



From mountain to sea

# Formartine Settlements

**LOCAL DEVELOPMENT PLAN 2021  
MAIN ISSUES REPORT  
JANUARY 2019**

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## Introduction

This appendix details the Officers' response to the development bids submitted in response to our call for sites to inform the Main Issues Report of the Local Development Plan 2021. This information is set out in the same manner for all our analysis with a statement of vision and objectives for the settlement and then analysis of the existing allocations, the "officers' preferred bids, and finally the other options that we have considered. Each settlement has a conclusion associated with it.

Where existing sites should be removed from the plan, or new bids identified as long term reserved sites with future potential for development post 2031, then this is noted in the tables.

Each settlement has a map associated with it that identifies the location of bids and existing opportunity sites from the Local Development Plan 2017.

The maps show:

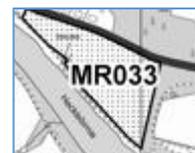
- Preferred sites as a cross hatch. These are sites that should be made available for development immediately on adoption of the Local Development Plan 2021.



- Reserved sites as vertical lines. Reserved sites are out with the settlement boundary and are unavailable for any form of development under the Local Development Plan 2021 until confirmed by a mid-term review and brought forward as a specific proposal. They are **not** sites preferred for immediate development and are identified as being *possible* future opportunity sites only.



- Other options, which are not preferred, as a dotted outline. These are sites which may be deliverable, but better options exist.



All conclusions have been based on a full assessment of the opportunities that a site may, or may not, provide, an Interim Environmental Report produced as part of the Strategic Environmental Assessment and a Habitats Regulations Appraisal Record.



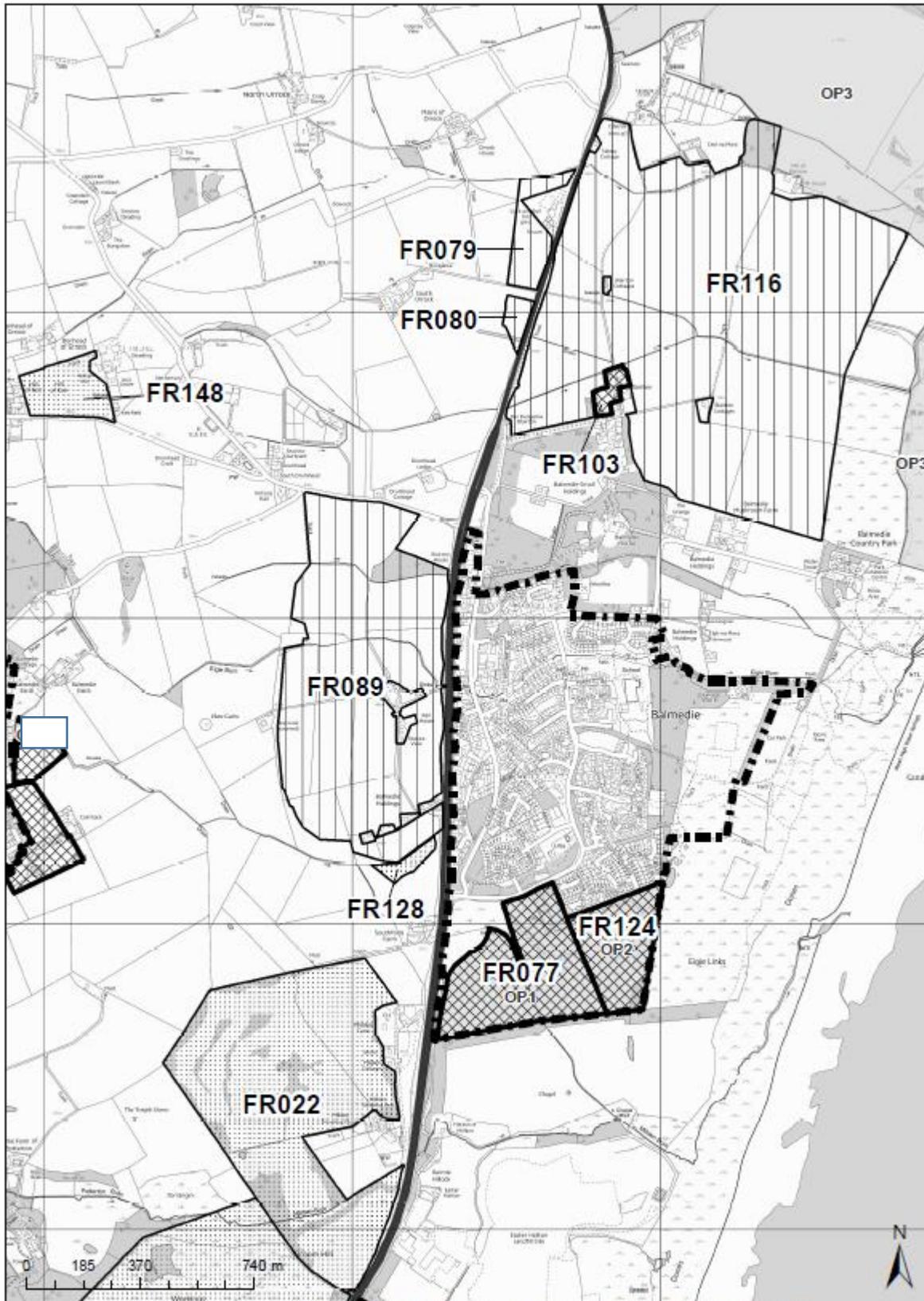
## **Balmedie**

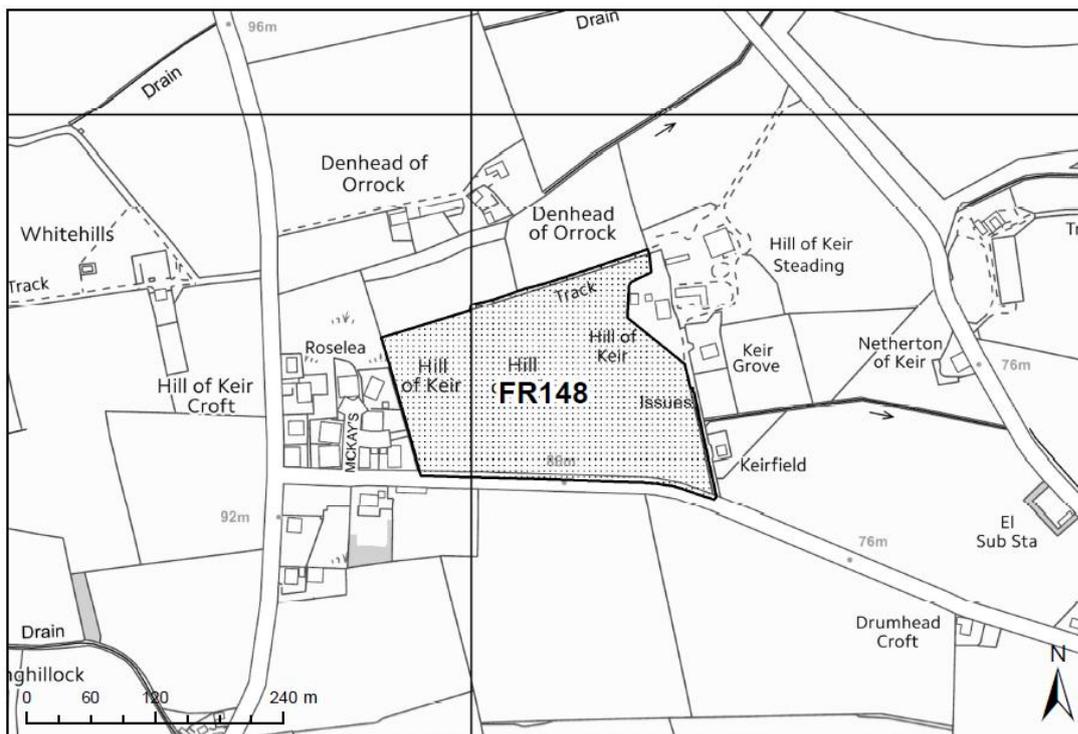
Balmedie is a large commuter village located north of Aberdeen, set between the A90 and the North Sea coast. The settlement is characterised by the woodland setting of Balmedie House and the long sand beaches of Balmedie Country Park. Balmedie is a key settlement in both the Energetica Corridor area and the Aberdeen to Peterhead Strategic Growth Area. As such, Balmedie will play an important role in delivering strategic housing and employment allowances. In line with the vision of Energetica, it is expected that new development in Balmedie will contribute to transforming the area into a high-quality lifestyle, leisure, and global business location. Balmedie is expected to become an increasingly attractive location for development as the Aberdeen Western Peripheral Route decreases commuting times to Aberdeen. It is important that the individual character of the village is retained in the face of increased demand. The village currently has a range of services and facilities, which should be sustained during the period of this Plan, but has no traditional “town centre”. In addition, the Plan will seek to improve community facilities.

The community has noted ongoing problems with vehicle speeding within the town, and problems with the provision of cycling facilities. Likewise, they have identified that there are problems with availability of a site for education facilities and a need for youth facilities to help reduce anti-social behaviour.

### **Planning Objectives:**

- To help contribute to the overall sense of place in the community.
- Enhance the role of the settlement as a service centre.
- Meet housing need in the wider strategic growth area as defined by the Aberdeen City and Shire Strategic Development Plan.
- Preserve the amenity of the settlement.
- To provide local employment opportunities.
- To support community facilities and services.
- To support economic development in the Energetica Corridor.





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### Existing Development Sites

Reference	Proposal	Overview
OP1	50 homes, 5ha employment land, 7ha Strategic Reserve	Identified as effective in the Housing Land Audit 2018 and Employment Land Audit 2017.  See FR077 below.
OP2	150 Homes	Identified as effective in the Housing Land Audit 2018  See FR124 below.
OP3	Two 18-hole golf courses; a golf clubhouse, golf academy and ancillary buildings; a driving range and short game practice area; a resort hotel (450 rooms) with conference centre and spa; 36 'golf villas'; accommodation for 400 staff; 950 holiday apartments in four blocks; up	Housing element identified as constrained in the Housing Land Audit 2018.  Existing extant planning permission.

	to 500 houses and community facilities.	
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### Development Bid Sites

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

Reference	Proposal	Overview
FR077  Land at Eigie Road, Balmedie	80 homes, 11ha mixed commercial land, retail and hotel	<p>The proposed site is well related to the settlement and would provide a mixed use development to the south of Balmedie, providing good green space links and enhancements, with a range of house types and size, and additional amenities to the town through the proposed mix of use classes. Access would be via the trunk roadworks completed on the R1 site, identified in the current LDP, or through Eigie Road. Appropriate buffer strips and flood risk assessment of the minor watercourses should be provided. A transport assessment will also be required.</p> <p>Retail provision would seek to exploit the A90(T) junction and not necessarily serve the village. No specific opportunity for retail should be given at this time.</p> <p>The development is deliverable, and the site has capacity. The existing designated woodland to the south could be replanted to provide a natural boundary to allow the settlement to extend in this manner.</p>
FR079  Site 1, East of A90, South Orrock, Balmedie	<p>Employment (business and offices, general industrial, storage and distribution)</p> <p><b>Reserved.</b> This is not preferred for immediate development.</p>	<p>The proposed site is currently in the countryside and requires to be considered alongside "Blairton" FR116 (reserved). Given the lack of clarity whether such a large strategic allocation as "Blairton" can be serviced, with no realistic consideration of infrastructure needs, or whether it is likely to be required in the next 10 years, both sites are identified as reserved. The site would be required to gain access to the de-trunked section of the A90(T). In the event that site FR116 comes forward, this site would be the preference for allocation (in part or whole) to assist in meeting the objectives of providing a mix of uses for that development. The southern part of the site would be preferable for development. The watercourse on the north boundary would require a buffer strip.</p>
FR080  Site 2, East of A90, South	Employment (business and offices, general industrial, storage and distribution)	<p>The proposed site is currently in the countryside and requires to be considered alongside "Blairton" FR116 (reserved). Given the lack of clarity of whether such a large strategic allocation as "Blairton" can be serviced, with no realistic consideration of infrastructure needs, or whether it is likely to be required in the next 10</p>

Orrock, Balmedie	<b>Reserved.</b> This is not preferred for immediate development.	years, both sites are identified as reserved. The site would be required to gain access to the de-trunked section of the A90(T). In the event that site FR116 comes forward, this site would be the preference for allocation (in part or whole) to assist in meeting the objectives of providing a mix of uses for that development.
FR089  Land at Keir Farm, Balmedie	500 homes  <b>Reserved.</b> This is not preferred for immediate development.	<p>The proposed site was submitted as part of a larger bid site in the 2012 LDP but was not taken forward due to connectivity/cohesion issues. However, it was acknowledged at the time that this site was still developable. The site is well related to the settlement but is separated by the A90(T).</p> <p>There are multiple potential environmental and social advantages to be gained from development of this site however, accessibility and connectivity issues remain. Environmental factors such as watercourses and woodland must be considered when planning the layout of the development. The site has a number of other infrastructure issues that would be required to be resolved before the site is viable. These include the range of education facilities to be provided, the capacity of the existing primary school, and a safety concern regarding siting a new primary school on the west side of the A90(T).</p> <p>As a matter of principle, however decisions to bridge the A90(T) for active travel cannot be made lightly, and it may be that the Keir Farm Development accessed through the A90(T) junction would be perceived as a different "place" from Balmedie.</p>
FR103  Land at Blairton Farm, Balmedie	27 homes	<p>The capacity of this site has been increased from 6 to 27 homes to avoid underdevelopment.</p> <p>The proposed site is located to the north of the village in an area which has experienced a reasonable level of rural development within the last 10 years. The site would appear to be a logical extension to this. Education provision is a constraint to development. However, this can be overcome through developers' obligations.</p> <p>The development of the site would allow the re-development of a redundant farm complex which appears to have the capacity for the proposed number of houses. The existing landscaping, however, should be retained as much as possible. The small scale nature of the site may promote self-build. Whilst the site is best considered alongside FR116 as part of a wider allocation, the site could deliver a small scale housing allocation in the shorter term.</p>

<p>FR116</p> <p>Land at Blairton, Balmedie</p>	<p>1650 Homes (Private and Affordable)</p> <p><b>Reserved.</b> This is not preferred for immediate development.</p>	<p>This site is in the countryside between the settlement of Balmedie and the OP3 Menie development. It is within the Energetica corridor.</p> <p>Education provision and road access through Balmedie are the key outstanding issues relating to this bid site. It has not been confirmed as to whether the level of traffic likely to utilise the route through the existing village would be acceptable. The site would be required to gain access to the de-trunked section of the A90(T). Other significant infrastructure issues exist that would require to be resolved before this reserved site could be considered a viable development site.</p> <p>Despite these issues the site is identified as a reserved option for a large scale allocation in this area as, subject to the identification of a community campus and high end smaller scale mixed use employment opportunities being provided. The proposal could deliver a well-connected place to live which continues the existing pattern of settlement development without the issues of other large sites in the area. The site could deliver multiple benefits for the wider committed development at Menie and existing settlement of Balmedie through better educational provision and green transport links as well as significantly enhancing biodiversity in the area. The site should be considered alongside bids FR079, FR080 and FR103. FR80 and FR079 could provide additional employment land adjacent to housing and improve the overall proposals here.</p>
<p>FR124</p> <p>Land at Elgie Farm, Balmedie</p>	<p>220 homes</p>	<p>The proposed site is currently allocated in the LDP 2017 and there is a pending planning application for the development of the site for 220 homes for this bid. A good mix of houses, including over provision of affordable housing is expected to supplement the existing housing stock of Balmedie. Careful layout and design is required to preserve the trees on the site and retain the amenity of the adjacent Local Nature Conservation Site. A transport assessment will be required.</p>

**Other options** which Planning Officers have not preferred:

Reference	Proposal	Overview
<p>FR022</p> <p>Land at Millden, Balmedie</p>	<p>500 homes</p>	<p>The proposed site is constrained due to its dissociation with Balmedie and impacts from the development that have not been considered within the bid form. There are pockets of woodland on the site and otters and badgers have been recorded there. No indication has been given that the site will be developed as a village in its own right or will provide facilities that might serve as a local service centre.</p>

		There is no concrete evidence that sufficient work has been undertaken to support that it is deliverable. Development of this site is not acceptable unless in the very long term future, if other land to the west of Balmedie is developed first.
FR128 Land at Southfolds Farm, Balmedie	20 homes	The proposed site is associated with the A90(T) junction improvements around Balmedie. It is undevelopable due to the lack of access. It also suffers from visual isolation from the village itself and infrastructure issues associated with drainage and education that would have to be resolved through substantial developer obligations. 10% of the site is constrained by medium and high flood risk and it rests in prime agricultural land.  The development of the site could only be considered if other developments on this side of the A90(T) would take place to provide it with context and add to the sense of place that it provides.
FR148 Hill of Keir, Balmedie	21 homes	The proposed site is a relatively large rural development site to the west of Balmedie and is currently constrained. It is unrelated to any services and is likely to have a significant adverse effect on landscape character in the area. It will result in a car dependent development with no real opportunity for active travel to services, most of which are over a kilometre away and require significant diversion to access due to the new layout of the A90(T). Pedestrians and cyclists may have to pass through an active farm to access an underpass to the village.

## Conclusion

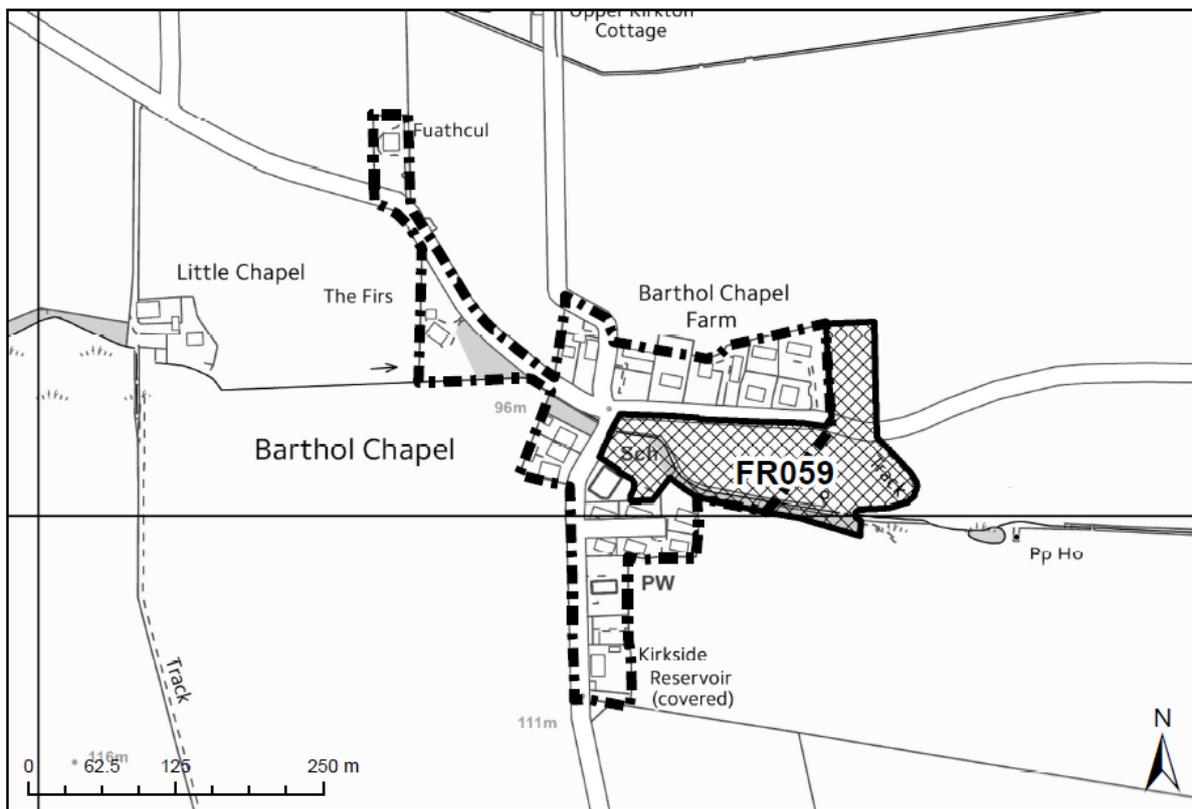
Existing allocations are confirmed and brought forward for development, with an increase in the density of homes to reflect modern development patterns and a very small allocation at Blairton Farm (FR103). A small new allocation is proposed to the north. In the long term there are two related groups of development that may be brought forward once issues associated with use and access are resolved. Sites at Blairton (FR116, FR079 and FR080) represent a major new extension to the village to the north, while site FR089 provides significant opportunities to the East. Development in these locations has not been sufficiently thought through to allow them to be recommend that they be taken forward in the next LDP. More work is required to ascertain if either of these development sites should proceed.

## Barthol Chapel

Barthol Chapel is a small rural housing cluster located within close proximity of Oldmeldrum. The settlement is characterised with its woodland setting and prominent, raised churchyard around which the settlement is clustered. Barthol Chapel is the location of the local primary school, but it has no other services. Due to its secluded location, there is little development pressure in Barthol Chapel and the key planning objective is to preserve the amenity of the settlement. Roads and transport were of significant concern to the community, and may represent a constraint to development and a risk to pedestrian safety. Small scale growth to sustain the school would be welcomed.

### Planning Objectives:

- Meet local housing need in the settlement.



### Existing Development Sites

None.

### Development Bid Sites

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

Reference	Proposal	Overview
FR059	5 homes	The proposed site lies partially within the settlement boundary of Barthol Chapel. The developable area proposed is located immediately to the east of the settlement. The proposal seeks to retain areas of land, currently designated as protected land, as open space
Land at Barthol		

<p>Chapel, Inverurie</p>		<p>but with enhancements proposed as part of a village green. It is considered that this village green could also be capable of proving a safe route to school from the eastern part of the settlement.</p> <p>The housing element of the proposal is generally well related to the settlement. Landscaping would be required to mitigate visual impact on approach from the east and a buffer strip will be required at the watercourse. The site is capable of accommodating in excess of 5 homes, however the density proposed would be in keeping with the existing settlement. Development could support the local primary school which has a declining school roll, secondary education provision at Meldrum Academy is unlikely to be a constraint for 5 homes. There are also concerns with regard to car reliance at this location. The benefits associated with the site are considered to outweigh any negative effects.</p>
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**Other options** which Planning Officers have not preferred:

None.

### **Conclusion**

Site FR059 is considered to be deliverable and would make a significant contribution to the community by the creation of a “village green”. This element makes this an acceptable proposal in this small village, but the “village green” commitment provided by the developer will require to be a specific requirement in the Local Development Plan settlement statement text.

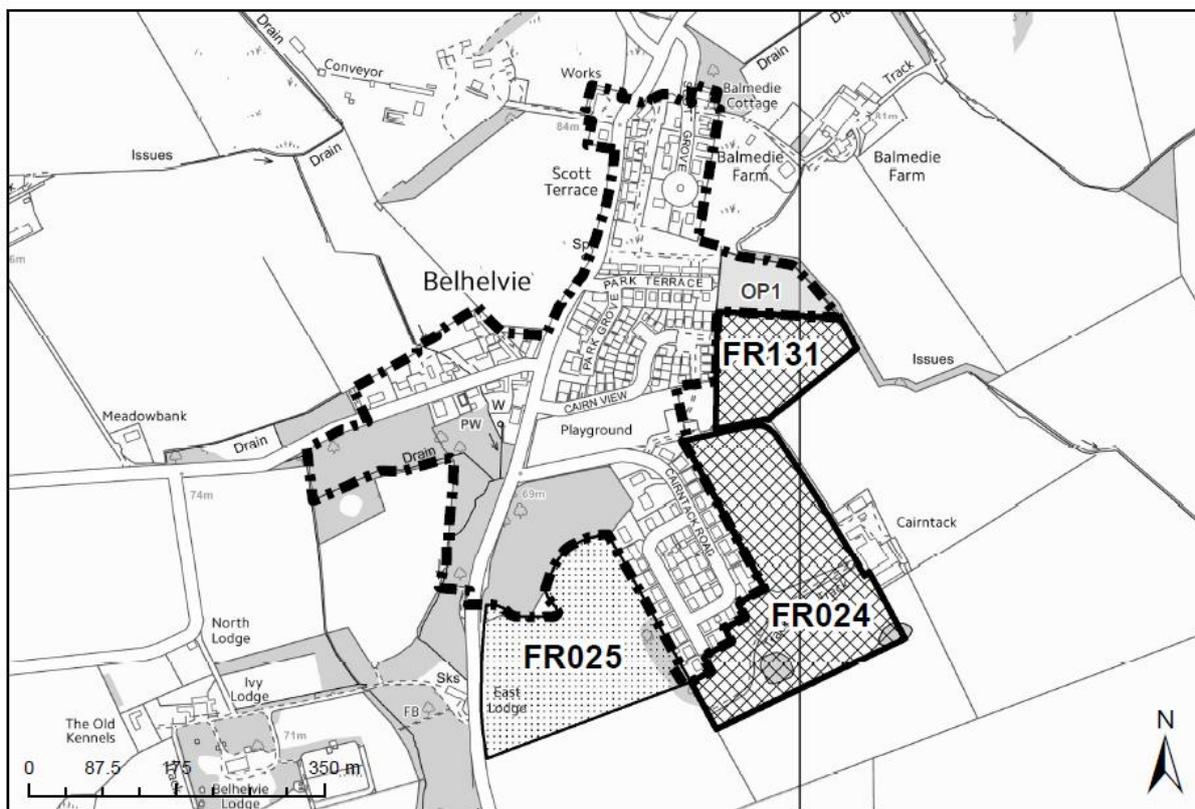
## Belhelvie

Belhelvie is a small, easily accessible village located less than 12km North of Aberdeen and 2km west of Balmedie. It is located within the Energetica Corridor area and the Aberdeen to Peterhead Strategic Growth Area. As such, Belhelvie has a role to play in contributing to the delivery of strategic housing and employment allowances although development may be constrained by prime agricultural land. This contribution will be proportionate to the size of the existing community and will be provided through the allocated sites. In line with the placemaking vision of Energetica, it is expected that new development in Belhelvie will contribute to transforming the Energetica Corridor into a high quality lifestyle, leisure and global business location. The existing problems of a lack of permeability in newer developments and the lack of consistency in building styles should be addressed as much as possible in new developments, in line with the principles within the “Shaping places” section of the Plan.

Urban design may not have kept up with the expansion of the village with poor pavements and lack of off road footpaths. There is a community aspiration for a Community Centre in the village.

### Planning Objectives:

- To help contribute to the overall sense of place in the community.
- Meet housing need in the wider strategic growth area as defined by the Aberdeen City and Shire Strategic Development Plan.
- Preserve the amenity of the settlement.
- To support economic development in the Energetica Corridor.



## Existing Development Sites

Reference	Proposal	Overview
OP1	14 homes	<p>Identified as constrained in the Housing Land Audit 2018.</p> <p>Remove the site from the Plan.</p>

## Development Bid Sites

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

Reference	Proposal	Overview
<p>FR024</p> <p>Land to East of Cairn View, Belhelvie</p>	49 homes	<p>The capacity of this site has been increased from 25 to 49 homes to avoid underdevelopment.</p> <p>The proposed site is well related to the village and would constitute a proportionate and natural expansion to the village. Primary school provision at Balmedie is a constraint. The lack of capacity in the waste water drainage system is also a matter that the developer will have to resolve with Scottish Water.</p> <p>The site is well connected to the existing development at Cairntack Road and provides excellent opportunities for biodiversity and recreation enhancements. Areas that flood can be avoided.</p>
<p>FR131</p> <p>Land at Cairntack (East), Belhelvie</p>	41 homes	<p>The capacity of this site has been increased from 15 to 41 homes to avoid underdevelopment</p> <p>The proposed site is located south of the current OP1 allocation. Waste water and primary education provision are considered to be short term constraints to development.</p> <p>The site itself is relatively flat, however uneven topography is found towards the north and west of the site. If the houses are laid on the flat ground, they would be screened by the hills on two sides and would have minimum landscape impact. The site remains a logical and deliverable small site within the context of the village.</p>

**Other options** which Planning Officers have not preferred:

<b>Reference</b>	<b>Proposal</b>	<b>Overview</b>
FR025  Land at Cairntack (West), Belhelvie	50 homes	The site is not well connected to the existing development at Cairntack Road or the remainder of the village. Issues remain relating to the junction to the C class road that leads from Potterton to Belhelvie.

### **Conclusion**

Substantial new development could be accommodated on the two sites identified in Belhelvie.

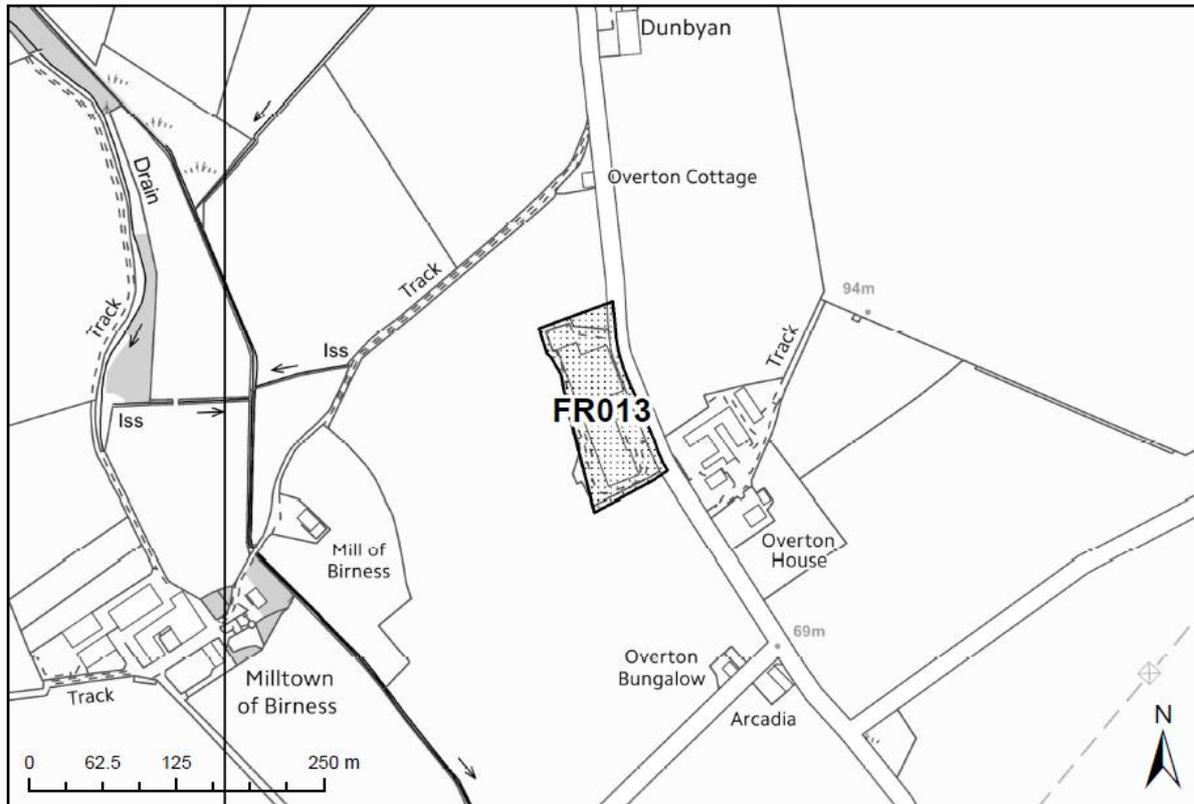
Each of these developments requires an additional access to both Cairn View and Cairntack Road as well as an additional road at the south eastern corner of the playing fields to accommodate this scale of growth. These points would have to be made clear in the settlement statement in the Local Development Plan.

## Berefold

Berefold is a small community situated north of Ellon comprising of mainly modern bungalow homes. Its most notable feature is the Overton Garage. It comprises of less than 20 homes.

### Planning Objectives:

- Meet local housing need in the settlement.



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### Existing Development Sites

None.

### Development Bid Sites

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

None.

**Other options** which Planning Officers have not preferred:

Reference	Proposal	Overview
FR013	6 homes	The proposed rural site is situated outwith the settlement of Berefold and involves the remediation of previous brownfield land. The site is subject to an approved planning permission for 4 homes. The bid seeks to increase the site capacity to 6 homes. A proposal to increase the site to 6 homes has already been refused planning permission. The community has
Former Overton Piggery, Berefold		

		concerns regarding road infrastructure for this development. The site is not within walking distance of amenities or community facilities and would encourage the use of unsustainable modes of transport. It is considered that the site could not accommodate more homes than those already consented.
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**Conclusion**

This site is unrelated to any other development and promotes car based travel. It cannot be supported at this time, and the developer would be better placed to continue to market the other plots that are available on the piggery site to avoid overdevelopment.

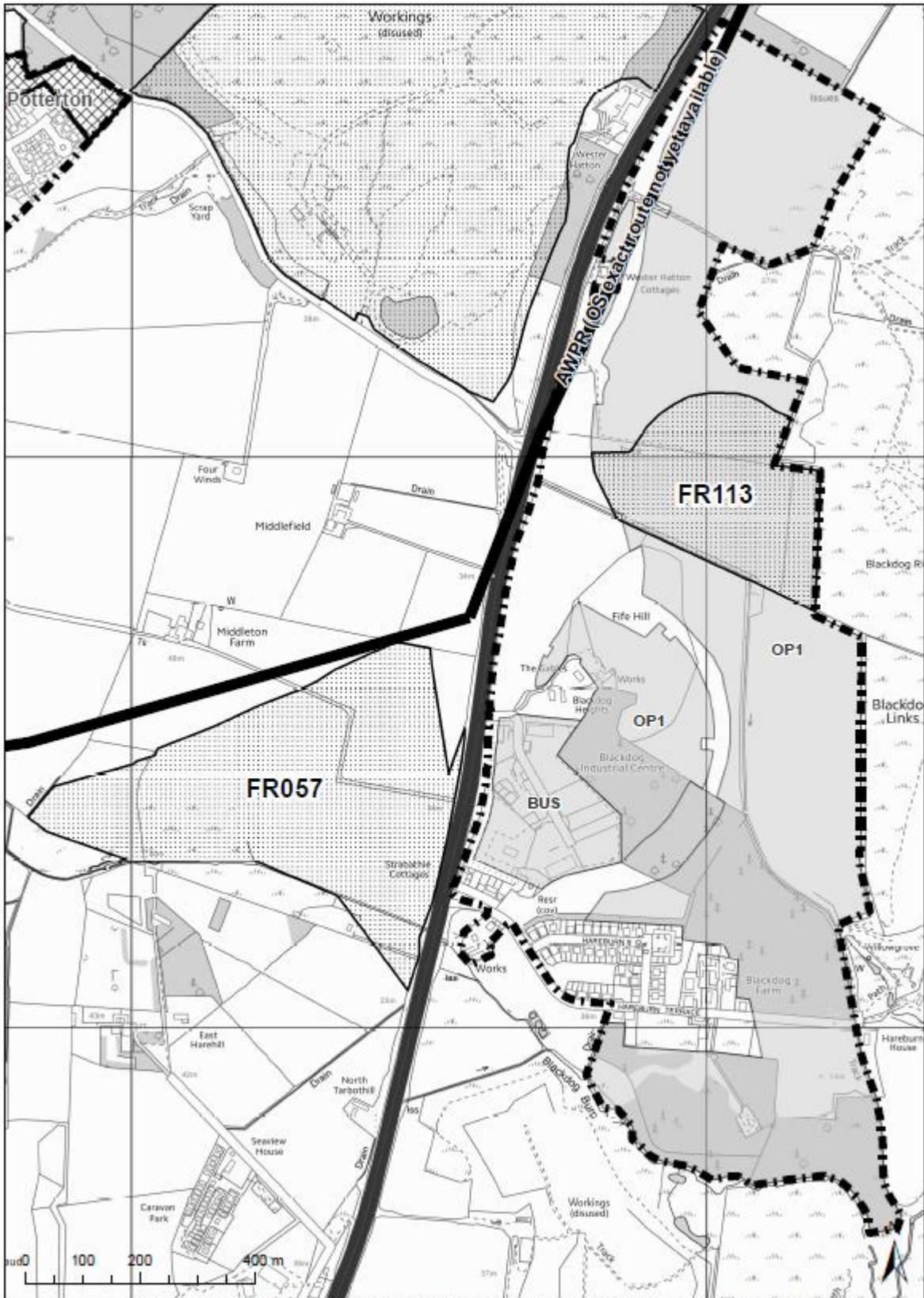
## **Blackdog**

Blackdog is a small settlement located on the boundary between Aberdeenshire and Aberdeen City. Due to its proximity to Aberdeen, a programme for significant expansion of the village has been approved for housing and employment opportunities. This recognises its roles in both the Aberdeen to Peterhead Strategic Growth Area (SGA) and the Energetica Corridor. In line with the vision of Energetica Corridor, it is expected that new development in Blackdog will contribute to transforming the area into a high quality lifestyle, leisure and global business location. Additionally, the strategic significance of Blackdog is recognised in the large mixed-use allocation. Key planning objectives for this settlement are to meet the need for strategic housing and employment land in the Strategic Growth Area by delivering 600 new homes and employment land on site OP1, to provide improved local facilities and to develop a new village centre.

The community still has an aspiration to provide a cycle link to Balmedie, and early provision of facilities such as a school, hall or football pitches is still being considered. Access to public transport has also been identified as an issue that may require resolution, especially when the cinema is built as part of the committed commercial developments.

### **Planning Objectives:**

- Enhance the role of the settlement as a service centre.
- Meet housing need in the wider strategic growth area as defined by the Aberdeen City and Shire Strategic Development Plan.
- To support economic development in the Energetica Corridor.



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## Existing Development Sites

Reference	Proposal	Overview
OP1	600 homes, 4ha of employment land and 7ha of strategic reserve. Retail economic centre in a regional food hall	Retain in Local Development Plan until built out.
BUS	Safeguarded for employment uses	Established employment site.  Retain in the Local Development Plan.

## Development Bid Sites

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

None.

**Other options** which Planning Officers have not preferred:

Reference	Proposal	Overview
FR057  Land to the west of the A90, Blackdog	Commercial mixed use: Roadside Services, including petrol station, hotel, restaurant, and drive through	The proposed site is undesirable in this location. The proposal is a significant extension into the countryside that would have a detrimental impact on the landscape setting around Blackdog. It is also divorced from Blackdog because of the A90. Furthermore, there is a potential impact on wildlife around Blackdog Burn (although equally there could be opportunities to extend the wildlife corridor), there are water and waste water infrastructure constraints, and there could be accessibility constraints off the A90.  Development in this location erodes the function of the AWPR as a transport corridor, and not a development corridor. There is no justification for removing green belt designation to accommodate any new development.
FR113  Site OP1, Town Centre, Blackdog	Identify as a principal town centre, the approved OP1 town centre development for 11,500sqm, retail floorspace, 850-seat cinema and 2,000sqm food and	The proposer seeks the inclusion of a new town centre designation within the OP1 Blackdog allocation, and describe it as a Principal Town Centre, as defined in Appendix 2 in the Local Development Plan 2017. The northern half of site OP1 gained Planning Permission in Principle in December 2017 for a mixed use development comprising of a town centre, including regional food hall, retail, leisure and class 3 uses; business and industrial uses (classes 4, 5 and 6); car parking, cycle and pedestrian facilities.

	beverage (class 3) uses	The identification of a town centre designation is not supported as only existing and functioning town centres can be listed as a Principal Town Centre, and only Planning Permission in Principle has been granted on this site. The current vision statement for Blackdog already sets out the aspiration for a new formal town centre to be established in Blackdog. Consent has been granted for a specific development and only when this has been completed and delivered could a designation on the site be justified.
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### **Conclusion**

The location of Blackdog at one of the AWPR junctions has led to speculative proposals for retail related developments. Neither site meets the overall vision presented when development was approved in Blackdog under the Local Development Plan 2012 and erodes the function of the AWPR junction in this location, making it a destination and not a key part of the region's transport infrastructure.

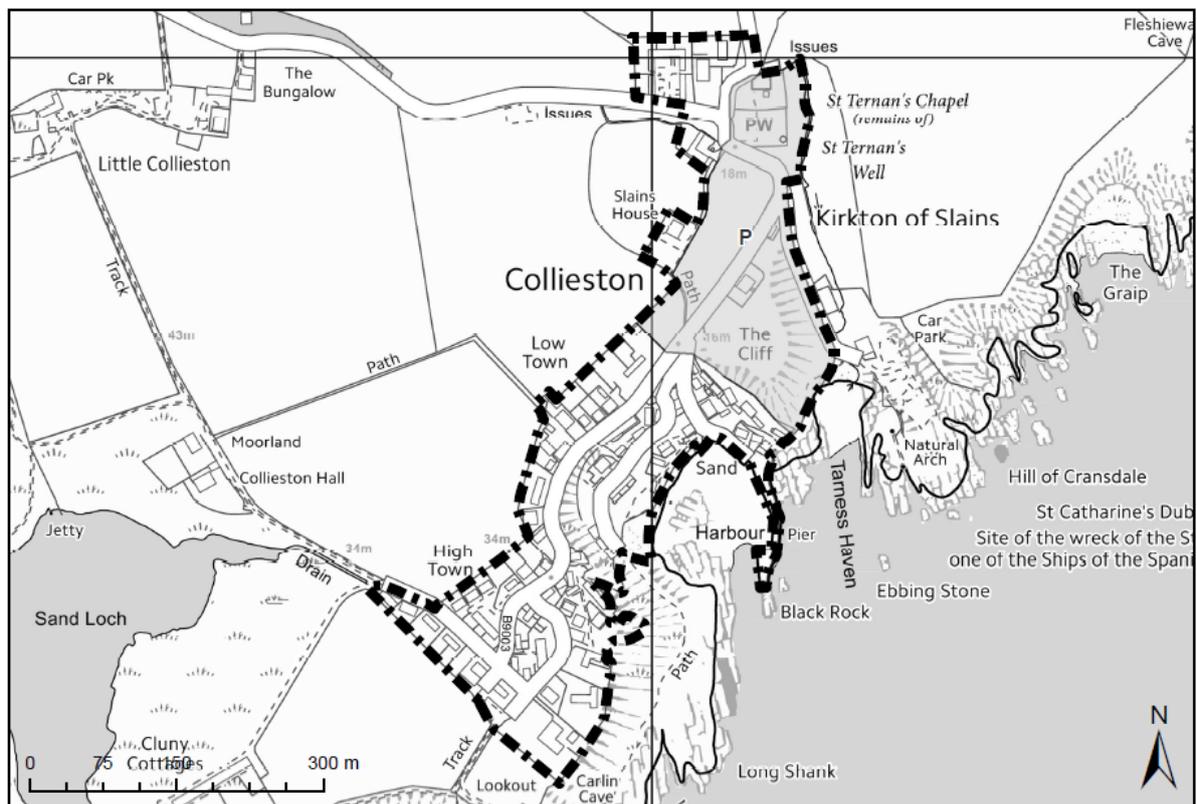
## Collieston

Collieston is an attractive village characterised by its coastal setting, with the natural harbour overlooked by housing on the slopes above. Due to its secluded location, there is little development pressure in the village, and there may be problems with public transport accessibility.

The key planning objective is to preserve the amenity and character of the settlement. Additional land has been allocated in the village to allow the development of community based facilities.

### Planning Objectives:

- To help contribute to the overall sense of place in the community.
- To support community facilities and services.
- To support economic development in the Energetica Corridor.



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### Existing Development Sites

None.

### Development Bid Sites

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

None.

**Other options** which Planning Officers have not preferred:

None.

### **Conclusion**

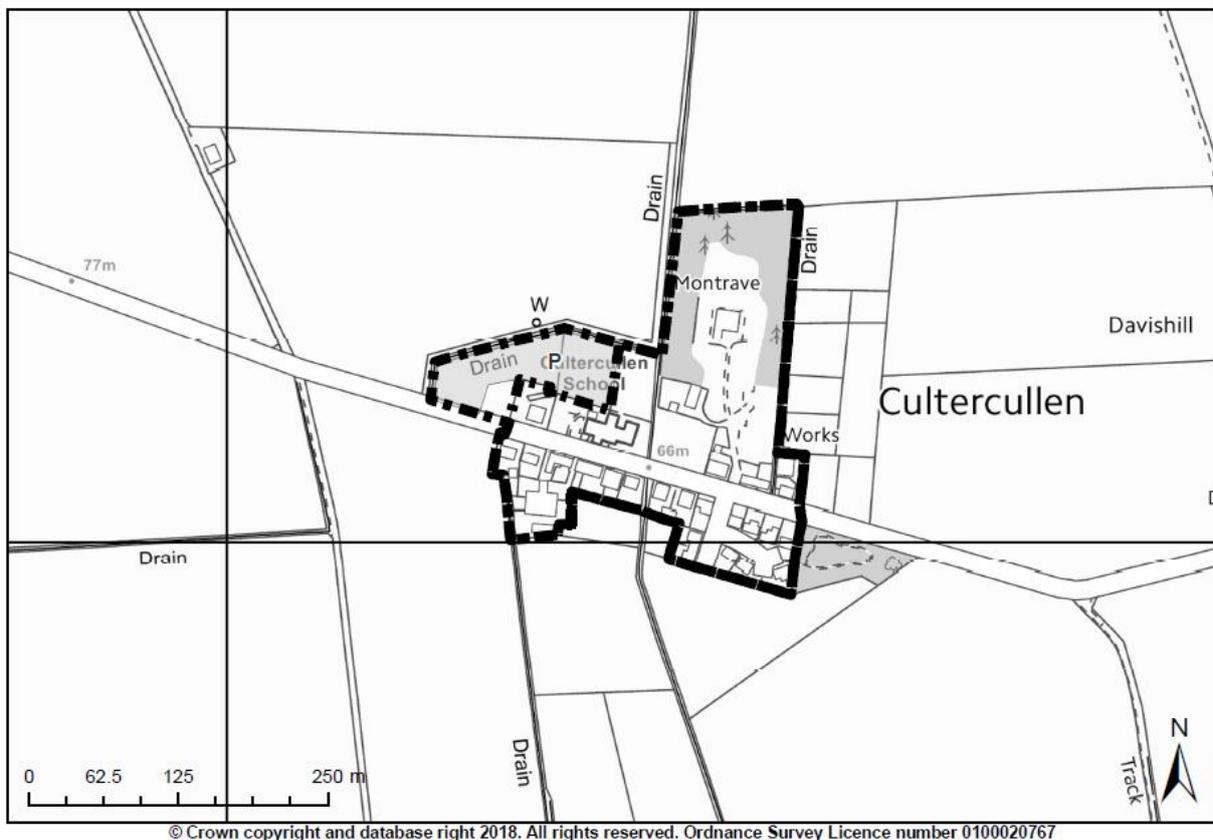
Despite there being no bids in Collieston discussions with the Community Council identified there may be scope for community based enterprises around the disused Slains Kirk Building and the existing community centre. These areas should be included in the Local Development Plan within the settlement boundary and as “protected” sites in a new Plan to reflect that community aspiration.

## Cultercullen

Cultercullen is a small rural community located south of Ellon. The settlement is characterised by its rural setting and through its role as the site of the local primary school. It has a large number of potential redevelopment sites within the settlement boundary. There is little development pressure in Cultercullen due to its secluded location and relative distance to major transport routes. The key planning objective is to preserve the amenity of the settlement and sustain the school roll which will be achieved through the rural development policy within shaping development in the countryside. Otherwise the community considers that incentives for redevelopment of brownfield and derelict buildings should be promoted, rather than new allocations.

### Planning Objectives:

- Meet local housing need in the settlement.
- Preserve the amenity of the settlement.



### Existing Development Sites

None.

### Development Bid Sites

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

None.

**Other options** which Planning Officers have not preferred:

None.

**Conclusion**

Cultercullen is a location where no bids have been received but has opportunities for six homes as infill within the settlement boundary, principally on the area to the south of Montrave. This is adequate capacity to serve the community at this time and no further development land has been identified.

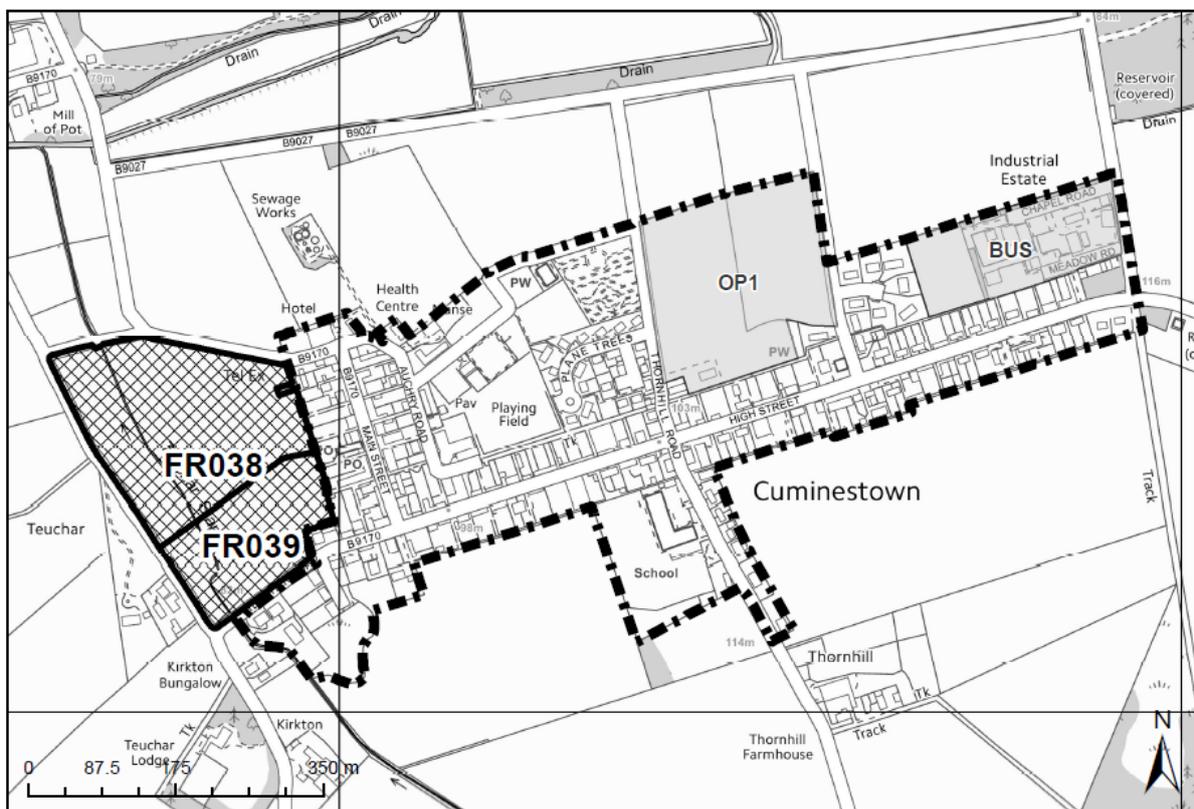
## Cuminestown

Cuminestown is a village located to the east of Turriff, characterised by a high number of traditional Aberdeenshire 1½ storey homes and a number of red sandstone buildings. The village is a service centre for the nearby rural area, and it is the location of the local primary school, health centre, shops, a garage, a hotel, and an industrial estate. In addition, the village has regular public transport services to Turriff and wider Aberdeenshire.

Consequently, the planning objective for Cuminestown is to maintain these services through the provision of opportunities for development of land for employment uses and new homes to meet local demand. These will continue to be met through new allocations and BUS allocations.

### Planning Objectives:

- Enhance the role of the settlement as a service centre.
- Meet local housing need in the settlement.
- To support community facilities and services.



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## Existing Development Sites

Reference	Proposal	Overview
OP1	50 homes	Constrained in Housing Land Audit 2018.  Remove from the Plan.
BUS	Safeguarded for employment uses	Retain.

## Development Bid Sites

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

Reference	Proposal	Overview
FR038  Land to the west of Cuminestown, North of Teuchar Road	40 homes	<p>The site is reduced from 60 homes to 40 homes to exclude the preferred site of FR039.</p> <p>The proposed site has significant potential to allow for additional development while at the same time providing a key environmental and recreational benefit, provided that the infrastructure issues associated with drainage capacity can be overcome.</p> <p>A solution that capitalises on the ecological benefits of this bid, but also recognises the long lead-in time for completion of the whole development, would be an appropriate solution. A buffer strip would be required for the watercourse running through the site. The existing OP1 should be removed and the settlement boundary realigned to existing development. The site should be promoted for the whole 60 homes, including bid site FR039, but conditional on the delivery of the ecological benefits that would result from recreational development along the Teuchar Stank. Part of this site may remain long term constrained until post 2031 but development along the Teuchar Road and the B9170 would support the development pattern that has evolved.</p>
FR039  Land to the North of Teuchar Road, Cuminestown	20 homes	<p>The site is constrained in terms of drainage capacity but if this can be overcome, the proposed site has some potential to allow for additional rational development while at the same time providing limited environmental and recreational benefits. These benefits are significantly smaller than those created by the development of the whole site.</p> <p>The scale of development is appropriate for the short to medium term needs of the community although it does not fit well with the recent patterns of development.</p>

		The strength of the ecological benefits that could be delivered by this proposal are quite limited as compared to the FR038 site and this has to be recognised in the allocation of only this site.
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**Other options** which Planning Officers have not preferred:

None.

### **Conclusion**

Cuminestown has the potential to make a significant contribution to housing need in the Rural Housing Market Area, especially given the constraints which exist in Turriff. The two sites recommended represent a good solution to the expansion of the settlement but should be allocated as one development (for 60 homes) to assist in realising the environmental benefits that would follow from their co-joined development. Land at the base of the slope is known to flood and the use of this area as a public access corridor is commended. Development should not occur on the area to the west of the Teuchar Stank.

## **Daviot**

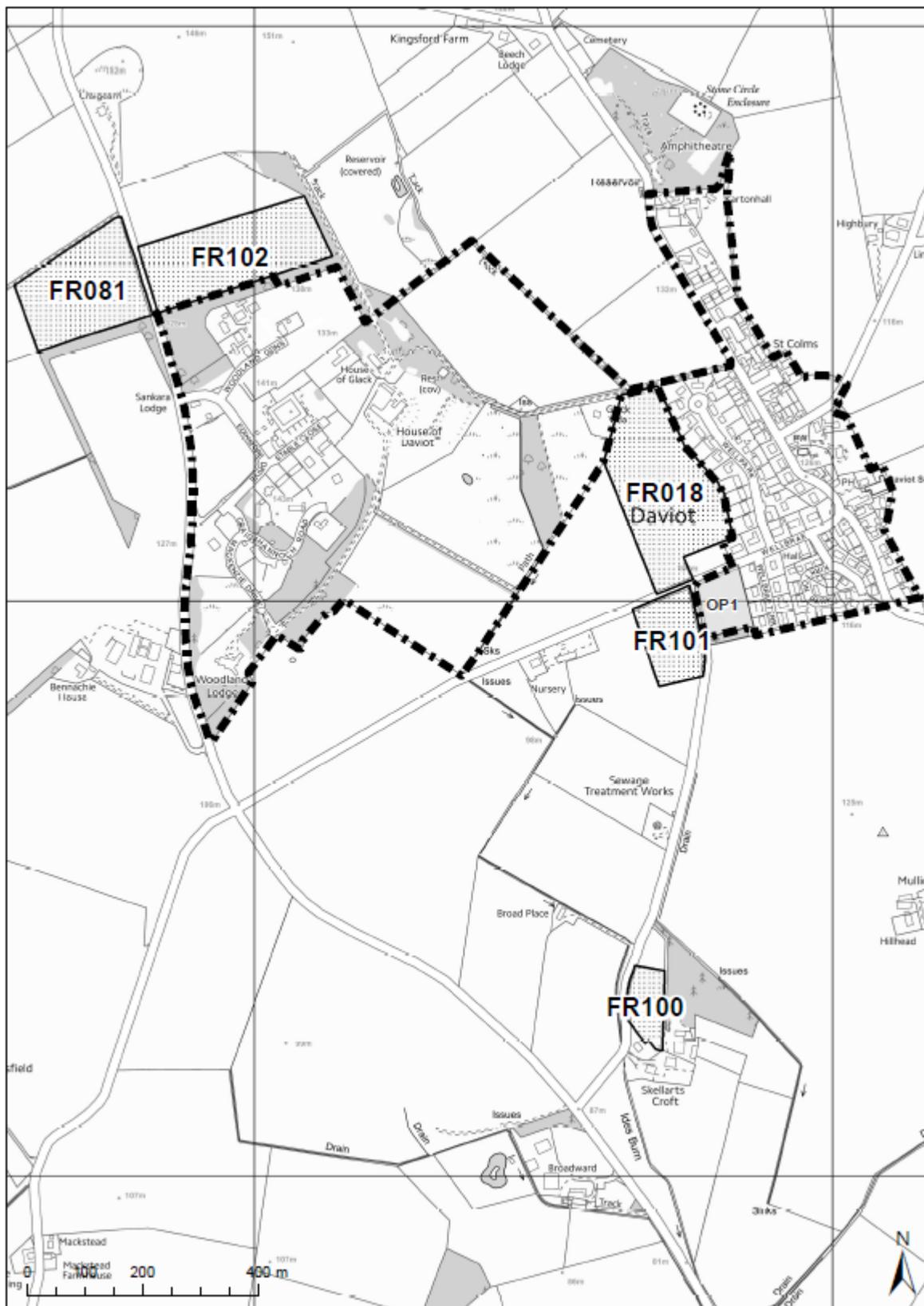
Daviot is an attractive village set within rolling farmland and on the edge of Daviot Estate. The village is characterised by large areas of open community land, its historic assets and by the scenic views across the Formartine and Garioch countryside.

Due to the attractive setting of the village and its proximity to large service centres, there is significant development pressure which needs to be carefully managed, so as to maintain the community land and setting of the village. Development requires to be modest and restricted over the next 10 years. The community recognise the difficulties of sustaining services in such a small community. Consequently, the planning objectives for Daviot are to protect the amenity of the village, provide homes to meet local demand and to support local services, including Daviot Primary School.

Narrow streets and excessive vehicular speeds through the village remain of concern.

### **Planning Objectives:**

- Preserve the amenity of the settlement.



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## Existing Development Sites

Reference	Proposal	Overview
OP1	8 homes	Under construction in the Housing Land Audit 2018.  Retain in the Plan until built out.

## Development Bid Sites

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

None.

**Other options** which Planning Officers have not preferred:

Reference	Proposal	Overview
FR018  West of Wellpark, Daviot	30 homes	The proposed site is situated outwith the settlement of Daviot and accessible via a minor road off the B9001. The site is well related to the settlement and is within walking distance of the primary school and village hall, but no other services. The scale of development is of concern and the negative impact development could have on the setting of Daviot Estate as well as possible negative landscape impacts on the approach to the village from the west. There is insufficient capacity at the waste water treatment works. The site is constrained in terms of educational provision. A proportion of the site is identified as being prime agricultural land on which there is a presumption against development in all but essential circumstances.
FR081  Land at Whiteley Farm, Daviot	12 homes	The proposed site is situated outwith the settlement of Daviot. It does not relate well to the existing settlement, particularly due to the need to cross the B9001, and is visually prominent, despite some natural screening of ancient woodland to the south. The proposal is also not within walking distance to any services, which is likely to result in increased car reliance. A small area within the southern boundary is identified as ancient woodland and a significant proportion of the site is prime agricultural land.
FR100  Land Adjacent to Norven, Daviot	3 homes	The proposed site is not within walking distance of amenities or community facilities and would encourage the use of unsustainable modes of transport. The location and scale of the development is such that the houses would be served by individual treatment plants and soakaways rather than the preferred public system. The mix of house types proposed does not provide a suitable level for the likely demand in the village which has been a significant amount of large detached villas over the past few years. Other constraints are capable of being resolved.

FR101 Land West of Daviot, Daviot	37 homes (identified for "private / self-build housing on a site of 1.4ha)	The proposed site is well situated in the context of the village, however part of the site is prime agricultural land. The mix of house types proposed does not provide a suitable level for the likely demand in the village which has seen a significant amount of large detached villas over the past few years. Other constraints are capable of being resolved.
FR102 Land North of Woodland Gardens, Daviot	12 homes	<p>The proposed site is situated outwith the settlement of Daviot and accessible via the B9001. The site is immediately adjacent to the settlement boundary but is a significant walking distance from the primary school and village hall. The exposed nature of the site from the north is of concern. Waste water treatment works have limited capacity. The site is constrained in terms of educational provision.</p> <p>The mix of house types proposed does not provide a suitable level for the likely demand in the village which has seen a significant amount of large detached villas over the past few years. The majority of the site is on prime agricultural land, and there is ancient woodland on the southern boundary. Other constraints are capable of being resolved.</p>

## Conclusion

Daviot has seen significant growth in unplanned housing over the past 5 years. There is no justification for further development in the village given the capacity issues within the waste water treatment works and the secondary school. Existing consents for housing in the village are likely to meet anticipated needs.

## **Ellon**

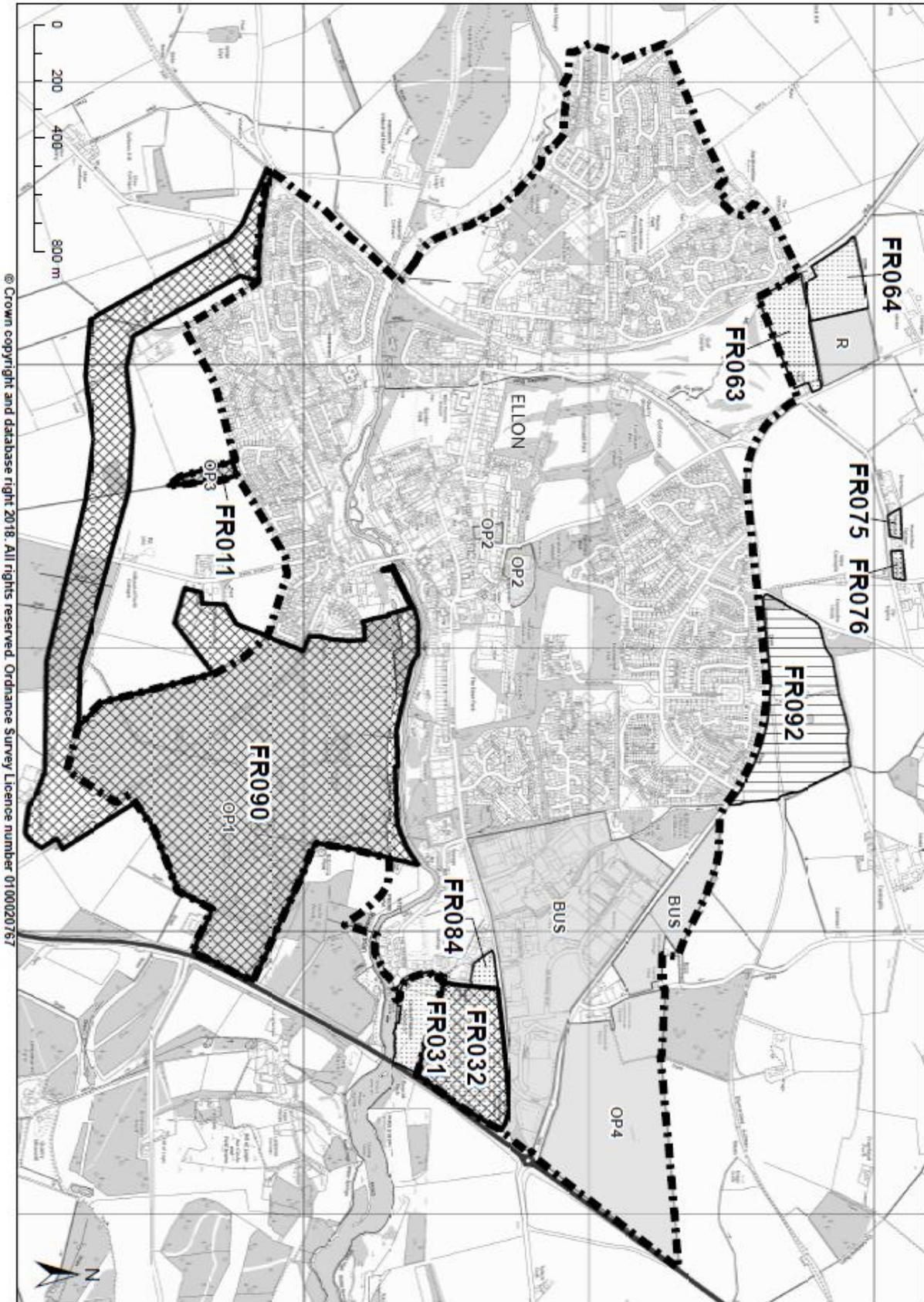
Ellon is a market town situated low within the Ythan river valley, characterised by its winding river and by large areas of park and woodland in the town's centre. The town is a service centre in Formartine and forms a key settlement within the Aberdeen to Peterhead Strategic Growth Area, Energetica Corridor and the Aberdeen Housing Market Area. As such, a key planning objective for Ellon will be to deliver strategic housing and employment allowances. In line with the vision of Energetica, it is expected that new development in Ellon will continue to contribute to transforming the area into a high quality lifestyle, leisure and global business location, although business development at Balmacassie is slow to develop (with the exception of the Brewdog site).

Ellon has an important role to play as a major service centre, with a variety of services located in the town. A key planning objective will be to sustain these services and enhance community facilities. There is a lack of choice of places for social contact in the town centre. Problems of traffic congestion and inadequate retail floor-space should begin to be addressed within the Plan period by the early provision of new road infrastructure (with options including a vehicular bridge over the River Ythan from the Cromleybank site and / or the provision of an additional east-west road link); and the development of a new retail and leisure allocation at Waterton. Extension of the existing town centre boundary has also been suggested. Finally, the greenspace within the town will be protected and enhanced, with new green networks identified, and emphasis given to improving facilities at Gorden Park.

The community is keen to promote the development of a rail link, and other public transport modes, to allow efficient commuting to Aberdeen.

### **Planning Objectives:**

- To help contribute to the overall sense of place in the community.
- Enhance the role of the settlement as a service centre.
- Meet local housing need in the settlement.
- Meet housing need in the wider strategic growth area as defined by the Aberdeen City and Shire Strategic Development Plan.
- Support local services and facilities.
- Preserve the amenity of the settlement.
- To support economic development in the Energetica Corridor.



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## Existing Development Sites

Reference	Proposal	Overview
OP1	980 homes, new primary school and associated facilities and 2ha of employment land	Effective in the Housing Land Audit 2018.  See FR090 below.
OP2	Mixed use options:- site is being progressed for new health centre, assisted living and affordable housing	Effective in the Housing land Audit 2018.  Add to LDP until Built out.
OP3	6 Homes	Effective in the Housing Land Audit 2018 and under construction.  See bid FR011 below.
OP4	Employment Land allocation	Confirmed allocated in the 2017 Employment Land Audit, including the SR1 site.  Retain.
CC1	10,000m2 retail and leisure uses	Undeveloped.  Retain.  See bids FR031 and FR032 below.
BUS	Safeguarded for employment uses	Retain.

## Development Bid Sites

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

Reference	Proposal	Overview
FR011  Hillhead Drive, Ellon	12 homes	<p>The proposed site is already subject to numerous planning applications and planning permission has been approved for 10 dwelling houses. The density of the site is low, however, is acceptable because open space, buffer strip and SUDs are to be provided on the site. The site was previously allocated as OP3 and education provision was considered during the planning application stage.</p> <p>The land itself is adjacent to a watercourse and a buffer strip has been proposed. Given the scale of development proposed, it could be delivered during the Plan period and consolidated as part of the settlement alongside other recent developments seen in Ellon. The site should be retained as within the settlement boundary with change to the site capacity to reflect what has been granted permission.</p>
FR032  Site CC1, Waterton. South of A920, Ellon	Erection of Retail (Class 1) and Leisure Facilities (Class 11)	<p>The proposed site is allocated as CC1 in the Local Development Plan 2017 the proposal fits in with the requirements for the site. The site is located within the A920 and A90 corridors, therefore, traffic measures and access feasibility must be assessed and contributions to improvement of the north A90(T) may be sought. The trees along the boundaries of the site will require consideration and development has the potential to impact protected species on the site (otters and badgers). Buffer strips will be required beside the watercourses. There is good public transport links.</p> <p>However, there are concerns regarding waste water treatment and water supply. Surface water flooding is another constraint, which can be mitigated through SUDs or other means. These will need to be overcome prior to development taking place.</p>
FR090  OP1, Cromleybank, Ellon	980 homes, primary school, employment land	<p>This bid site is already included as an allocation within the Local Development Plan 2017 (allocated as OP1 for 980 homes and 2 hectares of employment land) and remains unchanged as part of this bid.</p> <p>Subject to resolution of transportation issues, potentially contaminated land and impact on archaeology, in addition to avoiding potential flood risk, this is a readily available and unconstrained site with good linkages to the town of Ellon whilst offering multiple benefits in the form of biodiversity enhancements and physical integration into the settlement. Environmental factors such as watercourses and woodland must be</p>

		<p>considered when planning the layout of the development.</p> <p>This would remain as one of the largest single allocations in the Aberdeen to Peterhead Strategic growth corridor for the provision of new housing. A new Flood Risk Assessment will be required.</p>
FR092 Site at Cassiegills, Ellon	<p>150 homes</p> <p><b>Reserved.</b> This is not preferred for immediate development.</p>	<p>The proposed site is for approximately 150 homes to the north of Ellon, beyond the A948 which acts as a physical boundary for the settlement. If this site were to be allocated in the Local Development Plan it could create a gated community that is isolated from the rest of the settlement and that is not well related.</p> <p>Although there are no formal designations constraining development, due to the site creating an unnatural extension to the settlement, it should be reserved for consideration at a later date in the event that other, better placed allocations cannot be effectively delivered. A Flood Risk Assessment will be required and contributions to improvement of the north A90(T) may be sought.</p>

**Other options** which Planning Officers have not preferred:

Reference	Proposal	Overview
FR031 Waterton, South of A920, Ellon	Mixed use development including 150 homes, retail and riverside park	<p>Part of the proposed site is allocated as CC1 in the Local Development Plan 2017 and the bid includes an additional 150 houses. A Transport Impact Assessment would be required and contributions to improvement of the north A90(T) may be sought. Waste water and water supply is a constraint. Scottish Waster has not been contacted by the applicant. Surface water flooding is another constraint, which can be mitigated through SUDs or other means.</p> <p>The development would have a negative effect on the landscape character and the proposed site is considered as an overdevelopment. Furthermore, the site is not considered suitable for residential development due to the business land surrounding the site. Therefore, the proposal is considered to be unsuitable for development at this time. Retail remains the most appropriate use.</p>
FR063 Site 1 adjacent to Golf View, Ellon	51 homes	<p>The proposed site is located immediately adjacent to the boundary of Ellon on the A948. However, development in this location is likely to have a negative effect on the landscape character from the northern approach to the town. Consideration of environmental factors would be required, particularly watercourses and protected species. Mature trees screen much of Ellon along this road, which provide a natural boundary</p>

		<p>treatment, although houses towards the west are visible (Ness Circle). The site is very exposed, and development is likely to be very prominent. Overall, development on the site would appear detached from the urban area of Ellon and would have a detrimental impact on the setting of Ellon.</p> <p>The proposer reports that the Council is pursuing a new cemetery to the north of the site. A cemetery in this location would be acceptable, as it is appropriate for a cemetery to be located away from houses, and it is not uncommon for cemeteries to be located outwith a settlement.</p> <p>The site is also at risk of surface water flooding, which could affect other sites downstream, although SUDs are proposed. The proposed site also has waste water drainage constraints, which are resolvable, but the timescale for this is unknown.</p>
FR064 Site 2, Adjacent to Golf View, Ellon	32 homes	<p>The proposed site will cause significant visual implications from the northern approach to the town. Mature trees screen much of Ellon along the A948, which provide a natural boundary treatment, although houses towards the west are visible (Ness Circle). The site is very exposed, and development will be very prominent. Overall, development on the site would appear detached from the urban area of Ellon and would have a detrimental impact on the setting of Ellon.</p> <p>The proposer reports that the Council is pursuing a new cemetery to the east of the site. A cemetery in this location would be acceptable, as it is appropriate for a cemetery to be located away from houses, and it is not uncommon for cemeteries to be located outwith a settlement.</p> <p>Land west and south of the site is at risk from surface water flooding, which could be affected, although SUDs are proposed. The site also has waste water drainage constraints, which are resolvable, but the timescale is unknown. Therefore, this site is considered to be unsuitable for development.</p>
FR075 Site Adjacent to Parkview, Broomfield, Ellon	3 homes	<p>The proposed site is located in the outskirts of Ellon. There are 3 dwellings along the road with large gardens, built using traditional design and materials. There is a neighbouring bid submitted (FR076).</p> <p>The proposed site has drainage constraints and it is unclear whether there are constraints in terms of access and road capacity. The site cannot be connected to the public drainage system due to its location.</p>

		The development would have a negative impact on the landscape character, and the loss of rural character is a major concern. Therefore, this site is considered unsuitable for development.
FR076 Site Adjacent to Hornhillock Cottage, Broomfield, Ellon	3 homes	<p>The proposed site is located in the outskirts of Ellon. There are 3 dwellings along the road with large gardens, built using traditional design and materials. There is a neighbouring bid submitted (FR075).</p> <p>The proposed site has drainage constraints and it is unclear whether there are constraints in terms of access and road capacity. The site cannot be connected to the public drainage system due to its location.</p> <p>The development would have a negative impact on the landscape character, and the loss of rural character is a major concern. The development is likely to create a small settlement.</p>
FR084 North of Waterton House, Ellon	10 homes	<p>The proposed site currently has planning permission in principle for 10 homes and appropriate consultation has been undertaken. The site is 'white land' in the current Local Development Plan and so development would be assessed as complying with the Policy P3 Infill and Householder developments in settlements infill.</p> <p>The development would have an effect on the landscape and this should be mitigated as part of the full application.</p>

## Conclusion

Ellon is a busy and vibrant town, made even more attractive by the completion of the A90(T) Balmedie to Tipperty dual carriageway. While it is anticipated that demand for housing in the area remains high, this has not been delivered to date by the Cromleybank development (site OP1 and bid FR090) since its allocation in 2012. The revised Cromleybank allocation is effective in the Housing Land Audit 2018 and construction is anticipated to start in 2020. The developer undertook a preliminary assessment of the strategic transport options required for the impact of the development to resolve traffic issues. In the light of this allocation no other major housing sites have been identified, but with a "reserve site" identified for further evaluation (bid site FR092).

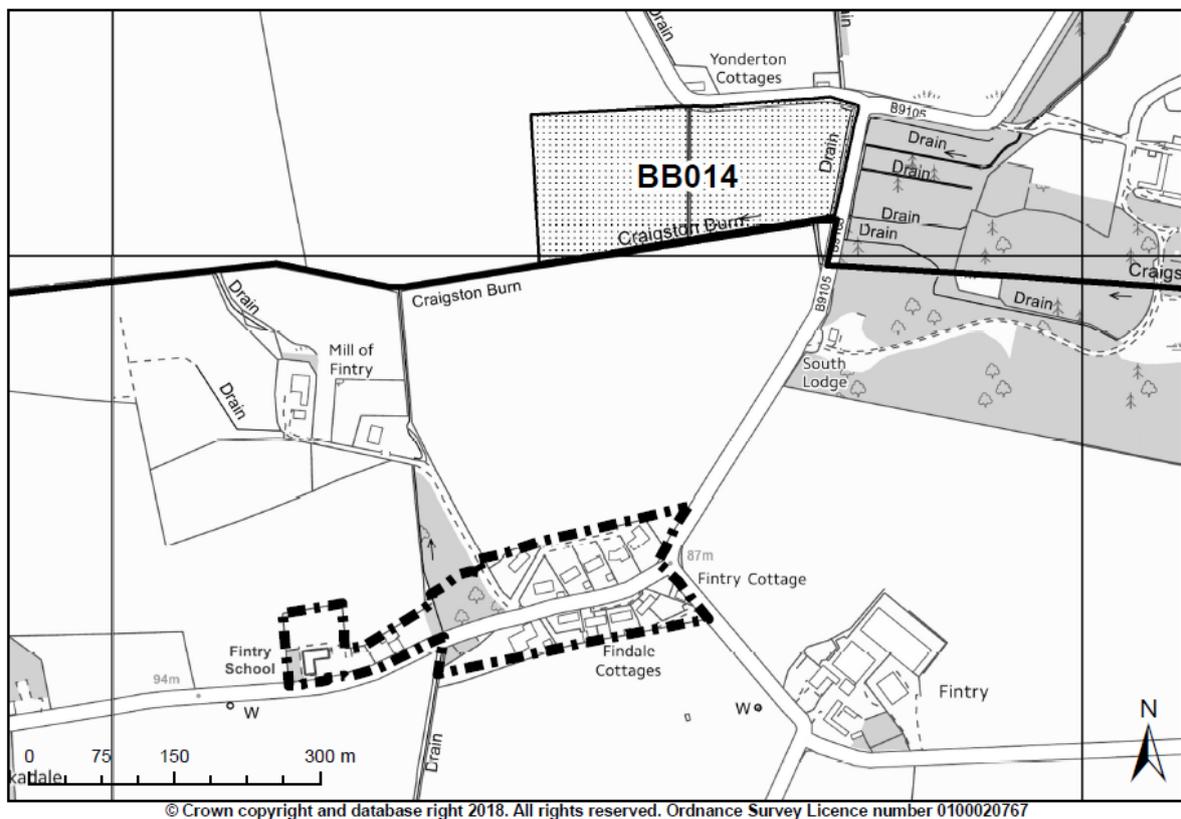
The other major issue associated with Ellon concerns the difficulty in revitalising the existing town centre and a major retail proposal continues to be promoted at Waterton, south of the existing Tesco Supermarket. While a proposal for housing on this site has also been promoted it is understood that the CC1 (Bid FR032) Waterton site is a logical and deliverable site for a retail use.

## Fintry

Fintry is a small rural settlement characterised by a number of contemporary developments and by its role as the location of the local primary school. Due to its secluded location there is little development pressure in Fintry and any local demand will be accommodated by the rural development policy. The planning objective is to sustain the amenity of the village and to support the school roll, which will be achieved through the rural development policy within shaping development in the countryside.

### Planning Objectives:

- Meet local housing need in the settlement.
- Support local services and facilities, including the local primary school.
- Preserve the amenity of the settlement



### Existing Development Sites

None.

### Development Bid Sites

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

None.

**Other options** which Planning Officers have not preferred:

Reference	Proposal	Overview
BB014  Site at Yonderton, Craigston, Fintry	20 homes	The proposed site is on open agricultural land on a visually prominent sloping site set within the Agricultural Heartland of Banff and Buchan Landscape Character Area. In this Agricultural Heartland setting, insensitive siting of developments would diminish landscape character and cause suburbanisation of the countryside. This would comprise a stand-alone development unconnected to any existing settlement. With no path network linking the site to Fintry, where there is a primary school but little else in terms of facilities and services, this development would promote high car dependency. Furthermore, almost half of the site is within a high risk fluvial flood zone from the Craigston Burn, it is therefore not appropriate to develop this site.

### **Conclusion**

The bid site falls within the Banff and Buchan area, however the nearest settlement to which it relates is within the Formartine area. Potential impact on landscape setting is of greatest concern, along with lack of connectivity to the local services provided in the community. It is a site that runs counter to Scottish Planning Policy in that it will promote the use of the private motor car as the principle means of travel and it cannot sustain any meaningful active travel.

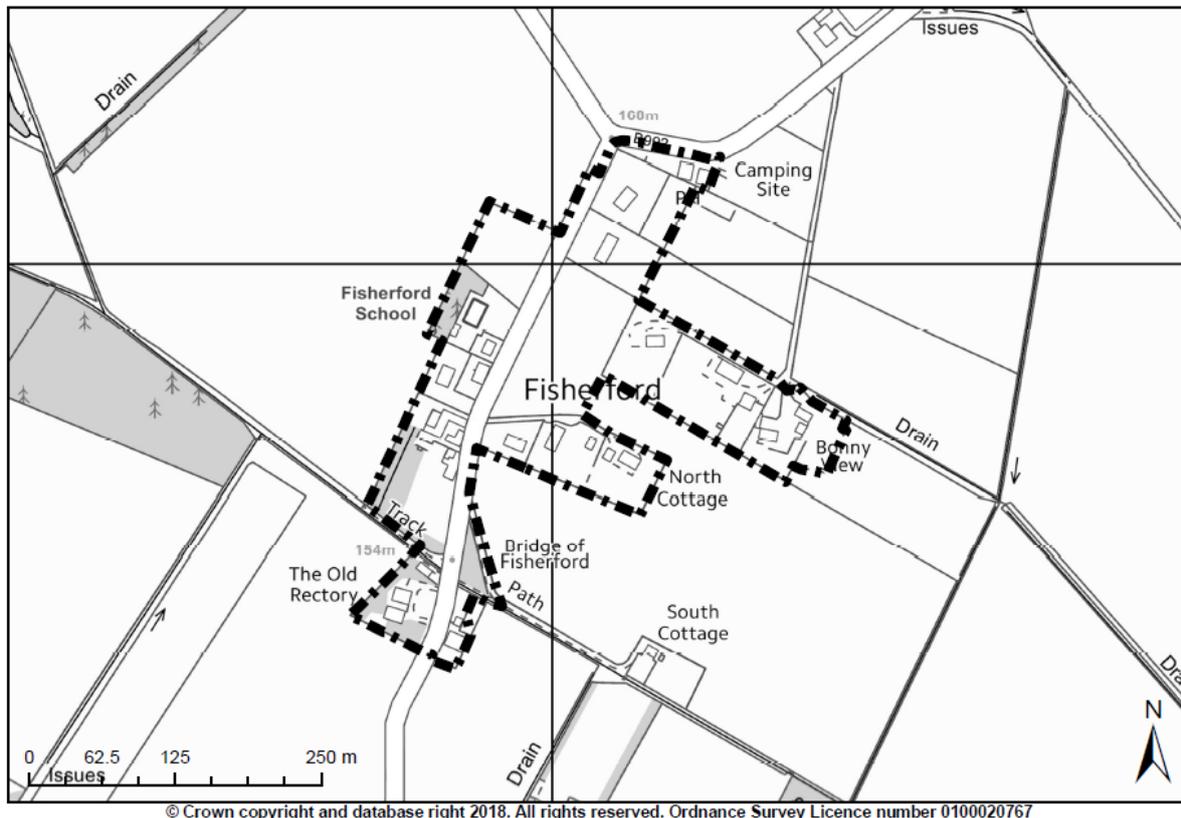
Given that there are no allocations in Fintry, the Settlement Statement of Fintry should be removed from the Plan.

## Fisherford

Fisherford is a very small village that for its size provides key community services, including a school, public house and a camping site.

### Planning Objectives:

- Preserve the amenity of the settlement.
- Support local services and facilities, including the Fisherford primary school.



### Existing Development Sites

None.

### Development Bid Sites

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

None.

**Other options** which Planning Officers have not preferred:

None.

## **Conclusion**

While Fisherford is undoubtedly important in a local context, the levels of housing demand are so low that it has to be questioned whether it would be more appropriate to delete the settlement from the Local Development Plan. There is no benefit to the community from being an allocated settlement in the Local Development Plan and it may be best for general rural development policies to be applied to the area. At the current time three “protected areas” apply to the village but these are part of the curtilage of a house, of the school or otherwise unused land. Other policies in the Plan will protect the features considered important for protection.

## **Foveran**

Foveran is a village set within the open countryside of eastern Formartine. The village is characterised by its development along the A90 and by the Foveran Burn running through the centre of the village. Traffic close to the village has mainly been diverted to the A90(T). Foveran is located in both the Energetica Corridor and the Aberdeen to Peterhead Strategic Growth Area (SGA). Foveran will provide opportunity to deliver strategic housing and employment allowances according to its scale. In line with the vision of Energetica, it is expected that new development in Foveran will contribute to transform the area into a high quality lifestyle, leisure and global business location. Due to its strategic location, there is development pressure to deliver homes and business land in the village. Primary education may be a constraint to development as the current school is not easily extendable due to the condition of the building and topographical restrictions. Another planning objective is to enhance the settlement's role as a service centre by providing improved community facilities. Representatives from the community feel that no more houses should be allocated in the village until a replacement school has been built.

### **Planning Objectives:**

- Meet housing need in the wider strategic growth area as defined by the Aberdeen City and Shire Strategic Development Plan.
- To support community facilities and services.
- To support economic development in the Energetica Corridor.



## Existing Development Sites

Reference	Proposal	Overview
OP1	100 homes, 2ha employment land and 3ha of strategic reserve	Effective in the 2018 Housing Land Audit and under construction. Employment land allocated in 2017.  Employment Land Audit.  Retain in Local Development Plan.
OP2	75 homes	Effective in the 2018 Housing Land Audit.  Retain in Local Development Plan.
OP3	1.5ha employment land	Add to LDP until built out.  Retain in Local Development Plan.

## Development Bid Sites

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

Reference	Proposal	Overview
FR065  Site 1, Land at Blairythan Terrace, Foveran	36 homes	The capacity of this site has been increased from 12 to 36 homes to avoid underdevelopment.  The proposed site is located on the periphery of Foveran, within the Energetica Corridor. There are adequate site services/access available. The proposed site is currently allocated for employment development, which has not come forward, and which already accepts the loss of prime agricultural land. Housing could sustain and enhance existing amenities within the village. The watercourse will require a buffer strip. Access is proposed from the A90, this would only be permitted when the road has been de-trunked.
FR066  Site 2, Land at Blairythan Terrace, Foveran	20 homes	The capacity of this site has been increased from 5 to 20 homes to avoid underdevelopment.  The proposed site is located on the periphery of Foveran and forms a logical extension to the settlement, which is within the Energetica Corridor, and has adequate site services/access available. Housing could sustain and enhance existing amenities within the village.
FR067  Site 3, Land at	49 Homes	The capacity of this site has been increased from 38 to 49 homes to avoid underdevelopment.

Blairythan Terrace, Foveran		The proposed site is located on the periphery of Foveran and forms a logical extension to the settlement, which is within the Energetica Corridor, and has adequate site services/access available. Housing could sustain and enhance existing amenities within the village and support the school role. The watercourse will require a buffer strip.
FR082 Land Adjacent to Former A90, North of Westfield Road, Foveran	14 homes	<p>The proposed site is to the north of the existing settlement of Foveran, outwith the defined settlement. Access to the site is to be gained directly from the (soon to be) former A90 to the east.</p> <p>The proposed site is well located in relation to the settlement. Loss of prime agricultural land in the western section of the site is justified to allow growth in this part of Foveran and the wider Energetica corridor.</p>

**Other options** which Planning Officers have not preferred:

Reference	Proposal	Overview
FR109 Land to South West of Foveran	580 homes	<p>The density of the development (580 homes) is low for a 69ha site. The site is constrained in terms of educational provision as Foveran school could not support a development of this size. Furthermore, the site goes through the Balmedie to Tipperty road scheme.</p> <p>Part of the site is within waste water hotspots and the majority of the site is categorised as prime agricultural ground, making it a very unsustainable site.</p> <p>This proposal would constitute a significant extension to the village. No mitigation measures have been identified and the site is considered to be constrained.</p>
FR142 Land West of A90 (Phase 1), North of Blairythan, Foveran	150 homes	<p>The scale of the proposed development (when viewed in conjunction with current development in Foveran and a future related phase of development included as separate bid) would create an unnatural extension to the north which would erode all the character of the original form of the settlement.</p> <p>Furthermore the entire site is identified as prime agricultural land and could have a potential implication on the existing road network whilst approximately half of the site is within a waste water hotspot. This site (and associated phase 2 bid) are considered to be unsuitable for development.</p>
FR143	Housing (mixed) (estimated 410 homes)	The scale of the proposed development (when viewed in conjunction with current development in Foveran and a future related phase of development included as

Land West of A90 (Phase 2), North of Blairythan, Foveran		<p>a separate bid) would create an unnatural extension to the north which would erode all the character of the original form of the settlement.</p> <p>Furthermore the entire site is identified as prime agricultural land and could have a potential implication on the existing road network whilst approximately half of the site is within waste water hotspots. This site (and associated phase 1 bid) are considered to be unsuitable for development.</p>
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## Conclusion

Foveran is a key location on the Aberdeen to Peterhead Strategic Growth Area and the “Energetica” Corridor. Dualling of the A90(T) between Balmedie and Tipperty has released capacity in the current A90 which can be used to promote significant development in this area. No employment land has been identified to sustain the “Energetica” vision. The allocations proposed for the village will increase the scale of opportunity to 280 new homes over the next 10 years. This represents a sustained build rate twice that currently active on the existing development sites.

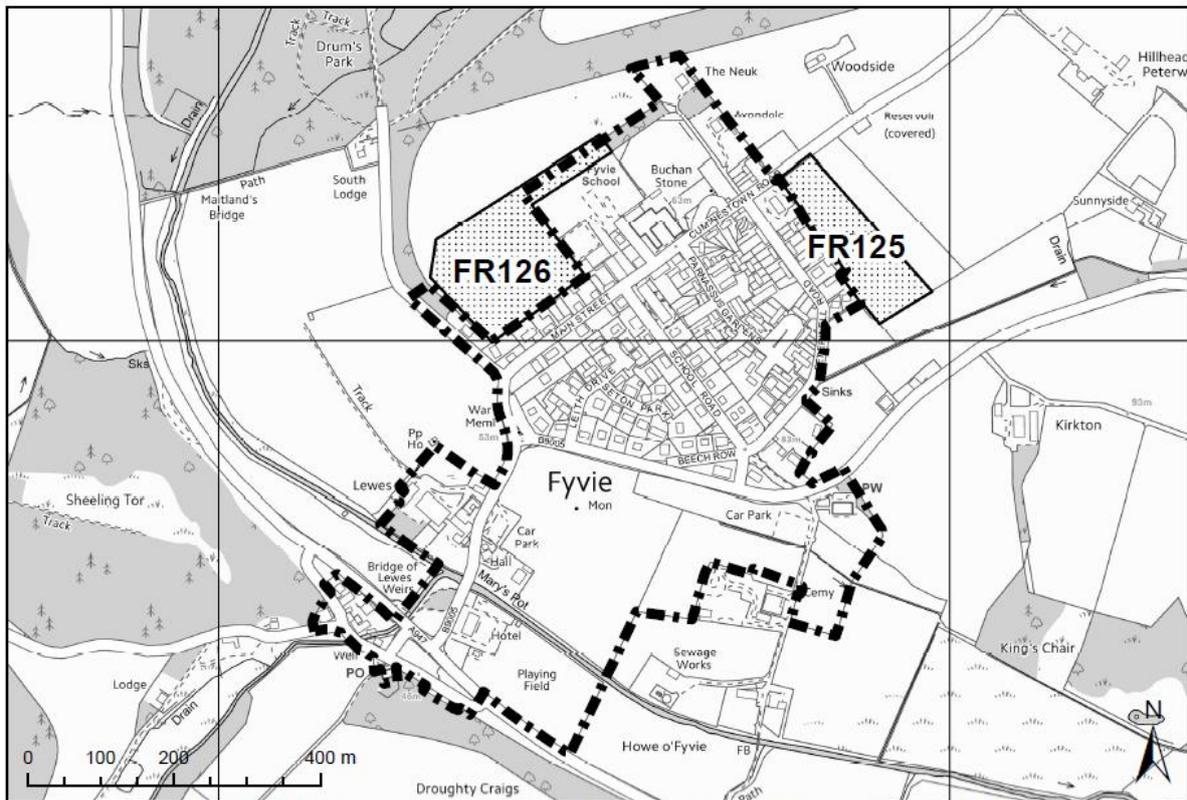
Over this period issues associated with waste water treatment will be resolved and potentially a new school will be required.

## Fyvie

Fyvie is a large village characterised by its historic assets and generous open space provision, with a large park to the south and the Fyvie Castle Designed Landscape to the north. The village has an important role as a key service centre for the surrounding rural community, containing a primary school, shops, an inn, garage and a post office. While an important location on the A947, opportunities for development are constrained by land ownership issues and existing designations. The planning objective is to preserve the amenity of the village and to sustain the school roll through the rural development policy within shaping development in the countryside.

### Planning Objectives:

- To help contribute to the overall sense of place in the community.
- Enhance the role of the settlement as a service centre.
- Support local services and facilities, including the primary school.
- Preserve the amenity of the settlement.
- To support community facilities and services.



### Existing Development Sites

None.

## Development Bid Sites

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

None.

**Other options** which Planning Officers have not preferred:

Reference	Proposal	Overview
FR125  Land North East of Peterwell Road, Fyvie	30 homes	<p>The proposed site relates well to the settlement and is in close proximity to services, including the primary school. The proposal would support both Fyvie Primary School and Turriff Academy. A growth project would be required to provide additional capacity at Fyvie waste water treatment works. The Battle of Fyvie battleground is a national monument and it is not considered that the benefits associated with the site would override the loss of even a small part of the battleground.</p> <p>Should there be an overriding need for housing development in Fyvie, then Historic Scotland would be consulted to advise if any sites are suitable for development considering the battlefield designation. On the basis of the battlefield designation, this site is considered unsuitable for development.</p>
FR126  Land West of Fyvie Primary School, Fyvie	30 homes	<p>The proposed site relates well and is in close proximity to services, including the primary school. The proposal would support both Fyvie Primary School and Turriff Academy. A growth project would be required to provide additional capacity at Fyvie waste water treatment works. The Battle of Fyvie battleground is a national monument and it is not considered that the benefits associated with the site would override the loss of even a small part of the battleground.</p> <p>Should there be an overriding need for housing development in this village then Historic Scotland would be consulted to advise if any sites are suitable for development considering the battlefield designation. On the basis of the battlefield designation, this site is considered unsuitable for development.</p>

## Conclusion

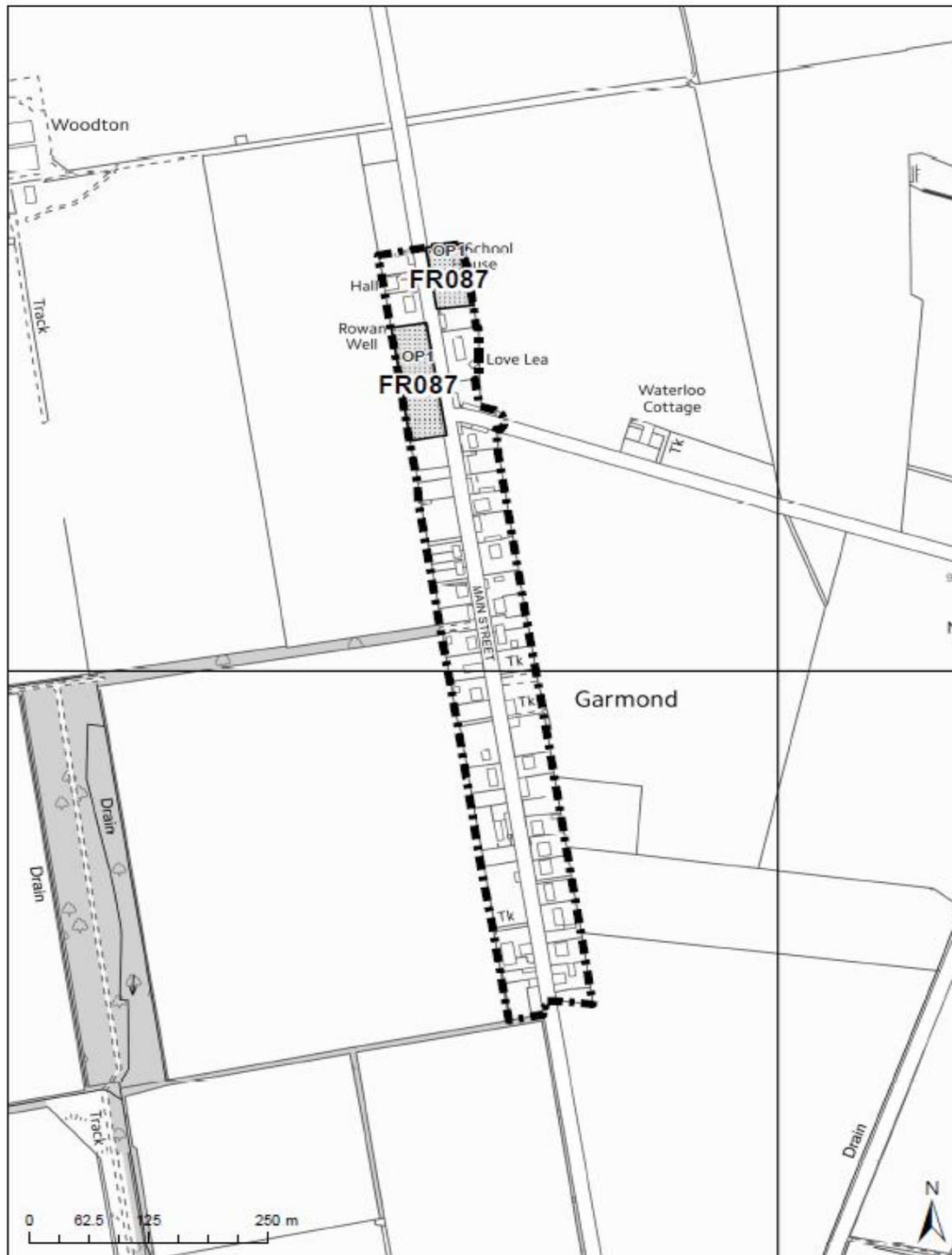
There are no proposed changes to Fyvie due to the bids both being located on the Battle of Fyvie battleground.

## Garmond

Garmond is a small settlement located to the north of Cuminestown. It is characterised by a linear development pattern and a number of traditional 1½ storey cottages. There is some development pressure in Garmond to provide homes to meet the local need. This can be achieved through infill development of what was previously allocated as OP1 (west).

### Planning Objectives:

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



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## Existing Development Sites

Reference	Proposal	Overview
OP1	10 homes	Identified as constrained in the Housing Land Audit 2018 due to marketability and infrastructure.

## Development Bid Sites

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

None.

**Other options** which Planning Officers have not preferred:

Reference	Proposal	Overview
FR087  Site OP1 Garmond North	10 homes	<p>The proposed site comprises 2 separate areas of land on either side of the C19S road. Waste water capacity has been identified as a potential constraint. Part of the smaller site on the east side of the road is classified as prime agricultural land.</p> <p>This site has been allocated in the 2 previous Local Development Plans and no development has come forward. There are other sites suitable for infill development within the village and therefore it is recommended that this allocation be removed. The west section of the site should be retained within the settlement boundary with opportunity for infill development and the settlement boundary should be realigned to exclude the east part of the allocation.</p>

## Conclusion

It is recommended that the OP1 allocation is removed and the settlement boundary amended accordingly.

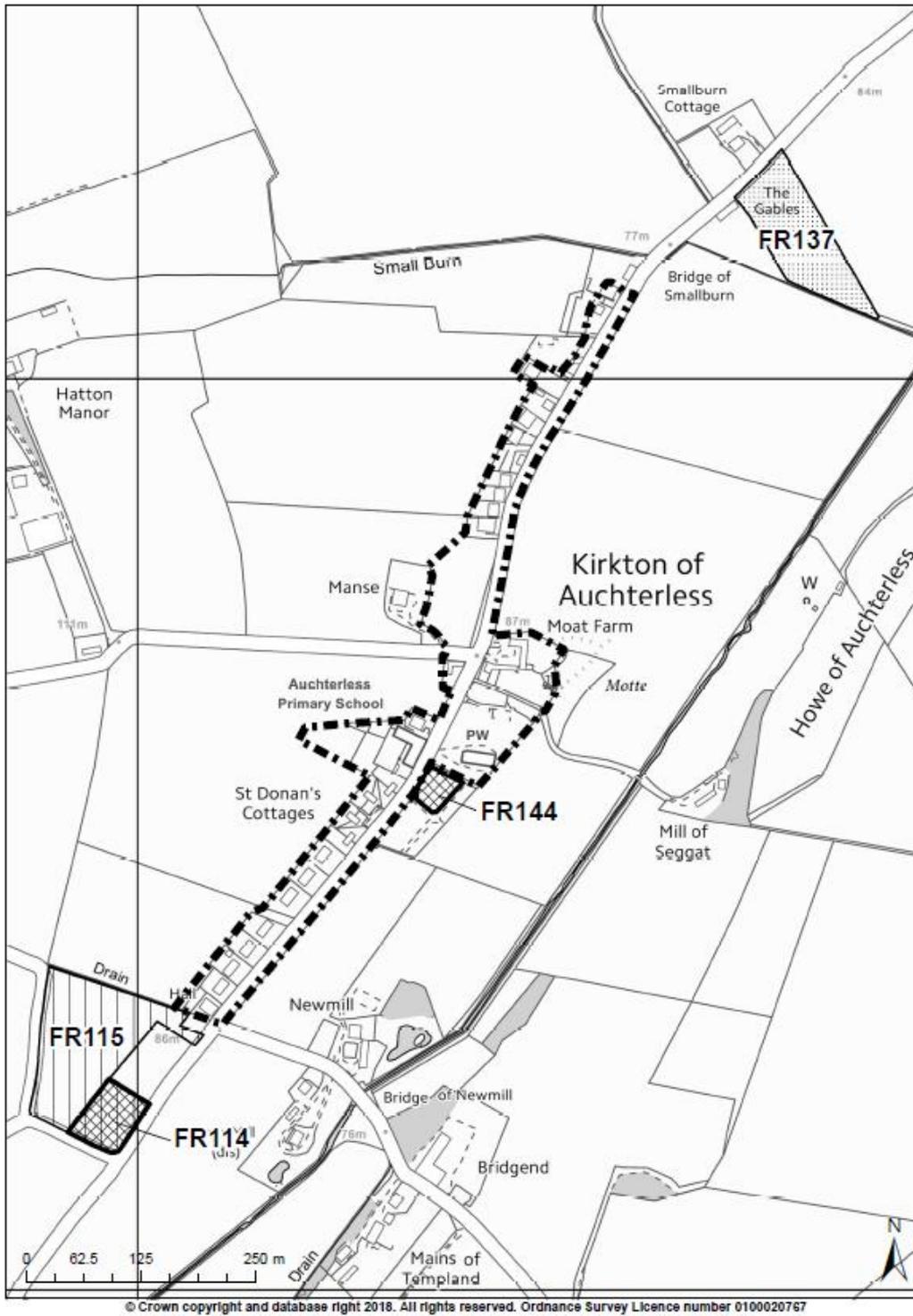
## **Kirkton of Auchterless**

Kirkton of Auchterless is an attractive village set within rolling arable farmland. The village is characterised by its historical assets, with the prominent listed church and churchyard forming the main feature of the village. The long views of the church from the southern approach are key to the settlement's sense of place. The settlement also has a primary school and public transport links. The planning objective is to preserve the amenity of the village and to sustain the school roll through the rural development policy within shaping development in the countryside.

Concern was raised that there may be an issue that older buildings may remain unsold with new households choosing to occupy new developments. The community have identified aspirations for a playpark adjacent to the school, and a parking area adjacent to the church.

### **Planning Objectives:**

- To help contribute to the overall sense of place in the community.
- Meet local housing need in the settlement.
- Preserve the amenity of the settlement.
- To support community facilities and services.



**Existing Development Sites**

None.

## Development Bid Sites

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

Reference	Proposal	Overview
FR114  Small Site at Kirkton of Auchterless, Turriff	2 homes	The proposed site is capable of delivering a small scale allocation, and there are no absolute constraints to its development. It would further elongate the already linear settlement pattern along the B road towards the cluster of houses at Pinewood, some 400m to the south. All parts adjacent to Auchterless are prime agricultural land. While distance to local services remains a concern and may result in high car reliance. This would be a rational extension to the village at this time.
FR115  Large Site at Kirkton of Auchterless, Turriff	45 homes  <b>Reserved.</b> This is not preferred for immediate development.	<p>The proposed site is approximately 1.95ha and could deliver around 45 houses if developed at recommended densities. This would not be appropriate for the settlement at this scale and at the current time as the site has a landscape impact due to it being formed in the space between the B992 road and higher ground towards the west of the site.</p> <p>The size of the site, as is currently proposed, would constitute a significant extension to the village and the development of the whole site would require an upgrade to waste water treatment works. The density is on the low side in comparison to the existing homes.</p> <p>Consideration should be given to the scale of development being proposed. Design would have to be considered carefully as it would move development away from the linear form of the village.</p>
FR144  Auchterless Turriff, Auchterless Car Park Project	Auchterless car park project	The proposed site would meet a clear community aspiration, and provided sufficient controls were included in any subsequent consent to protect the setting of Auchterless Church, it remains a low impact proposal. The settlement boundary should be extended to include both the car park proposal and the remaining part of the cemetery (Probably for "community uses and a cemetery").

**Other options** which Planning Officers have not preferred:

Reference	Proposal	Overview
FR137  Site Opposite Smallburn Cottage,	10 homes	The proposed site is not well related to Auchterless and would result in the suburbanisation of the countryside and would not relate well to village. Its scale also breaks from the traditional linear form of development in the settlement and would appear out of place in its setting. Furthermore, even though the houses would be

Auchterless, Turriff		screened by mature trees and the sloping topography from the south, it would appear detached. While the proposal would support the local school roll, it would result in the loss of prime agricultural land, and it is situated in an unsustainable location and would be car reliant.
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### **Conclusion**

There is no housing allocation in the current Local Development Plan and FR114 would be an appropriate scale of development. The settlement boundary should be altered to include FR114 as an allocation and FR115 as a reserved site for post 2031. The car park should be designated as protected land as per the community aspiration.

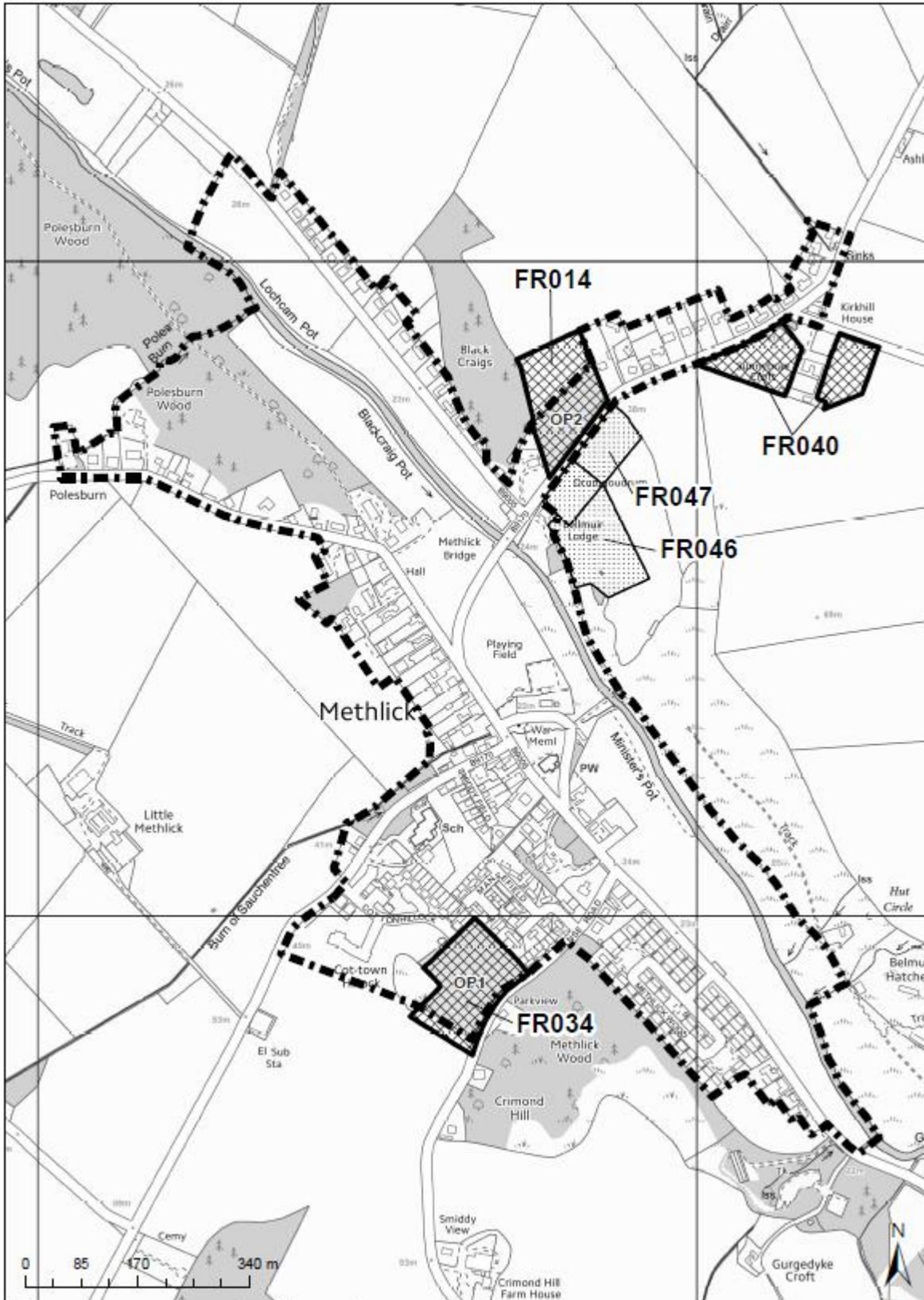
## **Methlick**

The setting of Methlick within the valley of the River Ythan is key to the settlement's sense of place. The village has a strong sense of community and provides a key role for the surrounding rural area as it has a number of services, including shops, a village hall, the local primary school, and a hotel. This will be accomplished through the existing allocations to the north and south of the settlement. There are parking provision issues in the village at the time of key community events.

The community would wish to see a multi-use games area within the existing play park. They identified that a small development of up to 30 homes over the period from 2021 to 2030, on a range of small sites would be an appropriate housing solution. An area of land adjacent to Methlick School was identified as having potential for sheltered style housing or mixed clusters of small bungalows for over-55s and young people as start-up homes. There is no need for additional business land allocations, or additional wind turbines in the area.

### **Planning Objectives:**

- To help contribute to the overall sense of place in the community.
- Enhance the role of the settlement as a service centre.
- Meet local housing need in the settlement.
- Support local services and facilities, including the primary school.
- Preserve the amenity of the settlement.
- To support community facilities and services.



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## Existing Development Sites

Reference	Proposal	Overview
OP1	20 homes	Constrained in the Housing Land Audit 2018.  See bid site FR034 below.
OP2	5 homes	Effective in the Housing Land Audit 2018 and under construction.  Retain in Local Development Plan.  See bid site FR014 below.

## Development Bid Sites

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

Reference	Proposal	Overview
FR014  OP2 Methlick	8 homes	<p>Work has started on the application for five homes on the same site. However, development may have stalled as there are constraints regarding waste water treatment works and educational provision. Furthermore, lack of surface water drainage is evident on the B9170, located to the east of the site. There is ancient woodland on the west boundary of the site that must be considered in the layout design. A habitat survey may be required. The size of the proposed site is larger than the existing OP2 site, which would enable the site to accommodate the three additional homes that this bid proposes.</p> <p>Overall, the site is well connected to the settlement, with good connectivity and the existing open space network can be extended, with these factors in mind, it is recommended that this site is included in the next Local Development Plan.</p>
FR034  Cottonhillock 2, Methlick	20 homes	<p>The proposed site is currently allocated (OP1 for 20 homes). The site would take access via Manse Road and an opportunity exists to tie the development into the neighbouring Cottonhillock development. Issues relating to the capacity of Methlick Primary School and capacity of the waste water treatment works are likely to require resolution. The site is technically developable, however it may have some impact upon the Haddo House Inventory Garden / Designed Landscape which will require a sensitive approach to design.</p> <p>The development would fit with the community aspirations of seeing development of no more than 30 homes within Methlick, including houses for the elderly and starter homes. The site relates well to the rest of</p>

		the settlement and is located within walking distance (400m) of community facilities and amenities.
FR040  Land at Sunnybrae Croft, Methlick	14 homes	<p>The proposed site may have to overcome constraints relating to educational provision and waste water treatment. Waste water provision could be resolved through a growth project. Landscape issues could be overcome by good design using low profile buildings as suggested, but a better solution may be to limit development to the roadside of the B9005.</p> <p>Development on the west side of Sunnybrae Croft provides significant enhancement to the built form of the village and would be within the current 30mph speed limit. The proposal constitutes an underdevelopment of land and it is considered that the site is capable of accommodating 14 homes. Development on the east side of Sunnybrae Croft may be less appropriate as an addition to the town at this time, as they sit on the least sustainable part of the site and deliver the least biodiversity and landscape enhancements to the area.</p>

**Other options** which Planning Officers have not preferred:

<b>Reference</b>	<b>Proposal</b>	<b>Overview</b>
FR046  Site Adjacent to Bellmuir Lodge Methlick	8 homes	<p>The proposed site is significantly constrained in terms of topology. It is on a steep slope. The access would have to be formed by cutting through the hill, which will alter the landscape setting of the site. Development has the potential to impact on protected species on the site. Part of the site is overlapping with FR047. No previous bids have been submitted for this site.</p> <p>Although potentially resolvable, there are waste water treatment work and educational constraints. Therefore, this site is not considered suitable for development at this time.</p>
FR047  Site Adjacent to Bellmuir Lodge Methlick	5 homes	<p>The proposed site is constrained in terms of topography. The access would be made by cutting through a hill, which will alter the landscape setting of the site. Development has the potential to impact protected species on the site.</p> <p>In 2013 bid FM010 was considered and it was concluded that the site is located on a gradual north west facing slope and development in this location would be visually prominent in the landscape, this could be mitigated by some existing development to the south and the OP1 allocation to the north, directly across the road. The proposal is relatively well connected to the settlement and services.</p>

		While the site can be delivered (subject to connection to public drainage and provision for education), there are other sites that can adequately meet the housing need in Methlick and are preferable in Planning terms.
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### **Conclusion**

Methlick is a small attractive service centre. While there is some development pressure within the settlement, the current allocations are considered to be adequate to meet the current housing demand. The community is currently content with the level of growth and do not wish to see any further developments of employment land or wind turbines. There is a community aspiration for enhanced recreational facilities within the village park and these could be obtained through developer obligations.

## **Newburgh**

Newburgh is an attractive coastal village characterised by its setting adjacent to the Ythan Estuary and the Sands of Forvie that together form a nationally important nature reserve. Any development in Newburgh must be sensitive to the settlement's unique natural heritage. Newburgh is within the Energetica Corridor and a key planning objective will be to provide housing and employment opportunities in line with the Energetica vision which will contribute to transforming the area into a high quality lifestyle, leisure, and global business location. The settlement also plays a role in providing services for the local community, including the local primary school and shops. There is considerable traffic congestion within the Main Street of the village especially at peak times. Additional planning objectives will be to sustain these services and to sustain the amenity of the village.

There was no support for the scale of development required to justify a by-pass in the short term, and the community are in favour of any new development being located to the west of the settlement.

### **Planning Objectives:**

- To help contribute to the overall sense of place in the community.
- Enhance the role of the settlement as a service centre.
- Meet housing need in the wider strategic growth area as defined by the Aberdeen City and Shire Strategic Development Plan.
- Support local services and facilities, including the primary school.
- Preserve the amenity of the settlement.
- To support economic development in the Energetica Corridor.



## Existing Development Sites

Reference	Proposal	Overview
BUS	Safeguarded for employment use	Allocated in the Employment Land Audit 2017.  Retain.
OP1	Community facilities and 0.8ha of employment land	Allocated in the Employment Land Audit 2017.  Retain.
OP2	60 homes	Effective in the Housing Land Audit 2018.  Retain.

## Development Bid Sites

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

Reference	Proposal	Overview
FR093  Site at Former Smithy, Main Street, Newburgh	1 home	<p>The proposed site for the erection of a single home would not have any adverse impacts on the setting of Ythan Estuary or Newburgh or have any other significant impacts. However, it is preferred that due to the scale of the proposal that the settlement boundary is amended rather than an allocation being made, and the site can come forward under the infill policy.</p> <p>The site was considered at the Local Development Plan 2017 Examination, and while the Reporter considered "the site's inclusion to be logical and to have planning merit", it was only dismissed as the proposal was submitted late in the process (at the Proposed Plan Stage) and had therefore not been subject to public scrutiny.</p>
FR028  Land North of School Road, Mill of Newburgh	124 homes	<p>The site is situated immediately outwith the boundary of the settlement. Although development on this site would equate to a substantial extension into open countryside, its location could be accommodated within this wide open landscape, which is only visible when approaching Newburgh from the west. However, a significant proportion of the site is identified as being prime agricultural land, and it is constrained in terms of educational provision at Newburgh Mathers Primary School. Nonetheless, the site does align with Community Council aspirations, which is more supportive of development to the west of the settlement.</p>

		<p>Constraints could be overcome by appropriate SUDS treatment and substantial investment in education facilities, but if these can be overcome the site could be delivered. The watercourse to the North of the site will require a buffer strip.</p> <p>Development of this site will support the beginnings of a distributor road that links the B9000 and the A975 to the north of Newburgh in order to reduce through traffic through the village. Development would be required to be appraised to determine if there was potential impact on the Newburgh junction on the A90(T).</p>
FR029  Land North of School Road, Mill of Newburgh (Phase 1)	50 homes	<p>The proposed site is situated immediately outwith the boundary of the settlement. It duplicates site FR028 and only that part to the west is considered here. The 50 homes identified are based on the area available.</p> <p>Development on this site would be a moderate extension to Newburgh. The watercourse to the north of the site would require a buffer strip. A large proportion of the site is identified as being prime agricultural land, and the site is constrained in terms of educational provision at Newburgh Mathers Primary School. Nonetheless, the site does align with Community Council aspirations, which is more supportive of development to the west of the settlement. Access would be from the A975. The site is within the scale anticipated by the proposed Strategic Development Plan and forms part of the FR028 bid that is a preferred allocation so both bids will be part of the OP1 allocation.</p>

**Other options** which Planning Officers have not preferred:

Reference	Proposal	Overview
FR027  Land South West of Red Inch Circle, Newburgh	80 homes	<p>The proposed site is situated immediately outwith the settlement boundary. Development on this site would equate to a substantial extension into open countryside, the site would be visually prominent and have a significant impact on the landscape setting of the village. A large proportion of the site is identified as being prime agricultural land, or at risk of flooding. The watercourse on the boundary will require a buffer strip. Development has the potential to impact on protected species on the site.</p> <p>The principle access to the site would be from the A975. There are a number of infrastructure constraints associated with the site, namely road access and education provision at Newburgh Mathers Primary School. The site does not align with Community Council aspirations that development to the south should not be promoted.</p>

<p>FR050</p> <p>Land to the North of Oceanlab, Newburgh</p>	<p>60 homes</p>	<p>The proposed site is situated immediately outwith the boundary of the settlement. Development on this site would equate to a large extension into open countryside, overlooking the Ythan Estuary and would be visually prominent and have a significant impact on the landscape setting of the village and the listed Ythan Lodge. Half the site is identified as being prime agricultural land. A buffer strip would be required at the watercourse on the west boundary. The site is constrained in terms of educational provision at Newburgh Mathers Primary School. The site does not align with Community Council aspirations that development to the north should not be promoted.</p> <p>If development is supported on this site, the beginnings of a distributor road that links the B9000 and the A975 to the north of Newburgh should be considered, in order to reduce through traffic through the village.</p>
<p>FR052</p> <p>Site Adjacent to Waterside Cottages, Newburgh</p>	<p>5 homes</p>	<p>The proposed site is accessible by public transport, however, it is located 1.5km north of the Newburgh settlement boundary and even further from the local services. Furthermore, it is also within the Coastal Zone and North East Coast Special Landscape Area and is adjacent to the internationally protected Ythan Estuary.</p> <p>The site overlooks the Ythan Estuary, and although part of the estuary is screened by trees, the proposal would extend ribbon development along the A975 and would be to the detriment of the landscape character of the Ythan Estuary. Therefore, this site is not considered suitable for development.</p>

## Conclusion

We agree with the community aspiration that the preference for new development in Newburgh should be to the west of the settlement. The preferred bid site FR028 will align with these community aspirations for the location of new development. The Newburgh Mathers Primary School is forecast to be at 108% capacity by 2022 so new development will be required to contribute to education provision. No bids were received for employment land in Newburgh however there remains capacity at the nearby allocations at Rashierieve Foveran that is able to meet local demand for employment land.

## **Oldmeldrum**

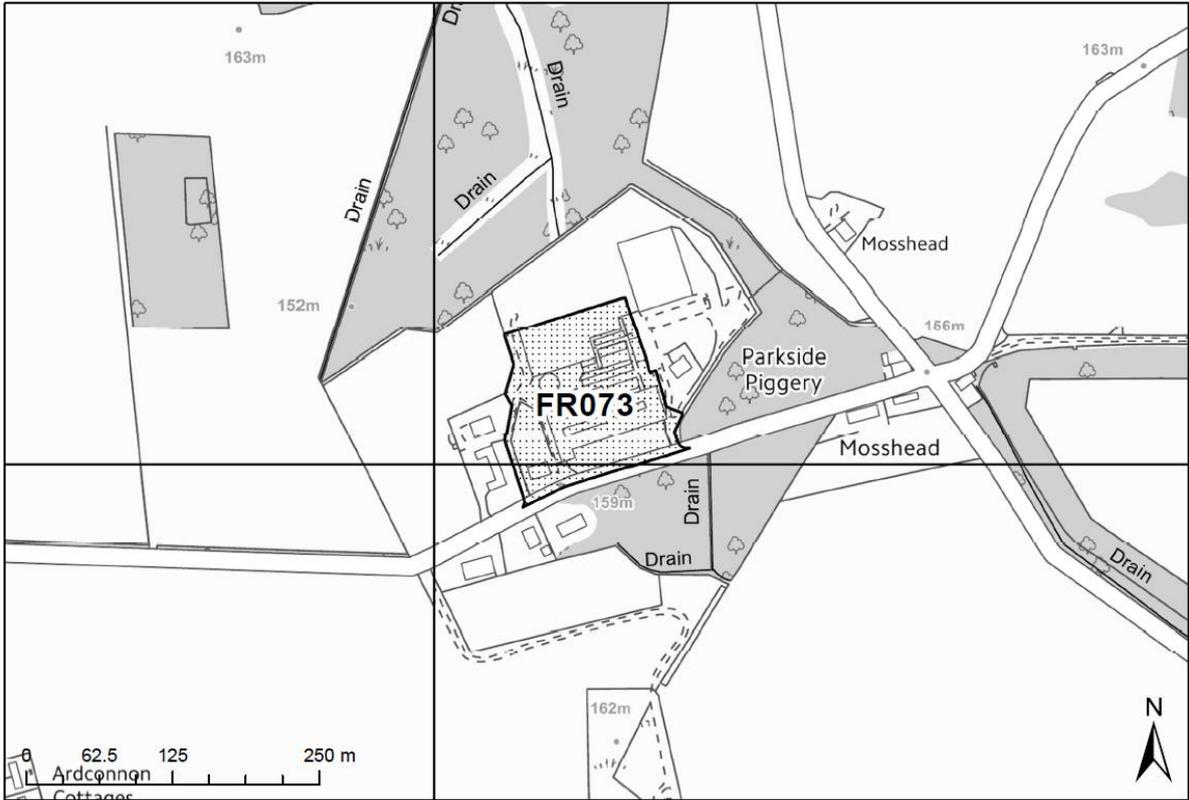
Oldmeldrum is a comparatively large settlement located in mid-Formartine. The town is characterised by its former role as the main market town for the surrounding countryside, and as such, the Victorian market square and its location overlooking the surrounding agricultural land are key to the settlement's sense of place. The town centre is dense and there is significant local demand for additional retail provisions within the settlement. Oldmeldrum still retains its role as a key settlement in providing services to the surrounding communities, including education, retail, healthcare and community facilities.

The future of the existing town centre is a matter of great concern for the Community Council. Due to the settlement's services, central location within Formartine and its good transport links, there is also a demand for new housing development, and meeting this demand is also a key planning objective for the settlement. Issues are apparent with the delivery of some of the existing allocations within the town. The community Future Visions Group has identified possible growth of 800 homes in the village, with associated infrastructure including a southern link road.

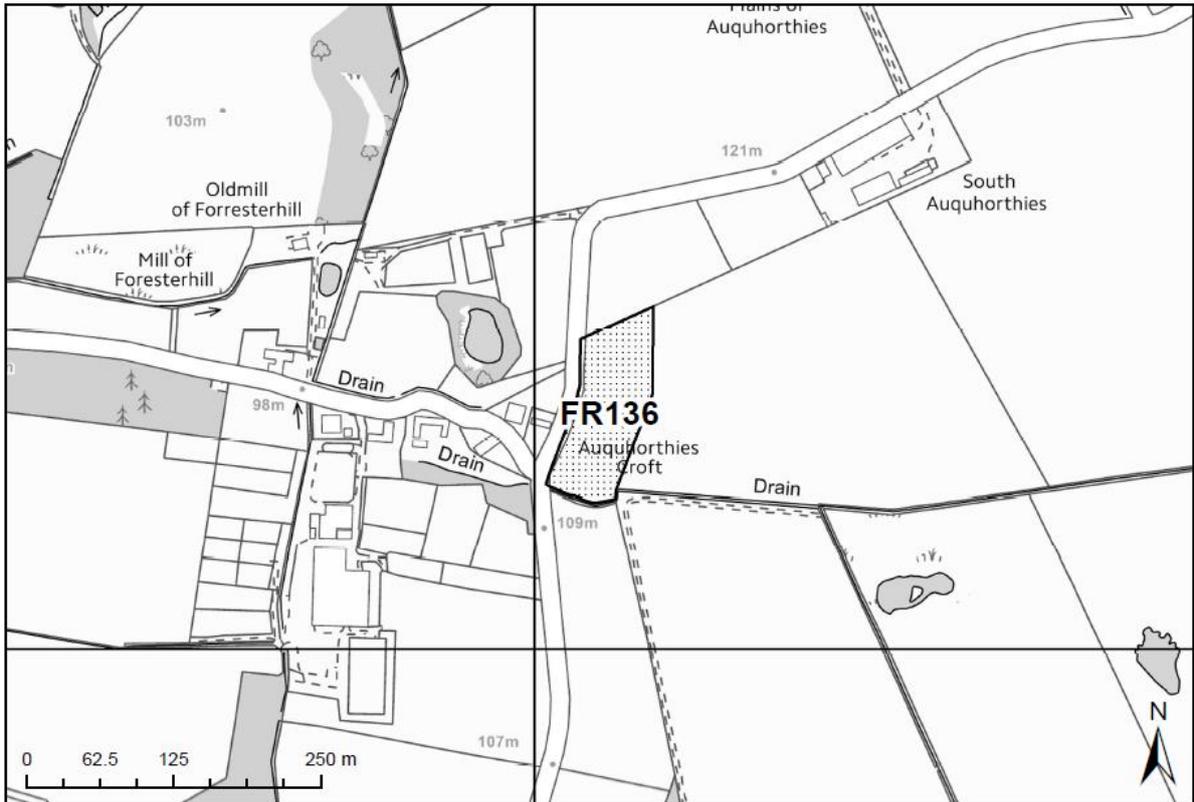
### **Planning Objectives:**

- To help contribute to the overall sense of place in the community.
- Enhance the role of the settlement as a service centre.
- Meet local housing need in the settlement.
- Meet housing need in the wider strategic growth area as defined by the Aberdeen City and Shire Strategic Development Plan.
- Support local services and facilities.
- Preserve the amenity of the settlement.
- To provide local employment opportunities.
- To support community facilities and services.





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## Existing Development Sites

Reference	Proposal	Overview
BUS	Safeguarded for employment uses	Retain.
OP1	50 homes and community facilities	Effective within the Housing Land Audit 2018. Retain in Local Development Plan. See bid FR119 below.
OP2	50 homes and 4.2ha of employment land	Constrained within the Housing Land Audit 2018. Identified within the Employment Land Audit. See bid FR068 below.
OP3	26 homes	Effective within the Housing Land Audit 2018. Under Construction. Add to LDP until Built out.
OP4	40 homes and transport interchange	Effective within the Housing Land Audit 2018. Retain in Local Development Plan. See bid FR069 below.

## Development Bid Sites

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

Reference	Proposal	Overview
FR061  Site 1, Newbarns, Oldmeldrum	146 homes	The capacity of this site has been increased from 88 to 146 to avoid underdevelopment.  With other constraints that impact on the town, including education provision at Meldrum Academy and the Barra Hill Battlefield this site could be taken forward for development. Other sites around the town may be precluded from long term development or are already effective sites within the Plan. Despite the need for residents to cross the A947 to access services this may be the only non-allocated site in the village that could be considered for development. A Flood Risk Assessment and Habitats Survey will be required. There is ancient woodland adjoining the north east corner of the site that should be protected. The

		Community Council is in support of development in this location.
FR068  OP2 Coutens, Oldmeldrum	85 homes	<p>The capacity of this site has been increased from 50 to 85 homes to avoid underdevelopment.</p> <p>The proposed site forms part of the OP2 allocation in the current Plan. The whole site has previously been allocated for a mixed use development of 4.2ha of employment land and 50 homes. This bid would split the allocation site and increase density of the housing (east and south). A Masterplan is required.</p> <p>Educational provision for more than 35 homes will require remediation as the development progresses. Waste water treatment works is a further constraint, however Scottish Water is required to initiate a growth project and there is likely to be capacity in the long run. The site is part of the Battle of Barra site. It would be favourable if the existing buildings (to the south) can be converted or upgraded instead of demolished, in order to maintain the character of the area. Loss of prime agricultural land is justified.</p>
FR069  Land at Chapel Park, Oldmeldrum	68 homes	<p>The capacity of this site has been increased from 49 homes to 68 homes to avoid underdevelopment.</p> <p>The proposed site is currently allocated as OP4 and has Planning Permission in Principle for 35 homes. The proposed bid is to increase the density on the site from 35 to 49 homes. Capacity would seem to exist to increase this to 68 homes. The development would be required to connect to the main public sewer. The peripheral tree belt must be protected, good links to the town and bus services exist at present, and there is minimal landscape impact. The loss of prime agricultural land is already accepted through the grant of consent for 35 units on site.</p>
FR119  Site OP1, Land North of Distillery Road, Oldmeldrum	99 homes	<p>The capacity of this site has been increased from 50 to 99 homes to avoid underdevelopment.</p> <p>The proposed site is currently allocated in the Local Development Plan for 50 homes and community facilities, and there is an approved Masterplan. The site remains a preferred option for development. It is well related to the existing town, is relatively centrally located and could deliver an allocation of at least 99 homes, a church and open space. An amendment to the Masterplan will be required for the proposed increase in capacity.</p> <p>Landscape buffers are required along the watercourses.</p>

<p>FR083</p> <p>Land at Colpy Roundabout Oldmeldrum</p>	<p>Employment land</p> <p><b>Reserved.</b> This is not preferred for immediate development.</p>	<p>This proposed site does not fit well with the overall pattern of development on the west side of Oldmeldrum.</p> <p>Although there are no infrastructure issues that would prohibit the development of this site, there are several constraints that may have a bearing on potential development, those being contaminated land, archaeology (most notably impact on the Battle of Barra Battlefield) and prime agricultural land.</p> <p>Despite this, the site is identified as a reserved allocation to maintain long term business land supply in the settlement.</p>
<p>FR111</p> <p>Site 2, Land Adjacent to Millburn Road &amp; B9170, Oldmeldrum</p>	<p>200 homes</p> <p><b>Reserved.</b> This is not preferred for immediate development.</p>	<p>The proposed site has some merits, despite being largely in the Battle of Barra battlefield and north facing. It could provide good connectivity to the town centre and employment land and enhance green corridors and biodiversity. Subject to wider planning considerations, there is potential for a more formalised open space around the meadow burn incorporating land to the north of the meadow burn although this is outwith the bid site.</p> <p>Access is likely to be a key consideration and whilst it appears the main access could be provided to the west; ideally improved access would also be provided to the east. Further information would be necessary to further consider the site's potential. The site is also constrained in terms of educational provision. Some prime agricultural land would be lost. Given the identification of around 200 units this is probably reasonable.</p> <p>Relative constraints and further information on the possibility to resolve these, and particularly impact on the Battlefield, would be required before the site could be considered preferred.</p>

**Other options** which Planning Officers have not preferred:

Reference	Proposal	Overview
<p>FR012</p> <p>Driving Range, Oldmeldrum</p>	<p>12 homes</p>	<p>The proposed site is currently used as a driving range, however this use may be unviable. It is detached from the town centre and other community facilities and is constrained in terms of educational provision. Access is from a minor road. It is classified as prime agricultural land and it is considered that it could be reinstated to this use rather than forming a brownfield site.</p>
<p>FR062</p>	<p>146 homes</p>	<p>The proposed site is almost entirely situated on prime agricultural land and there is no convincing reason why this site should be allocated.</p>

Site 2, Newbarns, Oldmeldrum		While the Community Council is in support of development in this location, disadvantages include the need for schoolchildren to cross the A947 and the impact that development may have on the opportunities for an “eastern by-pass”. This may have already been prejudiced by the approval of housing at Chapelpark, but development of the Newbarns site will force any by-pass significantly further east and potentially prejudice connection to the A947 and B9170 roundabout due to conflicts with Ancient Woodlands. Red squirrels have been observed on the site.
FR073  Land at Parkside Piggery Oldmeldrum	10 homes	The proposed site is small scale and may be deliverable, with constraints to overcome. The access visibility to the A96 is poor and may not be upgradable at a reasonable cost. Contamination, educational capacity at Meldrum Academy, and waste water treatment works (to be completed circa 2022) may also constrain the site. The site is not particularly well related, or accessible by alternative modes of transport to the private car. In consideration of the cumulative constraints, this site is not recommended for development.
FR088  Land at Parcock Quarry Oldmeldrum	10 homes	The proposed site is a former quarry that is adjacent to two core paths.  The site is potentially contaminated due to its previous use as a quarry but is otherwise unconstrained. However, the previous use of the site and its setting outwith the logical boundary of the village makes it an undesirable location. The woodland on the site has biodiversity value. The site benefits from existing access and transportation links but is inaccessible to the range of local services available in Oldmeldrum.
FR110  Site 1, Land Adjacent to B9170, Oldmeldrum	Employment land	The proposed site is well located in relation to the existing employment land. The site has no significant constraints to development and is adjacent to existing employment land. The main relative constraints are the distance from the existing core of the town. Development patterns would be extended further to the south away from the main housing and mixed use areas. The site is relatively prominent from the B9170. It has high historical context (forming part of a national battlefield designation).
FR135  Site Adjacent to Gownor, Oldmeldrum	Housing (private)	The proposed site is not currently preferred as it provides little in the way of benefits, has relatively poor vehicular access and is located on prime agricultural land. There is no pressing need to set it aside for development. The site could be considered in relation to a wider expansion of the town including the existing allocated site through which it would be a preference to

		provide vehicular access through the OP1 site (FR069) or the site FR061/FR062.
FR136 Site Opposite Auquhorthies Croft, Oldmeldrum	6 homes	The proposed site is poorly related to the existing settlement and public services. It is partially located on prime agricultural land and would promote the use of the private car and require private drainage treatment. Whilst there are few technical constraints to development, at 0.9ha in size the site represents an extremely low development density. This proposal is situated in an unsustainable location and would be car reliant. As such there is little to recommend the site other than for small scale growth of the existing cluster of houses at Ladyleys.

### Conclusion

Oldmeldrum is one of the main services in Formartine and there is considerable pressure for employment, retail and housing allocations within the settlement. The town centre is dense and there are few opportunities for expansion, hence the requirement for development on the periphery of the town. The Battle of Barra Battlefield is a constraint to development requiring very careful development design should the reserved sites identified be taken forward. New development will be required to contribute to expansion to the waste water treatment work and expansion of Meldrum Academy which is forecast to be over capacity (108%) by 2022.

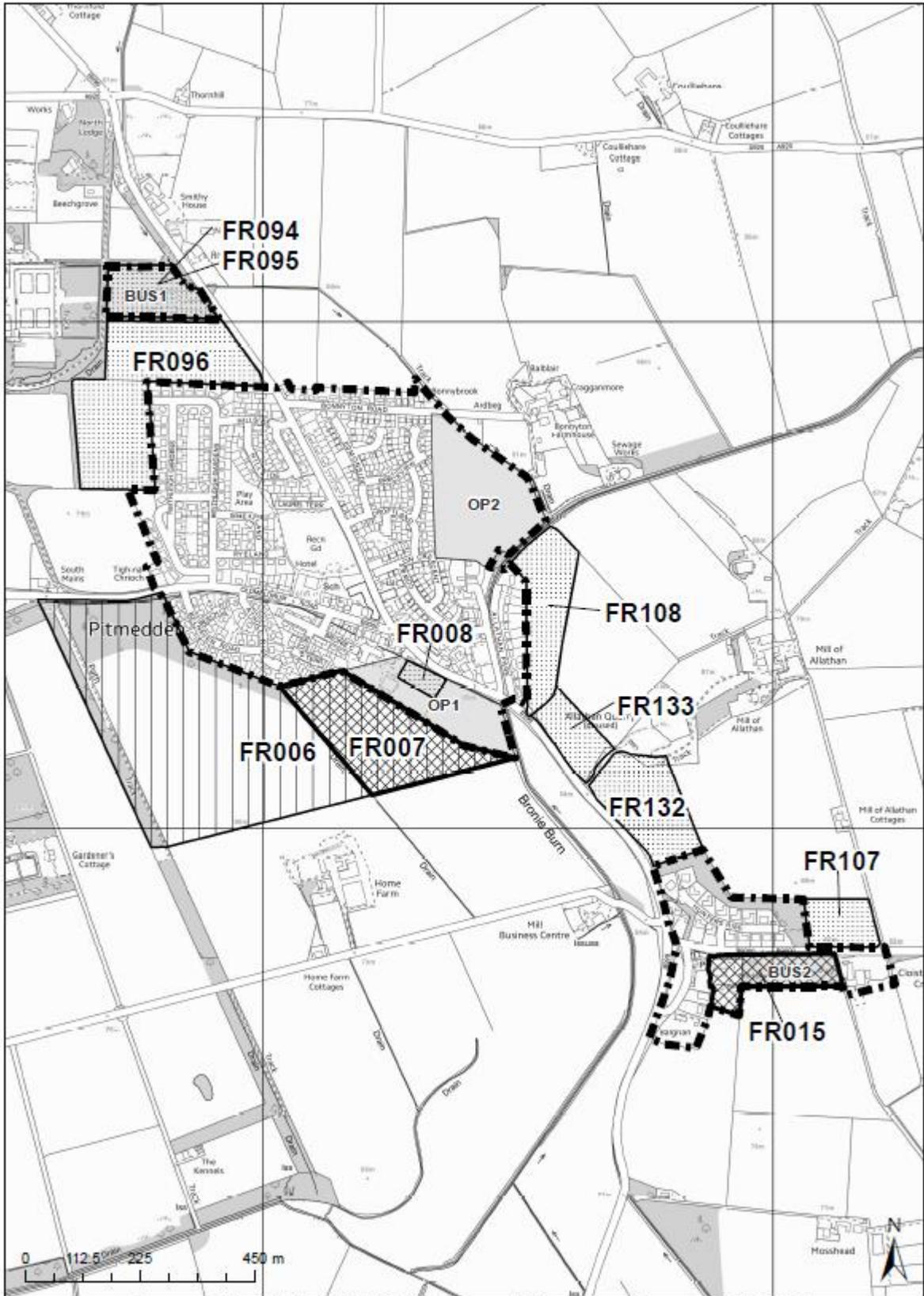
## **Pitmedden and Milldale**

Pitmedden and Milldale are adjacent villages located approximately halfway between Ellon and Oldmeldrum on the A920. The villages are characterised by a large proportion of contemporary housing, particularly in Pitmedden where it surrounds the historic Pitmedden village centre and kirk. The village centre, kirk and nearby Pitmedden House are key to the sense of place. Pitmedden is partially located in the designed landscape of Pitmedden House and therefore development must be carefully planned to preserve the setting of this historical asset and to maintain the amenity of the settlement. There is some development pressure for homes and employment opportunities and a further planning objective is to meet this demand through the existing OP1, OP2 and BUS1 allocations. The village lacks a meaningful centre as people pass through it.

The Community are concerned regarding public transportation links to Inverurie and Ellon, where people access services, and there being a dearth of facilities for young people in the village.

### **Planning Objectives:**

- To help contribute to the overall sense of place in the community.
- Enhance the role of the settlement as a service centre.
- Meet local housing need in the settlement.
- Meet housing need in the wider strategic growth area as defined by the Aberdeen City and Shire Strategic Development Plan.
- Support local services and facilities, including the primary school.
- Preserve the amenity of the settlement.
- To provide local employment opportunities.
- To support community facilities and services.



## Existing Development Sites

Reference	Proposal	Overview
BUS1	Safeguarded for employment uses	Allocated in the Employment Land Audit 2017. Retain in Local Development Plan. See bid FR094 below.
BUS2	Safeguarded for employment uses	Allocated in the Employment Land Audit 2017. See bid FR015 below.
OP1	14 homes	Under construction. Retain in Local Development Plan until Built out.
OP2	64 homes and public open space	Effective in the Housing Land Audit 2018. Retain in Local Development Plan.

## Development Bid Sites

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

Reference	Proposal	Overview
FR007  Land to the South West of Pitmedden	110 homes	This bid was for 32 homes but it has been increased to 110 homes to avoid underdevelopment.  The proposed site is significantly constrained by much of the site being categorised as prime agricultural land. In this case the argument for the development of this land, in the absence of other parcels being available makes a compelling case for Scottish Planning Policy relating to prime agricultural land to be set aside. As a form of compensation, a proportion of the open space could be made over for allotments. The watercourses on the boundary will require buffer strips.  The scale of development will assist in overcoming insufficient drainage capacity in the village. Likewise, it will be a challenge to provide a SUDS that is not higher on the slope than two of the houses proposed for the adjacent site.
FR015  BUS 2, Cloisterseat, Milldale Pitmedden	10 homes and business land retention	This bid was for 7 homes but it has been increased to 10 homes to avoid underdevelopment.  The previous allocation of this site for business land has been unsuccessful and there is merit in abandoning this designation should a deliverable housing development be promoted for this site. It provides modest housing numbers in an appropriate location well

		<p>designed to accommodate the obligations of the development site. Live-work units on this site would be appropriate.</p> <p>The retention and capacity for expansion of the existing business use in the area proposed by this bid is very much welcomed.</p>
FR006 Land to the South West of Pitmedden	<p>110 homes</p> <p><b>Reserved.</b> This is not preferred for immediate development.</p>	<p>The proposed site provides many benefits in relation to the existing habitats and core paths that are found within it but is significantly constrained by much of the site being classified as prime agricultural land. The protected species register notes that badger and red squirrels have been seen on the site, and therefore the woodland to the north west should be retained. The watercourse across the site will require a buffer strip.</p> <p>The whole site could accommodate anything up to 566 homes and this will have to be rationalised in bringing the reserved site forward. The scale of this allocation would constitute a substantial expansion of the existing settlement that it would not be possible to argue that such an allocation would be made on the basis of it being “essential” but the allocation could be justified as needed up until 2031.</p>

**Other options** which Planning Officers have not preferred:

Reference	Proposal	Overview
FR008 Land for public hall OP1 South West of Pitmedden	5 homes	<p>The proposed development site could not be accessed through the Health Centre road as this is in private ownership. The developer argues that it would provide an appropriate addition to the village creating a very modest allocation for 5 homes with access through the existing part of Local Development Plan 2017 site OP1. The watercourse will require a buffer strip.</p> <p>However there still remains an aspiration to create a village hall in the community and this location represents an appropriate site on which there are community expectations. No other site has been identified for such a facility by the developer. It is marked as a “Site for Town Hall” on the approved plans for the remainder of the OP1 site submitted by the developer. This location remains the best location for a centrally placed town hall that can share the parking associated with the health centre and meet the expectations of the community. It should remain protected for a town hall.</p>
FR094 Land for Housing at	10-15 homes	<p>The proposed site is not well related to the settlement. It is situated approximately 125m north of the currently defined boundary. It would create infilling of land between the walled garden of the Pitmedden designed</p>

Norse Yard, Pitmedden		<p>landscape and the B999, which, with the exception of the existing warehousing, mostly consists of tree lined fields. Development of this site would have a negative impact on the setting of the designed landscape and Pitmedden village. There is woodland, watercourses and protected species (red squirrel) have been seen on the site.</p> <p>The proposal would result in the loss of all of the employment land on this site, which had consent granted for a new warehouse in 2015 but has not been built. The proposer reports this is due to lack of demand, but smaller sized units have not been proposed.</p>
FR095 Land for Mixed use at Norse Yard, Pitmedden	12 homes and commercial land (1000m <sup>2</sup> )	<p>The proposed site is not well related to the settlements, as it is situated approximately 125m north of the settlement boundary and is detached from the urban area of Pitmedden. It would create infilling of land between the walled garden of the Pitmedden designed landscape and the B999, which, with the exception of the existing warehousing, mostly consists of tree lined fields. Development of this site would have a negative impact on the setting of the designed landscape and Pitmedden village. There is woodland, watercourses and protected species (red squirrel) have been seen on the site.</p> <p>The proposal would result in the loss of all of the employment land on this site, which had consent granted for a new warehouse in 2015 but was never built. The proposer reports this is due to lack of demand, but smaller sized units have not been proposed.</p>
FR096 Land at West and North West Pitmedden	90 homes	<p>While the proposed site is well related to Pitmedden, it is relatively distant from the village centre and other sites may be better for development initially. The site is adjacent to the Designed Landscape of Pitmedden Gardens and there are opportunities to improve linkages to the gardens from the village and specifically Keithleigh Gardens. There is also the opportunity to link in to existing areas of open space.</p> <p>However, the settlement statement in the Local Development Plan 2017 reaffirms the need for protection of the designed landscape of Pitmedden House.</p> <p>Development must be carefully planned to preserve the setting of this historical asset and to maintain the amenity of the settlement, which are both key planning objectives for the villages. While the land is not protected by designation in the Local Development Plan, the countryside and natural / built heritage</p>

		policies allow a high level of protection. There is woodland, and watercourses on the site and protected species have been seen on it.
FR107 Milldale, Pitmedden	9 homes	The proposed bid site would appear not to have taken account of the prime agricultural land. There is no justification for allowing this scale of development on prime agricultural land. The existing housing is buffered by a significant landscaping feature and the new development would extend beyond this. As such it would not contribute to the sense of place of the settlement, particularly if nothing is built on the south side of the road. There are constraints in terms of drainage treatment works and secondary school education provision.
FR108 Mill of Allathan, Udny, Ellon	30 homes	The proposed site is large considering the number of houses proposed and there are a number of constraints that would need to be addressed. Careful landscaping and design would be required to avoid adverse impacts on the landscape character when approaching Pitmedden from the south. Given that part of the site is classified as prime agricultural land, other sites are likely to be preferred which have fewer potential issues than this site and are therefore likely to have better viability.
FR132 Quarry Field Site, Land at Mill of Allathan Farm, Udny	24 homes	<p>The proposed site lies on a hillside in a prominent location on the southern approach to Pitmedden and would lead to a negative impact on the setting of the settlement. It would bring the village closer to the existing cluster of housing at Mill Rise but lead to ribbon development. The site as proposed could accommodate more than the 24 houses proposed although due to the hillside location landscaping to help soften the impact of the new housing here would be required.</p> <p>The site is also relatively remote from the village and would require the adjacent FM133 to be developed first should the village be extended to the south east. FR133 is in the centre of the pipeline zone and therefore there would always be a gap in the development if this direction of growth were considered further. This site is unsuitable for development.</p>
FR133 Quarry Road Site, Land at Mill of Allathan Farm, Udny	Employment (Private Business and offices)	The proposed site is steep and the provision of employment land would require extensive cut and removal of material. In the event that bid: FR108 was considered further the west side of the site could provide a very small scale employment allocation without too much cut of the slope but even this would likely have some negative impact on the setting of the village. Therefore, this site is unsuitable for development.

## **Conclusion**

Pitmedden is located approximately half way between Oldmeldrum and Ellon and there is fairly significant development pressure due to its accessible location and the existing services within the settlement. There are currently two housing allocations within the settlement OP1 (14 homes) is forecast to be delivered in 2018 while OP2 (64 homes) is forecast to be completed by 2022. The two preferred sites will deliver another 40 homes within the next Plan period. The reserved site (FR006) will constitute a significant extension to the settlement and is reserved for development post 2031.

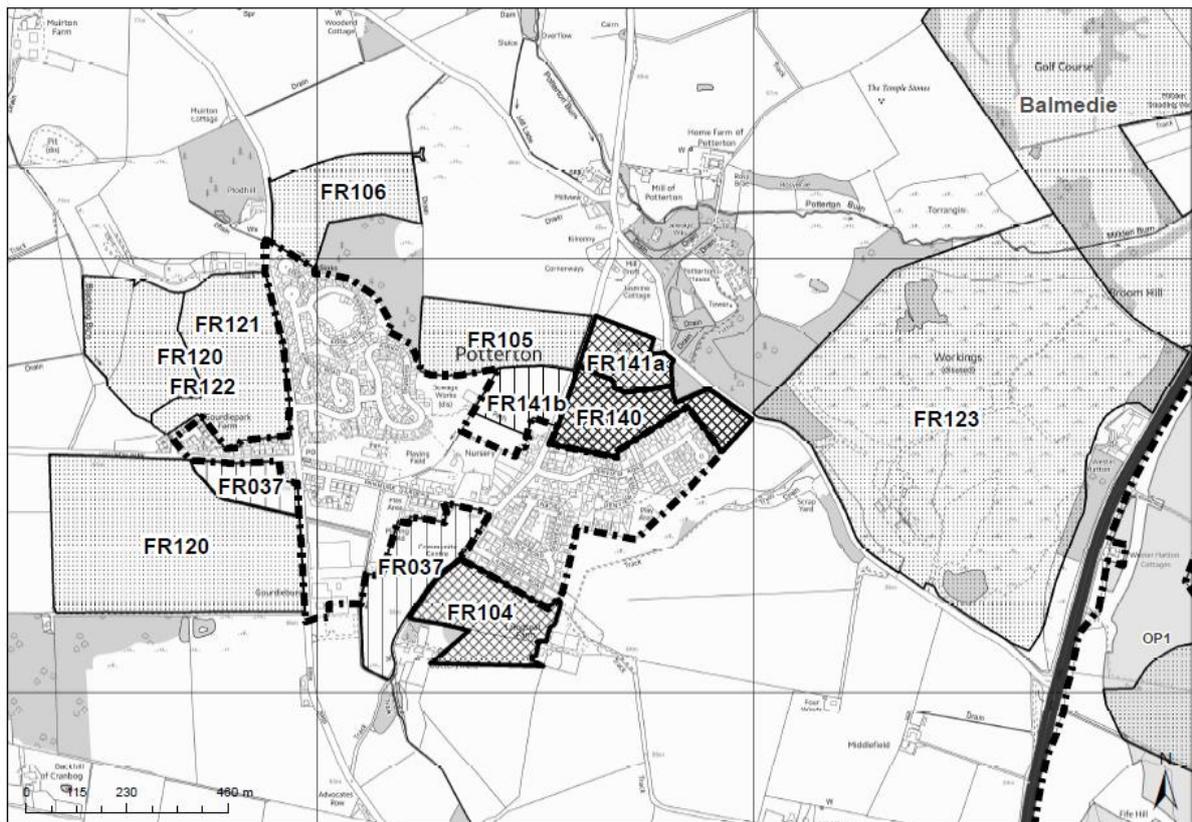
## Potterton

Potterton is surrounded by the Aberdeen greenbelt land designation. The village has a mix of housing. The village was originally located along Manse Road but development has expanded around the village. There are two large 20<sup>th</sup> century housing estates forming the majority of the housing and a fairly new development to the East of the B999 at Gourdiepark. A traditional granite church and large areas of green space form the centre of the village and remain key to the settlement's sense of place. The settlement has a limited number of services, and while it does have a post office and community hall there is no educational provision. The planning objective for the settlement is to preserve the amenity of the village. This will be achieved through the use of protected land designations and through the application of the greenbelt policy.

There is a clear community aspiration for a new community hall in the village to supplement the Forsyth Hall Men's Shed. Likewise, the Community Council identified a preference for small business units near to the existing business land.

### Planning Objectives:

- To help contribute to the overall sense of place in the community.
- Preserve the amenity of the settlement.
- To provide local employment needs.
- To support community facilities and services.



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## Existing Development Sites

There are no existing allocations.

## Development Bid Sites

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

Reference	Proposal	Overview
FR104  Land South of Laingseat Road, Potterton	100 homes  Community Facility  <b>Reserved.</b> This is not preferred for immediate development.	The proposed site can accommodate 100 homes. A second access point will be required. The indicative layout may not be suitable for a development of this scale in terms of roads patterns. A Transport Impact Assessment would be required to assess the cumulative impact with FR140. While it is capable of being resolved, primary education provision is a constraint. Otherwise the site brings forward many clear opportunities for a good mix of housing, affordable housing, biodiversity and enhancement of an existing community facility.
FR140  Land North of Denview Road Potterton	117 homes	<p>The site has been increased from 80 homes to 117 homes to avoid underdevelopment.</p> <p>A Transport Assessment would be required to assess the cumulative impact with FR104 on the C class and an unclassified roads that will serve these developments. Currently educational provision is a constraint, but the scale of the development would resolve this.</p> <p>The provision of mains water and waste water treatment works has not been confirmed in the application. These could be constraints for the development that could be overcome.</p> <p>The site is well located to access to the Blackdog AWPR junction. Two opportunities exist, either to extend Denview Road or create a new link to the north through the village. The proximity to village services, the mix of housing proposed and the biodiversity enhancements all make this an attractive site. There is ancient woodland adjoining the east of the site and this should be taken into consideration when designing the layout of the development. The proposal constitutes an underdevelopment of land and if the constraints are overcome it is considered that the site is capable of accommodating 117 of homes. A Transport Impact Assessment will be required.</p>
FR141 A	55 homes and	The site overlaps with site FR140.
FR141 B	65 homes	Capacity exists for 65 homes on the west side of the C Class road which should be reserved for post 2031. In

<p>Land North and North West of Denview Road Potterton</p>	<p><b>Reserved.</b> This is not preferred for immediate development.</p>	<p>addition to the 117 homes proposed for FR140 there is capacity for 55 homes on the site directly to the north of FR140. The total capacity for the two sites would be 237 homes. This would prevent underdevelopment.</p> <p>A Transport Assessment would be required to assess the cumulative impact with FR104 on the C class and an unclassified road that will serve these developments. Primary educational provision at Balmedie is a further constraint. The provision of mains water and waste water treatment works has not been confirmed in the application. These could be constraints for the development that could be overcome.</p> <p>The site is within the greenbelt, the loss of which could only be justified through strategic land releases. Furthermore, there is ancient woodland adjoining the north east of the site and this should be taken into consideration when designing the layout of the development. The applicant has not provided details of water and waste water provision for the proposed development. A Transport Impact Assessment will be required for both sites.</p> <p>The proximity to village services, the mix of housing proposed and the biodiversity enhancements all make this an attractive site. The site may be too big at this time for the village. Scale of impact increases with the number of homes proposed. It is appropriate to allocate site FR141 A and reserve site FR141 B.</p>
<p>FR037 B  Land at Gourdieburn Potterton</p>	<p>90 homes  <b>Reserved.</b> This is not preferred for immediate development.</p>	<p>FR037 is split into 2 sections, FR037 A and FR037 B. Both sites are outwith the settlement boundary and are located in the green belt.</p> <p>Area B, the larger section of the site to the east of the B999, would have low impact on the landscape character. The Community Council have highlighted their aspiration to limit properties to 1½ storey. Educational provision is a constraint but it could potentially be overcome through developer obligation contributions. Whilst there are a small number of homes on the north side of the U17C on this western edge, the site is detached from the main village. Although inappropriate at this time, development on Area B could be possible at a later date, with appropriate mitigation measures incorporated that will reduce the landscape impact.</p> <p>Uncertainty remains regarding educational provision, however this is not an undevelopable constraint as additional houses can encourage progress in obtaining a solution to this constraint.</p>

		Development of Area B could provide reasonable benefits to Potterton. Although significant in size, the development of Area B would not constitute sprawl.
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**Other options** which Planning Officers have not preferred:

<b>Reference</b>	<b>Proposal</b>	<b>Overview</b>
FR037 A  Land at Gourdieburn Potterton	45 homes	FR037 is split into 2 sections, FR037 A and FR037 B. The proposed site is split into 2 sections. Both sites are outwith the settlement boundary and are located within the greenbelt.  The smaller of the areas (FR037 A), sits to the west of the B999, in any open landscape and is detached from the settlement. Development of this site would have a detrimental impact on the landscape character and is therefore considered unsuitable for development at this time.
FR105  Land East of Manse Road, Potterton	100 homes, employment land and school site	The site proposed is multi-use, only one access is proposed when two would be required. The shape of the site is such that it would be difficult to achieve the two access points and accommodate all that is proposed. The indicative site layout does not appear to incorporate enough open space. A new path would be required to link in with the existing one to the south.  Viability might be impacted upon should the business land and school be located to the east of the site. As proposed, the industrial use would be next to residential properties meaning only office use would be likely to be approved as being compatible with residential use. Demand for this would likely be limited in this location. While there does appear to be a consideration of future Safe Routes to School, the path does not currently link into the proposed site and is outwith this bid site. The proposal will mean the loss of greenbelt land, and as such the site is considered to be unsuitable for development.
FR106  Land East of B999 and North of Potterton, Potterton	100 homes and business land	The proposed site is located to the north of the settlement with little in the way of links to the rest of the village. Pedestrian access along the B999 will involve significant land raising. The site is prominent and would require significant landscaping to provide a setting.
FR120  Land North and South of Gourdie Park Site A, Potterton	450 homes, 750 sq. m of retail and land for education / community facilities	The proposed site would have an unacceptable impact upon the landscape character and setting of Potterton. Retail development in particular may change the orientation of the village and could cause road safety issues associated with crossing the B999.

		<p>While the development could provide significant material benefits to the settlement by way of identified opportunities and desirable planning outcomes, the landscape issues would be compounded by the scale and siting of the proposal. The character of the landscape, and particularly the sense of openness which defines land to the west of Potterton would be lost. The Kirkhill Road development backs onto the B999, with landscaping providing a defensible boundary to the existing settlement. The proposed realignment of the B999 and opportunities for strategic planting may assuage some of these concerns, however the scale of the development would cause significant sprawl. On balance it is considered that the overall landscape impact would be unacceptable.</p>
FR121	109 homes, 750 sq. m of retail and land for education / community facilities	<p>The proposed site would have an unacceptable impact upon the landscape character and setting of the village. It is within greenbelt. Retail development in particular may change its orientation and could cause road safety issues associated with crossing the B999.</p> <p>On balance it is considered that the overall landscape impact would be unacceptable.</p>
FR122	109 homes, 750 sq. m of retail and land for education / community facilities	<p>The proposed site would have an unacceptable impact upon the landscape character and setting of the village. It is within greenbelt. Retail development in particular may change its orientation and could cause road safety issues associated with crossing the B999.</p> <p>On balance it is considered that the overall landscape impact would be unacceptable.</p>
FR123	Roadside services including hotel, convenience retail provision and future business uses.	<p>The proposed site remains undevelopable due to the close proximity and additional traffic loading it may add to the AWPR, Blackdog, and its current designation as part of the greenbelt. A different site away from this potential bottleneck might be appropriate, especially if it was associated with existing services. Arguments that it will contribute to forecast traffic growth at this location are not to be taken lightly if the function of the AWPR as a transport corridor, and not a development corridor, is to be delivered. Many of the functions proposed on this site could be made available on the allocated site at OP1 Land at Blackdog.</p> <p>The proposals for new habitat creation on the “brownfield” site would be welcome, but this is before final reinstatement of the site takes place from a landfill and quarry. The specific aims of that reinstatement are to “redevelop this site into one that will enhance wildlife and public amenity”. Creation of new habitats and woodland cover is already committed to by the developer and remains a fitting use for this greenbelt</p>

		land. As such this site is considered unsuitable for development.
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## **Conclusion**

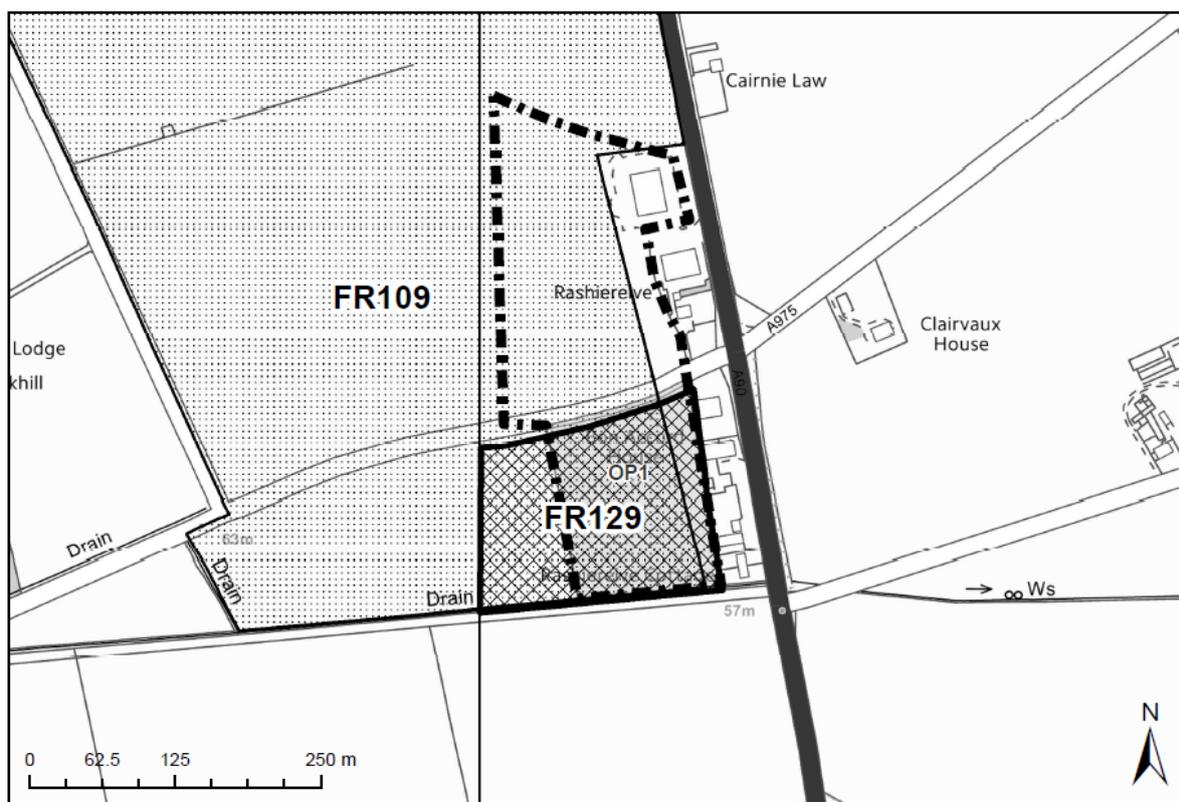
Potterton continues to have significant development pressure due to its accessible location. However, it is surrounded by land designated as greenbelt and there are education and transport constraints. These could potentially be overcome following the opening of the AWPR and with the provisions of a new road from the east. There is a good proportion of open space within the settlement with the large town park connecting the north and south housing developments. Development to the east of the B999 would be preferable for road safety reasons.

## Rashierieve Foveran

Rashierieve Foveran is a mixed use ribbon development along the western edge of the A90. The settlement has good road and public transport links to Balmedie, Ellon, Peterhead and Aberdeen, and is within the Energetica Corridor, and the Aberdeen to Peterhead Strategic Growth Area. As such, Rashierieve has an important role in delivering strategic employment allowances in line with the strategic aims for the area. The planning objective for Rashierieve is to provide employment opportunities within the SGA and Energetica corridor that could be achieved through the existing OP1 and SR1 employment land allocations.

### Planning Objectives:

- To provide local employment opportunities.
- To support economic development in the Energetica Corridor.



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### Existing Development Sites

Reference	Proposal	Overview
OP1	2ha of employment land	Identified in the Employment Land Audit 2017.  See bid FR129.

## Development Bid Sites

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

Reference	Proposal	Overview
FR129  Site OP1 Rashierieve, Land West of Bon Accord Granite, Foveran	4 Live / work units and employment land	<p>The proposed site is currently allocated for employment uses. The site is best suited to light industrial/office/service industry and mixed use proposals due to the housing to the south east along the A90. Most of the site is prime agricultural land. The mix of uses proposed by the applicant would fit with the existing context of the area, remove the requirement for significant landscaping and provide opportunities for live work proposals. This would fit well within the Energetica Corridor.</p> <p>It is recommended that this site is allocated for mixed use employment with a small number of live / work (4) residential dwellings as is promoted by the developer. The existing employment land allocation accepts the loss of some prime agricultural land in this area. With the full site sought, further prime agricultural land would be lost. The watercourse will require a buffer strip. The site should be restricted to the existing allocation, but with the proviso that it is fit for a live / work development.</p>

**Other options** which Planning Officers have not preferred:

No other bids were received.

### Conclusion

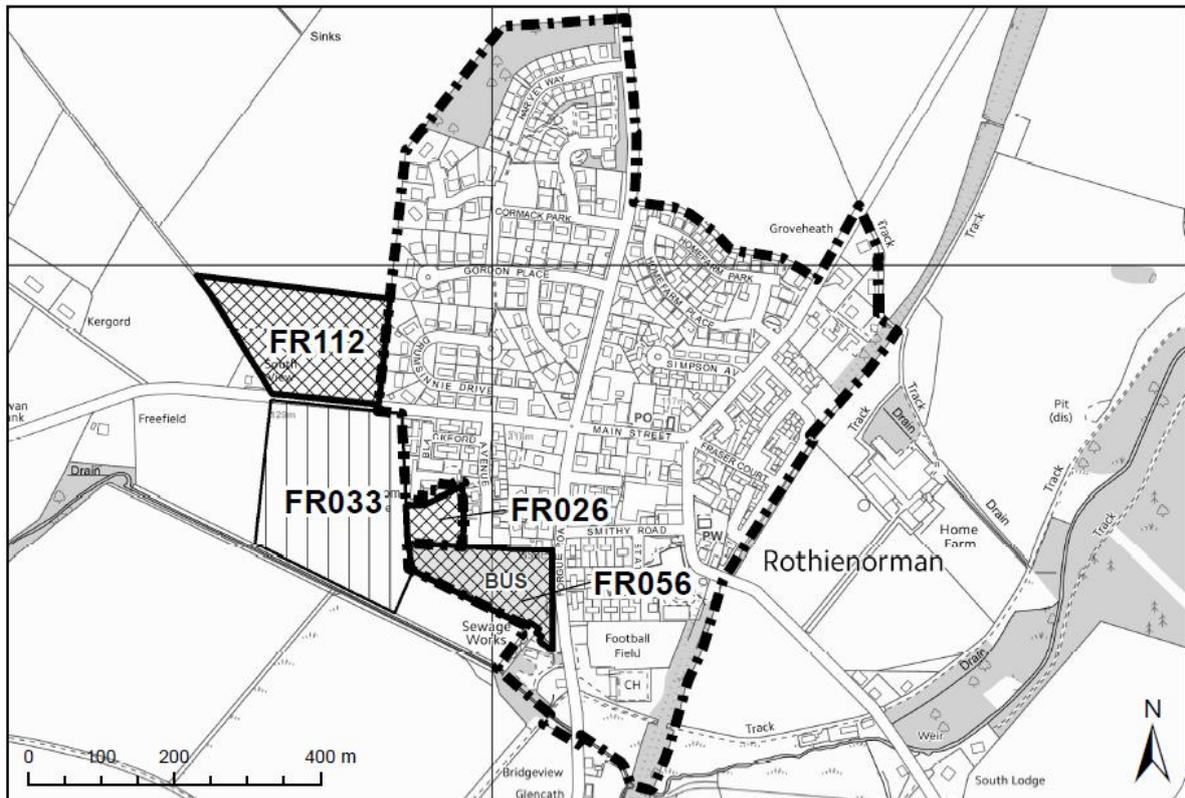
Situated within the Energetica Corridor, Rashierieve Foveran remains an accessible and acceptable location for employment land. Whilst part of OP1 has been developed there remains adequate capacity and SR1 is reserved for future use.

## Rothienorman

Rothienorman is located approximately 11km north-west of Oldmeldrum. The village is characterised by contemporary housing developments, with 20th century cul-de-sacs and bungalows to the west, and a 21st century development to the east. The traditional Main Street links the two main developments and remains key to providing a sense of place within the village. It is a service centre for the surrounding rural communities and planning objectives for the settlement will be to preserve the local amenity and provide local employment opportunities. This will be achieved through development of the existing BUS1 allocation.

### Planning Objectives:

- Enhance the role of the settlement as a service centre.
- Support local services and facilities, including the primary school.
- Preserve the amenity of the settlement.
- To provide local employment needs.
- To support community facilities and services.
- To support economic development in the Energetica Corridor.



### Existing Development Sites

Reference	Proposal	Overview
BUS 1	Safeguarded for employment uses.	Allocated in the Employment Land Audit 2017. See bid FR056 below.

## Development Bid Sites

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

Reference	Proposal	Overview
FR026  Site to West of Blackford Avenue, Rothienorman	12 homes	The proposed site is well related to the settlement and effectively acts as an infill site between the existing BUS site and the residential area to the north. The proposed development seeks to provide homes for social rent. Educational provision and waste water capacity are current constraints that would require to be resolved before the site could come forward but do not prohibit the site from being identified as a preferred option.
FR033  Adjacent to Blackford Avenue, Rothienorman	40 homes  <b>Reserved.</b> This is not preferred for immediate development.	<p>The proposed site is a good extension to the village, if and when infrastructure can be guaranteed to be delivered. Educational provision is currently a constraint but this could be resolved through developer obligations. Waste water treatment provision is a constraint, with capacity to serve 9 homes, and development should connect to the main public sewer. The watercourse along the southern boundary will require a buffer strip.</p> <p>The scale of the proposal at 40 homes is such that it would result in significant habitat, access, and biodiversity gains. It would be imprudent to lose the advantages of these commitments by seeking a smaller development of 9 homes to meet existing waste water treatment capacity. Additional information needs to be provided regarding the mixture of houses promoted on the site to contribute to a sustainable mixed community.</p>
FR056  Site West of Forgue Road, Rothienorman	1.5ha employment land	The proposed site is currently allocated as BUS site. It is well related to the settlement and would add to existing opportunities for residents to work locally and reduce the need to commute. The provision of additional local jobs is particularly desirable to complement the recent new housing development on the north side of the village. The site has been safeguarded since the Aberdeenshire Local Plan 2006. Commitment and progress on delivery is essential to avoid the site being identified as constrained and possibly removed from the LDP during future reviews.
FR112  Land Adjacent to Drumsinnie Drive, Rothienorman	40 homes	<p>The site would not be appropriate to develop at a very high density but would be suitable for around 40 units to avoid overdevelopment.</p> <p>The proposed site has some issues relating to road access and deliverability is subject to the ability of the applicant to widen the access road to the site. This could deliver some meaningful benefits in terms of the</p>

		<p>provision of footpaths in the settlement, providing walking routes and delivering a modest housing allocation.</p> <p>Waste water treatment capacity is currently constrained. It is preferable that the development is connected to the public sewer. This is more a factor effecting the timing of deliverability of units but depending on whether this is resolved and either the site area could be reduced to account for this or the number of houses increased. It is preferable that and development is be connected to a public sewer.</p>
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**Other options** which Planning Officers have not preferred:

None.

**Conclusion**

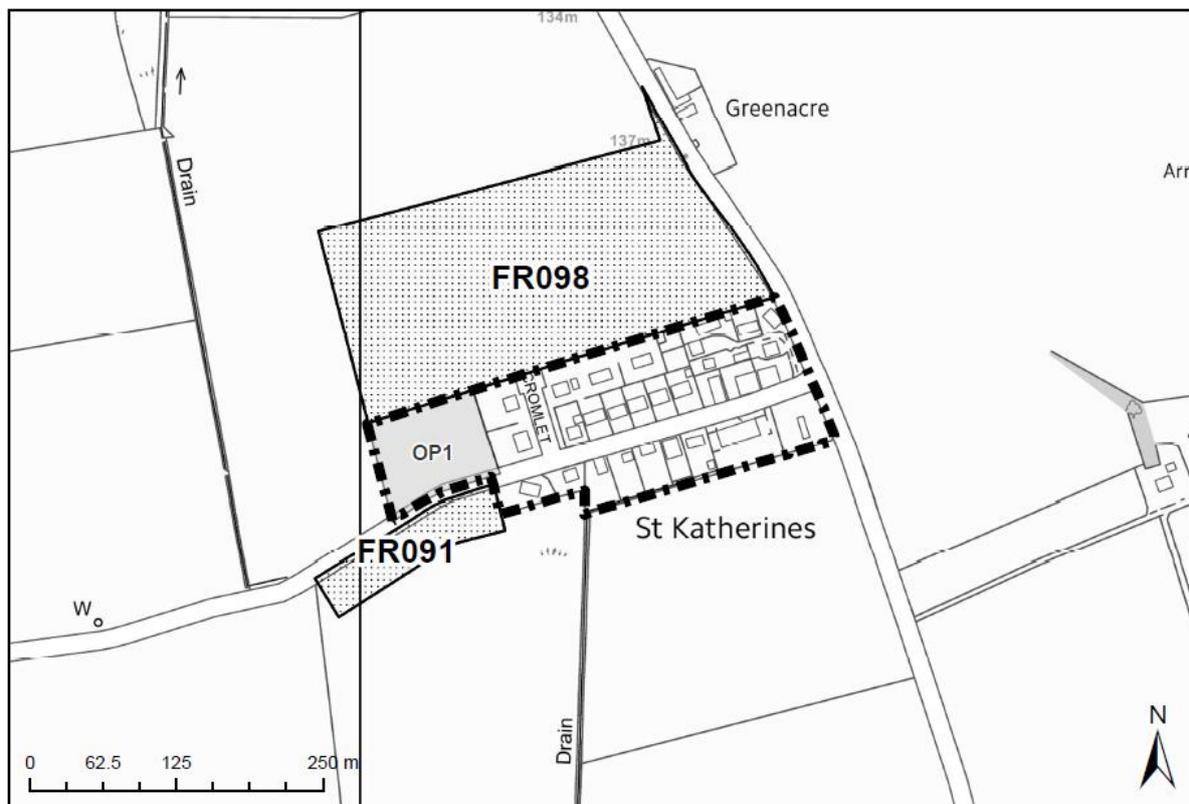
There is currently limited community aspiration for further development within Rothienorman. Representatives from the Community Council have raised that there has been significant growth in recent years, and that the settlement needs time to consolidate prior to allocating further development. It is acknowledged through the Aberdeen City and Shire Strategic Development Plan that there is a need for housing allocations within the Rural Housing Market Area; and while Rothienorman is relatively accessible with a number of services available, it is considered that the modest number of homes proposed will meet the local housing demand. Development will still allow the settlement to retain its sense of place and landscape character through the duration of the next Local Development Plan.

## St Katherines

St Katherines is a small, compact village located on the A947, between Fyvie and Oldmeldrum. The village is characterised by contemporary, bungalow style housing and by its location, surrounded by rolling countryside. Although the village has no services, it has excellent road and public transport links to nearby service centres. The planning objectives for this village are to meet local demand for homes and to support local services in nearby settlements, including Fyvie Primary School. Both objectives will be met through the existing housing allocation in the village.

### Planning Objectives:

- Preserve the amenity of the settlement.



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### Existing Development Sites

Reference	Proposal	Overview
OP1	5 homes	Effective in the Housing Land Audit 2018.  Retain.

### Development Bid Sites

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

None.

**Other options** which Planning Officers have not preferred:

<b>Reference</b>	<b>Proposal</b>	<b>Overview</b>
FR091  Site West of Gateside Lambhill St Katherines	8 homes	The proposed site is constrained by landscape impacts. The unnatural westward extension of the settlement in the manner proposed should be discouraged in terms of landscape character impact affecting the setting of St Katherines. Furthermore, the lack of services in the village would result in the development being highly car reliant.
FR098  Land North of St Katherine's, Fyvie	35 homes and business use	Landscape impact also effects this site. The proposed site would be a significant extension to the village and would effectively double its size. Development of less than this size makes the development unviable. There are no facilities in the settlement and the scale of the proposal is such that there would not be any provided. The lack of services in St Katherines would make the development highly car reliant. The site is exposed and would require significant landscaping to the north. The proposed employment land is well related to the A class road network.

## **Conclusion**

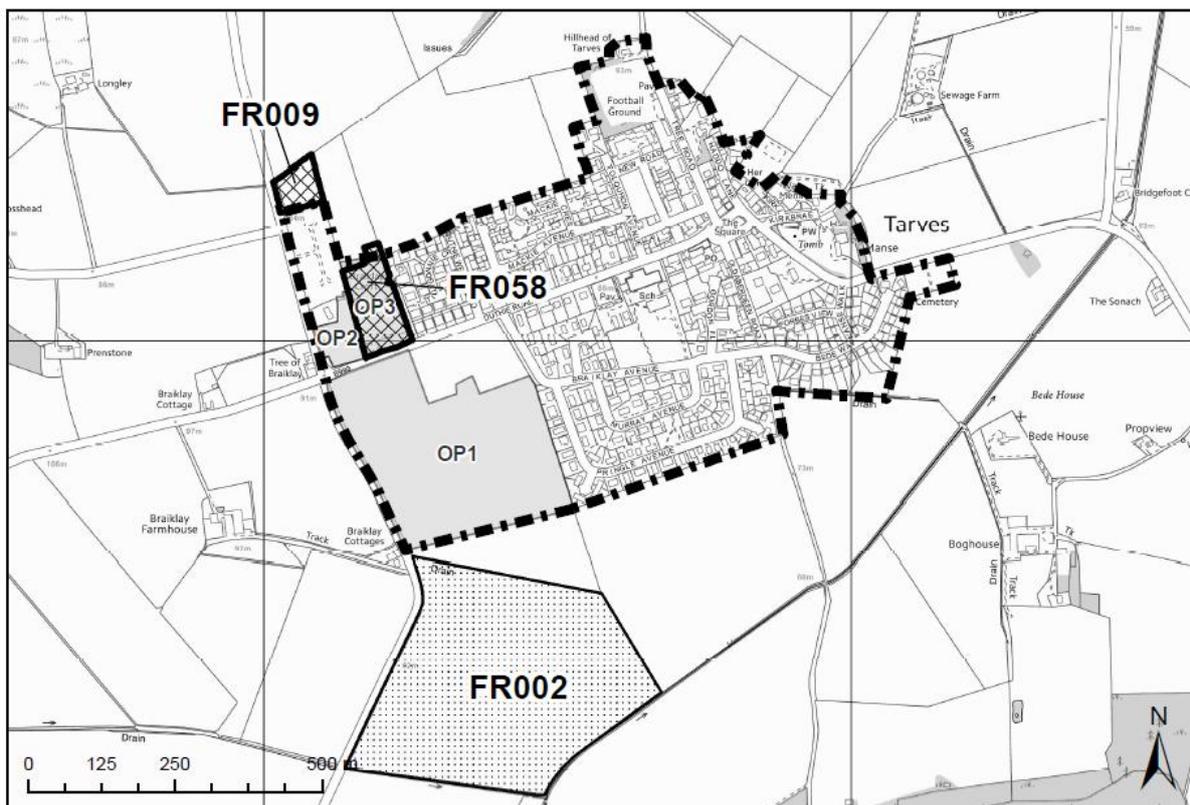
Whilst there is some demand for new development in St Katherines and the primary school at Fyvie would benefit from additional pupils; it remains that new development at St Katherines would be highly car reliant and the settlement could not sustain the proposed population without a significant expansion in employment land. Even if this were to come forward, there is no guarantee that the homes would be inhabited by people who have a direct relation to the employment land.

## Tarves

Tarves is an attractive village with a distinctive character, arterial street pattern and traditional Victorian architecture, all of which are key to the settlement's sense of place. This has been recognised in its designation as a conservation area. It has experienced significant growth in the last 10-20 years. Development in Tarves must be carefully managed to remain sympathetic to the historic village core. Tarves also provides services to the surrounding rural communities, including the primary school, shops and healthcare facilities. The planning objectives for the settlement are to meet the local need for homes in the Aberdeen housing market area, to meet local employment needs and to support local services. Affordable housing provision is a key issue for the village and there is an appetite for a new employment land allocation for start-up businesses. This will be achieved through the existing allocations and through a new employment land allocation in the west of the village.

### Planning Objectives:

- To help contribute to the overall sense of place in the community.
- Meet local housing need in the settlement.
- Support local services and facilities, including the primary school.
- Preserve the amenity of the settlement.
- To support community facilities and services.



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## Existing Development Sites

Reference	Proposal	Overview
OP1	100 homes , community facilities and 3ha of employment land	Effective in the Housing Land Audit 2018.  Retain.
OP2	10 homes	Constrained in Housing Land Audit 2018.  Retain.
OP3	1.3ha employment land	No longer employment land. Planning permission was granted for 19 homes.  See bid FR058.

## Development Bid Sites

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

Reference	Proposal	Overview
FR009  Land North of Bain's Park, Tarves	13 homes	<p>The proposal constitutes an underdevelopment of land and it is considered that the site is capable of accommodating 13 homes.</p> <p>The proposed site is situated immediately adjacent to the settlement boundary of Tarves and is accessed via the B999. The site is technically developable however the education provision constraint at Tarves Primary School and Meldrum Academy would need to be resolved. A SUD system would be required to mitigate against the risk of flooding from surface water.</p> <p>Whilst there is some concern surrounding the potential for ribbon development along the B999, the proposal involves the remediation of a brownfield land and development potential is exhausted beyond the northern boundary of the site due to field patterns and to avoid coalescence with Nethermill of Tillyhilt. Given the scale of development proposed, it could be delivered during the Plan period and consolidated as part of the settlement alongside other recent developments seen in Tarves.</p>
FR058  Braiklay Croft 2, Tarves	19 homes	The proposed site lies within the settlement boundary of Tarves, on land safeguarded for business uses (BUS) in the Local Development Plan 2017. The site has planning consent for 19 homes and forecast to be complete in 2022. It would be appropriate to remove the existing BUS allocation and replace with an

		opportunity site for 19 homes to reflect the current position.
--	--	--

**Other options** which Planning Officers have not preferred:

<b>Reference</b>	<b>Proposal</b>	<b>Overview</b>
FR002  Land south of Tarves, Tarves	200 homes	The proposed site is situated outwith the settlement boundary of Tarves and is accessible via a minor road off the B999. The site does not relate well to the existing settlement and does not act as a natural extension to the village. The proposed scale of development would see the village grow disproportionately to the south west. The site is not within walking distance of amenities or community facilities and would encourage the use of unsustainable modes of transport. The site is not in close proximity to any services which may result in increased car reliance. There are a number of infrastructure related constraints associated with the site, including waste water treatment works capacity, road capacity and education capacity at both Tarves Primary School and Meldrum Academy. Additionally, much of the site is identified as being prime agricultural land on which there is a presumption against development in all but essential circumstances. Therefore, this site is considered to be unsuitable for development.

## **Conclusion**

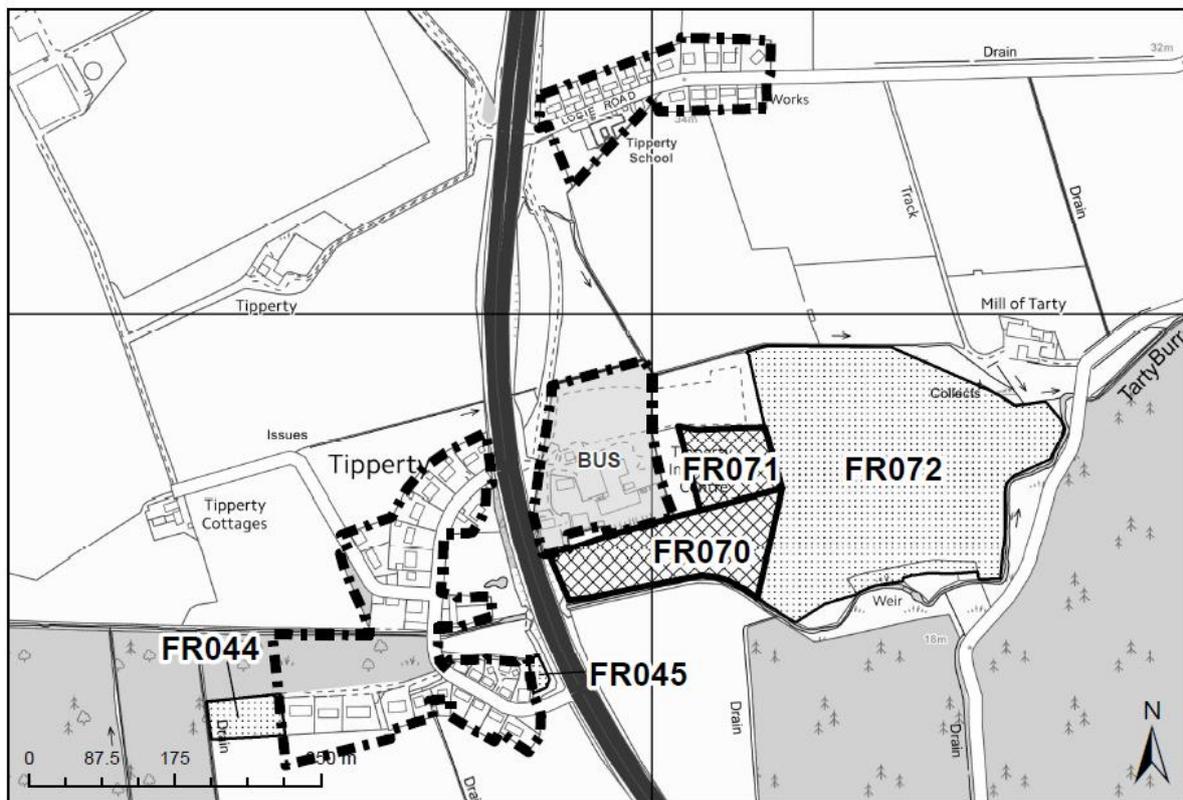
This is a very attractive village with a historic sense of place. It is well served by open space having 2 parks within the village, a play park and a football pitch to the north. Although the village has been significantly expanded since 1960s, this has been done sensitively on the peripheral areas so as not to detract from the attractive village centre setting. The Aberdeen Arms seems to be popular and well used too. Tarves Primary School is due to become over capacity by 2022, however a development such as FR009 could overcome this constraint through developer obligations. FR009 is well located as a natural extension of the housing provision within the village.

## Tipperty

Tipperty is a village located on the A90, within close proximity of Ellon. The village is unique in being separated into two halves to the north east and south east by the A90 and functions largely as a dormitory settlement, characterised with a high proportion of 20<sup>th</sup> Century bungalows. Although within the Aberdeen to Peterhead Strategic Growth Area (SGA) and the Energetica area, development in Tipperty is limited by its current poor access onto the A90. These problems are expected to be alleviated for the southern part of the village after the construction of a new access as part of the A90 duelling project. The planning objective for Tipperty is to preserve the amenity of the village.

### Planning Objectives:

- To help contribute to the overall sense of place in the community.
- Preserve the amenity of the settlement.
- To support economic development in the Energetica Corridor.



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### Existing Development Sites

Reference	Proposal	Overview
BUS	Safeguarded for employment uses	Site complete.

## Development Bid Sites

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

Reference	Proposal	Overview
FR070  Land South of Tipperty Industrial Estate, Tipperty	Safeguarded for employment uses	The proposed site is of modest scale and sits south of an established commercial site which is served by an existing access from the A90(T). The site lies within the Energetica Corridor and will enhance the employment opportunities in this location. Landscape impacts are minor. Flood Risk Assessment will be required, but it is likely surface water can be fully managed within the site. There is potential for this site to be masterplanned along with FR071.
FR071  Site 1 Land East of Tipperty Industrial Estate Tipperty	Employment land	The proposed site is of small scale (0.76 Ha) and sits east of an existing BUS site. The proposal would be an extension of the existing employment land, utilising the existing access, providing additional employment opportunity within the Energetica Corridor. Landscape impacts are minor, and the site can be delivered within the Plan period. There is potential for this site to be masterplanned along with FR070.

**Other options** which Planning Officers have not preferred:

Reference	Proposal	Overview
FR044  Bridgend, Tipperty	2 homes	The proposed site is a small site for two additional houses in the settlement, which will be almost entirely car-dependent due to the new geography of the A90(T) junction at this location. It cannot easily access the employment uses on the east side of the A90(T) or any provision for bus parking on that side of the road, leading to safety hazards from crossing the main road. Therefore, this site is not considered suitable for development.
FR045  Site Adjacent Elmar, Tipperty	1 home	<p>The proposed site is a very small site and is divorced from services that would usually support housing allocations. Development may be possible now due to the imminent closure of the A90 junction at this point. The site does not access a public road and there may be servitude rights enjoyed with others that may result in a ransom strip arising.</p> <p>The proposed development may have an impact on the pipeline that runs under the site. In discussion with Inneos Consultant (Norr Consultants Ltd) they have advised that a precautionary approach should be taken at this stage.</p> <p>The site does not follow the pattern of the existing development and erodes the set-back the village enjoys</p>

		from the A90(T). The character of the village may be influenced by this allocation, even for one house. As an alternative all the land between the existing settlement boundary and the A90(T) should be identified as “protected”.
FR072 Site 2 Land East of Tipperty Industrial Estate Tipperty	Leisure and tourism	The proposed site would diversify the mix of uses at Tipperty, creating a regional tourism/leisure focal point, close to the A90. A number of constraints would have to be overcome, relating to landscape impacts (depending on the level of development), vehicular movements, and it is worth noting the supporting statement alludes to the proposal being similar to Lochter Activity Centre, and based on outdoor public use for tourism and leisure, with up to 100 visitors in attendance. While the road to the east of the site has been upgraded and could possibly provide access to the site, the HSE have advised against development on safety grounds.

### Conclusion

Housing development in Tipperty is not encouraged at this time as there are adequate numbers of housing allocations in preferred locations such as Ellon. As a significant part of the settlement is Tipperty Industrial Centre, a modest employment allocation adjacent to the existing employment land is considered to be acceptable in planning terms.

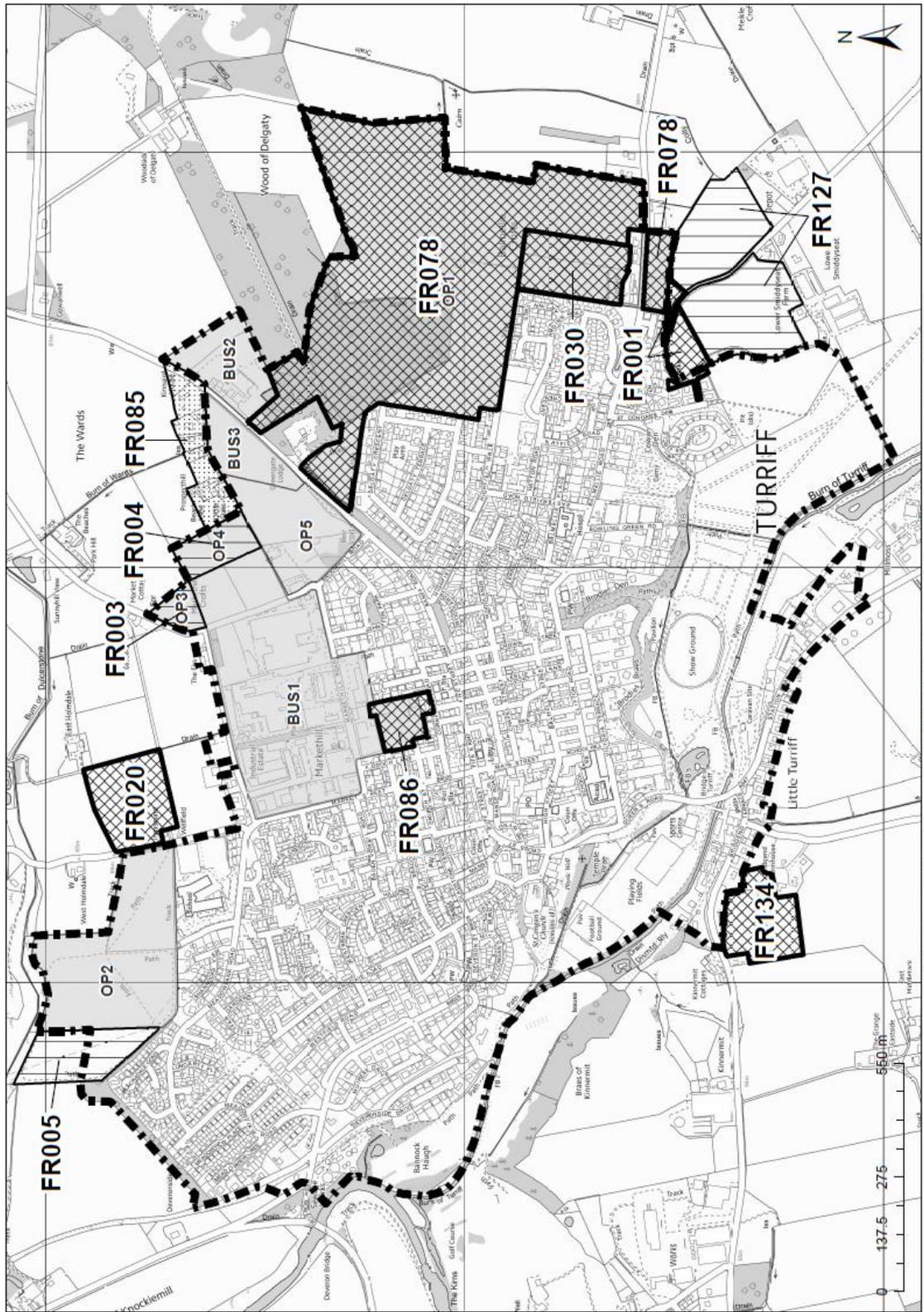
## **Turriff**

Turriff is a town located in the west of Formartine and is one of the three main service centres in the area. Situated on the top of a gently sloping hill, Turriff is characterised by its role as a key service centre and former market town for surrounding agricultural communities. The red sandstone buildings, busy high street and grid street plan help provide a unique feel to the town and are key to the settlement's sense of place. The residents of Turriff take a lot of pride in the town and the 'Turra Coo' has become its trademark, creating a sense of place. As a larger settlement in Formartine, there is development pressure in the town. The planning objectives for the settlement include meeting the local demand for new housing in the rural housing market area, which shall be achieved through the existing OP1 and OP2 sites. However, there are not enough employment opportunities or community facilities to support the increase in population. There is a strong community aspiration for additional employment opportunities within the town. There is also a need to sustain existing services and to provide improved community services, which can be achieved through the existing allocations and by sequential approaches to retail and office development. Finally, in the long term the potential for a new distributor road to the east of the town to relieve traffic congestion in the town centre will be met on site OP1.

Parking issues in the town centre cause congestion and traffic jams. Likewise cycle routes are seen to be a deficit in the town.

### **Planning objectives:**

- To help contribute to the overall sense of place in the community.
- To meet local housing need in the settlement.
- Support local services and facilities, including the schools.
- To provide local employment needs.
- To support community facilities and services.



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## Existing Development Sites

Reference	Proposal	Overview
BUS1	Safeguarded for employment uses	Allocated in Employment Land Audit 2017. Retain.
BUS2	Safeguarded for employment uses	Allocated in the Employment Land Audit 2017. Built out. Remove and redefine settlement boundary.
BUS3	Safeguarded for employment uses	Not Allocated in the Housing Land Audit 2017. Remove and redefine settlement boundary.
OP1	450 homes, primary school and 10ha employment land	Constrained in the Housing Land Audit 2018. See bids FR078 and FR030.
OP2	150 Homes	Effective in the Housing land Audit 2018. Retain.
OP3	1ha employment Land	Allocated in the Employment Land Audit 2017. See bid FR003.
OP4	1.7ha employment land	Allocated in the Employment Land Audit 2017. See bid FR004.
OP5	4.5ha employment land	Allocated in the Employment Land Audit 2017. Retain.

## Development Bid Sites

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

Reference	Proposal	Overview
FR001  South of Colly Stripe, Smiddyseat Road, South of Turriff	27 homes	<p>The proposal constitutes an underdevelopment of land and it is considered that the site is capable of accommodating 27 homes.</p> <p>The proposed site is accessible and largely unconstrained and it provides significant planning benefits. This is a preferred site for 27 homes provided that open space augments the Colly Stripe and access is provided to Smiddyseat Road to provide connectivity. Buffer strips adjacent to the watercourse to the north and west of the site will be required. There is capacity at the primary school that is also adaptable to be extended in the future if required.</p>
FR003  Site OP3, Turriff	<p>Employment land</p> <p><b>Reserved.</b> This is not preferred for immediate development.</p>	<p>The proposed site has been allocated as OP3 since 2006 and has not received any applications for planning permission to date. There is no evidence that a developer would wish to take it forward. No discussions with agencies have taken place to ensure delivery. It would be anomalous to allocate and develop this parcel of land before the adjacent BUS site is in line for development.</p> <p>This parcel of employment land is well connected to the settlement, should other business land allocations be delivered. As such, this site is recommended as a reserved site for development post 2031.</p>
FR004  OP4 Turriff	<p>Employment land</p> <p><b>Reserved.</b> This is not preferred for immediate development.</p>	<p>The proposed site is located adjacent to existing BUS1, BUS3, OP3 and OP5 sites. The site has been allocated as OP4 since 2006 and has not received any applications for planning permission to date. There is no evidence that a developer would wish to take it forward and no discussions with agencies have taken place to ensure delivery. It would be anomalous to allocate and develop this parcel of land before the adjacent BUS 1 site is in line for development and the site should be kept as a reserved site to prevent other forms of development.</p> <p>This parcel of employment land could be well connected to the settlement, should other business land allocations be implemented. Reservation for development post 2031 should demand be shown is a rational approach to take.</p>
FR005	<p>60 homes</p> <p><b>Reserved.</b></p>	<p>The proposed site is situated partially within the settlement boundary of Turriff, extending outwith the settlement to the eastern extent of the current OP2</p>

Knockieland, North of Slackadale Gardens, Turriff	This is not preferred for immediate development.	allocation. The site relates well to the existing settlement and functions as an extension to OP2. A growth project at Turriff waste water treatment works will be required in order to accommodate development. Given the scale of development expected in Turriff and the need to accommodate the Hydro line from the north, it is appropriate to allocate this site as a “reserved” site for delivery following the completion of OP2.
FR020  Land at Markethill, Turriff	Cemetery  16 homes (not preferred)	<p>The proposed site is for both a cemetery and residential development for 16 homes. While locating a cemetery on this site would have no negative landscape or visual impacts, the location of 16 houses do not associate well with the settlement, as a field lies between the bid site and the town itself. As such, this would be likely to result in significant negative visual impact when approaching or leaving the town from the north. It would be more appropriate for the field immediately adjacent to Turriff to be developed first before extending the town further north along the eastern side of the road. There are also unresolved waste water infrastructure issues.</p> <p>Two planning applications have been withdrawn for the cemetery due to impact on private water supplies. SEPA also confirmed the need for further assessments to identify if there is a risk to the groundwater with possible contamination of private water supplies and new development should be connected to the mains or more detailed studies showing disconnection must be provided.</p>
FR030  Part OP1 site Turriff	61 homes	<p>The proposed site is located to the east of Turriff and to the south and west of bid site FR078 and it is an extension to the existing settlement. The proposed site forms part of the current OP1 allocation, but this part of the site has not been subject to an application for planning permission.</p> <p>The housing density is acceptable and adequate open space has been proposed in the indicative layout plan. There is a lack of capacity in the Turriff waste water treatment work so this would need to be resolved. Secondary educational provision may also be a constraint to development.</p> <p>The principal of development of the site itself is acceptable and unlikely to adversely affect the landscape character. The loss of prime agricultural land is minimal.</p>
FR078	450 homes, 10ha employment	The proposed site is currently allocated as OP1 and has an approved Masterplan (2016). A growth project

Land at Balmellie and Dalgaty, Turriff	land, commercial land and community facilities	<p>will be required in order to ensure there is sufficient waste water treatment works available.</p> <p>Tree loss and impact to the ancient woodland found within the site are of concern and retention of this area should continue to be promoted. Any adverse effect on ancient woodland, as appropriately mitigated, is justified by the need for development and the associated benefits such a development provides to Turriff as a rural service centre. A Flood Risk Assessment and Phase 1 Habitats Survey will be required. The bypass is still favourable but it is recognised that this will be in the long term.</p>
FR086 Land North of Cornfield Road Turriff	40 homes	<p>The proposed site is for housing comprising of a dense mixture of semi-detached and flatted dwellings upon a brownfield site. The bid represents an ideal opportunity to redevelop the existing site into a meaningful and active use whilst contributing to local affordable housing requirements and sustaining existing services which are all readily available in the surrounding area.</p> <p>Subject to the potential remediation of the land and securing of adequate open space this remains a readily available site which otherwise has no constraints that would limit its potential development for new housing.</p>
FR127 Lower Smiddyseat, Turriff	50 homes <b>Reserved.</b> This is not preferred for immediate development.	<p>The site is located immediately south east of the settlement of Turriff. The site acts as an appropriate extension to the settlement and is well related to the existing P2 and OP1 sites. There are few constraints associated with the site that could not be sufficiently mitigated. The watercourse on the western boundary would require a buffer strip. Development of this site may be appropriate upon delivery of existing allocations that have better connectivity to the settlement and its amenities.</p>
FR134 Site Adjacent to Bridgend Terrace, Turriff	35 homes	<p>The proposed site is located within the Major River Valley Landscape Character Area. A previous bid was rejected due to a less sympathetic approach taken for sustainable development. In 2009, it was recorded that red squirrels are present on the site.</p> <p>The topography of the site is flat and slightly higher than B9024. Trees are screening the agricultural ground (i.e. site). There are issues with water supply and drainage treatment works (very low capacity for both), and these would need to be overcome should development take place. Primary education provision at Turriff is forecast to be almost over capacity in 2022.</p> <p>After considering the above, it is recommended to allocate the site, subject to findings of a wildlife and habitats appraisal.</p>

**Other options** which Planning Officers have not preferred:

Reference	Proposal	Overview
FR074  Site adjacent to Rosehall, Turriff	7 homes	The proposed site is situated in the countryside, within an area known as Rosehall, in close proximity of Turriff. There is ancient woodland to the north and east of the site. Rosehall has previously been recognised as an “identified settlement” and a location where “organic growth” has been promoted, however Rosehall has since been deemed to be an unsustainable location in which to promote development due to its lack of services and high car dependency. The proposed site is considered inappropriate and may lead to suburbanisation of the countryside.
FR085  Land at Kinnaird House, Turriff	Extension to settlement boundary	This bid proposes to extend the settlement boundary to include this cluster of houses. This settlement extension is inappropriate at this time when the anticipated neighbouring uses are considered. Additional development at “urban” densities is also likely to be considered inappropriate at this time when it is not physically part of the town. The site should be kept detached from the urban area of Turriff and it is recommended that should any part of this site be brought forward, it is done so after or in conjunction with BUS3. This is to ensure that urban sprawl does not take place.
FR099  Land at the Old School House, Ardmiddle, Turriff	30 homes	The proposed development is in the countryside and is approximately 3 miles from the nearest settlement (Turriff). Development in this location will lead to high car dependency as there are no services in the area. A suburban housing estate in this rural location would be wholly inappropriate. Therefore, this site is considered to be unsuitable for development.

## Conclusion

Turriff is an attractive thriving local service centre at the north of Formartine. The ‘Turra Coo’, attractive floral planting and traditional ‘grid’ streetscape all contribute to a strong sense of place. There is a high proportion of independent shops and low vacancy rates in the town centre.

With preferred allocations of over 600 homes in Turriff and 10ha of employment land, Turriff will continue to expand at a sustainable rate over the next Plan period and could meet the community aspiration for more local employment opportunities. There is adequate educational capacity at Turriff Academy up to and beyond 2022. Turriff Primary School is expected to be at 95% capacity by 2022. Other constraints on development of the preferred allocations can be overcome through developer obligations.

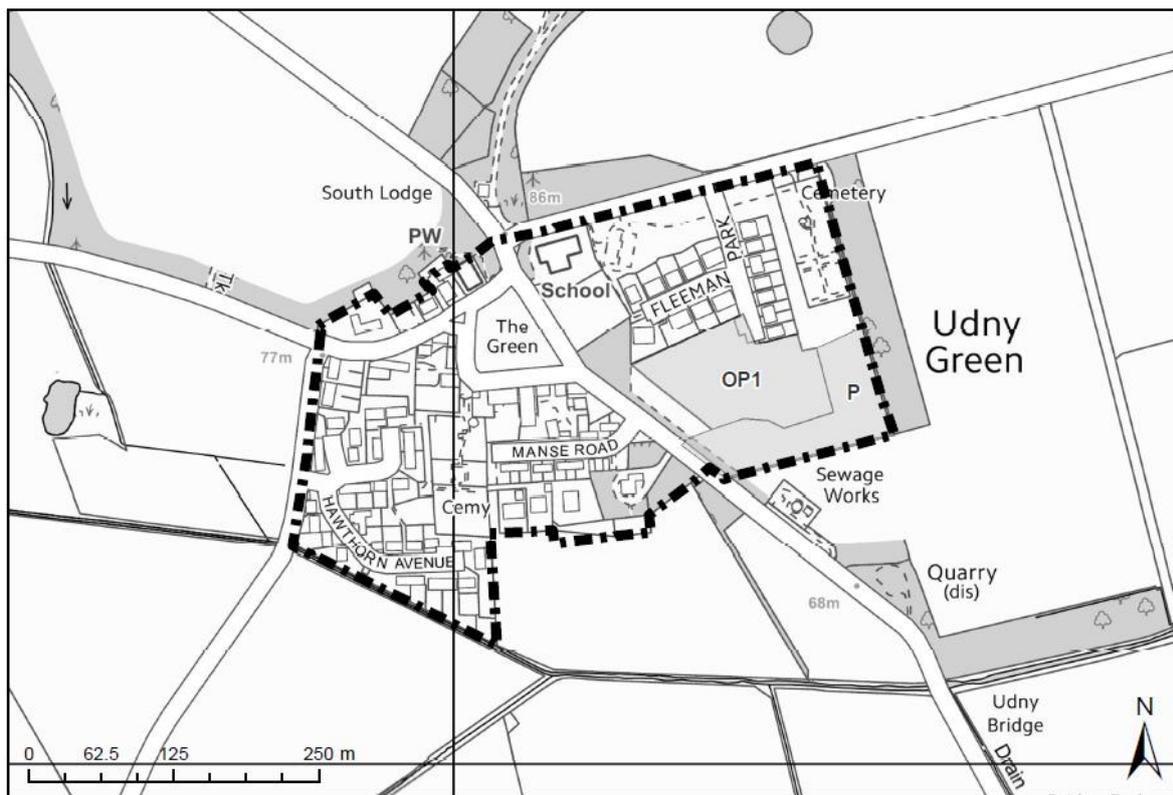
## Udny Green

Udny Green is a small village located in mid-Formartine, approximately 7km east of Oldmeldrum. The village is characterised by the large village green in the centre from which it takes its name, and by the wooded, narrow roads that lead into it. The attractive setting and design of the village has led to a large proportion of the north of the village being designated as a conservation area. Infrastructure may not be able to support more development. Therefore, any development in the village needs to be carefully managed to ensure the character of the settlement is not compromised. Consequently, the planning objective for the settlement is to provide homes to meet the local need for housing while also maintaining the amenity and distinctive sense of place in the village. A further objective will be to support local services, including the primary school. These objectives will be achieved through the existing OP1 allocation.

Udny Green is not on a public transport route, has an issue with speeding traffic, and the roads are narrow.

### Planning Objectives:

- To help contribute to the overall sense of place in the community.
- Meet local housing need in the settlement.
- To support local services and facilities, including the primary school.
- Preserve the amenity of the settlement.



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### Existing Development Sites

Reference	Proposal	Overview
OP1	15 homes	Effective in the Housing land Audit 2018.  Retain.

### Development Bid Sites

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

None.

**Other options** which Planning Officers have not preferred:

None.

### Conclusion

The existing allocation should be retained in order to meet local housing needs and the local services, including the primary school. No other amendments are proposed.

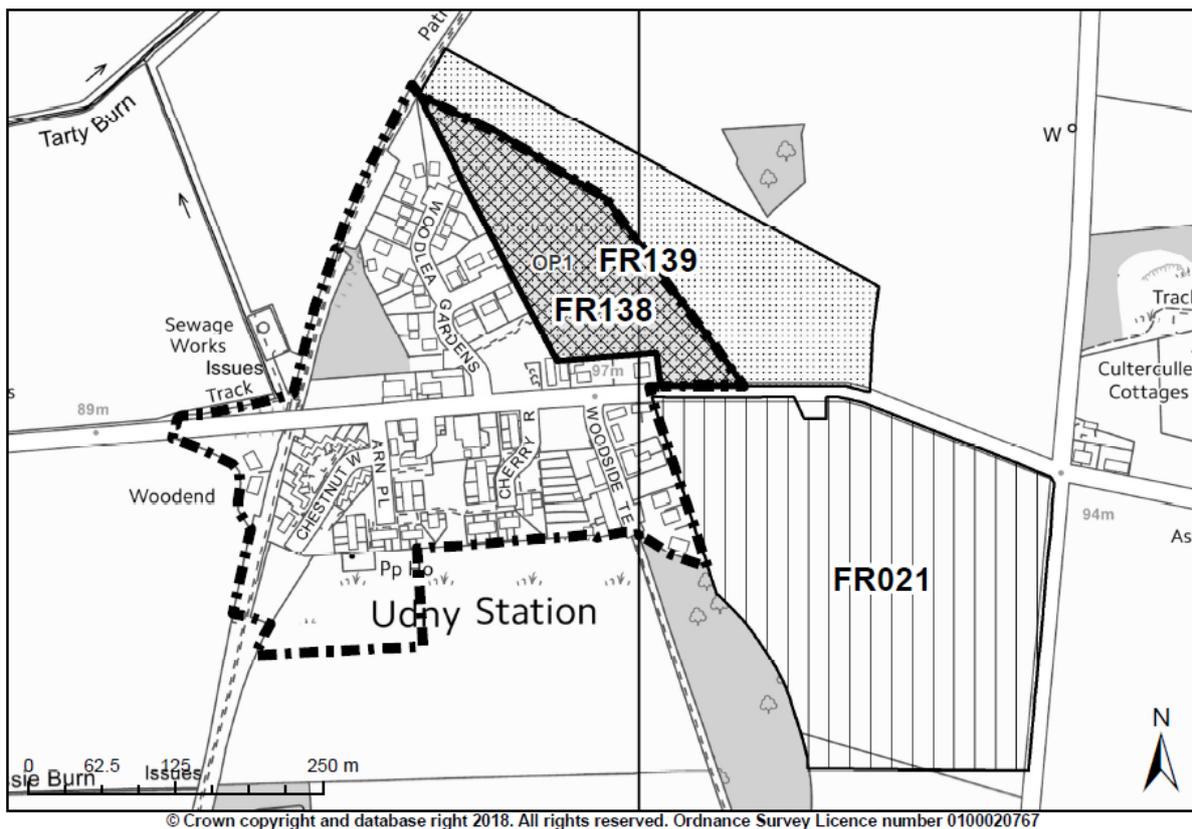
## Udny Station

Udny Station is a small community located within close proximity to Ellon. The village is characterised by its former role as a stopping point on the Formartine and Buchan railway line and the Victorian and Edwardian houses on the main street are key to creating a distinctive sense of place for the village. The settlement also has contemporary developments to the north and south of the village but has relatively few services and employment land and these continue to decline over time. The planning objectives for the settlement are to meet local housing and employment land needs. Another objective is to support the existing services and facilities, including support for Cultercullen Primary School. These objectives will be met through the existing OP1 mixed use site.

The Community Council queried if there are sufficient services to justify larger allocations and expressed a view seeing development concentrated on brownfield sites. There is an aspiration to see a footpath created to Cultercullen Primary School.

### Planning Objectives:

- To preserve the amenity of the settlement.
- To provide local employment needs.
- To support community facilities and services.



## Existing Development Sites

Reference	Proposal	Overview
OP1	35 homes and 1ha of employment land	Constrained in the Housing Land Audit 2018.  See bid FR138 below.
Unallocated – Woodside terrace	8 homes	Effective in the Housing Land Audit 2018.  Retain in the Local Development Plan.

## Development Bid Sites

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

Reference	Proposal	Overview
FR138  Site OP1, Land North East of Udny Station Park, Udny Station	35 homes and 1ha employment land	<p>The proposed site is an existing allocation within the Local Development Plan 2017. Planning permission has recently been refused and dismissed at appeal due to poor design. At 2.4ha in size it is an appropriate size for 35 homes, including 1ha of employment land and 40% open space.</p> <p>The site is viable at this density and use mix, as confirmed by the bid application. Innovation may be required by the developer to demonstrate how the required employment land should be provided within the site.</p> <p>Opportunities for innovative solutions (such as large plots to allow live/work units) may be an appropriate solution. Given the current brownfield opportunities within the town it would be inappropriate to increase the number of new homes to be provided, and a well-designed housing development on part of the site may be more appropriate than a mixed use development. The protected species record report that red squirrels have been seen on the site.</p>
FR021  South West of Udny Station	40 homes and business land  <b>Reserved.</b> This is not preferred for immediate development.	<p>The proposed site has been promoted in the LDP bid process 3 times and each time it has been dismissed on the basis of it being a very large scale and prominent new extension to the village when there is no identified need.</p> <p>Without need then constraints associated with impact on prime agricultural land cannot be overcome. Udny Station has the advantage of a number of major gap sites which it would make significantly more sense to promote (as brownfield development) than this new greenfield site. There is also an active developer</p>

		interest in delivering the existing allocation in the village (OP1). No additional greenfield sites are necessary.
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**Other options** which Planning Officers have not preferred:

<b>Reference</b>	<b>Proposal</b>	<b>Overview</b>
FR139  Land North East of Udny Station Park, Udny Station	65 homes and 1ha employment land	<p>The proposed site would constitute overdevelopment of the village in a relatively short period of time.</p> <p>Substantially more houses could be provided on the site than is currently proposed. Only that part of the site subject to the previous planning application is deemed to be viable in the bid form. Given that the current brownfield site in the village centre has planning permission, it would be inappropriate to increase the number of new homes to be provided to this level over the next 10 years. Other well located sites exist around the village, have been proposed for immediate development, and for this reason it is not considered that a “reserve” notation would be suitable. The existing OP1 site should be retained.</p>

### **Conclusion**

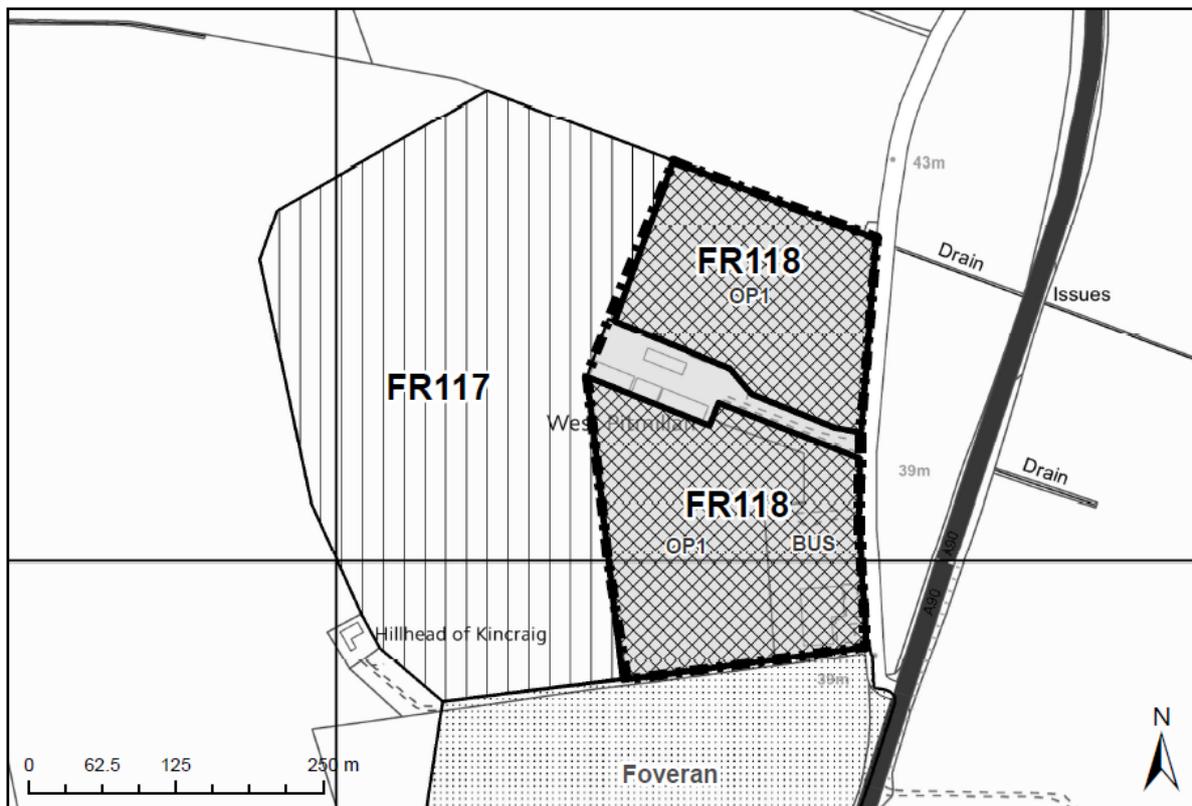
Demand for new housing in Udny Station remains low. The OP1 site from the current Plan remains undeveloped. There is a lack of services to support any further allocations and OP1 remains the preferable site for the settlement.

## West Pitmillan

West Pitmillan is a site currently used as employment land. Within close proximity to Ellon and with excellent road links to Aberdeen, Peterhead and the rest of Aberdeenshire, West Pitmillan is well located to grow as an employment area, particularly after the completion of the A90 Balmedie to Tipperty duelling project. The site is also within the Aberdeen to Peterhead Strategic Growth Area (SGA) and the Energetica Corridor. As such, West Pitmillan will play an important role in delivering strategic employment allowances, which is the planning objective for the site. In line with the vision of Energetica, it is expected that new development in West Pitmillan will contribute to transforming the area into a high quality lifestyle, leisure and global business location.

### Planning Objectives:

- To provide local employment needs.
- To support economic development in the Energetica Corridor.



### Existing Development Sites

Reference	Proposal	Overview
OP1	Employment land	Allocated in the Employment Land Audit 2017. Retain in the Local Development Plan.
BUS	Safeguarded for employment uses	Add to LDP until Built out. Retain in the Local Development Plan.

## Development Bid Sites

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

Reference	Proposal	Overview
FR117  Land West of Enerfield Business Park, Foveran, Newburgh	Employment land  <b>Reserved.</b> This is not preferred for immediate development.	<p>The proposed site has no real constraints other than access (which could be provided through FR118 currently allocated as OP1 and the BUS designation). However, most of the site is designated as Prime Agricultural Land. It would be suitable for heavier industrial uses given its location further from dwellings than some of the other proposed employment land options in this area.</p> <p>As such, whilst the constraints above are not considered unresolvable by its very nature it lies on land far removed from the settlement which would only be reasonable to allocate in addition to FR118. As such the site is identified as potentially offering options in the long term and is considered reserved.</p>
FR118  Land at Enerfield Business Park, Foveran	Employment land	<p>The proposed site forms what is currently allocated in the Plan as OP1 and the BUS designation. This site has no real constraints with good access to the trunk road and no immediate residential neighbours so could be suited to transport intensive Class 5 and 6 heavy industrial and storage uses. The site is currently allocated and has extant permission on part of the site and some existing users.</p> <p>The site fits with the wider Energetica Corridor objectives despite being poorly related to any settlement and is not likely to facilitate wider objectives of reducing the need to travel. It is recommended that the site is preferred based on the wider Energetica Corridor approach and the existing planning permission and uses on site. Foul drainage should be located outwith the flood extent. Access through the site, as to not discount future options, should be required as part of any new allocation.</p>

**Other options** which Planning Officers have not preferred:

None.

## Conclusion

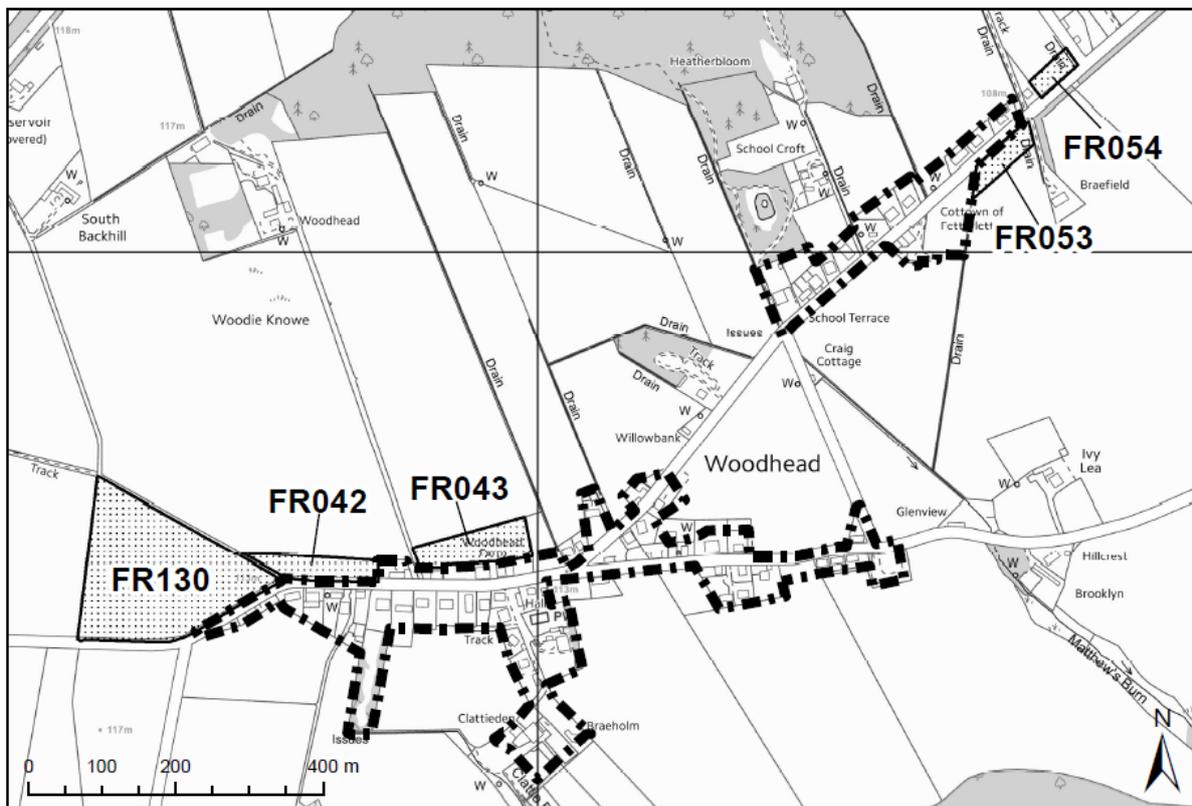
West Pitmillan is an area of employment land and FR118 is currently allocated as both the OP1 site and BUS designation. As OP1 remains an effective site and the BUS site is identified as being under construction, it is not recommended to change these to one large allocation, as it is more appropriate that the BUS designation remains separate in the Plan to OP1. It is recommended that FR117 is added to the Plan as a reserved site for future use.

## Woodhead

Woodhead is a small village located approximately 2km east of Fyvie. The settlement is distinctly rural in character, with active farmland surrounding and dividing the two constituent parts of the village. The village is close to larger services centres, and so there are few facilities or services in Woodhead. As there is little pressure for development in the settlement, the planning objective for Woodhead is to preserve the amenity of the settlement and to sustain the school roll through the rural development policy within shaping development in the countryside.

### Planning objectives:

- To help contribute to the overall sense of place in the community.
- Meet local housing need in the settlement.
- Support local services and facilities, including Fyvie Primary School.



### Existing Development Sites

None.

### Development Bid Sites

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

None.

**Other options** which Planning Officers have not preferred:

<b>Reference</b>	<b>Proposal</b>	<b>Overview</b>
FR042  Fyvie Road, Woodhead of Fyvie	5 homes	The proposed site is for self-build plots. This is considered appropriate as a means to increasing accessibility to affordable housing. However, the site is not particularly accessible to key services leading to high car dependency. Furthermore, it is located within a Local Nature Conservation Site (LNCS), and area of prime agricultural land, as well as having significant infrastructure constraints, namely drainage, water supply and waste water provision. Therefore, this site is considered to be unsuitable for development.
FR043  Site to North of Woodhead Farm, Woodhead of Fyvie	5 homes	The proposed site is for self-build plots. This is considered appropriate as a means to increasing accessibility to affordable housing. However, the site is not particularly accessible to key services leading to high car dependency. Furthermore, it is located within a LNCS, and area of prime agricultural land, as well as having significant infrastructure constraints, namely drainage, water supply and waste water provision. Therefore, this site is considered to be unsuitable for development.
FR053  Land adjacent to Braefield, Woodhead of Fyvie	3 homes	The proposal is for self-build plots. This is considered appropriate as a means to increasing accessibility to affordable housing. However, the site is not particularly accessible to key services leading to high car dependency. Additionally, the site lies in close proximity to the Windyhills SSSI, is wholly within an area identified as being prime agricultural land as well as having significant infrastructure constraints, namely drainage, water supply and waste water provision. Therefore, this site is considered to be unsuitable for development.
FR054  Land adjacent to Hillview, Woodhead of Fyvie	2 homes	The site is for self-build plots. This is considered appropriate as a means to increasing accessibility to affordable housing. However, the site is not particularly accessible to key services leading to high car dependency. Additionally, the site lies within the Windyhills LNCS and in close proximity to the associated SSSI, as well as having significant infrastructure constraints, namely drainage, water supply and waste water provision. Therefore, this site is considered to be unsuitable for development.
FR130  Woodhead of Fyvie, Woodhead of Fyvie	24 homes	The scale of development proposed is considered disproportionate to the size of the existing settlement and would extend the settlement to the east. Significant visual and landscape character impacts are expected as a result, particularly on approach to the village. The site is not particularly accessible to key services leading to high car dependency. Additionally, the site lies in

		close proximity to the Windyhills LNCS, is wholly within an area identified as being prime agricultural land as well as having significant infrastructure constraints, namely drainage, water supply and waste water provision. Therefore, this site is not considered to be suitable for development.
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**Conclusion**

While it is clear that there is a demand to develop in and around Woodhead; with its rural setting and lack of amenities and employment, it is clear that any new development would promote unsustainable transport modes. There are allocations in more sustainable locations (i.e. Turriff and Methlick), that are adequate to meet local housing need. No alteration is proposed.

## **Ythanbank**

Ythanbank is a small linear village, with development occurring on either side of the B9005. This pattern has recently been broken with new development to the west of the main street. Peace, quiet, tranquillity and neighbourliness are very valuable assets that could be lost if many more homes be introduced into this small, quiet settlement. The village contains a number of contemporary dwellings but still retains its rural character. The varied approach to architectural design is welcomed by the community. People who live in the area expect large gardens with good distances between buildings, giving them the open views of the surrounding countryside that result from larger-sized plots.

Due to its proximity to Ellon and its attractive rural location in the farmland of the Ythan River Valley, there is some development pressure in Ythanbank. Waste water treatment is also a constraint. Local opportunities for housing in the Aberdeen housing market area continue to be met on site OP1 and on individual plots on the south-east side of the Bridge of Auchedy road. Lack of local facilities and services means that further development will be restricted and the Community Council has suggested that no more than 10 houses should be allowed over the next 10 years. Affordable housing remains an issue in the community.

The community has suggested that guidelines or restrictions to encourage some elements of cohesive design should be in place with a view to retaining and adding to the village's visual character.

### **Planning Objectives:**

- Enhance the role of the settlement as a service centre.
- Meet local housing need in the settlement.
- Preserve the amenity of the settlement.



## Existing Development Sites

Reference	Proposal	Overview
OP1	10 homes	Effective in the Housing Land Audit 2018.  Retain in Local Development Plan until built out.

## Development Bid Sites

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

Reference	Proposal	Overview
FR019  Michaelmuir Croft, Ythanbank	4 homes	<p>The proposed site is immediately south of the existing OP1 allocation. OP1 is expected to be built out by 2021. The site relates well to the existing settlement and takes forward aspirations of the Community Council on the basis that development is in keeping with the character of the village, and recent development patterns are preferred.</p> <p>The site offers opportunities for self-build plots. This may be appropriate as a means to increasing accessibility to affordable housing. The site is only identified as a preferred option on the basis that 4 houses can be accommodated on the site. This reflects densities elsewhere in the village. Natural boundary features to the south of the village mean that development beyond this site would largely be exhausted.</p>

**Other options** which Planning Officers have not preferred:

Reference	Proposal	Overview
FR048  Site 1, Land at Wood of Schivas, Ythanbank, Methlick	12 homes	<p>The proposed site is not within walking distance of amenities or community facilities (400m) and would therefore encourage the use of unsustainable modes of transport.</p> <p>Waste water treatment is a constraint (the majority of the houses have private drainage). A development of this size utilising private drainage arrangements would have a negative impact upon water quality. Furthermore, it is constrained in terms of educational provision at Methlick Primary School.</p> <p>The southern section of the site contains ancient woodland which indicative plans show as being developed. While compensatory planting is suggested, this would not sufficiently offset the loss of ancient woodland. A number of Aberdeenshire archaeological sites are found within the vicinity of the site, as is one Historic Environment Scotland scheduled monument.</p>

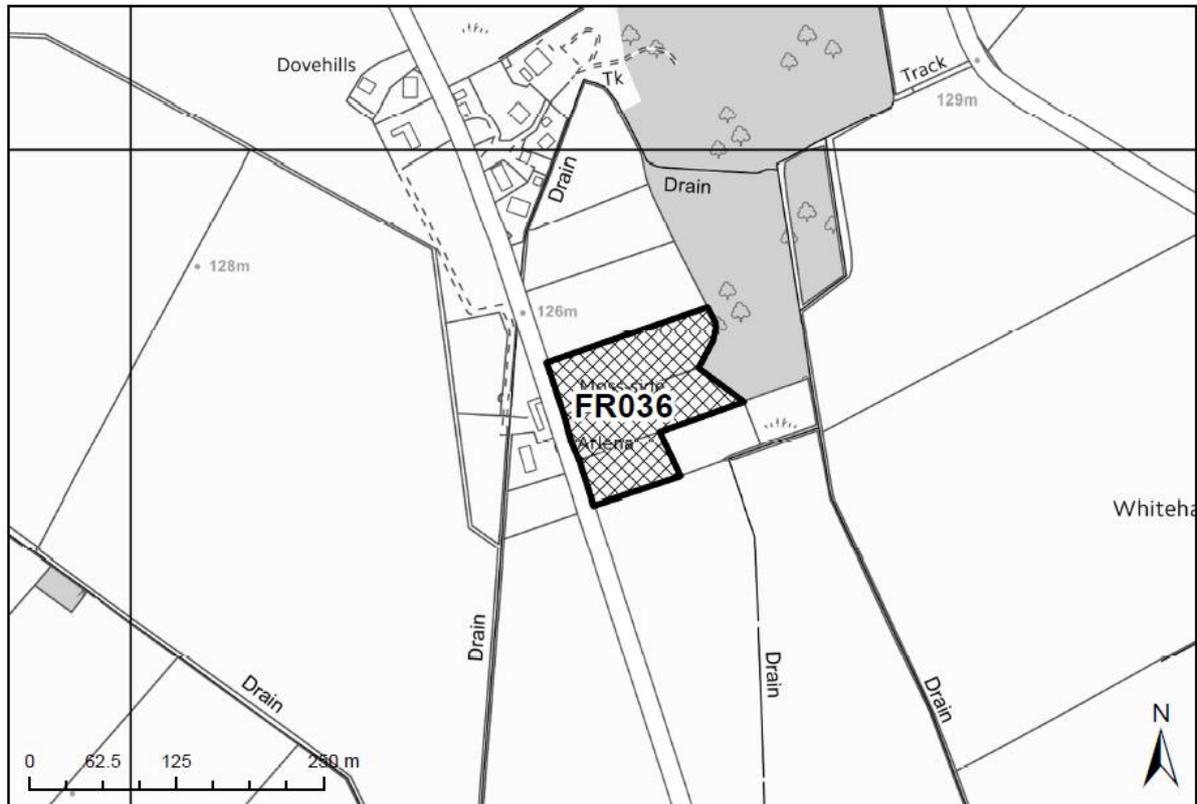
		The development is likely to impact the setting of the scheduled monument, and the context in which it is understood due to the proximity of the development site. Therefore, it is considered that this site is not suitable for development.
FR049 Site 2, Land at Wood of Schivas, Ythanbank, Methlick	25 homes and 2.5Ha. employment land	<p>The proposed site is not within walking distance of amenities or community facilities (400m) and would therefore encourage the use of unsustainable modes of transport.</p> <p>Waste water treatment is a constraint (the majority of the houses have private drainage). A development of this size utilising private drainage arrangements would have a negative impact upon water quality. Furthermore, it is constrained in terms of educational provision at Methlick Primary School.</p> <p>The southern section of the site contains ancient woodland which indicative plans show as being developed. While compensatory planting is suggested, this would not sufficiently offset the loss of ancient woodland. A number of Aberdeenshire archaeological sites are found within the vicinity of the site, as is one Historic Environment Scotland scheduled monument. The development is likely to impact on the setting of the scheduled monument, and the context in which it is understood due to the proximity of the development site. Therefore, it is considered that this site is not suitable for development.</p> <p>The southern section of the site contains ancient woodland (Plantation Origin), which indicative plans show as being developed. While compensatory planting is suggested, this would not sufficiently offset the loss of ancient woodland. A number of Aberdeenshire SMRs (Sites and Monuments Record), are found within the vicinity of the site, as is one HES (Historic Environment Scotland) scheduled monument within the site. The development is likely to impact on the setting of the scheduled monument, and the context in which it is understood. The indicative site plan identifies an eastern section of the site as business use – this section lies within a pipeline consultation zone.</p>

## Conclusion

The number of constraints within Ythanbank; such as natural heritage, landscape setting, waste water treatment and location of the village mean that significant development within the village is not recommended. This is also reflected by the local community concerns that have been raised with regards to the amenity of the village. There are adequate housing allocations in other more sustainable nearby locations nearby (i.e. Methlick, Ellon and Oldmeldrum) that can meet local housing need. A small development of 4 homes to the south of OP1 seems to be a reasonable sized development for Ythanbank and in a logical location.

## Formartine Landward Sites

### Drum of Wartle



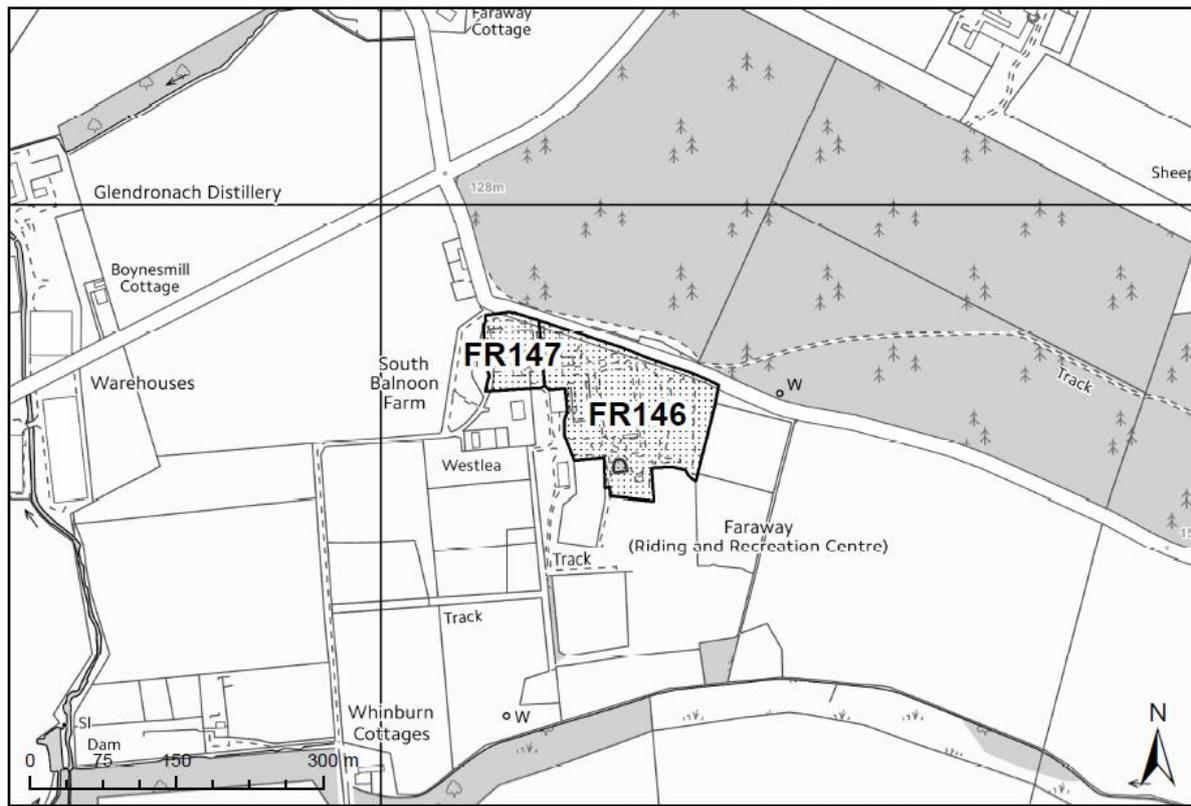
The following sites have some potential for development and may be considered to be an **Officers' preference**:

None.

**Other options** which Planning Officers have not preferred:

Reference	Proposal	Overview
FR036 Land at Greenway, Drum of Wartle	1.5ha employment land (light industrial)	The proposed site is situated in the countryside and promotes small-scale employment starter units. The site is unconstrained but promotes an unsustainable settlement pattern. Landscape character impact (particularly from the approach from the south) is of concern, and there may be impacts on residential properties.

## Forgue



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### Development Bid Sites

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

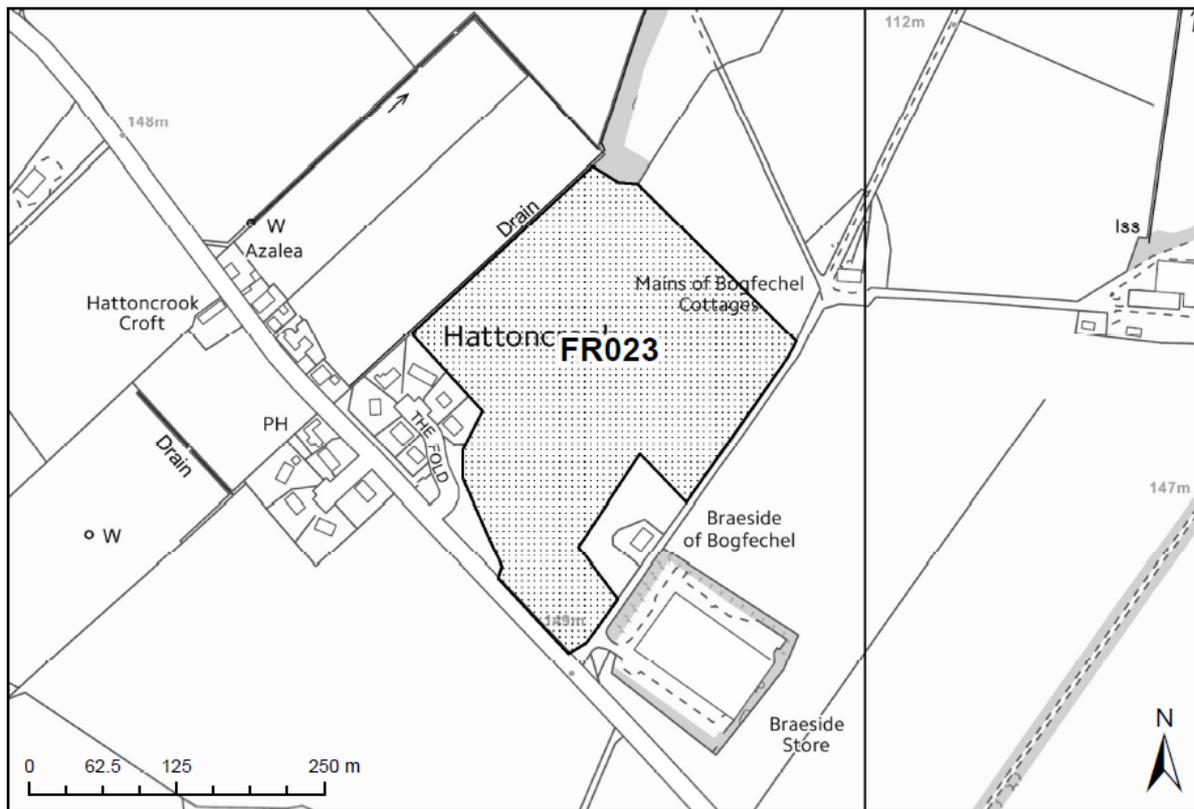
None.

**Other options** which Planning Officers have not preferred:

Reference	Proposal	Overview
FR146  Land to East of South Balnoon Farmhouse, Forgue	10 homes	<p>The proposed site presents an opportunity for development on a brownfield site, assuming the equestrian centre on the existing farmstead is redundant. There is however a livery business that is still active with recent planning approval for 1 home for an essential worker immediately adjacent to the bid site.</p> <p>The viability of the site at the proposed scale of 10 homes is questionable (in particular as there is a separate bid site immediately adjacent for 4 further homes), which collectively presents a 'suburbanisation' (and therefore over development) of the countryside. The scale of the development also appears incongruous in nature when considering its agricultural heartland setting.</p> <p>Other constraints include provision of infrastructure, water supply and waste water treatment, but these</p>

		<p>should be resolvable. This proposal is situated in an unsustainable location that would promote use of unsustainable transport measures, and there are enough other housing allocations in the Rural Housing Market area to meet local housing needs.</p>
<p>FR147</p> <p>Land to North and East of South Balnoon Farmhouse, Forgue</p>	<p>4 homes</p>	<p>Previous planning applications have been approved for converting the steading, bothy and bruiser buildings to provide two separate homes, and a further planning application has been approved, an essential worker home, related to the livery business on the immediately adjacent site. The viability of the site for 4 detached houses (in addition to farm building refurbishments) as one cohesive development is not supported as this would equate to 'suburbanisation' of the countryside which would appear incongruous in this agricultural heartland setting. It is also noted that there is a separate bid submitted for 10 homes on an immediately adjacent site on the same farmstead.</p> <p>There are other constraints including provision of infrastructure, water supply and waste water treatment, although these should be resolvable. This proposal is situated in an unsustainable location and encourage the use of unsustainable transport modes. Therefore, this site is unsuitable for development.</p>

## Hattoncrook



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### Development Bid Sites

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

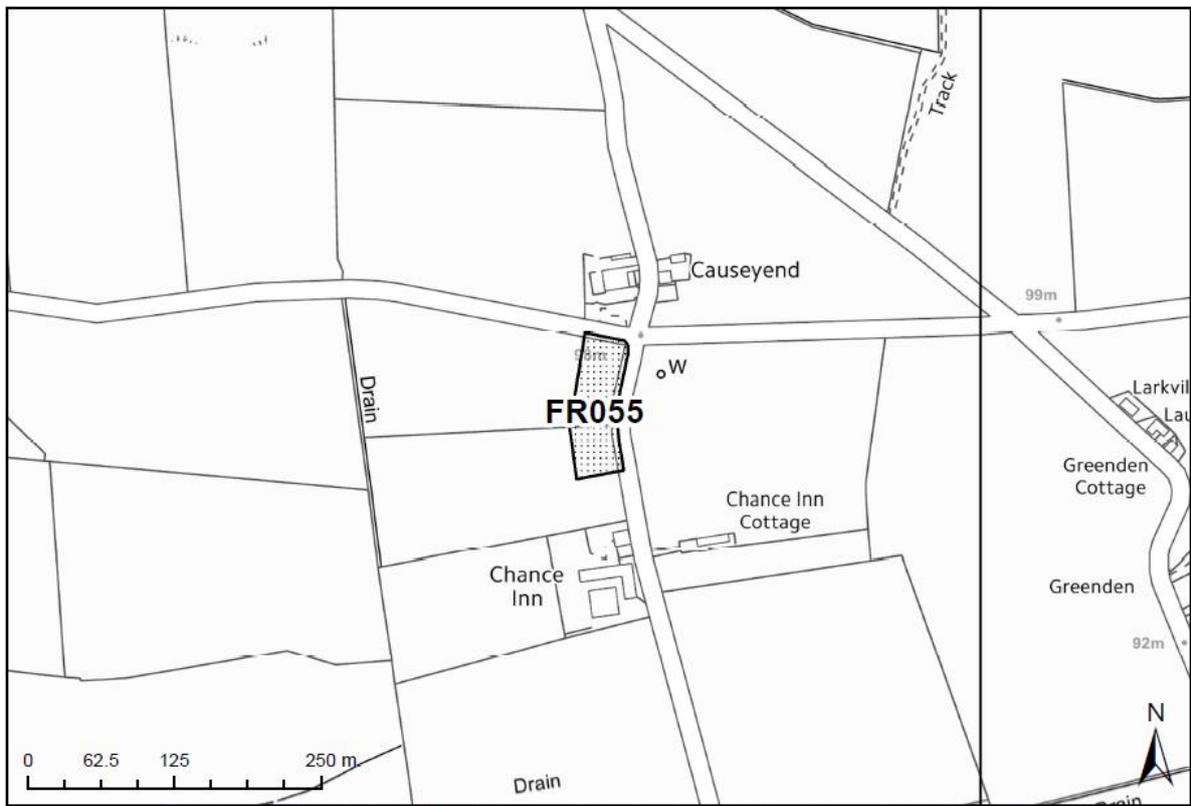
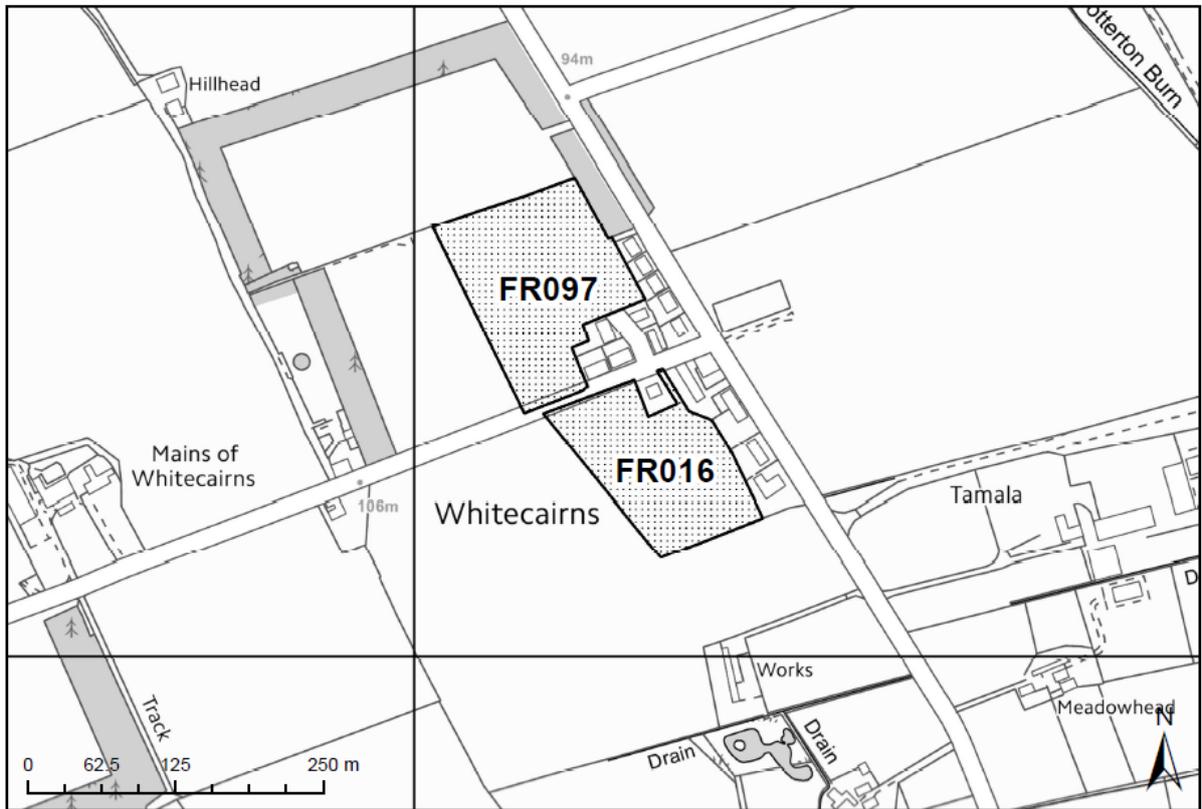
None.

**Other options** which Planning Officers have not preferred:

Reference	Proposal	Overview
FR023  West Hattoncrook, Oldmeldrum	30 homes	<p>The proposed site is located in an accessible settlement, however, services are limited to a small shop. Development in this location, of the scale proposed would be an excessive increase in the size of the village (currently 16 homes) and this would have a significant impact on its character and the outwards landscape characteristic. The watercourse to the west of the site would require a buffer strip. Development has the potential to impact on protected species on the site. Long term constraints operate over much of the site.</p> <p>The advantages of this site, particularly for active travel up and down the A947, make this a location where every effort should be made to create a development that is in scale with the "place" and makes a positive contribution to the village. A significantly smaller development of approximately 8 homes associated with</p>

		the access to The Fold and avoiding both the pipeline consultation area and prime agricultural land may be a more realistic proposal.
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# Whitecairns



## Development Bid Sites

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

None.

**Other options** which Planning Officers have not preferred:

Reference	Proposal	Overview
FR016  Land to the rear of Dykeside, Whitecairns	6 homes	The proposed site relates well to the existing group of houses at Whitercairns, but there is uncertainty with regard to waste water treatment, and it will introduce modern development into this open landscape. With only 6 homes proposed it constitutes an underdevelopment of land. It is considered that the site is capable of accommodating 35 homes, and this would not be an acceptable extension to Whitecairns. While an appropriate boundary treatment could reduce its visual impact on the landscape, with no services in this hamlet, the site is in an unsustainable location and will encourage unsustainable modes of transport. Education is a further constraint at Balmedie Primary School. This site is considered unsuitable for development.
FR055  Chance Inn, Whitecairns	3 homes	The proposed site is not an appropriate addition to the landscape character of the area. It essentially promotes the "joining" of two building clusters. The site is constrained in terms of educational provision and it provides no desirable planning outcomes other than a token provision of renewable energy. Due to the lack of services and employment in Whitecairns any new development would encourage unsustainable modes of transport.
FR097  Land North of Drovers Place, Whitecairns	30 homes	The proposed site relates well to the existing group of houses at Whitercairns, but there is uncertainty with regard to waste water treatment, and that it will introduce modern development into this open rural landscape. The proposal is for 30 homes which constitutes an underdevelopment of land. It is considered that the site is capable of accommodating 50 homes, and this would not be an acceptable extension to Whitecairns. While an appropriate boundary treatment could reduce its visual impact on the landscape, education provision is a constraint, and with no services in this hamlet, the site is in an unsustainable location and will encourage unsustainable modes of transport.

## Conclusion

No landward sites within Formartine are preferred.

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