



From mountain to sea

Garioch Settlements

DRAFT

LOCAL DEVELOPMENT PLAN 2021
DRAFT PROPOSED PLAN
JANUARY 2019



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AUCHLEVEN

Vision

Auchleven is a small settlement located approximately 4-km south of Inch on the B992. ~~The settlement is centred on the cross roads of the B992 and the Leslie/Oyne road.~~ 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 ~~significant~~ capacity constraints at Premnay Primary School, mean that the scope for ~~significant~~ 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. ~~However, there may be opportunities for development of a small-scale 'organic' nature through the plan's rural development policy.~~ The primary planning objective during the lifetime of the ~~p~~Plan is to preserve the amenity of the village.

Settlement Features

Protected Land	
P1	To provide <u>a landscaping buffer for the recent development at Hermit Seat</u> and to <u>protect/conserv</u> e open space.
P2	<u>To conserve the playing field as an important local amenity. For education and community issues associated with the primary school and to conserve recreational open space.</u>

Services and Infrastructure

- Primary education: All residential development must contribute towards an extension at Premnay Primary School
- Secondary education: All residential development must contribute towards an extension or reconfiguration at the Gordon Schools.
- 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.
- Waste and recycling: All development must contribute towards a household waste recycling centre in Inch.

OP1: Auchleven Croft

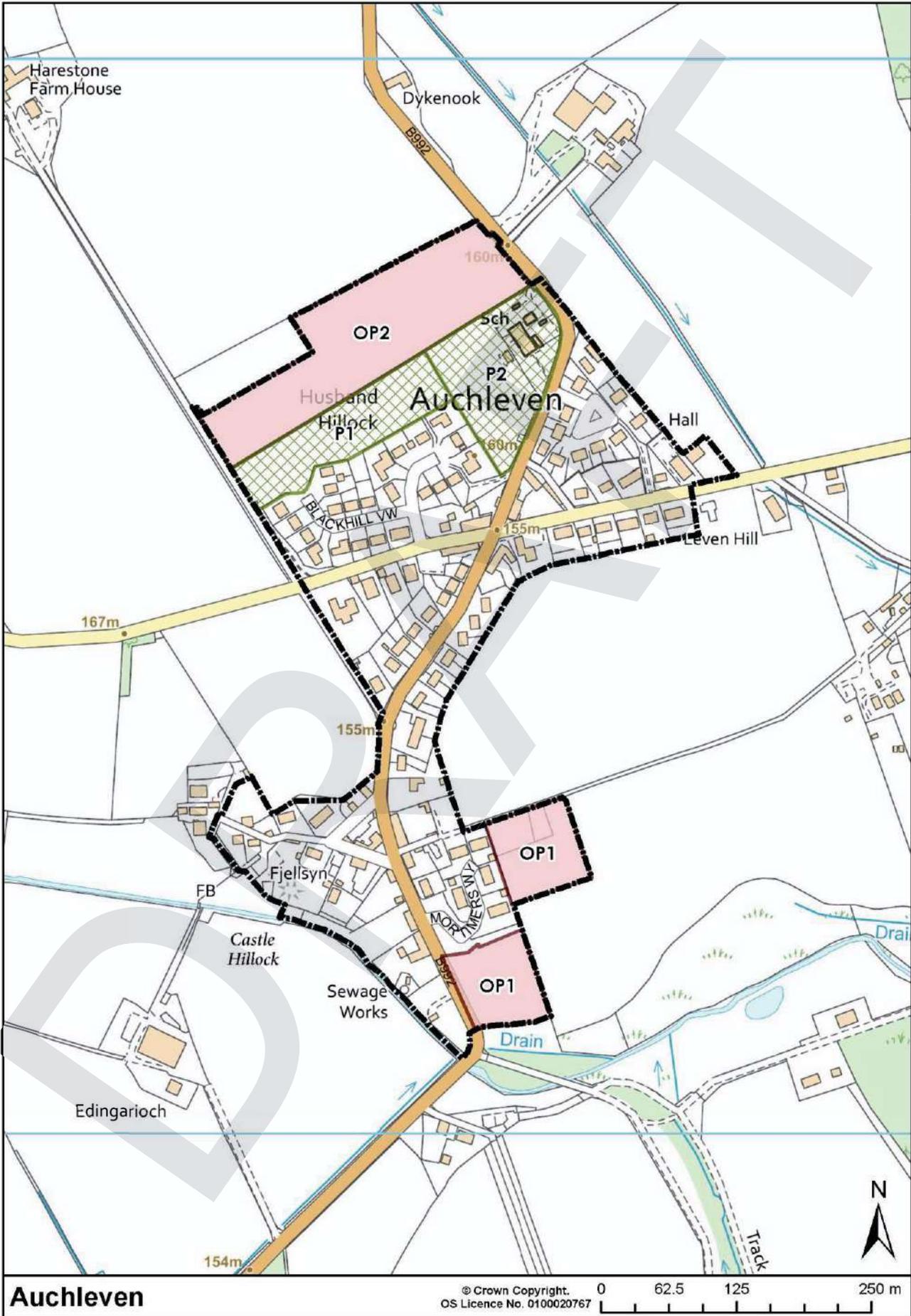
Allocation: 5 homes

This is a newly allocated site. The site form 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 due to be completed in 2021.

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". The site is programmed to start in 2019 and is due to be completed in 2023.



Auchleven

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BLACKBURN

Vision

Blackburn is a ~~successful-popular~~ commuter town situated on the A96, ~~that-which-also~~ benefits from an ~~significant~~ industrial estate ~~offering employment opportunities~~. The location of the town, and the demand for housing in ~~close proximity to~~ Aberdeen City, has driven development within the settlement but ~~has~~ placed pressure on existing facilities, ~~A, particularly the primary school~~. ~~replacement primary school was delivered in 2018~~. Much of Blackburn is surrounded by prominent hillsides, ~~whilst with~~ the A96 providing ~~ing~~ a physical boundary to the south of the settlement. ~~Proposals to construct a new primary school are in progress. The council had intended that the new school would be erected on a site on the east side of the town and that the site of the existing school would be reserved as a redevelopment opportunity. At a late stage in the preparation of this plan, the council decided that the new school should be on the site of the existing school and on land on the west side of Fintray Road.~~

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

Settlement Features

Protected Land	
P1	To conserve the playing fields as an important local amenity.
P2	To conserve the landscape/setting, which contributes to the green network.
P3	To conserve the landscape/setting, which contributes to the green network.
P4	To provide a landscape buffer.
P5	-To protect the primary school as an important local amenity. This site was to have been reserved for provision of a replacement primary school: see "Vision", above. Determining the future use of site P5 will require a review of development opportunities at Blackburn.
P6	To conserve the landscape/setting, which contributes to the green network
Reserved Land	
R1	This site was to have been reserved as a development opportunity: see "Vision", above. The council now intends to use the site and other nearby ground for erection of a new primary school.
Other Designations	
BUS	Safeguarded for <u>employment business</u> uses. A core path runs along the northern boundary. A high-pressure gas transmission pipeline crosses part of the site. The design of development must take into account need to safeguard the pipeline and safety advice from the Health and Safety Executive.
<u>FOP1 (Bid GR088)</u>	<u>Future opportunity site for housing (6 hectares).</u>

Flood Risk

- Part of sites ~~BUS, R1,~~ and OP1 have a small watercourse running through or adjacent to the site. A ~~Flood Risk~~ Assessment 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 “Planning Advice for Developments near Hazardous Installations”.

Services and Infrastructure

- Strategic transportation: Contributions will be required for cumulative strategic transportation improvements including interventions on the A96 and in Aberdeen City.
- Strategic drainage and water supply: There is currently available capacity at Inverurie Waste Water Treatment Works, however it is insufficient to treat all development allocated at Blackburn, Inverurie, Keithhall and Kintore. A Capital Maintenance project has been triggered at Inverurie Waste Water Treatment Works which will deliver growth.
- Primary education: All residential development must contribute towards the provision of a replacement primary school in Blackburn.
- Secondary education: All residential development must contribute towards provision of 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.
- Waste and recycling: All development must contribute towards a household waste recycling centre in the Inverurie area.
- Health facilities: All residential development must contribute towards a new health centre in Bucksburn or Blackburn.

Allocated Sites

OP1 (Bid GR087): Caskieben _____ **Allocation:** 50-268 homes

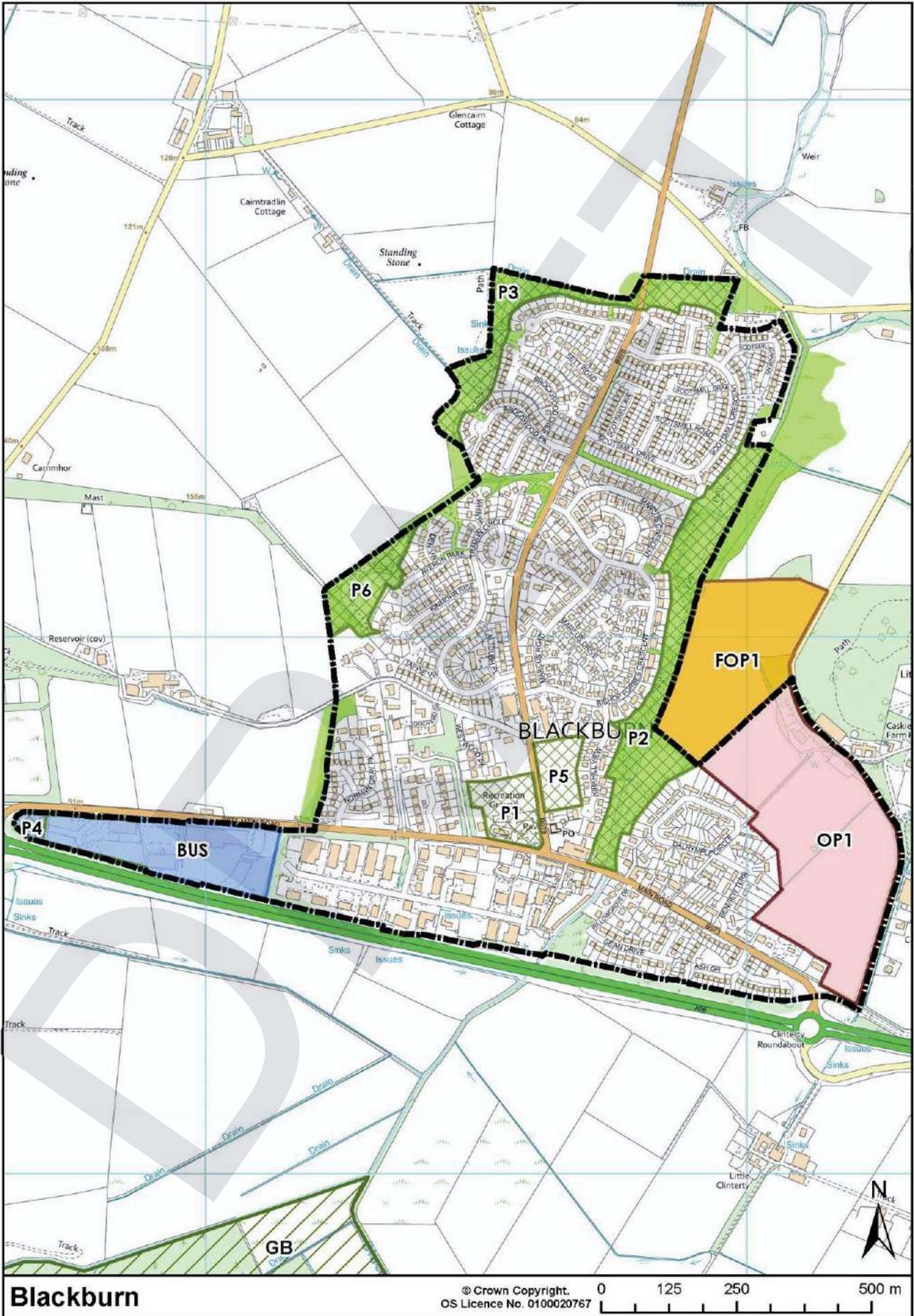
This site was previously allocated as site M4-OP1 and P5 in the 2012-LDP2017. A masterplan will be required ~~to demonstrate integration with the existing town and the school.~~ A buffer strip and proposals for enhancement of the nature conservation value of the Black Burn to extend the green network to this area, and up to the woodlands of “Sycamores” and Caskieben Road, should be pursued as part of the open space ~~obligations requirement~~ for the site. The core path should be retained. A Flood Risk Assessment may be required. A Water Impact Assessment will be required as the site crosses two water supply zones. A Landscape and Visual Impact Assessment may also be required.

The Caskieben Road is unlikely to be appropriate as a route for a major access to the site, due to its narrow nature and the significant contribution that the mature trees make to the setting of the town, but may allow for minor access to the site. Pedestrian access to the Caskieben Road should be promoted. Consideration should be given to taking access ~~through adjacent to the Blackburn Garage site, with a possible relocation of that use to business land to the west of the village.~~

Development should be orientated to exploit the southern aspect of the hill slope, particularly for solar collection, and a mix of house sizes should be provided. ~~It is expected that 12 affordable homes will be provided on site by the developer, integrated into the design of the development.~~ A range of detached and semi-detached houses is likely to be most appropriate

so as to echo the design theme provided by the adjacent Dalrymple Circle. 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.

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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 defined into two separate sections, with the church being the focus of the southern ~~area part~~ and the school being the focal point in the northern ~~areapart~~. The spacing between existing buildings and the presence of mature trees create a strong sense of place within the settlement, ~~with~~ ~~hilst~~ views of Bennachie ~~are also also being~~ particularly important. Within these constraints there is an opportunity for modest and sensitively designed development to support and sustain local services, provide housing for local needs and help maintain the school roll.

Provision for pedestrian movement between the two sections of the village 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 currently limited~~Opportunity should be taken to improve footway provision between the two sections and at the school.~~

Settlement Features

Protected Land	
P1	<u>For education and community issues associated with the primary school and to conserve recreational open space.</u> To conserve the playing field as an important local amenity.
P2	To conserve the area of open space, which contributes to the village setting.
P3	To conserve the cemetery.
P4	To conserve the area of open space, which contributes to the village setting.

Flood Risk

- ~~Part of site OP2 is located adjacent to a small watercourse. A Flood Risk Assessment may be required.~~

Services and Infrastructure

- Strategic drainage and water supply: There is currently no public wastewater treatment available. The Scottish Environment Protection Agency would need to be consulted and full authorisation sought for relevant licensing of private treatment.
- Secondary education: All residential development must contribute towards providing capacity at Inverurie Academy.
- 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.
- Waste and recycling: All development must contribute towards a household waste recycling centre in the Inverurie area.
- Health facilities: All residential development must contribute towards a new health centre in Inverurie.

Allocated Sites

OP1: Land at Pitbee **Allocation: 10 homes**

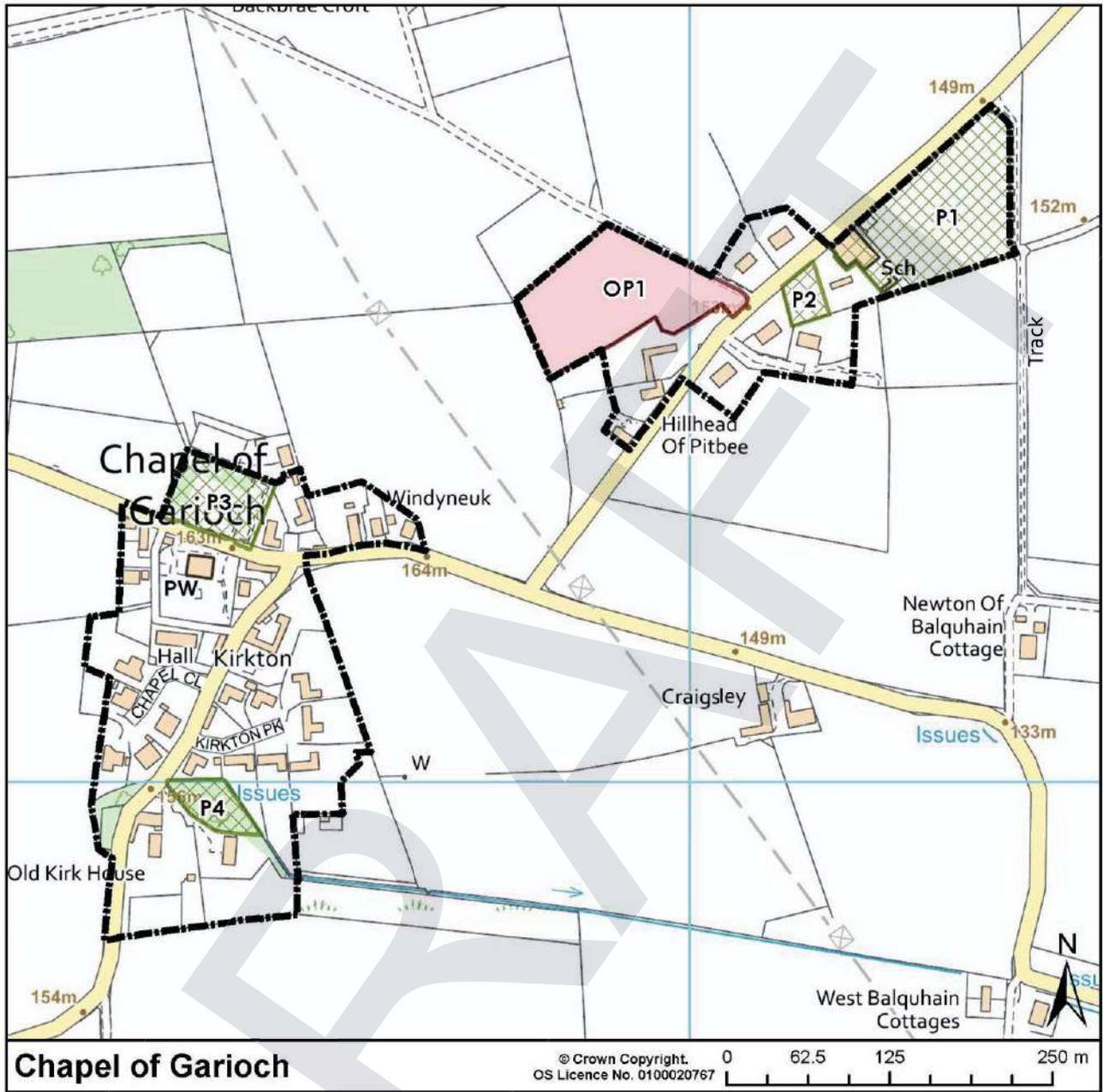
The site was previously allocated ~~as OP1 as in the LDP 2017 site H1 in the 2012 LDP~~. It is located within the northern part of the settlement in close proximity to the primary school.

~~Development should reflect the character of existing housing in the vicinity, which is predominantly of a 1½ storey design, and should include a range of house types. Sensitive landscaping should also be incorporated within the development in order to reflect the character of the surrounding area. Access arrangements should make provision for a footway link to the primary school. It is expected that the development will contribute 2 affordable homes, integrated into the design of the development. Full planning permission (APP/2014/3849) for 10 homes was approved in February 2016. Delivery of the site is expected in the period 2020 to 2022.~~

OP2: The Glebe **Allocation: 15 homes**

~~This site was previously allocated as site H2 in the 2012 LDP. Part of the site is located adjacent to a small watercourse, and a flood risk assessment may therefore be required depending on the site layout.~~

~~Development will need to be sensitively designed in order to reflect the prominence of the site on the southern entrance to the village. It should include a mix of house types that respect the character of existing housing within the vicinity, which is largely of a 1 and 1½ storey nature. Strategic landscaping is likely to be necessary on the southern and eastern boundaries to create a defensible site boundary and provide screening of the development. It is expected that the development will contribute 3 affordable homes, integrated into the design of the development.~~



CLUNY AND SAUCHEN

Vision

Sauchen is a ~~quiet~~ commuter village 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 ~~of buildings~~ located approximately 1-km north of Sauchen and is focused around the primary school ~~which serves both communities~~. Recent development pressure has largely been driven by ~~the proximity accessibility to~~ Westhill and Aberdeen, but the nature of the settlements 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, particularly the primary school. Development could also help to deliver a safe route from Sauchen to the primary school.~~ The presence of prime agricultural land and flood risk constrains future development opportunities. The lack of community facilities or a meeting space within Sauchen is an issue for the local community. This is not easily delivered without significantly increasing the population and size of the settlement. 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 north west boundary of Cluny.

Settlement Features

<u>Protected Land</u>	
P1	<u>For education and community issues associated with the primary school and conserve the recreational open space and landscape setting.</u> To provide a safer route to school.
P2	To conserve the open space, which is an important local amenity area, and the landscape setting.
P3	To conserve the play area and open space as an important amenity for the village.
P4	To conserve the landscape setting.
P5	To conserve the open space and landscape setting.
<u>Reserved Land</u>	
<u>R1</u>	<u>For future traffic improvements.</u>
<u>R2</u>	<u>To provide a safer route to school.</u>

Flood Risk

- Part of sites OP1 and OP2 lie 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 transportation infrastructure: An upgrade of the Sauchen to Cluny road ~~with new footway/cycle provision will be required (see P1).~~
- Strategic drainage and water supply: There is capacity at Sauchen Waste Water Treatment Works, however it is insufficient to treat all development allocated at Cluny and Sauchen. Scottish Water will initiate a growth project, should demand from committed development exceed available capacity. Site OP2 may wish to consider private treatment; SEPA would need to be consulted in full.
- Secondary education: All residential development must contribute towards additional secondary school provision 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.
- Waste and recycling: All development must contribute towards a household waste recycling centre in the Inverurie area.
- Health facilities: All residential development may be required to contribute towards healthcare facilities in Kemnay.

Allocated Sites

OP1: Main Street	Allocation: 9976 homes
<p>The 2012 LDP previously allocated the northern part of this site for up to 50 homes. However, flood risk issues meant that an area along the eastern side of the original allocation was not able to be developed, and it was not possible to accommodate the full allocation of 50 houses on the site. The boundary of the allocation has been extended further to the south-east. This will allow construction of 50 houses, as originally envisaged, and construction of an additional 49 houses.</p> <p>A Masterplan¹ for the site was approved in October 2012, and future development proposals should accord with the principles set out in this document. A flood risk assessment will be required to accompany any future development proposals.</p> <p>Full planning permission (APP/2012/4176) was granted for 23 houses on the original allocated area in May 2013, and site works commenced in June 2013. It is anticipated that this initial phase of development will be completed by 2017. The remaining 76 houses (on the extended part of the allocation) should include a mix of house types, including nineteen affordable homes.</p> <p>This site was previously allocated as part of OP1 in the 2017 LDP. Full Planning Permission for 27 was approved on the northern part of the site in July 2016. A Proposal of Application Notice has been submitted for the remaining developable area. No planning application has been received. A Flood Risk Assessment may be required to reflect any new information. An emergency access is required for the site.</p>	
OP2 (Bid GR017): Land at Burnside	Allocation: 30 homes
<p>This is a newly allocated site forming a logical extension to the settlement. Development of this site should not prejudice delivery of a safe route to school (site R2) and the development should connect to this route. The site is located in proximity to a watercourse. A Flood Risk Assessment may be required with an appropriate buffer strip identified. It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing.</p>	
OP2: Opposite the school	Allocation: 8 homes

¹The Masterplan can be viewed at <https://www.aberdeenshire.gov.uk/media/8731/sauchenh1masterplan.pdf>

~~This site was previously allocated as site EH1 in the 2012 LDP.~~

~~Planning permission in principle was granted in June 2012 for the development of 8 houses (APP/2008/3075) and approval of matters specified in conditions was granted in December 2013 (APP/2013/3014). It is anticipated that the development will be completed either by 2017 or during the early part of the plan period.~~

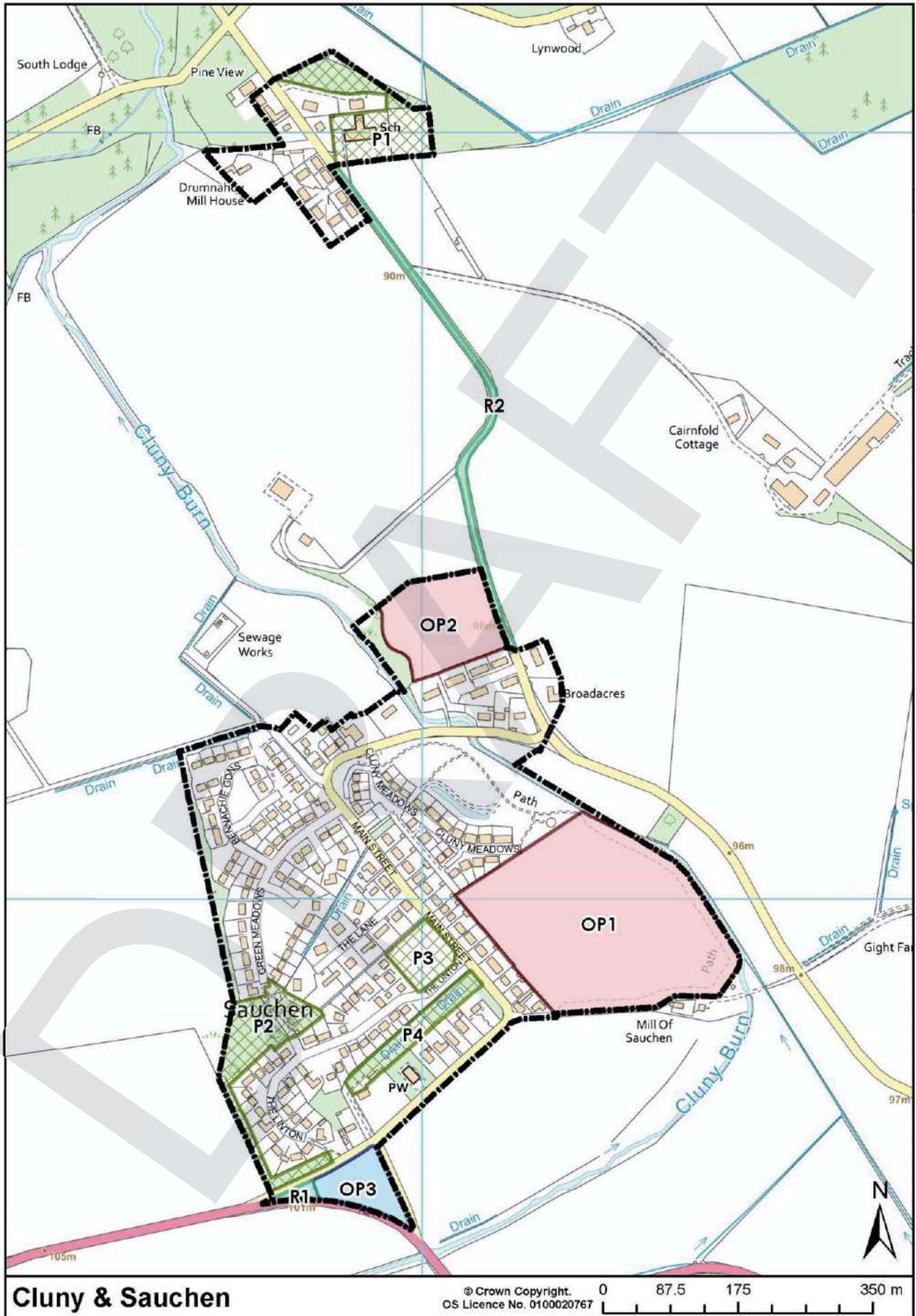
~~Any future planning application for the site will need to be supported by a detailed Flood Risk Assessment.~~

OP3 (Bid GR030): Land South West of Sauchen

Allocation: Retail Use/ Café

This is a newly allocated site. A Traffic Impact Assessment may be required to determine the likely effect on the road junctions. Provision of waste water treatment will require to be confirmed.

The site is allocated for a specific use to help meet a community aspiration. The site is not suitable for residential development and any subsequent change of use application to Class 9 will not be supported by the Planning Service.



DUNECHT

Vision

Dunecht is a small linear village centred on the junction of the B977 and A944. The village has a number of traditional characteristics which contribute significantly to the setting of the village and ~~these~~ should not be compromised. The village benefits from a good range of services and facilities given its size ~~and these should be maintained~~. A housing allocation ~~made~~ 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 south east of the settlement.

The Upper Corskie stone circle and pictish symbols Scheduled Monument is located to the north west of the settlement boundary, in close proximity to site OP1.

Settlement Features

<i>Protected Land</i>	
P1	To conserve the playing field as an important local amenity.
P2	To provide a landscape buffer and should be included in the design of site OP1.
<u>P3</u>	<u>For education and community issues associated with the primary school.</u>
<u>Other Designations</u>	
<u>FOP1</u> (Bid GR094)	<u>Future opportunity site for housing (6.8 hectares).</u>

Flood Risk

- Site OP1 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 "Planning Advice for Developments near Hazardous Installations".

Services and Infrastructure

- 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.

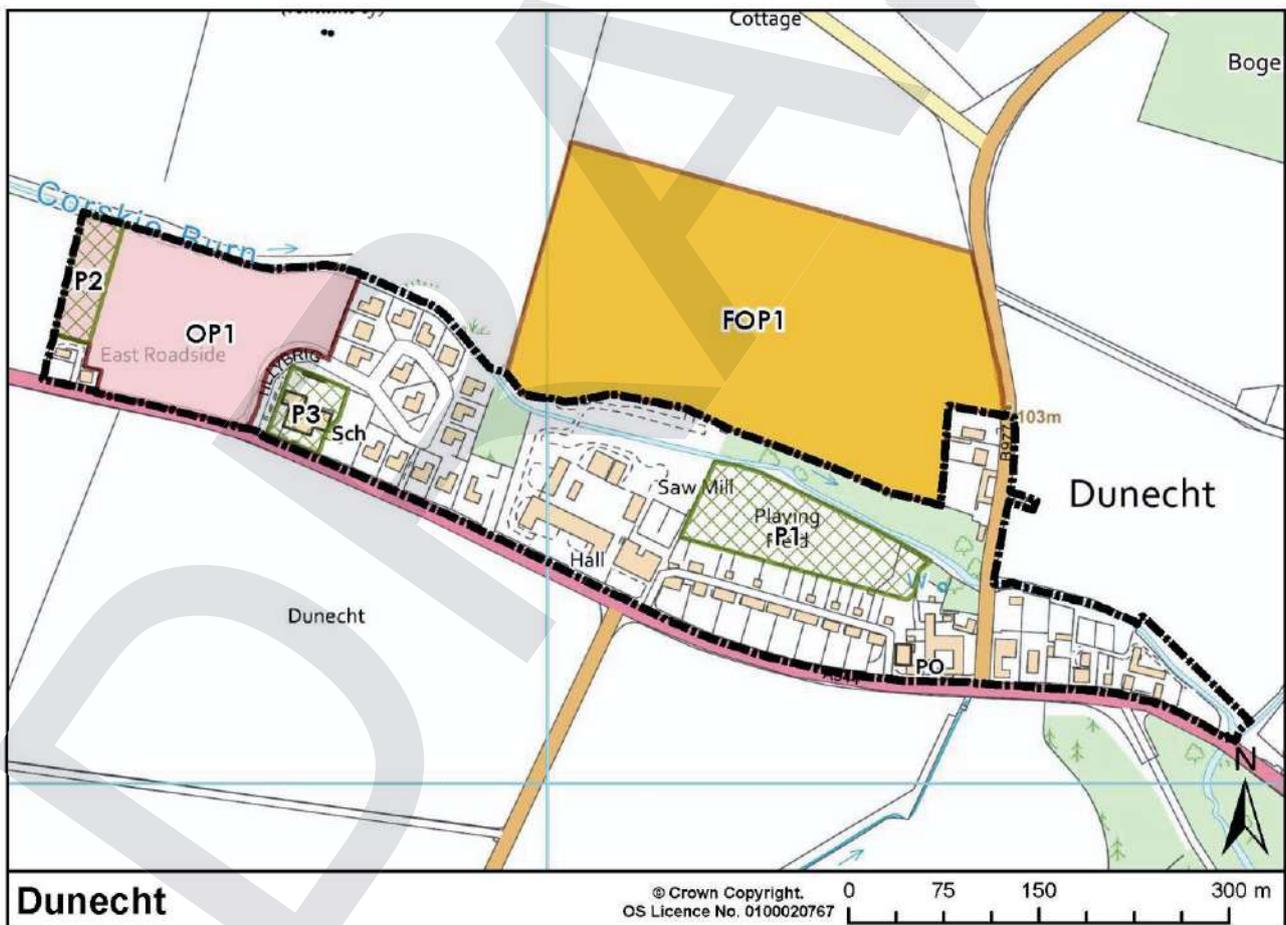
- Waste and recycling: All development must contribute to household waste and recycling centre in the Inverurie area.

Allocated Sites

OP1: ~~Land west of the school~~ Land to the west of Tillybrig **Allocation: 24 homes**

This site was previously allocated as site OP1 in the 2017 LDP. ~~EH1 in the 2012 LDP~~. Planning ~~permission~~ Permission in ~~p~~Principle for residential development on the site was approved in May 2014 (APP/2014/2654) ~~with Matters Specified in Conditions approved in October 2017~~. Delivery of the site is expected in the period 2019 to 2021.

~~The approved indicative layout plan shows 24 houses, along with an area of land in the eastern part of the site for the potential future provision of a playing field for the adjoining primary school (this would need to be the subject of a separate planning application). SEPA has indicated that a flood risk assessment may be required for any future application. A proposed core path with footbridge over the Corskie Burn runs along the northern boundary of the site, and the development should provide connectivity to this.~~



DURNO

Vision

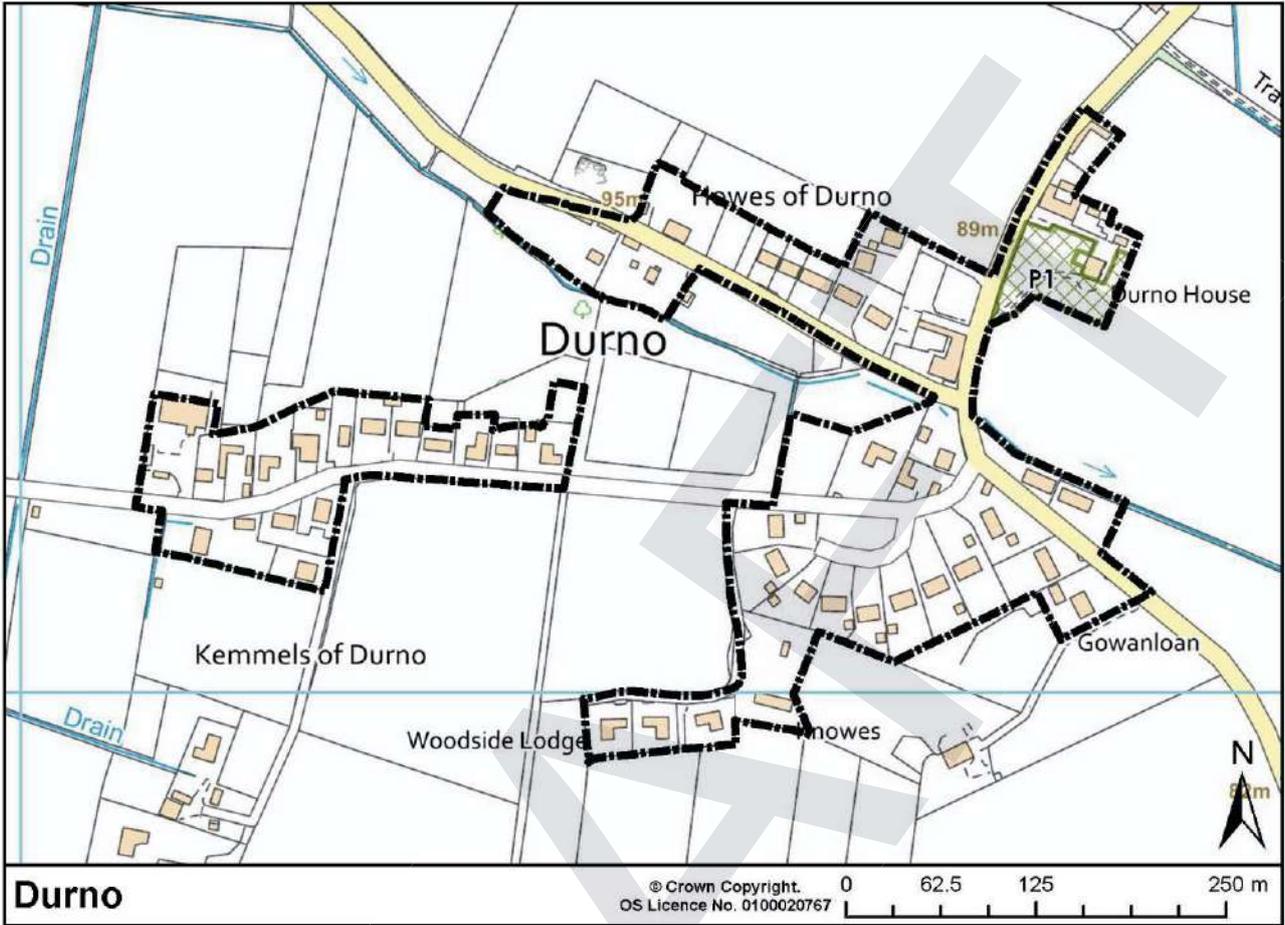
Durno is a small rural settlement located to the north of Whiteford and is made up of a scattering of mainly modern houses of 1 – 1-½ storeys. -There are also some attractive traditional granite buildings in the centre of the settlement, which provide a sense of character and place. Durno's location ~~Owing to its location~~ away from the larger local service centres, ~~there is limited development pressure in the settlement.~~ ~~Durno's location,~~ along with constraints on primary school provision at Logie Durno Primary School 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	
P1	To conserve the area of open space as an important local amenity.

Services and Infrastructure

- Strategic drainage and water supply: There is no public sewerage provision within the settlement.
- 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.
- Waste and recycling: All development must contribute towards a household waste recycling centre in the Inverurie area.



ECHT

Vision

Echt is a small village 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 crossroad. 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 village may be supported should a suitable site be identified. Housing development has taken place in the village which has been designed in a way which is sensitive to the existing character and sense of place within the village. It is expected that there will continue to be demand for housing and as such further allocations are expected to follow the same sensitive approach to development.

Settlement Features

Protected Land	
P1	<u>For education and community issues associated with the primary school and church and to conserve recreational open space. To conserve the recreation ground as an important local amenity.</u>

Flood Risk

- ~~A small watercourse runs through or adjacent to site OP1. A Flood Risk Assessment may be required for site OP1.~~

Services and Infrastructure

- Strategic drainage and water supply: A growth project has been initiated for Echt waste water treatment works. Assessments may be required to assess network and capacity at Westhill Service Reservoir.
- 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.
- Waste and recycling: All development must contribute to a household waste recycling centre in the Inverurie area.
- Health facilities: All residential development must contribute towards a new health centre in Banchory.

Allocated Sites

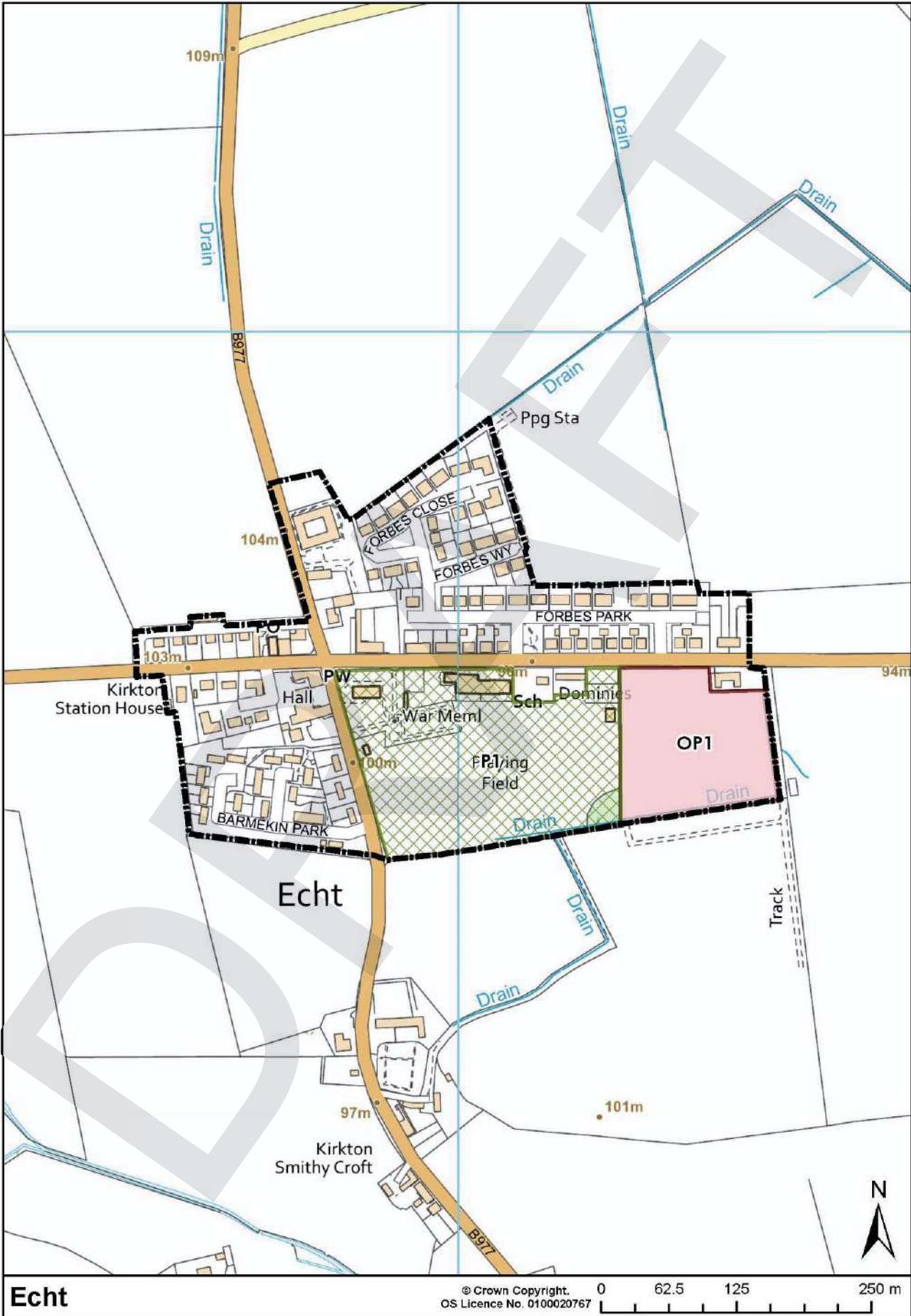
OP1: Nether Mains	Allocation: 25 homes
This site was previously allocated as site H1 in the 2012 LDP. The site has planning permission for 24 houses and it is anticipated that the site will be complete either by 2017 or during the early part of the plan period. A flood risk assessment may be required.	

OP1 (Bid GR093): Land South East B9119

Allocation: 42 homes

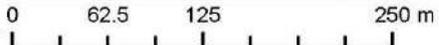
This is a newly allocated site. It is situated to the west of the settlement and in close proximity to the primary school and recreation ground.

The design and layout of the site should be reflective of the style and character found in Ect. Strategic landscaping will be required to minimise landscape impact along the eastern and southern boundaries of the site. A Flood Risk Assessment and a Water Impact Assessment may be required. It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. Where a phasing scheme is promoted affordable housing should be delivered as part of the early phases of development.



Echt

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HATTON OF FINTRAY

Vision

Hatton of Fintray is a small village located close to the River Don ~~approximately some 3km-6km~~ east of Kintore. -The village is well served by public open spaces, including ~~one~~ tennis court ~~/and an~~ all-weather pitch, and has a pub-restaurant at its core. -The village is located on the edge of the former designed landscape associated with the former Fintray House, and the eastern part of the settlement is surrounded by ~~the Aberdeen Green Belt~~ which plays an important role in protecting the setting of the village. Trees found in and immediately surrounding the village contribute towards the distinctive character of the village. ~~Capacity issues within the local primary school are forecast for the early part of the plan period.~~ Given these constraints, a modest level of development located in the western part of the settlement is appropriate. –This will contribute towards housing growth within the Aberdeen Housing Market Area, provide housing for local needs and help to sustain some local services. Delivering a safe route to Fintray Primary School from Mill of Fintray is an issue for the local community.

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 OP1.

Settlement Features

<i>Protected Land</i>	
P1	To conserve the setting of the church.
P2	For recreation uses as an amenity for the village.
P3	To conserve the play area as a local amenity.
P4	To conserve the setting of the village.
<u>P5</u>	<u>For education and community issues associated with the primary school.</u>
<i>Other Designations</i>	
GB	<u>Aberdeen Green belt.</u>

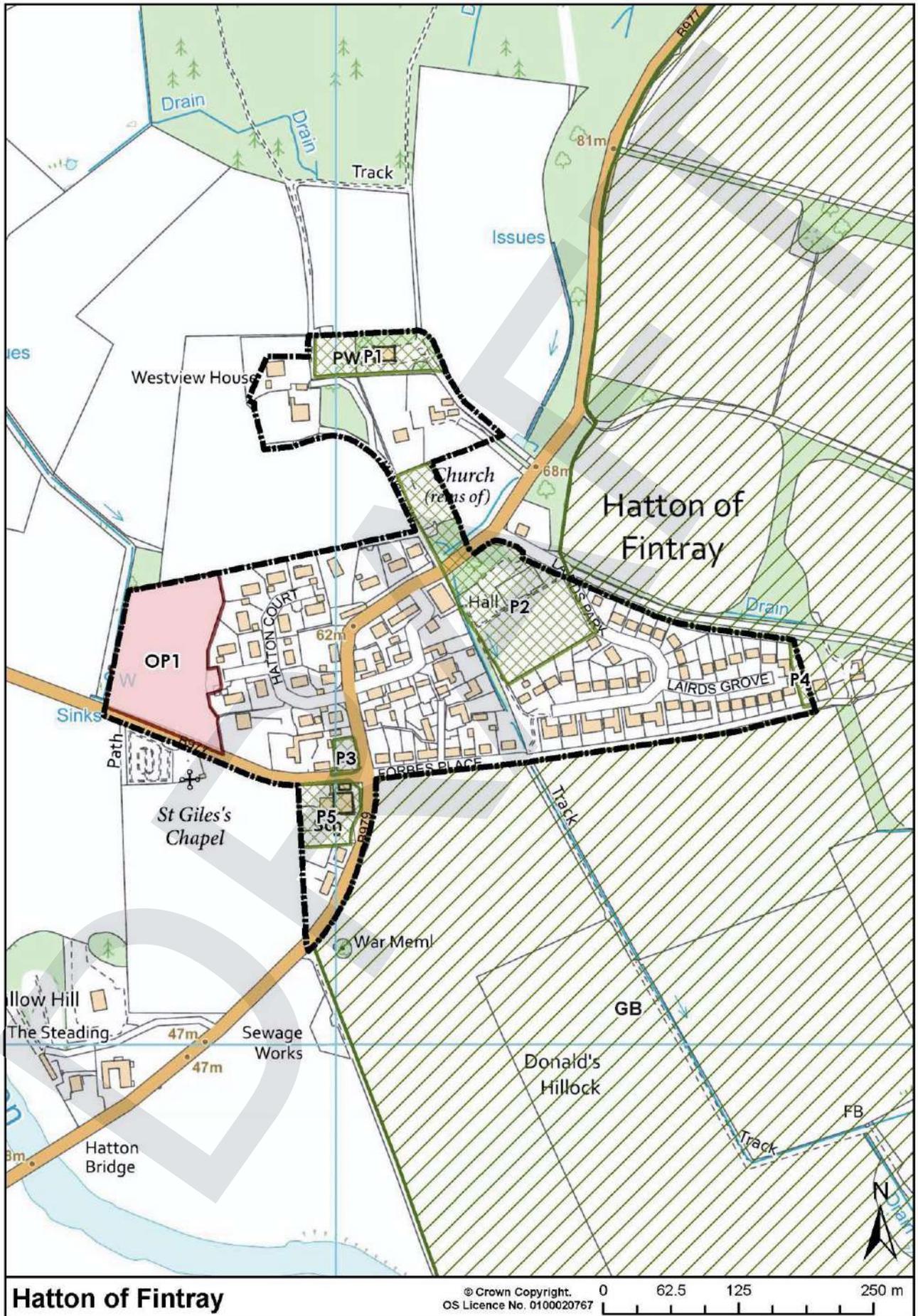
Services and Infrastructure

- Local transportation infrastructure: Footway connections are required from site OP1 to Hatton of Fintray Primary School.
- Primary education: All residential development must contribute towards additional primary school capacity to serve Hatton of Fintray.
- Secondary education: All residential development must contribute towards a new build Garioch Academy, for which options are being finalised, in order to address capacity issues at Inverurie Academy.
- 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.
- Waste and recycling: All development must contribute towards household waste and recycling centre in the Inverurie area.
- Health facilities: All residential development may be required to contribute towards a new health centre in Kintore. A site for the health centre in Kintore requires to be identified.

Allocated Sites

OP1 (Bid GR044): North of B977 Allocation: 328 homes

This site was previously allocated ~~as OP1 in the as site H1 in the 2012-LDP 2017~~. Located on the edge of the village, the site is visible to those approaching the settlement from the west. Strategic landscaping is therefore likely to be required along the western boundary to avoid potential adverse impacts on the village setting. Access should be considered from the road to the south and a footway along this road to the school. Alternative A access may be possible ~~either via the B977 or through the adjoining development at Hatton Court, although an extension to the existing footway would be required in the event of access being taken from the B977~~. The development should include a range of house types and sizes that respect the character of adjoining development, which is largely of a 1 and 1½ storey design, ~~and should include 2 affordable homes~~. It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. Where a phasing scheme is promoted affordable housing should be delivered as part of the early phases of development.



INSCH

Vision

Insch ~~is a large village which~~ lies within the Huntly to Pitcaple Strategic Growth Area as identified by the Strategic Development Plan. Insch is considered to have a good housing mix as seen through significant development seen within the village, however the lack of affordable housing and housing provision for elderly people e.g. sheltered / very sheltered housing is an issue for the local community. Given the recent development, no significant additional land allocations have been made to allow the village to consolidate and react to the level of growth and assess. Ament of the local infrastructure will be required to ensure it could continue to support any further growth in the village. As such there has already been significant development within the village and it is expected that this will continue through the life of the plan via the allocations made. The railway station is a major attraction for the village and increases its accessibility as a commuter village. 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 objective for the future. The provision of disabled access to the railway station is an important objective for the future. Care should be taken not to detract from the existing sense of place within the village while at the same time sustaining and enhancing existing services, facilities and providing local employment opportunities. Congestion within the centre of the village is increasing, particularly HGV and farm traffic. This issue is exacerbated due to a lack of parking provision.

~~A site for a new household waste and recycling centre is required. The Council is in the process of identifying a site suitable for a new centre. Consideration will be given to possible new uses for the site of the former roads depot off Commercial Road, in order to improve the appearance of the site and provide some benefit to the community.~~

Natural and Historic Environment

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

Settlement Features

Protected Land	
P1	To conserve the playing fields.
P2	To conserve the bowling green.
P3	For a replacement primary school.
P3P4	To conserve the cemetery.
P4	For education and community issues associated with the primary school.
Reserved Land	
R1	For environment and access improvements.
R2	For a town park.
R3	For the enhancement of the walkways.
R4	For the future expansion of the hospital.
R5	For town centre environmental improvements.
R6	For a replacement primary school.
Other Designations	
BUS	Safeguarded for employment business uses.
TC	Insch town centre.
FOP1 (Bid GR015)	Future opportunity site for housing, employment and a car park serving Insch Railway Station (3.8 hectares).

<u>FOP2</u> <u>(Bid</u> <u>GR029a)</u>	<u>Future opportunity site for housing (8.5 hectares).</u>
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Flood Risk

- Parts of OP1, ~~OP5~~, P3, R4 and BUS are identified by Scottish Environment Protection Agency (SEPA) as being potentially vulnerable to flooding. A Flood Risk Assessment may be required to accompany future development proposals on these sites.
- SEPA has indicated that site OP1 is at significant risk of flooding from the Shevock.
- ~~SEPA has indicated that a small water course along site OP5 boundary may be culverted downstream of the site. This may increase flood risk at the site in the instance that the culvert becomes blocked.~~
- ~~SEPA~~ 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 operation and accessible during extreme flood events.

Services and Infrastructure

- Strategic transport: A contribution may be required to address the cumulative impact of development on the trunk road network.
- Strategic drainage and water supply: The water trunk main going into Inch will require substantial upgrade. Network investigations will be required, preferably through a joint Water Impact Assessment including all opportunity sites.
- Primary education: All residential development must contribute towards an extension to Inch Primary School.
- Secondary education: All residential development must contribute towards reconfiguration or permanent extension at the Gordon Schools, or provision of capacity at Inverurie Academy.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in 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 Inch. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute to a household waste and recycling centre in the Inch area.
- Health facilities: All residential development must contribute towards an extension of Inch Medical Practice.

Allocated Sites

OP1: Land at North Road	Allocation: 48 homes
<p>This was previously allocated as OP1 as site H1 in the 2012-LDP <u>2017</u>. <u>Full Planning Permission for 48 homes was approved in March 2016. Construction is programmed to start in 2018 with 12 homes remaining in 2022.</u> It is situated in the west of the settlement and offers good road and rail connections found near to the site.</p> <p>SEPA has indicated that a Flood Risk Assessment will be required to assess the risk of flooding from the Shevock. It is believed that the risk from flooding could restrict the developable area, however this could contribute towards the open space requirement. A Drainage Impact Assessment may be required to address network issues.</p>	

The design and layout of the site should be reflective of the style and character found in Inch. Routes allowing for safe pedestrian and cycle routes to the train station and town centre should be integrated into the site design.

It is expected that 12 affordable houses will be provided onsite by the developer, integrated into the design of the development which should include a range of detached and semi-detached houses as well as flats.

OP2: Land at South Road Allocation: 12 homes

This site was previously allocated as site H2 in the 2012 LDP. The site is currently occupied by a house, car repair workshops, a kiosk, a portakabin office and an associated yard/parking area. It represents a redevelopment opportunity, which should include a mix of house types and sizes in keeping with the character of the surrounding area. Three affordable houses should be integrated within the site design. A contaminated land assessment is likely to be required owing to the previous use of the site.

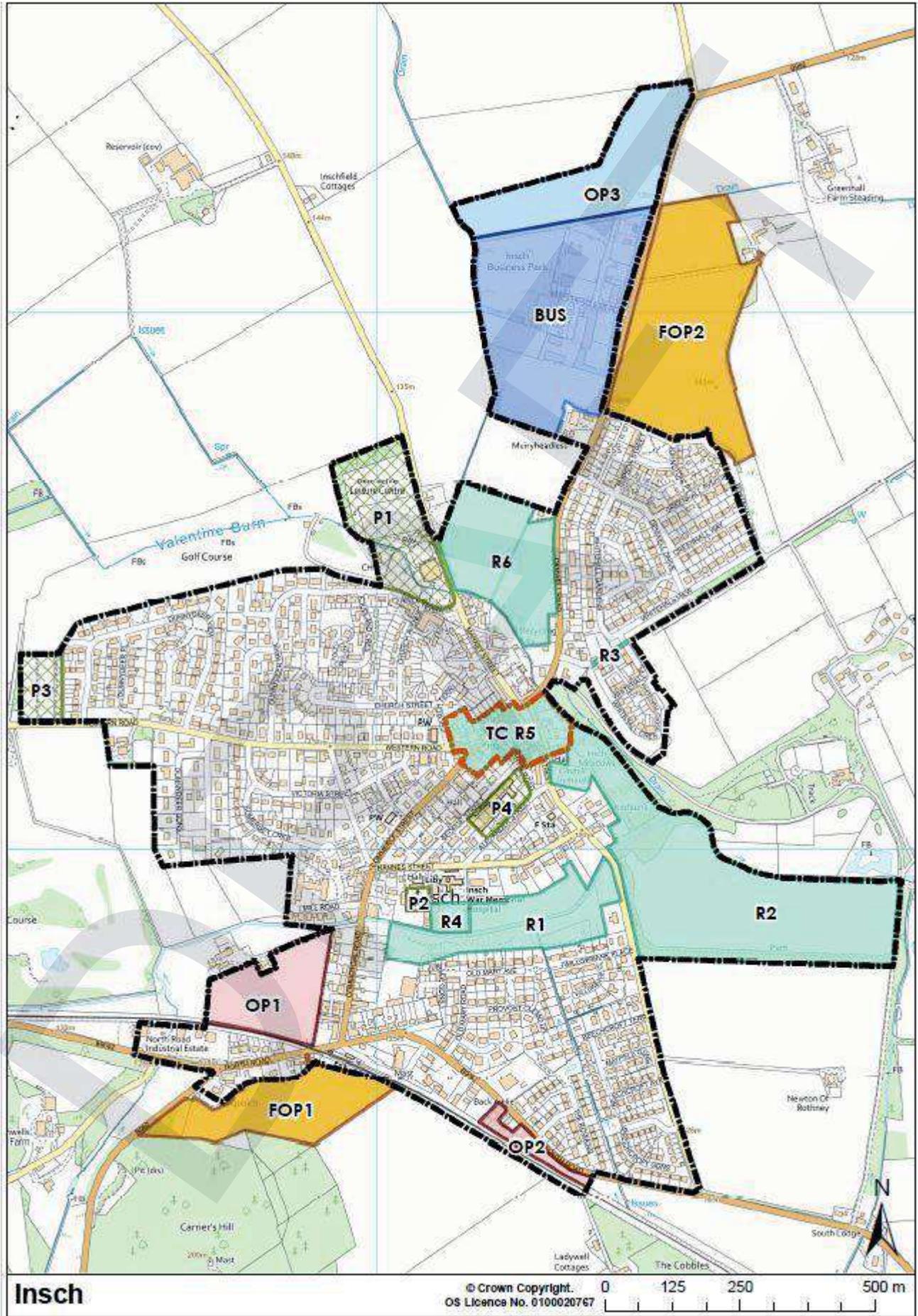
An application for planning permission in principle for residential development is currently under consideration, and this provides a range of layout options to show how the site could be developed (APP/2014/1334).

OP23: Hillview, South Road Allocation: 10 homes

This site was previously allocated as site ~~H3-OP3~~ in the ~~2012-LDP~~ 2017. The site is now coming forward on a plot by plot basis.

OP34: North of Inch Business Park Allocation: 5ha employment land

This site was previously allocated as site ~~E1-OP4~~ in the ~~2012-LDP~~ 2017 and is identified as an employment land development opportunity should demand arise. SEPA has indicated that a Flood Risk assessment may be required.



INVERURIE AND PORT ELPHINSTONE

Vision

Inverurie is a thriving market town which sits in the Don Valley and straddles both the River Don and the River Ury. It is located within ~~a~~ the A96 strategic gGrowth aArea and acts as a significant service and retail centre for the Garioch area and beyond. The town centre is not geographically central, but provides a focal point and is dominated by the ~~grand~~ Town Hall and the informal open area in front. Within the town centre are many successful locally owned shops, an increasing number of larger national and international chain stores, a range of businesses and services, along with public art and signage that provide character and identity. Inverurie and Port Elphinstone are classified as a single settlement, but the bridge across the Don between the two is a key gateway feature with the flood plain providing a significant open space buffer.

The town will play a key role in delivering both housing and employment development to meet requirements within the ~~s~~ Strategic gGrowth corridor Area, and this will help to support Inverurie and Port Elphinstone's role as a sub-regional service and retail centre. The provision of affordable and accessible housing is a priority for the town. However, there are significant challenges in relation to traffic congestion, and uncertainty regarding both the Scottish Government's proposals to dual the A96 Aberdeen to Inverness ~~and the local justification for developing an eastern relief road~~ currently restricting options for future expansion. ~~The council recognise the need to address town centre congestion and junction capacity issues. This will be required to avoid delay in delivery of housing and employment land and to enable long term growth. This approach will be clarified as a matter of priority through the next development plan.~~ Nevertheless, there remain significant development opportunities within and adjoining the town centre, at Uryside / Portstown and within the Crichie area, ~~where development will help address traffic congestion issues through the provision of a new grade separated interchange on the A96.~~

Natural and Historic Features

The Keithhall Gardens 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 Gardens and Designed Landscape, two of which are found in close proximity to the Inverurie and Port Elphinstone boundary. A scheduled monument is found to the east of Parkview in Inverurie. The Broomend Henge scheduled monument is situated in Port Elphinstone and is given additional protection through site P14.

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

Settlement Features

Protected Land	
P1	To conserve the landscape setting.
P2	To conserve the recreation area and playing fields. <u>For education and community issues associated with the primary school and to conserve recreational open space.</u>
P3 —P4	To conserve the playing fields.
<u>P4</u>	<u>For education and community issues associated with the primary school and to conserve recreational open space.</u>
P5	To conserve the open space and amenity area.
P6	To conserve the playing fields and recreation area.
P7	To conserve the amenity area, which contributes to the green network.
P8	To conserve the landscape/setting, which contributes to the green network.

P9 - P10	To conserve the playing fields, which contribute to the green network.
<u>P10</u>	<u>For education and community issues associated with the primary school and to conserve recreational open space.</u>
P11	To conserve the playing fields and adjoining cemetery, which contribute to the green network.
P12	To allow for environmental improvements, which will help enhance the green network.
P13	To conserve the historic setting, which contributes to the green network.
P14	For a To protect the Uryside Primary School.
P15	To enable the relocation of St Andrews Special School, if required.
P156	Safeguarded for health-care facilities.
Reserved Land	
R1	For a northern link road and landscaping improvements.
R2	For a Uryside Park and points of access to Uryside.
R3	To enable development of community and education facilities.
Other Designations	
BUS1 - BUS10	Reserved <u>Safeguarded</u> for business uses. Core paths are found in close proximity to many of the BUS sites and connections to these are encouraged. Sites BUS5-9 may be required to contribute proportionally in relation to the required road and junction capacity possibly including the construction of a new grade separated interchange to replace the Thainstone and Port Elphinstone roundabouts. Whilst BUS10 is reserved <u>safeguarded</u> for employment use the site may be required to facilitate necessary road improvements.
SR1	9.4ha of strategic reserve employment land (2027-2035).
SR2	17ha of strategic reserve employment land (2027-2035).
A halting site for gypsy/travellers is required within the Thainstone/Crichie employment area, which is made up of sites OP12 , OP113 and BUS6-10, or the area of unallocated land between sites BUS5 and BUS6.	

Flood Risk

- Part of sites P14, BUS4, BUS8, ~~OP34~~, ~~OP9~~, ~~OP146~~ and SR1 lie within the Scottish Environmental Protection Agency's (SEPA) indicative 1 in 200 year flood risk area. A detailed Flood Risk Assessment will be required to accompany any future development proposals for these sites.
- Part of sites BUS5, BUS6, BUS7, BUS9, BUS10, OP2 and ~~OP54~~ are located adjacent to SEPA's indicative 1 in 200 year flood risk area or have a small watercourse running through or adjacent to the site. A Flood Risk Assessment may be required to accompany future development proposals for these sites.

Oil and Gas Pipelines

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

Services and Infrastructure

- Strategic transportation: Contributions will be required for cumulative local and strategic transportation improvements including interventions on the A96 and in Aberdeen City.

- Local transportation infrastructure: Trunk road network issues require resolution. The main requirements will be major improvements to the Thainstone and Port Elphinstone roundabouts/junctions during the early part of the plan period, and the construction of a new grade separated interchange to replace the Thainstone and Port Elphinstone roundabouts in order to facilitate later stages of development at Crichton/Thainstone. Development at Crichton/Thainstone will need to contribute towards a Kintore train station/transport interchange.
- Strategic drainage and water supply: A new dedicated trunk water main is required to supply southern Inverurie sites. Kingshill Service Reservoir will need to be assessed for its storage capacity. There is currently available capacity at Inverurie Waste Water Treatment Works, however, it is insufficient to treat all development allocated at Blackburn, Inverurie, Keithhall and Kintore. A Capital Maintenance project has been triggered at Inverurie Waste Water Treatment Works which will deliver growth.
- Primary education: All residential development must contribute towards additional primary school capacity, which is most likely to take the form of two new primary schools.
- Secondary education: All residential development must contribute towards provision of capacity at Inverurie Academy.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in 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.
- Waste and recycling: All development must contribute towards a household waste recycling centre in the Inverurie area.
- Health facilities: All residential development must contribute towards a new health centre in Inverurie.

Allocated Sites

OP1: Conglass

Allocation: Mix of uses including 58 homes

and 0.35 ha of employment land 57 homes

This site was previously allocated as site M1 in the 2012 LDPOP1 in the LDP 2017. It is located on the north-western edge of the town and is bounded by the A96 to the south, the old A96 to the north and existing housing development to the east. Full Planning Permission for 57 homes is subject to S75 Agreement.

~~There are open views to the west and strategic landscaping is likely to be required along this boundary to soften the settlement edge and reduce the visual impact of development.~~

~~A masterplan is required to detail how the development, and its access, will integrate with the care home and associated uses in the northern part of the site (see further comments below). The development should comprise a mix of house types and sizes in keeping with the character of the surrounding area, and should include 14 affordable homes integrated within the site design.~~

~~A drainage impact assessment will need to be undertaken and full SUDS implementation, along with adequate buffer zone provision, will be required.~~

Planning permission has been granted for the development of a 60-bed care home and 8 associated dwellings within the northern part of the site (APP/2011/3487 and APP/2013/0151). Full planning permission for 57 homes is subject to S75 Agreement.

Construction programmed to start in 2019 and is likely to be completed in 2021.

OP2: Inverurie Town Centre

Allocation: Mix of uses including 180 homes, 0.5 ha of employment land, community facilities and a variety of retail uses

This site was previously allocated as site M2-OP2 in the 2012-LDP 2017. It adjoins, and partly contains, the defined town centre of Inverurie. The site is bounded by Harlaw Way to the north, Burn Lane/Station Road to the south, Constitution Street/Harlaw Road to the west, and the railway line to the east. It incorporates a range of existing buildings and land uses, including the Colony Park, Harlaw Park and the various industrial/business properties on the eastern side of Harlaw Road. A masterplan/masterplans will be required to support future development proposals.

A Development Brief was prepared for the site in 2004, and a Development Framework was also drafted in 2008. Development proposals will be expected to be in general accordance with the principles set out within these documents. All development proposals will be expected to ensure a clear physical relationship between the site and the traditional heart of the town through the provision of a network of safe and convenient pedestrian and cycle routes. Development must also respect the urban fabric of the surrounding area, including adjacent housing areas. Residential development proposals should provide a mix of house types, sizes and tenures, including affordable housing integrated within the site layout in order to deliver a balanced and sustainable community.

The site contains the Garioch Health Centre, which is expected to become vacant during the Plan period. This part of the site is located within the town centre, and any redevelopment proposals will therefore be expected to incorporate significant retail provision at ground floor level.

Water Impact assessments and drainage impact assessments will be required. The demand for water and wastewater capacity for the non-domestic element of the development will depend on the business use, and early engagement with Scottish Water is recommended. Drainage impact assessments should be undertaken, and flood risk assessments may be required depending on proposed development layouts.

A number of planning permissions have been granted, or are pending consideration, for housing and retail development within the site.

OP3 (Bid GR084): 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 is required. 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.

OP43: Phase 2 Portstown

Allocation: ~~250 homes~~ 416 homes and commercial land

This site was previously allocated as site ~~M3-OP3 and OP9~~ in the ~~2012 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. It lies on a hill to the north of Inverurie, with levels rising from the south and west to a high point in the east. The site is bounded by the proposed northern link road to the north, the proposed riverside park on the floodplain of the River Ury to the south, the B9001 to the west and the B9170 to the east. It adjoins site OP9 to the south-east. A number of access points are required to serve the site, given the scale of development. These are expected to include access to the northern link road and connectivity to the adjoining OP9 site. Residential development proposals should include a mix of house types and sizes in keeping with the character of the surrounding area, to include affordable housing integrated within the site layout.~~

~~A water impact assessment and drainage impact assessment will be required. A new reservoir is required at Hillbrae. A flood risk assessment will also be required to support any future development proposals for the site.~~

~~Planning permission for 253 houses and 4 commercial units on the site has been granted on appeal (APP/2008/4145).~~

OP54: Crichtie

Allocation: 737 homes, including community facilities and a primary school

This site was previously allocated as site ~~H1 in the 2012~~ ~~OP4 in the~~ LDP ~~2017~~. ~~Planning Permission in Principle for 737 homes, business and industrial development, community facilities including primary school, is subject to S75 Agreement. It is located to the west of Port Elphinstone on the western side of the A96.~~

A Development Framework including the site was approved in February 2013, and a Masterplan for the site was subsequently approved in June 2013¹. Future development proposals should take account of these documents, which identify key principles for the urban form and design of the development.

~~The lower lying area of the site along the river should be retained and enhanced as a natural corridor to secure the setting of the River as well as to provide opportunities for enhanced recreational linkages.~~

The site must contribute proportionally towards major improvements in relation to the required road and junction capacity possibly including the construction of a new grade separated interchange to replace the Thainstone and Port Elphinstone roundabouts to facilitate later stages of development. Accesses to the initial phase of development (no more than 300 dwellings) are expected to be via the B993 Kemnay Road, although subsequent stages of development will require an additional access to the south of the site from the new grade separated interchange. Pedestrian and cycling linkages will be required, particularly to ensure accessibility between the site and the existing built up areas of Port Elphinstone. 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 ~~f~~**Flood** ~~r~~**Risk** ~~a~~**Assessment** will be required to support any development in this part of the site. Full SUDS implementation and adequate buffer zone provision will be required. Water impact assessment and drainage impact assessments will be required. The demand for water and wastewater

¹ The Development Framework and Masterplan can be viewed at <https://www.aberdeenshire.gov.uk/planning/masterplans/masterplans-garioch/>

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.

~~Planning permission in principle is pending (subject to a section 75 legal agreement) for the wider Crichton development (APP/2013/0267). This wider development includes 737 houses, business and industrial uses, community facilities including a primary school, retail and associated infrastructure, and entirely incorporates the OP4 site.~~

OP5: Adjacent to Golf Course Allocation: ~~20~~ **20** homes

~~This site was previously allocated as site H2 in the 2012 LDP. It is located to the south of the Blackhall roundabout, on the western side of the A96, and is accessed via an underpass beneath the A96 which will be upgraded to serve the development.~~

~~Full planning permission for the development of 18 houses on the site was granted in March 2012 (APP/2011/3733). The development is expected to be completed during the period to 2017.~~

OP6: Conglass Cottages Allocation: ~~27~~ **65** homes

~~This site was previously allocated as site H3-OP6 in the 2012 LDP 2017. Full planning permission for 65 homes was approved in March 2017. The site is under construction with completion expected in 2019. It is located on the northern side of the old A96, on the north-western edge of Inverurie. The site is accessed directly from the old A96.~~

~~Planning permission has been granted for the development of 31 homes and open space on the site (APP/2013/2283). The development is expected to be completed by 2017 or during the early part of the plan period.~~

OP7: Uryside Phase 2, North Allocation: ~~150~~ **651** homes

~~This site was previously allocated as site H4-OP7 and OP8 in the 2012 LDP 2017. It is located to the north-east of Inverurie and bounded by an unclassified road to the east. There are open agricultural fields to the north, whilst site OP8 adjoins the western and southern boundaries of the site. The site occupies a relatively high position within the local landscape, and is visible when approaching Inverurie from both the north and west. Extensive strategic landscaping is therefore required to mitigate the visual impact of development. The site will need to be fully integrated with the adjoining development on the site OP8, and access will need to be gained via the OP8 site. The development should include a mix of house types and sizes in keeping with the character of the surrounding area, to include affordable housing integrated within the site layout. A water impact assessment and drainage impact assessment will be required. A new reservoir is required at Hillbrae. Full SUDS implementation and adequate buffer zone provision will be required.~~

~~Planning permission for a total of 611 houses over sites OP7 and OP8 was granted on appeal in December 2013 (APP/2009/2542). Full Planning Permission for 611 homes was approved in December 2013 with an additional 40 homes approved in December 2013. Construction has commenced on the site.~~

OP8: Uryside Phase 2 Allocation: ~~465~~ **465** homes

This site was previously allocated as site EH1 in the 2012 LDP. It is located to the north-east of Inverurie and is bounded by the B9170 to the south and an unclassified road to the east. There are open agricultural fields to the north of the site, whilst site OP7 is located adjacent to the north-eastern site boundary. The site occupies a relatively high position within the local landscape, rising northwards from the B9170, and is visible when approaching Inverurie from both the north and west. Extensive strategic landscaping is therefore necessary to mitigate the impact of development. A number of access points from the B9170 are required to serve the site, given the scale of development. Pedestrian and cycling links, to provide connectivity with the town centre, will also be required. The provision of linkages to the adjoining OP7 site will be necessary. The development should include a mix of house types and sizes in keeping with the character of the surrounding area, to include affordable housing integrated within the site layout.

A water impact assessment and drainage impact assessment will be required. A new reservoir is required at Hillbrae. Full SUDS implementation and adequate buffer zone provision will be required. SEPA surface water flood maps highlight that the site has a natural depression running through it which could act as a flow path during wet periods, and there are records of flooding from overland flows from the site. The drainage arrangements for the site should take these factors into consideration.

Planning permission for a total of 611 houses on the majority of site OP8 (excluding a small area in the west) and site OP7 was granted on appeal in December 2013 (APP/2009/2542). An additional full planning permission for 40 houses on the remaining part of site OP8 was granted in December 2013 (APP/2010/3002).

OP8: Former Hatchery

Allocation: 64 homes

This is a newly allocated site. Full Planning Permission for a total of 64 homes has been granted. Construction is programmed to start in 2020 with 35 homes remaining in 2022.

OP9: Portstown Phase 1

Allocation: 175 homes

This site was previously allocated as site EH2 in the 2012 LDP. It is located to the north of Inverurie and is bounded by the B9170 to the east. The site of the proposed Uryside Primary School is located to the south, whilst development site OP3 is located to the immediate north-west and recent housing development is located to the immediate south-east. The proposed riverside park on the floodplain of the River Ury adjoins the western boundary of the site. A number of access points are required to service the site, given the scale of development. These are expected to be via B9170 and through the recent housing development to the south-east. Connectivity to the proposed northern link road, via the adjoining site OP3, will also be required. Proposals should include a mix of house types and sizes in keeping with the character of the surrounding area, to include affordable housing integrated within the site layout. Given the sensitivity of the location strategic landscaping is necessary to mitigate the impact of development.

A water impact assessment and drainage impact assessment will be required. A new reservoir is required at Hillbrae. A flood risk assessment will also be required to support any future development proposals for the site.

Full planning permission for the development of 163 houses on the site was granted in December 2013 (APP/2006/0866).

OP910: Blackhall Road, Westgate South

Allocation: A mix of uses including 250 homes and up to 3.6 ha of employment land

~~This site was previously allocated as site **OP10EH3** in the 2012 LDP **2017**. It is located to the west of the A96, adjacent to the Blackhall Roundabout, and lies on the north-eastern slopes of the Hill of Ardtannes and Davah. A line of pylons runs along the western boundary of the site and essentially forms the edge of the settlement, whilst the Inverurie Golf Club is located to the south-east of the site. Access will be via a new 5th exist from the A96 Blackhall Roundabout, and will require the formation of a new road running through the site from the new roundabout exit to rejoin Blackhall Road in the western part of the site. Proposals should include a mix of house types and sizes in keeping with the character of the surrounding area, to include affordable housing integrated within the site layout. Employment development should be located in the northern-most part of the site, in the triangle of land between the BUS3 and P17 sites. A water impact assessment and drainage impact assessment will be required.~~

~~Full **p**lanning **p**ermission for the construction of 221 homes uses on the site was granted in August 2013 (**APP/2011/2682**). The site is under construction with completion of the site expected in **2021**. It is anticipated that approximately 60 of the houses will be developed prior to 2017, with the remainder being developed post 2017.~~

OP101: Crichtie

Allocation: 23.7 ha of employment land

This site was previously allocated as site **OP11E4** in the ~~2012~~ LDP **2017**, although the site boundaries have since been amended. It is located on the western side of the A96 to the immediate south of site **OP54**. A Development Framework including the site was approved in February 2013, and a Masterplan for the site was subsequently approved in June 2013². Future development proposals must accord with these documents, which identify key principles for the urban form and design of the development. The development must make provision for 5 ha of high quality business use.

The site must contribute proportionally towards major improvements in relation to the Thainstone and Port Elphinstone roundabouts/junctions, including the construction of a new grade separated interchange on the A96 to replace the Thainstone and Port Elphinstone roundabouts. Full SUDs implementation and adequate buffer zone provision will be required to take account of the small watercourse which runs through the site.

~~Planning permission in principle is pending (subject to a section 75 legal agreement) for the wider Crichtie development (**APP/2013/0267**). This wider development includes business and industrial uses, along with 737 houses, community facilities including a primary school, retail and associated infrastructure, and entirely incorporates the **OP11** site.~~

OP12: Adjacent to Axis Business Centre

Allocation: 1.5 ha of employment land

~~This site was previously allocated as site **E2** in the 2012 LDP. The allocation is to include office development only (Class 4). The site must contribute proportionally towards major improvements in relation to the Thainstone and Port Elphinstone roundabouts/junctions, including the construction of a new grade separated interchange on the A96 to replace the Thainstone and Port Elphinstone roundabouts. Full SUDS implementation and adequate buffer zone provision will be required.~~

² The Development Framework and Masterplan can be viewed at <https://www.aberdeenshire.gov.uk/planning/masterplans/masterplans-garioch/>

~~Full planning permission for the formation of an access road and strategic landscaping on the site was granted in June 2013 (APP/2012/3648).~~

OP113: Thainstone

Allocation: ~~10~~ 25.8 ha of employment land

This site was previously allocated as site ~~E3~~ OP13 and SR2 in the ~~2012~~ LDP 2017. ~~Any application will require to demonstrate integration with the wider Crichton development (sites OP4, OP11 and SR1).~~ Layout, design and landscaping should take into account existing access routes and established features. The site must contribute proportionally towards major improvements in relation to the Thainstone and Port Elphinstone roundabouts/junctions, including the construction of a new grade separated interchange on the A96 to replace the Thainstone and Port Elphinstone roundabouts. Full SUDs implementation and adequate buffer zone provision will be required.

OP124: Pineshaw, Port Elphinstone

Allocation: 25 homes

This ~~newly allocated site was previously allocated as site OP14 in the LDP 2017.~~ The south facing site is located off the B993 Kemnay Road and is contained by the ~~OP54~~ OP54 site. It is well screened by topography and vegetation.

Development must be designed to integrate into the wider Crichton development at sites ~~OP4~~ OP5/OP104. Access is expected to be from the Kemnay Road. The site must also contribute proportionally towards major improvements in relation to the Thainstone and Port Elphinstone roundabouts/junctions, including the construction of a new grade separated interchange on the A96 to replace the Thainstone and Port Elphinstone roundabouts. Development should provide a mix of house types and sizes, in keeping with the character of the surrounding area, to include a minimum of 6 affordable houses integrated within the site layout.

Wet habitats may be present on site. Appropriate investigation and adequate buffers/protection will therefore be required. Water network reinforcement may be required.

OP135: North Street, Inverurie

Allocation: Mix of uses including 80 homes

This newly allocated site lies within the Inverurie settlement boundary, and is located on North Street some 500m from the town centre. Old Chapel Road forms the southern boundary of the site. The site represents a significant redevelopment opportunity, and is appropriate for a mix of uses including up to 80 homes. Primary access is expected to be from North Street, with the potential for a secondary emergency access to Old Chapel Road. Opportunities for improved pedestrian linkages through the site to enhance connectivity between North Street and Old Chapel Road should be exploited as far as possible. All development should be in keeping with the character of the surrounding area, and residential development should include a mix of house types and sizes. ~~to include a minimum of 20 affordable homes integrated within the site layout.~~ Opportunities for solar gain should be exploited as far as possible. There is existing 100mm PVC pipework within the site which will need to be cut and capped.

~~Planning permission in principle for residential development on this site is pending, subject to the signing of a section 75 legal agreement (APP/2014/2245).~~

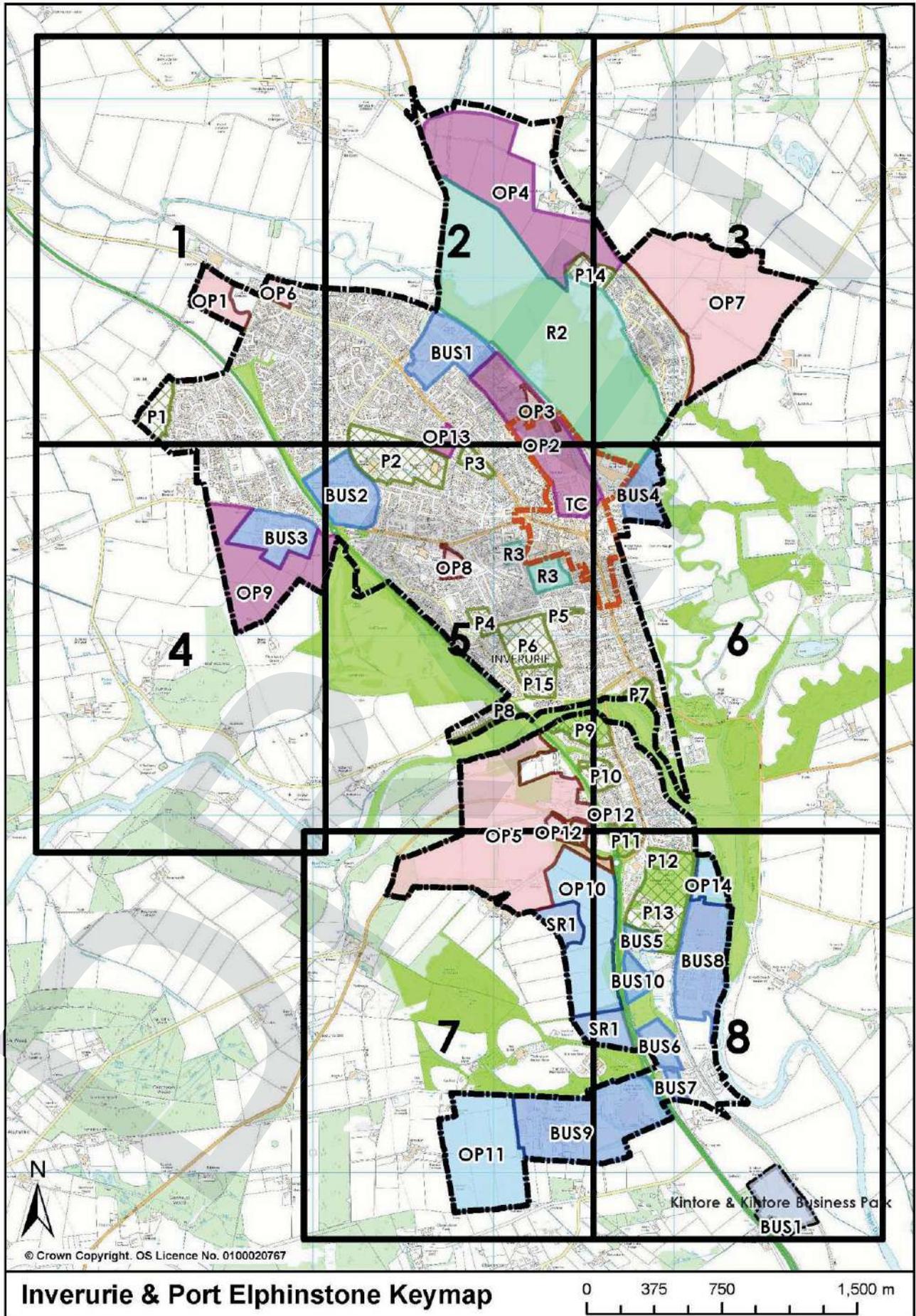
Planning Permission in Principle for the demolition of the abattoir and offices and erection of residential development is subject S75 Agreement. Construction is programmed to start in 2021 with 50 homes remaining in 2022.

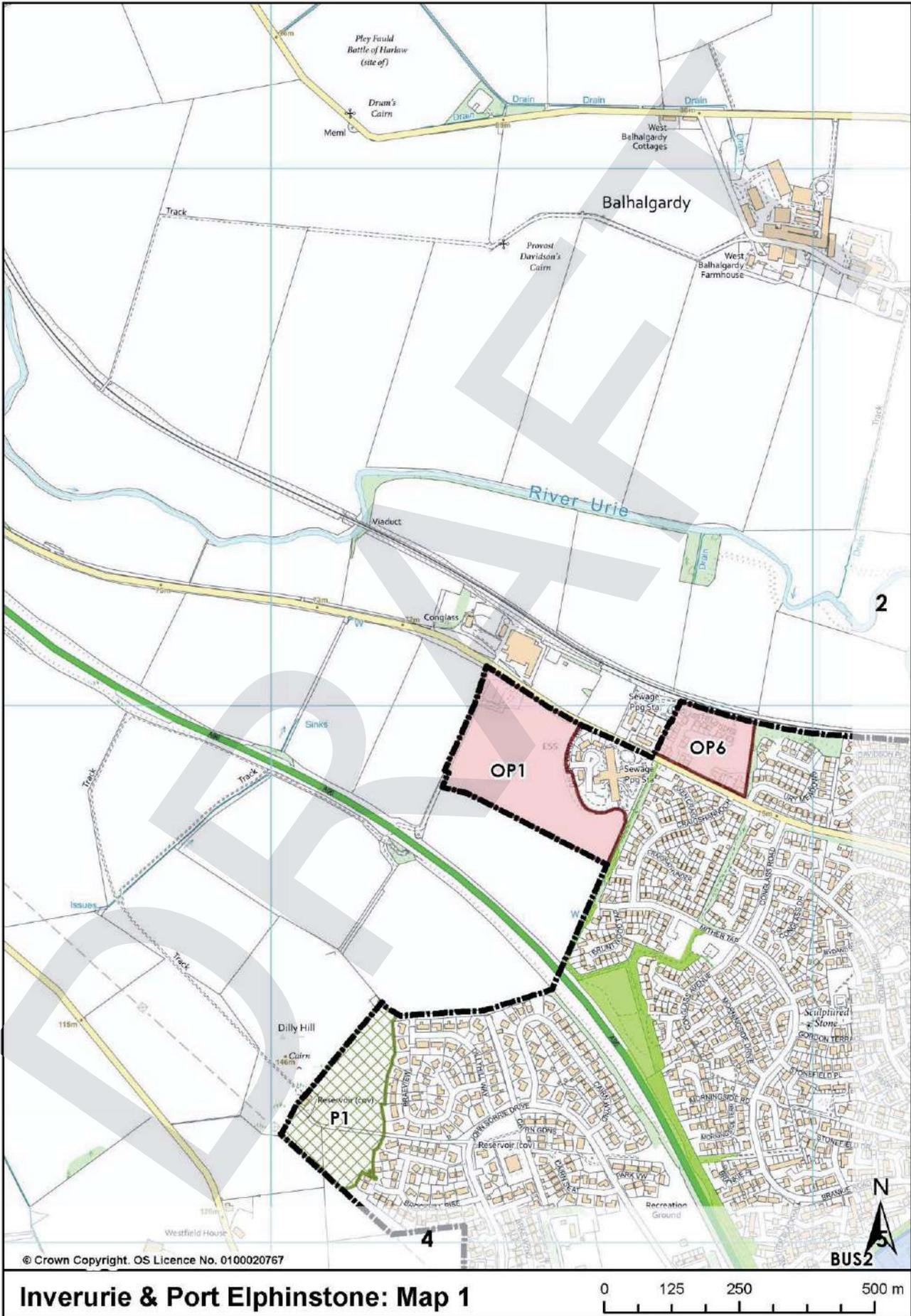
OP146: Kirkwood Commercial Park, Thainstone

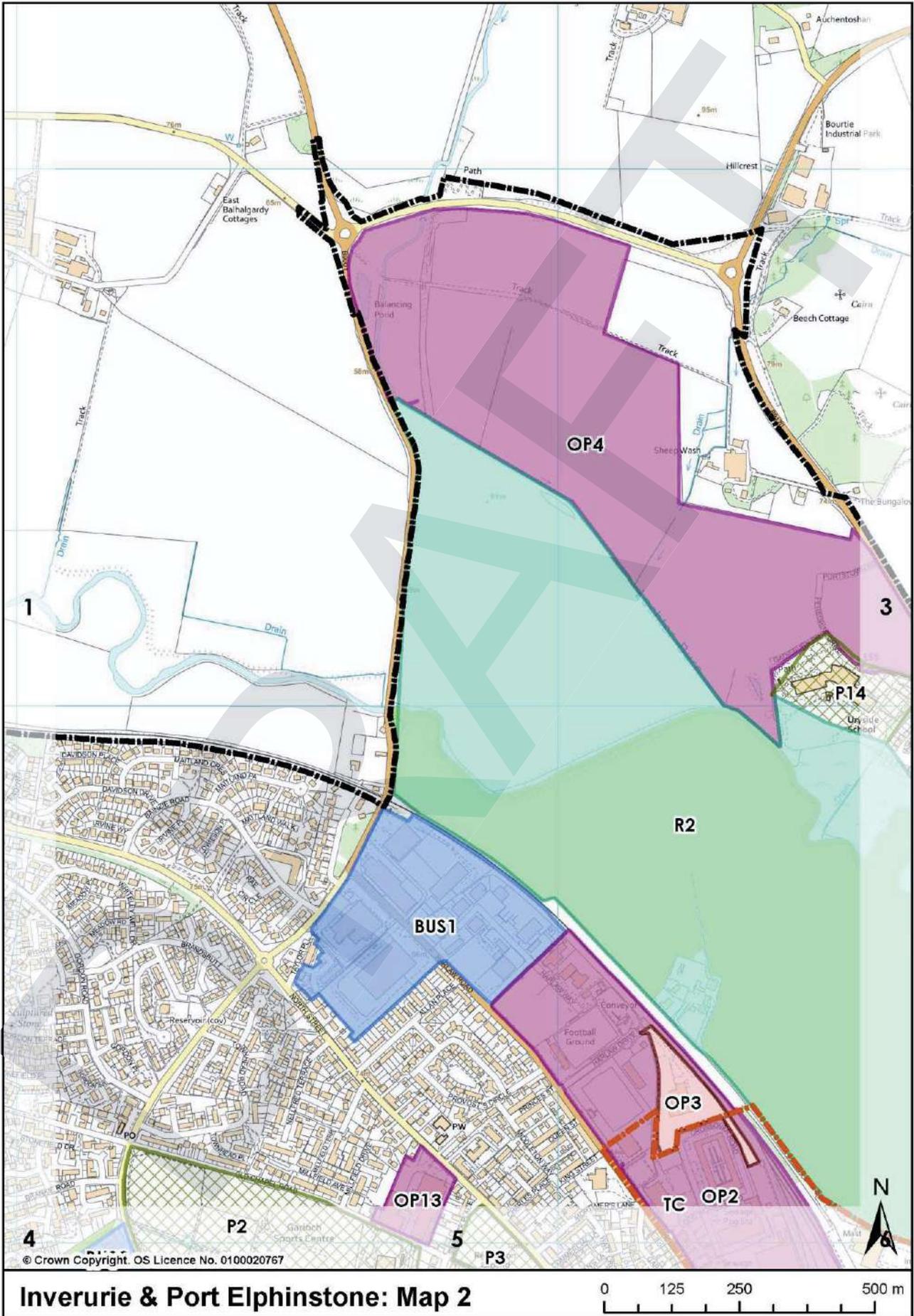
Allocation: 3.8 ha of employment land

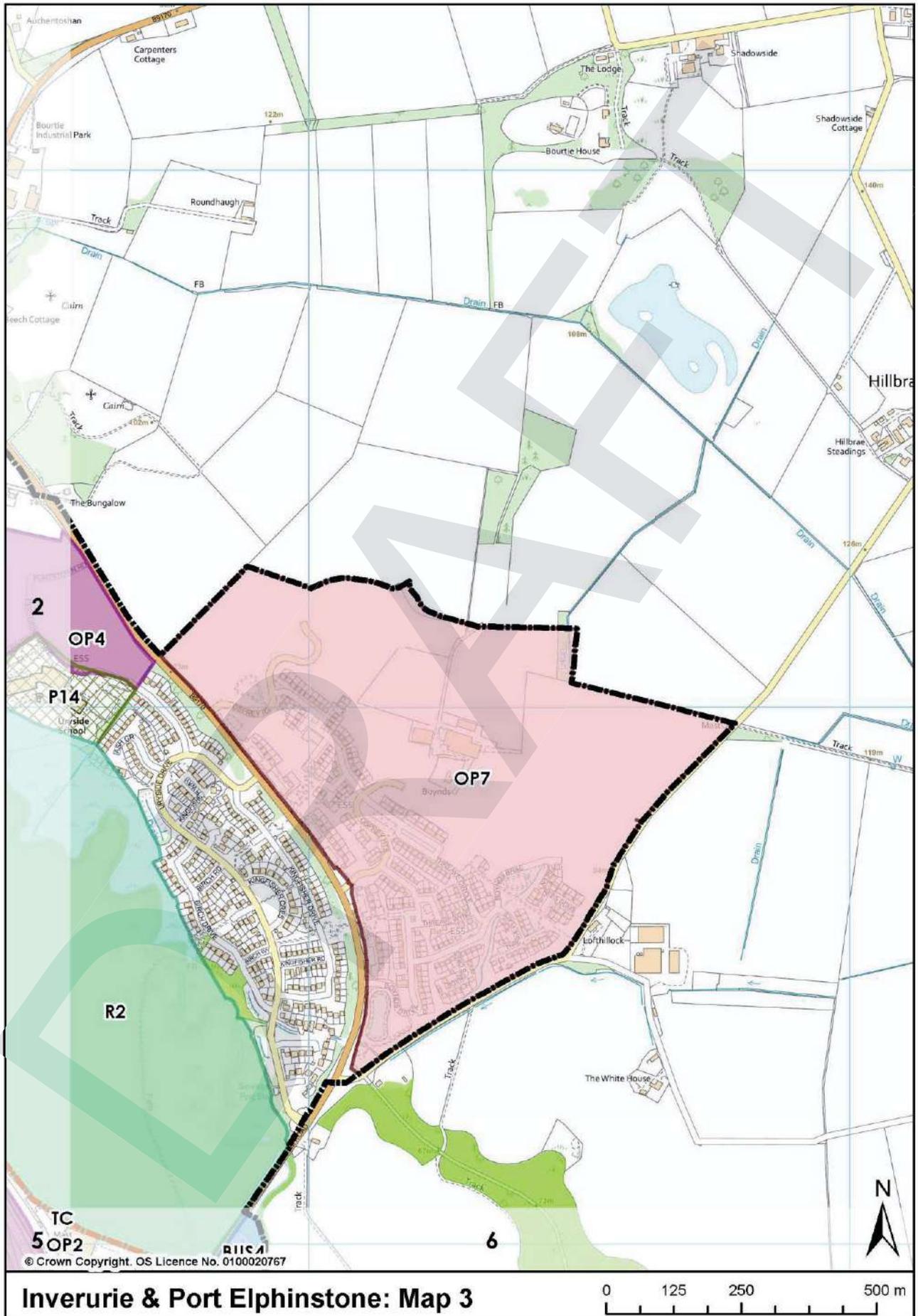
This site ~~is was previously~~ allocated ~~as OP16 in the LDP 2017.~~ ~~for employment purposes as an extension to the BUS8 employment site, which is located to the immediate south.~~

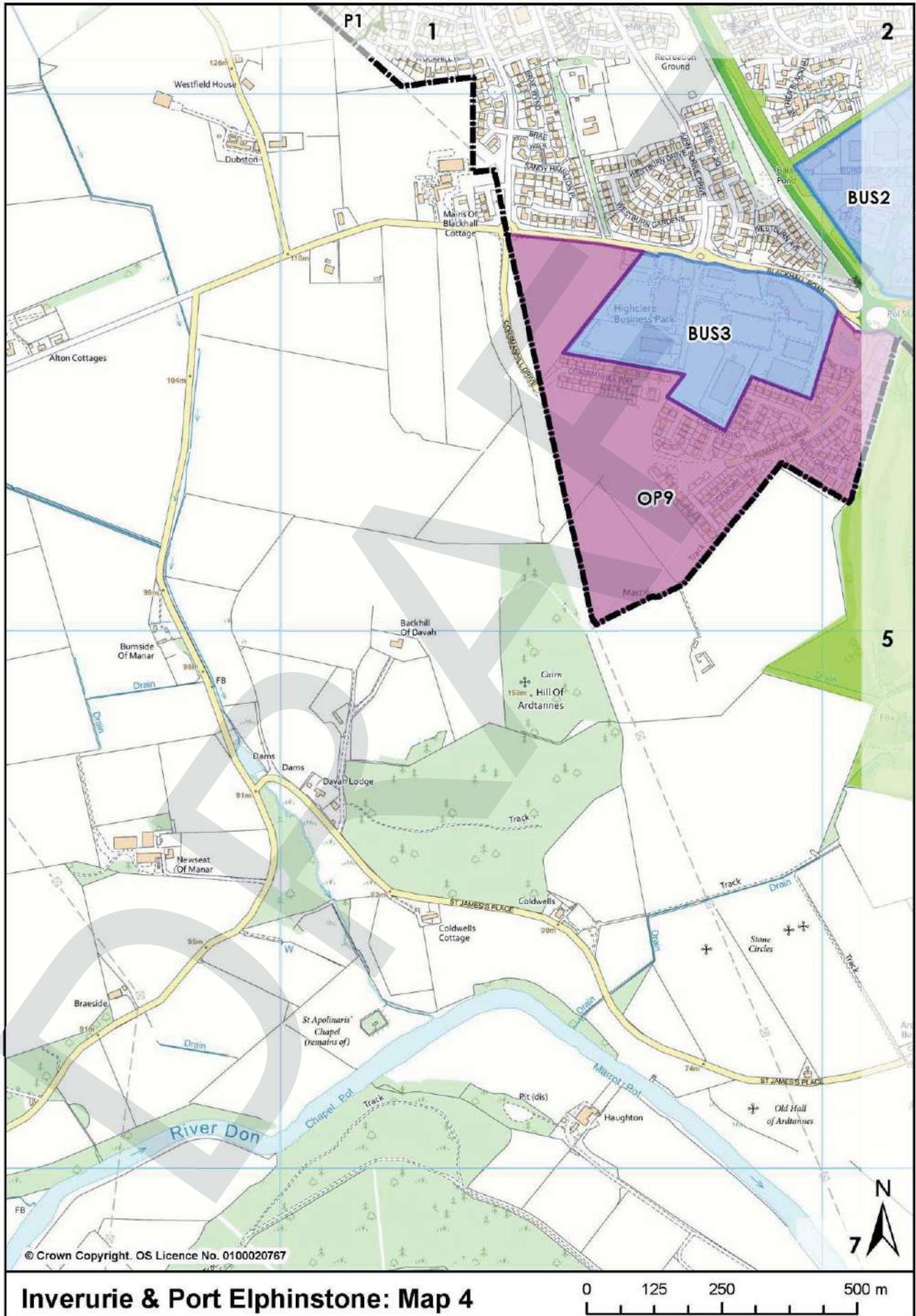
Planning ~~p~~Permission in ~~P~~principle for commercial / employment development on the site (use classes 4, 5 and 6) was granted in June 2013 (~~APP/2013/0170~~). In line with this planning consent, development on the OP146 site will be restricted to ensure that the total development on sites OP146 and the adjoining BUS8 site does not exceed 74,000m² of floor area, and that the overall proportion of the floor area replicates that which has been deemed lawful under application APP/2011/333. 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.











Inverurie & Port Elphinstone: Map 4

0 125 250 500 m

