

Aberdeenshire Local Development Plan 2012

Supplementary Guidance Volume G

Settlement Statements **Garioch**

This volume contains detailed proposals for development within the settlements in Garioch, for which locations have been identified in the Aberdeenshire Local Development Plan.

For the avoidance of doubt each individual settlement statement is supplementary guidance under the terms of section 22 of part 2 of the Planning etc. (Scotland) Act 2006.

The Local Development Plan, and in particular Part 4 (the spatial strategy), Part 6 (the proposals maps) and Schedules 1 to 4, contains the appropriate context and establishes the main principles on which these individual statements of supplementary guidance are based. The Local Development Plan expressly refers to these settlement statements as a means of providing further detail in respect of the proposals.

The information contained within the settlement statements is based on the available information at the date of publication. The Action Programme, which supports delivery of the Aberdeenshire Local Development Plan, is a live document and will be continually updated to take account of changes and further information as it comes forward.

The settlement statements also carry forward sites and areas of protection from the Aberdeenshire Local Plan 2006.

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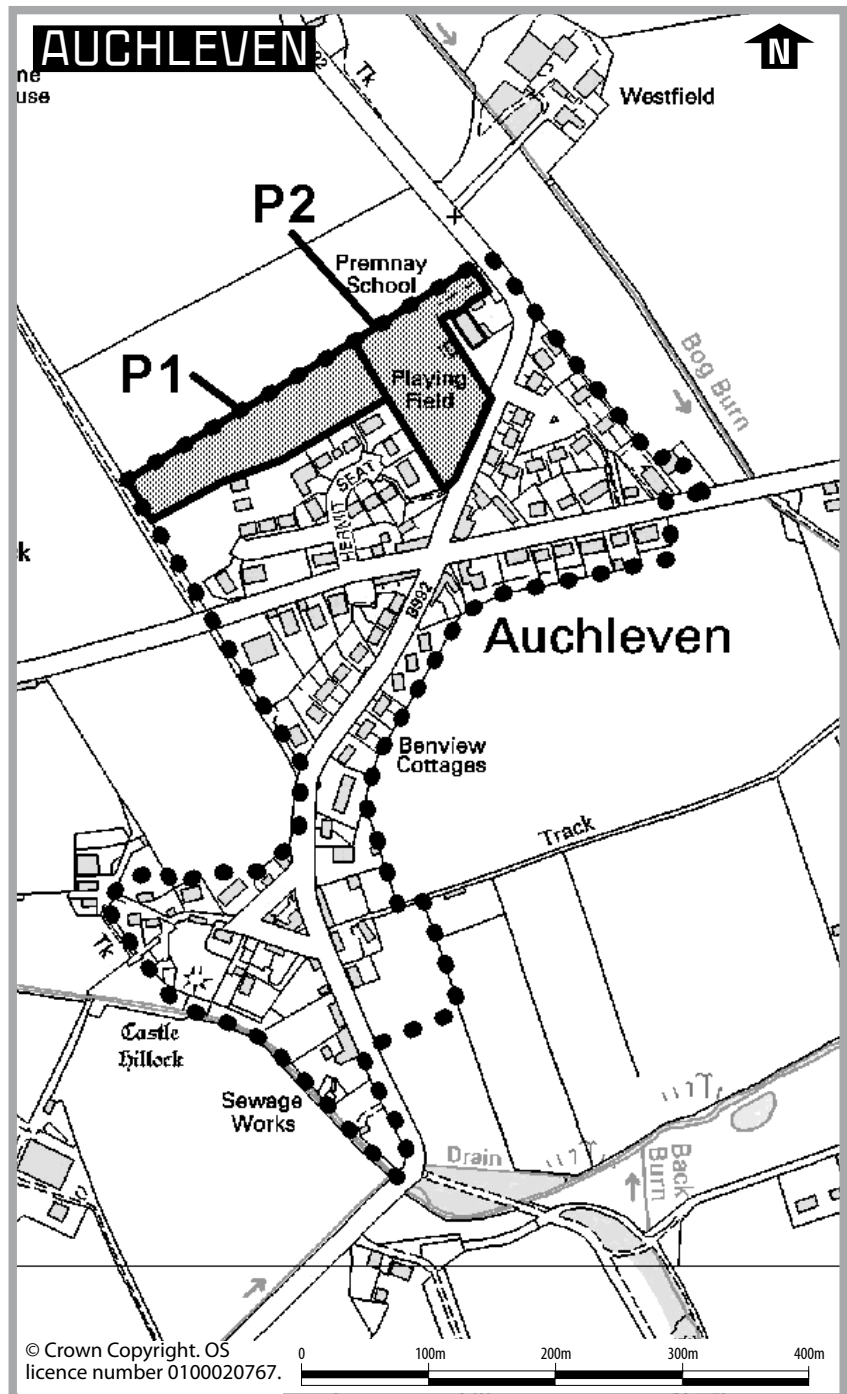
AUCHLEVEN

Key Planning Objectives for the Settlement

- Preserve the amenity of the settlement.

Protected Land

- Site P1 is protected to provide landscaping and protect open space.
- Site P2 is protected to conserve the playing field.



BLACKBURN

Key Planning Objectives for the Settlement

- Meet the need for housing within the settlement and the strategic growth area.
- Sustain existing services.
- Provide a site for the new primary school and enable its development.
- Provide redevelopment opportunity.

Protected Land

- Site P1 is protected to conserve the playing fields.
- Site P2 is protected to conserve the landscape/setting.
- Site P3 is protected to conserve the landscape/setting.
- Site P4 is protected to provide a landscape buffer and should be included in the design of site BUS.
- Site BUS is safeguarded for employment uses.
- Site R1 is 3ha of land reserved for a replacement primary school.
- Site R2 is reserved for current community facilities and is a redevelopment opportunity for community facilities upon the completion of development on M1.

Settlement Infrastructure

- A contribution to local health care services will be required.
- A contribution to the provision of a replacement primary school in Blackburn is required.
- There is currently insufficient capacity for development at Inverurie WWTW.

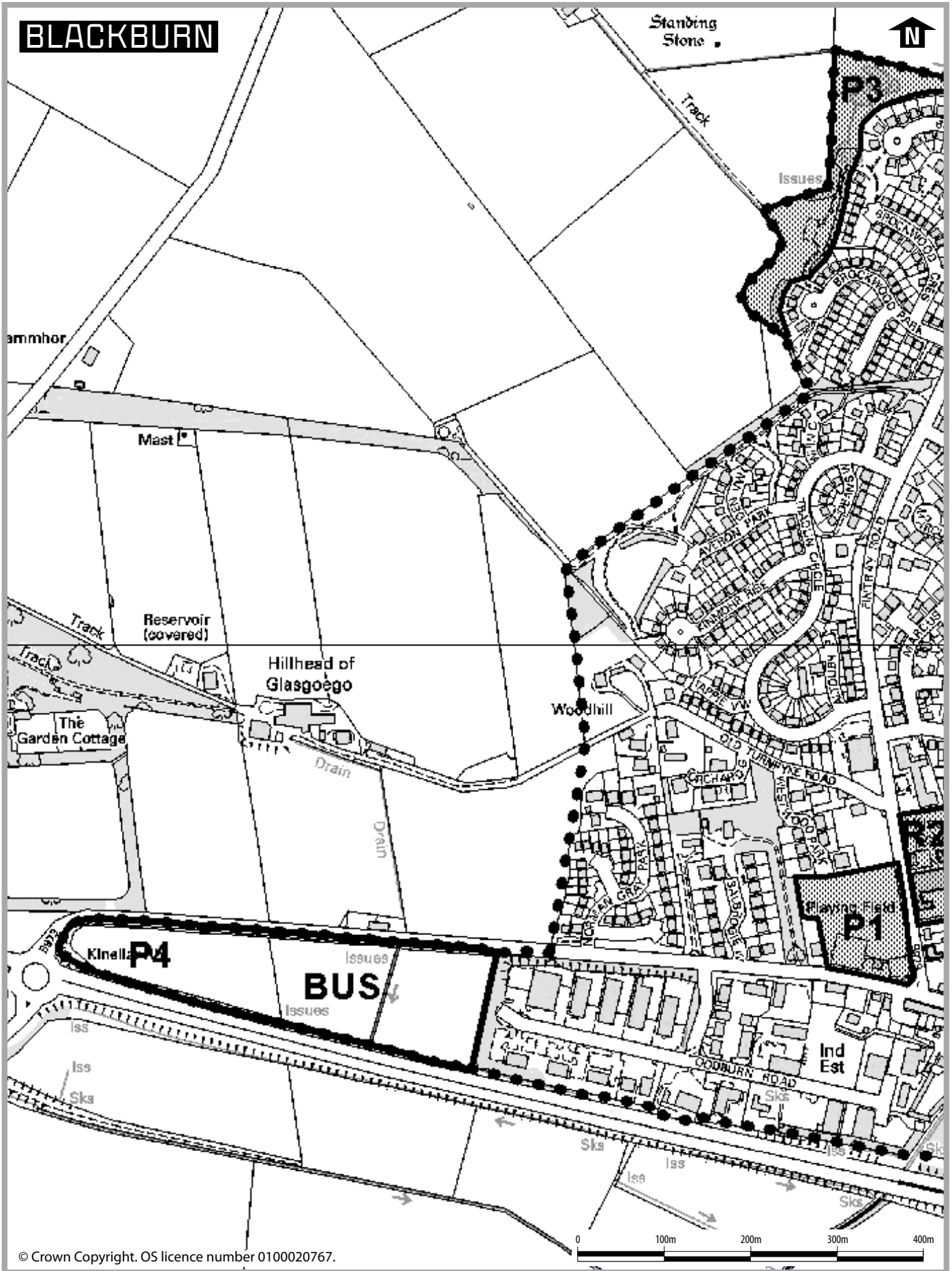
Flood Risk

- Part of sites BUS, R1 and M1 are located adjacent to SEPA's indicative 1 in 200 year flood risk area, or have a small watercourse running through or adjacent to the site. A flood risk assessment may be required.

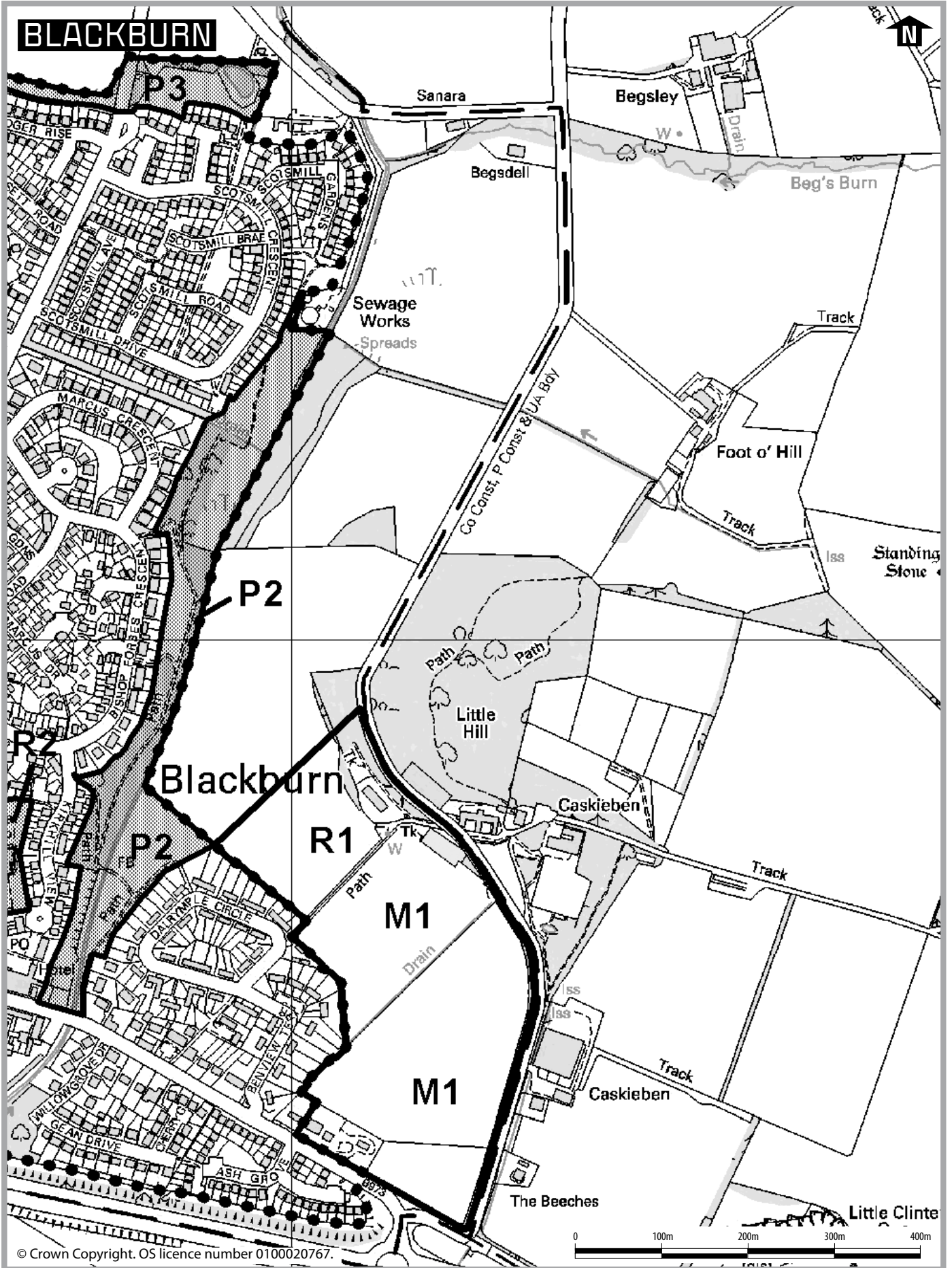
Proposed Site

- Site M1 allocated for 50 houses in the second phase of the plan, and a 3 ha site for a primary school. The exact site location of the school is to be determined.

BLACKBURN



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CHAPEL OF GARIOCH

Key Planning Objectives for the Settlement

- Sustain local services.
- Provide housing for local needs.

Protected Land

- Site P1 is protected to conserve the playing field.
- Site P2 is protected to conserve the area of open space and the village setting.
- Site P3 is protected to conserve the cemetery.
- Site P4 is protected to conserve the area of open space and the village setting.

Settlement Infrastructure

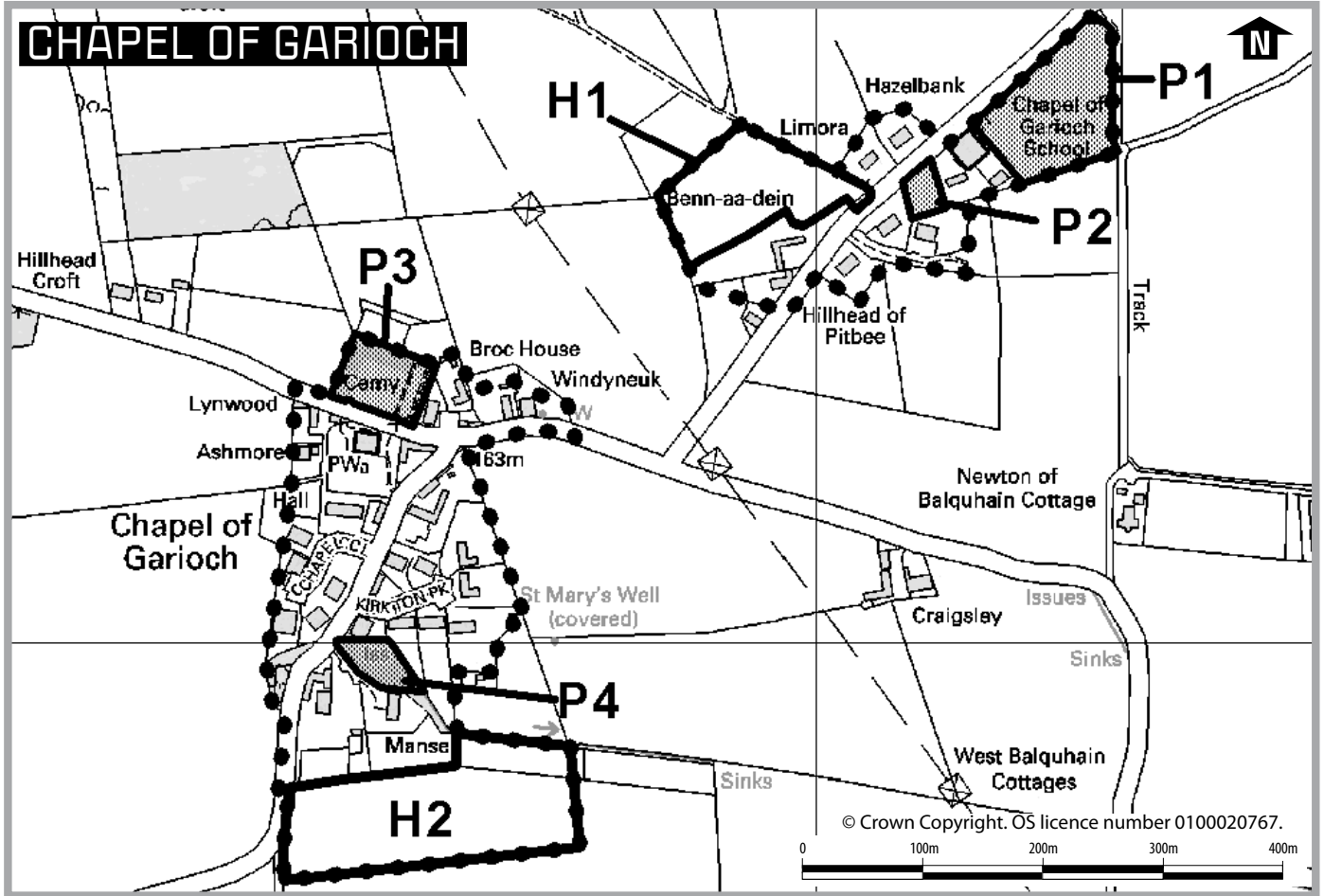
- Development in the settlement will be required to make a proportionate contribution towards health services.

Flood Risk

- Part of site H2 is located adjacent to SEPA's indicative 1 in 200 year flood risk area, or has a small watercourse running through or adjacent to the site. A flood risk assessment may be required.

Proposed Sites

- Site H1 is allocated for up to 10 houses in the first phase of the plan.
- Site H2 is allocated for up to 15 houses in the first phase of the plan.



CLUNY AND SAUCHEN

Key Planning Objectives for the Settlement

- Meet the need for housing, within the Aberdeen Housing Market Area.
- Sustain local services, including the primary school.

Protected Land

- Site P1 is protected to provide a safer route to school.
- Site P2 is protected to conserve the open space and landscape setting.
- Site P3 is protected to conserve the open space.
- Site P4 is protected to conserve the landscape setting.
- Site P5 is protected to conserve the open space and landscape setting.

Existing Site

- Site EH1 is carried forward for the development of 5 houses.

Settlement Infrastructure

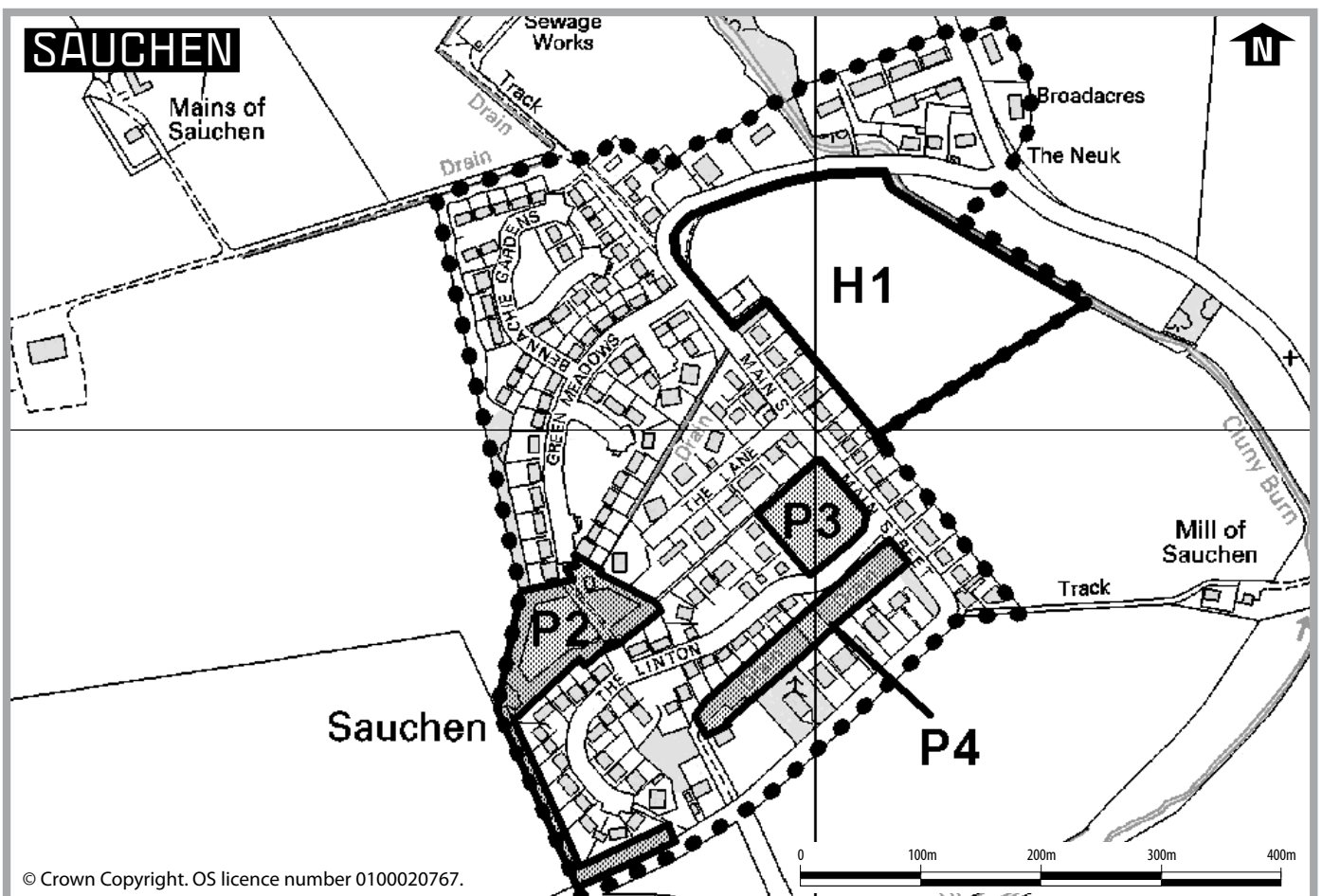
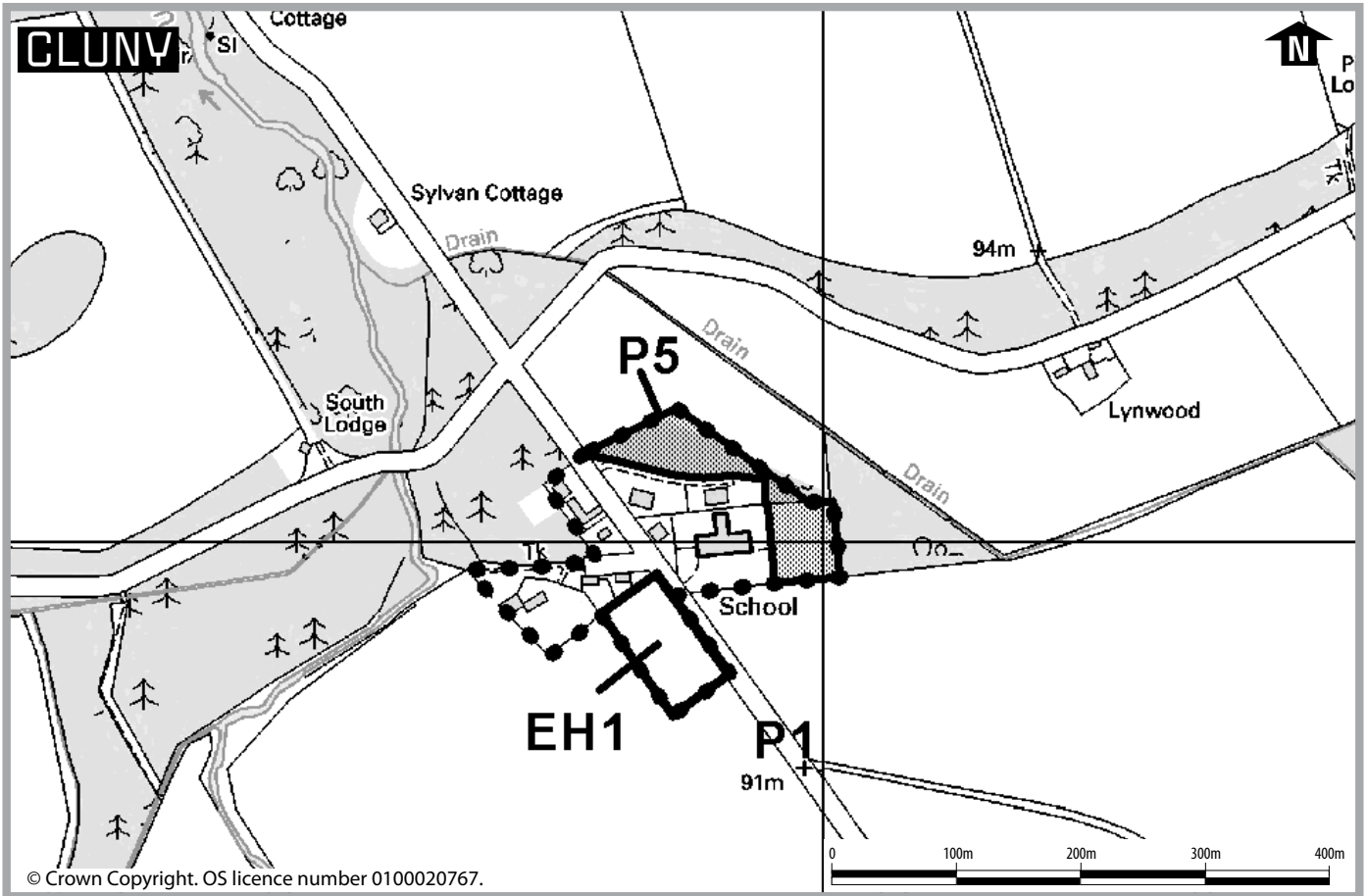
- Upgrade of Sauchen to Cluny road with new footway/cycle way provision (see P1).
- Proportionate contributions are required towards provision of health services in Kemnay.
- Contributions towards a classroom extension at Cluny Primary School may be required.

Flood Risk

- Part of site H1 lies within SEPA's indicative 1 in 200 year flood risk area. A detailed flood risk assessment will be required to accompany any future development proposals for this site.
- On site EH1, a small watercourse runs through or adjacent to the site. A flood risk assessment will be required if it has not yet been carried out.

Proposed Site

- Site H1 is allocated for up to 50 houses in the first phase of the plan. A masterplan will be required for the site.



DUNECHT

Key Planning Objectives for the Settlement

- Meet local housing needs.
- Sustain existing services, including the primary school.

Protected Sites

- Site P1 is protected to conserve the playing field.
- Site P2 is protected to provide a landscape buffer and should be included in the design of site EH1.
- HG identifies land within the Dunecht House Historic Garden/Designed Landscape.

Existing Site

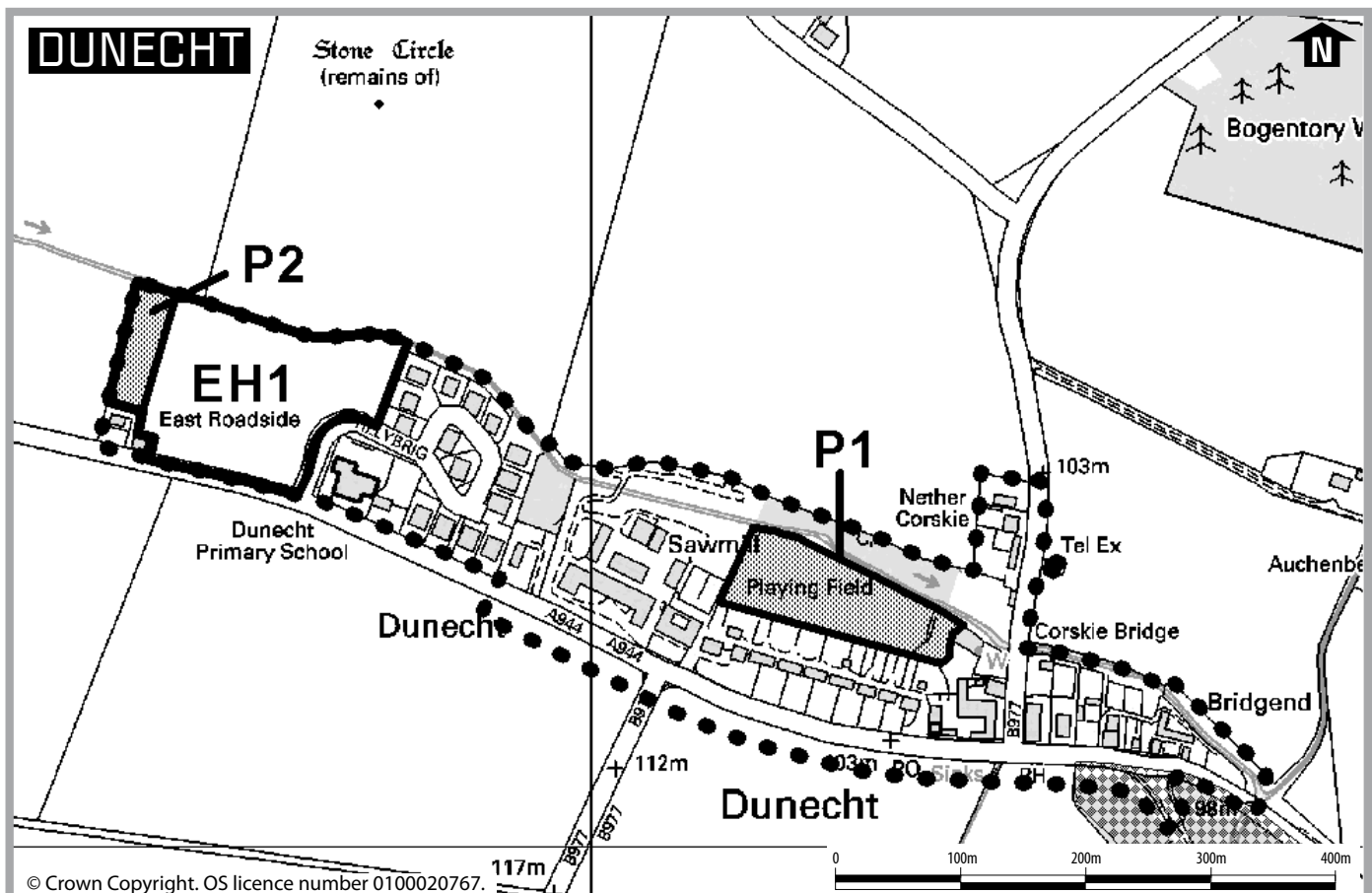
- Site EH1 is carried forward from the previous local plan for 14 houses.

Settlement Infrastructure

- Contributions will be required towards the provision of a recycling point.
- Contributions will be required towards provision of health services in Westhill.
- There is currently insufficient capacity at Echt WWTW.

Flood Risk

- Part of site EH1 lies within SEPA's indicative 1 in 200 year flood risk area. A detailed flood risk assessment will be required to accompany any future development proposals for this site.



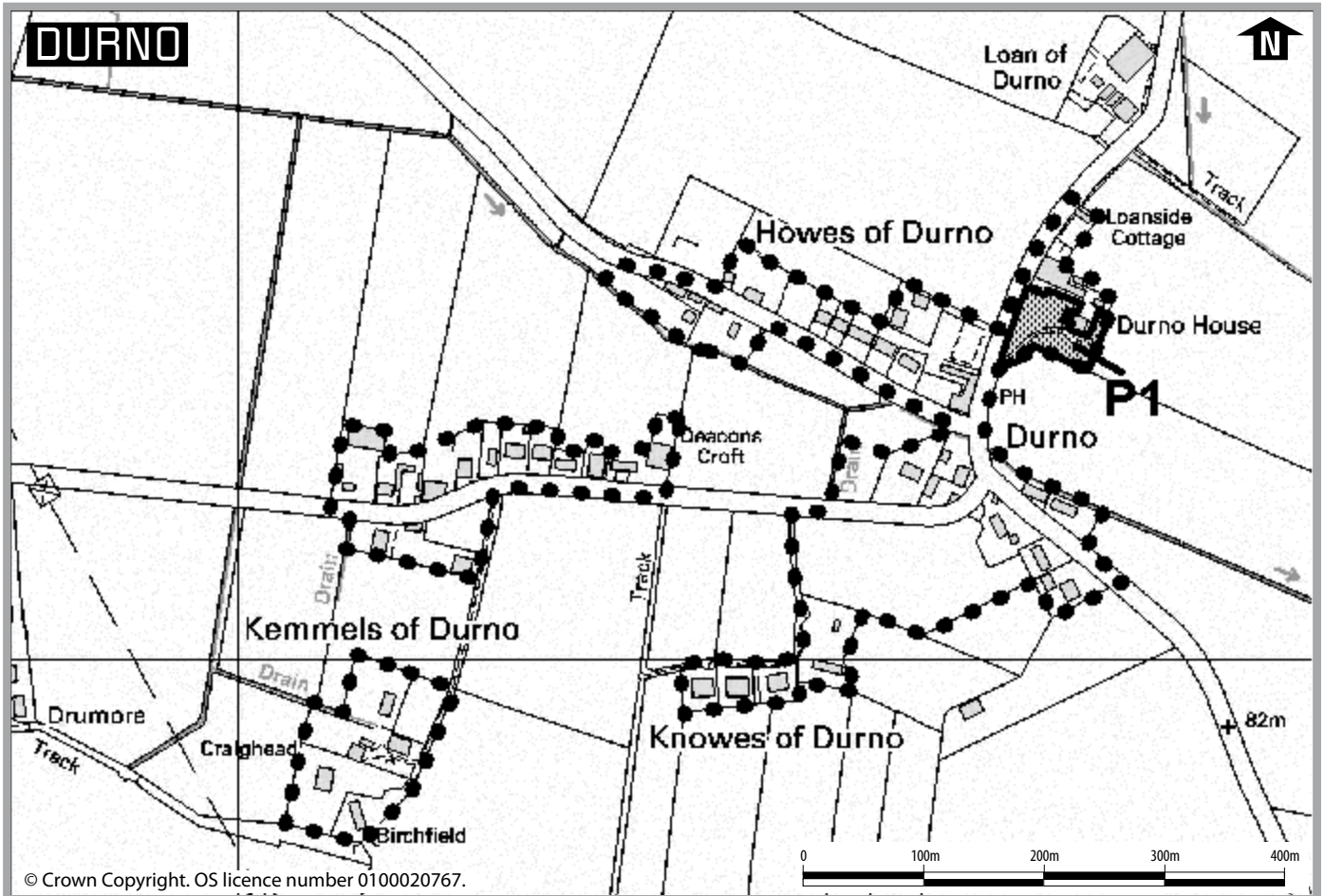
DURNO

Key Planning Objectives for the Settlement

- Preserve the amenity of the settlement.

Protected Land

- Site P1 is protected to conserve the area of open space.



ECHT

Key Planning Objectives for the Settlement

- Provide housing for local needs, within the Aberdeen Housing Market Area.
- Sustain existing services, including the primary school.

Protected Land

- Site P1 is protected to conserve the recreation ground.

Existing Site

- Site EH1 is carried forward for up to 30 houses.

Settlement Infrastructure

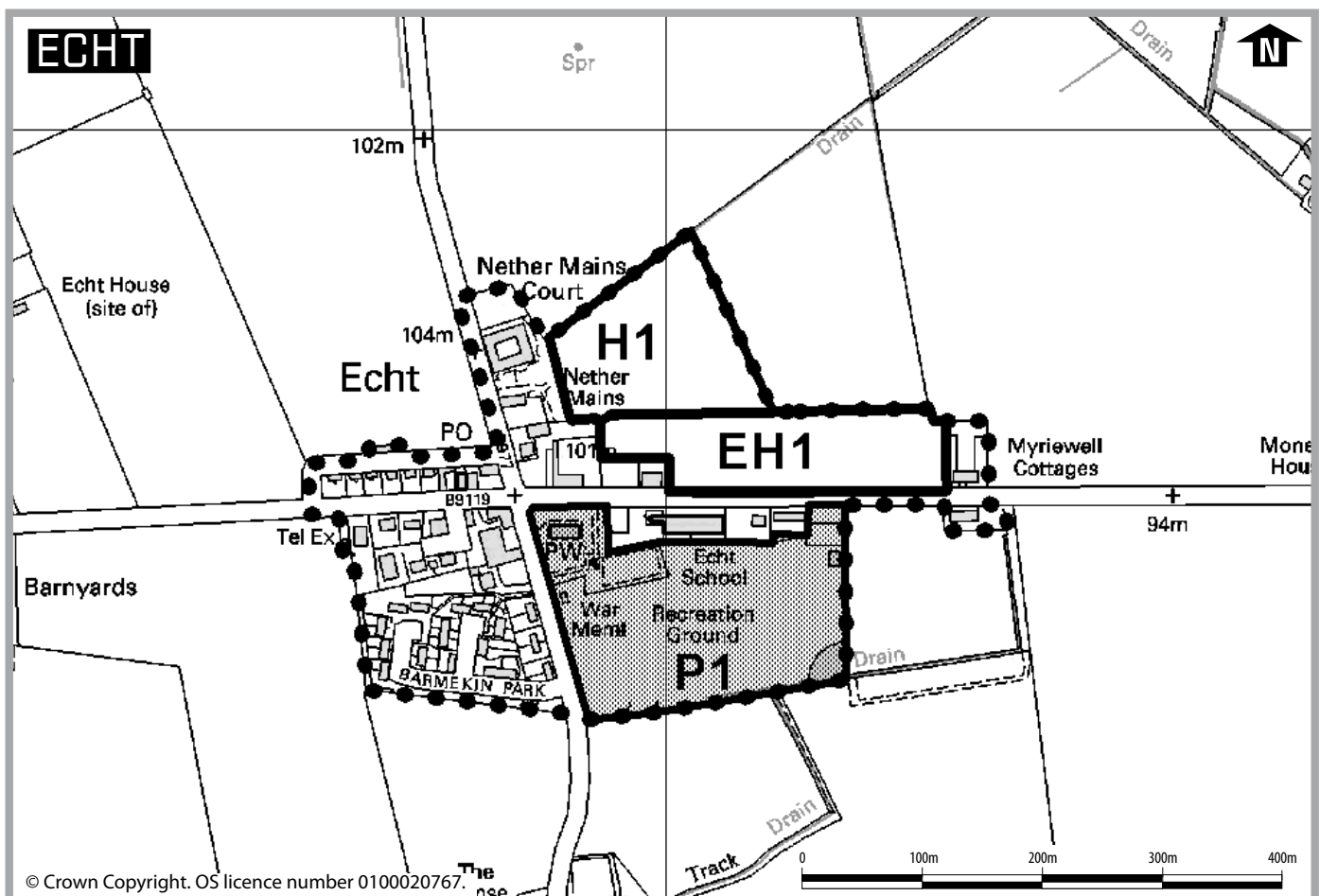
- Contributions will be required towards provision of health services in Banchory.
- There is currently insufficient capacity for development at Echt WWTW.

Flood Risk

- On site H1 a small watercourse runs through or adjacent to the site. A flood risk assessment may be required.

Proposed Site

- Site H1 is allocated for up to 25 houses in the first phase of the plan.



HATTON OF FINTRAY

Key Planning Objectives for the Settlement

- Provide housing for local needs, within the Aberdeen Housing Market Area.
- Sustain local services.

Protected Land

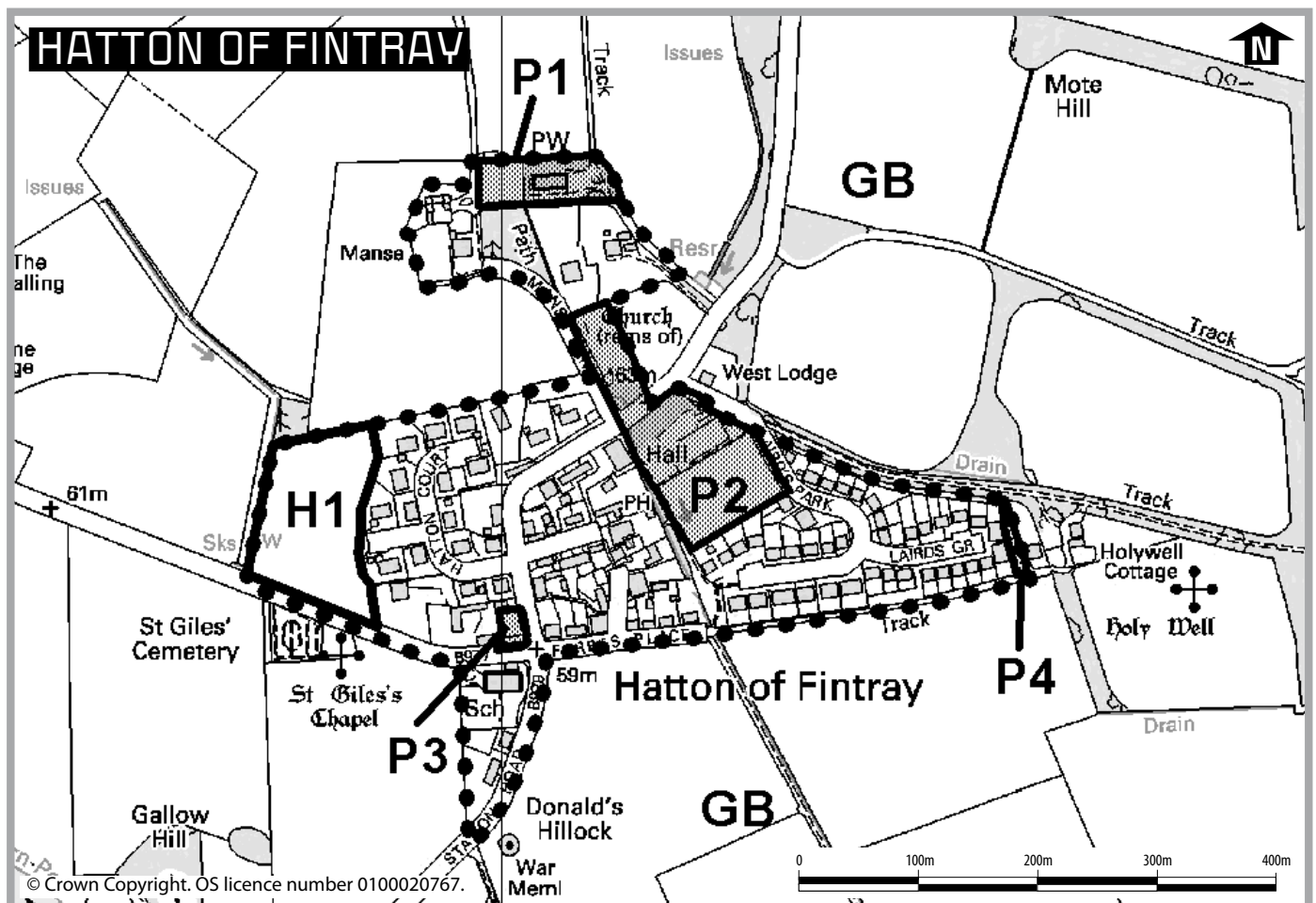
- Site P1 is protected to conserve the setting of the church.
- Site P2 is protected for recreation uses.
- Site P3 is protected to conserve the play area.
- Site P4 is protected to conserve the setting of the village.
- The greenbelt is identified by GB. For detailed greenbelt boundaries refer to Section 6 of the Local Development Plan.

Settlement Infrastructure

- Footway connections are required from site H1 to Hatton of Fintray Primary School.
- Contributions will be required towards health facilities at Kintore.

Proposed Site

- Site H1 is allocated for up to 8 houses in the first phase of the plan.



INSCH

Key Planning Objectives for the Settlement

- Meet the need for housing in the settlement and the strategic growth area.
- Sustain existing services.
- Provide opportunities for employment land.

Protected Land

- Site P1 is protected to conserve the playing fields.
- Site P2 is protected to conserve the bowling green.
- Site R1 is reserved for environment and access improvements.
- Site R2 is reserved for a replacement primary school site.
- Site R3 is reserved for a cemetery extension.
- Site R4 is reserved for a town park.
- Site R5 is reserved for the enhancement of walkways.
- Site R6 is reserved for the future expansion of the hospital.
- Site R7 is reserved for town centre environmental improvements.
- BUS is protected as an existing business site.
- The town centre is identified by TC and a dashed line.

Existing Sites

- Site EH1 is carried forward from the previous local plan for 70 houses.
- Site EH2 is carried forward from the previous local plan for 25 houses.

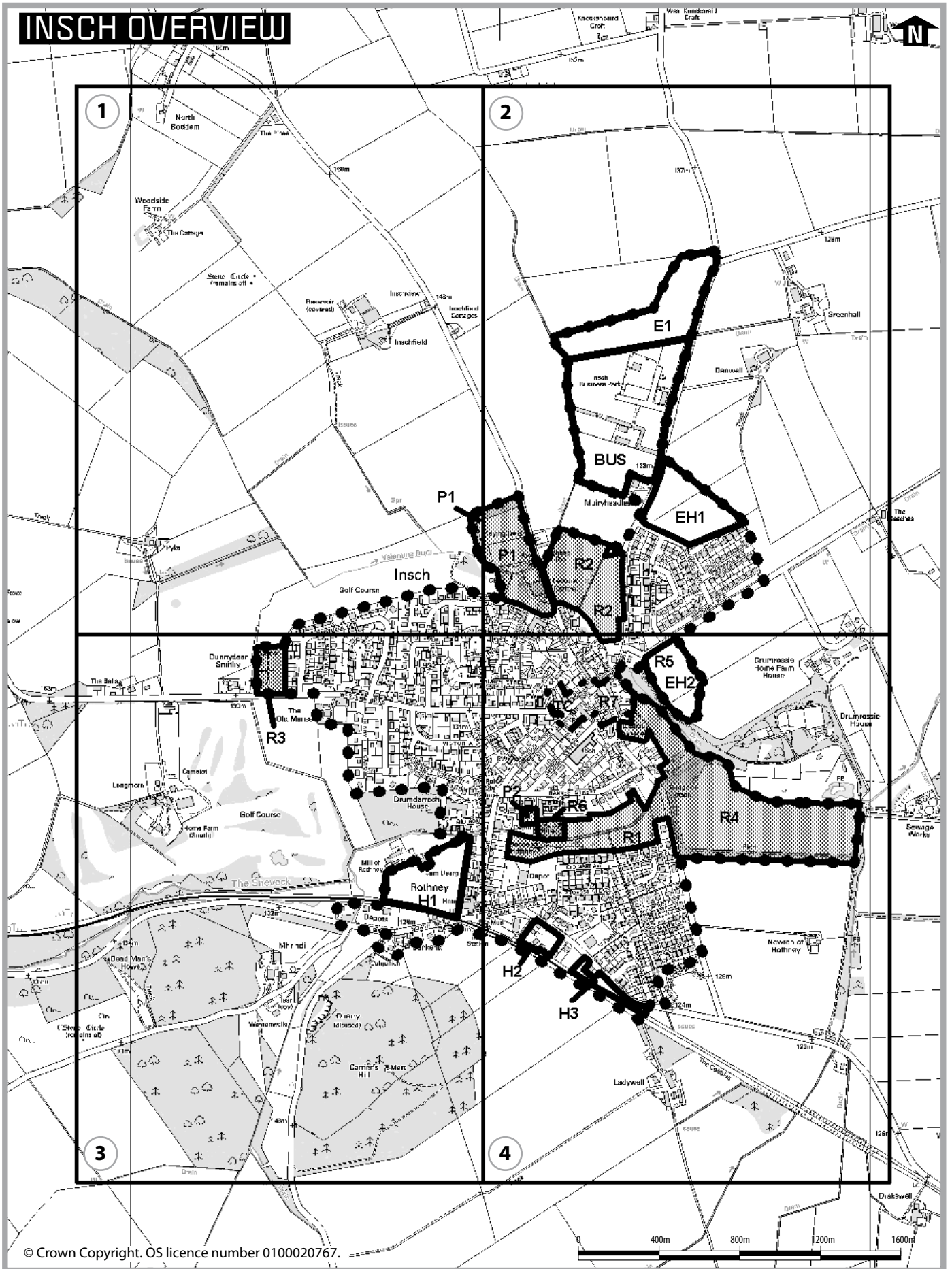
Settlement infrastructure

- Contributions to an extension of existing sports facilities are required.
- Contributions are required for a replacement household waste recycling centre.
- Contributions are required to an extension to the existing health centre.
- Contributions towards a new classroom at Insch Primary School may be required.
- Contributions may be required to address the cumulative impact of developments on the trunk road network.
- There is a need for 30% affordable housing.

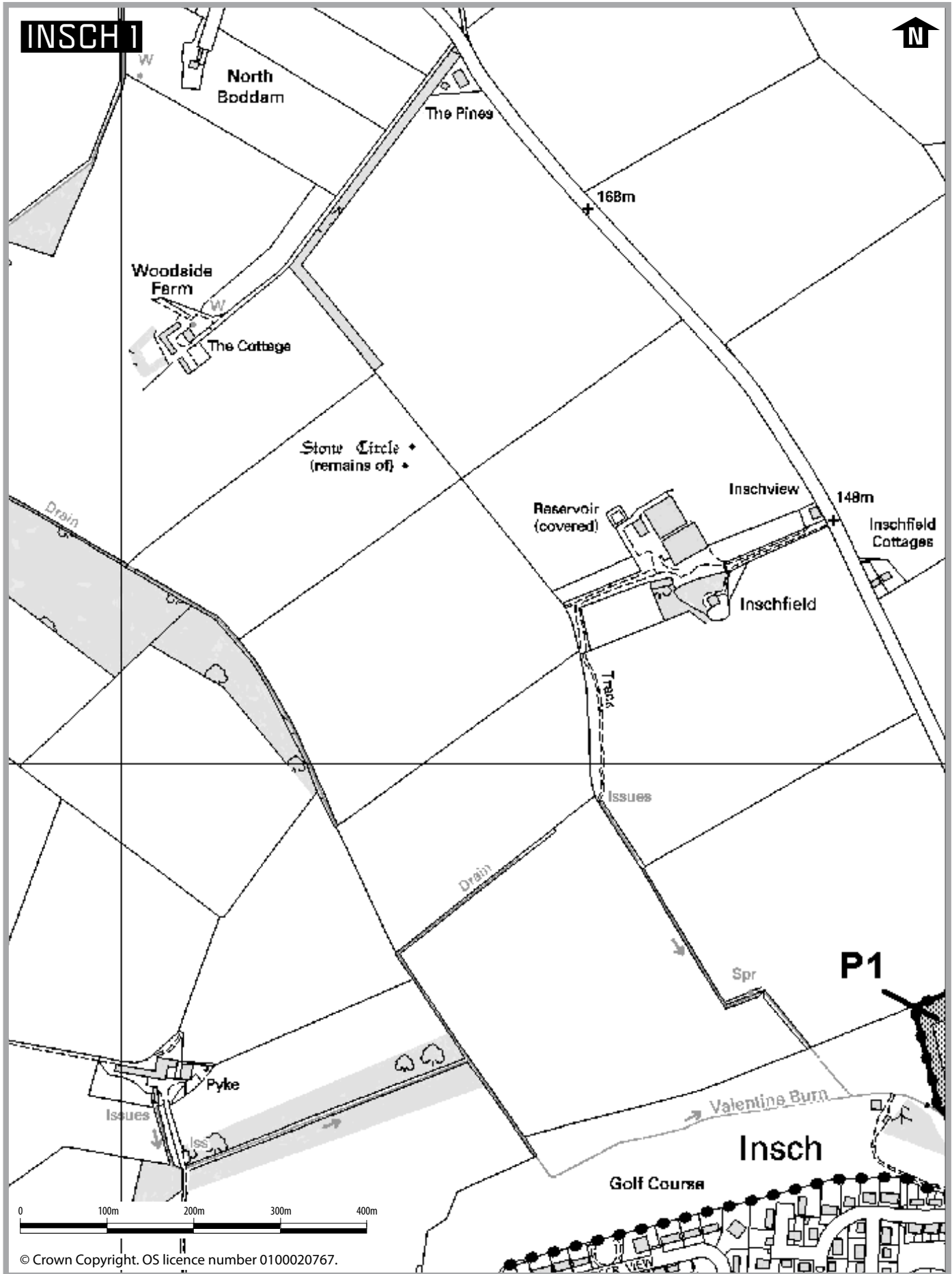
Proposed Sites

- Site H1 is allocated up to 48 houses in the first phase of the plan.
- Site H2 is allocated for up to 12 houses in the first phase of the plan.
- Site H3 is allocated for up to 10 houses in the first phase of the plan.
- Site E1 is allocated for employment land.

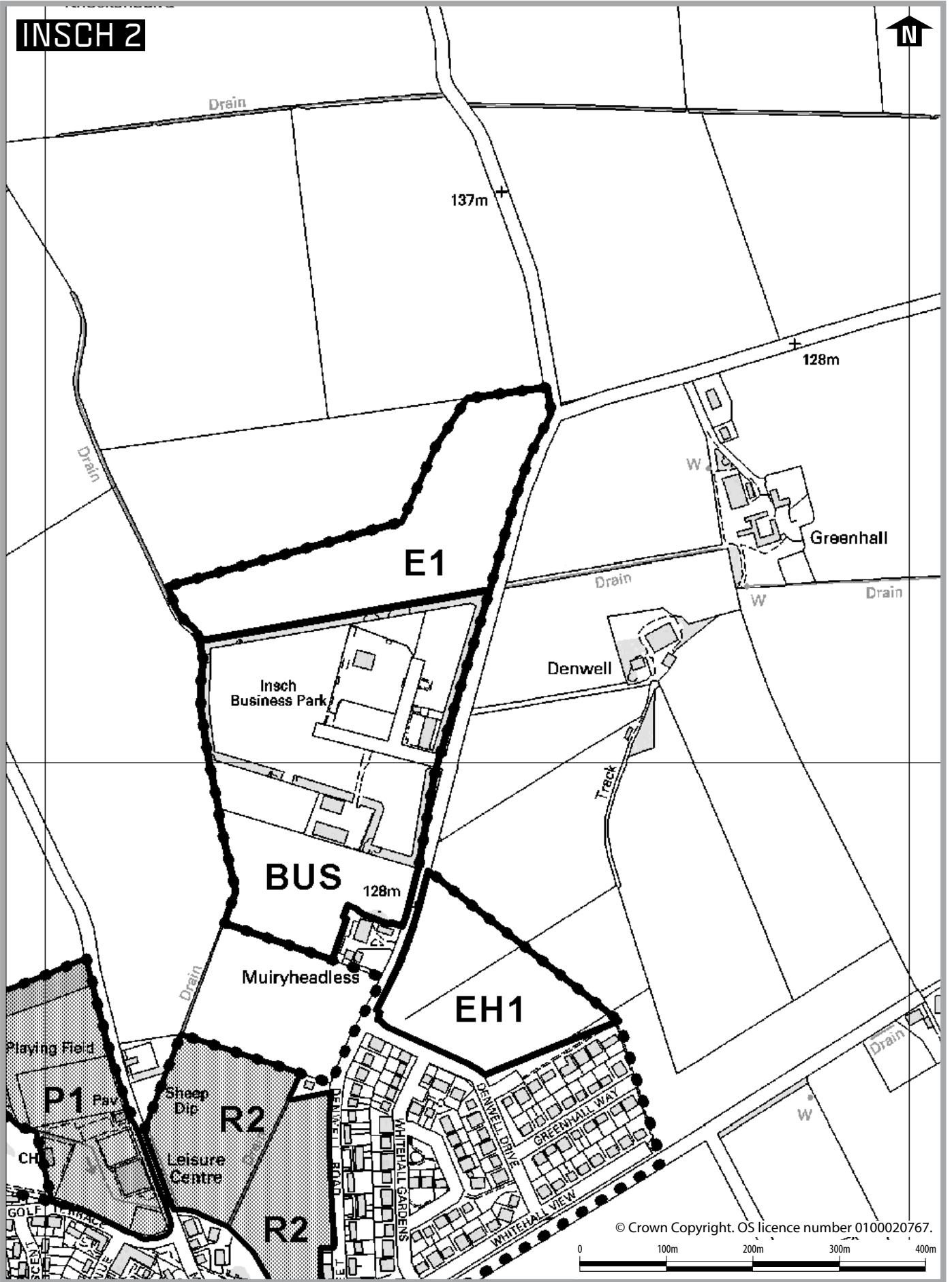
INSCH OVERVIEW



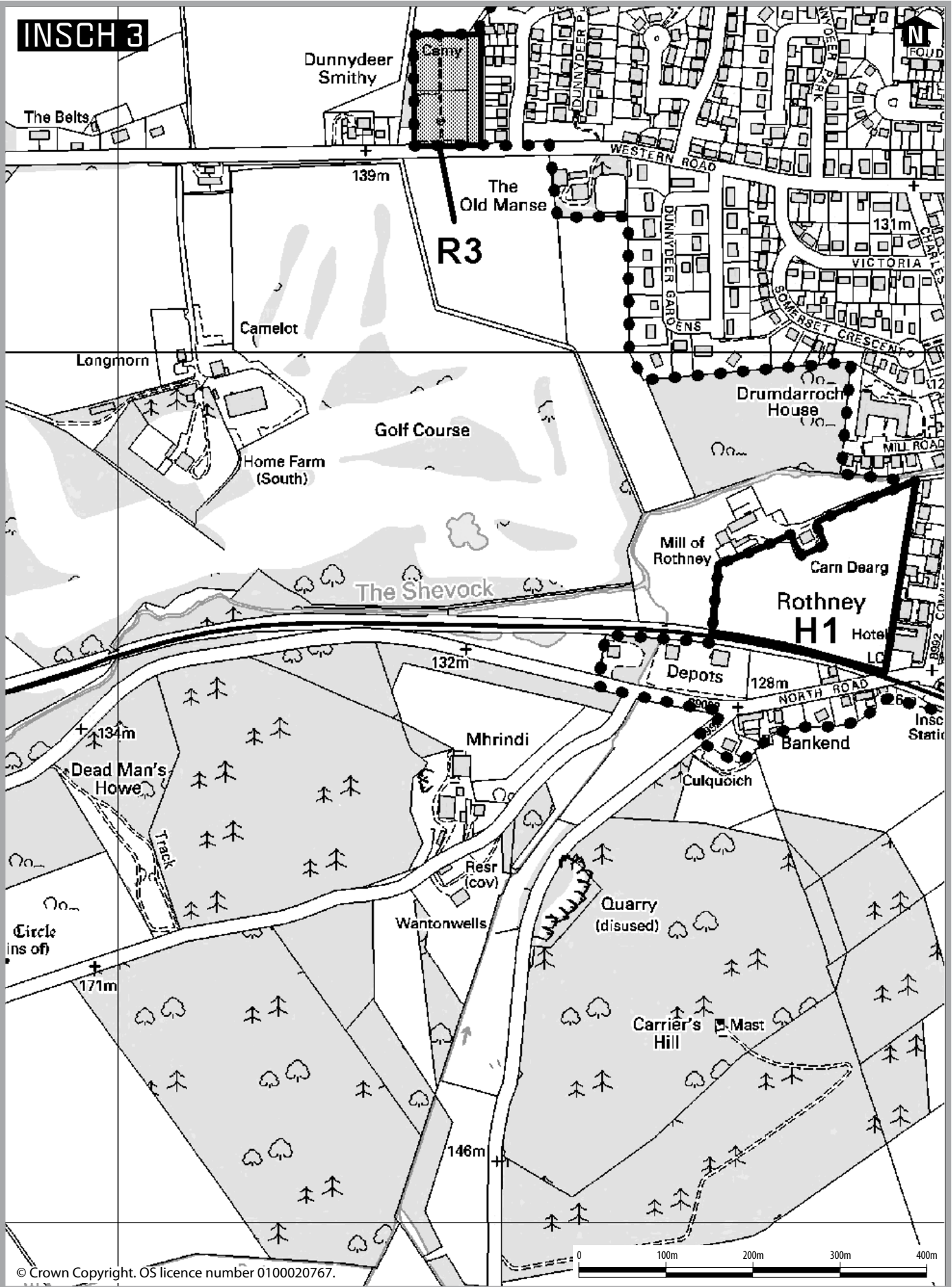
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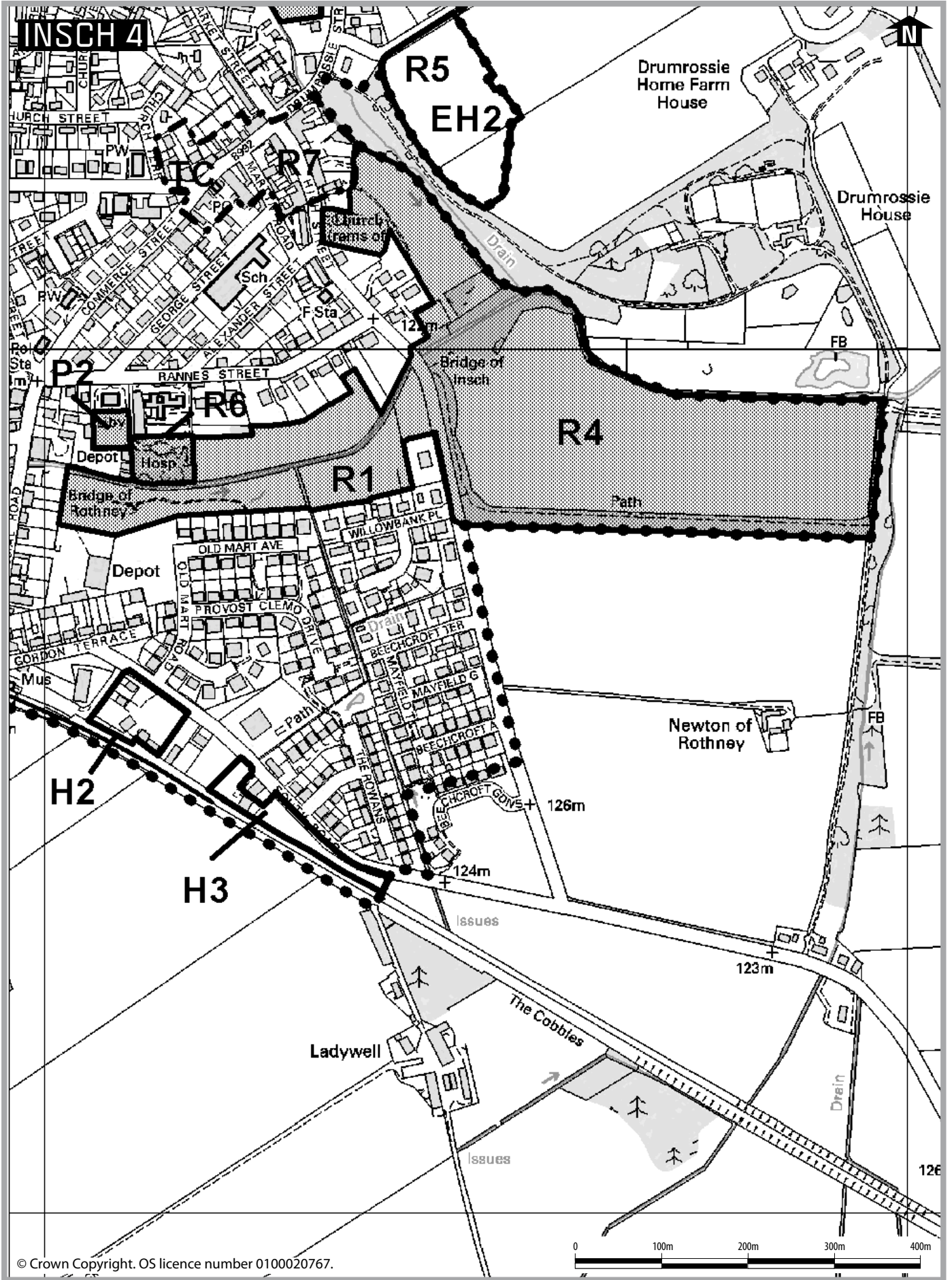
INSCH 2



INSCH 3



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INVERURIE AND PORT ELPHINSTONE

Key Planning Objectives for the Settlement

- Meet the need for housing in the settlement and the strategic growth area.
- Meet the need for employment land in the strategic growth area.
- Support the role of Inverurie and Port Elphinstone as a sub-regional service and retail centre.
- Provide opportunity for the long term growth of the settlement.

Protected Land

- Site P1 is protected to conserve the landscape/setting.
- Site P2 is protected to conserve the recreation area and playing fields.
- Site P3 is protected to conserve the playing fields.
- Site P4 is protected to conserve the playing fields.
- Site P5 is protected to conserve the playing fields.
- Site P7 is protected to conserve the playing fields and recreation area.
- Site P8 is protected to conserve the amenity area.
- Site P9 is protected to conserve the landscape/setting.
- Site P10 is protected to conserve the playing fields.
- Site P11 is protected to conserve the playing fields.
- Site P12 is protected to conserve the playing fields and adjoining cemetery.
- Site P13 is protected to allow for environmental improvements.
- Site P14 is protected for conserve the historic setting.
- Site P15 is protected to conserve the playing fields
- Site R1 is reserved for a Uryside Primary School.
- Site R2 is reserved for a northern link road and landscaping improvements.
- Site R3 is reserved for the relocation of St Andrews Primary school.
- Site R4 is reserved for a Uryside Park and points of access to Uryside.
- Sites Bus1, Bus2, Bus3, Bus4, Bus 5, Bus6, Bus7, Bus8, Bus9, Bus10 and Bus11 are reserved for business uses.
- The town centre is marked by TC and a dashed line.
- HG identified the Keith Hall Gardens and Designed Landscape.

Existing Sites

- Site EH1 is carried forward from the previous local plan for 465 houses.
- Site EH2 is carried forward from the previous local plan for 175 houses.
- Site EH3 is carried forward from the previous local plan for 250 houses.
- Site EH4 is carried forward from the previous local plan for housing.
- The ALP allocated Inverurie Redevelopment Area is to be reallocated within an extended redevelopment area as M2 (see proposed site M2). Housing land allocations in this area are exclusive of the 88 houses already granted permission within this area.

Settlement Infrastructure

- Trunk road network issues require resolution. The main requirements will be major improvements to the Thainstone and Port Elphinstone Roundabouts/Junction beginning in phase 1. To allow development to the north and east of Inverurie, an eastern bypass beginning in phase 2 will be required. This is dependent on the outcome of a feasibility study. Development at Crichton/Thainstone will have to contribute to a Kintore train station / transport interchange.
- There is a need for 35% affordable housing in the settlement.
- Contributions will be required towards, a new Depot/Recycling/Bulking Point facility (2.5 h) and a new Household Waste Recycling Centre (1.25 h) on a site yet to be identified.
- Contributions are required towards health services in Inverurie.
- A new dedicated trunk Water Main is required to supply southern Inverurie sites. Kingshill Service Reservoir will need to be assessed for its storage capacity. Inverurie Waste Water Treatment Works will require a major upgrade.
- Two new primary schools are required. Additional sports hall capacity (4 badminton court size in total). A new or extended library is required in a central location.
- Open space requirements should include contributions towards formal sports facilities at Uryside, additional pitches (3), and associated changing facilities and the development of the regional Ury Riverside Park and allotments.

Flood Risk

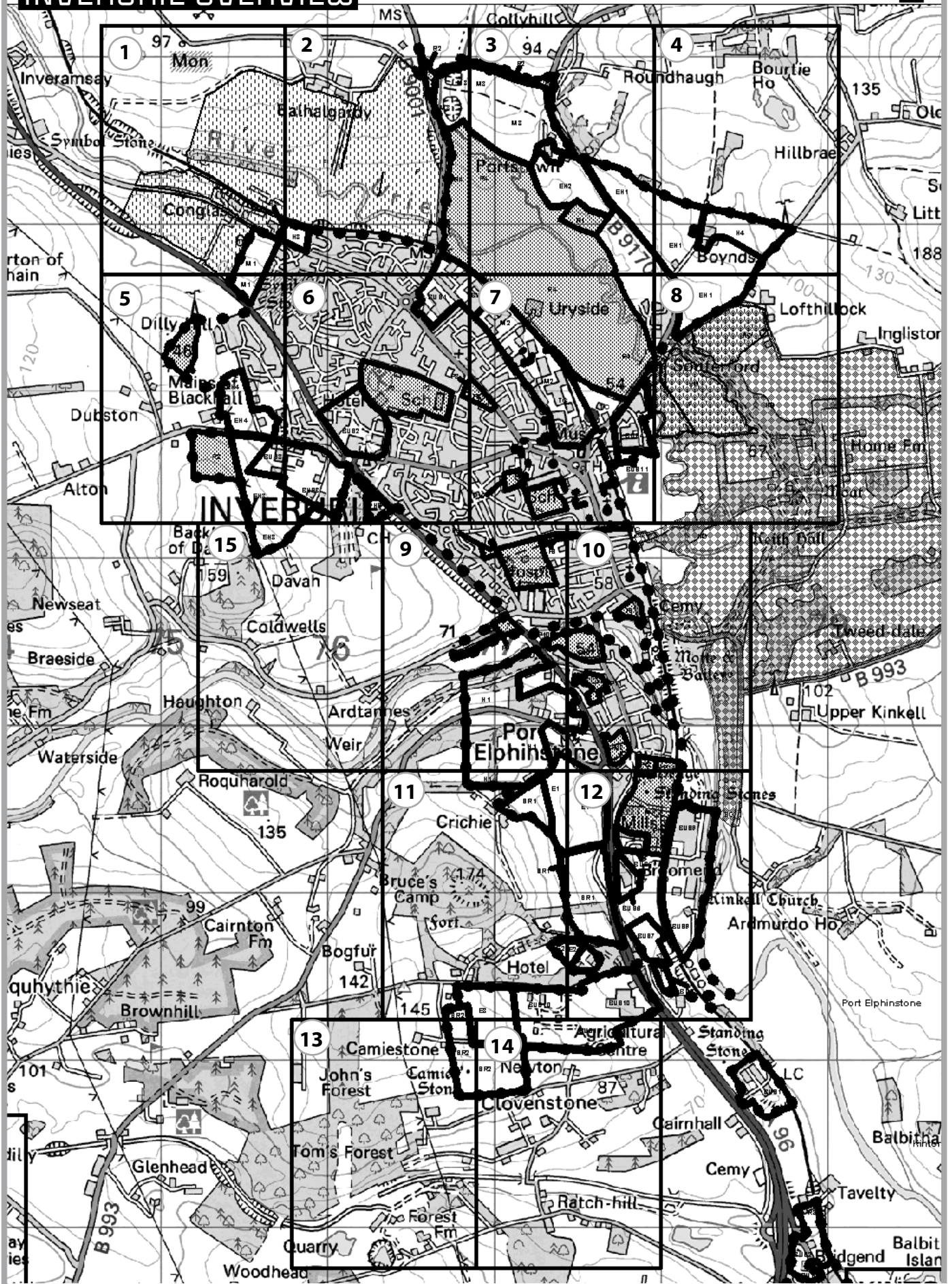
- Part of sites Bus4, Bus9, H1 and F lie within SEPA's indicative 1 in 200 year flood risk area. A detailed flood risk assessment will be required to accompany any future development proposals for this site.
- Part of sites Bus5, Bus6, Bus7, Bus8, Bus10, Bus11, E1, E3 and SR1 are located adjacent to SEPA's indicative 1 in 200 year flood risk area, or have a small watercourse running through or adjacent to the site. A flood risk assessment may be required.

Proposed Sites

- A development framework is required for the Thainstone/Crichton area to include Sites H1, E1, E2, E3 and Bus5 to Bus10.
- Site H1 is allocated for up to 300 houses in the first phase and 437 houses in the second phase of the plan. This allocation should also include community facilities and a primary school. A masterplan(s) will be required.
- Site H2 is allocated for up to 20 houses in the first phase of the plan.
- Site H3 is allocated for up to 27 houses in the first phase of the plan.
- Site H4 is allocated for up to 150 houses in the first phase of the plan. A masterplan is required for this site which should detail its integration with sites EH1, EH2, M3 and the possibility of development of the F sites.
- Site M1 is allocated for mixed uses, including up to 58 houses in the first phase of the plan (this includes 35 houses carried forward from the previous plan) and 0.35 ha of employment land is carried forward within the site. A masterplan will be required which should detail its integration with the care home and associated uses in the northern part of the site.
- Site M2 is allocated for mixed use in the first phase of the plan. Development will include: up to 150 houses, employment (0.5ha), community facilities and a variety of retail uses, including a potential edge of town centre retail facility. Protected land requirements for an inner relief road and transport interchange are carried forward. A masterplan(s) will be required.

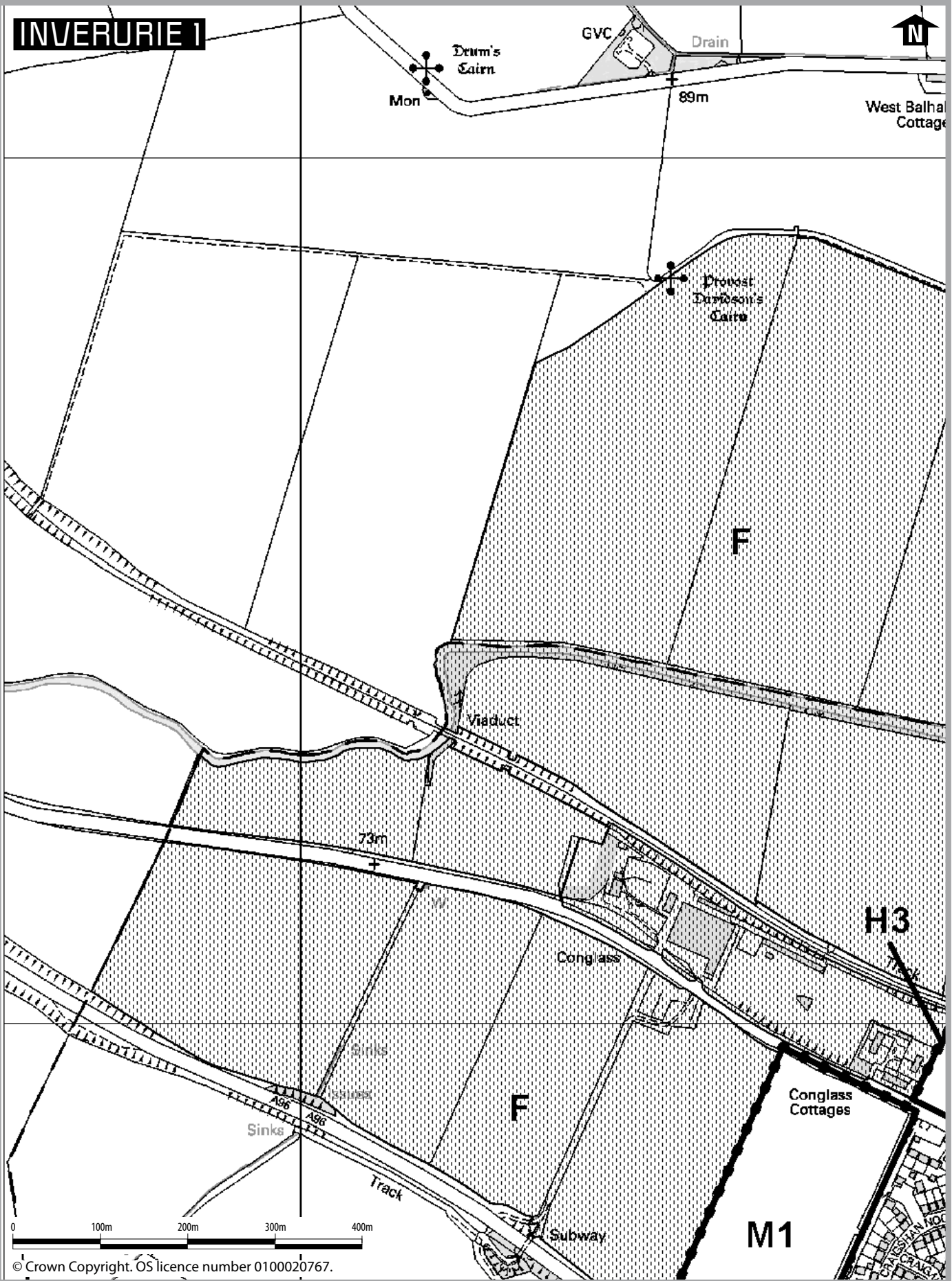
- Site M3 is allocated for up to 250 houses in first phase of the plan. A masterplan is required for this site which should detail its integration with sites EH1, EH2, M3 and the possibility of development of the F sites.
- Site E1 is allocated for employment land over both phases of the plan. Any application will require to details its integration within the Thainstone/Crichie Development Framework. 5 ha of high quality business use is to be situated within the E1 site.
- Site E2 is allocated for employment over both phases of the plan, the allocation is to only include office development (Class 4).
- Site E3 is allocated for employment over both phases of the plan. Any application will require to details its integration within the Thainstone/Crichie Development Framework.
- The F sites are mixed use development options. These would include a total of 415 houses, employment, community and open space allocations. These allocations are 'future' options which are dependent on the feasibility of an Inverurie Eastern Bypass. These sites are allocated for the second phase of the plan.
- Site SR1 is reserved for strategic reserve employment land.
- Site SR2 is reserved for strategic reserve employment land.
- A halting site for Gypsy/Travellers is required within the Thainstone/Crichie employment area which is made up of E1, E2, E3 and Bus6 to Bus10.
- Development of sites Bus5 to Bus10, will require to detail their integration with the Thainstone/Crichie Development Framework.

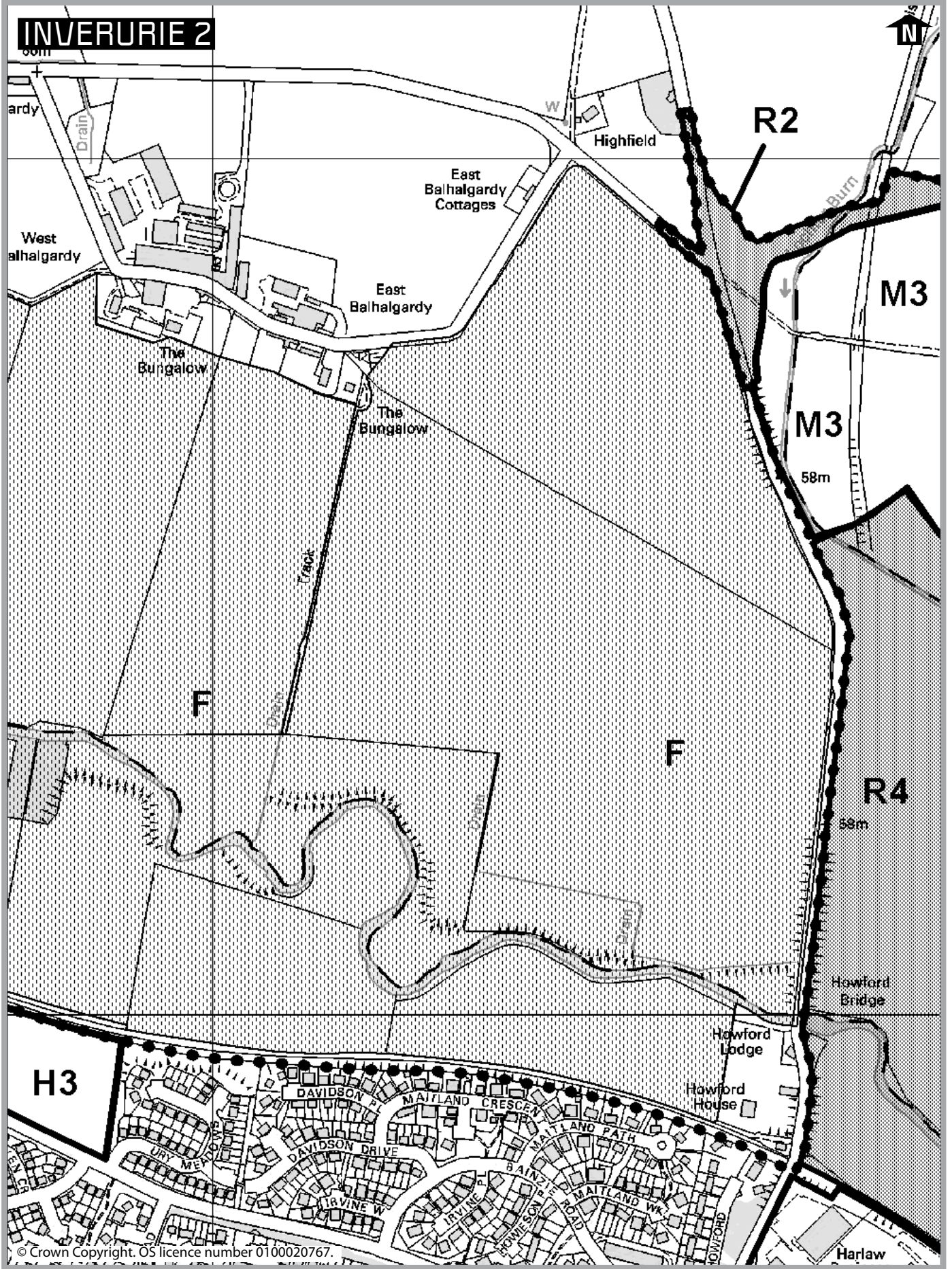
INVERURIE OVERVIEW

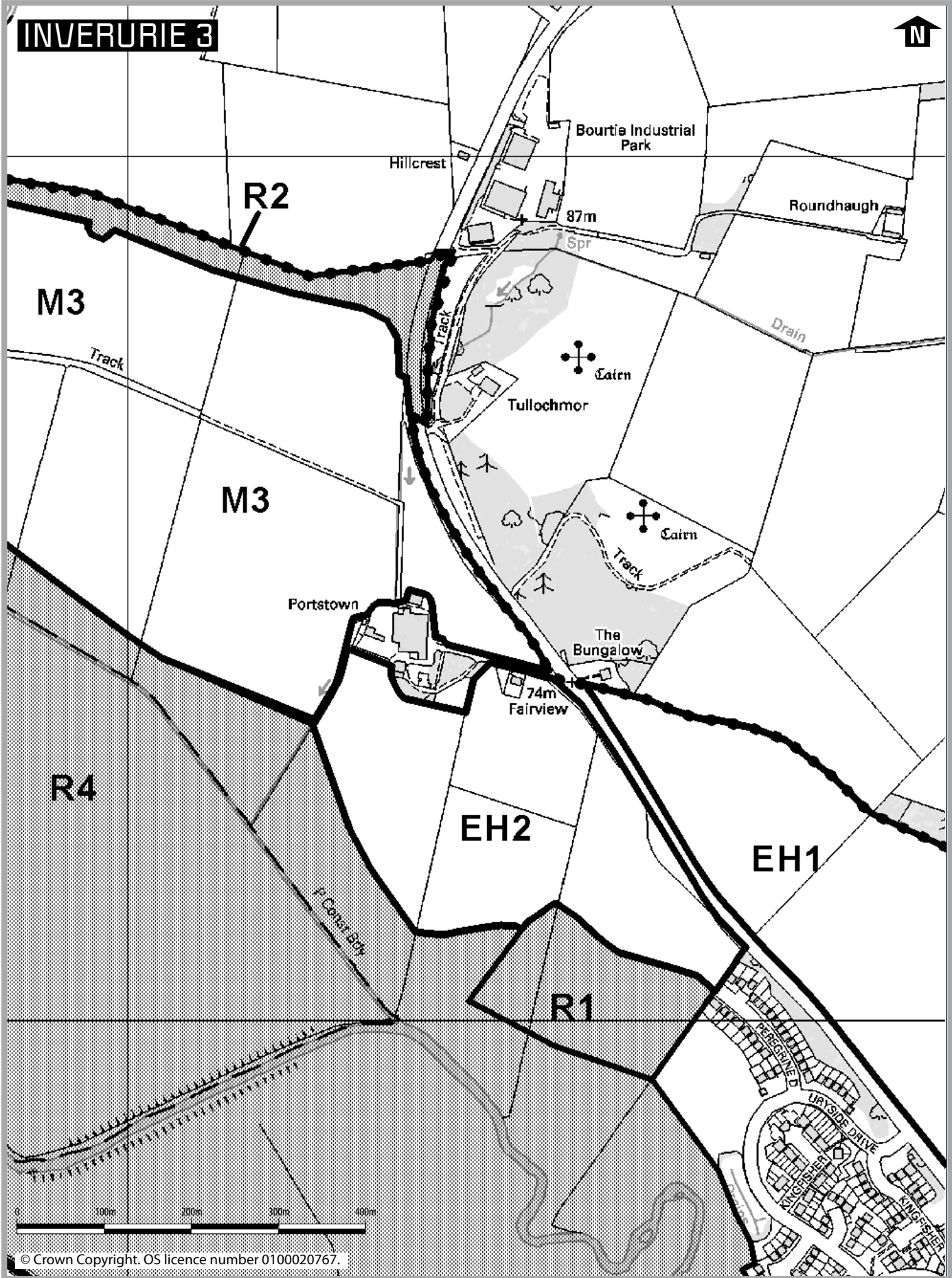


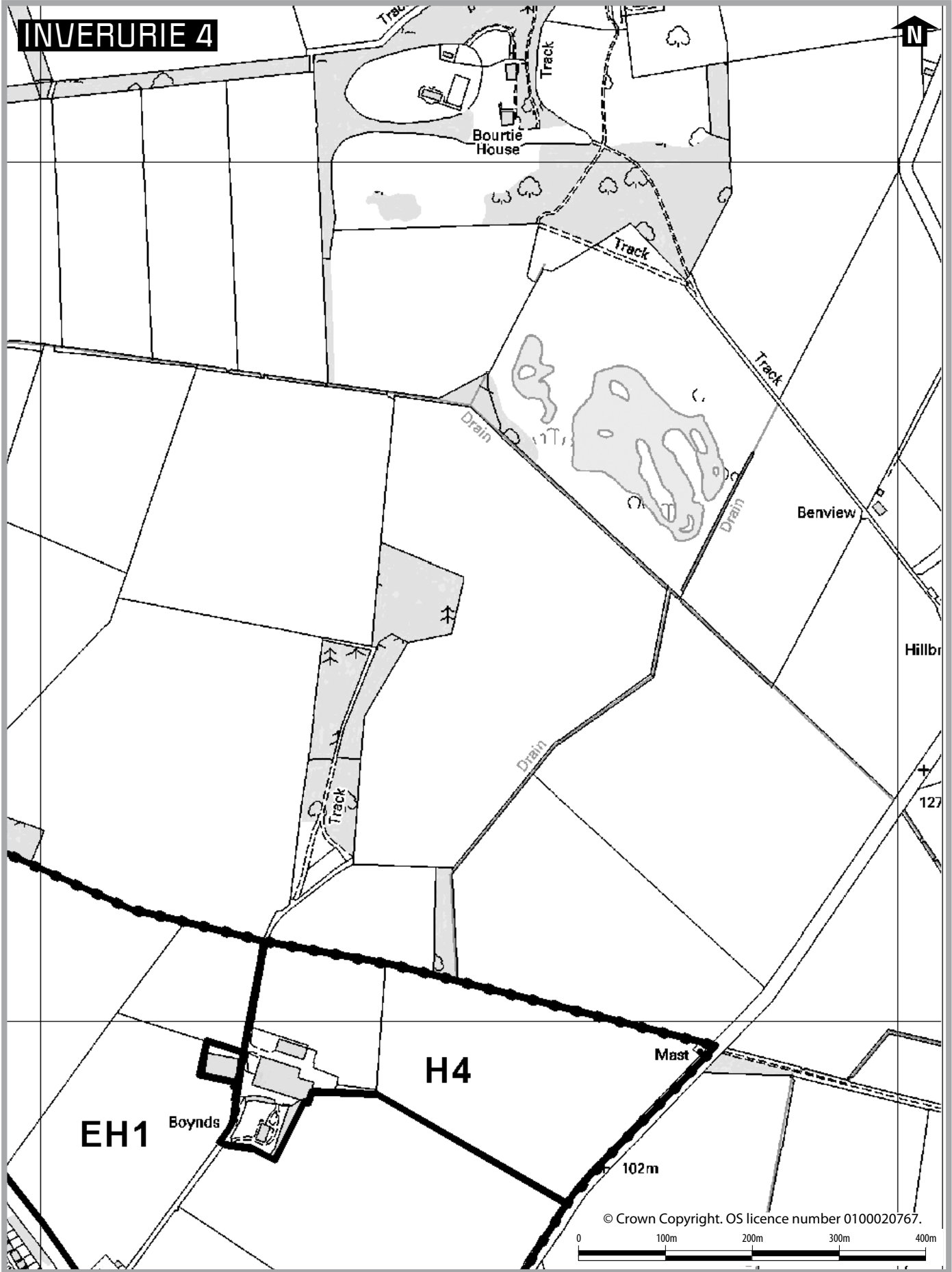
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INVERURIE 1

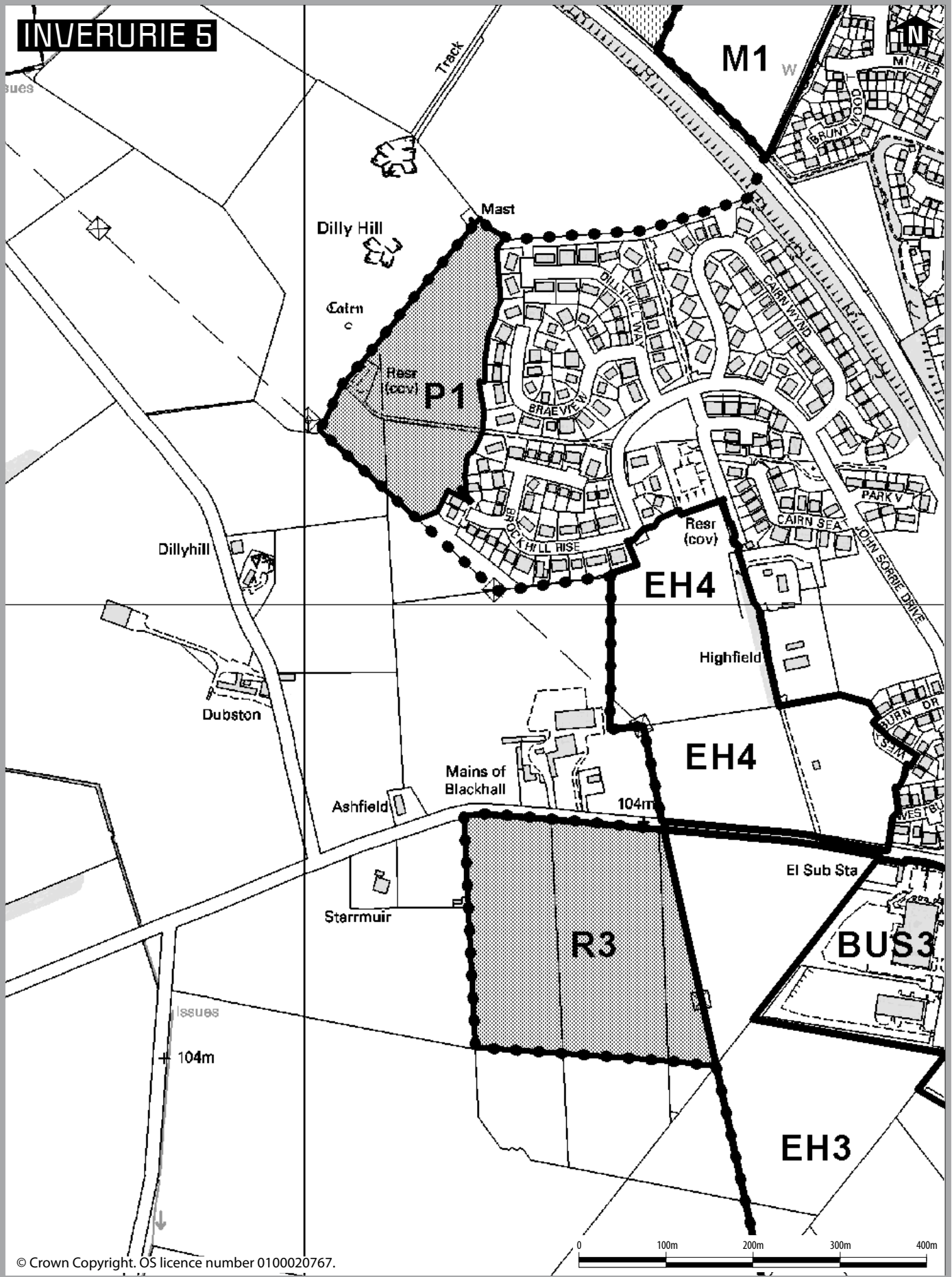




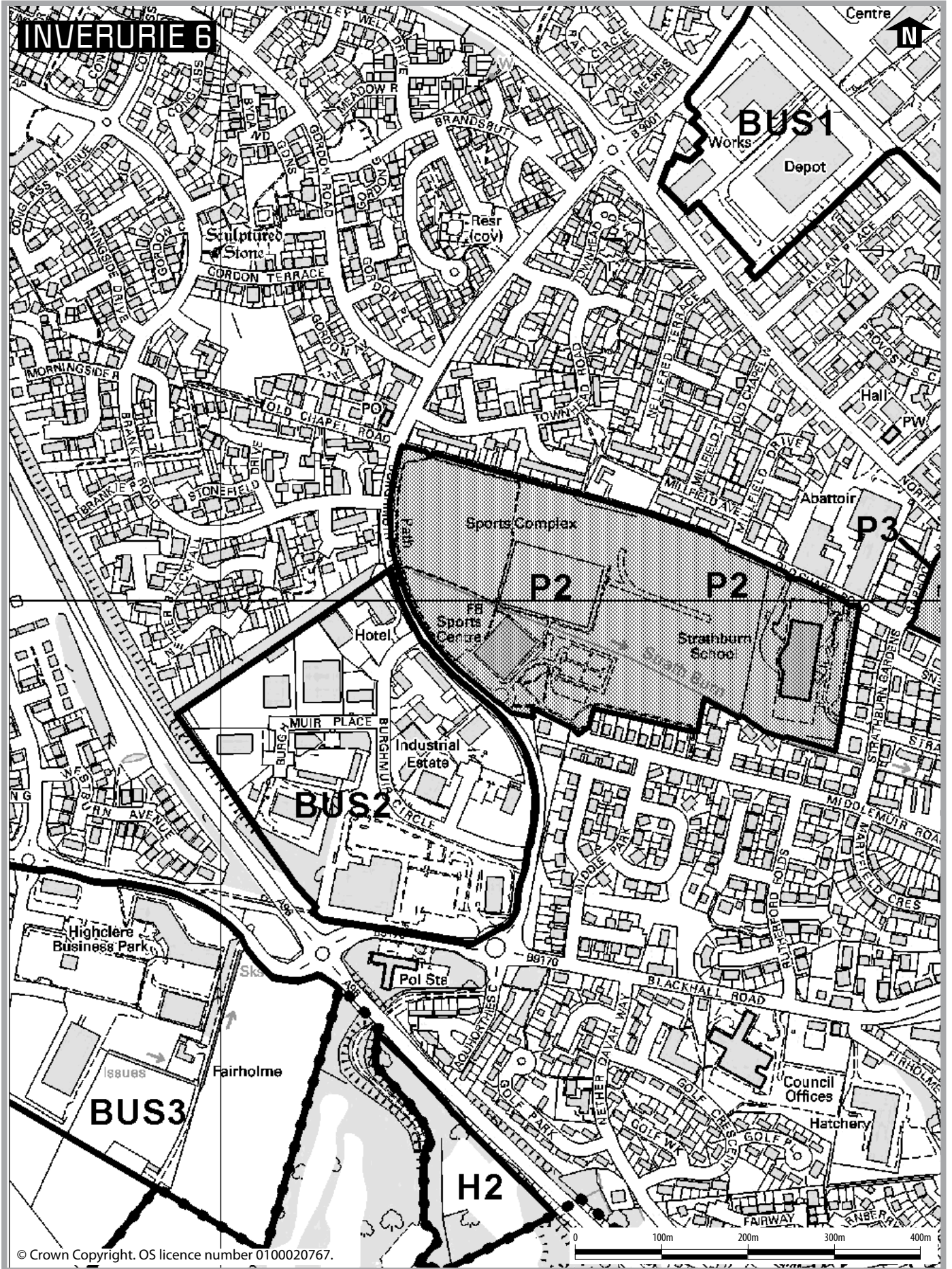


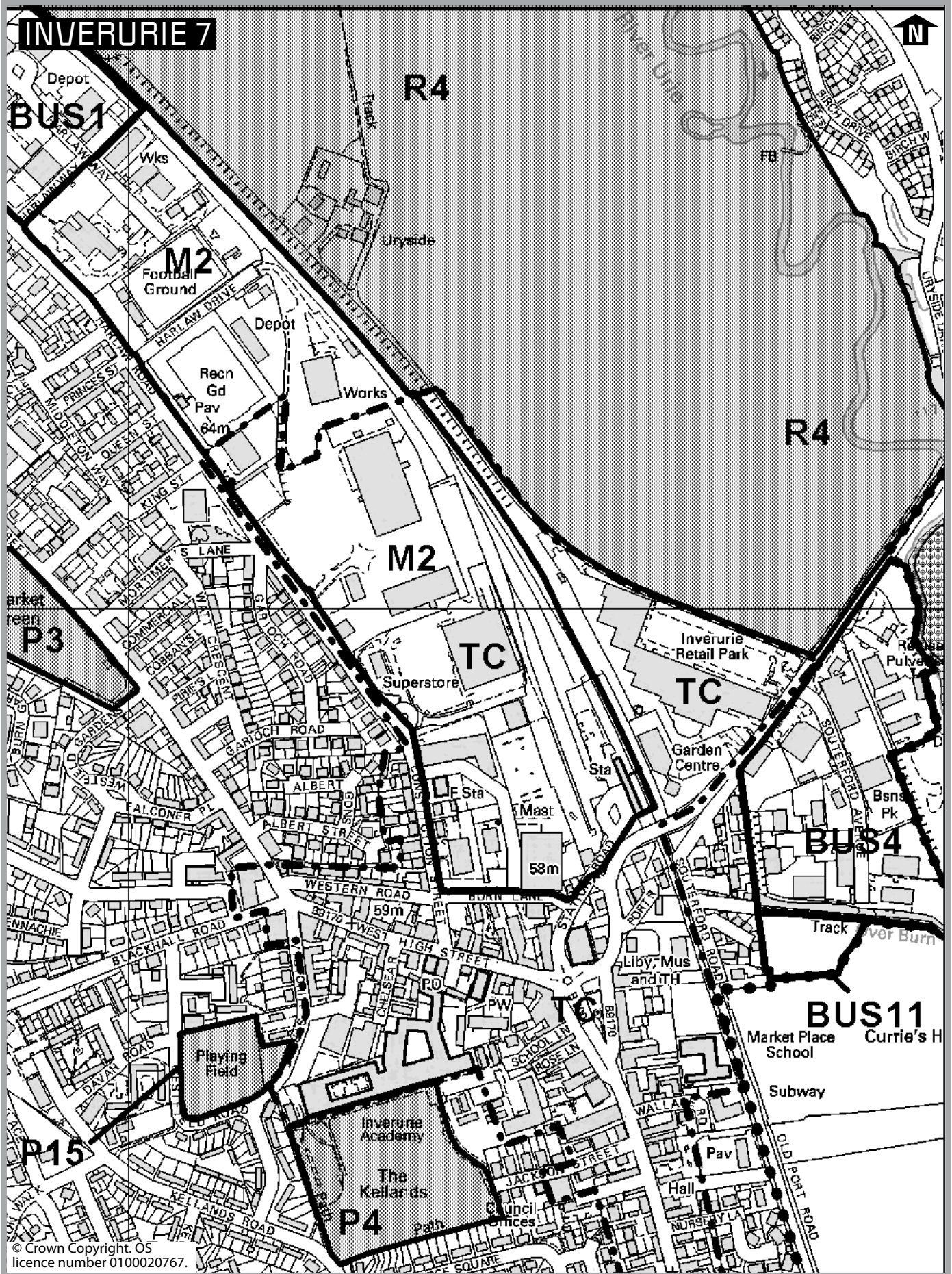


INVERURIE 5

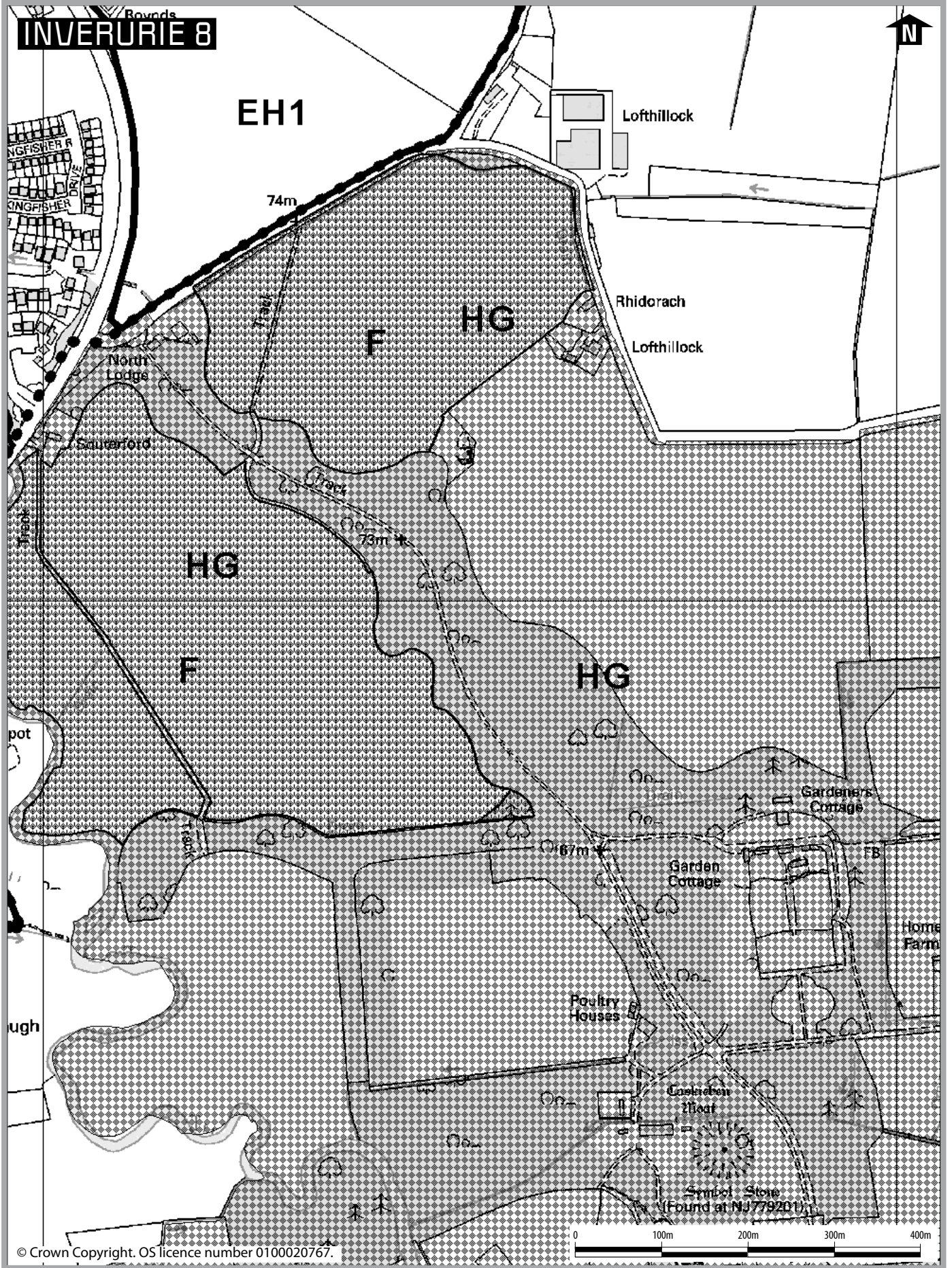


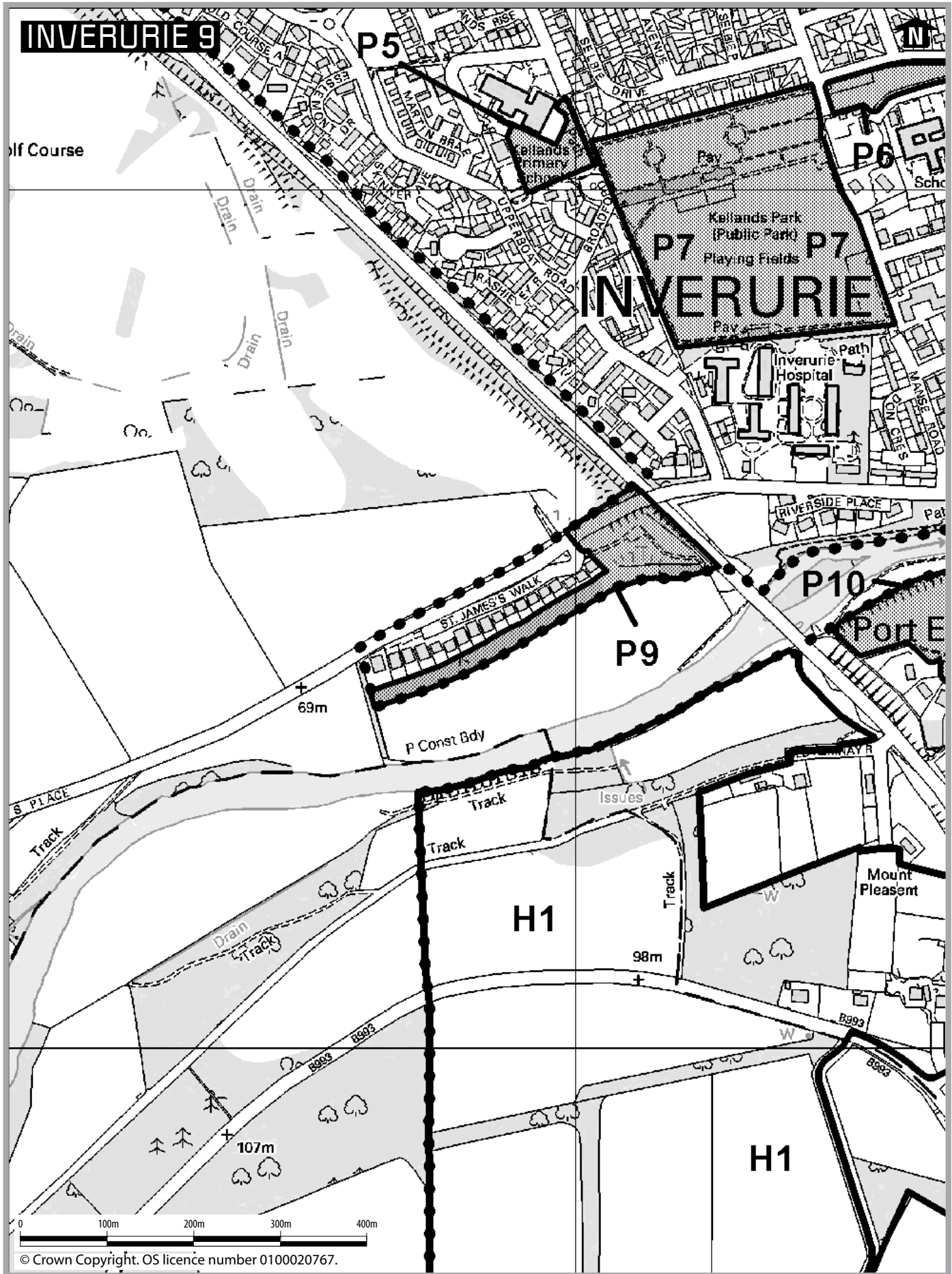
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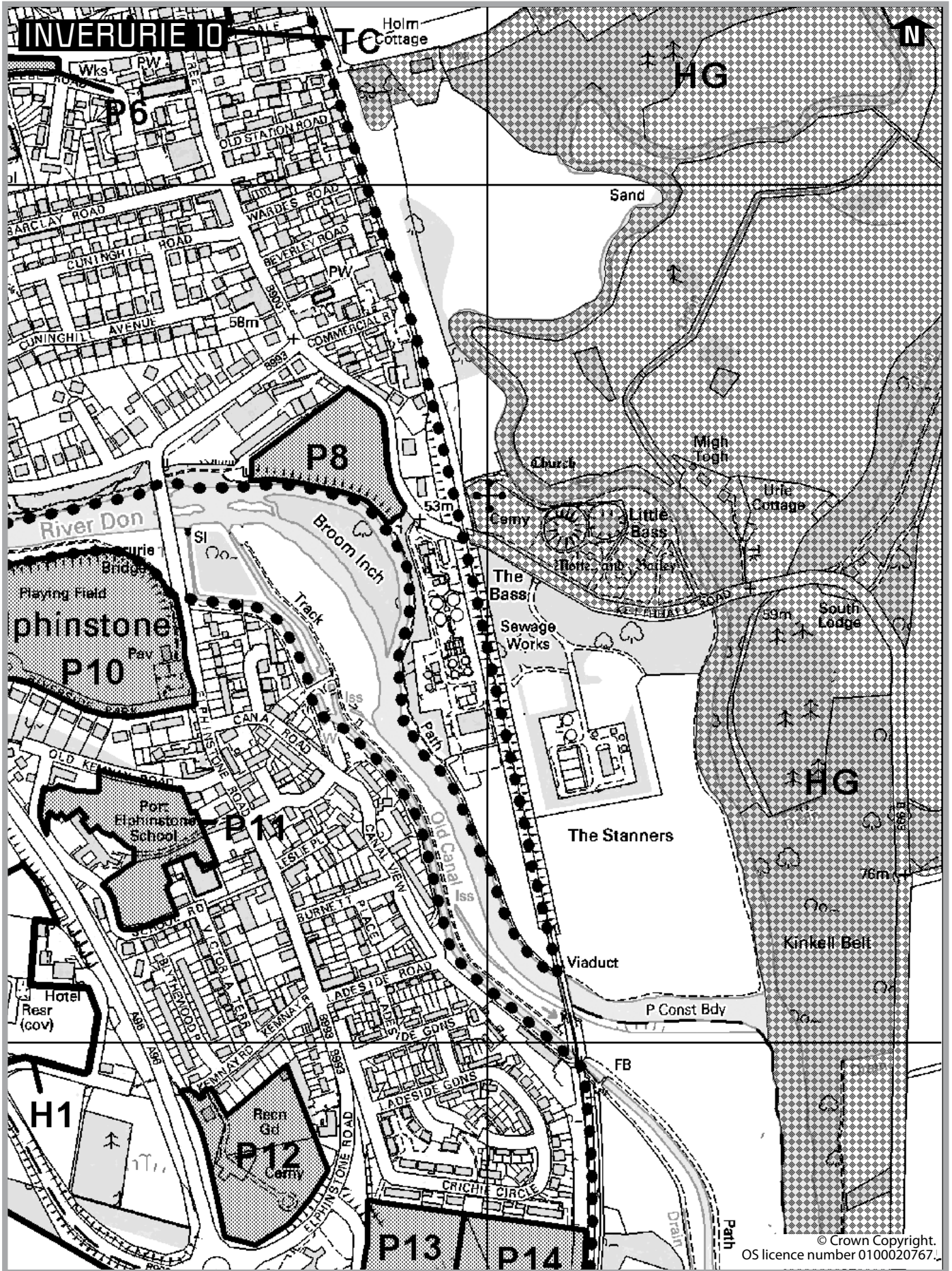


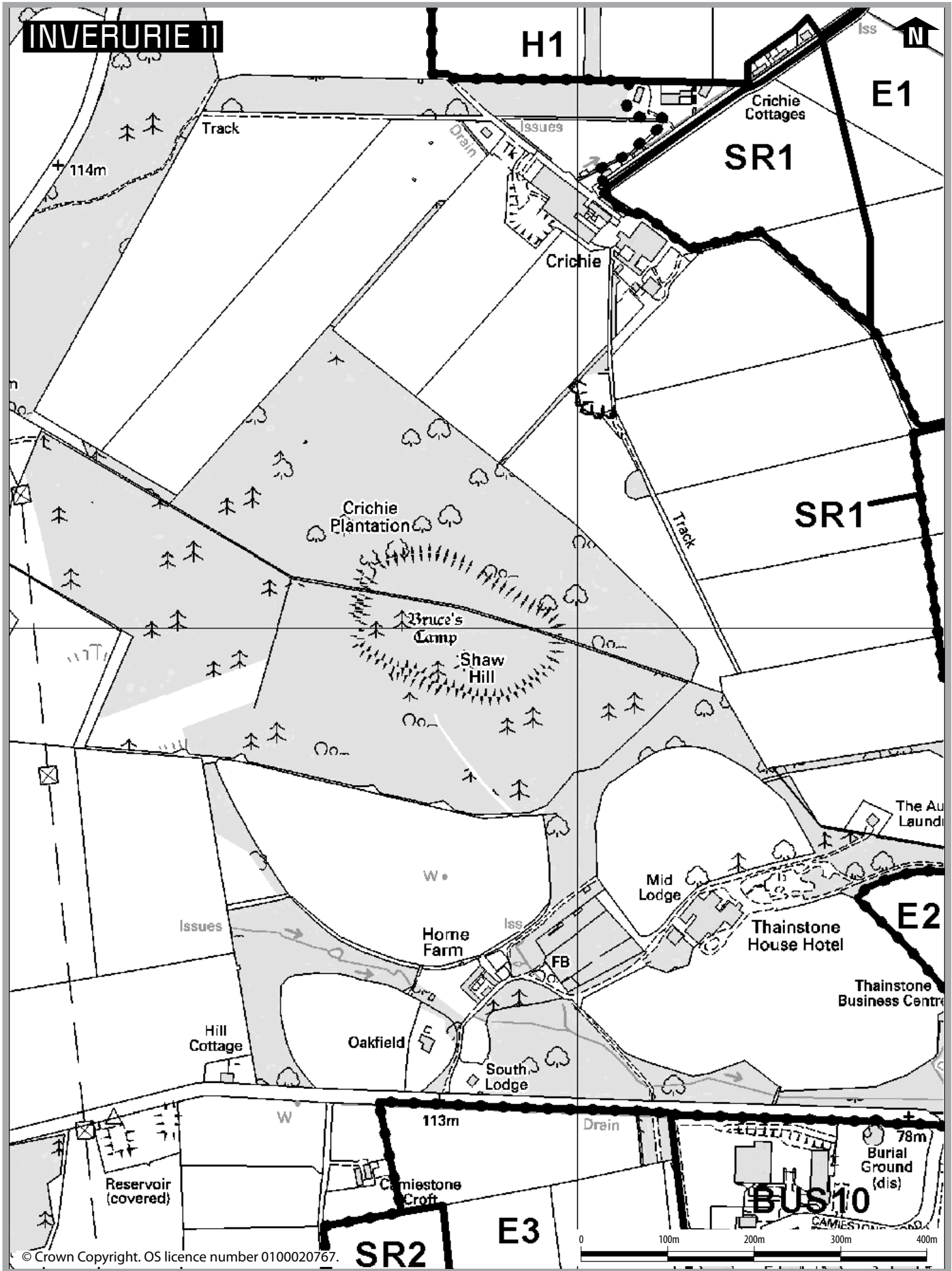


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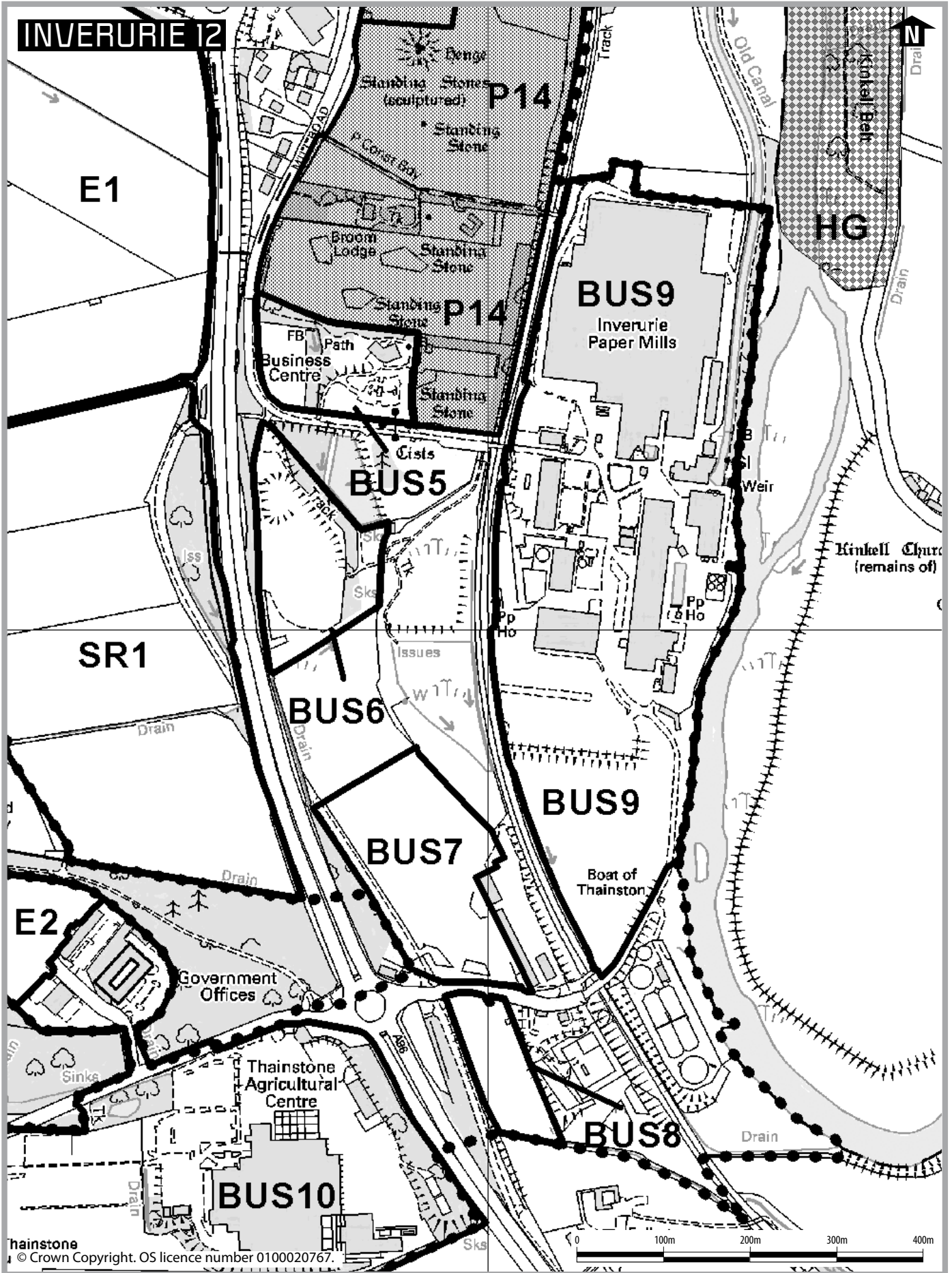




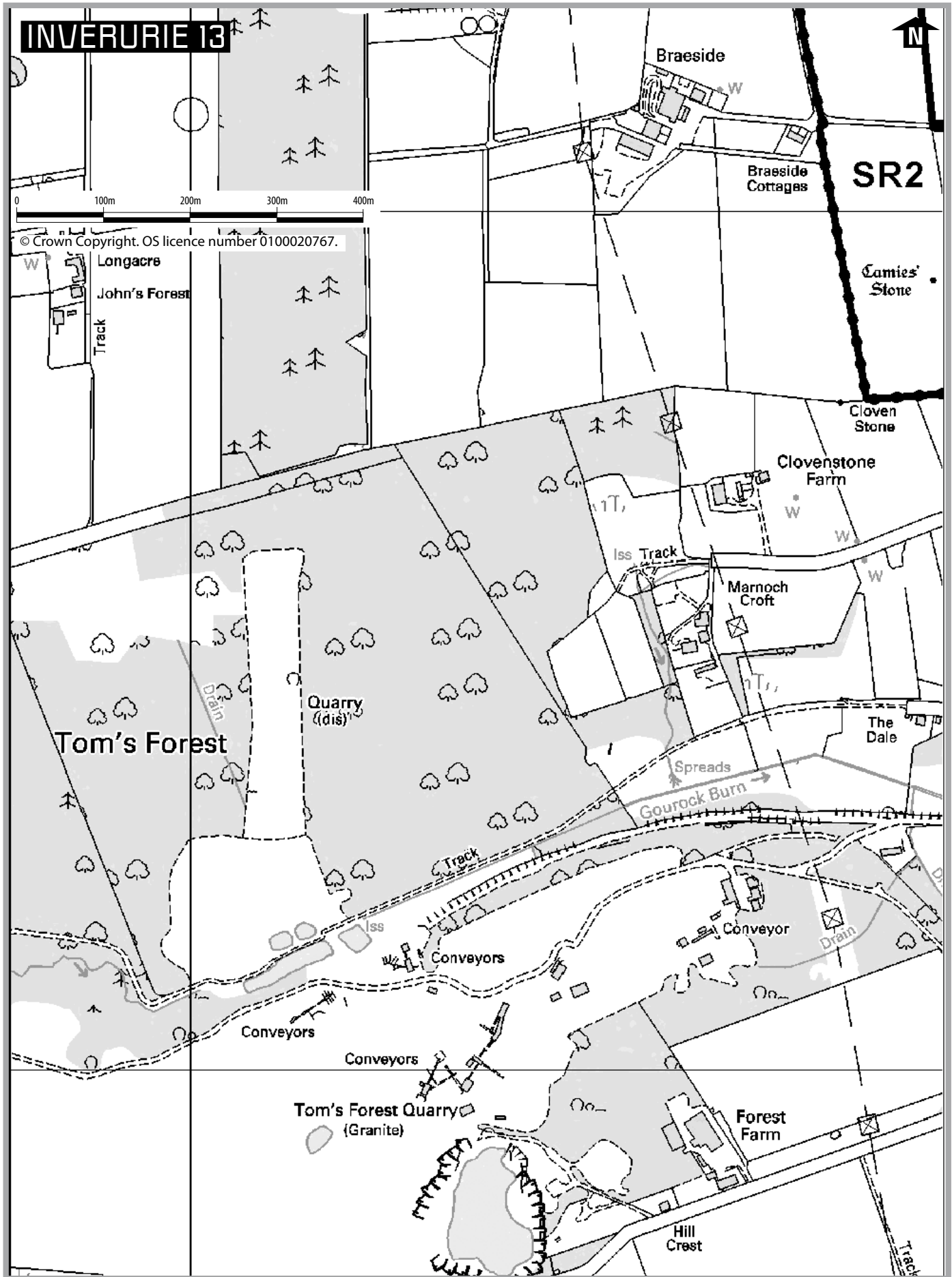


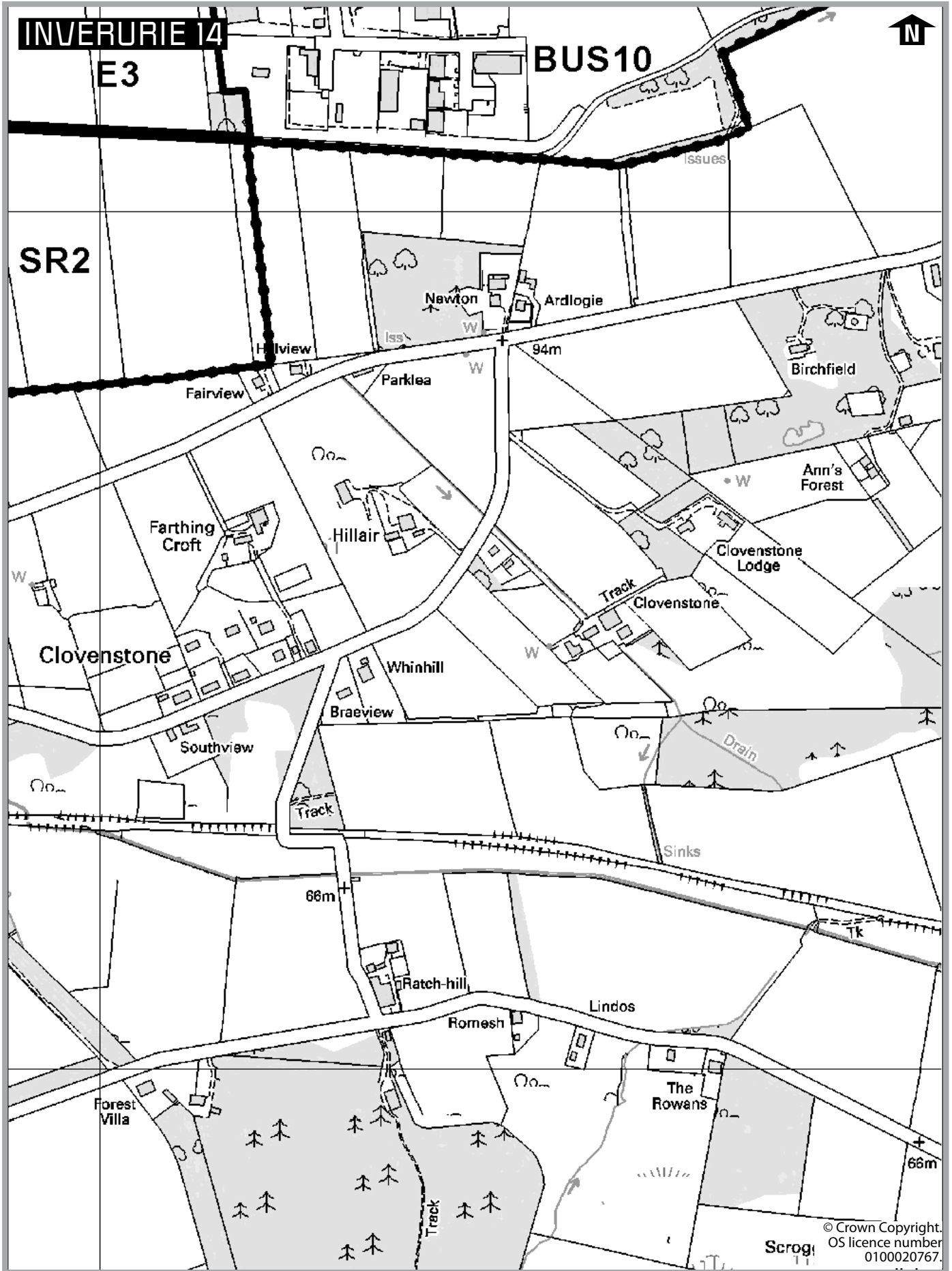


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Thainstone
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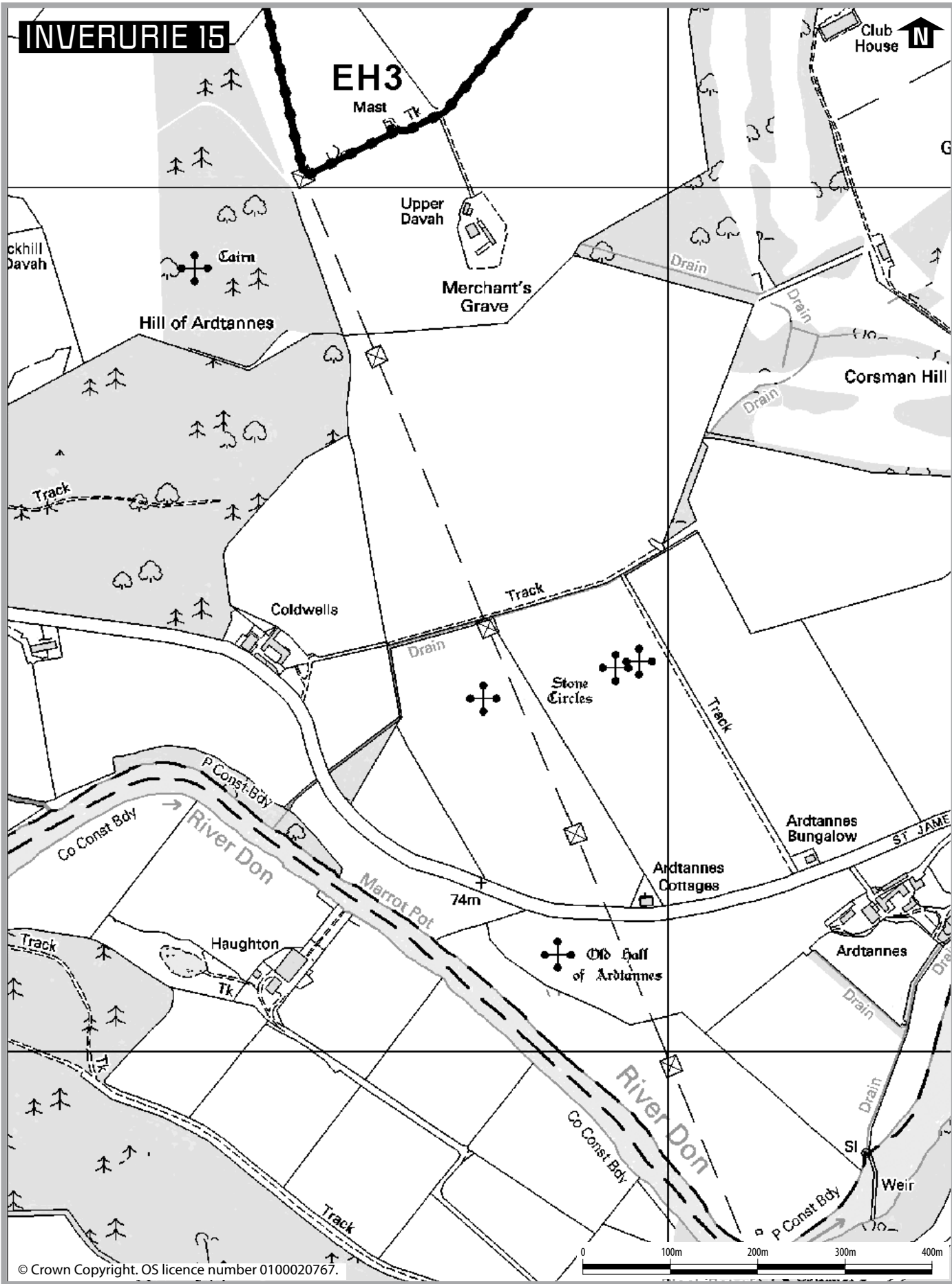


INVERURIE 15

EH3

Mast

Club House



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KEITHHALL

Key Planning Objectives for the Settlement

- Provide for housing for local needs, within the Aberdeen Housing Market Area.
- Sustain local services, including the Primary School.

Protected Land

- Site P1 is protected landscape and setting.
- Site P2 is protected for landscape and setting.
- Site R1 is reserved to provide a car park for the village hall.
- HG identifies land within the Keith Hall Historic Garden and Designed Landscape.

Settlement Infrastructure

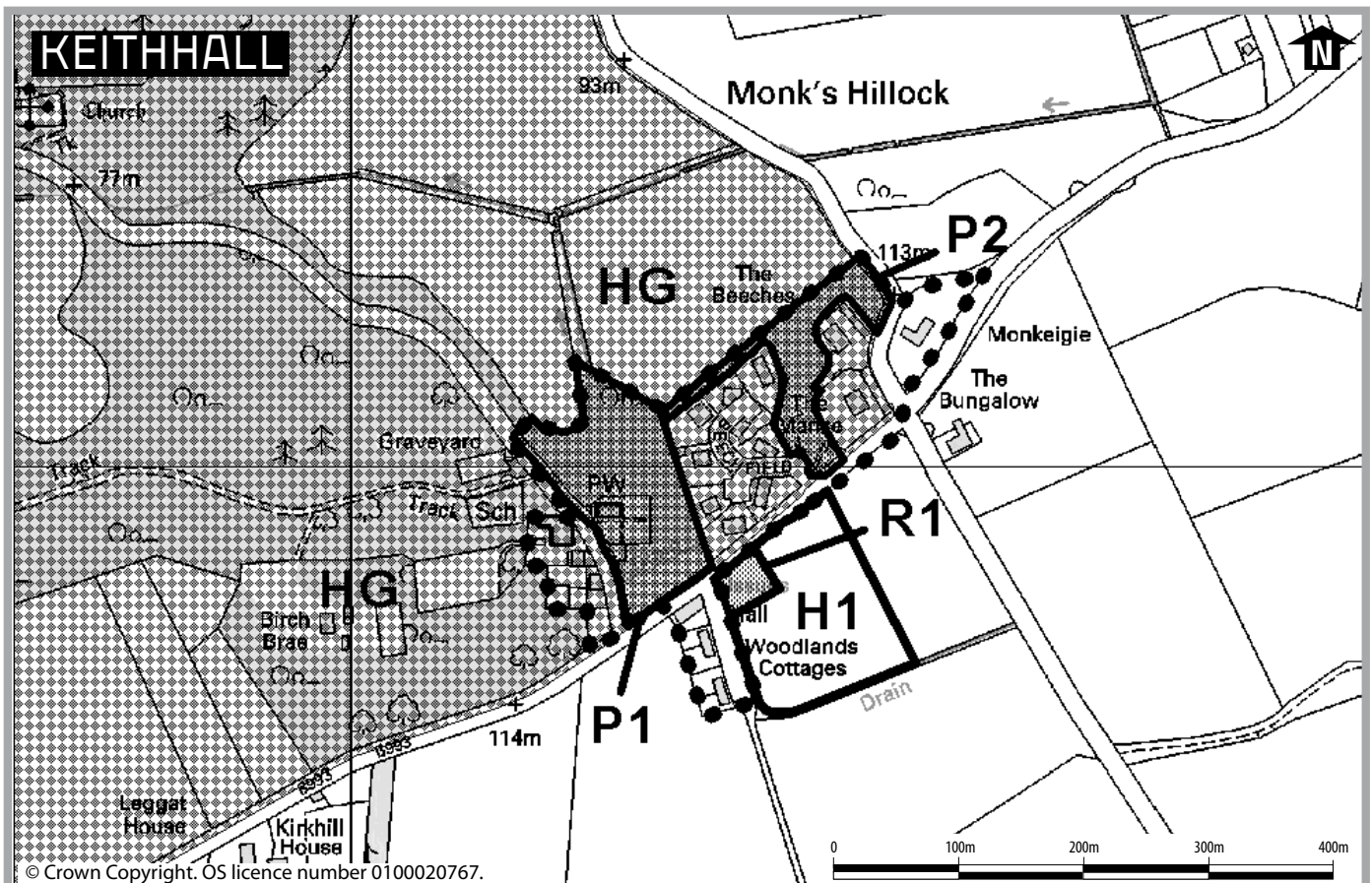
- Contributions will be required towards provision of health services in Inverurie.
- Local water works mains reinforcement may be required.
- There is currently insufficient capacity for development at Inverurie WWTW.

Flood Risk

- Site R1 has a small watercourse running adjacent to the site. A flood risk assessment may be required.
- Site H1 has a small watercourse running adjacent to the site. A flood risk assessment may be required.

Proposed Site

- Site H1 is proposed for up to 15 houses in the first phase of the plan (including 5 houses carried forward from the previous local plan). Safeguarding is required for parking provision for the village hall.



Key Planning Objectives for the Settlement

- Provide housing for local needs, within the Aberdeen Housing Market Area.
- Sustain and enhance services.
- Provide opportunities for employment.

Protected Land

- Sites P1 is protected to conserve the sports ground and amenity area.
- Site P2 is protected to conserve the 'Place of Origin' and its setting.
- Site P3 is protected to conserve the amenity area.
- Site P4 is protected to conserve the amenity area.
- Site P5 is protected to conserve the cemetery and adjacent ground.
- Site P6 is protected to conserve the recreation ground.
- Site P7 is protected to conserve the playing fields.
- Site P8 is protected to conserve the memorial and garden.
- Site P9 is protected to monument and park.
- Site R1 is reserved for sports pitches
- Site R2 is reserved for medical/community facilities.
- Bus1, Bus2 and Bus3 are safeguarded for business uses.
- The town centre is identified by TC and a dashed line.

Settlement Infrastructure

- Open space requirements should include additional sports pitches, changing facilities and allotments.
- Contributions will be required for a replacement health centre.
- Contributions may be required to address the cumulative impact of developments on the trunk road network.

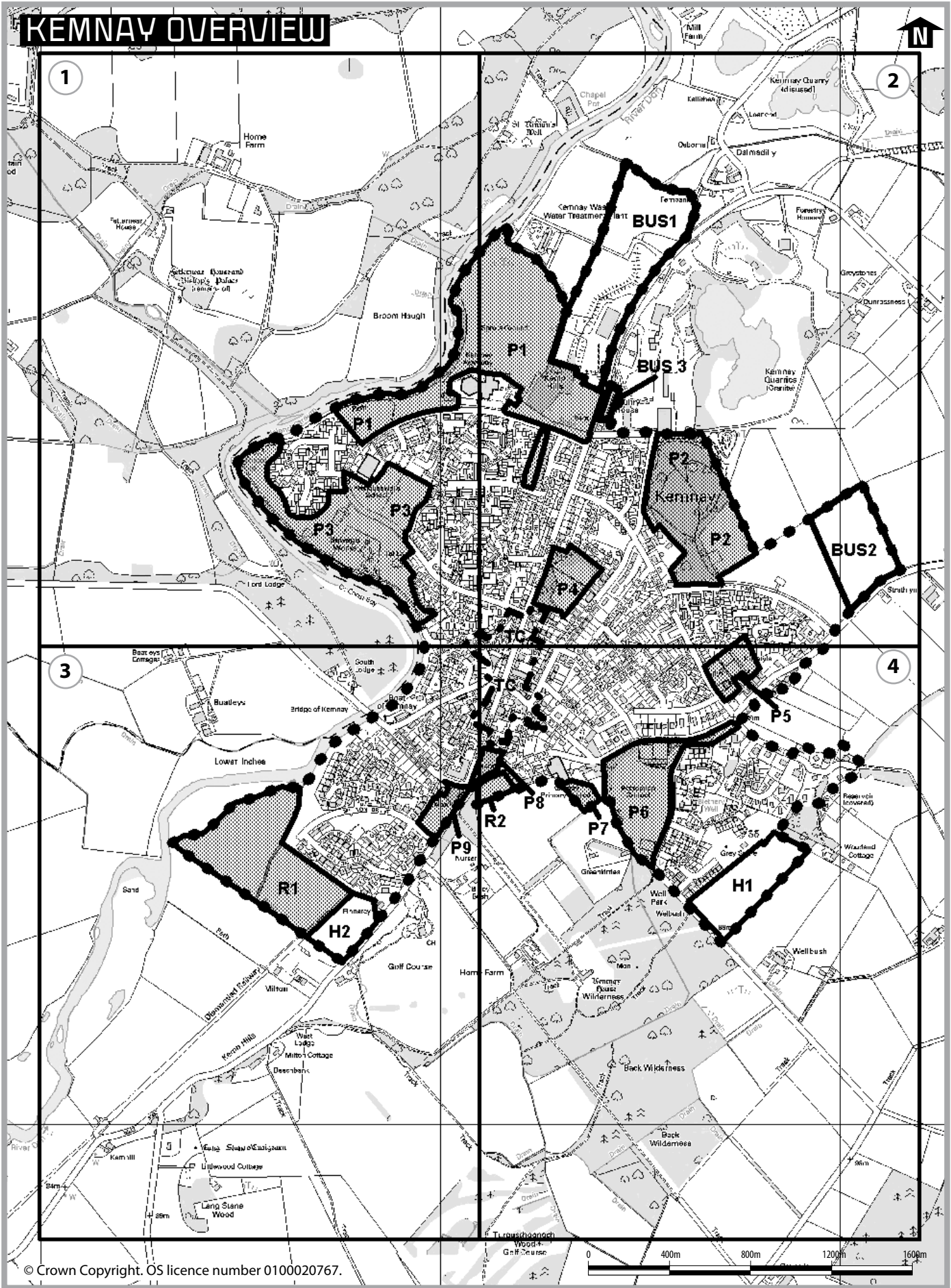
Flood Risk

- Sites Bus1, Bus2 and H2 have a small watercourse running adjacent to them. A flood risk assessment may be required.

Proposed Sites

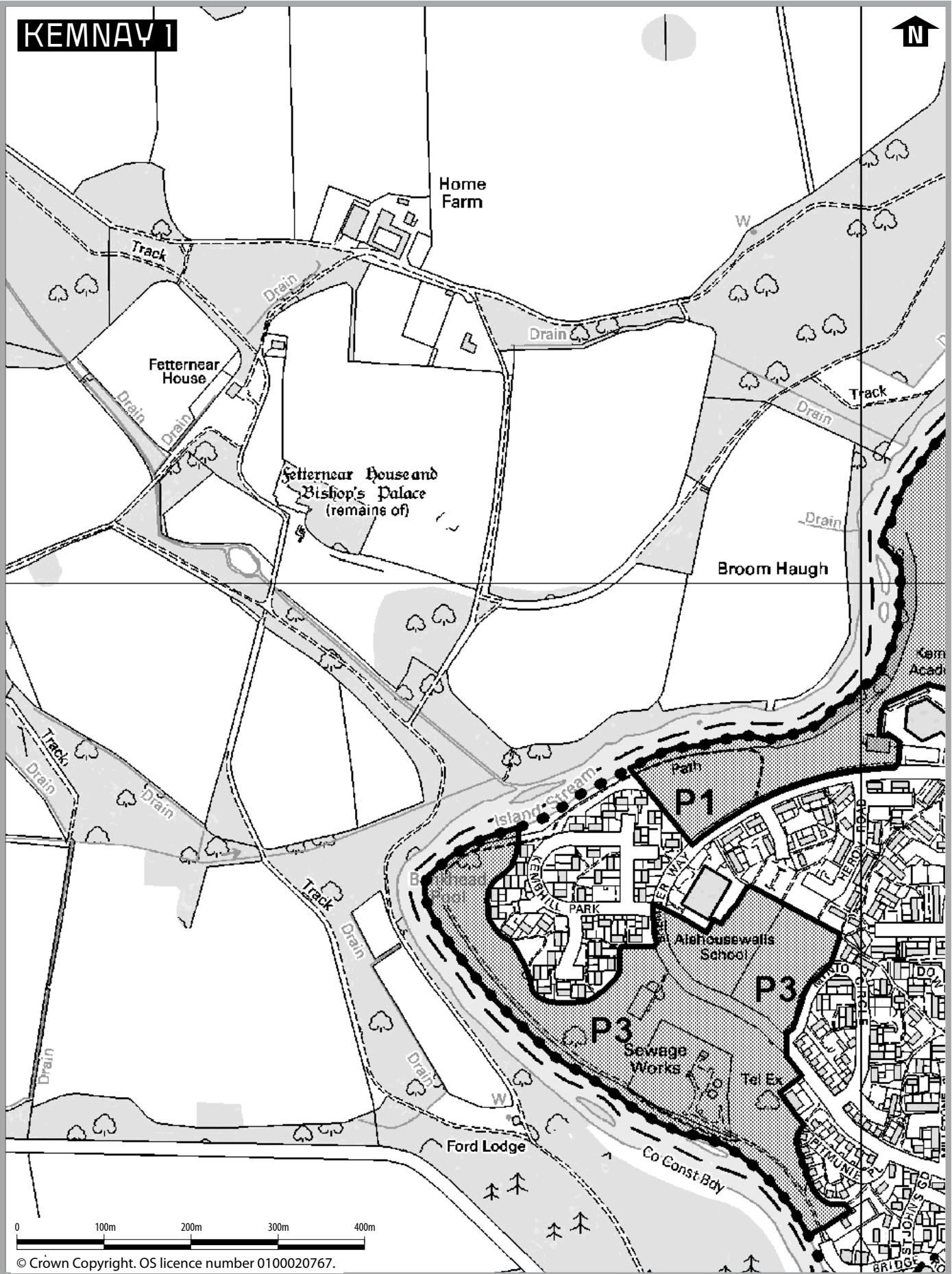
- Site H1 is allocated for up to 65 houses in the second phase of the plan. A masterplan is required for the site. The site must connect and integrate with the adjoining existing allocation.
- Site H2 is allocated for up to 20 houses in the second phase of the plan. The site should help enable the development of sports pitches on site R1.
- Due to secondary education capacity constraints, no development on newly allocated land can take place until the second phase of the Local Development Plan and when secondary education constraints have been resolved.

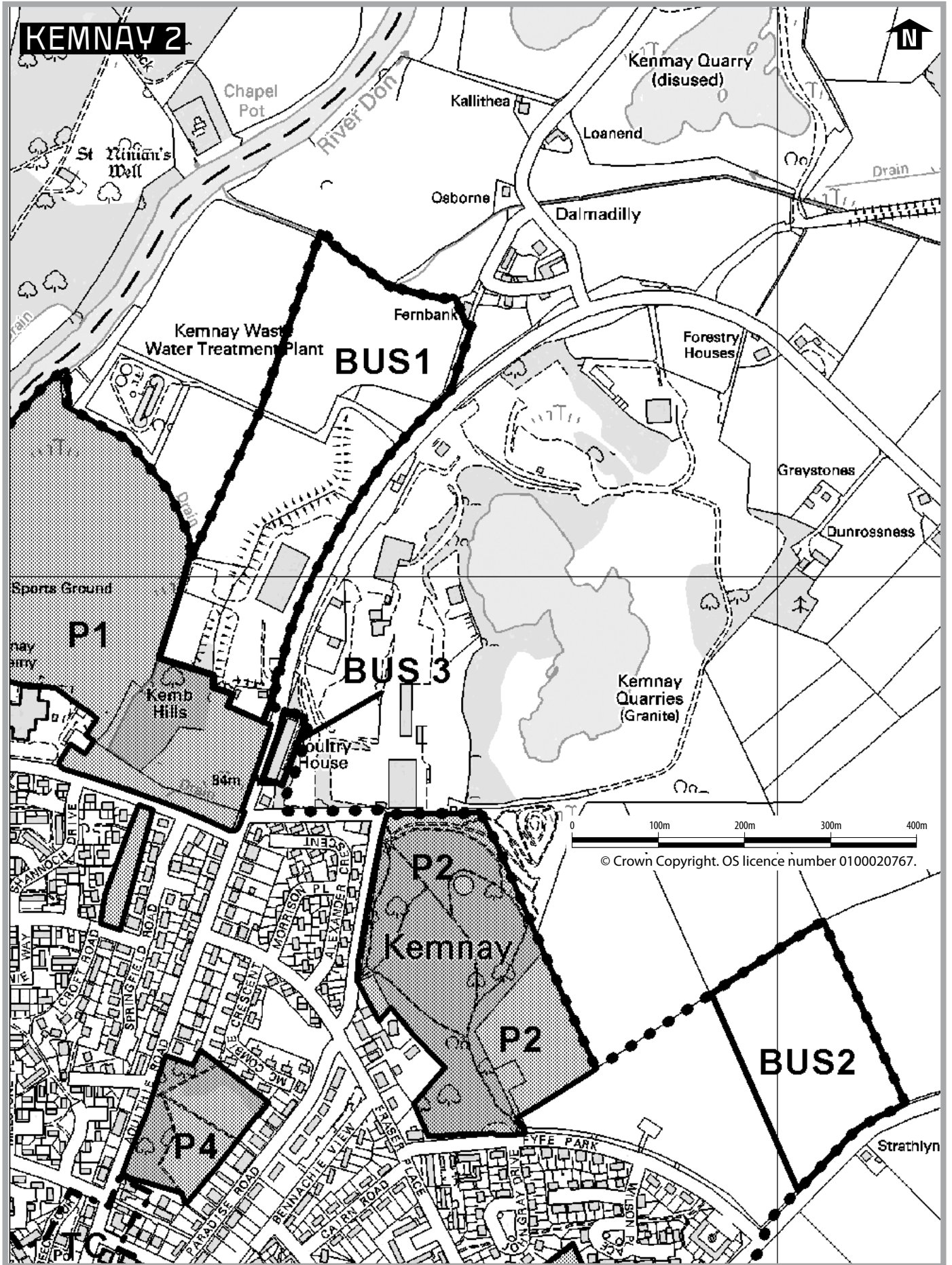
KEMNAY OVERVIEW

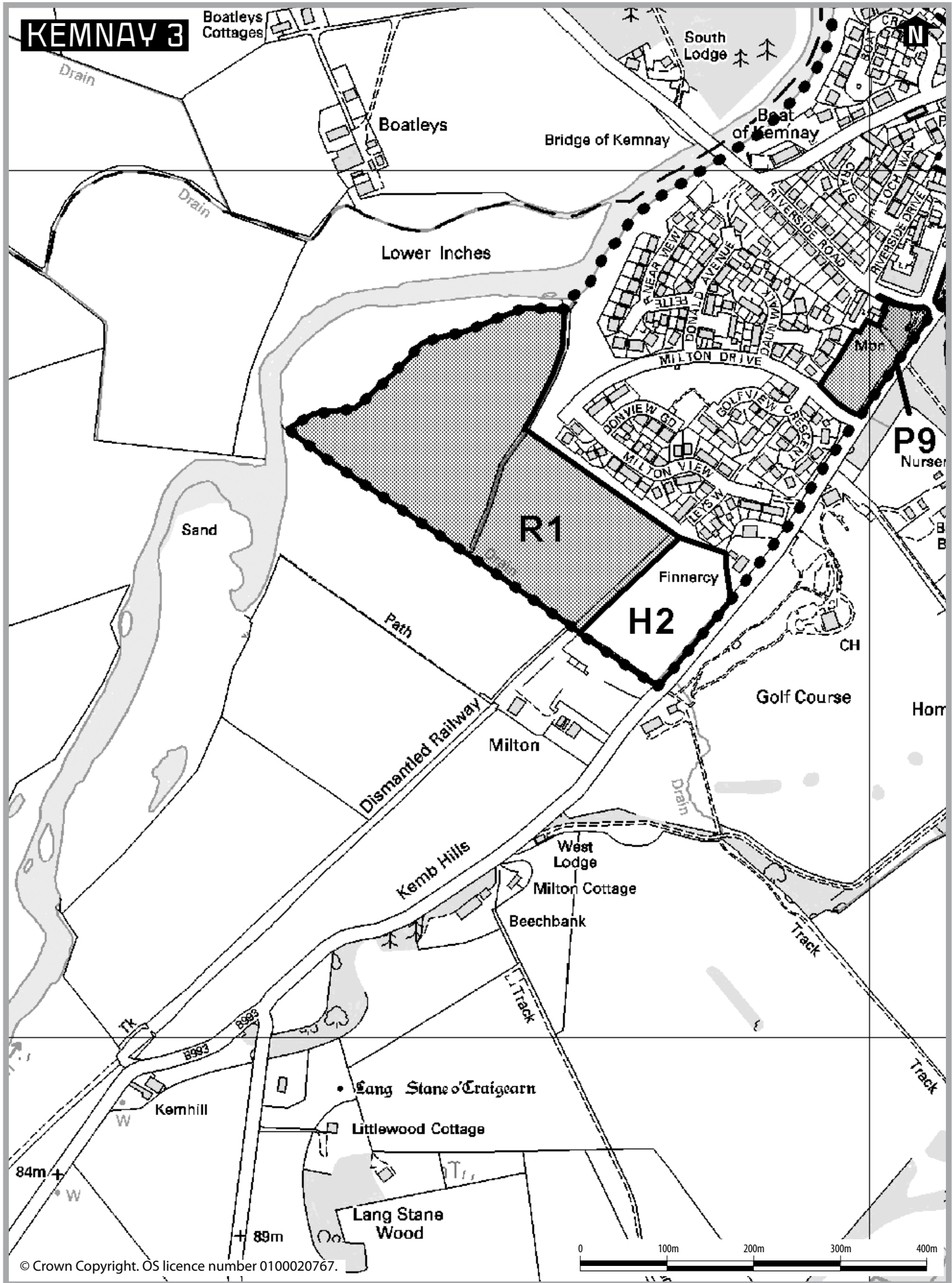


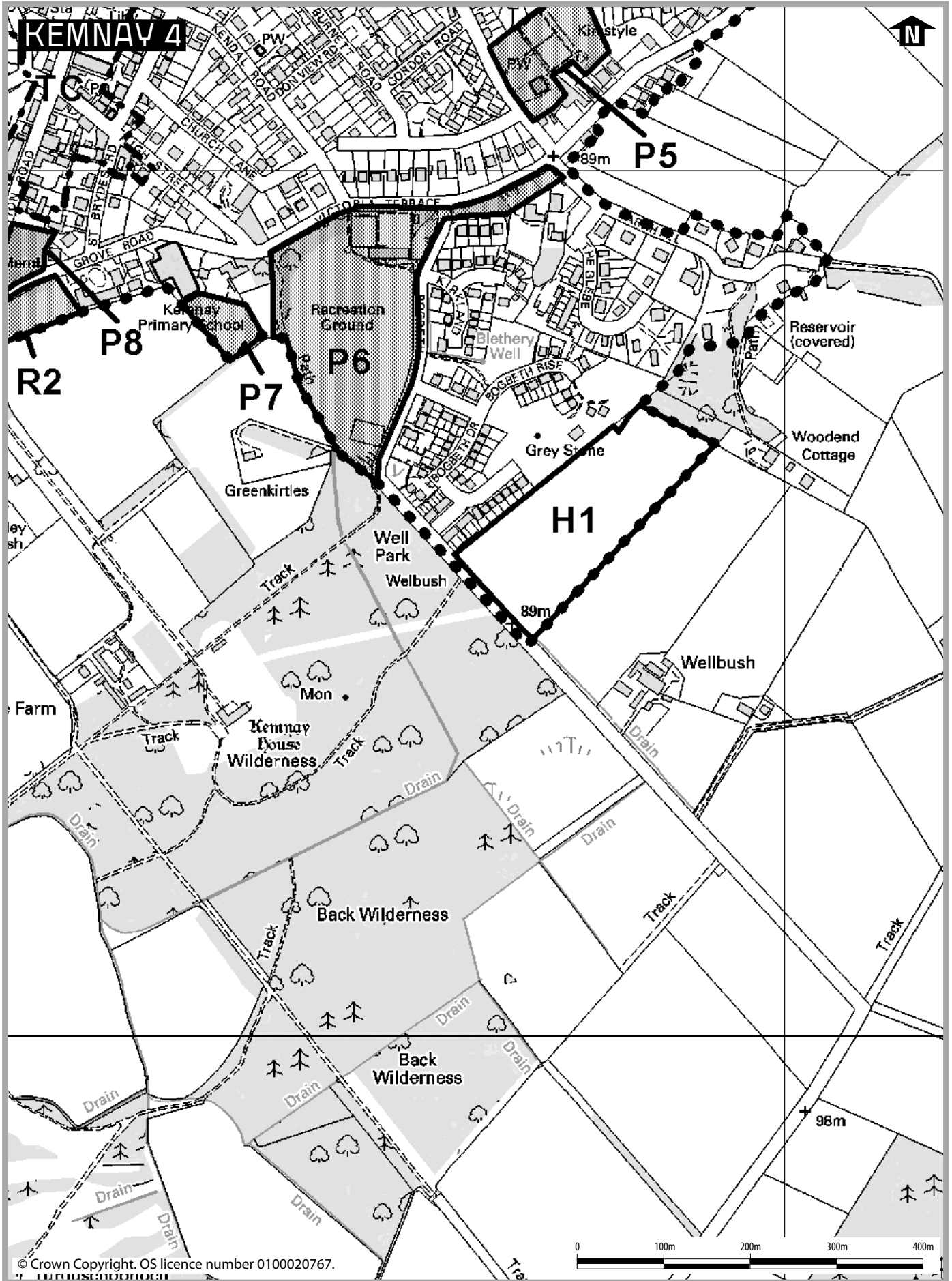
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KEMNAY 1









KINGSEAT

Key Planning Objectives for the Settlement

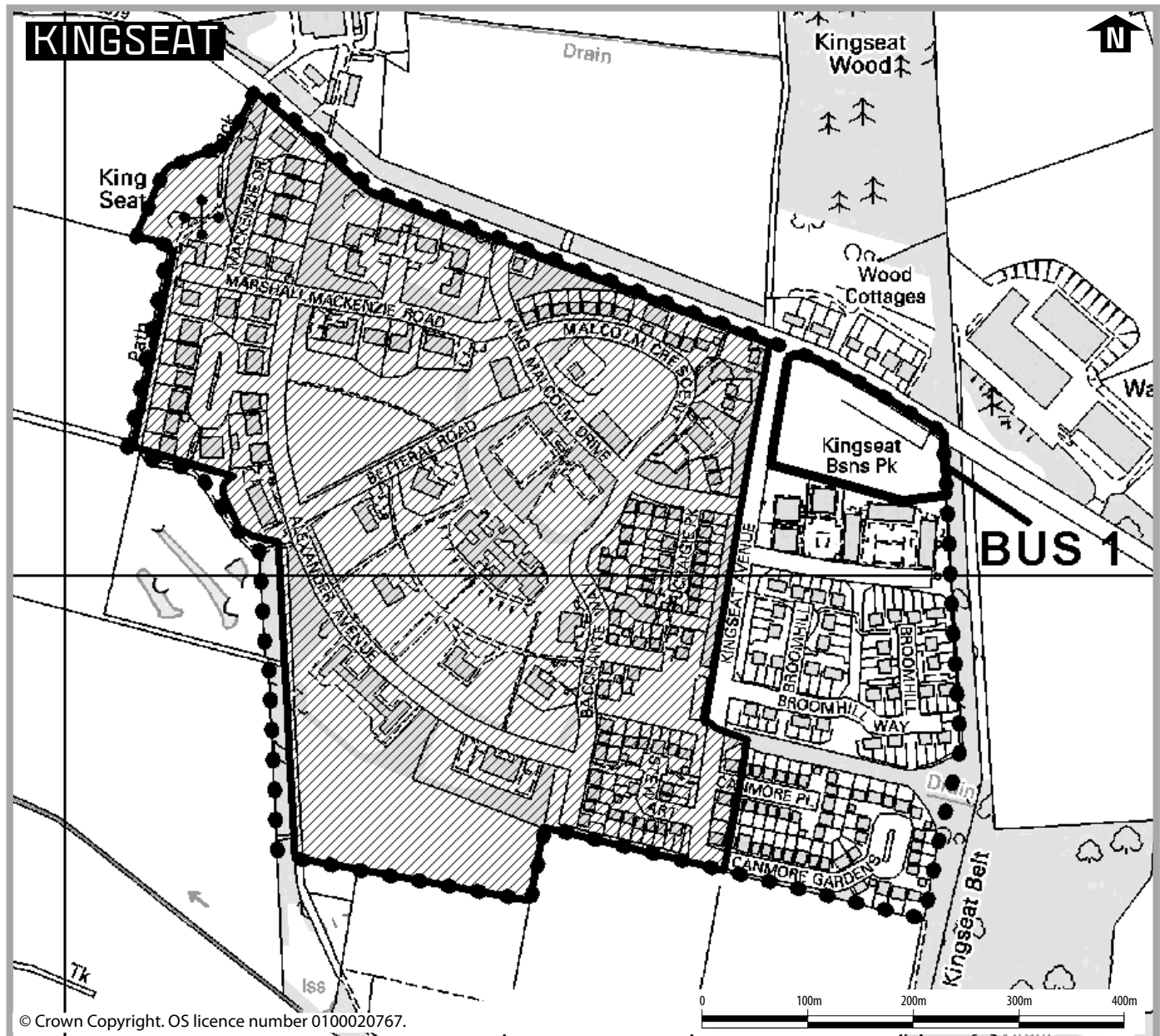
- Preserve the amenity of the settlement.

Existing Site

- Site Bus1 is safeguarded for employment uses.

Protected Land

- The Kingseat Conservation Area is shown as hatched on the Plan.



KINMUCK

Key Planning Objectives for the Settlement

- Provide housing for local needs, within the Aberdeen Housing Market Area.
- Maintain local services, including Keithhall Primary School

Protected Land

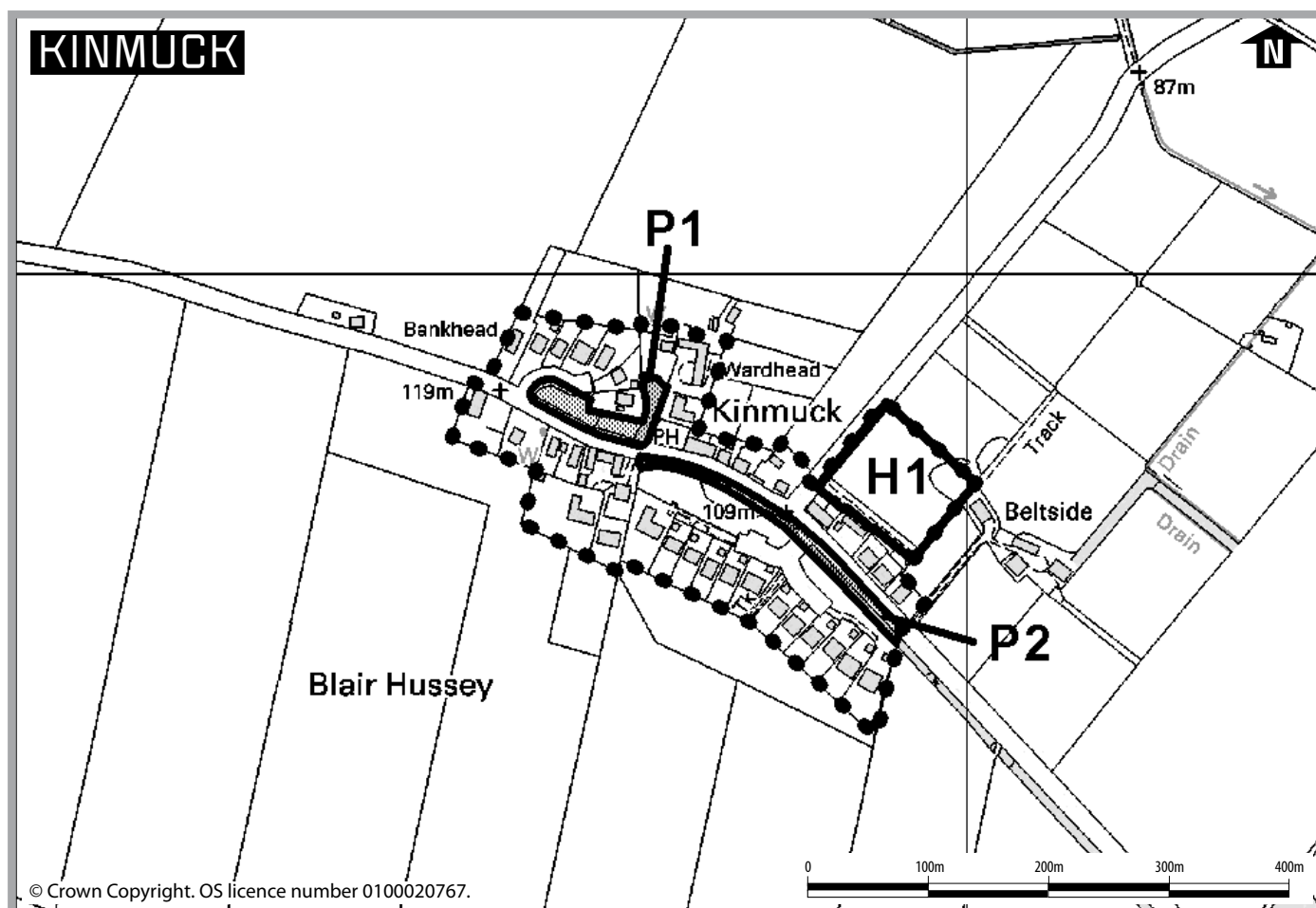
- Site P1 is protected for landscape/setting.
- Site P2 is protected for landscape/setting.

Settlement Infrastructure

- Contributions will be required towards provision of health services in Inverurie.

Proposed Site

- Site H1 is allocated for up to 10 houses in the first phase of the plan. A formal recreation space is to be provided within the site.



KINTORE

Key Planning Objectives for the Settlement

- Meet the need for housing in the settlement and the strategic growth area.
- Meet the need for employment land in the strategic growth area.
- Provide new community facilities including primary and academy school provision.

Protected Land

- Site P1 is protected to conserve Tuach Hill and surrounding area.
- Site P2 is protected to conserve Gauch Hill.
- Site P3 is protected to conserve the playing field.
- Site P4 is protected to conserve Rollo Mire and Torryburn Wood.
- Site P5 is protected to conserve Springie Mire.
- Site P6 is protected to conserve the Midmill Long Cairn.
- Site R1 is reserved for new education provision.
- Site R2 is reserved for a town park at Gauch Hill to be developed through associated enabling development.
- Site R3 is reserved for a transport interchange and Kintore railway station.
- Sites Bus1, Bus2, Bus3 and Bus4 are reserved for businesses uses.
- The town centre is identified by TC and a dashed line.

Existing Sites

- Sites EH1, EH2 and EH3 for housing to enable the development of Gauchhill Town Park are carried forward from the previous plan for a combined allocation 200 units.
- Site Bus2 is carried forward from the previous plan for employment use, a transport interchange and, subject to a masterplan, for housing.

Settlement Infrastructure

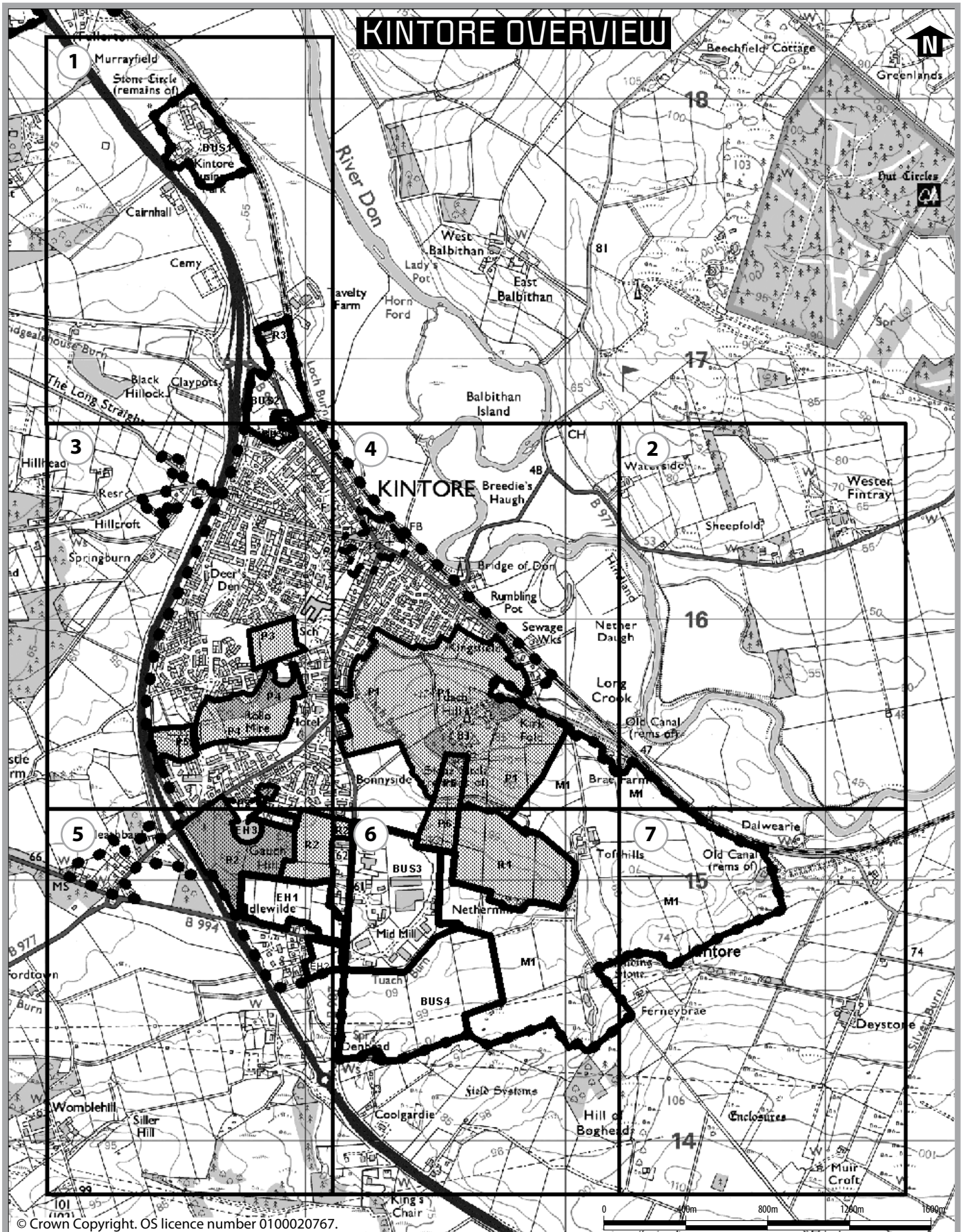
- Major roads infrastructure is required to link site M1 to the A96 and surrounding routes.
- Open space provision should include sports pitch provision at Gauch Hill, recreation and woodland at Gauch Hill, recreation provision for Tuach Hill Park; and provision of allotments (1ha).
- Inverurie WWTW is currently at capacity.
- A contribution to health services in Kintore is required.
- Contributions will be required to a new primary school and a new academy; a site suitable for the two schools has been identified as R1.

Flood Risk

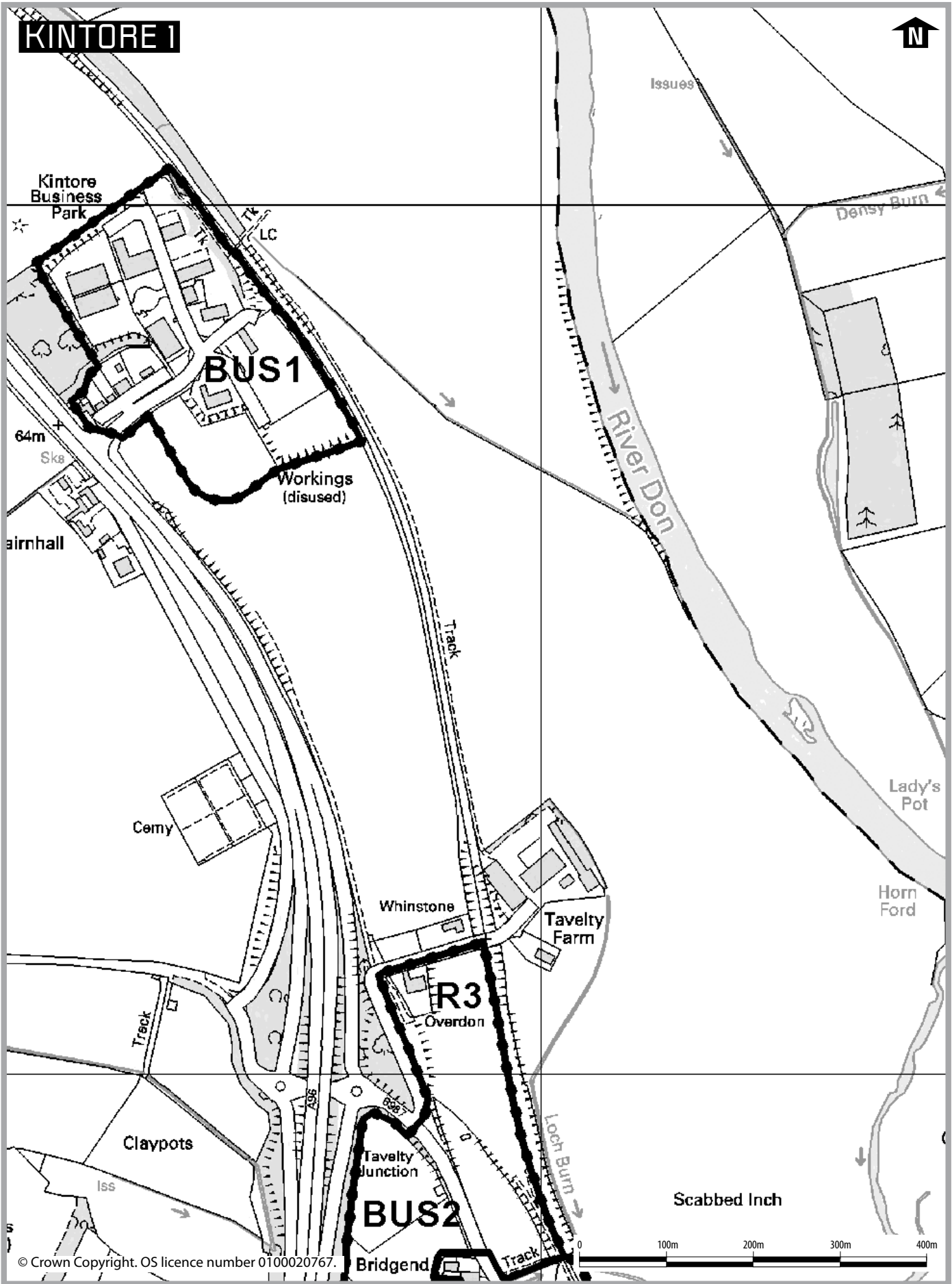
- Part of sites M1, EH2, R3 and Bus2, lie within SEPA's indicative 1 in 200 year flood risk area or is known to flood from other sources. A detailed flood risk assessment will be required to accompany any future development proposals for this site.
- Part of sites R1, Bus1 and Bus3 are located adjacent to SEPA's indicative 1 in 200 year flood risk area, or have a small watercourse running through or adjacent to the site. A flood risk assessment may be required."

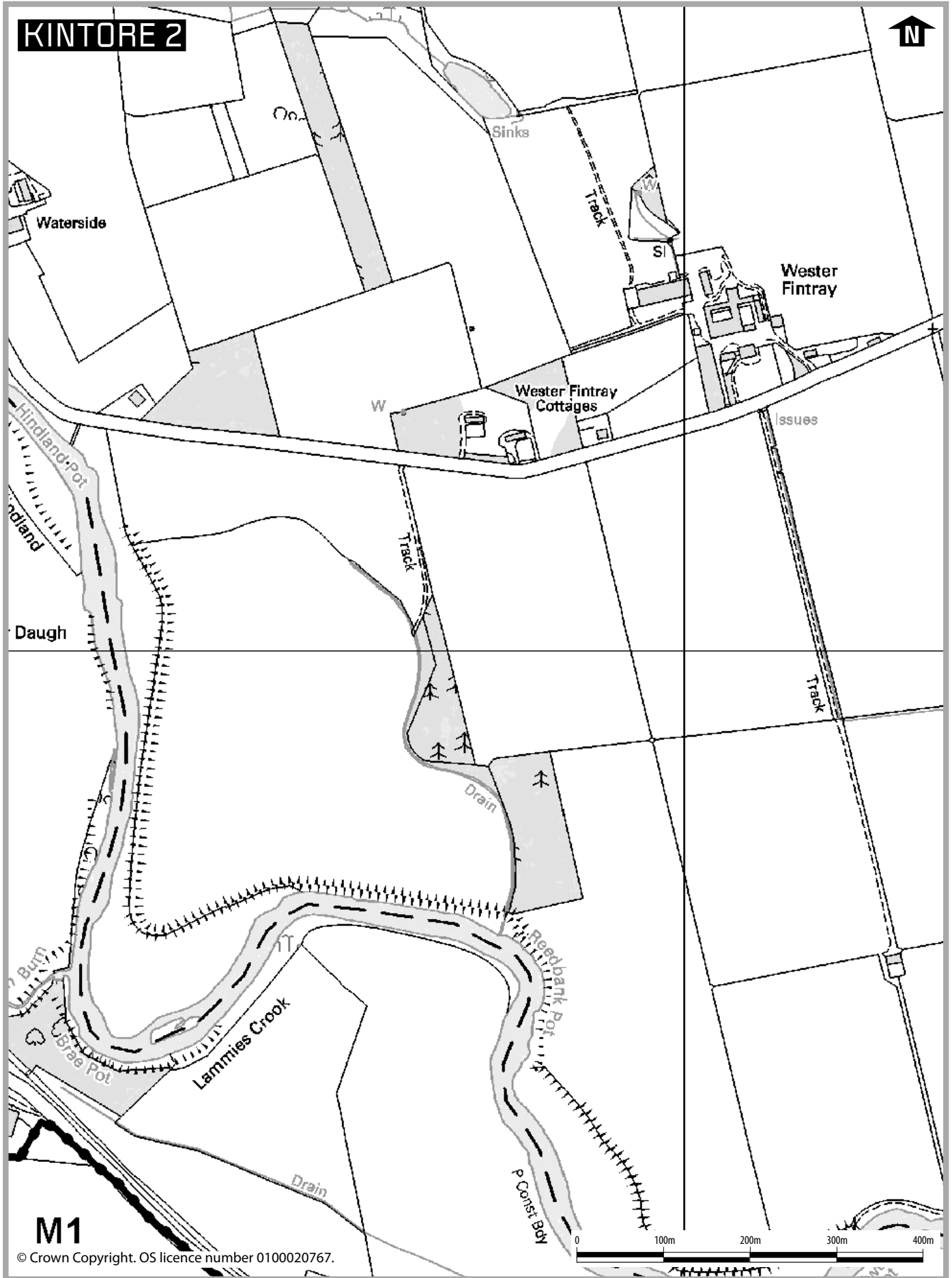
Proposed Site

- Site M1 is allocated for up to 600 houses in the second phase of the plan and employment land. A new academy will have to have been confirmed before planning permission is granted and a primary school as well as community facilities will need to be in place prior to the development of housing. The site for education provision is shown as protected. A development framework and masterplan(s) are required for the site.

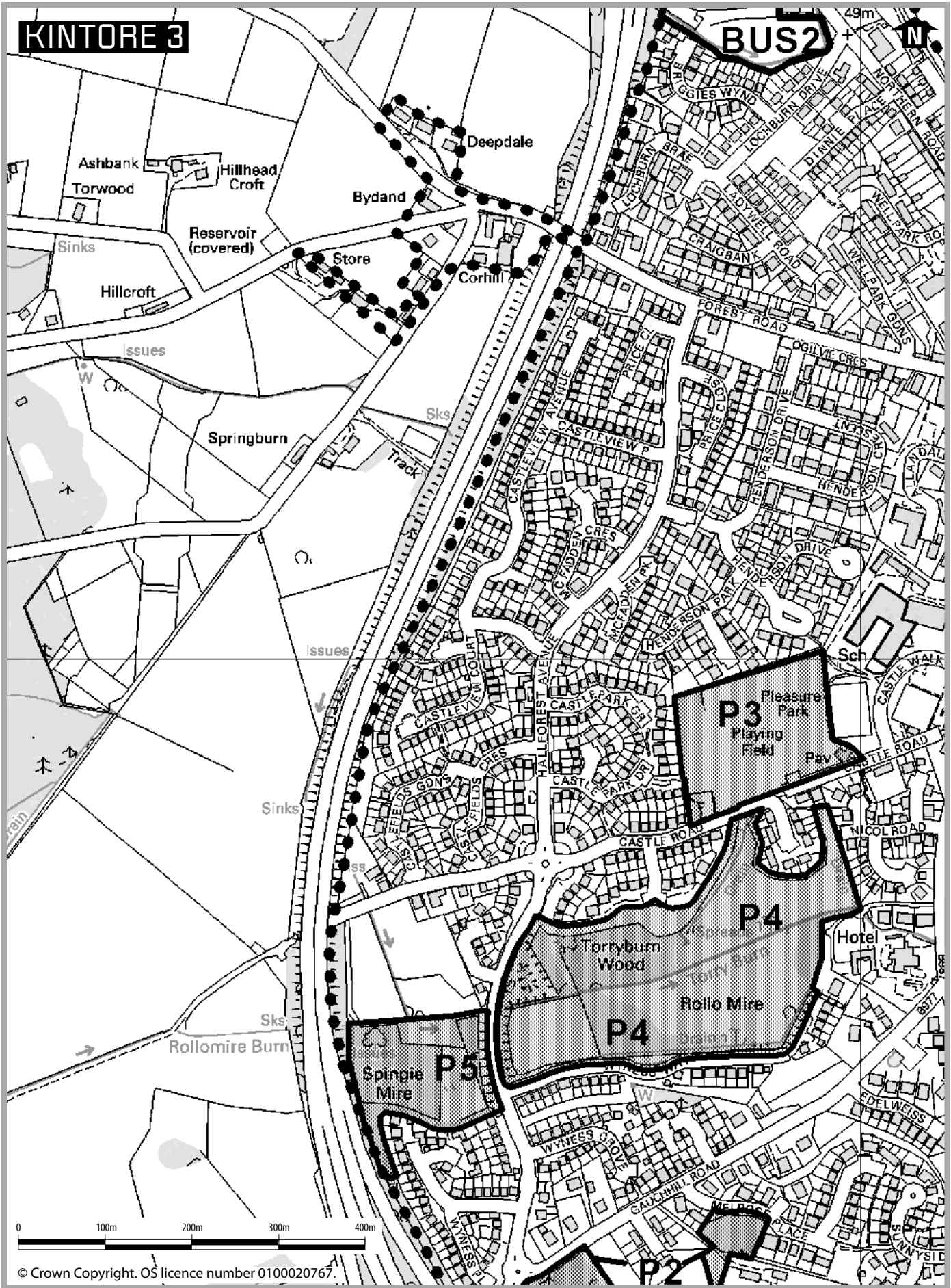


KINTORE 1

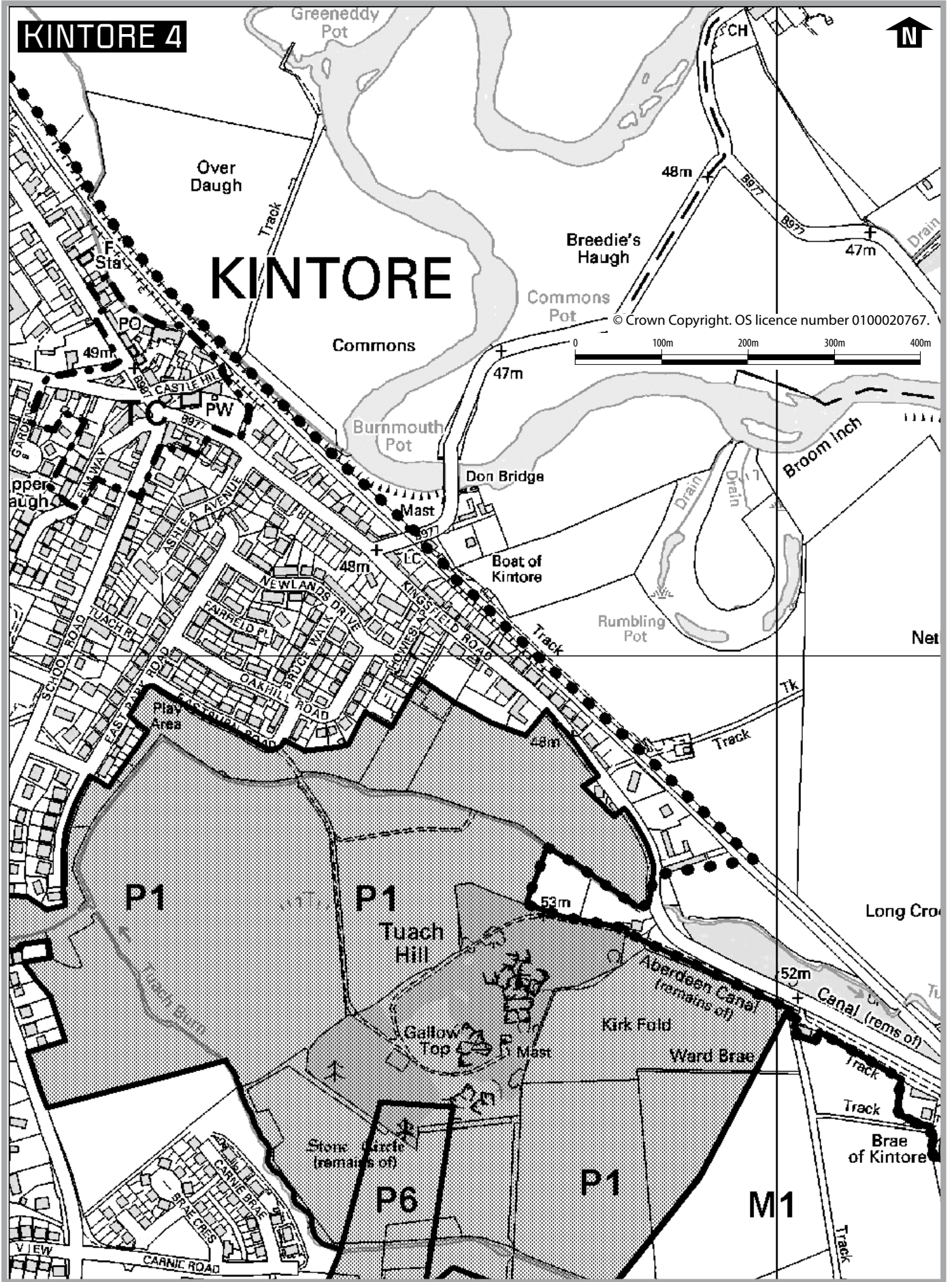




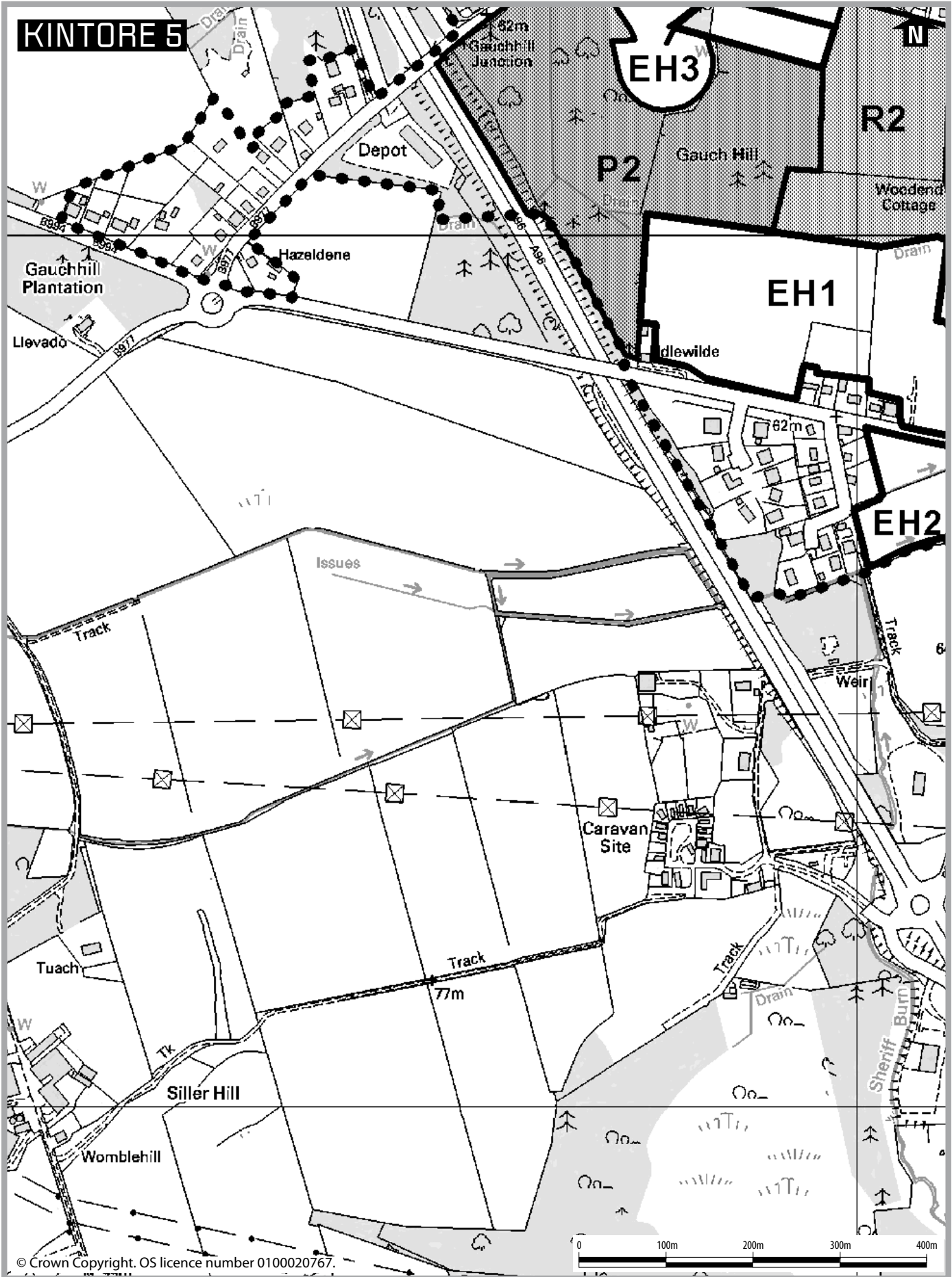
KINTORE 3

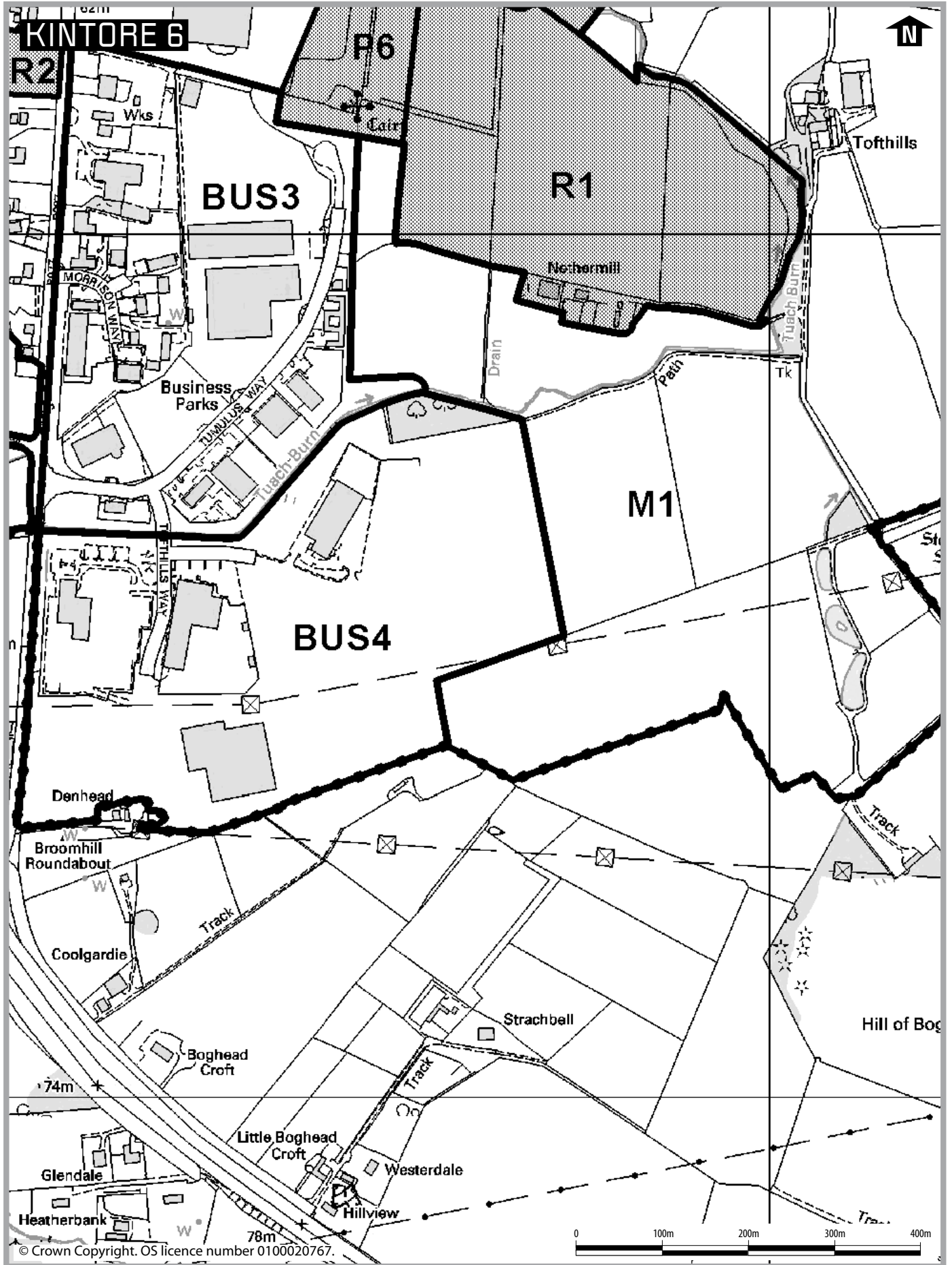


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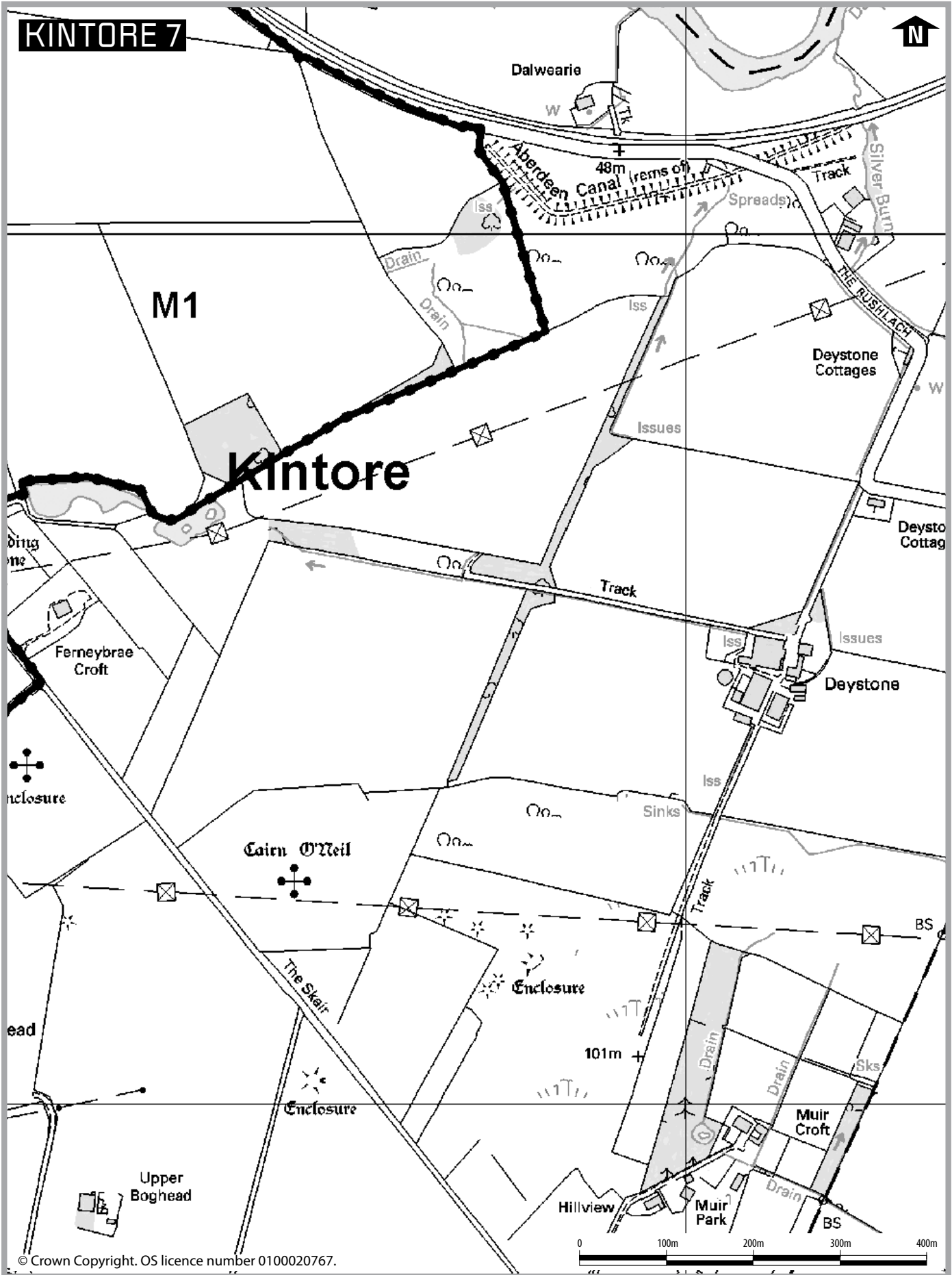


KINTORE 5





KINTORE 7



KIRKTON OF SKENE

Key Planning Objectives for the Settlement

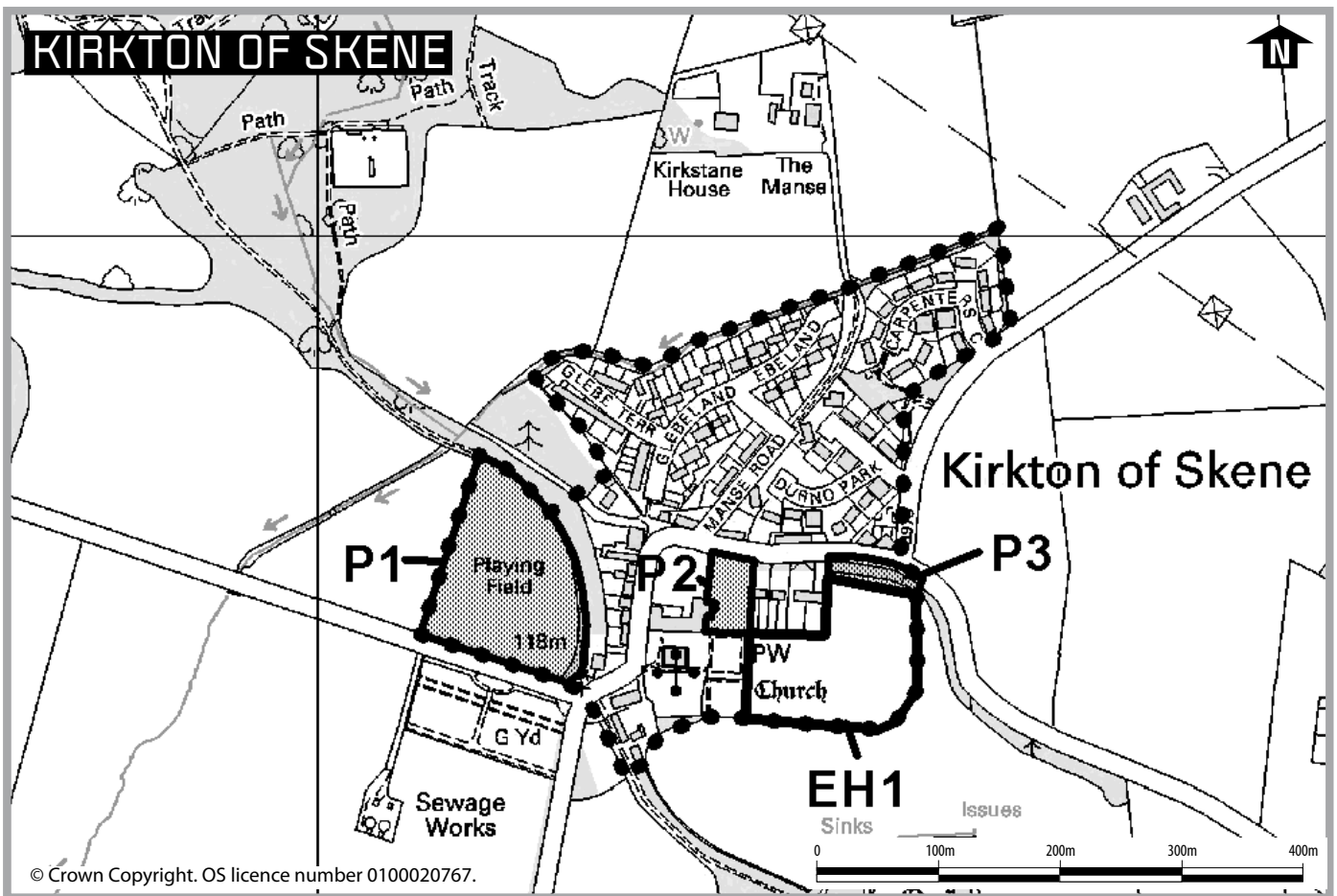
- Preserve the amenity of the settlement.
- Meet local housing needs.

Protected Land

- Site P1 is protected to conserve the playing field.
- Site P2 is protected to conserve the area of open space.
- Site P3 is protected to conserve the area of open space.

Existing Site

- Site EH1 is carried forward from the previous local plan for 10 units.



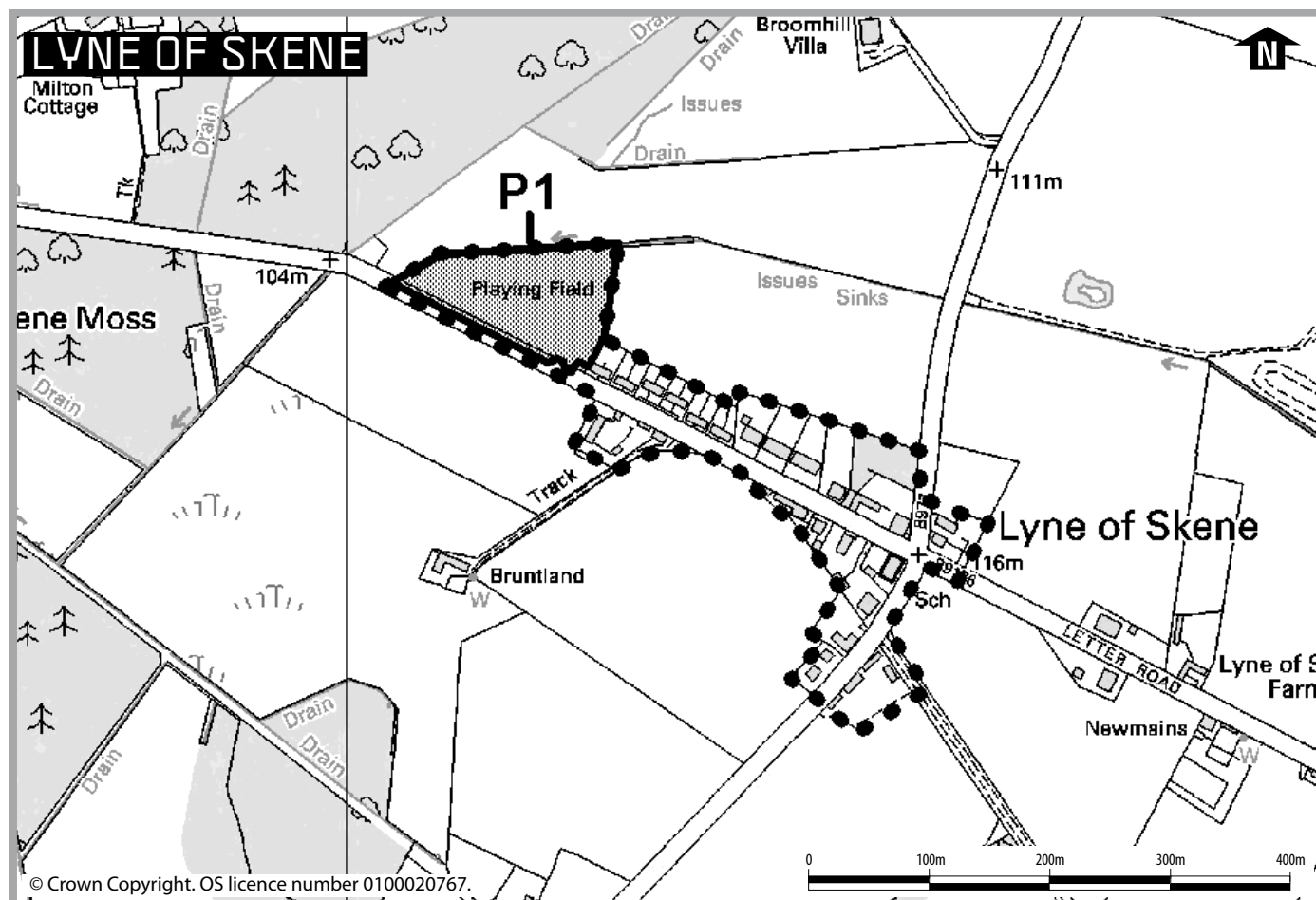
LYNE OF SKENE

Key Planning Objectives for the Settlement

- Preserve the amenity of the settlement.

Protected Land

- Site P1 is protected to conserve the playing field.



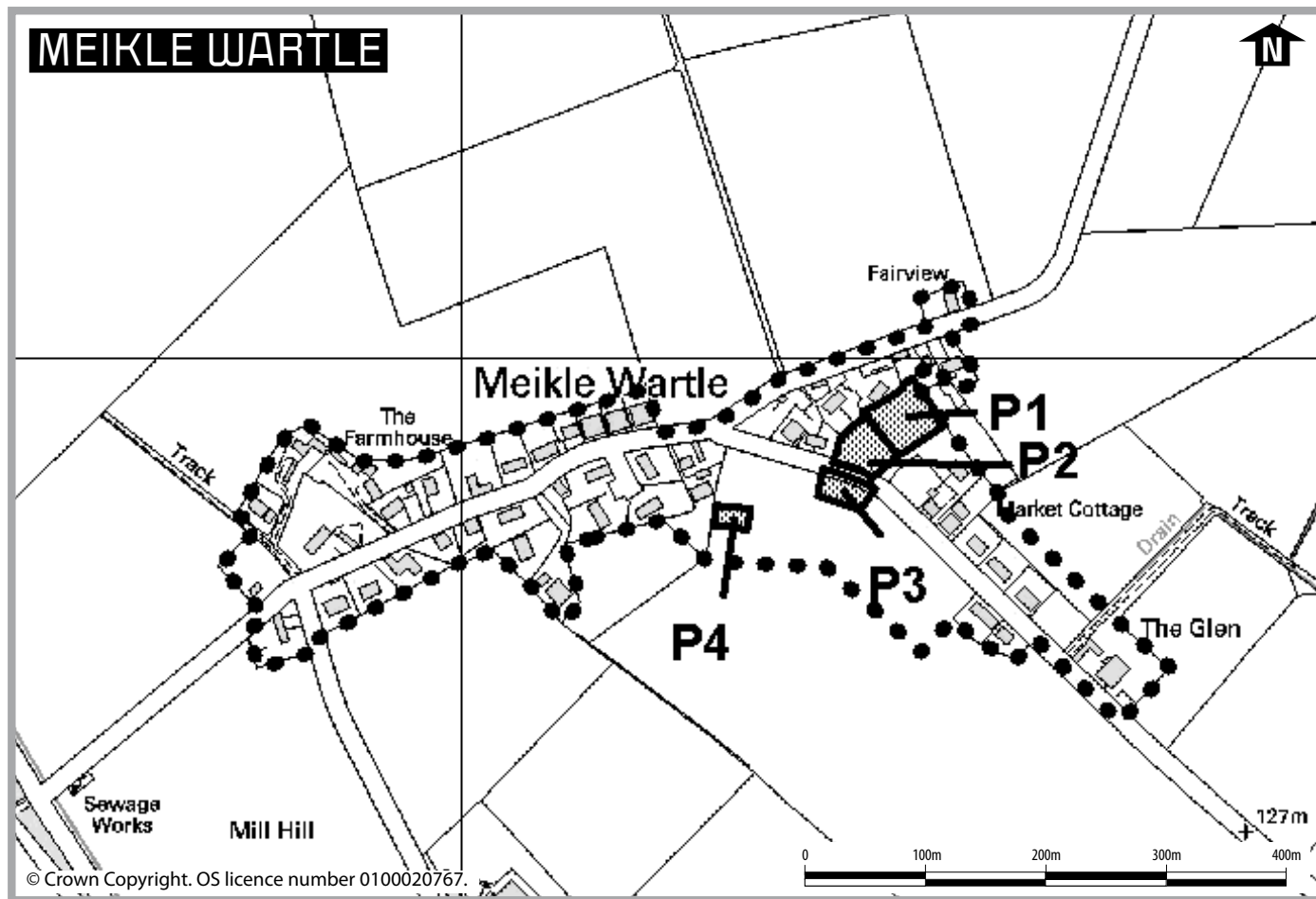
MEIKLE WARTLE

Key Planning Objectives for the Settlement

- Preserve the amenity of the settlement.

Protected Land

- Site P1 is protected to conserve an area of open space.
- Site P2 is protected to conserve the play park.
- Site P3 and P4 are protected to conserve approved areas of open space.



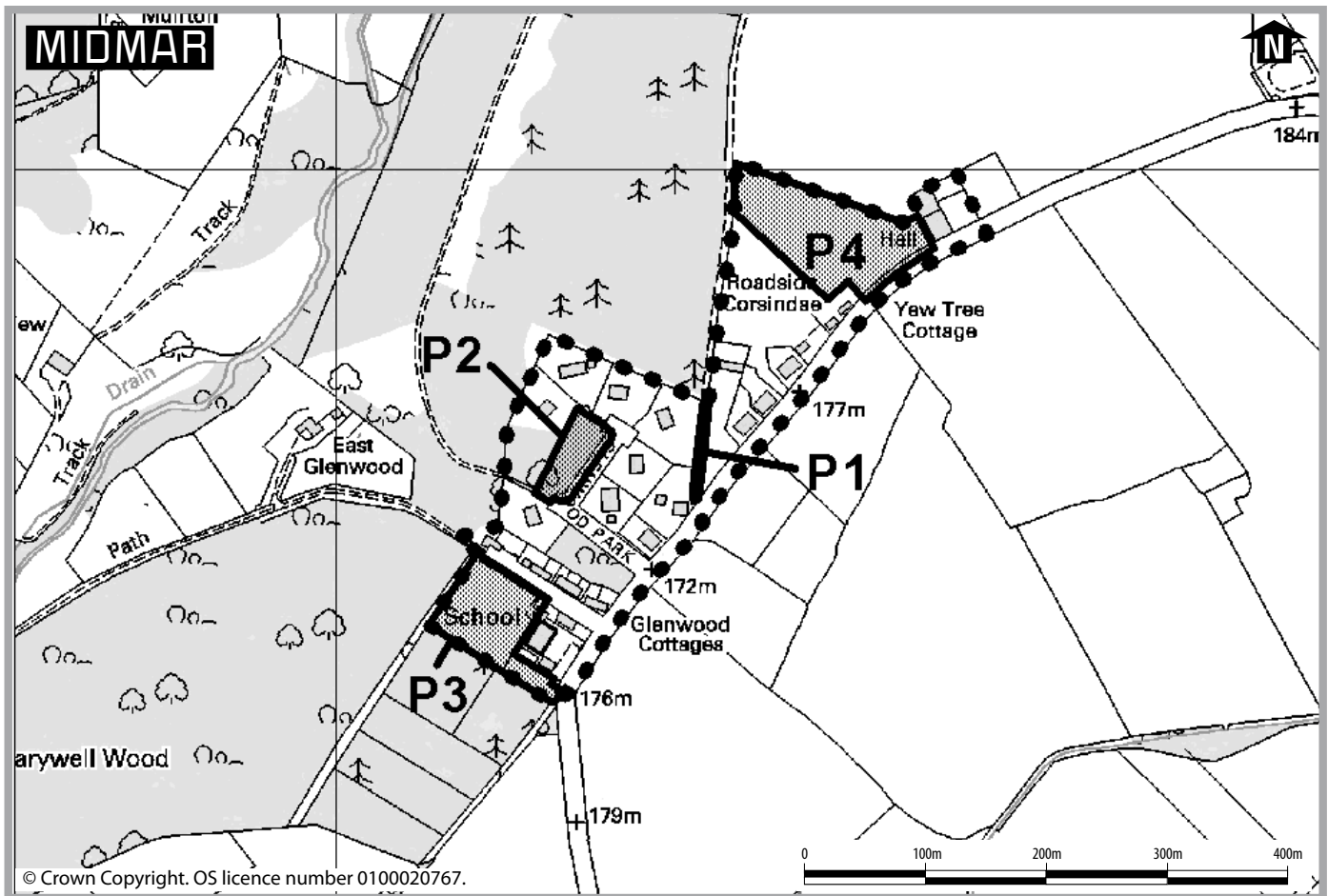
MIDMAR

Key Planning Objectives for the Settlement

- Preserve the amenity of the settlement.

Protected Land

- Site P1 is protected to conserve the amenity of the village and provide access to open space
- Site P2 is protected to conserve the area of open space.
- Site P3 is protected to conserve the playing field.
- Site P4 is protected for landscaping associated with the adjoining site, and the development of public gardens adjacent to the village hall.



MILLBANK

Key Planning Objectives for the Settlement

- Preserve the amenity of the settlement.
- Meet local housing needs and promote rural development.

Protected Land

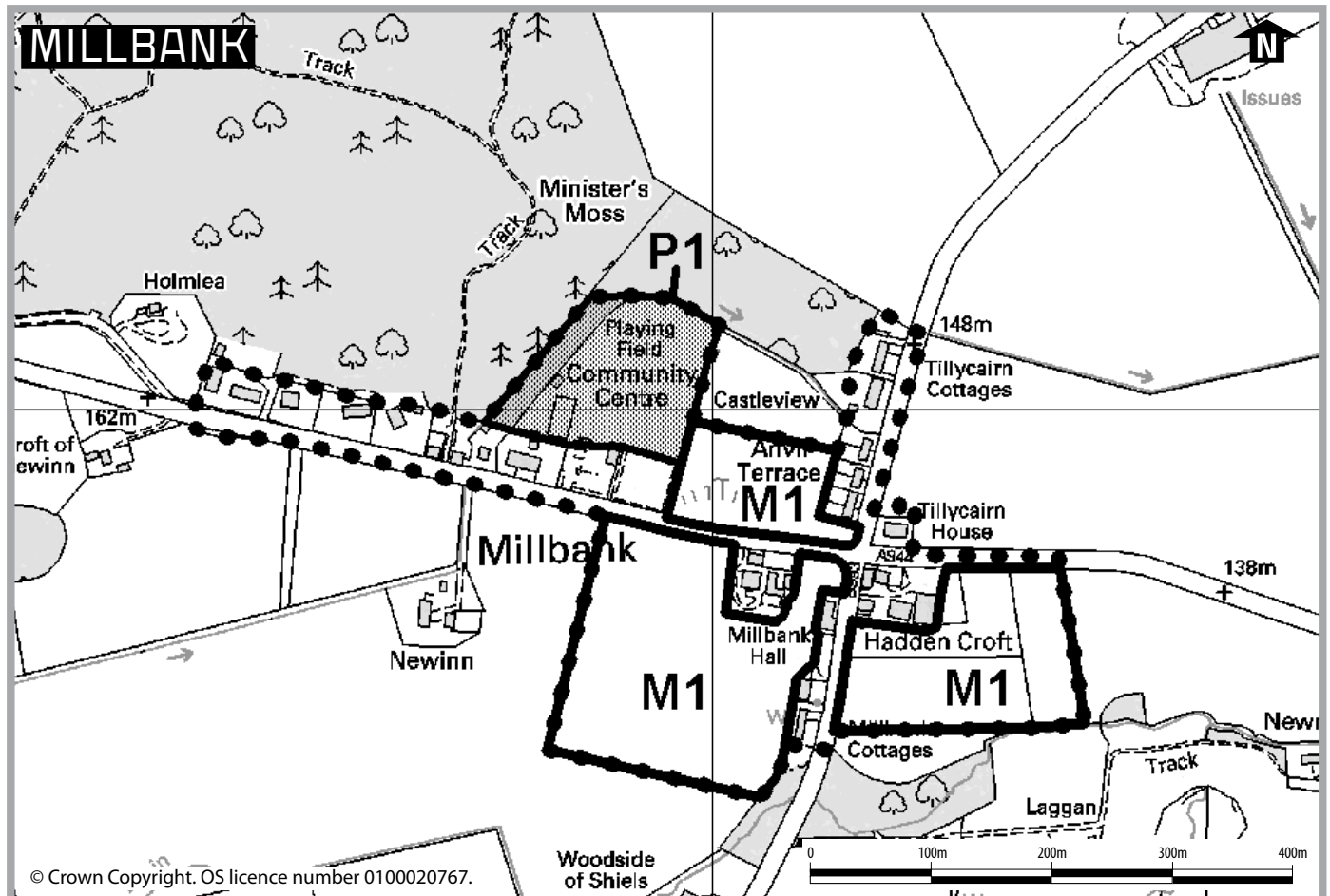
- Site P1 is protected to conserve the playing field.

Flood Risk

- If a flood risk assessment has not been carried out to determine this boundary, one will be required to accompany any future development proposals.

Existing Site

- Site M1 is carried forward from the previous local plan for up to 35 houses, employment land and community facilities. Development at the site must accord with the approved Millbank development brief (2006).



NEWMACHAR

Key Planning Objectives for the Settlement

- Meet immediate need for housing in the settlement and the Aberdeen Housing Market Area.
- Provide opportunity for employment.
- Provide for long term relief of traffic congestion through provision of a distributor road.
- Provide new services and facilities and a long term context for a sustainable community

Protected Land

- Site P1 is protected to conserve the community hall.
- Site P2 is protected to conserve the cemetery.
- Site P3 is protected to conserve the playing area.
- Site R1 is reserved for a redevelopment of education provision in the settlement.
- Site R2 is reserved for the development of a recreational area.

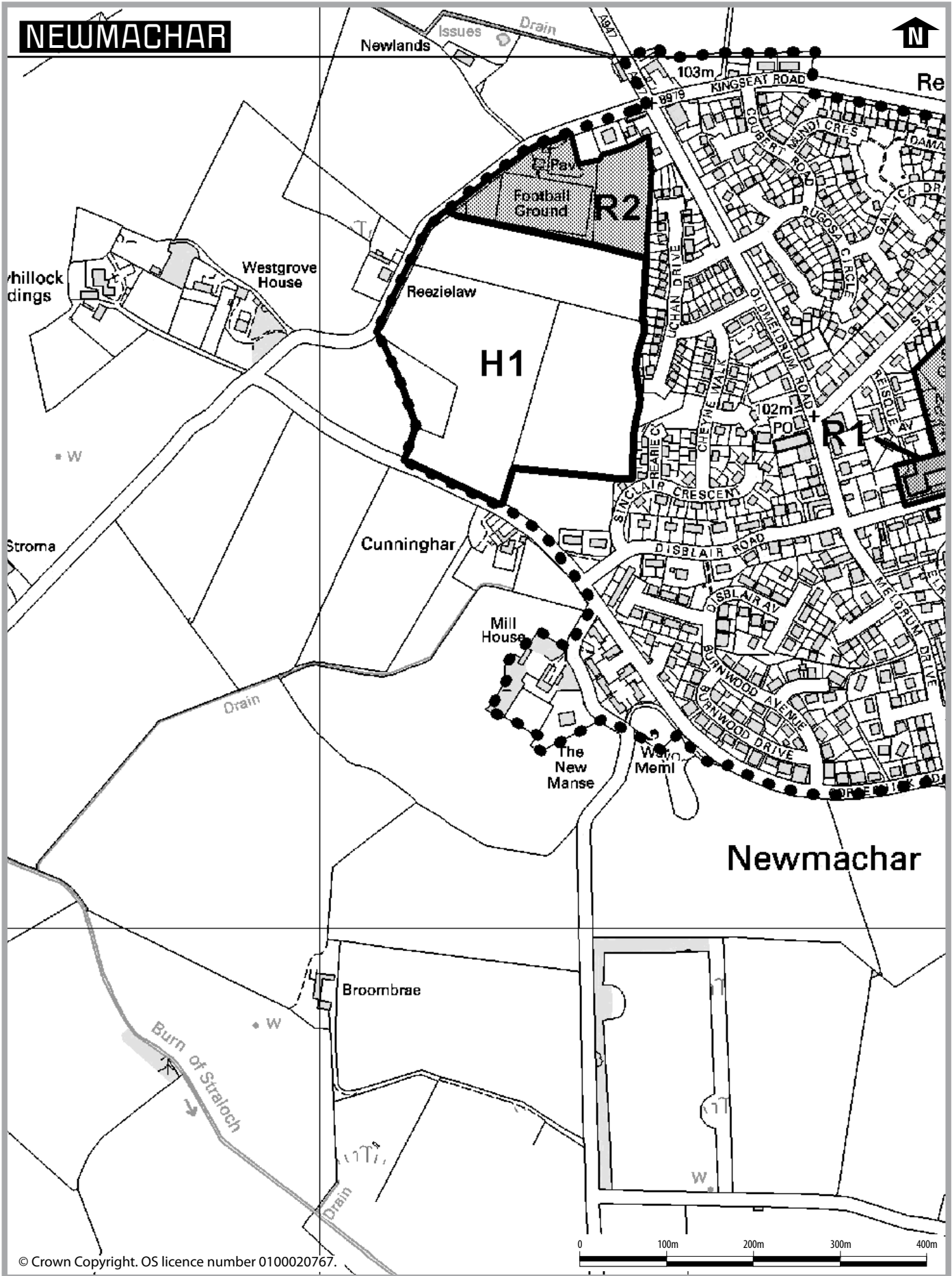
Settlement Infrastructure

- Contributions towards a standalone community hall in Newmachar are required.
- Contributions to a distributor road are required from all development.
- Direct pedestrian/cycle access is required onto the Formartine and Buchan way. Access and upgrades of A947, B979 and Hillbrae Way required. Final detail is dependent on masterplan.
- Open space contributions should include three sports pitches and allotments.
- Contributions to a household waste recycling centre/ bulking facility in the area are required.
- An additional recycling point is required.
- Contributions to the provision of health service facilities in the area are required.
- Contributions are required towards an additional primary school (210 capacity).

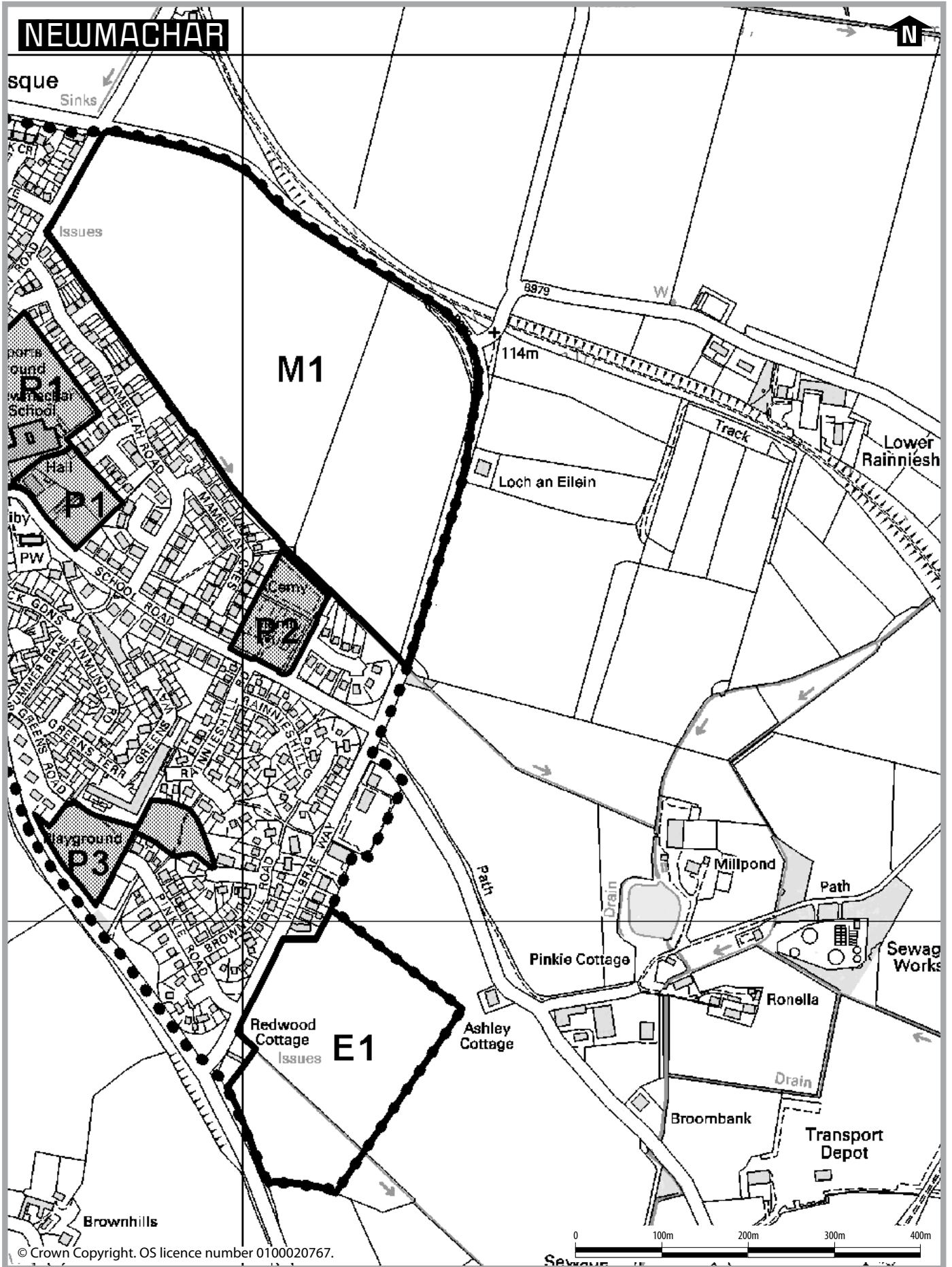
Proposed Sites

- A development framework is required to show how site M1 and E1 will be linked by a new distributor road. This will provide a long term plan for the development of the village, including phases of development that may occur post 2016 and are not allocated for development in this plan, so as to achieve the creation of a sustainable community
- Site M1 is allocated for mixed use development including: up to 300 houses in two phases of 140 houses in the first phase and 160 in the second phase, employment, and community facilities to include an additional primary school. A masterplan is required. A route for the proposed distributor road may be required depending on the outcome of a feasibility study
- Site H1 is allocated for up to 165 houses and community facilities (50 houses in the first phase and 115 houses in the second phase).
- Site E1 is allocated for employment uses.

NEWMACHAR



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OLD RAYNE

Key Planning Objectives for the Settlement

- Support the local Primary School.
- Maintain the character of the village.
- Meet local housing needs.

Protected Land

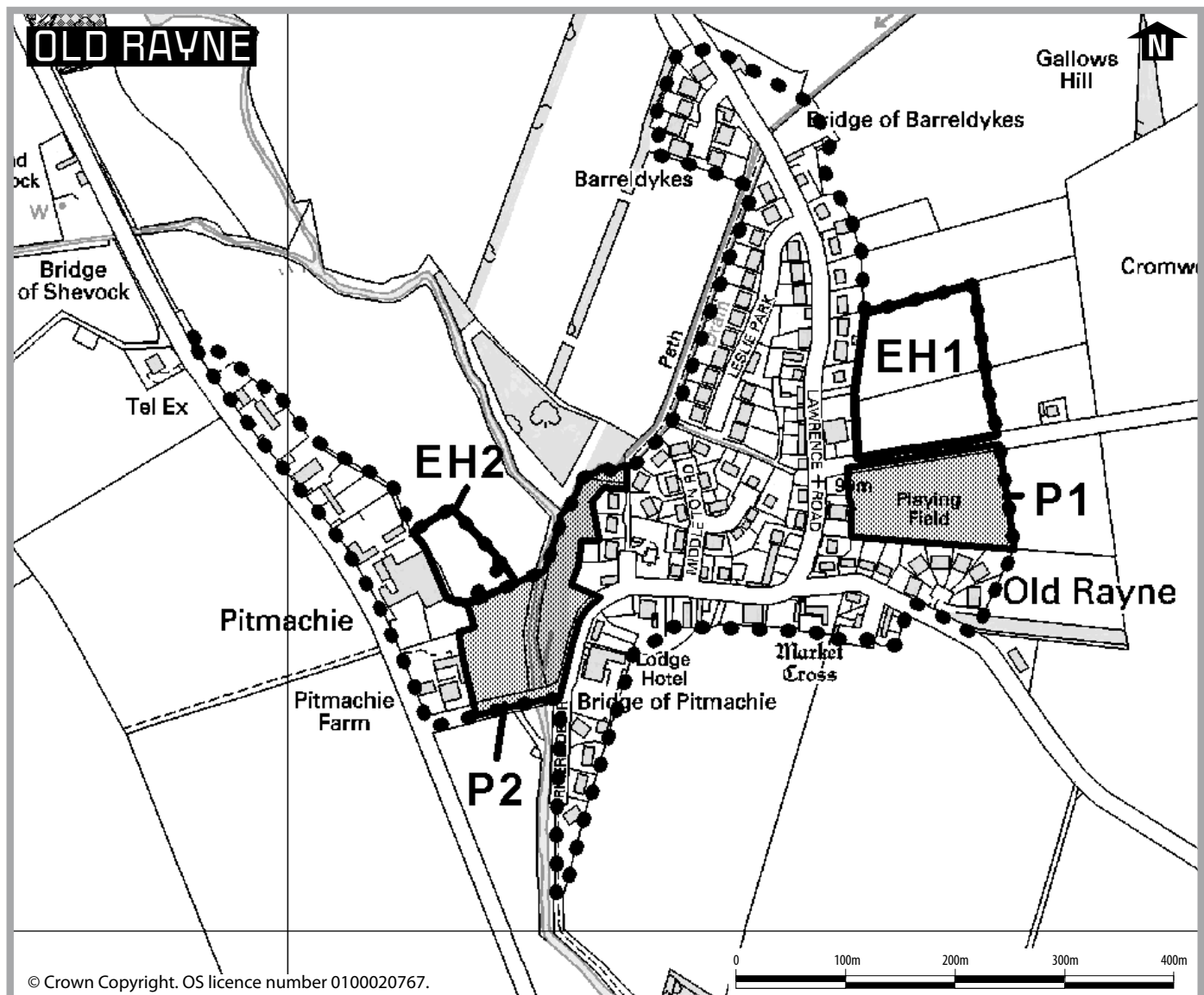
- P1 is protected to conserve the playing field.
- P2 is protected to conserve the area of open space and woodland.

Flood Risk

- Part of the site EH2 lies within the indicative 1 in 200 year flood risk area. A detailed flood risk assessment will be required to accompany any future development proposals for this site.

Existing Sites

- EH1 is carried forward for the development of up to 10 houses.
- EH2 is carried forward for the development of up to 10 houses.



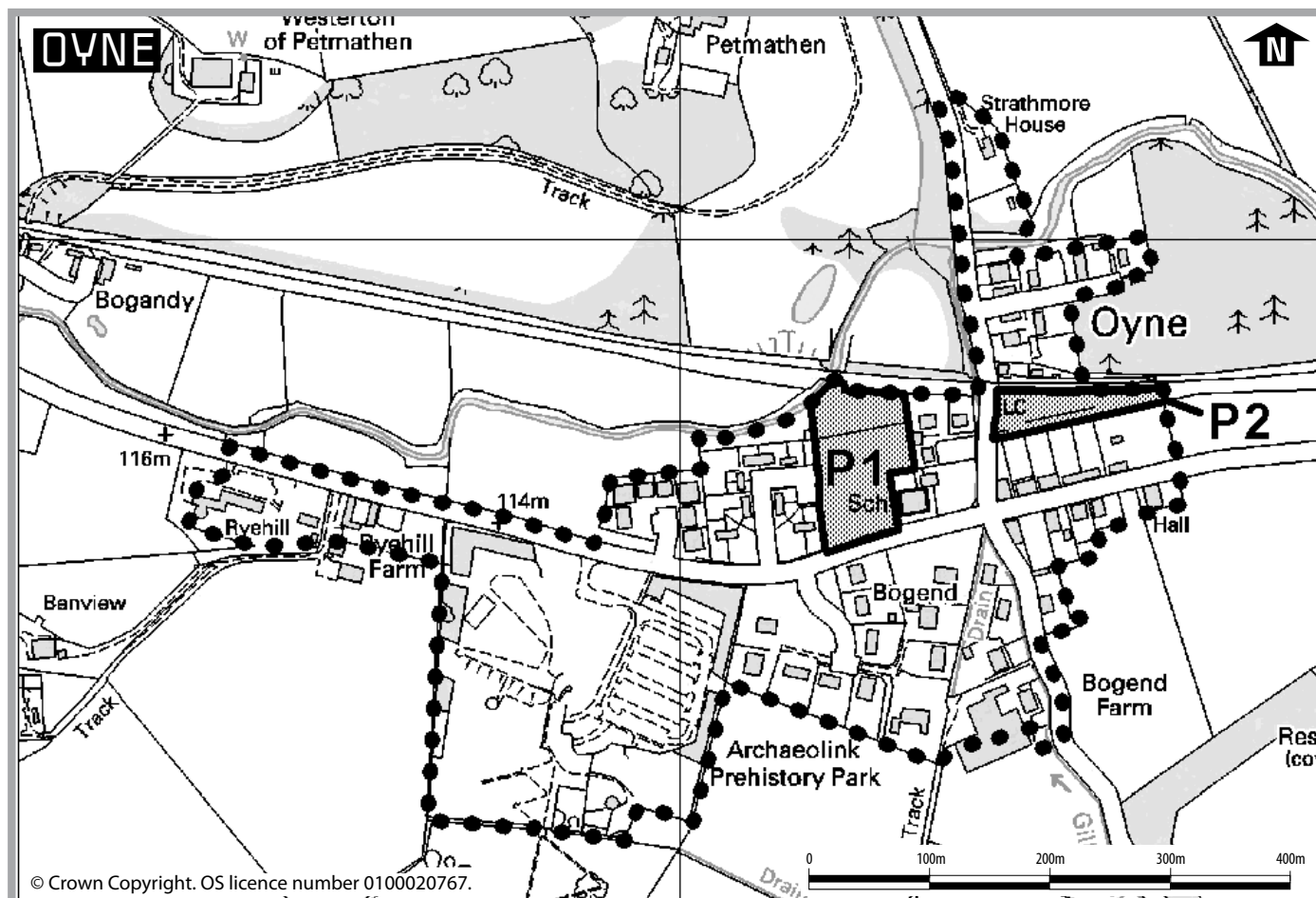
OYNE

Key Planning Objectives for the Settlement

- Preserve the amenity of the settlement.

Protected Land

- Site P1 is protected to conserve the playing field.
- Site P2 is protected to conserve the area of open space.



WESTHILL

Key Planning Objectives for the Settlement

- Meet the need for housing in the settlement, and the Aberdeen Housing Market Area.
- Sustain existing services in a sub-regional centre.
- Provide affordable housing in the settlement.
- Maintain function as a successful employment centre.
- Allow scale of development which does not cause problems for current infrastructure.

Protected Land

- Site P1 is protected to conserve the nature reserve and provide land for access improvements.
- Site P2 is protected to conserve the Arnhall Moss.
- Site P3 is protected to conserve the playing fields.
- Site P4 is protected to conserve the playing fields.
- Site P5 is protected to conserve the playing fields.
- Site P6 is protected to conserve the playing fields.
- Site P7 is protected to conserve the amenity area.
- Site P8 is protected to conserve the playing fields
- Site P9 is protected to conserve the play area.
- Site P10 is protected to conserve the golf course.
- Site BUS is safeguarded for employment uses.
- The town centre is identified by TC and a dashed line.
- The greenbelt is identified by GB. For detailed greenbelt boundaries refer to Section 6 of the Local Development Plan.

Settlement Infrastructure

- There is need for 40% affordable housing in the settlement.
- Developer contributions are required towards the provision of a replacement Household Waste Recycling Centre in Westhill. A recycling point is required within site H1.

Flood Risk

- There is a small watercourse running alongside site E1, a flood risk assessment may be required.

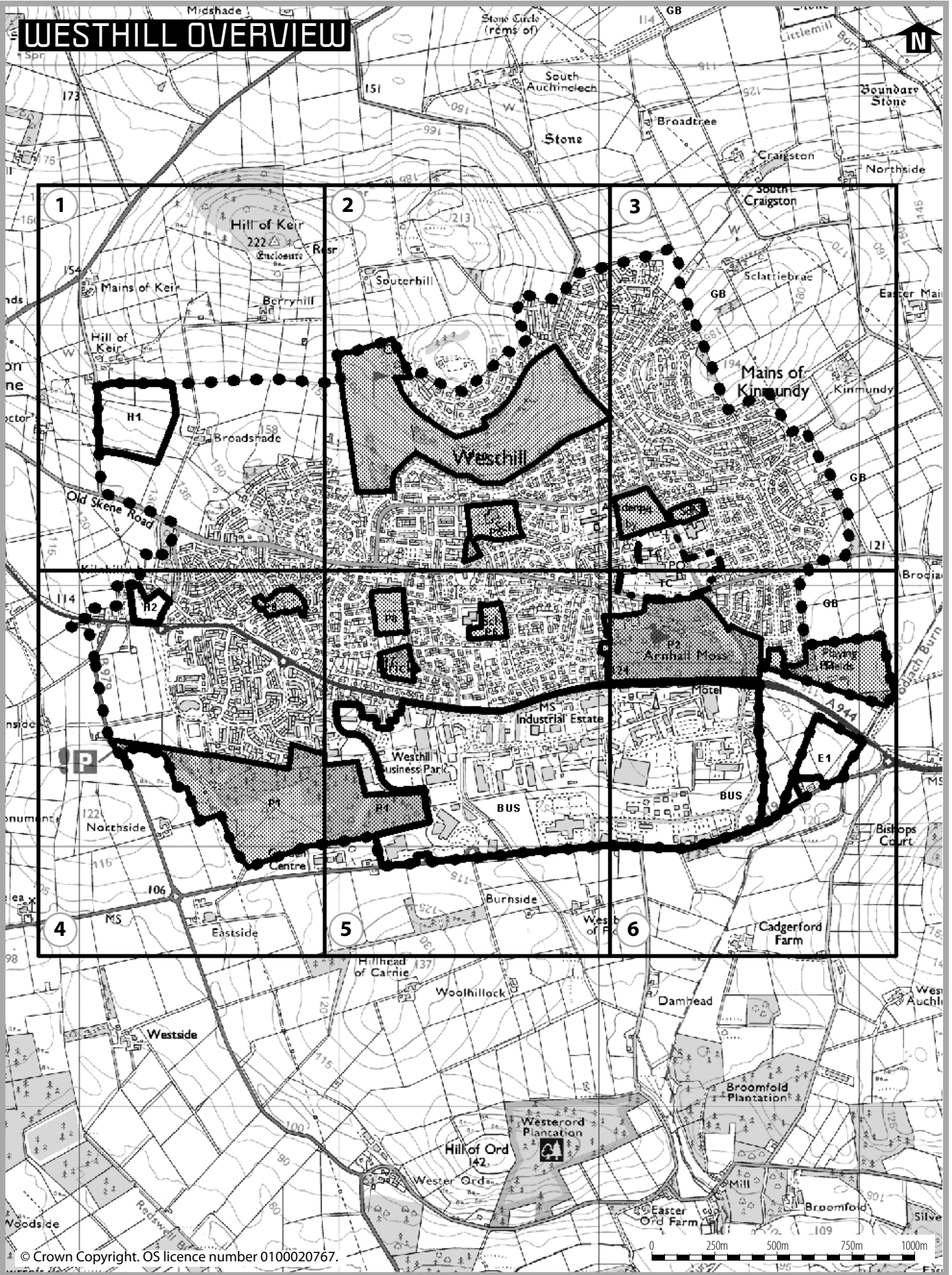
Pipelines

- There are various pipeline consultation zones in Westhill which must inform development proposals on existing and new sites.

Proposed Sites

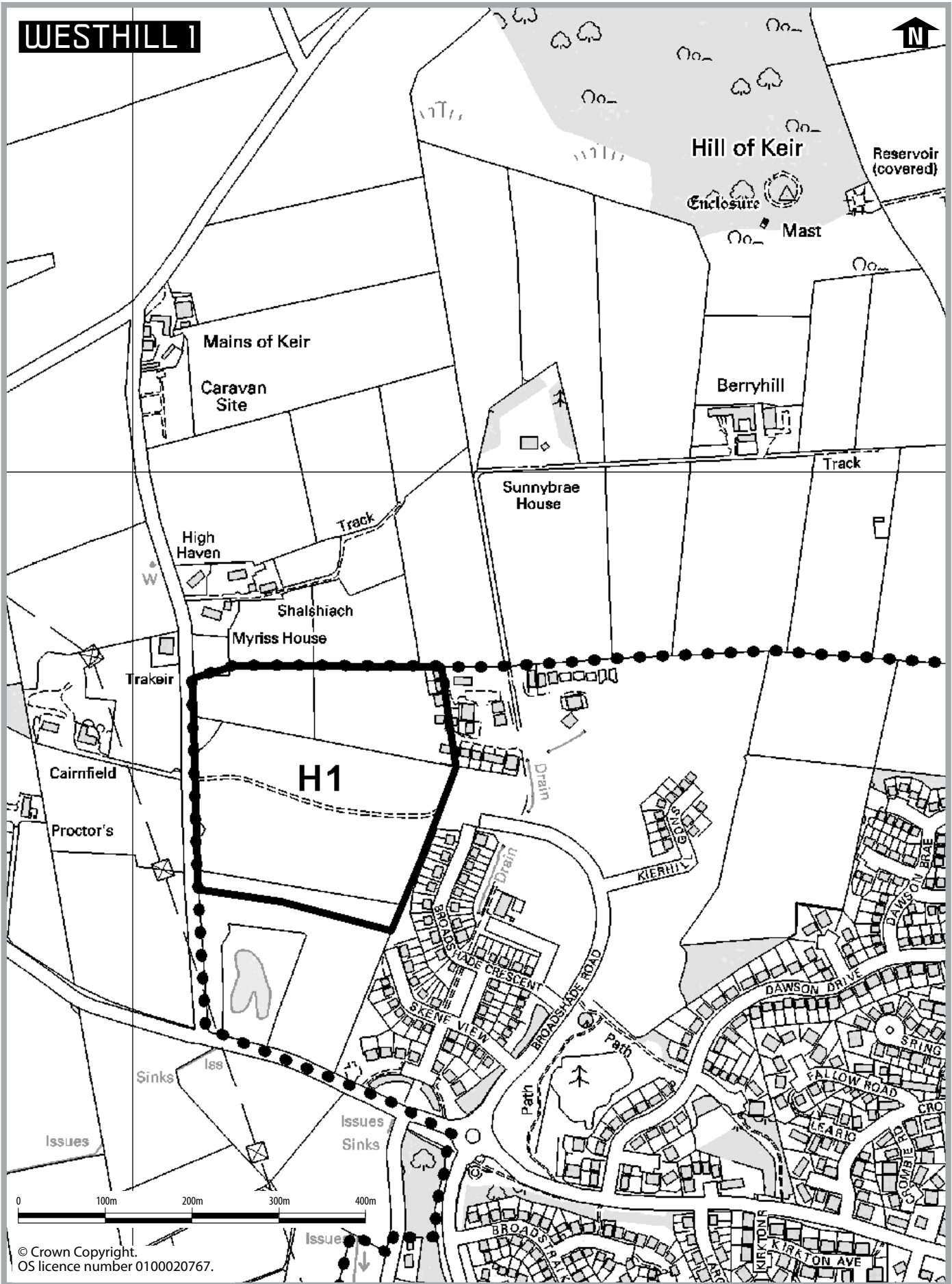
- Site H1 is allocated for up to 190 houses (95 houses in the first phase and 95 houses in the second phase of the plan). A masterplan which details integration with the adjoining existing housing site is required. A recycling point should be provided on the site.
- Site H2 is allocated for up to 10 houses in the first phase of the plan.
- Site E1 is allocated for employment land.

WESTHILL OVERVIEW

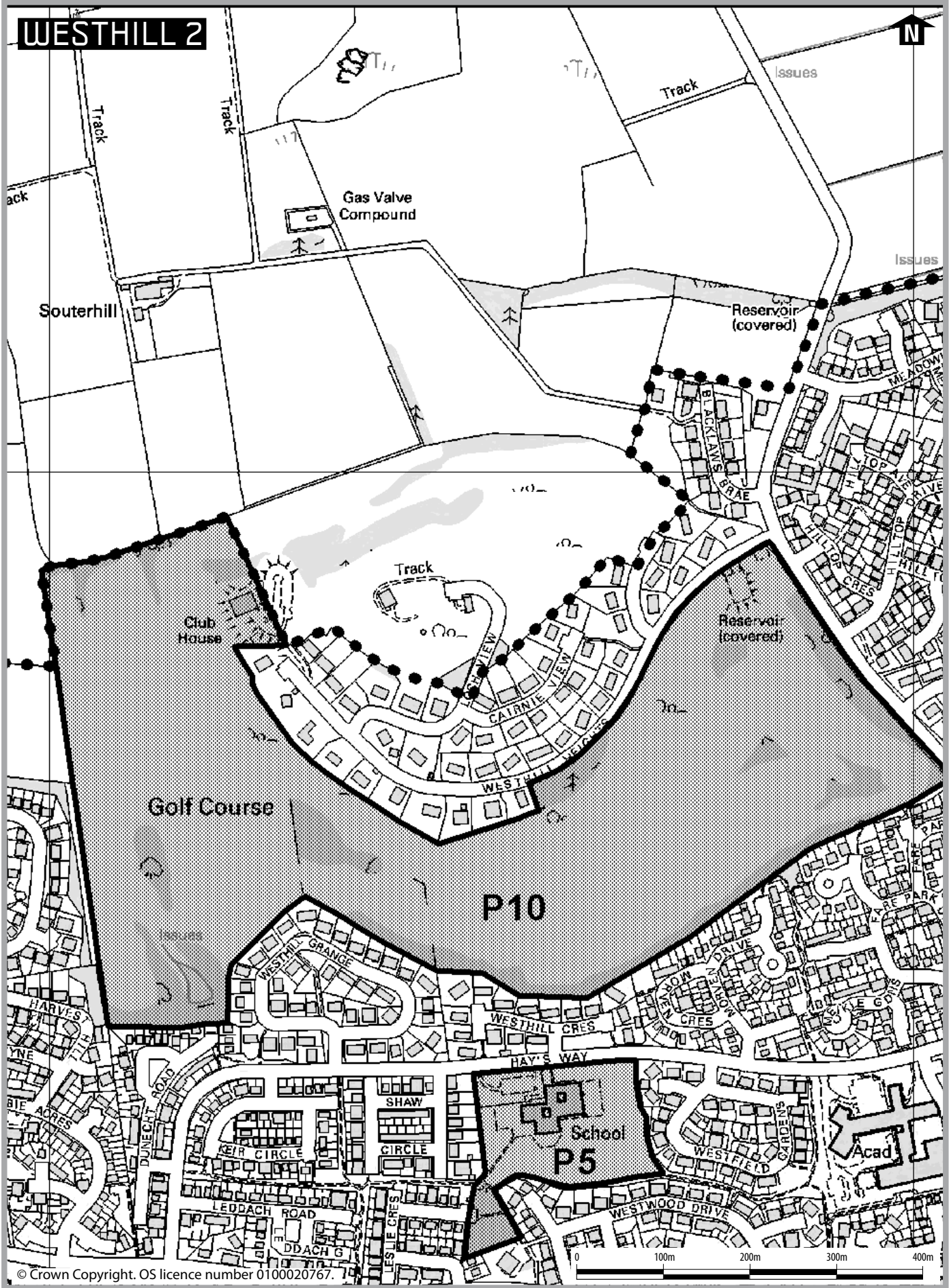


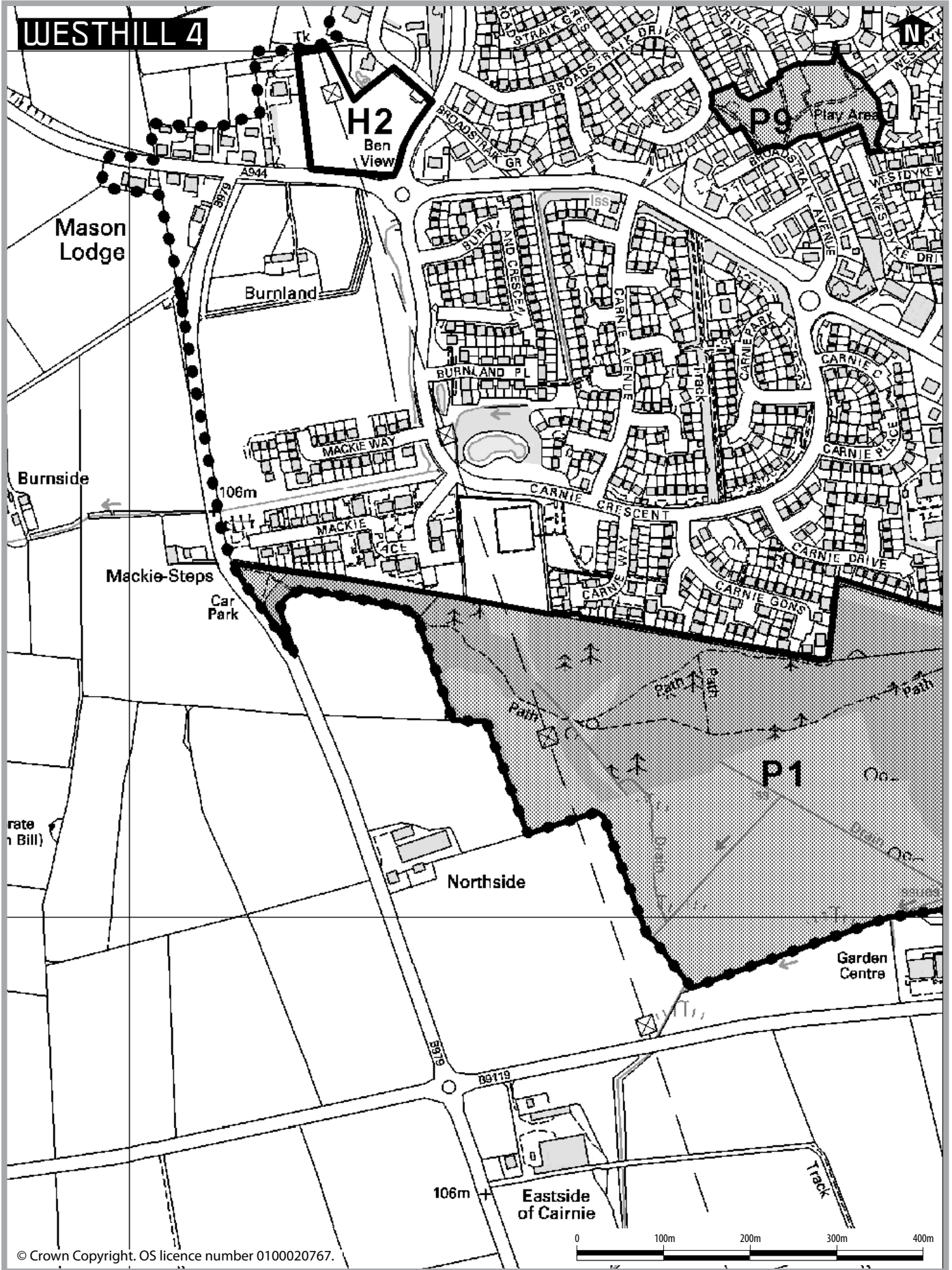
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WESTHILL 1



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WHITEFORD

Key Planning Objectives for the Settlement

- Preserve the amenity of the settlement.

Protected Land

- Site P1 is protected to conserve the playing field.
- Site P2 is protected to conserve the setting of the village.

