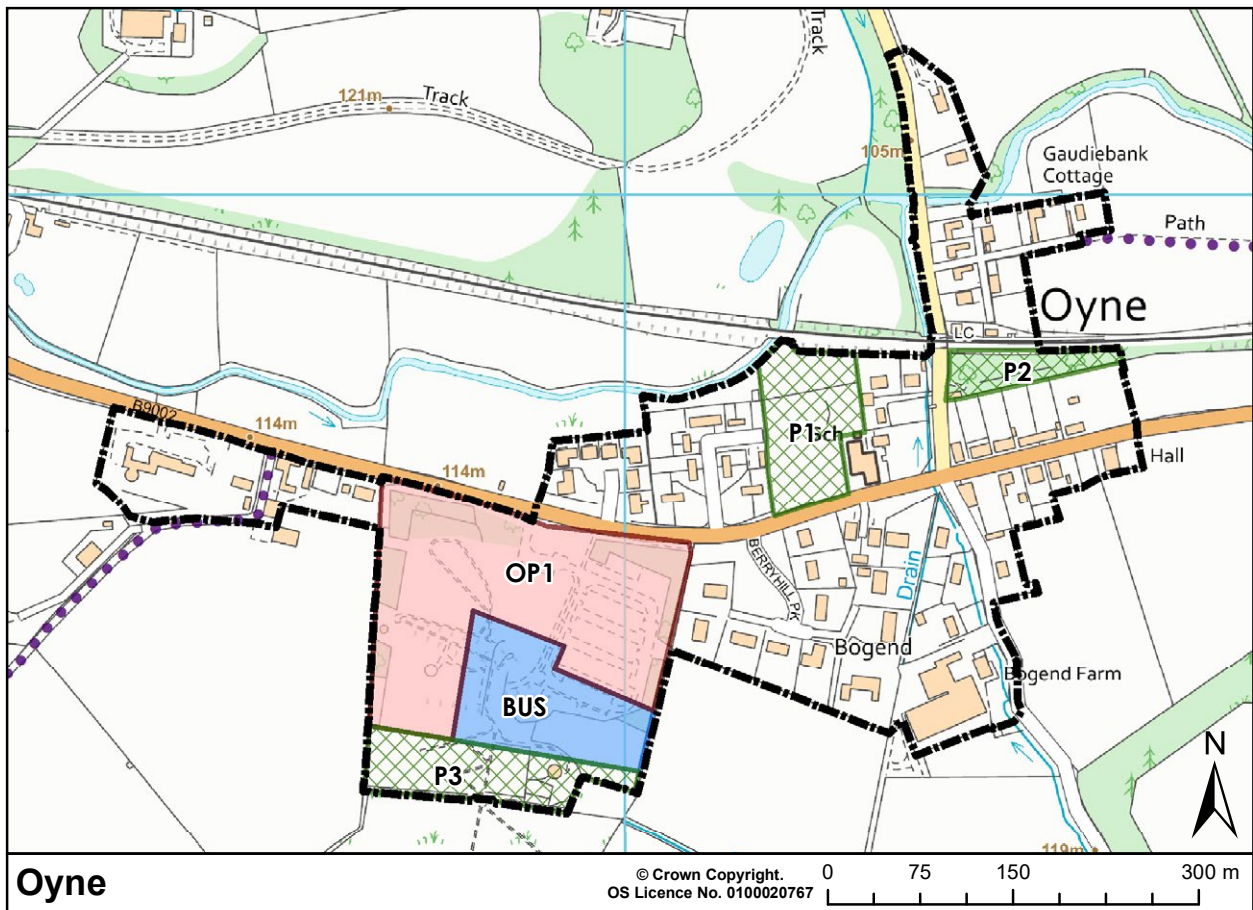
### OPI: Former Archaeolink Site

#### Allocation: 10 homes

This site was previously allocated as OPI in the LDP 2017 and offers a re-development opportunity. It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need.

Development proposals must incorporate retention of boundary trees. 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 business uses. 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 establish the status of Oyne Service Reservoir and consider any mitigation works required. Early engagement with Scottish Water is recommended in this respect. Formal footway connections on the B9002 linking to the existing adoptable network west of Berryhill View will be required.





# WESTHILL

## Vision

Westhill is located approximately 10km west of Aberdeen on the A944. It was planned as a new town during the 1960s and has expanded significantly since. Defining features of the settlement 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. Westhill functions as an established employment hub and in addition to businesses associated with the subsea industry, Westhill supports a range of other existing and emerging industries.

Westhill benefits from a good network of open spaces, including Arnhall Moss and Carnie Woods which are both particularly important features. There are a number of physical constraints to further expansion within the settlement, including the presence of pipelines, topography that slopes steeply to the north, and the need to avoid coalescence with Kirkton of Skene to the east of the settlement. The eastern part of Westhill is surrounded by green belt. Significant traffic congestion also remains an issue, particularly along Hay's Way and around the town centre. These constraints mean that development within the Plan period will be focussed 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 including sheltered housing. Accessible housing and opportunities for downsizing are sought by the community.

It has been suggested that outdoor play and recreation facilities do not meet the needs of the community. There is a community 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. Sites for these uses have not been identified in the Plan but may be supported should suitable sites be identified within the settlement.

## Natural and Historic Environment

The Berryhill Scheduled Monument is situated to the north of the settlement. The Cairnie Woods Local Natural Conservation Site (LNCS) and the Arnhall Moss LNCS are located within the settlement. There is one Category B Listed Building within the settlement.

## Settlement Features

Protected Land	
<b>P1</b>	To protect the Cairnie Woods LNCS as forming part of the green-blue network.
<b>P2</b>	To protect the Arnhall Moss LNCS as forming part of the green-blue network.
<b>P3 – P8</b>	To protect recreational open space as an amenity for the settlement.
<b>P9</b>	To protect the play area and open space as an amenity for the settlement.
<b>P10</b>	To protect the golf course as forming part of the green-blue network.

<b>PI1</b>	To protect the playing field and surrounding area that forms part of the green-blue network.
<b>PI2</b>	To protect an area as a significant contribution to the character and setting of the settlement and forming part of the green-blue network.
<b>PI3 – PI4</b>	To protect an area of open space as an amenity for the settlement and forming part of the green-blue network.
<b>PI5</b>	To protect an area of open space as an amenity for the settlement and to protect landscape buffer. Both form part of the green-blue network.
<b>PI6</b>	To protect an area of open space as a significant contribution to the character of the place and forming part of the green-blue network.
<b>PI7</b>	To protect an area forming part of the green-blue network.
<b>Reserved Land</b>	
<b>RI</b>	For the future expansion of the health centre.
<b>Other Designations</b>	
<b>BUS</b>	Safeguarded for business uses.
<b>TC</b>	Westhill Town Centre.
<b>GB</b>	Green Belt.

### Flood Risk

- Parts of Westhill are in an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Flood Risk Assessments may be required.
- There are watercourses running adjacent to and through site 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 “Land Use Planning Methodology”.

## Services and Infrastructure

- **Local transport infrastructure:** Development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.
- **Strategic drainage and water supply:** There is currently sufficient capacity at Nigg Waste Water Treatment Works. A Water Impact Assessment 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.
- **Recycling and waste:** All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.

## Allocated Sites

### OPI: Strawberry Field Road

#### Allocation: 10 homes

This site was previously allocated as site OPI in the LDP 2017. The site is subject to Planning Permission in Principle for 10 houses.

Located on the western edge of Westhill, the site is bound by the A944 to the south, Broadstrait Road to the east, Strawberry Fields Road to the north, and a line of mature trees which contain the site to the west. These trees should be retained. Any revised proposal for the site 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 focused in the eastern part of the site. Access is most likely to be appropriate via Strawberry Fields Road and/or Broadstrait Road. The development should be in keeping with the character of the surrounding area. It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sites to meet local need.



## **OP2:** Burnland

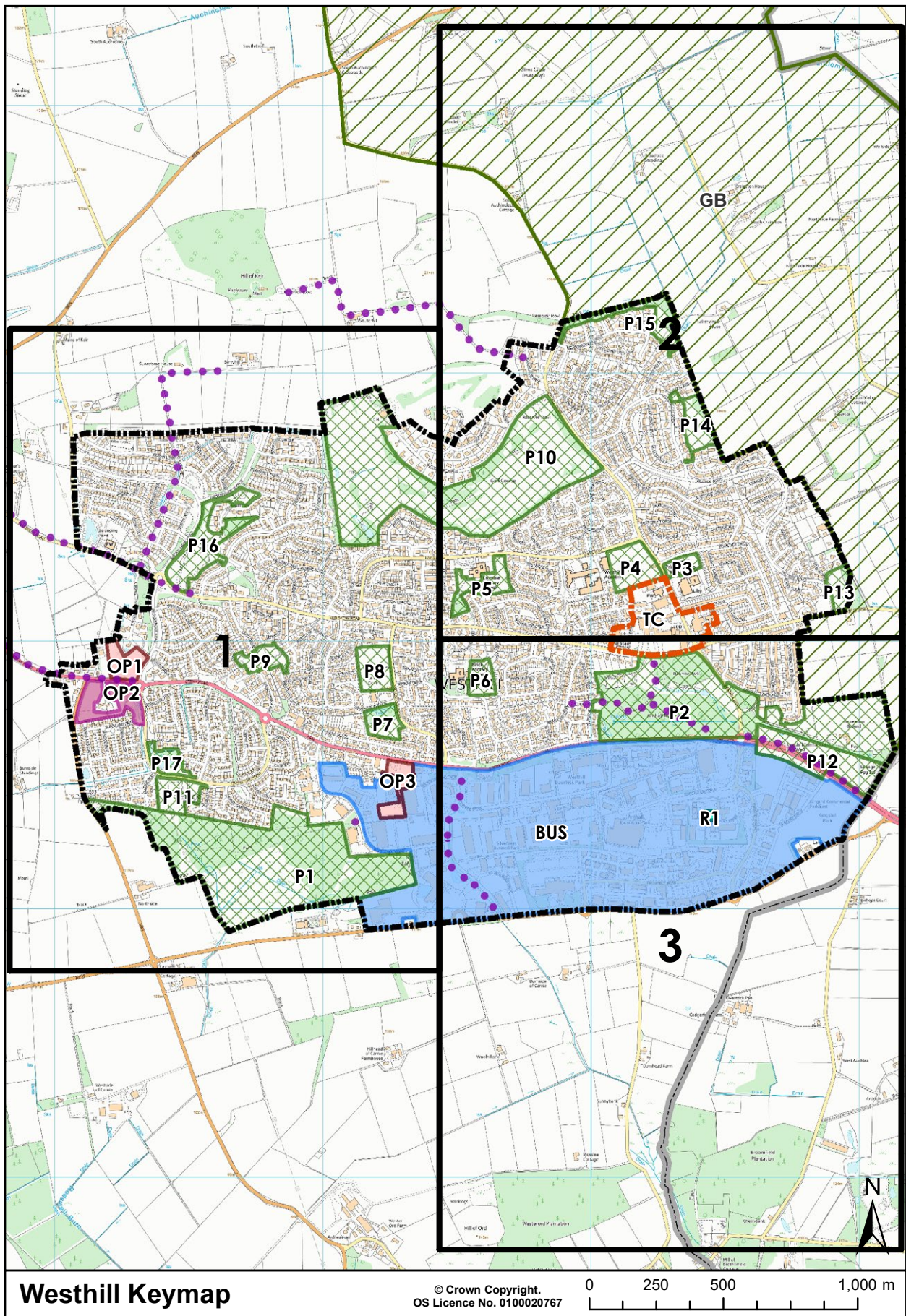
**Allocation:** 38 homes and commercial/retail uses

This site is subject to an extant planning permission. This site forms part of a much wider development of 266 homes with most recent development being completed in 2013. Efforts should be made to deliver this remaining phase, including the commercial/retail element.

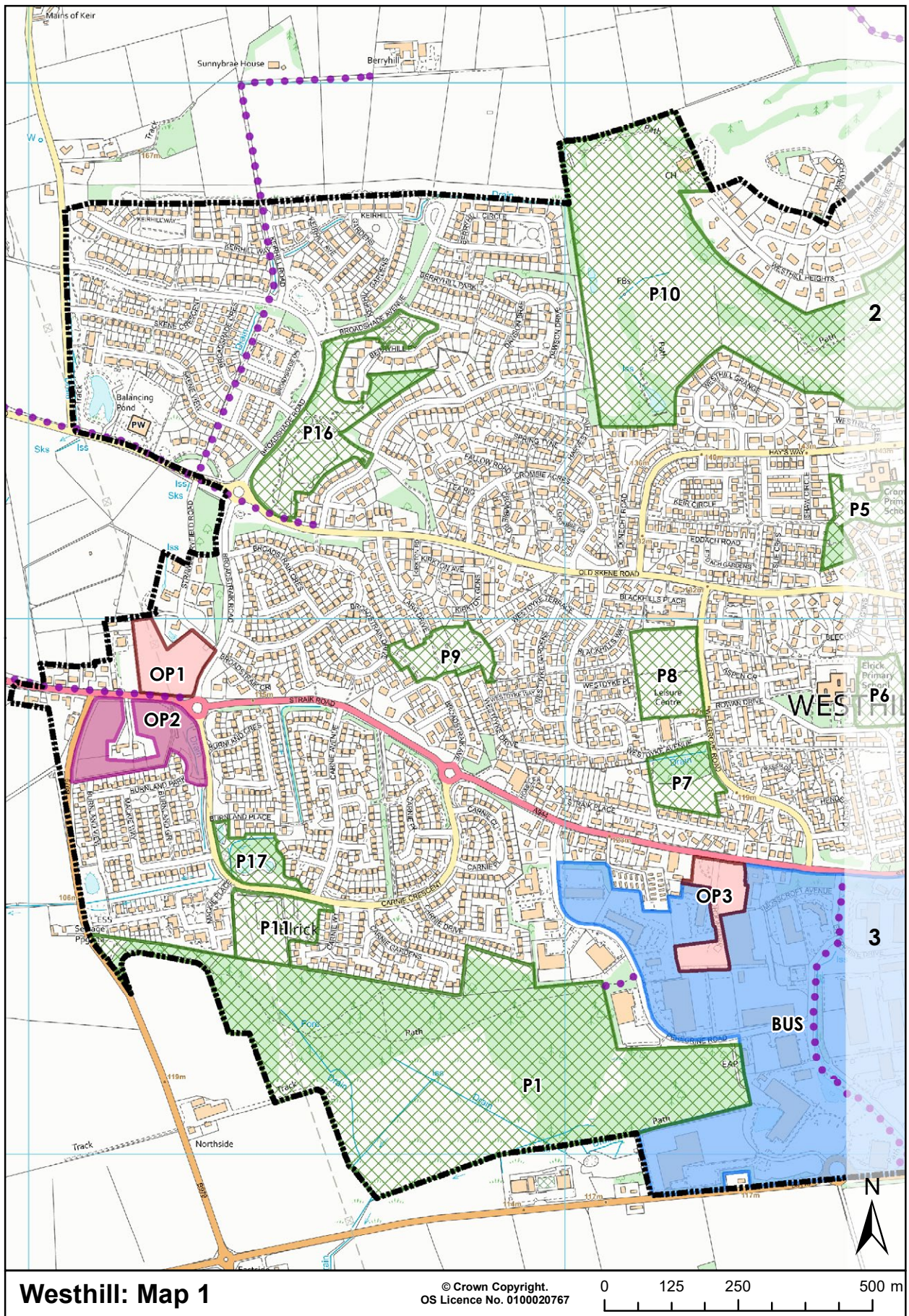
## **OP3:** Land at Former Blockworks Site

**Allocation:** 63 affordable homes

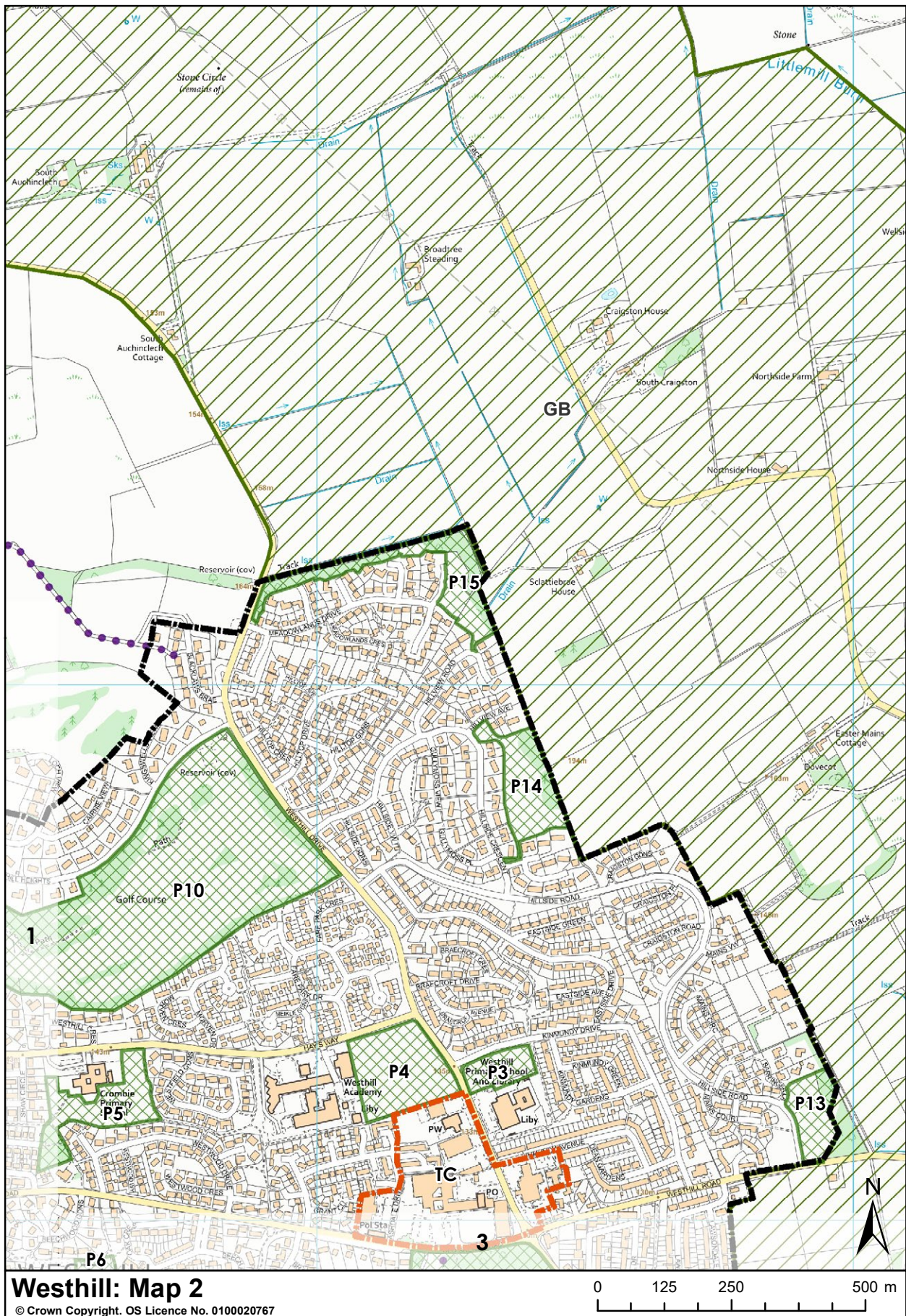
This site was previously safeguarded for business uses (part of BUS) in the LDP 2017. The site is promoted as delivering 100% affordable housing. A buffer strip will be required adjacent to the watercourse which should be integrated as a positive feature of the development. A Flood Risk Assessment may be required. A secondary access is required for development beyond 50 homes, taking into account the housing unit equivalent of the existing hotel.



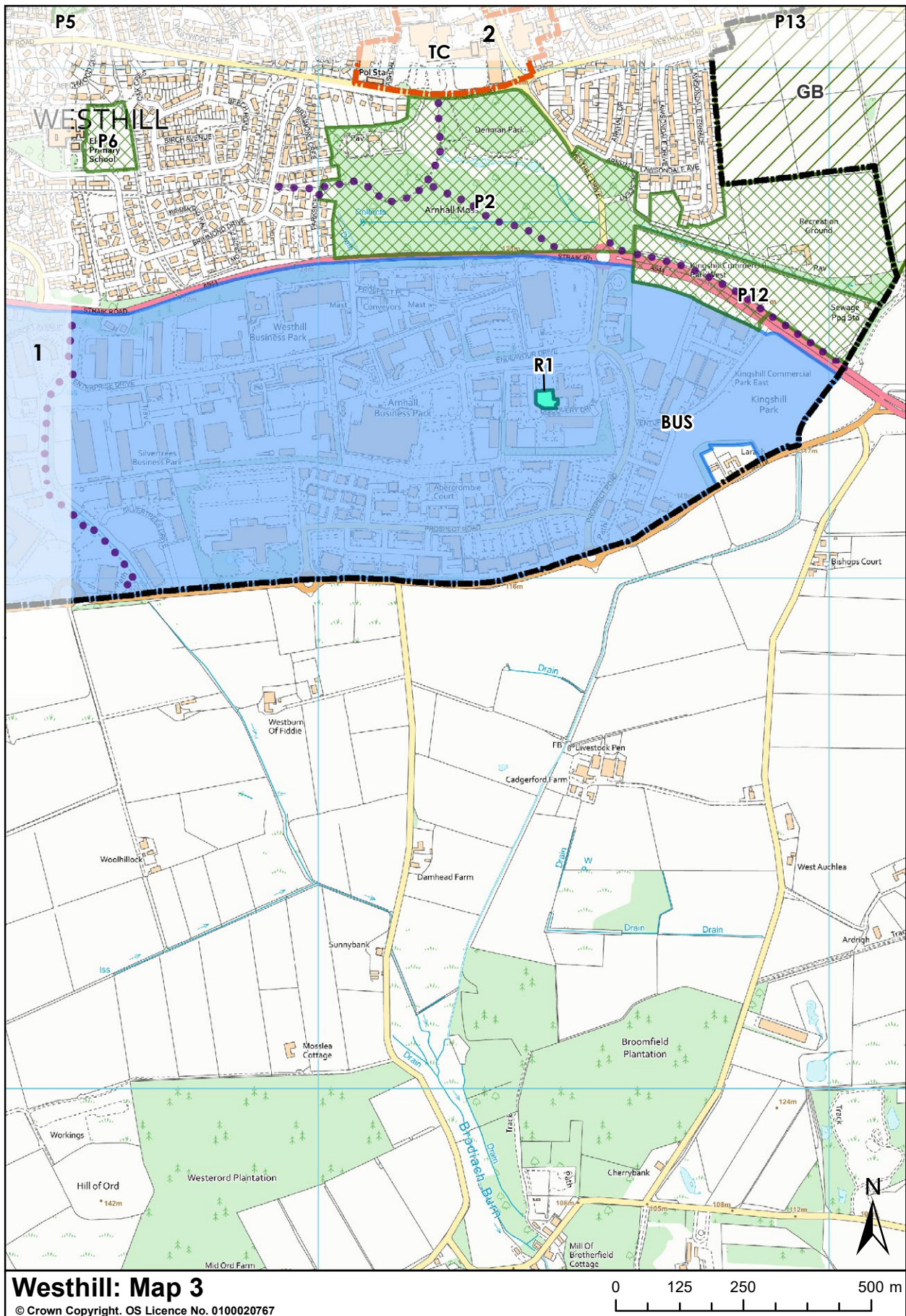












# WHITEFORD

## Vision

Whiteford is a small settlement set on a flat area of land in the valley of the River Urie. It is surrounded by rolling agricultural land with clear views to Bennachie. Logie Durno Primary School is a key facility in the settlement. Growth opportunities are restricted by a number of factors, including flood risk access provision onto the A96. These factors mean that Whiteford is not an appropriate location for further expansion. The key planning objective for Whiteford is to preserve the amenity and character of the settlement.

## Settlement Features

Protected Land	
P1	To protect recreational open space as forming part of the green-blue network.
P2	To protect the setting of the settlement as forming part of the green-blue network.

## Services and Infrastructure

- **Secondary education:** All residential development will be required to contribute to the provision of additional capacity at Meldrum Academy.
- **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.
- **Recycling and waste:** All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.

