



Uryside Development Framework

**Adopted
November 2006**



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Fig. 1.1 The Town Hall and Square

Inverurie and Uryside

Inverurie is a thriving market town which has retained much of its charm through a period of sustained growth from the early 1970's to the present day. Uryside and this framework are seen as a means by which Inverurie may develop further to meet current and future needs whilst satisfactorily shaping that development to secure an end result which :

- Maintains and supports improvements to the town's thriving centre.
- Naturally grows from the town centre.
- Complements Inverurie's high quality landscape surroundings.
- Provides facilities for both the new development and the existing town.
- Seeks to encourage pedestrian movement and dilute our reliance on car travel.
- Creates an integrated development of complimentary mixed uses.
- Encourages a more sustainable form of development.

The National Agenda

The importance of creating high quality new development is established at the top of both the Government and the Scottish Parliament's national agenda, with planning policy statement Designing Places¹ stating that 'good

design is an integral part of a confident, competitive and compassionate Scotland'. The first minister Jack McConnell recognises that *'the quality of Scotland's built environment is important, not only to our own quality of life, but to the perception of the country abroad as an outstanding place to be.'*² The Scottish Executive is also adamant that a shift in attitudes, expectations and practice is now needed to ensure that new development creates successful and sustainable places. It is hoped that through the implementation of the development framework that this 'shift' will take place in Inverurie.

Key urban design principles underpinning the creation of successful and sustainable places and communities are set out in a series of national good practice guides, including: *SPP1 The Planning System*³, *SPP 3 Planning for Housing*⁴, *Designing Safer Places*⁵, *New Residential Streets*⁶ and *Housing Quality*⁷.

A further measure of Parliament's commitment to quality is Architecture and Design Scotland, a departmental public body established in April 2005 as the national champion for good architecture, design and planning in the built environment.

The Commitment to Quality

The development framework sets out a vision for the expansion of Inverurie; the creation of a sustainable community that has distinctive character in terms of its architectural quality, that takes advantage of, whilst respecting, its rural setting, is environmentally conscious in its design and construction and meets the day to day needs of its community.

*North East Scotland Together*⁸(NEST), within Policy 11 calls for new development *'to make a positive contribution to sustaining the community in which housing is located through sensitive siting, good quality design and appropriate densities...with choice of residential environments and house types'*.

The original intention behind the development framework was to emulate NEST Policy 11 and other best practice throughout every stage of the design process (from conceptualisation to specification) and all those involved in the formulation of the framework, including Aberdeenshire Council, believe this has been achieved. We believe that in its implementation, the development framework will create a truly sustainable community with well designed homes, pleasant and safe streets and neighbourhoods to be proud of.

The Development Framework

The plan itself has a degree of flexibility to allow for an individual response to specific sites by developers in terms of detailed layout, architectural composition of buildings and car parking for example.

However, it also sets out key 'ingredients' which must be adhered to within any new development proposal - such as strategic landscaping, townscape requirements, the location of pedestrian pathways and the provision/location of a new primary school. These key 'ingredients' set out the fundamental requirements that will allow development to take place.

Throughout the process of incorporating these 'ingredients' within the masterplan, national guidance contained within the following policy documents was followed:

- SPP 7 Planning and Flooding*⁹
- SPP 17 Planning for Transport*¹⁰
- NPPG 11 Sport, Physical Recreation and Open Space*¹¹
- PAN 44 Fitting New Housing into the Landscape*¹²
- PAN 51 – Environmental Protection*¹³
- PAN 65 – Planning and Open Space*¹⁴
- PAN 69 – Planning and Building Standards Advice on Flooding*¹⁵
- PAN 72 Housing in the Countryside*¹⁶
- PAN 75 Planning for Transport*¹⁷
- NPFA Six Acre Standard*¹⁸

The masterplan also addresses issues raised within the Aberdeenshire Local Plan¹⁹ and subsequent Proposed Modifications of November 2005 - specifically the long term protection and enhancement of the Ury Riverside Park and the need for employment land within the local area (employment land requirement is between 10-30ha across Inverurie, Port Elphinstone and Kintore).

It successfully makes provision to meet the demand for new housing, whilst ensuring (through the provision of a new primary school and specifying central and local nodes through the study of walking catchments) that new development on a large scale is sustained by community facilities. Housing allocation for January 2006-December 2011 within Inverurie is 500 units and in fruition the masterplan will provide 1157.

Landscape Structure

Inverurie's landscape setting is vitally important to the visual and physical integrity of the area, partly due to the traditional low built pattern of the town allowing long views and vistas of the valley. The town's landscape setting should not be compromised through the inappropriate siting of any new development or a lack of new structure landscaping. An appropriate and justified level of landscape structure has been introduced within the development framework to mitigate against the high proportion of new development. This balance is considered and developers will be expected to meet the requirements within the framework in this regard. *Inverurie: A Landscape Capacity for Development Study*²⁰ of 2003 further highlights the need for a strong landscape structure and proposed an equal proportion of land to this use, in similar locations.

Other previous studies exist, the most relevant being the *Urban Design and Landscape Strategy* by Gillespies Iip in 1997 and *An Economic Strategy for Inverurie* in 1999 by John Lord Associates. It is telling that several of the fundamental principles from both reports are equally valid today; the need for Inverurie to protect and develop its environmental quality and the importance of developing general access throughout the town, enabling walking, cycling and other public transport means.

The *Urban Design and Landscape Strategy* of 1997 assessed several options for development and recommended that within the medium to long term, development to the north of Oldmeldrum Road would begin to breach the visual horizon of the town and that strategic landscape would be necessary to mitigate against this. The report also explored the flooding of the River to create 'Loch Ury'. Whilst the flooding of the River may have been considered an overly ambitious option, the framework proposals work with the natural flood patterns of the river when in spate, to allow for the formation of open water bodies within the naturally occurring flood plain to create interest, activity and strengthen wildlife and biodiversity.

Delivering the Framework

To assist those working within the development process in meeting the requirements of the masterplan, a sustainability checklist can be utilised in order to test and rate development proposals.

This checklist is part of 'Index 21'²¹, a tool devised by Aberdeenshire Sustainability Research Trust (ASRT) over a period of about 8 years, in association with Aberdeenshire Council and the Robert Gordon University, and with support from the European LIFE programme.

Index 21 was set up specifically to clarify the meaning of sustainability for the planning system in order to ease confusion and mis-interpretation between developers and local authorities. It does not look to provide a definition of sustainability per se, but a set of five indicators (and component questions covering different themes) aimed at achieving sustainability.

- INDICATOR 1 CLIMATE - winds, maximising solar gain
- INDICATOR 2 ENERGY - green energy, walking/cycling/public transport
- INDICATOR 3 RESOURCES – built form, embodied energy, water/waste
- INDICATOR 4 SOCIAL – accessibility, community, sense of place, comfort
- INDICATOR 5 BIODIVERSITY – nature, landscape

The framework has been developed to meet many of Aberdeenshire Council's aspirations set out in Index 21. All development proposals within the development framework area will be required to be assessed against this checklist. A benchmark score for each indicator has been assessed, and an overall score above 66% is required for any development proposal to be considered for approval. The framework has scored thus:

	Your Score
Indicator 1: Climate	2.17
Mitigation of cold winds	2.33
Maximisation of passive solar gain	2.00
Indicator 2: Energy	1.42
Green energy heat and power systems	1.00
Walking/cycling/ICT friendly	1.83
Indicator 3: Resources	1.69
Compactness of built form	2.00
Embodied energy	1.33
Management of water and waste	1.75
Indicator 4: Social	2.09
Easy access to centres of social activity	2.33
Balance of community	1.75
Sense of place	2.60
Comfort zone	1.67
Indicator 5: Biodiversity	2.50
Quality of structure planning	2.50
Total	9.86

Index 21 Rating: 66%

It is accepted that individual developments may perform better in certain categories than in others, but the overall development should still be "sustainable" in a holistic sense. To permit a degree of flexibility from that point of view individual developments will be permitted to depart from the category scores by +/- 10 % as long as the overall benchmark is still met.

Precedent for the use of Index 21 exists not only on a national level by the promotion of sustainability but regionally within '*North East Scotland Together*²²', which states that '*development will be sited and designed to avoid adverse impacts on the biodiversity of the site...its environmental quality, ecological status and viability*' Policy 19. Policy 21 further calls for an improvement in the general standard of design and for local authorities to actively promote:

- environmentally friendly layouts;
- energy efficient designs;
- thermally efficient buildings;
- habitat enhancement;
- mixed use development where appropriate;
- the use of sustainable materials; and
- the adoption of 'Lifetime standards' by the developer.

It is fully expected that within all development proposals, account will be taken of local biodiversity in reference to the *North East Scotland Biodiversity Action Plan*²³, which is a Partnership of local and regional bodies including Aberdeenshire Council, Aberdeen City Council, Scottish Natural Heritage, the Forestry Commission of Scotland, RSPB, Scottish Environmental Protection Agency, Scottish Wildlife Trust, University of Aberdeen and others.

1 A Policy Statement for Scotland – Designing Places, Scottish Executive, October 2001
2 <http://www.ads.gov.uk>
3 Scottish Planning Policy 1 – The Planning System, Scottish Executive, November 2002
4 Scottish Planning Policy 3 – Planning for Housing, Scottish Executive, February 2003
5 Planning Advice Note 77 – Designing Safer Places, Scottish Executive, March 2006
6 Planning Advice Note 76 – New Residential Streets, Scottish Executive, November 2005
7 Planning Advice Note 67 – Housing Quality, Scottish Executive, February 2003
8 North East Scotland Together, Aberdeenshire Structure Plan, Aberdeenshire Council, 2001
9 Scottish Planning Policy 7 – Planning and Flooding, Scottish Executive, February 2004
10 Scottish Planning Policy 17 – Planning for Transport, August 2005
11 National Planning Policy Guidance 11 – Sport, Physical Recreation and Open Space (imminently to be replaced by SPP11 Open Space), Scottish Executive, June 1996
12 Planning Advice Note 44 – Fitting New Housing into the Landscape, Scottish Executive, 1994
13 Planning Advice Note 51 – Planning and Environmental Protection, Scottish Executive, 1997
14 Planning Advice Note 65 – Planning and Open Space, Scottish Executive, January 2003
15 Planning Advice Note 69 – Planning and Building Standards Advice on Flooding, Scottish Executive, August 2004
16 Planning Advice Note 72 – Housing in the Countryside, Scottish Executive, February 2005
17 Planning Advice Note 75 – Planning for Transport, Scottish Executive, August 2005
18 The Six Acre Standard: Minimum Standards for Outdoor Playing Fields, National Playing Fields Association
19 The Finalised Aberdeenshire Local Plan (Extract for Garioch) Aberdeenshire Council, August 2002
20 Inverurie: A Landscape Capacity for Development Study, Aberdeenshire Council, updated 2003
21 <http://www.index21.org.uk/>
22 North East Scotland Together - Aberdeen Structure Plan, Aberdeenshire Council, 2001
23 <http://www.nesbiodiversity.org.uk/>

pedestrian traffic as much as possible and would assist the creation of a rounded community as opposed to a mere 'dormitory' as per Executive guidance in Planning Advice Note 67 – Housing Quality and Scottish Planning Policy 3 – Planning for Housing.



Fig. 4.1 The Road to Pitcaple

The location of a school centrally within the new community to the south side of Oldmeldrum Road in line with the requirements of the Local Plan was generally supported by both Community and Education Department representatives. Furthermore, there was a strong desire to compliment the school with related small scale shops, offices, and a crèche etc to create a wider community facility beyond the potential use of its hall, library and playing fields etc. It was noted that the school would also serve central Inverurie and that this consideration further underlined the need for good links to the town centre.

Flooding

Nicoll Russell Studios liaised with the Council's Flood Prevention Officer throughout the briefing process, during the development of the proposals. The Council provided profiles of the one in fifty year and one in two hundred year floods (previously prepared out by Scotia Water Services Ltd on behalf of the Council). It was confirmed that the ground floors of houses and other accommodation should be no lower than O.S.D 58m and that gardens, SUDS proposals and roadways should generally be no lower than O.S.D 56m. Floods in this area are slow moving reservoirs of water created by higher embankments or other throttle points down stream. As a result of this characteristic it was accepted that technical solutions were available to remodel the periphery of the flood area as a long as a cut and fill balance is provided (to maintain the overall flood capacity of the plain). Each Planning Application will be assessed in conjunction with Planning Advice Note 69 – Planning and Building Standards Advice on Flooding and Scottish Planning Policy 7 – Planning and Flooding.

Aerial photography and verbal accounts highlighted that the Oldmeldrum Road periodically floods adjacent to the Council's Recycling Centre. This issue is covered in greater detail later in the report.

Community Liaison

The Council, Nicoll Russell Studios and Gillespies, opened communication with the following individuals and the organisations they represent and their comments were sought:

Lady Kintore (Keith Hall Estates)
 Mr. Kenneth Gray (Inverurie Community Council)
 Mr. John Glover (Inverurie Business Association)
 Mr. Ranald Allan (Inverurie Environmental Improvement Group)
 Mr. Robert Maitland (Colony Park Football Club)
 Mr. Ron Reid (Inverurie Floodplain Group)

Generally this process indicated a strong level of community backing for the proposals and an indication that it was felt the proposals would satisfactorily control the developments which will come forward in response to the Local Plan. It was agreed that the various developments would rely upon a strong landscape and urban framework supported by well located and suitably dispersed facilities such as local shops, employment opportunities, green spaces etc, as well as a centrally located community school. Strong linkages to the existing town and the new park were also underlined as being extremely important as well as a design approach which encouraged the use of a public transport and travel by foot (whilst it was accepted cars would remain an important part of life for years to come).

It was agreed that the land zoned for housing/employment land in the Local Plan was highly visible and that due to this prominence and its excellent location that it should not be promoted as industrial land. The idea of a high quality business (office) park to the north east of housing in this area was accepted as being a more acceptable and more attractive solution, which could also create a suitable gateway into Inverurie. Mr J Glover noted that there was significant demand in the area for this type of development and agreed that companies of a more industrial nature would tend to locate closer to the A90.

Concerns were raised regarding the periodic flooding of the Oldmeldrum Road, as well as the number of potential junctions between the park and the station and the resulting isolation of the Uryside developments. The framework's approach to overcome these difficulties were encouraged.

Public spaces within individual developments were recognised as being very necessary, but it was felt that these should be overlooked to encourage self policing and that their content, detailed design and ultimate maintenance were crucial to their success.

The presence and location of a Retail Park was questioned in terms of its traffic impact, affect on the town centre and compatibility with the park and a gateway route into the town. It was however accepted that this use was encouraged by the Local Plan.

The area in the south east corner of the park was recognised as a suitable location for Colony Park's football facilities and that their intended application for a Sports Scotland Lottery Capital Grant to further develop their facilities should be supported. Mr Maitland accepted that Colony Park's development is part of a much larger proposal and should mesh with its content and approach. He agreed that their proposals, should support linkages between the town and Uryside, and be part of an overall landscape framework.

He noted that an area for six full size grass football pitches with related parking and a pavilion containing changing, support, crowd, and social facilities should be located on the higher ground adjacent to the retail development. He confirmed that he was in the course of negotiating an access point from the private road and that the pavilion could be located to police certain pedestrian routes. It was accepted that groups of two football pitches could be located within oversized landscape rooms as long as this arrangement permitted a flexible layout of pitches to control pitch wear around goals, centre spots, corners, penalty spots etc.

At a wider level it was agreed that whilst open areas must be provided along the Urie for anglers, the creation of areas with a more obvious wildlife or social context should be supported. It was agreed that the park should be designed for these varied habitats and uses rather than being a monoculture. The scale of the park was recognised along with the need for direct, straight and 'secure' routes across it and via a series of bridges to the new developments. Tree lined avenues along these routes were recognised as offering such an environment whilst also offering scope to control wind speed down the valley.

It was however recognised that the concept of the park was to create a more natural environment appropriate to a flood plain and that it would be developed and maintained to support such an ambition. It was also suggested that components such as dimmed street lighting etc, may be required to maintain the park and surrounding area's rural characteristics.

Landowner and Developer Liaison

The Council, Nicoll Russell Studios and Gillespies opened communication with the following individuals and the companies they represent and sought their comments:

Lady Kintore (Keith Hall Estates)
 Mr. Patrik Mitchell (Mitchells Dairies)
 Mr. Robert Maitland (West Balhagarty Farm)
 Mr. A. Murrison (Boyndy Farm)
 Mr. Malcolm Allan (Malcolm Allan Housebuilders)
 Mr N. Lawie (Malcolm Allan Housebuilders and Mr A. Murrison)
 Mr. Alan Bochel (Barratt)
 Mr. Alan Mitchell (Northburn Developments)

These persons have interests in land both within and adjoining the framework area.



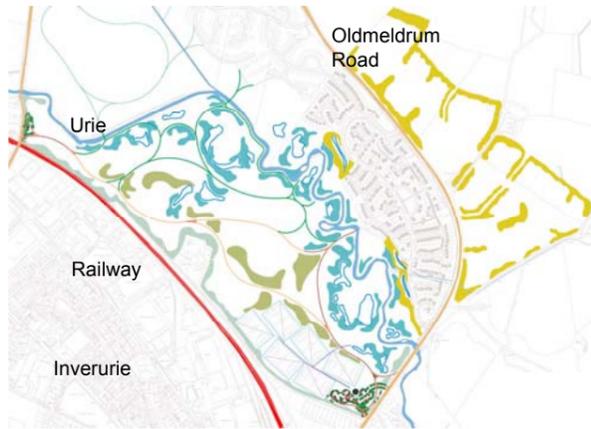
Key Plan

Fig. 5.1 Barratts Phase 1 - Approved Planning



Key Plan

Fig. 5.4 Barratts Phase 2 - Barratts Phase 2 – Current Outline Planning Application



Key Plan

Fig. 5.2 RSKENSR - Uryside Park - Current Planning Application



Key Plan

Fig. 5.5 Malcolm Allan - Portstown – Current Planning Application



Key Plan

Fig. 5.3 Northburn Properties – Current Planning Application



Key Plan

Fig. 5.6 Malcolm Allan - North Link Road – Current Planning Application



Mr and Mrs Cassie of Portstown Farm were contacted but did not attend scheduled meetings.

Keith Hall Estate

Lady Kintore supported an approach where development could be accommodated within a series of structural landscape rooms almost akin to the extension of the designed landscape around Keith Hall, but underlined the need for separation between the estate and new developments.

Mitchell's Dairies – FH3 Site

Mr P Mitchell generally supported the objectives of the framework, and the need for strong linkages between the town and Uryside. Mr P Mitchell accepted the need for a strong landscape framework and a desire to create a high quality overall development worthy of its setting. Whilst he agreed he had suggested very low density, high quality specialist housing for his own site (FH3) during the Local Plan consultation process, he noted that commercial pressures were such that it was felt that the housing in this area would need to be at a greater density to be economically viable. That said, he accepted that it was a very high quality site adjoining Keith Hall's designed landscape and was very prominent, so required a solution which would be supported by excellent landscaping and would need to be carefully designed.

Northburn Properties – Retail Park

Mr A Mitchell recognised the important part that Northburn Property's retail development could play in supporting linkages between Inverurie and Uryside. He noted that he recognised that it would have been preferable for his development to be accessed from the adjacent private road (to the north of his development) which could be brought up to adoptable standards, but that his negotiations to achieve this ambition had proven unfruitful. He then offered to make a series of enhancements to his proposals which are described later in this document and were generally supported by the authors of this study.

West Balhagerty Farm

Mr Maitland noted his general support for the approach adopted by the framework and that his land forming a raised promontory to the east of the Rothienorman Road could be recognised as an opportunity site.

Malcolm Allan Housing – Portstown Farm

Mr Allan and Mr Lawie supported housing development to the west of Portstown Farm and a dilution of the employment land shown in this area. They underlined that in their view, industrial clients wished to be located adjacent to the A90. They noted that if employment land were to remain in this location its use should be restricted to a high quality business park (offices) and that adequate separation should be created between housing and business land to prevent incompatible activities. They supported the general use of the existing steadings and for dispersed facilities such as local shops etc.

However, they had serious concerns regarding the degree of landscaping shown on the proposals, the "walled gardens", home zones, shelter belts (which they argued screened views), the layout of the roads and housing and the position of the school shown on the initial versions of the framework Masterplan.

Barratt's Phase Two Housing - Boynds Farm

Mr Bochell, Mr Murrison and Mr Lawie repeated similar concerns to those raised by Malcolm Allan regarding the degree of landscaping shown on the proposals, the "walled gardens", home zones, the location of the school, the layout of roads and housing, the location of SUDS ponds and housing facing Oldmeldrum Road.

There was an acceptance of the conversion of existing steadings, of dispersed facilities such as local shops etc, and for the inclusion of a more diverse mix of housing including flats etc.

Mr Bochell noted that looking to the future an area of flat plateaued land existed to the north of Boynds Farm above the O.S.D 95m contour. This suggestion was noted and it was acknowledged that such an opportunity may prove to be an attractive housing site in the future, but that would require further detailed consideration which was outwith the scope of this report. Mr Bochell accepted that the visibility of this area would be further limited if robust landscape proposals were adopted within the framework area.

It was expressed that Barratts would prefer the school to be located entirely within the adjacent Malcolm Allan development or within their own phase two development to the north of Oldmeldrum Road.

Liaison with Utility Companies and Statutory Authorities

Each of the utility companies and Scottish Water were contacted at an early stage of the framework commission, and their comments sought. Little detailed comment has been received from them. Regrettably a coherent and detailed approach to these issues cannot therefore be included in this study.

That said individual developers have already begun detailed discussions with each of the utility companies and Scottish Water. This approach will therefore have to be continued throughout the development process to ensure adequate supplies, capacity and equipment are provided by the developers of each area within the framework to the satisfaction of the Council, the utility companies and Scottish Water. The Council are already aware that an additional substation or power supply may ultimately be required within the area and that at some point during the development water capacities will be such to dictate the creation of a reservoir. Developers are encouraged to create common solutions to utility issues of this kind rather than parallel systems. Such an approach will minimise costs and their impact on the environment.

The framework team have liaised with SEPA, who have concurred with the broad terms of the framework proposals and further underlined the need for each Planning Application to be considered in detail with regard to flood risk, its impact upon the flood plain and its SUDS proposals.

The framework team have liaised with Historic Scotland and have had informal discussions with them regards the FH3 site, but their preference has been to comment on a Planning Application when it is made for the site. Those proposals will therefore come under their detailed scrutiny at that stage.

General

Many of Malcolm Allan and Barratt's concerns appear to arise from concerns regards roads issues. The Client has therefore been at pains to liaise with representatives of the Roads department throughout the development of the framework and their response has been favourable. The Client also recognises that PAN76 – New Residential Streets promotes a more urban approach to street design and therefore feels that technical solutions can be found for each development area.

The Council have undertaken significant negotiations with the developers prior to the publication of this report with regard to the location of the school and other factors. Their preferred location for the school to the north east of Oldmeldrum Road has been accepted by the Council and is embodied in the final framework Masterplan.

It was underlined to each developer that the framework does not seek to provide a prescriptive plan for every development area and that developers are instead encouraged to adopt the principles of the framework whilst developing their own unique solutions within it.

Both Barratts and Malcolm Allan accepted that a formula related to planning gain costs would offer a more equitable means by which these costs could be apportioned between various developments.

Continued Liaison with the Council

Liaison with the various departments within the Council has continued during the development of the framework and since meetings with the Garioch Planning Committee, Community Representatives, Landowners and Developers.

The framework has been reconsidered during this process in light of comments which have been received and the proposals have been fine tuned. Obviously at some points conflicting points of view have arisen and a balanced approach has had to be taken. Significantly the proposals did receive strong community support, given the resistance to development in this area up to this point in time. It is therefore to be hoped that developer's compliance with this document will ease their proposals through the application, consultation and approval process.

The framework proposals and their supporting analysis are described in the following chapters of this report.

Planning Background and

Land Sub-division

The study area is, not surprisingly, made up of a series of different landholdings. Some parcels of land are owned by developers who have an intention to build residential units, some with detailed planning consent (Barratts) and some with outline planning consent (Malcolm Allen). Other land parcels are in the ownership of farmers who are continuing to work the land but who are aware of the development pressure in this area and are in the process of negotiation with developers for future land releases.

Part of the study remit has been to engage with all the various landowners to understand their aspirations and objectives for the area. The area includes the Barratt phase 1 area which has now commenced on site. The layout and form of this development has been taken into account in the preparation of the Development Framework plans for the area.

A key site in the study area is that in the ownership of Northburn Properties close to the railway bridge on Oldmeldrum Road. This is a critical site in terms of the linkage of the future development area and the town centre. It currently has outline consent for commercial development and discussions with the developers of this site have been undertaken in order to coordinate the design concepts at this important entrance to the town centre.

Another key site belongs to Gaulds gas company who own the steadings area to the west of the River Urie and close to the railway. The company also owns and maintains the access road to the steadings from Oldmeldrum Road. Potential future access to the park and the relocated football pitches will require agreement on potential shared use of this road.

Land Use Key

Residential (including C (225) Fh1 (465))	
Residential/ P5 Planting, Access Community Facilities	
Residential/ Emp F General Employe	
Residential/ P6 Primary School	
Future Housing Area (Fh3*) (post 2015)	
Protected Land (Riverside Park)	
Emp G General Employment (Souterford Estate)	
Town Centre Designation	
Northern Road Link	

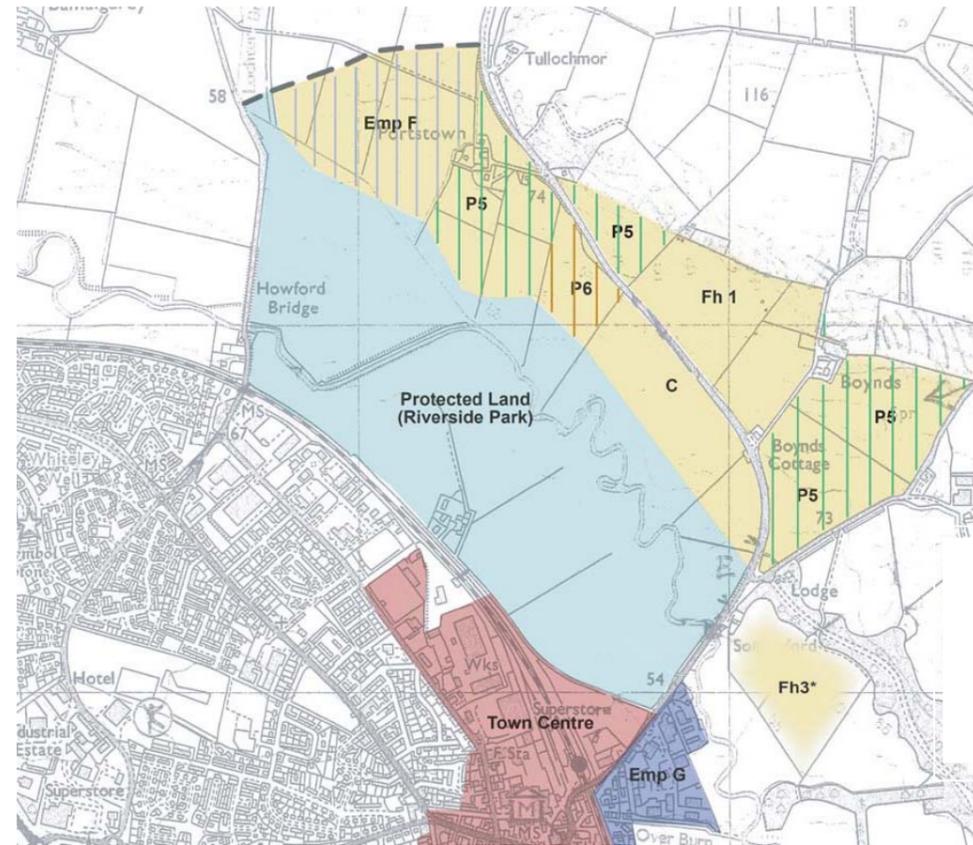


Fig 7.1 A Graphical Representation of the Planning Arrangement

Land Ownership Key

Portstown Farm	
West Balhagarty	
Barratts	
Malcolm Allan Housebuilders	
Gaulds	
Mitchells	
Kintore Estate	
Boynds Farm	
Various	

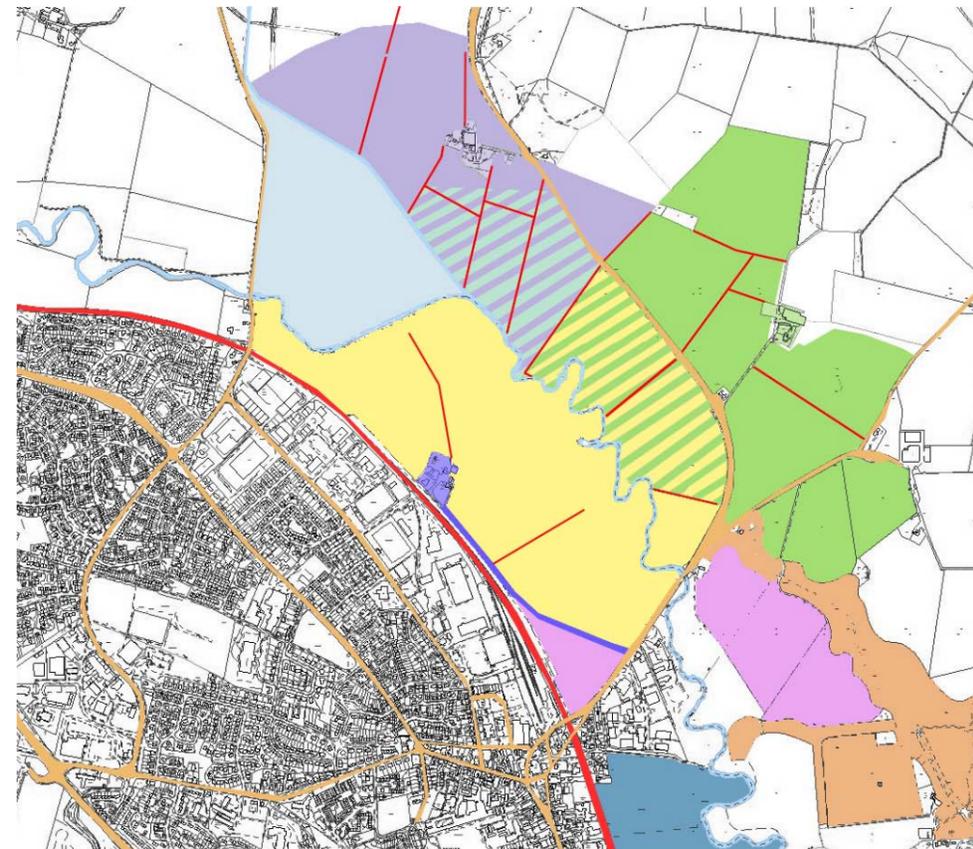


Fig 7.2 Approximate Land Sub-division

