

**Proposed Aberdeenshire Local Development Plan 2020 Examination
Report to Aberdeenshire Council – 22 June 2022
Recommendations by Issue Number**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
<p>1 - Policy Symbols, Foreword, Section - How to use this Plan, Section 2 - Influences on the Plan, Section 3 - Vision for the Plan and its Purpose and Section 4 - The Purpose of the Local Development Plan</p>	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> 1. Replacing the last sentence in paragraph 4 of the foreword on page 8 with: "Planning applications will be determined in accordance with the policies and land allocations in this Plan, unless material considerations indicate otherwise." 2. Replacing "the emerging Flood Risk Management Plan" in the list of bullet points in paragraph 2.3 on page 10 with "the North East Flood Risk Management Plan and the Tay Estuary and Montrose Flood Risk Management Plan;" 3. Adding the following new second sentence to paragraph 3.7 on page 12: "It has been prepared within the context of the Scottish Government's declaration of a Climate Emergency and the enactment of the Climate Change (Emissions Reduction Targets) (Scotland) Act 2019." 4. Replacing the last sentence in paragraph 3.7 on page 12 with: "Policies and development land allocations must deliver successful, sustainable, low carbon, better connected, natural and resilient places, linked by accessible and natural spaces." 5. Replacing the first bullet point in paragraph 3.13 on page 13 with: "An area with a high quality of life and distinctive places, and where new developments are designed as effectively as possible to improve this, help deliver sustainable, low carbon places and contribute positively towards the health and wellbeing of its residents." 6. Inserting "green-blue" before "networks" in the third bullet point in paragraph 3.13 on page 13. 	<p>27</p>

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	<p>7. Replacing the third sentence in paragraph 4.2 on page 14 with: “A design process is put in place to make sure that land use planning takes place early and over the long term to provide the homes and infrastructure, such as water, pipes, schools, healthcare and roads, which will be needed.”</p> <p>8. Replacing paragraph 4.6 on page 15 with: “To protect, enhance and promote green-blue networks within and between settlements Connected areas of green and blue space and habitats such as parks, paths and woodlands (green-blue networks) within and on the edge of our villages and towns can provide a range of social, ecological, health and economic benefits. Developments must help to provide these important green links between development sites, the wider countryside and our urban areas. The Local Development Plan will seek to protect and promote the creation and/or enhancement of green-blue networks.”</p> <p>9. Inserting “wheeling,” before “cycling” in the title of paragraph 4.7 on page 15.</p> <p>10. Deleting the final sentence of paragraph 4.7 on page 15.</p>	
2 - Section 5 - The Spatial Strategy	<p>Modify the local development plan by</p> <p>1. Replacing paragraph 5.2 on page 16 with the following two paragraphs and renumber the remaining paragraphs accordingly: “5.2 The Aberdeen City and Shire Strategic Development Plan identifies that sufficient land is required within Aberdeenshire to maintain a housing supply over the period 2020 to the end of 2032 (insert footnote as in proposed plan) and that 60 hectares of employment land needs to be available at all times within Strategic Growth Areas (insert footnote as in</p>	65

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	<p>proposed plan). The Strategic Development Plan sets housing supply targets by housing market area, local authority and tenure mix for the periods 2016-2019; 2020-2032 and 2033-2044 (add footnote see Table 1 in the Strategic Development Plan). By applying a 10% generosity to the targets for the periods 2016-2019 and 2033-2044 and a 20% generosity to the targets for 2020-2030, the housing land requirement was calculated, by housing market area, local authority and tenure mix (add footnote see Table 2 in the Strategic Development Plan). The housing supply target and housing land requirement figures relevant to this local development plan are set out in detail in Tables 1 and 2 in Appendix 6.</p> <p>5.3 Allowances for 5,107 additional homes are be identified in this local development plan (3,065 in the Aberdeenshire part of the Aberdeen Housing Market Area and 2,042 in the Rural Housing Market Area) to help meet the housing land requirement to the year 2032 identified in the Strategic Development Plan (add footnote as in proposed plan). These figures are derived from an 80% / 20% division of allowances between the Aberdeen Housing Market Area and 50% / 50% divide between Aberdeen City Council area and Aberdeenshire Council area. The Strategic Development Plan housing allowances and employment land allocations up to the year 2040 are set out in Table 1 below.”</p> <p>2. Inserting the following paragraph and two tables at the start of Appendix 6 Housing Land Allocations on page 167: “Tables 1 and 2 provide an overview of the housing supply target and housing land requirement figures up to 2032 for the Local Development Plan Area as a whole, the Rural Housing Market Area and the Aberdeenshire part of the Aberdeen Housing Market Area. The information in these tables is taken from Tables 1 and 2 in the Strategic Development Plan.</p>	

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	Table 1: Housing Supply Targets by Housing Market Area and Tenure							
	2016 - 2019			2020 - 2032			2016 - 2032	
	Affordable	Market	total	Affordable	Market	total	Total	
Aberdeenshire part of the Aberdeen Housing Market Area*	685	1265	1950	3003	5577	8580	10530	
Rural Housing Market Area	680	1270	1950	2002	3718	5720	7670	
Aberdeenshire Local Development Plan Area	1365	2535	3900	5005	9295	14300	18200	

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	<p>Table 2: Housing Land Requirement by Housing Market Area and Tenure Mix</p> <table border="1" style="width: 100%; border-collapse: collapse; margin: 10px auto;"> <thead> <tr> <th rowspan="2"></th> <th colspan="3">2016 – 2019**</th> <th colspan="3">2020 – 2032***</th> <th>2016 - 2032</th> </tr> <tr> <th>Affordable</th> <th>Market</th> <th>total</th> <th>Affordable</th> <th>Market</th> <th>total</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Aberdeenshire part of part of the Aberdeen Housing Market Area*</td> <td style="text-align: center;">754</td> <td style="text-align: center;">1392</td> <td style="text-align: center;">2146</td> <td style="text-align: center;">3604</td> <td style="text-align: center;">6692</td> <td style="text-align: center;">10296</td> <td style="text-align: center;">12442</td> </tr> <tr> <td>Rural Housing Market Area</td> <td style="text-align: center;">748</td> <td style="text-align: center;">1396</td> <td style="text-align: center;">2144</td> <td style="text-align: center;">2402</td> <td style="text-align: center;">4462</td> <td style="text-align: center;">6864</td> <td style="text-align: center;">9008</td> </tr> <tr> <td>Aberdeenshire Local Development Plan Area</td> <td style="text-align: center;">1502</td> <td style="text-align: center;">2788</td> <td style="text-align: center;">4290</td> <td style="text-align: center;">6006</td> <td style="text-align: center;">11154</td> <td style="text-align: center;">17160</td> <td style="text-align: center;">21450</td> </tr> </tbody> </table> <p>* The figures for the Aberdeenshire part of the Aberdeen Housing Market Area are the difference between the figures for the Rural Housing Market Area and Aberdeenshire Council.</p> <p>** The housing land requirements for the period 2016 -2019 have been calculated by applying a 10% generosity allowance to the equivalent housing supply target figures.</p> <p>*** The housing land requirements for the period 2020 - 2032 have been calculated by applying a 20% generosity allowance to the equivalent housing supply target figures.”</p> <p>(Note - A revised version of Appendix 6 incorporating the recommended modifications from Issues 2 and 5 is provided at the end of the examination report.)</p>		2016 – 2019**			2020 – 2032***			2016 - 2032	Affordable	Market	total	Affordable	Market	total	Total	Aberdeenshire part of part of the Aberdeen Housing Market Area*	754	1392	2146	3604	6692	10296	12442	Rural Housing Market Area	748	1396	2144	2402	4462	6864	9008	Aberdeenshire Local Development Plan Area	1502	2788	4290	6006	11154	17160	21450	
	2016 – 2019**			2020 – 2032***			2016 - 2032																																		
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	<p>3. Replacing the third sentence in paragraph 5.8 on page 18 with: “Core criteria have been used to govern where development should be allowed, including future capacity of schools, capacity of unclassified roads and the need to ensure the capacity of the Aberdeen Western Peripheral Route, its junctions and the road network immediately surrounding these junctions are not negatively affected by development.”</p> <p>4. Replacing paragraph 5.9 on page 18 with: “Each development site has been tested through a Strategic Environmental Assessment exercise and subjected to appraisal under the Habitats Regulations to ensure compliance with environmental legislation. In addition, they have been assessed to ensure that the objectives of the National Performance Framework have been met.”</p> <p>5. Replacing the last two sentences of paragraph 5.10 on page 18 with: “In identifying sites to meet the strategic development plan allowances, consideration has been given to the development potential of brownfield sites. However, development to meet needs would not come forward if it were restricted to brownfield land.”</p> <p>6. Removing ‘Potterton’ from the penultimate sentence in paragraph 5.14 on page 19.</p> <p>7. Replacing the last sentence of paragraph 5.14 on page 19 with: “Peterhead is a very successful town but requires early implementation of active travel connections across the A90 to allow that growth to flourish.”</p> <p>8. Adding the following new third sentence to paragraph 5.15 on page 19, after the word “likely”: “Additional developments in Potterton are included to promote the Energetica Corridor.”</p>	

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	<p>9. Amending the last sentence of paragraph 5.15 on page 19 to read: “Development in Westhill is limited until transport modelling and assessments are undertaken over the next few years to identify the nature of a solution that may be required to allow further significant development to take place in the town.”</p> <p>10. Amending the first sentence of paragraph 5.18 on page 20 to read: “The Local Development Plan continues to recognise national developments, as identified in the National Planning Framework, internationally designated sites such as Special Areas of Conservation, nationally designated Sites of Special Scientific Interest and carbon rich soils, to help conserve the best of the Aberdeenshire environment.”</p>	
<p>3 - Section 6 - Shaping Business Development and Appendix 1 Employment Land Allocations, Appendix 2 Retail Centres and Appendix 3 Regeneration Priority Areas</p>	<p>Modify the local development plan by:</p> <p>1. Replacing the fifth sentence of paragraph B1.1 on page 25 with the following sentences: “Where new retail and leisure development with a gross floorspace over 2,500m² is proposed outwith a town centre, contrary to the development plan, a retail impact assessment will be required. The assessment will be required to demonstrate that the proposed development would not have a significant adverse effect on the vitality and viability of existing town centres and would not result in any issue identified by a Town Centre Health Check or Town Centre Strategy being made worse. A retail impact assessment may also be required for retail and leisure proposals with a gross floorspace below 2,500m² which may threaten the vitality and viability of an existing centre.”</p> <p>2. Replacing footnote 6 on page 25 with the following: “When planning for uses that generate significant footfall, including retail and commercial leisure uses, offices, community and cultural facilities, and where appropriate, other public buildings, such as libraries, education and healthcare facilities, a sequential approach</p>	<p>88</p>

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	<p>should be adopted. A sequential approach requires that locations are considered in the following order of preference: town centres; edge of town centres; other commercial centres identified in the local development plan; and out-of-centre locations that are, or can be, made easily accessible by a choice of transport modes.”</p> <p>3. Replacing the second sentence of paragraph B1.2 on page 26 with the following: “New development adjacent to a town centre, or adjacent to paths and/or active travel routes leading to a town centre, should be connected via a path and/or active travel route.”</p> <p>4. Replacing the third paragraph of the introductory section on page 25 with: “The business land allocations are listed in Appendix 1: Employment Land Allocations. The allocations have been informed by the Regional Economic Strategy and an employment land audit and meet the requirements of the Strategic Development Plan.”</p> <p>5. Amending the first sentence of paragraph B2.2 on page 26 to remove the word ‘ever’.</p> <p>6. Replacing the second sentence of paragraph B3.1 on page 27 with: “Generally these must be well related to settlements and the existing natural environment and deliver net economic and social benefits.”</p> <p>7. Adding the words ‘<i>and address any issues related to sustainable access.</i>’ to the end of the third sentence of paragraph B3.1 on page 27.</p> <p>8. Delete the column entitled ‘Town Centre First Principle Applies’ from the tables shown in Appendix 2: Retail Centres on pages 105 and 106 and add an introductory sentence to read: “The Town Centre First Principle applies to all ‘principal’ and ‘other’ towns centres identified</p>	

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	<p>in the tables below.”</p> <p>9. Adding Blackdog to the list of Principal Town Centres in the first table shown in Appendix 2: Retail Centres on page 105.</p> <p>10. Adding the following new second sentence to the second paragraph of the Fraserburgh section in Appendix 3: Regeneration Priority Areas on page 110: “The Local Partnership also seeks to promote an improved network of walking and cycling routes to improve accessibility, motivate frequent use and improve the health of users.”</p> <p>11. Adding the following new second sentence to the second paragraph of the Peterhead (and Boddam) section in Appendix 3: Regeneration Priority Areas on page 110: “The Local Partnership also seeks to promote an improved network of walking and cycling routes to improve accessibility, motivate frequent use and improve the health of users.”</p> <p>12. On the Shaping Business Development map on page 28, move the ‘tc’ from Newtonhill to Portlethen.</p>	
<p>4 - Section 7 - Shaping Development in the Countryside and Appendix 4 Boundaries of the Green Belt and Appendix 5 Coastal Zone</p>	<p>Modify the local development plan by:</p> <p>1. In the introductory paragraph to Section 7 on page 31, replacing the first sentence with: “We want to create a welcoming approach to development in the countryside that meets local needs, encourages prosperous well-connected sustainable communities and businesses, and is accessible by public transport and active travel routes, while protecting and improving the quality of the environment.”</p> <p>2. Adding the following sentences to the end of the introductory paragraph to section 7 on</p>	<p>145</p>

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	<p>page 31: “Some development proposals, such as extracting minerals, need a rural location or can have a significant effect on our landscape, and as such we design policies to tackle these concerns. We set out our policy on renewable energy developments under Section 13 Climate Change.”</p> <p>3. Replacing the first sentence of paragraph R1.1 on page 31 with: “In order to safeguard the special nature of the green belt and coastal zone, development opportunities will be restricted and subject to the considerations set out in paragraphs R1.2 to R1.5.”</p> <p>4. Amending the third bullet of paragraph R1.2 on page 31 to read: “• development meeting a national requirement or established need, if no other suitable site is available;”</p> <p>5. Adding the following new sixth bullet point to paragraph R1.2 on page 31: “• essential infrastructure such as digital communications infrastructure and electricity grid connections.”</p> <p>6. Adding ‘environmental’ to the first sentence of paragraph R1.3 on page 32 so that the sentence reads: “In the coastal zone development must require a coastal location or there must be clear social, economic, environmental or community benefits arising.”</p> <p>7. Deleting the words ‘a significant’ from the first sentence of paragraph R2.4 on page 32 and adding the word ‘an’ so that the sentence reads: “Appropriate development will be welcomed on brownfield sites that bring an environmental</p>	

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	<p>and visual improvement.”</p> <p>8. Within the Glossary on page 1173, adding the word ‘agricultural’ and deleting the word ‘being’ from the third sentence (presently the ninth line of text) of the definition of Brownfield Development/ Land/ Sites (under Policy R2) so that the sentence reads: “Excluded are private and public gardens, domestic garages, sports and recreational grounds, woodlands and amenity open space, agricultural buildings or land used for storage purposes e.g. silage clamps or other specialised agricultural structures, ...”</p> <p>9. Amending footnote 4 at the bottom of page 32 to read: “Naturalised land is that which has been previously developed but is no longer regarded as ‘vacant’ due to its nature conservation interests, as demonstrated in an ecology survey.”</p> <p>10. Within the Glossary on page 1177, adding the words ‘including any remnants of previous development’ to the second sentence of the definition of ‘Naturalised Land’ so that the sentence reads: “The land, including any remnants of previous development, has reverted to a natural state or the site appears to have blended back through a degree of vegetation into the surrounding landscape.”</p> <p>11. Replacing paragraph R2.6 on page 32 with: “We will permit the small-scale development of brownfield sites that involve the conversion or replacement of a redundant or derelict non-domestic building or the redevelopment of vacant land.”</p> <p>12. Replacing the first sentence of paragraph R2.8 on page 33 with: “Proposals for more than three new homes on larger rural brownfield sites will only be permitted where a larger development can be accommodated on the site and the scale of</p>	

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	<p>development proposed will not cause adverse social or environmental impacts.⁵</p> <p>13. Replacing paragraph R2.9 on page 33 with: “Large brownfield sites capable of accommodating eight or more homes should be promoted through an allocation in the Local Development Plan. However, we recognise that in some cases development opportunities may come forward on large brownfield sites unexpectedly and between reviews of the Local Development Plan. In these circumstances, development proposals will be considered on their individual merits. Development approved under this policy in the remote rural area will be exempt from further development through the housing clusters and groups policy during the plan period.”</p> <p>14. Replacing paragraph R2.11 on page 33 with: “We will support small-scale organic growth in identified settlements, subject to criteria listed in paragraph R2.13 below. In all cases, careful consideration of development layout, siting and design will be the primary considerations in determining whether the growth promoted is acceptable. Organic growth will not be permitted where the development proposed would cause an adverse impact that cannot be suitably mitigated.⁸”</p> <p>15. Adding the following footnote ‘8’ to new paragraph R2.11 on page 33 (amending subsequent footnote numbers accordingly): “Including considerations set out in other relevant policies in Section 8 (Natural Heritage and Landscape) and Section 10 (Protecting Resources).”</p> <p>16. Replacing the words ‘footpath connections’ in the last sentence of paragraph R2.13 on page 34 with the phrase ‘paths and/or active travel routes’.</p> <p>17. With regard to paragraph R2.15, adding the following footnote to page 34 (amending subsequent footnote numbers accordingly):</p>	

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	<p>“One house per farm enterprise will be permitted under this policy.”</p> <p>18. Replacing paragraphs R2.16 and R2.17 on page 34 with:</p> <p>“R2.16 In remote rural areas only we will also allow development associated with existing clusters or housing groups consisting of 5-14 separate habitable or occupied homes on the date of the Plan’s adoption. The existing properties within the cluster or housing group should relate well to each other through their design and layout, for example, by sharing curtilage boundaries. There should be a clear relationship between the cluster/group, or development should contribute towards establishing a cohesiveness among the group, for example, through infill development.</p> <p>R2.17 Development of a maximum of three homes will be permitted during the plan period. The size of a cluster must not exceed 15 homes⁹. Clusters or housing groups greater than 15 homes must not be sub-divided. This includes clusters/housing groups that may comprise two or three individual clusters/groups situated in close proximity, that is, by sharing the same access road. All proposals must respect the character, layout and building pattern of the cluster or group.”</p> <p>19. Replacing paragraph R2.19 on page 34 with the following two paragraphs (R2.19 and R2.20):</p> <p>“R2.19 In remote rural areas outwith settlements, small-scale employment proposals will be supported in principle.”</p> <p>“R2.20 Employment proposals outwith settlements in both accessible and remote rural areas should be in keeping with their surroundings and demonstrate that no other suitable site is available. The development must be located on a site that is safe to access via</p>	

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	<p>different modes of transport and demonstrate how it could be accessed via footway/ cycle infrastructure and/ or public transport.”</p> <p>20. Adding the following new first bullet point to paragraph R3.1 on page 35: “environmental impact assessment;”</p> <p>21. Deleting the first sentence of paragraph R3.2 on page 35 and adding “transport impacts” as an additional bullet point.</p> <p>22. Replacing footnote 10 on page 35 with: “Carbon-rich soil is any soil with a surface organic layer (the ‘O’ horizon as defined by the Scottish Soil Classification’. In this context, it includes surface layers often referred to as peaty soil and peat soil.”</p> <p>23. Adding the following sentence to the end of paragraph R3.9 on page 36: “We will seek to maintain a minerals landbank of permitted reserves for construction aggregates of at least 10 years during the plan period, in all market areas through the identification of areas of search.”</p> <p>24. Replacing paragraph R4.1 on page 36 with: “We will only allow hill track development if the need for the track can be justified, satisfactorily integrated into the landscape and it respects existing and historic pathways. Hill tracks will only be permitted if they minimise environmental impacts, such as soil erosion, impacts on habitats and species, water bodies, and on carbon rich soils and a satisfactory maintenance programme has been agreed with the planning authority.”</p> <p>25. Amending the policy map shown on page 37 to remove plot 22 located to the west of Burnside Cottages, Blair College Estate from the green belt.</p>	

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	<p>26. Amending the key map shown on page 116 of Appendix 4 to remove plot 22 located to the west of Burnside Cottages, Blair College Estate from the green belt.</p> <p>27. Amending the green belt map 7 shown on page 123 of Appendix 4 to remove plot 22 located to the west of Burnside Cottages, Blair College Estate from the green belt.</p>	
<p>5 - Section 8 - Shaping Homes and Housing - Policy H1 Housing Land and Appendix 6 Housing Land Allocations</p>	<p>Modify the local development plan by</p> <p>1. Replacing the first three paragraphs in Appendix 6 Housing Land Allocations on page 167 with the following four paragraphs:</p> <p>“Table 3 provides an overview of the housing land supply that contributes to the Strategic Development Plan’s “allowances” for the period 2020-2032 (as identified in Table 3 of the Strategic Development Plan).</p> <p>Tables 4 – 7 show all allocated housing sites within the Local Development Plan and the indicative number of homes on each site. Table 4 lists the sites which have been identified to meet the Strategic Development Plan allowance for the Aberdeen Housing Market Area and Table 6 lists the sites which have been identified to meet the Strategic Development Plan allowance for the Rural Housing Market Area. These sites fall into one of the following categories:</p> <ul style="list-style-type: none"> - New Allocations which were not in the Aberdeenshire Local Development Plan 2017 - Where there is a difference in the allocated site total and the Housing Land Audit total - Extensions to existing sites or increased densities on existing effective sites resulting in an increase in numbers; - Existing constrained sites where a bid has been submitted indicating that they will come 	<p>202</p>

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	<p>forward within the Plan period.</p> <p>Tables 5 and 7 show all other housing allocations in the Aberdeen Housing Market Area and the Rural Housing Market Area. The majority of these sites were included in the previous local development plan and form part of the effective housing land supply in 2019. Some of these sites will not be completed until after 2032.</p> <p>The Settlement Statements in Appendix 7 provide details of the full housing provision for each of the identified towns and villages within Aberdeenshire.”</p> <p>(Note - This text should follow the new introductory paragraph and Tables 1 and 2 set out in a recommended modification under Issue 2. A revised version of Appendix 6 incorporating the recommended modifications from Issues 2 and 5 is provided at the end of the examination report.)</p> <p>2. Replacing Table 1 in Appendix 6 with Table 3 shown in the revised version of Appendix 6 provided at the end of the examination report.</p> <p>3. Replacing Tables 2 and 3 in Appendix 6 with Tables 4 - 7 shown in the revised version of Appendix 6 provided at the end of the examination report.</p>	
<p>6 - Section 8 - Shaping Homes and Housing - Policy H2 Affordable Housing, Policy H3 Special Needs Housing, Policy H4 Residential Caravans and Policy H5 Gypsy/Travellers</p>	<p>Modify the local development plan by:</p> <p>1. Replacing the first sentence in the third introductory paragraph on page 41 with: “Land is also provided for affordable housing needs, special housing needs and Gypsy/Travellers’ needs”</p>	<p>224</p>

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	<p>2. Replacing footnote 3 on page 42 of the proposed plan with: “Meeting affordable housing need in full will require considerable effort, coordination and creativity, and for the public and private sectors to work together.”</p> <p>3. Replacing the words “Planning Advice” with “Supplementary Guidance on” in the final sentence of paragraph H2.2 on page 42</p> <p>4. Adding a footnote after “demonstrated” in the first sentence of paragraph H3.1 on page 42 which states: “Proposals may require consultation with NHS Grampian and Aberdeenshire Health and Social Care Partnership to establish level of need”.</p>	
<p>7 - Section 9 - Shaping Places and Appendix 8 Successful Placemaking Design Guidance, Appendix 9 Building Design Guidance and Appendix 10 Standards for Open Space</p>	<p>Modify the local development plan by:</p> <p>1. Replacing the first word in the footnote on page 47 (referred to in paragraph P1.2) with “For...”</p> <p>2. Replacing the last bullet point in paragraph P1.5 on page 48 with: “well connected - to create well connected places that promote intermodal shifts and active travel and are easy to move around.”</p> <p>3. Replacing paragraph P1.6 on page 48 in its entirety with: “Further design guidance on how to meet these qualities is provided in the allocation summaries in Appendix 7, Appendix 8 Successful Placemaking Guidance and Appendix 9 Building Design Guidance.”</p> <p>4. Replacing the second sentence in paragraph P1.7 on page 48 with:</p>	<p>273</p>

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	<p>“In very rare circumstances, when it is not practical to meet biodiversity net gain within a development site, we may require off-site contributions towards biodiversity enhancement within the settlement or near to the site.”</p> <p>5. Inserting the following new penultimate sentence into paragraph P1.8 on page 49: “In line with the waste hierarchy, particular attention should be given to encouraging opportunities for reuse, refurbishment, remanufacturing and reprocessing of high value materials and products.”</p> <p>6. Replacing the last two sentences in paragraph P2.1 on page 49 with the following three sentences: “Open space may make a significant contribution to green-blue networks in communities, particularly when it is natural in form, rich in biodiversity and has a significant impact in both the area and the edges it presents to other land uses. It should also seek to connect to paths and active travel routes in the area. The provision and types of open space should be considered early in the design process, and biodiverse, low maintenance community woodlands and community food growing areas, such as allotments are encouraged.”</p> <p>7. Replacing the first sentence of paragraph P2.6 on page 50 with: “Existing and potential public access routes (including core paths and other routes, such as public rights of way) should be protected and new developments must include appropriate opportunities for informal recreation and safe active travel, including walking and cycling, wheeling (travelling by wheelchair), riding etc.”</p> <p>8. Replacing paragraph P4.2 on page 51 with: “In determining planning applications for development within the consultation zones for hazardous installations (including oil and gas pipelines), we will consult with, and take full</p>	

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	<p>account of advice from the Health and Safety Executive (HSE), the Competent Authority (in the case of Control of Major Accident Hazardous sites) and the facility's owners and operators, and will seek to ensure that any risk to public safety is not increased. Prospective applicants should check whether their proposed development is within the consultation zone of a major hazard site or a major accident hazard pipeline, and should seek further advice if this is the case. This confirmation and advice can be obtained from the HSE Planning Advice Web App at www.hse.gov.uk/landuseplanning/developers.htm or in Planning Advice, Pipeline and Hazardous Development Consultation Zones".</p> <p>9. Adding the following footnote to the end of the modified paragraph P4.2: "see Planning Advice Pipeline and Hazardous Development Consultation Zones – see Glossary."</p> <p>10. Replacing paragraph P4.5 on page 51 with: "Where an Air Quality Assessment or a Noise Impact Assessment indicates that a proposed development could have a significant detrimental impact on air quality or noise levels, appropriate mitigation measures must be provided."</p> <p>11. Adding a new definition in the appropriate alphabetical position in the Glossary of the plan, as follows: "Low carbon design: The concept of designing to minimise greenhouse gas emissions and energy use. This may include using technologies such as free cooling/ heating, thermal store/ exchange, wind turbines, photo-voltaic and solar thermal collectors, biomass heating, energy storage, district heating, combined heat and power, ground, water and air source heating and cooling, fuel cells. Technological advancements may increase the range of potential contributions in this regard over time."</p>	

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	<p>12. Replacing the second sentence of the seventh entry in the “Safe and Efficient” column of Appendix 9 on page 883 with: “Where a private water supply or drainage arrangement is proposed, all technical information and reasons for not connecting to a public water supply or sewer, as well as details of adoption agreements with Scottish Water or lifetime maintenance proposals should be provided¹”</p> <p>13. Adding a new footnote on page 883 beneath the table in Appendix 9 (linked to the modified second sentence of the seventh entry in the “Safe and Efficient” column of the table), as follows: “1. Please refer to SEPA’s “Planning Advice on Waste Water Drainage (Land Use Planning System Guidance Note 19), for guidance on technical information requirements.”</p> <p>14. Adding the following text, at the end of the second sentence before Table 1 of Appendix 10 (page 887), after “delivered”: “... as part of the design of a development to achieve successful placemaking.”</p> <p>15. Replacing the first bullet point in the “Notes” column of Table 1 of Appendix 10 on page 887 (relating to Green-Blue Networks) with the following; “Buffer strips should be a minimum of six metres wide, but may need to be wider in response to local factors including hydro-geomorphology, pollution control, nature conservation and active travel considerations.”</p> <p>16. Adding ‘and river restoration.’ after ‘long term maintenance’ at the end of the 4th bullet point in the “Notes” column of Table 1 of Appendix 10 on page 887 (relating to Green-Blue Networks).</p>	

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	<p>17. Adding the following new footnote linked to the reference to “ground testing” in the first sentence of the “Notes” column of the “Burial Grounds” row in Table 1 in Appendix 10 on page 889: “Ground testing shall be in accordance with SEPA’s Guidance on assessing the impacts of cemeteries on groundwater (LUPS GU32).”</p>	
<p>8 - Section 10 - Natural Heritage and Landscape and Appendix 12 Local Nature Conservation Sites and Appendix 13 Aberdeenshire Special Landscape Areas</p>	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> 1. Adding the following sentence at the start of the second introductory paragraph to section 10 on page 57: “Our natural environment should ensure that its understanding and enjoyment, as well as its benefits, are secured for present and future generations.” 2. Replacing the first sentence of the third introductory paragraph to section 10 on page 57, with the following text: “We continue to be concerned about the loss of, or damage to, landscapes, habitats, forestry and woodlands (including ancient woodlands), and biodiversity due to construction, quarrying and environmental engineering for controlling floods and the cumulative effects of incremental changes.” 3. Replacing the first sentence of the fourth introductory paragraph to section 10 on page 57, with the following text: “Environmental Impact Assessment (EIA) will be required in connection with all major and other developments likely to have significant effects on the environment.” 4. In paragraph E1.1 on page 57, inserting “, species, habitat” between “biodiversity” and “or geodiversity”. 	<p>298</p>

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	<p>5. Adding a footnote linked to the word “geodiversity” in paragraph E1.1 as follows: “The Natural Spaces website provided by NatureScot allows map-based searches of Geological Conservation Review sites (insert weblink).”</p> <p>6. Replacing paragraph E1.2 on page 57 with the following text: “In the case of an existing or proposed Special Protection Area (SPA), existing, proposed or candidate Special Area of Conservation (SAC) or Ramsar Site, if it cannot be ascertained that the development would not adversely affect the integrity of the site, development will only be permitted where:</p> <ul style="list-style-type: none"> - there are no alternative solutions; - there are imperative reasons of overriding public interest, that may, for sites not hosting a priority habitat type and/or priority species, be of a social or economic nature; and - compensatory measures have been identified and agreed to ensure that the overall coherence of the European site network is protected.” <p>7. Inserting a new paragraph between paragraphs E1.2 and E1.3 as follows: “Where the site hosts a priority habitat type and/or a priority species, the reasons must relate to human health, public safety or beneficial consequences of primary importance to the environment, or other reasons which, in the opinion of Scottish Ministers, are imperative reasons of overriding public interest. It should be noted that development not directly connected with, or necessary to, the conservation management of a European site, and which is likely to have a significant effect on the site (either individually or in combination with other plans or projects) will require to be subject to an appropriate assessment, in order to ascertain whether the development would not adversely affect the integrity of the site.”</p> <p>8. Replacing paragraph E1.3 on page 57 with the following text:</p>	

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	<p>“Development that affects Sites of Special Scientific Interest (SSSIs), National Nature Reserves (NNRs) or the Cairngorms National Park will only be permitted where a thorough assessment demonstrates that the objectives of designation and the overall integrity of the site will not be compromised, or any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance. In all cases, any impacts should be minimised through careful design and mitigation measures.”</p> <p>9. Replacing the last sentence of paragraph E1.4 on page 58 with the following three sentences: “In all cases, impacts must be minimised through careful design and mitigation measures. There will be a strong presumption against removing ancient semi-natural woodland or Plantations on Ancient Woodland Sites (PAWS). Where such woodland is present on or beside a development site, proposals should be designed to seek to accommodate and protect the woodland rather than remove it in part or entirely.”</p> <p>10. Replacing paragraph E1.6 on page 58 with the following text: “Development must seek to avoid any unacceptable detrimental impact on protected species. A Protected Species Survey to inform the assessment of impacts will be required where there is reason to believe protected species may exist on or adjacent to the site. The submission of Species Protection Plans detailing appropriate avoidance and mitigation measures may be required. Development affecting any protected species will only be permitted when it can be justified in accordance with the relevant protected species legislation. Lists of species protected by legislation are available from NatureScot.”</p> <p>11. Inserting a new paragraph after paragraph E1.6 on page 58 as follows: “Development affecting species listed in schedule 5 of the Wildlife and Countryside Act will</p>	

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	<p>not be approved unless:</p> <ul style="list-style-type: none"> - the proposal will give rise to, or contributes towards the achievement of, a significant social, economic or environmental benefit; and - there is no other satisfactory solution; and - there is no significant negative impact on the conservation status of the species. <p>Development affecting any European Protected Species will not be approved unless:</p> <ul style="list-style-type: none"> - it is required for imperative reasons of overriding public interest; and - there is no other satisfactory solution; and - the population will be maintained at a favourable conservation status in its natural range.” <p>12. Replacing paragraph E1.7 on page 58 with the following text: “A baseline ecological or geological survey must be prepared for all developments and other proposals where there is evidence to suggest that a habitat, geological feature or species of importance may exist on or adjacent to the site. This baseline survey must be provided by a suitably qualified ecologist or geologist, as appropriate.”</p> <p>13. Replacing paragraph E1.8 on page 58 with the following text: “A number of criteria will be used to consider the biodiversity impacts of a development, including whether it will affect habitats or species listed in: Schedule 2 or 4 of the Habitats Regulations; or the Scottish Biodiversity List; or North East Scotland Biodiversity Partnership Local Important Species; or other species or habitats of importance to biodiversity; or Groundwater Dependent Terrestrial Ecosystems (GWDTE). We will only approve development proposals:</p> <ul style="list-style-type: none"> - when a baseline ecological survey has been carried out; - when the development has been designed to avoid impacts where possible; - where impacts cannot be avoided the public benefits clearly outweigh the ecological or 	

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	<p>geological value of the site; and - where an ecological or geological management plan is provided that includes necessary mitigation and compensation measures to result in ecological net gain.”</p> <p>14. Replacing paragraph E1.10 on page 59 with the following text: “Policy P1 also says that all developments should identify measures that will be taken to enhance biodiversity (including woodlands) in proportion to the development opportunities available and the scale of the development. In circumstances when it is not practical to deliver positive effects for biodiversity within a development site, we may require off-site contributions towards biodiversity enhancement within the settlement. Such measures may be secured by planning obligations or conditions.”</p> <p>15. Replacing paragraph E2.1 on page 59 with the following text (retaining the footnote linked to Landscape Character Assessment): “We will refuse development that causes unacceptable effects through its scale, location or design on key characteristics, natural landscape elements, features or the composition or quality of the landscape character as defined in the Landscape Character Assessments produced by Scottish Natural Heritage. These impacts can be either alone or cumulatively with other recent developments. A Landscape and Visual Impact Assessment (LVIA) may be required to assess the effects of change on a landscape that could be experienced should a development proposal be approved. Appropriate mitigation should be identified.”</p> <p>16. Replacing paragraph E2.2 on page 59 with the following text (retaining the footnote linking to NatureScot’s guidance on LVIA): “Development that has a significant adverse impact on the qualifying interests of a Special Landscape Area will not be permitted unless it is adequately demonstrated that these effects are clearly outweighed by social, environmental or economic benefits of at least local</p>	

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	<p>importance. Appendix 13 on Special Landscape Areas is also intended to be used as a guide by prospective developers in assessing potential impact. Development, in terms of its location, scale, design, materials and landscaping, should be of a high standard and enhance the special qualities and character of the Special Landscape Area.”</p> <p>17. Replacing paragraph E3.1 on page 59 with the following text: “Aberdeenshire’s forests and native and semi-natural woodland areas are valued and enjoyed by both residents and visitors and must continue to be resilient to the effects of climate change. They must be protected and, where appropriate, enhanced to safeguard the environment, habitats, species and local culture, whilst benefitting and supporting the local and national economy.”</p> <p>18. Replacing paragraph E3.2 on page 59 with the following text: “We will promote and support the forestry industry while strongly protecting and enhancing trees and woodlands in the planning and construction of built development. To achieve this, there will be a presumption against the removal of safe and healthy trees, non-commercial woodlands and hedgerows. Criteria in the Scottish Government’s policy on Control of Woodland Removal will be used to determine the acceptability of woodland removal. Development is also required to continue to ensure that opportunities are taken to promote the role of woodlands in providing opportunities for community development, education and recreational access, protecting and enhancing environmental quality and biodiversity, landscape and historic assets.”</p>	
9 - Section 11 - The Historic Environment and Appendix 11 Conservation Areas	<p>Modify the local development plan by:</p> <p>1. Replacing paragraph HE1.1 on page 65 with: “We will resist development that would have an adverse impact on the character, integrity or</p>	314

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	<p>setting of listed buildings, or scheduled monuments, or other archaeological sites. If adverse impact is unavoidable, it should be minimised and justified.”</p> <p>2. Replacing the first sentence of paragraph HE1.2 on page 65 with: “We will protect all listed buildings contained on the statutory list of Buildings of Special Architectural or Historic Interest for Aberdeenshire, all scheduled monuments contained on the statutory schedule of Monuments for Aberdeenshire and undesignated archaeological sites in Aberdeenshire.”</p> <p>3. In the first sentence of paragraph HE1.3 on page 65, replacing “will only be permitted if they are” with “should be”, and replacing the second sentence of the same paragraph with: “A Design Statement is required to support any proposed development and demonstrate how the proposal addresses paragraphs HE1.1 and HE1.2.”</p> <p>4. Replacing paragraph HE1.4 on page 66 with: “The demolition of a listed building will not be permitted unless there is clear evidence to show that the building is no longer of special interest, is incapable of repair or there are overriding environmental or socio-economic reasons not to retain it. It must be satisfactorily demonstrated that every effort has been made to continue the present use or find a suitable new use, with or without an appropriate adaptation of the building.”</p> <p>5. Replacing paragraph HE1.5 on page 66 with: “Development on nationally or locally important monuments or archaeological sites, or having an adverse impact on the integrity of their setting, will only be allowed if there are exceptional circumstances, including those of a social or economic nature, and there is no alternative site. It is the developer’s responsibility to provide information on the nature and location of the archaeological features, including details of any mitigation measures</p>	

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	<p>proposed, prior to determination of the planning application.”</p> <p>6. Adding a footnote linked to paragraph HE1.6 on page 66, as follows: “Any works directly affecting a designated Scheduled Monument requires Scheduled Monument Consent (SMC), which is obtained from Historic Environment Scotland. Advice on the SMC process and any requirements should be sought at an early stage from Historic Environment Scotland.”</p> <p>7. Replacing paragraph HE2.1 on page 66 with: “We will resist development, including change of use or demolition, which would fail to preserve or enhance the character or appearance of a conservation area. This applies both to developments within the conservation area and proposals outwith that would affect its character or appearance. We will seek retention, restoration, and sympathetic adaptation of unlisted buildings which contribute positively to the special architectural or historic interest of the area, in preference to allowing their demolition.”</p> <p>8. Replacing the third sentence in paragraph HE2.2 on page 66 with: “All details must be provided under the cover of a full application and any trees (including veteran trees and trees outside of woodlands) contributing to the character and appearance should be retained.”</p> <p>9. In the first line of paragraph HE2.3 on page 67, replacing “within” with “affecting”.</p> <p>10. Replacing the first bullet point of paragraph HE2.3 on page 67 with: “• the proposal would not have an adverse impact that compromises the objectives of the designation of an inventory garden or designed landscape, or the key landscape characteristics and special qualities of an inventory battlefield; or,”</p>	

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	<p>11. Replacing the title of Policy HE3 on page 67 with: “Policy HE3 Enabling development to safeguard Historic Buildings at Risk”</p> <p>12. Deleting the last sentence of paragraph HE3.1 on page 67.</p>	
<p>10 - Section 12 - Protecting Resources and Appendix 14 Areas Safeguarded or Identified as Areas of Search for Minerals Development</p>	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> 1. Adding a footnote linked to the phrase “water bodies” in the second line of paragraph PR1.3 on page 73, as follows: “The current status of a classified waterbody can be found via SEPA’s River Basin Management Planning webpage: https://www.sepa.org.uk/environment/water/riverbasin-management-planning/” 2. Adding “essential,” before the word “allocated” in the third line of paragraph PR1.5 (Prime Agricultural Land) on page 74. 3. Replacing “sports pitches” with “outdoor sports facilities” in the penultimate sentence of paragraph PR1.6 (Open Space) on page 74. 4. Adding a footnote linked to the reference to “BS 5837” at the end of the third sentence of paragraph PR1.7 on page 75, as follows: “British Standard for Trees in relation to design, demolition and construction – Recommendations” 5. Replacing the first bullet point of paragraph PR2.1 (Reserving and Protecting Important Development Sites) on page 76 with: 	<p>342</p>

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	<p>“delivering improvements to transportation including projects identified in the Settlement Statements, the Aberdeen City and Shire Strategic Development Plan, the Local or Regional Transport Strategy, or the Strategic Transport Projects Review, routes recognised in the Core Paths Plan network, closed railways and their abutments, embankments and cuttings, existing airports and airfields and operational areas of ports and harbours;”</p> <p>6. Adding the words “facilities and” between “community” and “infrastructure” in the sixth bullet point of paragraph PR2.1 (Reserving and Protecting Important Development Sites) on page 76.</p> <p>7. Amending the boundary of the area of search for minerals at Muirtack as illustrated on Map 38 in Appendix 14 on page 1141, to accord with the site in respect of which planning permission has been granted for sand and gravel extraction by appeal decisions PPA-110-2398 and PPA-110-2399.</p> <p>8. Amending the boundary of the area of safeguarded mineral resources at Blackhills of Cairnrobin, as illustrated on Map 16 in Appendix 14 on page 1151, to accord with the site of the planning permission granted for the lateral extension of the adjacent hard rock quarry (planning permission reference APP/2019/2369).</p>	
11 - Section 13 - Climate Change	<p>Modify the local development plan by:</p> <p>1. Replacing the first, introductory, paragraph on page 81 with: “Climate change is possibly the greatest challenge facing the world today. The Scottish Government’s declaration of a Climate Emergency and the enactment of the Climate Change (Emissions Reduction Targets) (Scotland) Act 2019 are responses to this. These have influenced and are reflected in the policies set out in this local development plan.</p>	382

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	<p>Scottish Planning Policy favours development that contributes to sustainable development and policies and decisions are needed to support action to tackle climate change and adaptation, including taking account of flood risk. For Aberdeenshire, this means reducing the use of energy (both in the distribution of development and within developments themselves), conserving water, promoting energy generation by renewable sources, sustaining existing carbon stores (such as peat and wood), and dealing with long-term flood risks.”</p> <p>2. Replacing the whole of paragraph C1.1 on page 81 with: “All developments must be designed to reduce carbon-dioxide emissions and reduce the use of energy. For all development, the target is to at least meet the current Scottish building regulations Target Emissions Rate (TER) and achieve the sustainability rating ‘Gold’ level for carbon dioxide reduction and energy efficiency, including through the installation of low and zero carbon generating technologies. Wherever feasible, a Platinum sustainability label under section 7 of the Building Standards Technical Handbook should be sought. This should include consideration of alternative fuel vehicles including electric and hydrogen refuelling.”</p> <p>3. Replacing the whole of paragraph C2.1 on page 82 with: “We will support renewable energy developments, including solar, wind, biomass (energy from biological material derived from living, or recently living organisms) and hydro-electricity projects, as well as energy storage projects, which are in appropriate sites and of the appropriate design. Assessment of the acceptability of such developments will take account of any effects on: socio-economic aspects; renewable energy targets; greenhouse gas emissions; communities; landscape and visual aspects; natural heritage; carbon rich soils; the historic environment; tourism and recreation; aviation, defence, telecommunications and broadcasting interests; road traffic; hydrology; and opportunities for energy storage. We</p>	

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	<p>treat biomass schemes as industrial processes suitable for business land. These may be hazardous developments through their impact on air quality. This support is not at the expense of other policies regarding Natural Heritage, the Historic Environment and Protecting Resources.”</p> <p>4. Replacing the last sentence of paragraph C2.2 on page 82 with: “This guidance remains relevant but is not a substitute for detailed assessment of the landscape impact of specific development proposals.”</p> <p>5. Adding a footnote linked to the reference in paragraph C2.2 on page 82 to the document entitled “Strategic Landscape Capacity Assessment for Wind Energy in Aberdeenshire Final Report”, as follows: “It is anticipated that Strategic Landscape Capacity Assessment guidance will be updated during the lifetime of the Plan.”</p> <p>6. In the third sentence of paragraph C2.3, replacing “nacelles” with “blades”.</p> <p>7. Replacing the penultimate sentence of paragraph C2.3 on page 82 with: “Existing infrastructure, including turbine bases, should be reused where possible.”</p> <p>8. Replacing the first and second sentences of paragraph C2.6 on page 83 with: “We will approve hydro-electric schemes if they are located, sited and designed to have no unacceptable individual or cumulative impact on the water or wider natural environment, taking account of the relevant criteria set out in paragraph C2.1.</p> <p>9. Replacing the whole of paragraph C4.1 on page 84 with: “Flood Risk Assessments should be undertaken in accordance with SEPA Technical Flood</p>	

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	<p>Risk Guidance⁸ and will be required for development in the indicative medium to high category of flood risk of 0.5% or greater annual probability (1 in 200 years or more frequent)⁹. Assessments may also be required in areas of lower annual probability (0.1%-0.5% annual probability) in circumstances where other factors indicate a potentially heightened risk or there are multiple sources of potential flooding. Assessments should include an allowance for freeboard¹⁰ and climate change¹¹. Development should not increase flood risk vulnerability¹² and should avoid areas of medium to high risk, functional floodplain or other areas where the risks are otherwise assessed as heightened or unacceptable except where:</p> <ul style="list-style-type: none"> - It is a development to alleviate flooding or erosion of riverbanks or the coast; - It is consistent with the flood storage and conveyance function of a floodplain; - It would otherwise be less affected by flooding (such as a play area or car park); - It is essential infrastructure. The location is essential for operational reasons for example for water-based navigation, agriculture, transport or utilities infrastructure and an alternative lower risk location is not available¹³.” <p>10. Deleting footnotes 8 to 11 at the bottom of page 84 and inserting footnotes 8 to 13 as referred to in modified paragraph C4.1 above, as follows:</p> <p>⁸ Guidance on technical guidance for developers is provided in Technical Flood Risk Guidance for Stakeholders - SEPA requirements for undertaking a Flood Risk Assessment – 2019.</p> <p>⁹ The Scottish Environment Protection Agency (SEPA) have produced indicative maps of flood risk areas and these are a useful starting point for developers in considering the location of their proposals.</p> <p>¹⁰ Freeboard is an extra allowance provided above estimated flood levels. It is a factor of safety in flood protection design (usually expressed as height above flood level), which allows for factors related to the uncertainty in estimating flood risk (e.g. wave action,</p>	

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	<p>settlement, morphological changes).</p> <p>¹¹ Advice on freeboard and climate change allowances can be found in SEPA's publication "Climate change allowances for flood risk assessment in land use planning"</p> <p>¹² Proposals should comply with SEPA's 'Flood Risk and Land Use Vulnerability Guidance' in relation to redevelopment.</p> <p>¹³ See SEPA's Land Use Vulnerability Guidance</p> <p>11. In the last line of paragraph C4.4 on page 85, deleting the word "local".</p> <p>12. Adding a new paragraph C4.7 and related footnote as follows: "We are opposed to the enclosed culverting of watercourses for land gain and will actively seek to discourage such proposals. We encourage the daylighting (or de-culverting) of existing culverted watercourse¹⁶."</p> <p>¹⁶ This is supported by Scottish Government's "Surface Water Management Planning Guidance (2018) and SEPA's Culverting of Watercourses – Position Statement and Supporting Guidance."</p> <p><u>Climate change map</u></p> <p>13. Removing the orange hatched areas, the associated reference to "Areas with strategic capacity for wind turbine development" and the heading "Local Landscape Guidance", from the climate change map and key on page 86.</p> <p>14. In the key to the climate change map on page 86; Replacing the heading "Spatial Framework for Wind Energy", with "Spatial Framework for Wind Energy (applicable to turbines greater than 15 metres height to blade tip)".</p>	

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<p>12 - Section 14 - Responsibilities of Developers and Appendix 15 Recycling and Waste Facilities</p>	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> 1. Replacing the last sentence in the unnumbered introductory paragraph on page 89 with: "This approach will be further detailed through Supplementary Guidance on Developer Obligations and Affordable Housing, as well as the Delivery Programme." <p><u>Policy RD.1 Providing Suitable Services</u></p> <ol style="list-style-type: none"> 2. Replacing paragraph RD1.1 on page 89 with: "We will only allow development that is located and designed to take advantage of or incorporate the services, facilities and infrastructure necessary to support it. Such matters may include sustainable transport linkages and supporting infrastructure, facilities for alternatively fuelled vehicles, road access, waste management provision, water supply, wastewater connections and treatment, and other elements as may be appropriate in the circumstances." 3. Replacing paragraph RD1.2 on page 89 with: "Residential development should, where practicable, incorporate appropriate provision for electric vehicle charging. The availability of one charging point for every 25 employees should be aimed for at workplaces. Electric vehicle charging points should be provided in car parking spaces used by the public, including in connection with major retail and leisure uses. Their provision will be managed by the application of the Standards for Road Construction Consent and Adoption²." 4. Replacing "must" with "should" in the first line of paragraph RD1.4 on page 90. 	<p>417</p>

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	<p>5. Replacing “must” with “should” in the first line of paragraph RD1.5 on page 90.</p> <p>6. Replacing “must” with “should” in the first line of paragraph RD1.6 on page 90.</p> <p>7. Replacing “must” with “should” in the third line of paragraph RD1.7 on page 90.</p> <p>8. Replacing paragraph RD1.12 on page 91 with: “Where a connection to the public drainage infrastructure is demonstrated to be unfeasible, connection to a private drainage infrastructure can be supported, if it is demonstrated satisfactorily that there is no reasonable alternative, and where the developer commits to a maintenance agreement with homeowners for the lifetime of the plant where adoption by Scottish Water is either not sought or not granted. Appropriate supporting evidence should be provided to support using private drainage infrastructure. Planning permission may be granted on the condition that private drainage infrastructure may be used temporarily with the requirement to connect to public drainage infrastructure when it becomes available.”</p> <p><u>Policy RD2 Developer Obligations</u></p> <p>9. Replacing paragraph RD2.1 on page 92 with: “Where, by itself or cumulatively, development would give rise to the need for new or improved infrastructure or services, and this is not to be directly provided as an integral part of the development, planning obligations or other appropriate means to secure such provision may need to be put in place. Planning obligations, including those securing financial contributions, must meet each of the five tests set out in paragraph 14 of Planning Circular 3/2012¹¹. Planning obligations must: - be necessary to make the proposed development acceptable in planning terms;</p>	

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	<ul style="list-style-type: none"> - serve a planning purpose; - relate directly or cumulatively to the proposed development; - fairly and reasonably relate in scale and kind to the proposed development; - be reasonable in all other respects. <p>It is not possible to indicate all the circumstances where planning obligations are appropriate. The settlement statements in Appendix 7 indicate the nature of infrastructure or service provision necessary in connection with development proposed in this plan, where these are known. Paragraphs RD2.7 to RD2.16 below give guidance in relation to certain categories of infrastructure and services.</p> <p>10. Replacing the final sentence in paragraph RD2.2 on page 92 with the following sentences: “Supplementary Guidance on Developer Obligations and Affordable Housing will be prepared. This will provide further detail on the items for which financial or other contributions, including affordable housing, will be sought; the circumstances (locations, types of development) where they will be sought; and the levels of developer contributions or methodologies for their calculation. Information will be provided on the transport and related infrastructure required in association with allocations in the plan. Where the exact requirements for site specific infrastructure are not known, the guidance will include as much detail as possible and set out clearly how, when and by whom, this information will be provided. A copy of the Supplementary Guidance, which the council wishes to adopt, will be submitted to Scottish Ministers within 12 months from the date the local development plan is adopted.”</p> <p><u>Transport</u></p> <p>11. Replacing paragraph RD2.7 on page 93 with:</p>	

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	<p>“We may need contributions towards transportation improvements as shown in Appendix 7, Supplementary Guidance and the Delivery Programme. These could include work on the trunk road network and in Aberdeen City. The Aberdeen City and Shire Strategic Development Plan has prepared a cumulative transport appraisal to inform their strategic transport advice. This could also include improvements to rail infrastructure.”</p> <p><u>Local Transport Infrastructure</u></p> <p>12. Replacing paragraph RD2.8 on page 93 with “We may need contributions to fully address the effect of individual developments. We may also need contributions if more than one development affects transportation infrastructure. We provide details of this in Appendix 7 and Supplementary Guidance. All new development within a settlement may be required to contribute to any identified need.”</p> <p><u>Open Space and Access</u></p> <p>13. In the second line of paragraph RD2.9 on page 93, replacing “will” with “may”.</p> <p>14. In the last line of paragraph RD2.9 on page 93, replacing “Core Path Plan” with “Core Paths Plan”.</p> <p><u>Primary Education</u></p> <p>15. Replacing paragraph RD2.10 on page 93 with: “We may need contributions to ensure there are adequate primary school places for an increase in the number of school pupils likely to result from new residential developments. We give details in Appendix 7 and Supplementary Guidance. All new housing</p>	

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	<p>developments within a primary school catchment may be required to contribute to any identified need.”</p> <p><u>Secondary Education</u></p> <p>16. Inserting the words “and Supplementary Guidance” at the end of paragraph RD2.11 on page 93.</p> <p><u>Community Facilities</u></p> <p>17. Replacing the first two sentences of paragraph RD2.12 on page 93 with: “We may need contributions to deal with the effects of a development on communities where a specific shortfall is identified. We give details of this in Appendix 7 and Supplementary Guidance.”</p> <p><u>Strategic Recycling and Waste Infrastructure</u></p> <p>18. Replacing the first two sentences of paragraph RD2.13 on page 93 with: “We may need contributions for facilities in line with details in Appendix 7 and Supplementary Guidance. This could involve the developer contributing towards strategic recycling and waste infrastructure that benefit residents within the catchment area.”</p> <p><u>Health and Care Facilities</u></p> <p>19. Replacing the second sentence in paragraph RD2.14 on page 94 with: “Appendix 7 and Supplementary Guidance provide information on where such provision may be required.”</p>	

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13 - Appendix 16 Schedule and Landownership and Glossary	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> 1. Adding a new definition in the appropriate alphabetical position in the Glossary, together with a link to further guidance available on the NatureScot website, as follows: “Protected species: Species that are afforded legal protection in Scots, European or wider international law. (further guidance is published on the NatureScot website Legal framework NatureScot)” 2. Replacing the word “watercourse” with “waterbody” in the second line of the definition of “Buffer Strips” in the Glossary on page 1173. 3. Replacing the heading “Freeboard” and the whole of the text of that entry in the Glossary, on page 1175, with: “Freeboard Allowance: A height added to the predicted level of a flood to take account of the height of waves or turbulence and uncertainty in estimating the probability of the flooding.” 4. Replacing the whole of the text of the entry relating to “Infrastructure:” (but retaining that heading) in the Glossary, on page 1176, with: “The facilities and other items needed to support development. This includes roads and transport facilities, energy and communication networks, sewage and water facilities.” 	424
14 - Omissions from the Plan	<p>Modify the local development plan by</p> <ol style="list-style-type: none"> 1. Amending the outcome heading in paragraph 4.7 on page 15 to read: 	437

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	<p>“To make efficient use of the transport network, reduce the need to travel and promote walking, cycling, wheeling and public transport.”</p> <p>2. Replacing the definition of “active travel” in the glossary on page 1173 with: “An approach to travel that focusses on physical activity such as walking, cycling and wheeling (travelling by wheelchair).”</p>	
15 - Banff and Macduff	<p>Modify the local development plan by:</p> <p>1. Amending the entry for Banff OP2 in the relevant table for the Rural Housing Market Area in appendix 6 to replace the figure 200 in the column entitled “Local Growth RHMA” with the figure 100. (Note – a revised version of Appendix 6, incorporating all the recommended modifications, is provided at the end of the examination report.)</p> <p>2. Replacing the second row of the title for allocated site ‘CC1 – Corskie Drive / B9026 Commercial Centre’ in the Macduff settlement statement on page 239 with: “Allocation: 2.5 hectares for large format stores and a healthcare facility, with a link road.”</p> <p>3. Adding the following new third and fourth sentences to the first paragraph of the allocation summary for CC1 – Corskie Drive / B9026 Commercial Centre in the Macduff settlement statement on page 239: “A site of 0.8 hectares is required for a healthcare facility. A Masterplan will be required to identify a suitable location for the healthcare facility, which does not compromise the deliverability of sites OP1 or CC1.”</p>	448
16 - Other Settlements RHMA (Banff and Buchan) East -	Modify the local development plan by:	487

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<p>Cairnbulg and Inverallochy, Crovie, Fraserburgh, Gardenstown, New Aberdour, New Byth, Memsie, Pennan, Rathen, Rosehearty, Sandhaven and Pittulie and Tyrie</p>	<p><u>Cairnbulg and Inverallochy</u></p> <p>1. On page 198, in the Cairnbulg and Inverallochy settlement statement, splitting the 'Flood Risk' bullet point into the following two bullet points: “- Parts of the settlement are at risk from coastal flooding. Flood Risk Assessments may be required”; and “- A Flood Risk Assessment will be required for OP1 due to the risk of surface water flooding.”</p> <p><u>Crovie</u></p> <p>2. Inserting the following additional bullet point into the Services and Infrastructure section of the Crovie settlement statement on page 206: “Strategic drainage and water supply: There is no public waste infrastructure available.”</p> <p><u>Fraserburgh</u></p> <p>3. Amending the key map and map 3 in the Fraserburgh settlement statement on pages 223 and 225 to exclude the area of land immediately to the east of Greenbank of Phingask from site R1, as per the plan submitted within representation PP0910. (As a consequence, the settlement boundary will need to be amended).</p> <p>4. Replacing the last sentence of the second Flood Risk bullet point, in the Fraserburgh settlement statement on page 216 with: “A detailed Flood Risk Assessment will be required to accompany any future development proposals for these sites and an appropriate buffer strip will be required adjacent to existing watercourses.”</p>	

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	<p>5. Inserting the following text at the end of the first paragraph of the allocation summary for OP1: Kirkton Development in the Fraserburgh settlement statement on page 217: “A detailed groundwater assessment and water features survey will be required to fully assess the suitability of this site as a cemetery.”</p> <p>6. Replacing the first sentence in the last paragraph of the allocation summary for OP2: Land to west of Boothby Road in the Fraserburgh settlement statement on page 218 with: “A buffer strip will be required alongside the watercourse running through the site and should be integrated positively into the development”</p> <p>7. Adding the following sentence to the end of the first paragraph in the allocation summary for OP2: Land to west of Boothby Road in the Fraserburgh settlement statement on page 218: “Future revision of the masterplan must ensure that the parcel of land to the south of R1, adjacent to ‘Whinburn’ at Greenbank of Phingask, is excluded.”</p> <p>8. Amending the allocation summary for OP4 – Land at Tyronhill Farm in the Fraserburgh settlement statement on page 219 to add the following sentence at the end of the second paragraph: “Connection to the public waste water network will be required for this site.”</p> <p><u>Gardenstown</u></p> <p>9. Inserting the following sentence at the end of the first paragraph in the allocation summary for OP1: Braegowan/Morven View Road in the Gardenstown settlement statement on page 229:</p>	

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	<p>“Planning permission has been granted for the construction of 25 homes (planning application reference APP/2014/2686)”</p> <p>10. Amending the entry for Gardenstown OP1 in the relevant table in Appendix 6 to delete the number 25 from the “Effective 2019” column and add 25 to the “Constrained 2019” column and the “Local Growth RHMA” column. (Note – a revised version of Appendix 6, incorporating all the recommended modifications, is provided at the end of the examination report.)</p> <p>11. Amending the entry for Gardenstown OP2 in the relevant table in Appendix 6 to delete the number 11 from the “Effective 2019” column and add 11 to the “Constrained 2019” column. (Note – a revised version of Appendix 6, incorporating all the recommended modifications, is provided at the end of the examination report.)</p> <p><u>Memsie</u></p> <p>12. Adding the following text to the end of the description for reserved site R1 in the Memsie settlement statement on page 243: “The site is adjacent to the 1:200 fluvial extent of the Water of Philorth. A flood risk assessment may therefore be required.”</p> <p>13. Removing the flood risk title and bullet point from the Memsie settlement statement on page 243.</p> <p>14. Replacing the strategic drainage and water supply bullet point in the Memsie settlement statement ‘on page 244 with: “Strategic drainage and water supply: There is insufficient capacity at Memsie Cairn Stone</p>	

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	<p>septic tank to serve OP2. Due to limited flows in the receiving watercourse for this treatment plant, additional private treatment for OP2 may not be possible. Until a growth project can be implemented for the whole settlement, development during the Plan period may be limited at this site.”</p> <p>15. Deleting the final sentence in the last paragraph of the allocation summary for OP1: Crossroads in the Memsie settlement statement on page 245.</p> <p>16. Replacing the third paragraph in the allocation summary for OP2 – Land North of Cairn Close in the Memsie settlement statement on page 246 with: “Due to limited flows in the receiving watercourse for the waste water treatment plant associated with the site, additional private treatment for OP2 site is unlikely to be feasible. Until a growth project can be implemented for the whole settlement, development during the Plan period may be limited at this site. Early discussions with Scottish Water should take place in this regard.”</p> <p>17. Replacing the second sentence in the first paragraph of the allocation summary for OP2 – Land North of Cairn Close in the Memsie settlement statement on page 246 with: “A new access onto the A981 may be required to provide additional vehicular access.”</p> <p>18. Replacing the final sentence in the first paragraph of the allocation summary for OP2 – Land North of Cairn Close in the Memsie settlement statement on page 246 with: “New bus stop infrastructure may be required on the A981 together with associated footway links to ensure that the public transport network is easily accessible from the site.”</p> <p>19. Replacing the first two sentences of the ‘Local transport infrastructure’ bullet point in the Memsie settlement statement on page 244 with:</p>	

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	<p>“A new access from the A981 will be required into site OP2 connecting internally to Westcroft Close. New bus stops may be required on the A981. New footway provision will be required on the B9032 to link site OP1 with the existing network.”</p> <p><u>New Aberdour</u></p> <p>20. Adding the following sentences after the existing third sentence of the third paragraph of the allocation summary for OP1: St Drostan's Lane in the New Aberdour settlement statement on page 249: “Provision for active travel is required. Efforts should be made through the site layout to link into the core path network.”</p> <p><u>Pennan</u></p> <p>21. Adding the following additional bullet point within the services and infrastructure section of the Pennan settlement statement on page 254: “Strategic drainage and water supply: The sewerage system in Pennan consists of a combined network that drains to a pumping station, which then pumps to a septic tank for treatment. Scottish Water will initiate a growth project if required once development meets their five growth criteria. Early engagement with Scottish Water is encouraged.”</p> <p><u>Rathen</u></p> <p>22. Adding the following text to the end of the description for site R1 in the settlement features table of the Rathen Settlement Statement on page 261: “A groundwater assessment will be required to assess the hydraulic connectivity of the site with the Water of Philorth/Water of Tyrie.”</p>	

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	<p>23. Replacing the first sentence of the 'strategic drainage and water supply bullet point in the Rathen settlement statement on page 262 with: "There is no public waste water infrastructure in Rathen. Rathen lies within a SEPA Waste Water Drainage Consultation Area. SEPA will require full site investigations for all private waste water proposals."</p> <p><u>Rosehearty</u></p> <p>24. Inserting the following new sentence after the second sentence of the first paragraph in the allocation summary for OP1: South of Ritchie Road in the Rosehearty settlement statement on page 266: "Landscape planting should be of an appropriate scale and integrated into the development with good quality open space. Consideration should be given to the extent and siting of development within this site, embedding mitigation of landscape and visual effects by design."</p>	
<p>17 - Other Settlements RHMA (Banff and Buchan) West - Aberchirder, Bogton, Cornhill, Crudie, Fordyce, Inverboyndie, Ladysbridge, Portsoy, Sandend and Whitehills</p>	<p>Modify the local development plan by:</p> <p><u>Aberchirder</u></p> <p>1. Replacing the flood risk bullet point in the Aberchirder settlement statement on page 186 with: "Due to the presence of a watercourse on its eastern edge, a Flood Risk Assessment may be required for the BUS site. A buffer strip will be required adjacent to the watercourse which should be integrated positively into the development."</p>	<p>514</p>

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	<p>2. Amending the Aberchirder settlement map on page 188 to show allocation OP1 as per the 2017 local development plan and the 2019 Main Issues Report and include site OP1 within the settlement boundary.</p> <p>3. Inserting the following new allocation under a new heading “Allocated Sites” in the Aberchirder settlement statement on page 187: “OP1: West of Cranna, Allocation: 45 homes This site was previously allocated as site OP1 in the LDP 2017. It partially overlooks the village and the design of the development should reflect both its historic character and the single storey houses in Cranna View. The principle road access is likely to be off Murray Crescent/Old Road with secondary access off Cranna View (currently a footpath). It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. These should be integrated into the design of the development to provide a mix of house types and sizes to meet local needs.”</p> <p>4. Adding Aberchirder OP1 (45 homes) to the list of existing sites contributing towards the strategic development plan allowance for the Rural Housing Market Area in the relevant table in Appendix 6. (Note – a revised version of Appendix 6, incorporating all the recommended modifications, is provided at the end of the examination report.)</p> <p><u>Cornhill</u></p> <p>5. Replacing the flood risk bullet point in the Cornhill settlement statement on page 202 with: “There is a risk of flooding from a small watercourse and fields adjacent to OP1 and OP2, which are located within the Scottish Environment Protection Agency’s indicative 1 in 200-year flood risk area. A Flood Risk Assessment will be required.”</p>	

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	<p><u>Fordyce</u></p> <p>6. Adding a new flood risk section with the following bullet point to the Fordyce settlement statement on page 211. “Flood Risk: Parts of Fordyce are at risk of flooding from the Burn of Fordyce. Flood Risk Assessments may be required.”</p> <p>7. Adding the following additional bullet point to the Services and Infrastructure section of the Fordyce settlement statement on page 211: “Strategic drainage and water supply: All new development will be required to connect to the waste water network. Developers should seek early engagement with Scottish Water to identify the capacity of waste water infrastructure, and if required upgrade the facility.”</p> <p><u>Inverboyndie</u></p> <p>8. Adding the following additional bullet point to the services and infrastructure section of the Inverboyndie settlement statement on page 232: “Strategic drainage and water supply: All new development will be required to connect to the waste water network. Developers should seek early engagement with Scottish Water to identify the capacity of waste water infrastructure, and if required upgrade the facility.”</p> <p><u>Ladysbridge</u></p> <p>9. Replacing the strategic drainage and water supply bullet point in the Ladysbridge settlement statement on page 233 with: “Strategic drainage and water supply: Sewer network investigations may be required. All development will be required to connect to the public waste water network.”</p>	

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	<p>10. Adding the following bullet point to the services and infrastructure section of the Ladybridge settlement statement on page 233: “Health and care facilities: Residential development may be required to contribute towards the creation of additional capacity at existing medical facilities or a new health centre in Macduff. Contributions towards expansion of existing pharmacy facilities or within a new facility may also be required.”</p> <p><u>Sandend</u></p> <p>11. Adding the following additional bullet point to the services and infrastructure section of the Sandend settlement statement on page 269: “Strategic drainage and water supply: All new development will be required to connect to the waste water network. Developers should seek early engagement with Scottish Water to identify the capacity of waste water infrastructure, and if required upgrade the facility.”</p> <p>12. Removing the last sentence in the first paragraph of the allocation summary for OP1: Rear of Seaview in the Sandend settlement statement on page 270.</p> <p>13. Replacing the last sentence of the second paragraph of the allocation summary for OP1: Rear of Seaview in the Sandend settlement statement on page 270 with: “In addition, all necessary site surveys and assessments deemed to be required through the planning permission process such as Archaeological Survey, Drainage Impact Assessment, and Flood Risk Assessment due to overland runoff must also be carried out on the development site as a whole.”</p> <p><u>Whitehills</u></p>	

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	<p>14. Adding the following additional bullet point to the services and infrastructure section of the Whitehills settlement statement page 275: “Strategic drainage and water supply: All new development will be required to connect to the waste water network. Developers should seek early engagement with Scottish Water to identify the capacity of waste water infrastructure, and if required upgrade the facility.”</p>	
18 - Peterhead	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> 1. Replacing the first bullet point under the heading ‘Flood Risk’ on page 350 with the following: “Peterhead is an area potentially vulnerable to flooding, as identified by the National Flood Risk Assessment. Parts of the town are at risk from coastal flooding. Flood risk assessments may be required.” 2. Replacing the second bullet point under the heading ‘Flood Risk’ on page 350 with the following: “Parts of sites OP1, OP2, OP3, OP4, OP5, OP6, CC1, R2, R3, BUS3, BUS4 and SR1 may be at risk of flooding, as shown on SEPA’s Indicative Flood Maps or due to watercourses running through or adjacent to the sites. Flood Risk Assessments may be required in support of development proposals. Buffer strips will be required alongside watercourses.” 3. Deleting proposed allocation P12 from the table of ‘Protected Land’ in Appendix 7B, on page 349. 4. Removing proposed allocation P12 from the Peterhead key map, map 5 and map 6, on pages 356, 361, 362, respectively. 	535

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	<p>5. Extending site R2 in a north easterly direction to the boundary of the P9 area along the route of the pipeline corridor (shown on the map in representation PP0573 and others) on the Peterhead Key Map on page 356 (and maps 1 to 8 where applicable).</p> <p>6. Replacing the fifth sentence of the first paragraph of the allocation summary for OP1 (Inverugie Meadows) on page 352 with: “At least one crossing should link the Formartine and Buchan Way (Core Path) across the A90 (T).”</p> <p>7. Adding the following seventh sentence to the end of the first paragraph of the allocation summary for OP1 (Inverugie Meadows) on page 352: “Development proposals, including pedestrian crossing arrangements, should not compromise the ability of the former railway line to form part of a future transportation project, should it be required.”</p> <p>8. Adding the following sentence to the penultimate paragraph of the allocation summary for OP1 (Inverugie Meadows) on page 352: “Compensatory planting must be provided should there be any loss of trees.”</p> <p>9. Adding the following sentence as a new third sentence to the last paragraph of the allocation summary for OP1 (Inverugie Meadows) on page 352: “Opportunities to restore and enhance the straightened watercourses should be investigated.”</p> <p>10. Replacing the final paragraph of the allocation summary for OP3 (land at West Road) on page 354 with:</p>	

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	<p>“A Flood Risk and Geomorphological Assessment will be required. A buffer strip will be required along the Collie Burn and should be integrated positively into the development. No construction should take place within the natural river corridor. Opportunities to restore and enhance the straightened watercourse should be investigated.”</p> <p>11. Adding the following sentence after the fourth sentence of the allocation summary for OP4 (land west of A90(T)) on page 354; “Transport Scotland must be consulted at an early stage in the preparation of planning applications in order to assess the impacts of development proposals on the trunk road network.”</p> <p>12. Adding the following sentence at the end of the allocation summary for OP4 (land west of A90(T)) on page 354: “A Flood Risk Assessment may be required to assess surface water flooding on the site.”</p> <p>13. Adding the following sentence after of the first sentence of the allocation summary for OP6 (land west of Damhead) on page 355: “A SEPA Indicative Flood Map shows that a significant portion of the site to be at risk of flooding from the watercourse running through it. A Flood Risk Assessment will be required to determine a developable area and width of buffer strip required along the watercourse. It is likely that the buffer strip will need to be significantly wider than that provided by site P4 (protected land). Opportunities to restore and enhance the straightened watercourse should be investigated.”</p> <p>14. Adding the following sentence as a third paragraph to the allocation summary for CC1 (Upperton Industrial Estate) on page 355: “A Flood Risk Assessment may be required to assess surface water flooding at the site.”</p>	

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<p>19 - Other Strategic Growth Area Settlements (Buchan) - Boddam, Hatton and Longhaven</p>	<p>Modify the local development plan by:</p> <p><u>Boddam</u></p> <p>1. Replacing the bullet point in the flood risk section of the Boddam settlement statement on page 289 with the following two bullet points: “• Parts of Boddam lie in an area that is vulnerable to flooding, as identified by the National Flood Risk Assessment. As such, parts of the settlement may be at risk from coastal flooding. Development proposals may therefore be required to be supported by Flood Risk Assessments;</p> <p>• There is a high possibility of land drainage flooding occurring on site OP1. A Flood Risk Assessment may be required.”</p> <p>2. Amending the entry for Boddam OP1 in the relevant table in Appendix 6 to show that the site is not identified as contributing towards the strategic development plan allowance for the Rural Housing Market Area. (Note – a revised version of Appendix 6, incorporating all the recommended modifications, is provided at the end of the examination report.)</p> <p><u>Hatton</u></p> <p>3. Replacing the description of BUS in the ‘settlement features’ table in the Hatton settlement statement on page 307 with: “Safeguarded for business uses. Further information on ground levels and surface water drainage will be required. Prospective developers are advised to consult the council’s Flood Prevention Unit.”</p>	<p>552</p>

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	<p>4. Replacing the bullet point under the heading 'Flood Risk' in the Hatton settlement statement on page 308 with: “• Parts of Hatton lie in an area that is vulnerable to flooding, as identified by the National Flood Risk Assessment. Development proposals on site BUS may therefore be required to be supported by Flood Risk Assessments. Prospective developers are advised to consult the council’s Flood Risk and Coast Protection service.</p> <p>5. Adding the following second bullet point to the flood risk section of the Hatton settlement statement on page 308: “• There is potential for surface water flooding at site BUS. A Flood Risk Assessment may be required.”</p> <p>6. Replacing the health and care facilities bullet point in the services and infrastructure section of the Hatton settlement statement on page 308 with: “• All residential development will be required to contribute towards the creation of additional capacity at existing medical facilities or a new health centre at Cruden Bay. Contributions towards the expansion of existing pharmacy facilities or within a new facility may also be required.”</p> <p>7. Amending the boundary of allocated site OP1 on the Hatton settlement plan on page 310; extending the pink wash of the allocation to include the field access immediately to the east of existing farm buildings southwards to Main Street.</p> <p>8. Replacing the allocation summary for site OP2 (off Station Road) in the Hatton settlement statement on page 309 with:</p>	

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	<p>“OP2: Off Station Road - Allocation 34 houses This site was previously allocated as OP3 and OP5 in the LDP 2017. Planning Permission in Principle for residential development on the site has been granted (planning application references APP/2004/2977, APP/2011/2388 and APP2020/1157) and the site is currently under construction and expected to continue into this Plan period. For any future phases, design of the development should take into consideration the rural character of the site and existing trees and woodland should be retained where possible.</p> <p>A pedestrian and cycle link is to be provided across the burn which forms the site’s northern boundary to link the site with the neighbouring recreational area, core path network and wider settlement to the north and east. There is a sewer mains located within the ground and running through this site. Scottish Water should be consulted to ascertain whether a sewer relocation is required.</p> <p>A Flood Risk Assessment may be required. A buffer strip will be required along the Water of Cruden on the north eastern boundary of the site to enhance wildlife corridor. Enhancement of the straightened watercourse through re-naturalisation and removal of any redundant features will need to be investigated.</p> <p>It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and should be integrated into the design of the development to provide a mix of house types and sizes to meet the local need.”</p> <p>9. Amending the boundaries of allocated site OP2 (off Station Road) on the Hatton settlement map on page 310 as per the FIR020 Hatton Settlement Statement Extended OP2 Map. (The whole of site OP2 should be included within the settlement boundary).</p>	

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	<p>10. Amending the entry for Hatton OP2 in the relevant table in appendix 6 for sites in the Rural Housing Market Area to replace the figure '21' with '34' in the final column. (Note - A revised version of Appendix 6, incorporating all the recommended modifications, is provided at the end of the examination report.)</p> <p><u>Longhaven</u></p> <p>11. Replacing the bullet point in the flood risk section of the Longhaven settlement statement on page 311 with: “• Due to the presence of a small watercourse adjacent to the site, a Flood Risk Assessment may be required.”</p> <p>12. Adding the following new sentence after the second sentence of the allocation summary for OP1 (land adjacent to Longhaven School) in the Longhaven settlement statement on page 312: “A Flood Risk Assessment may also be required.”</p> <p>13. Replacing the health and care facilities bullet point in the services and infrastructure section of the Longhaven settlement statement on page 312 with: “• All residential development will be required to contribute towards the creation of additional capacity at existing medical facilities or a new health centre at Cruden Bay. Contributions towards the expansion of existing pharmacy facilities or within a new facility may also be required.”</p>	
20 - Other Settlements RHMA (Buchan) North - Crimond, New	Modify the local development plan by:	584

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<p>Leeds, New Pitsligo, St Combs, St Fergus, St Fergus Gas Terminal and Strichen</p>	<p><u>Crimond</u></p> <ol style="list-style-type: none"> 1. Adding the following second bullet point in the flood risk section of the Crimond settlement statement in page 292: “• Due to the presence of small watercourses running through or adjacent to the site a Flood Risk Assessment will be required to support proposals for site OP2” 2. Removing site OP1 (south of the Corse) from the Crimond settlement statement by deleting the site from the table of allocations and from the settlement statement map on pages 294 and 295 of the proposed plan, respectively. (The settlement boundary should also be amended accordingly.) 3. Deleting the entry for Crimond OP1 from the relevant table in Appendix 6 for sites in the Rural Housing Market Area. (Note: a revised version of Appendix 6, incorporating all the recommended modifications, is provided at the end of the examination report). 4. Replacing the second, third and fourth sentences of the first paragraph of the allocation summary for OP2 (Land west of Crimond Medical Centre) in the Crimond settlement statement on page 294 with: “Due to watercourses flowing to the east, north and west of the site, a Flood Risk Assessment will be required. Buffer strips will be required along the watercourses and should be positively integrated into the open space to minimise flood risk and enhance the landscape and wildlife corridor.” 5. Delete the first sentence of the second paragraph of the allocation summary of site OP2 (land west of Crimond Medical Centre) in the Crimond settlement statement on page 294 of 	

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	<p>the proposed plan and replace with five new sentences. Also, delete the existing fourth sentence, which reads, 'Appropriate screening is required to the north and south of the site'. The beginning of the paragraph should then read: "The site lies in a prominent 'gateway' location. Housing design should be of a high standard and sympathetic to its surroundings. New development should be concentrated towards the south-east part of the site to ensure that it integrates well with the settlement. Appropriate landscape screening and buffer strips must be provided along the site's northern and western boundaries where watercourses flow. Appropriate landscaping is also required along the site's A90(T) frontage. The layout plan must..."</p> <p><u>New Pitsligo</u></p> <p>6. Adding the following new heading and bullet point to the New Pitsligo settlement statement after the table of settlement features on page 340: "Flood Risk • Due to surface water flood risk, a flood risk assessment may be required to support development proposals on site OP2."</p> <p>7. Replacing the health and care facilities bullet point in the New Pitsligo settlement statement on page 341 with: "• Health and care facilities: All residential development must contribute towards the creation of additional capacity at existing medical facilities in Maud or New Pitsligo."</p> <p>8. Adding the following sentence after the second sentence of the second paragraph of the allocation summary for OP2 (land at Denedoch) in the New Pitsligo settlement statement on page 342: "Care should be taken to ensure that the siting and design of new development reflects the</p>	

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	<p>strong geometrical grid pattern of existing development in New Pitsligo. It is expected..."</p> <p>9. Replacing the last sentence of the second paragraph in the allocation summary for OP2 (land at Denedoch) in the New Pitsligo settlement statement on page 342 with: "A Flood Risk Assessment may be required to assess surface water runoff from adjacent land."</p> <p>10. Adding the following two new sentences at the end of the second paragraph in the allocation summary for OP2 (land at Denedoch) in the New Pitsligo settlement statement on page 342: "Provision for active travel is required. In this regard, the site layout should incorporate links to the core path network."</p> <p><u>St Combs</u></p> <p>11. Replacing the flood risk bullet point in the St Combs settlement statement on page 368 with the following: "• A small watercourse runs to the north of site OP1, as such, there is some risk of surface water flooding on sites OP1 and OP2. Flood Risk Assessment may be required."</p> <p><u>St Fergus</u></p> <p>12. Replacing the flood risk bullet point in the St Fergus settlement statement on page 372 with the following: "• A Flood Risk Assessment may be required to support development proposals for site OP1 due to surface water flooding."</p>	

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	<p><u>St Fergus Gas Terminal</u></p> <p>13. Replacing the final sentence of the 'Vision' in the St Fergus Gas Terminal settlement statement on page 375 with: "Any future development should be oil, gas, carbon capture or low carbon related and, where possible, contribute towards employment within the area."</p> <p>14. Replacing the text relating to 'Reserve Land: R1' in the St Fergus Gas Terminal settlement statement on page 375 with: "For major oil and gas related development at St Fergus gas Terminal, including carbon capture and storage, and hydrogen production."</p> <p>15. Replacing the flood risk bullet point in the St Fergus Gas Terminal settlement statement on page 375 with the following: "• Parts of the site are shown to be at risk of flooding on the SEPA Indicative Flood Map. Accordingly, Flood Risk Assessments may be required to support development proposals. Buffer strips may also be required alongside watercourses. Opportunities to restore and enhance watercourses should be investigated."</p> <p><u>Strichen</u></p> <p>16. Replacing the health and care facilities bullet point in the Strichen settlement statement on page 378 with: "• Health and care facilities: All residential development must contribute towards the creation of additional capacity at existing medical facilities in Maud or New Pitsligo."</p> <p>17. Deleting allocated site OP3: Land at Brewery Road from the Strichen settlement</p>	

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	<p>statement and map on pages 380 and 381 and amending the settlement boundary to that shown in the existing local development plan at this location.</p> <p>18. Deleting the entry for Strichen OP3 from the relevant table in Appendix 6 for sites in the Rural Housing Market Area. (Note – a revised version of Appendix 6, incorporating all the recommended modifications, is provided at the end of the examination report.)</p>	
<p>21 - Other Settlements RHMA (Buchan) South - Ardallie, Auchnagatt, Cruden Bay, Fetterangus, Longside, Longside Airfield, Maud, Mintlaw, New Deer, Old Deer, Rora and Stuartfield</p>	<p>Modify the local development plan by:</p> <p><u>Ardallie</u></p> <p>1. Replacing the health and care facilities bullet point on page 283 of the Ardallie settlement statement with: “Health and care facilities: All residential development must contribute towards the creation of additional capacity at existing medical facilities or a new health centre in Cruden Bay. Contributions towards the expansion of existing pharmacy facilities or within a new facility may also be required.”</p> <p><u>Auchnagatt</u></p> <p>2. Adding the following second bullet point under the heading ‘Flood risk’ of the Auchnagatt settlement statement on page 284: “• A significant part of site OP1 lies within an indicative 1:200 year flood risk area (SEPA mapping). A small watercourse runs adjacent to the site. A Flood Risk Assessment will be required to support proposals on site OP1 and its associated SUDS scheme on site R1.”</p> <p>3. Replacing the first sentence of the bullet point under ‘strategic drainage and water supply’</p>	<p>647</p>

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	<p>in the Auchnagatt settlement statement on page 284 with: “The existing waste water treatment plant is at capacity.”</p> <p>4. Adding the following new bullet point under the heading ‘Services and Infrastructure’ in the Auchnagatt settlement statement on page 285: “Health and care facilities: Residential development may be required to contribute towards the creation of additional capacity at existing medical facilities or a new health centre in Ellon.”</p> <p>5. Replacing the fourth sentence of the second paragraph of the allocation summary for OP1 (land at North of Braemo) in the Auchnagatt settlement statement on page 285 with the following four sentences: “The SEPA Indicative Flood Maps show 30% of the site to be at risk of flooding from the Ebrie Burn. In addition, the small watercourse that flows along the north-east boundary of the site has caused flooding to nearby houses in the past. A Flood Risk Assessment will be required to determine the capacity of the site and inform site layout options. Any areas of the site found to be at risk of flooding will not be suitable for development and will be required to be retained as greenspace, which should be integrated with the development as amenity space and blue/ green corridor. A SUDS scheme for the site should be provided on ‘reserved land’ to the south-east (site R1).”</p> <p><u>Cruden Bay</u></p> <p>6. Replacing the flood risk bullet point in the Cruden Bay settlement statement on page 297 with the following two bullet points: “• Parts of Cruden Bay are in an area that is potentially vulnerable to flood risk as identified</p>	

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	<p>by the National Flood Risk Assessment. Parts of the settlement may be at risk from coastal flooding. Flood Risk Assessment may be required;</p> <ul style="list-style-type: none"> • Due to the presence of a small watercourse running through or adjacent to sites OP2 and R4, a Flood Risk Assessment may be required.” <p>7. Adding the following new bullet point under the heading ‘Services and Infrastructure’ in the Cruden Bay settlement statement on page 298:</p> <p>“• Health and care facilities: All residential development must contribute towards the creation of additional capacity at existing medical facilities or a new health centre in Cruden Bay. Contributions towards expansion of existing pharmacy facilities or within a new facility may be required.”</p> <p>8. Replacing the last three sentences of the third paragraph in the allocation summary for OP1 (land at Aulton Road) in the Cruden Bay settlement statement on page 298 with: “Due to potential flood risk from the Water of Cruden, a Flood Risk Assessment may be required to support development proposals that lie beyond the area covered by the existing Masterplan and planning permission.”</p> <p><u>Fetterangus</u></p> <p>9. Replacing the flood risk bullet point in the Fetterangus settlement statement on page 301 with: “• Due to the presence of a small watercourse running through or adjacent to sites OP2, OP3 and R1, Flood Risk Assessments may be required to support development proposals. A buffer strip will be required along the minor watercourse on the eastern boundary of site</p>	

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	<p>R1”</p> <p>10. Replacing the third paragraph of the allocation summary for OP1 (land north of Ferguson Street) in the Fetterangus settlement statement on page 303 with: “Strategic landscaping will be required to reduce the visual impact of development at the northern and southern boundaries of the site.”</p> <p>11. Replacing the third paragraph of the allocation summary for proposal OP2 (land adjacent to playing fields) in the Fetterangus settlement statement on page 304 with: “New development should not adversely affect the setting of Fetterangus Church and Symbol Stone; both of which are scheduled ancient monuments located a short distance to the west of the site. New development, through its siting and design, must be sensitive to its surroundings and incorporate landscaping at its western boundary to screen the development from view. Historic Environment Scotland should be consulted at an early stage in the preparation of development proposals for the site.”</p> <p>12. Replacing the fourth paragraph of the allocation summary for proposal OP2 (land adjacent to playing fields) in the Fetterangus settlement statement on page 304 with: “Strategic landscaping will be required, particularly adjacent to the watercourses on the northern and southern boundaries of the site, to reduce the visual impact of new development and flood risk. A Flood Risk Assessment may be required. Enhancement of the straightened watercourses through re-naturalisation and removal of any redundant features will require to be investigated.”</p> <p>13. Deleting the third sentence in the fifth paragraph of the allocation summary for proposal OP2 (land adjacent to playing fields) in the Fetterangus settlement statement on page 304.</p>	

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	<p><u>Longside</u></p> <p>14. Replacing the bullet point under the heading 'Flood Risk' of the Longside settlement statement on page 315 with the following three bullet points:</p> <p>“• Parts of Longside are shown to be at risk from flooding, as shown of SEPA’s Indicative Flood Risk Map. Flood Risk Assessments may be required to support development proposals;</p> <ul style="list-style-type: none"> • Due to a watercourse located near to site OP1, a Flood Risk Assessment may be required; • Due to surface water issues at site OP2, a Flood Risk Assessment may be required.” <p>15. Replacing the fourth and fifth sentences in the first paragraph of the allocation summary for OP1 (land off Station Terrace) in the Longside settlement statement on page 316 with: “No development should occur below 22.05 metres AOD. Buffer strips will be required to mitigate flood risk and landscape impact and should be positively integrated into the open space.”</p> <p>16. Replacing 'Station Road' with 'Station Terrace' in the first sentence of the second paragraph of the allocation summary for OP1 (land off Station Terrace) in the Longside settlement statement on page 316.</p> <p>17. Replacing the fourth and fifth sentences of the allocation summary for OP2 (land off Inverquhomery Road) in the Longside settlement statement on page 316 with: “A Flood Risk Assessment may be required due to surface water flooding events.”</p>	

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	<p><u>Longside Airfield</u></p> <p>18. Adding the following new bullet point under the heading 'Services and Infrastructure' to the Longside Airfield settlement statement on page 318: “• Oil and Gas Pipelines: Part of the settlement lies within a Health and Safety Executive (HSE) consultation distance associated with one or more oil and gas pipelines in the vicinity. Proposed development within the consultation distance must comply with the requirements of Policy P4: Hazardous and potentially polluting developments and contaminated land, and with the HSE 'Land Use Planning Methodology.’”</p> <p>19. Adding the following new second sentence to the third paragraph of the allocation summary for OP1 (Longside Airfield) in the Longside Airfield settlement statement on page 318: “Part of the site lies within a Health and Safety Executive pipeline consultation zone. All development proposals must accord with the requirements of Policy P4 (hazardous and potentially polluting developments and contaminated land) and comply with the Health and Safety Executive’s 'Planning Advice for developments near Hazardous Installations.’”</p> <p>20. Deleting the words <i>“the development will be required to demonstrate that it will have no adverse effect on ground or surface water.”</i> from the second paragraph of the allocation summary for OP1 (Longside Airfield) in the Longside Airfield settlement statement on page 318 and replacing them with: “it will be necessary for development proposals to be supported by assessments of the potential for radioactive substances being present on the site and groundwater drainage measures.”</p> <p>21. Amending the Longside Airfield settlement map on page 319 to exclude the northern</p>	

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	<p>runway (the site boundary should match that as shown on page 77 of the Main Issues Report 2019).</p> <p>22. Amending the title of the allocation summary for OP1 (Longside Airfield) in the Longside Airfield settlement statement on page 318 to show that the site extends to 124.86 hectares.</p> <p>23. Amending Appendix 1 (employment land allocations), Table 2 on page 98, columns entitled 'Allocation (hectares)' and 'Local Growth Area (RHMA), to record the allocation of land at Longside Airfield as 124.86 hectares.</p> <p><u>Maud</u></p> <p>24. Replacing the flood risk bullet point in the Maud settlement statement on page 320 with: “• Due to the presence of small watercourses running through and adjacent to the sites, a Flood Risk Assessment may be required for sites OP1 and OP2.”</p> <p>25. Replacing the health and care facilities bullet point in the Maud settlement statement on page 321 with: “• Health and care facilities: All residential development must contribute towards the creation of additional capacity at existing medical facilities in Maud or New Pitsligo.”</p> <p>26. Adding the following sentence after the fourth sentence in the second paragraph of the allocation summary for OP1 (land at Castle Road) in the Maud settlement statement on page 321: “A buffer strip will be required along watercourses in or around the site, and around the pond adjacent to the northern boundary.”</p>	

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	<p>27. Amending the second paragraph of the allocation summary for OP1 (land at Castle Road) in the Maud settlement statement on page 321 by moving the last two sentences of the text to form a new third paragraph.</p> <p>28. Replacing the last three sentences of the second paragraph of the allocation summary for OP2 (land west of Castle Terrace) in the Maud settlement statement on page 322 with: “A Flood Risk Assessment will be required. Areas shown to be at risk of flooding will be unsuitable for development. A buffer strip will be required along the length of the watercourse adjacent to the site, which should be integrated positively into the site. Opportunities to restore and enhance straightened watercourses should be investigated.”</p> <p><u>Mintlaw</u></p> <p>29. Amending the vision statement in the Mintlaw settlement statement on page 324 to add the following three paragraphs after the first paragraph:</p> <p>“The Scottish Government is giving consideration to a package of measures to improve road safety on the A90(T), including improvements at the Toll of Birness junction to an at-grade roundabout. The timing of decisions on which projects will be taken forward and their subsequent delivery is not yet known. Furthermore, these measures are not intended to deliver improvements necessary to mitigate the impact of new development on the operation of the junction.</p> <p>Until the Toll of Birness junction is upgraded, new development in Mintlaw may be restricted. There is a limit on the number of houses which can be built and occupied in Mintlaw until such time as the A90(T) / A952 Toll of Birness junction has been improved and its capacity increased. This constraint is addressed in the current planning permission for</p>	

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	<p>site OP1, but may also have implications for other allocated sites in Mintlaw.</p> <p>In the meantime, if improvements to the junction are required to mitigate the effects of new development, other funding initiatives should be explored. This matter is considered further in Supplementary Guidance on Developer Obligations and Affordable Housing.”</p> <p>30. Amending the table of ‘Settlement Features’ of the Mintlaw settlement statement on page 325 by adding a new entry under ‘Reserved Land’ to read: “R2 – for a medical facility.”</p> <p>31. Replacing the flood risk bullet point in the Mintlaw settlement statement on page 326 of the proposed plan with the following two bullet points:</p> <p>“• Parts of sites OP1, OP2, OP3 and OP5 may be at risk of flooding, as identified on the SEPA Flood Maps or because they have a small watercourse running through or adjacent to the site. Flood Risk Assessments may be required.</p> <p>• Due to the presence of a small watercourse, any further development at site BUS2 may require to be supported by a Flood Risk Assessment. A buffer strip will be required and opportunities to restore and enhance the straightened watercourse should be investigated.”</p> <p>32. Inserting the following new first bullet point in the services and infrastructure section of the Mintlaw settlement statement on page 326: “• Strategic transport infrastructure: All sites in Mintlaw will be required to make a contribution towards an upgrade of strategic infrastructure at the A90(T) / A952 Toll of Birness junction, if an impact is demonstrated. Further information is provided in Supplementary Guidance on Developer Obligations and Affordable Housing, and in the</p>	

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	<p>Delivery Programme.”</p> <p>33. Replacing the ‘local transport infrastructure’ bullet point in the services and infrastructure section of the Mintlaw settlement statement on page 326 with: “• Local transport infrastructure: All new development may be required to contribute to improvements to the primary road network, including local road widening, footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.”</p> <p>34. Adding the following new second paragraph to the allocation summary of site OP1 (land at Nether Eden) in the Mintlaw settlement statement on page 327: “Planning permission in principle (APP/2017/2547) for mixed use development was granted in April 2019. This includes a condition which indicates that only 200 houses can be built until such time as the A90(T) / A952 Toll of Birness junction has been improved and its capacity increased (unless it can be demonstrated that additional houses would not have an unacceptable impact on traffic flows). A legal agreement between the council and the developer requires financial contributions towards the improvement of the junction”.</p> <p>35. Adding the following sentence to the end of the first paragraph of the allocation summary of site OP2 (land at Northwoods) in the Mintlaw settlement statements on page 328: “The identified capacity constraint at the A90(T) / A952 Toll of Birness junction may have implications for development timescales, beyond existing permissions.”</p> <p>36. Deleting the final sentence of the third paragraph of the allocation summary for OP5: South of Nether Aden Road in the Mintlaw settlement statement on page 329.</p> <p>37. Amending the entry for Mintlaw OP5 in the relevant table in Appendix 6 to show that the</p>	

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	<p>site does not contribute towards the strategic development plan allowance for the Rural Housing Market Area. (Note: a revised version of Appendix 6, incorporating all the recommended modifications, is provided at the end of the examination report.)</p> <p>38. Amending the settlement boundary, as shown on the Mintlaw settlement statement Key Map and Map 2, on pages 331 and 333, respectively, to include bid site BU048 and label as site 'R2'.</p> <p><u>New Deer</u></p> <p>39. Deleting the fourth sentence of the vision statement in the New Deer settlement statement on page 334 and replacing with the following text: "It is proposed to extend the path network in the village and along the A981, as shown in the council's Core Path Plan."</p> <p>40. Replacing the health and care facilities bullet point in the New Deer settlement statement on page 335 with: "Health and care facilities: All residential development must contribute towards the creation of additional capacity at existing medical facilities in Maud or New Pitsligo."</p> <p><u>Old Deer</u></p> <p>41. Adding a new sub-heading and bullet point to the Old Deer settlement statement on page 344 to read: "Flood Risk</p>	

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	<ul style="list-style-type: none"> • Due to likely hydraulic connectivity between site R1 and the Cock Burn, a detailed groundwater assessment will be required to assess its suitability as an extension to the cemetery.” <p><u>Stuartfield</u></p> <p>42. Deleting reference to site P6 from the list of sites noted under the flood risk bullet point on page 383 of the Stuartfield settlement statement. The bullet point should then read:</p> <p>“Flood Risk</p> <ul style="list-style-type: none"> • Parts of sites OP1, R1 and R2 are located adjacent to...” 	
22 - Ellon	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> 1. Adding the following after the third sentence in the third paragraph of the Vision section in the settlement statement on page 419: “Additional traffic movements arising from the sites allocated in Ellon will require transport mitigations to address their impact on the A90 trunk road at its junctions with the A948 and the B9005 and on the town centre. The Development Planning and Management Transport Appraisal Guidance (DPMTAG) assessment and the Ellon Traffic Modelling Study have identified potential mitigations. However, the council would also consider alternative innovative transport and integrated land use solutions to address the relevant impacts.” 2. Replacing the second bullet point in the Flood Risk section on page 420 with the following: “• Parts of sites OP1, OP3, CC1 and BUS are located adjacent to the SEPA Indicative 1 in 	673

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	<p>200 flood risk area or have small watercourses running through or adjacent to the site. A Flood Risk Assessment will be required and buffer strips will be required alongside the watercourse.”</p> <p>3. Deleting the fourth bullet point in the Flood Risk section on page 421.</p> <p>4. Adding a new sentence at the end of the strategic transportation bullet point on page 421 to read: “Further information on the transport measures required to mitigate development in Ellon, and how, when and by whom these will be delivered is provided in Supplementary Guidance on Developer Obligations and Affordable Housing, and the Delivery Programme.”</p> <p>5. Adding a new sentence at the end of the local transport infrastructure bullet point on page 421 to read: “Further information on the transport measures required to mitigate development in Ellon, and how, when and by whom these will be delivered is provided in Supplementary Guidance on Developer Obligations and Affordable Housing, and the Delivery Programme.”</p> <p>6. Adding the following sentence at the end of the strategic drainage and water supply bullet point on page 421: “A Drainage Impact Assessment may be required.”</p> <p>7. Adding the following wording at the end of the fourth paragraph of the allocation summary for site OP1 (Cromleybank) on page 423: “In any future planning applications, the ancient woodland site should be protected against loss or detrimental impact.”</p>	

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	<p>8. Removing the last paragraph of the allocation summary for site OP1 (Cromleybank) on page 423.</p> <p>9. Adding the following new third sentence to the allocation summary for site OP4 (Balmacassie) on page 426: "A Masterplan will be required."</p>	
23 - Newburgh	<p>Modify the local development plan by:</p> <p>1. Amending the first sentence of the second paragraph of the vision section on page 454 to read: "The community is in favour of any new development being located to the west of the settlement and have an aspiration of a future vehicular route which would by-pass the village centre."</p> <p>2. Amending the first and second bullet points of the Flood Risk section on page 455 to read as one bullet point: "• Parts of Newburgh are in an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Parts of the settlement may also be at risk from coastal flooding. Flood Risk Assessments may be required."</p> <p>3. Amending the first sentence of the third bullet point of the Flood Risk section on page 455 to read: "Sites OP1, OP2, OP3 and BUS have small watercourses running through or adjacent to the sites, or are at risk from surface water flooding."</p> <p>4. Amending the 'Strategic drainage and water supply' bullet point of the Services and</p>	690

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	<p>Infrastructure section on page 455, to read: “Scottish Water will initiate a growth project should demand from committed development exceed available capacity and will instigate this on receipt of the 5 Growth Criteria from a developer. A Drainage Impact Assessment may be requested. Private treatment works are unlikely to be authorised but engagement with SEPA is advised to discuss further. Early engagement with Scottish Water is strongly encouraged.”</p> <p>5. Replacing the final sentence of the first paragraph of the allocation summary for site OP3 (land north of School Road, Mill of Newburgh) on page 458 with: “Placemaking requirements will be required in the form of a masterplan for the site that includes provision of a “primary street” on the western side of the site.”</p> <p>6. Replacing the first sentence of the second paragraph of the allocation summary for site OP3 (land north of School Road, Mill of Newburgh) on page 458 with: “Development of this site will support the first section of a vehicular link between the B9000 and the A975 to the north of Newburgh. Whereas the function of a traditional distributor road is principally to facilitate the movement of motor traffic, this route is envisaged as a “primary street”, whose purpose would also include serving housing areas and other local functions. Subject to future negotiations with the community and key stakeholders, later stages of the “primary street” would be incorporated into additional housing allocations around the north-west sector of the village within a future local development plan. When complete, the route is intended to reduce vehicular traffic through the village centre.”</p> <p>7. Deleting the last sentence of the third paragraph of the allocation summary for site OP3 (land north of School Road, Mill of Newburgh) on page 458.</p>	

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	<p>8. Deleting the final paragraph of the allocation summary for site OP3 (land north of School Road, Mill of Newburgh) on page 458.</p> <p>9. Relabelling the “Indicative north distributor road” in the settlement plan on page 459 to read: “Possible future primary street linking B9000 with A975”.</p> <p>10. Amending the line of the possible future primary street in the settlement plan on page 459 so that its southern end joins the B9000 within the boundary of site OP3.</p> <p>11. Amending the boundary of P1 in the settlement plan on page 459, so that it reverts to the boundary as shown in the 2017 local development plan.</p>	
24 - Oldmedrum	<p>Modify the local development plan by:</p> <p>1. Adding a second sentence to Reserved Land R1 (page 461) to read: “A Peat Survey and Phase 1 Habitat survey will be required due to the potential presence of peaty gleys and mixed habitat onsite.”</p> <p>2. Replacing the first sentence of the first bullet point under Flood Risk (page 461) with: “Parts of OP2, OP3, OP6 and R1 are within the Scottish Environment Protection Agency’s indicative 1 in 200 year flood risk area, or have a small watercourse running through or adjacent to the site.”</p> <p>3. Replacing the second bullet point under Flood Risk (page 461) with: “• Part of the site OP3 and the BUS site are within SEPA’s indicative 1 in 200 year flood risk area of the Meadow Burn or have a small watercourse running through or adjacent to the</p>	718

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	<p>site. A Flood Risk Assessment will be required for the BUS site. A Flood Risk Assessment may be required for OP3. Adequate buffer strips will be required along the river corridor associated with the Meadow Burn which should be integrated positively into the developments. Morphological improvements to the Meadow Burn may be required.”</p> <p>4. Replacing sentences 3 to 5 of the strategic drainage and water supply bullet point under Services and Infrastructure (page 462) with: “There is insufficient capacity at Oldmeldrum Waste Water Treatment Works (WWTW). Scottish Water is investigating options to accommodate the anticipated flow from the growth of Oldmeldrum. Strategic Drainage Impact Assessment is ongoing and it is anticipated that an upgrade to the network would be required. Any developer interested in developing in the Oldmeldrum catchment area must engage directly with Scottish Water as soon as possible to discuss build out plans.”</p> <p>5. Changing the allocation figure for site OP1 (Land North of Distillery Road) at the top of page 463 as follows: “Allocation: 49 homes.”</p> <p>6. Deleting the second and third sentences in the first paragraph of the allocation summary for OP1 (Land North of Distillery Road) on page 463 and replacing the fifth sentence with: “Planning permission has been granted for 37 houses with land set aside for 12 affordable homes (planning application reference APP/2019/1555)”</p> <p>7. Amending the entry for Oldmeldrum OP1 in the relevant table in Appendix 6 to show that the site does not contribute towards the strategic development plan allowance for the Aberdeen Housing Market Area; to remove the figure ‘38’ from the Local Growth AHMA column; and change the figure in the LDP Allocation column to ‘49’. (Note – a revised</p>	

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	<p>version of Appendix 6, incorporating all the recommended modifications, is provided at the end of the examination report.)</p> <p>8. Inserting the following new text after the second sentence of the second paragraph of the allocation summary for OP2 (land south of Millburn Road) on page 464: “Any potential impacts on key landscape characteristics including cumulative impacts require further assessment with respect to Historic Environment Scotland battlefield guidance. Mitigation and enhancement measures are also required to be set out.”</p> <p>9. Changing the allocation figure for site OP4 (Land at Chapelpark) at the top of page 466 as follows: “Allocation: 62 homes.”</p> <p>10. Replacing the second and third sentences of the first paragraph in the allocation summary for OP4 (land at Chapelpark) on page 466 with: “The capacity of the site has been increased to 62 homes to avoid underdevelopment and reflect the approval of a recent application (APP/2020/0761). If the existing permission is not implemented, a masterplan will be required.”</p> <p>11. Amending the entry for Oldmeldrum OP4 in the relevant table for the Aberdeen Housing Market Area in Appendix 6 to replace ‘33’ with ‘27’ in the second last column and ‘68’ with ‘62’ in the last column. (Note – a revised version of appendix 6, incorporating all the recommended modifications, is provided at the end of the examination report.)</p> <p>12. Adding the following sentences at the end of the second paragraph in the allocation summary for site OP4 (land at Chapelpark) on page 466 as follows: “Provision for active travel is required, including a link to the nearby recreational path (Den</p>	

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	<p>of Gownor track). This should also seek to coordinate with any provision for OP5 to the south.”</p> <p>13. Replacing the third sentence in the first paragraph of the allocation statement for site OP5 (Newbarns) on page 467 with: “A Flood Risk Assessment and Phase 1 Habitat Survey will be required.”</p> <p>14. Adding a sentence after the third sentence in the first paragraph of the allocation summary for OP5 (Newbarns) on page 467 as follows: “Due to the possibility of a significant amount of peat on the site, a Peat Survey will also be required.”</p> <p>15. Adding the following sentence after the third sentence in the second paragraph of the OP6 (West of Coutens) site summary on page 468: “Any potential impacts on the key landscape characteristics of the battlefield site and the cumulative impacts should be assessed, with mitigation and enhancement considered, in line with the battlefield guidance.”</p>	
25 - Pitmedden	<p>Modify the local development plan by:</p> <p>1. Amending the first “Flood Risk” bullet point on page 471 to read: “- Parts of site OP1 and OP3 are within the Scottish Environment Protection Agency’s (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.”</p> <p>2. Amending the second “Flood Risk” bullet point on page 471 to read: “- A Flood Risk Assessment will be required for BUS1 and R1. Adequate buffer strips will</p>	749

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	<p>be required along the watercourses which should be positively integrated into the development.”</p> <p>3. Amending the allocation for site OP2 (Land south-west of Pitmedden) on page 473 to read: “Allocation: 100 homes and a community hub.”</p> <p>4. Amending the entry for Pitmedden OP2 in the relevant table in Appendix 6 to replace ‘219’ with ‘100’. (Note – a revised version of Appendix 6, incorporating all the recommended modifications, is provided at the end of the examination report)</p> <p>5. Replacing the second paragraph of the allocation statement for site OP2 (Land south-west of Pitmedden) on page 473 with the following: “The site requires a vehicular access from the B999, whose route should be protected during any incremental development. This should lead to an internal loop road. Suitable access arrangements should be discussed with the council in advance of any planning application. Permeability with the housing development adjacent to the medical centre is also required plus connectivity to the existing path network at Bronie Crescent and Seton Terrace. Access and fully permeable connectivity throughout the site are required and the site layout should make provision for potential future expansion to the west. Wider transportation requirements are to be determined through a Transport Assessment that takes all of the proposed allocations into account.”</p> <p>6. Amending the first sentence of the third paragraph of the allocation statement for site OP2: (Land south-west of Pitmedden) on page 473 to read: “Buffer strips will be required adjacent to the watercourses running through the site, which should be integrated positively into the development.”</p>	

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	<p>7. Amending the settlement map on page 475 to reduce the extent of allocation OP2 (Land south-west of Pitmedden) to align with bid site FR007 and adjust the settlement boundary accordingly.</p> <p>8. Inserting a new penultimate sentence in the third paragraph of the allocation statement for site OP3 (Mill of Allathan) on page 474 to read: “Provision for active travel is required.”</p> <p>9. Inserting a fourth paragraph in the allocation statement for site OP3 (Mill of Allathan) on page 474 to read: “A Flood Risk Assessment will be required. A buffer strip will be required adjacent to the watercourse on the northern boundary of the site, which should be integrated positively into the development.”</p>	
26 - Potterton	<p>Modify the local development plan by:</p> <p>1. Replacing the fifth sentence of the first paragraph of the Vision statement on page 476 with: “The settlement has a limited number of services, although it has a post office, shop and community hall.”</p> <p>2. Replacing the first sentence of the second paragraph of the Vision statement on page 476 with: “The community has a desire for a new community hall in the settlement.”</p> <p>3. Replacing the first bullet point in the Flood Risk section of the settlement statement on</p>	823

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	<p>page 476 with: “- Parts of OP1 and OP2 lie within the Scottish Environmental Protection Agency’s (SEPA) indicative 1 in 200 year flood risk area, or have a small watercourse running through or adjacent to the sites. There are also large areas of surface water flooding on both sites. Flood Risk Assessments will be required.”</p> <p>4. Removing the second bullet point in the Flood Risk section of the settlement statement on page 476.</p> <p>5. Amending the Strategic Drainage and Water Supply bullet point on page 477 to add the following sentence after the third sentence: “A Drainage Impact Assessment may be requested.”</p> <p>6. Adding the following new last sentence at the end of the second paragraph of the allocation summary for site OP1 (Land north of Denview Road) on page 478: “Provision for active travel is required.”</p> <p>7. Removing the second and third sentences in the third paragraph of the allocation summary for site OP1 (Land north of Denview Road) on page 478.</p> <p>8. Adding the following new sentence at the end of the second paragraph of the allocation summary for site OP2 (Land north west of Denview Road) on page 479: “Provision for active travel is required.”</p>	
27 - Turriff	<p>Modify the local development plan by:</p> <p>1. Replacing the second bullet point under the heading ‘Flood Risk’ on page 501 with:</p>	843

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	<p>“- Due to small watercourses running through or adjacent to the sites, Flood Risk Assessments may be required for sites OP1 and OP5.”</p> <p>2. Adding the following new third bullet point under the heading ‘Flood Risk’ on page 501 with: “- Parts of site R2 is at risk from surface water flooding. A Flood Risk Assessment may be required.”</p> <p>3. Amending the entry for Turriff OP1 in the relevant table in Appendix 6, to replace the figure ‘442’ with ‘200’ in the second last column titled “Local Growth RHMA”. (Note – a revised version of Appendix 6, incorporating all the recommended modifications, is provided at the end of the examination report.)</p> <p>4. Replacing the fifth sentence of the final paragraph of the allocation summary for site OP1 (adjacent to Wood of Delgaty) on page 503 with: “Watercourses on the site should be included in these.”</p> <p>5. Deleting allocated site ‘OP3: land adjacent to Bridgend Terrace’ from the Turriff settlement statement on page 504, Key Map on page 506 and Map 1 on page 507, and amending the settlement boundary at this location to that shown in the existing local development plan.</p> <p>6. Deleting the entry for Turriff OP3, from the relevant table in Appendix 6 for sites in the Rural Housing Market Area. (Note – a revised version of Appendix 6, incorporating all the recommended modifications, is provided at the end of the examination report.)</p> <p>7. Amending the boundary of allocation OP5 (South of Colly Stripe, Smiddyseat Road) on</p>	

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	the Turriff settlement maps on pages 506 and 508 to exclude the area of garden ground shown on document RD0025.A.	
28 - Other Strategic Growth Area Settlements - Balmedie, Belhelvie, Blackdog, Foveran and Rashierieve Foveran	<p>Modify the local development plan by:</p> <p><u>Balmedie</u></p> <ol style="list-style-type: none"> 1. Replacing the bullet point in the flood risk section of the Balmedie settlement statement on page 391 with: “- Small watercourses run through or adjacent to the OP1 and OP3 sites. There is also a surface water flood risk on site OP3. Flood risk assessments may be required” 2. Adding the following sentence after the third sentence in the strategic drainage and water supply bullet point in the Balmedie settlement statement on page 391: “A Drainage Impact Assessment may be required.” 3. Replacing the first two sentences of the second paragraph in the allocation summary for OP1: Land at Balmedie South in the Balmedie settlement statement on page 392 with: “At least two points of access to the site are required.” 4. Reordering the last five sentences in the fourth paragraph of the allocation summary for OP1: Land at Balmedie South in the Balmedie settlement statement on page 392 to read: “A Flood Risk Assessment may be required. Enhancement of the watercourse through re-naturalisation and removal of any redundant features should be investigated. A 250mm water main runs through the site. Scottish Water should be contacted by the developer to ascertain whether a mains diversion is possible. Scottish Water has indicated that a Drainage Impact Assessment will be required.” 	912

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	<p>5. Deleting the final paragraph of the allocation summary for OP1: Land at Balmedie South in the Balmedie settlement statement on page 392.</p> <p>6. Replacing the second sentence of the second paragraph in the allocation summary for OP3: Menie in the Balmedie settlement statement on page 394 with: “As part of this permission, two phases (Chapters 1A & 1B) were granted with full details, providing community facilities, some holiday accommodation and 82 dwellinghouses.”</p> <p>7. Replacing the penultimate sentence in the final paragraph of the allocation summary for OP3: Menie in the Balmedie settlement statement on page 394 with: “A Flood Risk Assessment may be required should development proposals be revised or extant permissions lapse.”</p> <p>8. Replacing the first two sentences of the fourth paragraph in the allocation summary for site OP3: Menie in the Balmedie settlement statement on page 395 with: “Development on the site requires to take full account of any potential impact on the nearby Foveran Links Site of Special Scientific Interest and on other environmentally designated sites in the wider area.”</p> <p>9. Replacing the eighth and ninth sentences of the fifth paragraph of the allocation summary for site OP3: Menie in the Balmedie settlement statement on page 395 with: “Delivery of any future on-site affordable housing should be integrated into the design of the development to provide a mix of house types and sizes to meet local need.</p> <p>10. Adding the following sentence at the end of the fifth paragraph of the allocation summary for site OP3: Menie in the Balmedie settlement statement on page 395:</p>	

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	<p>“The ancient woodland site should be protected against loss or detrimental impact in any future planning applications.”</p> <p><u>Belhelvie</u></p> <p>11. Replacing the fourth sentence of the Vision statement for Belhelvie on page 400 with: “This contribution will be proportionate to the size of the existing community and will be provided through the allocated site.”</p> <p>12. Deleting the R1 designation for a future community centre from the Belhelvie settlement statement on page 400 and map on page 404.</p> <p>13. Replacing the first and second sentences in the strategic transportation bullet point in the Belhelvie settlement statement on page 401 with: “Contributions may be required for cumulative strategic transportation improvements including interventions on the A90 and in Aberdeen City. Allocated site OP1 will need to consider access and connectivity.”</p> <p>14. Replacing the third sentence in the strategic transportation bullet point in the Belhelvie settlement statement on page 401 with: “Development may be required to contribute towards improved public transport infrastructure and the proposed Ellon – Balmedie strategic cycle route”.</p> <p>15. Replacing the last two sentences of the strategic drainage and water supply bullet point in the Belhelvie settlement statement on page 401 with: “Scottish Water will initiate a growth project should demand from committed development exceed available capacity and will instigate this on receipt of the 5 Growth Criteria from a</p>	

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	<p>developer. A Drainage Impact Assessment may be requested. Early engagement with Scottish Water is encouraged.”</p> <p>16. Deleting allocations OP2 and OP3 from the Belhelvie settlement statement on page 403 and map on page 404 and amending the settlement boundary to revert to that shown in the existing local development plan.</p> <p>17. Removing sites OP2 Belhelvie and OP3 Belhelvie from the relevant table in Appendix 6 Housing Land Allocations. (Note – a revised version of Appendix 6, incorporating all the recommended modifications, is provided at the end of the examination report.)</p> <p><u>Blackdog</u></p> <p>18. Replacing the second sentence of the first paragraph of the Vision section in the Blackdog settlement statement on page 405 with: “Due to its proximity to Aberdeen, a planning application for significant expansion of the settlement has been approved for a new town centre, housing and employment opportunities.”</p> <p>19. Replacing the last sentence of the first paragraph of the Vision section in the Blackdog settlement statement on page 405 with: “As such, it is important for this settlement to meet the need for strategic housing and employment land in the Strategic Growth Area by delivering 600 new homes and employment land, providing improved local facilities and developing a new town centre on site OP1.”</p> <p>20. Replacing the second, third and fourth sentences of the first paragraph in the allocation</p>	

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	<p>summary for site OP1: Land at Blackdog in the Blackdog settlement statement on page 407 with: “Planning permission in principle (reference APP/2016/0766) has been granted on the northern part of site OP1: Land at Blackdog for a mixed use development, comprising: a town centre that includes a regional food hall, retail, leisure and other class 3 uses; business and industrial uses (classes 4, 5 and 6); alterations to access from the A90 roundabout; local access, landscaping, car parking, cycle and pedestrian facilities, and low carbon infrastructure. On the southern part of the site, planning permission in principle (reference APP/2016/0767) has been granted for 550 homes, education and community uses, and associated infrastructure.”</p> <p>21. Replacing the first two sentences of the third paragraph in the allocation summary for OP1: Land at Blackdog in the Blackdog settlement statement on page 407 with: “Due to the presence of small watercourses running through the site, a Flood Risk Assessment will be required.”</p> <p>22. Adding to the settlement map for Blackdog (page 408), the boundary of the town centre as granted in planning permission reference APP/2016/0766 and indicated in the approved plan drawing reference 15033GA Version Number B Masterplan Delivery.</p> <p><u>Foveran</u></p> <p>23. Replacing the flood risk bullet point in the Foveran settlement statement on page 435 with: “Parts of sites OP1, OP2 and OP3 are located adjacent to the SEPA indicative 1 in 200 flood risk area or have a small watercourse running through or adjacent to the site. A Flood Risk Assessment may be required.”</p>	

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	<p>24. Replacing the last sentence in the strategic drainage and water supply bullet point in the Foveran settlement statement on page 435 with: “All development will be required to connect to the public waste water system.”</p> <p><u>Rashierieve Foveran</u></p> <p>25. Replacing the bullet point in the flood risk section of the Rashierieve Foveran settlement statement on page 481 with: “- OP1 and SR1 have small watercourses running through or adjacent to the sites. A Flood Risk Assessment may be required.”</p> <p>26. Replacing the last two sentences in the strategic drainage and water supply bullet point in the Rashierieve Foveran settlement statement on page 481 with: “Any private treatment will require to be built to an adoptable standard. The preference would be for a single waste water treatment works serving the OP1 site with the capacity for SR1 to connect at a future date.”</p> <p>27. Replacing the second sentence of the first paragraph in the allocation summary for site OP1: Land west of Rashierieve Cottages in the Rashierieve Foveran settlement statement on page 482 with: “Future road access will be a vital consideration for the site.”</p>	
29 - Methlick and Tarves	<p>Modify the local development plan by:</p> <p>1. Replacing the third sentence in the second paragraph of the allocation summary for OP1: Cottonhillock in the Methlick settlement statement on page 450 with:</p>	933

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	<p>“A buffer strip shall be provided along the ephemeral watercourse route and shall be integrated positively into the development.”</p> <p>2. Deleting allocation OP4: Site adjacent to Belmuir Lodge, Methlick from the Methlick settlement statement and map on pages 452 and 453 and amending the settlement boundary to that shown in the existing local development plan at this location.</p> <p>3. Removing site OP4, Methlick, from the relevant table in Appendix 6 (Housing Land Allocations) and amending the total figures accordingly (Note – a revised version of Appendix 6, incorporating all the recommended modifications, is provided at the end of the examination report.)</p> <p>4. Deleting the words “as well as Sustainable Drainage Systems” from the flood risk bullet point in the Tarves settlement statement on page 491.</p> <p>5. Replacing the last two sentences of the strategic drainage and water supply bullet point in the Tarves settlement statement on page 492 with: “A growth project has been initiated by Scottish Water. Early engagement with Scottish Water is advised.”</p>	
<p>30 - Other Settlements AHMA (Formartine) - Barthol Chapel, Collieston, Cultercullen, Hattoncrook, Tippetty, Udney Green, Udney Station, West Pitmillan, Whitecairns and Ythanbank</p>	<p>Modify the local development plan by:</p> <p><u>Barthol Chapel</u></p> <p>1. Adding a new sub-heading: “Flood Risk” with the following new bullet point to the Barthol Chapel settlement statement on page 398: “- Due to the presence of a small watercourse, a Flood Risk Assessment may be required</p>	<p>956</p>

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	<p>for site OP1.”</p> <p>2. Replacing the strategic drainage and water supply bullet point in the Barthol Chapel settlement statement on page 398 with: “- There is no public waste water infrastructure in Barthol Chapel.”</p> <p>3. Inserting the following new last bullet point in the services and infrastructure section of the Barthol Chapel settlement statement on page 398: “- Health and care facilities: Residential development may be required to contribute towards the creation of additional capacity at health facilities in Fyvie/Oldmeldrum Medical Group”.</p> <p>4. Inserting the following new second paragraph to the allocation summary for OP1: Land at Barthol Chapel, Inverurie in the Barthol Chapel settlement statement on page 399: “A single waste water treatment plant of sufficient capacity is required to serve all properties within the development and shall be of a standard that can be adopted by Scottish Water. Single individual waste water discharges would not be permitted. Early engagement with Scottish Water is advised.”</p> <p><u>Collieston</u></p> <p>5. Adding the following new second sentence to the flood risk bullet point in the Collieston settlement statement on page 410: “Flood Risk Assessments may be required.”</p> <p>6. Adding the following new second bullet point to the services and infrastructure section of the Collieston settlement statement on page 410: “- Strategic drainage and water supply: Due to the presence of a designated bathing water</p>	

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	<p>beach at Collieston, any development will require to connect to the public waste water network.”</p> <p><u>Cultercullen</u></p> <p>7. Adding the following new second bullet point to the services and infrastructure section of the Cultercullen settlement statement on page 412: “- Strategic drainage and water supply: There is limited capacity at the existing waste water treatment works. Scottish Water will initiate a growth project if required, once development meets their five growth criteria.”</p> <p><u>Tipperty</u></p> <p>8. Replacing the first bullet point in the flood risk section of the Tipperty settlement statement on page 496 with: “Parts of Tipperty are at risk of surface water flooding and fluvial flooding from the Tarty Burn. Flood Risk Assessments may be required.”</p> <p>9. Deleting the second bullet point in the Flood Risk section of the settlement statement for Tipperty on page 496.</p> <p>10. Amending the allocation description for site OP2 (land to the south of Tipperty Industrial Estate) (page 498) with the revised site area, as per modification 14 below.</p> <p>11. Amending the entry for Tipperty OP2 in table 2 in appendix 1 (employment land allocations) to reflect the revised site area for this allocation.</p>	

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	<p>12. Replacing the third and fourth sentences in the first paragraph of the allocation summary for OP2 (land to the south of Tipperty Industrial Estate) on page 498 with: "Access will be taken from the existing industrial estate or via site OP1 (Site 1, land east of Tipperty Industrial Estate). A Flood Risk Assessment will be required to accurately determine the developable area of the site and floor levels."</p> <p>13. Deleting the second paragraph of the allocation summary for OP2 (land to the south of Tipperty Industrial Estate) on page 498.</p> <p>14. Amending the settlement map on page 499 to adjust the extent of allocation OP2 (land to the south of Tipperty Industrial Estate) to align with the triangular area shown by the red line on the map supplied with SEPA's response to Further Information Request FIR015. (The settlement boundary should be adjusted accordingly.)</p> <p><u>West Pitmillan</u></p> <p>15. Replacing the word 'will' with 'to' in the last sentence of the strategic drainage and water supply bullet point in the West Pitmillan settlement statement on page 515 to read: "All sites in West Pitmillan to connect to the public sewerage system in Foveran once the growth project is complete."</p> <p>16. Adding the following new sentence to the end of the strategic drainage and water supply bullet point in the West Pitmillan settlement statement on page 515: "Early engagement with Scottish Water is advised."</p> <p>17. Adding the following new first sentence to the second paragraph in the allocation summary for OP1: West Pitmillan in the West Pitmillan settlement statement on page 516:</p>	

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	<p>“A Flood Risk Assessment may be required due to the possible presence of culverted watercourses on the site.”</p> <p><u>Ythanbank</u></p> <p>18. Replacing the text in the strategic drainage and water supply bullet point in the Ythanbank settlement statement on page 520 with: “There is no public waste water infrastructure in Ythanbank. There is water available, however, early engagement with Scottish Water is advised.”</p> <p>19. Adding the following new last sentence to the allocation summary for OP1: Michaelmuir Croft in the Ythanbank settlement statement on page 521: “A private single waste water treatment plant, built to an adoptable standard, will be required for this site.”</p>	
<p>31 - Other Settlements RHMA (Formartine) - Cuminestown, Daviot, Fyvie, Garmond, Kirkton of Auchterless, Rothienorman, St Katherines and Woodhead</p>	<p>Modify the local development plan by:</p> <p><u>Cuminestown</u></p> <p>1. Amending the word ‘shops’ to ‘shop’ in the fourth line of the vision paragraph in the Cuminestown settlement statement on page 414.</p> <p>2. Replacing the Flood Risk bullet point in the Cuminestown settlement statement on page 414 with: “• Parts of site OP1 are susceptible to fluvial flooding from the Teuchar Burn. A flood risk assessment will be required.”</p>	<p>982</p>

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	<p>3. Adding the following new bullet point to the services and Infrastructure section of the Cuminstown settlement statement on page 414: “• Health and care facilities: Residential development may be required to contribute towards the creation of additional capacity at Turriff Medical Practice.”</p> <p>4. Replacing the allocation summary for site OP1 in the Cuminstown settlement statement on page 415 with: “OP1: Land to the north-west of Teuchar Road. Allocation: 60 homes</p> <p>This is a newly allocated site. The layout should complement the linear pattern of the settlement. A masterplan will be required, which should consider the merits of incorporating opportunities for self-build plots into the development of the site. The development should also incorporate ecological benefits, for example, informal recreational development along the Teuchar Stank and the provision of an active travel route. Phasing should begin with development along the Teuchar Road. New and improved footway provision to an adoptable standard is required on the B9170 Auchry Road and Teuchar Road with links to the existing network. Pedestrian permeability to Main Street should also be provided.</p> <p>Due to the Teuchar Stank running through the site, a Flood Risk Assessment will be required. A buffer strip adjacent to the watercourse should be provided and positively integrated into the development. The buffer strip should allow sufficient space for the watercourse to be restored through its re-naturalisation. The removal of any redundant features should be investigated and opportunities to enhance the riparian habitat should be explored. An Archaeological Survey and Drainage Impact Assessment may also be required.</p> <p>It is expected that the site will contribute towards affordable housing in line with Policy H2</p>	

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	<p>Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need.”</p> <p><u>Fyvie</u></p> <p>5. Deleting the second sentence of the first paragraph of the allocation summary for site OP1 (land north east of Peterwell Road) in the Fyvie settlement statement on page 442 and replacing it with four new sentences. The beginning of the first paragraph would then read:</p> <p>“This is a new allocation. The site lies within the Battle of Fyvie battlefield boundary, as shown on the Inventory of Historic Battlefields. While the potential impact of development on archaeological remains dating back to the battle is likely to be low, the potential effects of development on the special qualities of the battlefield should be assessed. The assessment should consider the effects of development on key landscape characteristics, including cumulative effects. If necessary, development proposals should include appropriate mitigation and enhancement measures in accord with Historic Environment Scotland’s Historic Battlefields guidance. New development may also affect the setting of Fyvie Castle Inventory Garden and Designed Landscape. However, site OP1...”</p> <p><u>Garmond</u></p> <p>6. Deleting the ‘Flood Risk’ title and bullet point in their entirety from the Garmond settlement statement on page 444.</p> <p>7. Deleting the final sentence of the ‘Strategic drainage and water supply’ bullet point under the heading ‘Services and Infrastructure’ from the Garmond settlement statement on page 444.</p>	

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	<p><u>Kirkton of Auchterless</u></p> <p>8. Deleting the 'Flood Risk' title and bullet point in their entirety from the Kirkton of Auchterless settlement statement on page 446.</p> <p>9. Adding the following new second sentence to the 'Strategic drainage and water supply' bullet point under 'Services and Infrastructure' in the Kirkton of Auchterless settlement statement on page 446: "Private systems may not be feasible due to unsuitable ground conditions."</p> <p>10. Adding the following new heading and bullet point under 'Services and Infrastructure' in the Kirkton of Auchterless settlement statement on page 446: "• Health and care facilities: Residential development may be required to contribute towards the creation of additional capacity at the Fyvie/ Oldmeldrum Medical Group facilities."</p> <p><u>Rothienorman</u></p> <p>11. Removing the second bullet point under the heading 'Flood Risk' from the Rothienorman settlement statement on page 484.</p> <p>12. Adding the following sentence to the beginning of the 'strategic drainage and water supply' bullet point under 'Services and Infrastructure' in the Rothienorman settlement statement on page 485: "There is limited capacity at Rothienorman Waste water Treatment Works."</p> <p><u>St Katherines</u></p>	

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	<p>13. Replacing the first four sentences of the 'strategic drainage and water supply' bullet point under the heading 'Services and Infrastructure' in the St Katherines settlement statement on page 488 with: "There is no public waste water infrastructure in St Katherines."</p> <p>14. Replacing the title and first paragraph of the allocation summary for OP1 (Cromlet Park West) in the St Katherines settlement statement on page 489 with: "OP1: Cromlet Park West Allocation: 15 homes This site was previously allocated as site OP1 in the LDP 2017. The site has Full Planning Permission for 15 homes (planning application reference APP/2019/0175). Access to the site will be from the unclassified road running along the southern boundary of the site. A new adoptable footway will require to be provided to the A947 and the provision of a bus layby and village gateway. Active travel links should also be provided from within the development to the surrounding countryside to increase sustainable travel within Aberdeenshire, and in particular with the services in the neighbouring village of Fyvie. The design of the homes on the site should be respectful to the setting of the village and to neighbouring housing styles."</p> <p>15. Amending the entry for St Katherines OP1 in the relevant table in Appendix 6 to increase the site capacity to 15 and add 10 homes to the "Local Growth RHMA" column. (Note – a revised version of Appendix 6, incorporating all the recommended modifications, is provided at the end of the examination report.)</p> <p>16. Deleting allocation OP2 Land north of St Katherines from the St Katherines settlement</p>	

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	<p>statement on page 489 and map on page 490 and amending the settlement boundary to revert to that shown on page 345 in the existing local development plan.</p> <p>17. Deleting the entry for St Katherines OP2 from table 2 in Appendix 1 Employment Land Allocations on page 99.</p> <p>18. Deleting the entry for St Katherines OP2 from the relevant table in Appendix 6 Housing Land Allocations. (Note – a revised version of Appendix 6, incorporating all the recommended modifications, is provided at the end of the examination report.)</p> <p><u>Woodhead</u></p> <p>19. Adding a new 'Flood Risk' heading after the final paragraph of the 'Natural and Historic Environment' section and bullet point in the Woodhead settlement statement on page 518 to read:</p> <p>"Flood Risk</p> <ul style="list-style-type: none"> • Parts of Woodhead are susceptible to surface water flood risk." <p>20. Adding the following new 'Strategic drainage and water supply' bullet point and text to the 'Services and Infrastructure' section in the Woodhead settlement statement on page 518:</p> <p>"Strategic drainage and water supply: There is no public waste water infrastructure in Woodhead."</p>	
32 - Blackburn	Modify the local development plan by:	998

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	<ol style="list-style-type: none"> 1. Inserting the following new second paragraph to the introductory vision section on page 528: "To meet a community aspiration, development of allotments/community growing space of an appropriate scale and location within the settlement may be supported, should a suitable site be identified during the Plan period." 2. Inserting the following new entry under the protected land section of the settlement features table on page 528: "P9 To conserve the landscape/setting, which contributes to the green network." 3. Deleting the reserved land section (including reservation R1) from the settlement features table on page 528. 4. Replacing the R1 designation with protected land designation P9 on the Blackburn settlement map on page 531. 5. Adding the following sentence to the second bullet point of the flood risk section on page 528: "A Flood Risk Assessment may be required." 6. Removing the third sentence (A buffer strip.....Caskieben Road) in the first paragraph of the allocation summary for OP1 Caskieben on page 530. 7. Replacing the existing seventh sentence (Enhancement of the Black Burn... investigated) in the first paragraph of the allocation summary for OP1: Caskieben on page 530 with the following three sentences: "A buffer strip will be required adjacent to the small watercourse which runs through the site 	

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	and which should be integrated positively into the development. The buffer strip will need to allow sufficient space for restoration of the straightened watercourse. Enhancement and removal of any redundant features will require to be investigated.”	
33 - Insch	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> 1. Replacing the second flood risk bullet point on page 552 with: “• A detailed flood study by Aberdeenshire Council has confirmed that sites OP1 and R4 are at significant risk of flooding.” 2. Replacing the third flood risk bullet point on page 552 with: “• SEPA has indicated that a further detailed Flood Risk Assessment will be required for site R4, which will need to demonstrate any development proposed is designed to be capable of remaining fully operational and accessible during an extreme flooding event and will not increase flood risk elsewhere.” 3. Adding the following new fourth flood risk bullet point on page 552: “• Due to the presence of small watercourses running through or adjacent to the site, a Flood Risk Assessment may be required for sites OP3, R6 and BUS. Appropriate buffer strips will be required alongside the watercourses. Enhancement of any straightened watercourses and removal of any redundant features will require to be investigated.” 4. Adding the following new final sentence to the strategic drainage and water supply bullet point on page 552: “Early engagement with Scottish Water is recommended.” 5. Adding the following sentence to the end of the allocation summary for OP1: Land at 	1014

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	<p>North Road on page 553: “The Inch flood study, which was undertaken after the granting of planning permission, may have implications for development on this site. Safe access and egress to the site would need to be demonstrated, and existing surface water flooding issues on and adjacent to the site would need to be addressed, in any subsequent planning applications. This may reduce the developable area.”</p>	
34 - Inverurie and Port Elphinstone	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> 1. Amending the boundary of protected land designation P18 and the settlement boundary on the Inverurie and Port Elphinstone Keymap on page 566 and other maps on pages 567 – 574 (as relevant) to include the golf practice area. 2. Adding the wooded open area to the north – west of the B9170 / A96 roundabout to the P26 designation on the Inverurie and Port Elphinstone Key map on page 566 and other maps on pages 567 – 574 (as relevant). 3. Amending the boundary of the R1 designation on the Inverurie and Port Elphinstone Keymap on page 566 and other maps on pages 567 – 574 (as relevant) to reflect the plan at paragraph 4.10 of representation PP1241. 4. Amending the BUS1 boundary on the Inverurie and Port Elphinstone Keymap on page 566 and other maps on pages 567 – 574 (as relevant) to exclude the residential area at Versatile Square and Taylor Place. 5. Adding the following new second bullet point to the Flood Risk section on page 558: “• Due to watercourses running through or adjacent to the site and/or surface water flooding, 	1075

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	<p>Flood Risk Assessments will be required for sites OP5, OP13 and OP16. A Flood Risk Assessment may be required for site OP3.”</p> <p>6. Adding the following new third bullet point to the Flood Risk section on page 558: “• A detailed flood study by Aberdeenshire Council has confirmed site OP4 is at risk of flooding. A Flood Risk Assessment will be required for any future development on this site.”</p> <p>7. Adding the following new fourth bullet point to the Flood Risk section on page 558: “• All BUS sites have surface water flood risk areas and/or are adjacent to watercourses. A Flood Risk Assessment may be required. Appropriate buffer strips will be required alongside the watercourses. Re-naturalisation of the watercourses and removal of any redundant features should be investigated.”</p> <p>8. Adding the following new first bullet point in the Services and Infrastructure section on page 558: “• Strategic transport infrastructure - Development may be required to contribute to strategic transport infrastructure. Further information is provided in Supplementary Guidance on Developer Obligations and Affordable Housing and in the Delivery Programme.”</p> <p>9. Replacing the strategic drainage and water supply bullet point on page 558 with: “• Strategic drainage and water supply: There is currently available capacity at Inverurie Waste Water Treatment Works. A Drainage Impact Assessment may be required.”</p> <p>10. Inserting a new fourth sentence into the allocation summary for OP4: Phase 2 Portstown on page 560 to read: “...of the Plan. Should extant permission lapse any future developments will have to take account of the latest Council Flood Study for Inverurie. A Flood ...”</p>	

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	<p>11. Replacing the second sentence in the first paragraph of the allocation summary for OP5: Crichie (Residential and Community) on page 561 with: “A Development Framework was approved in February 2013 and a masterplan for the site was subsequently approved in June 2013 but will need to be reviewed if the extant planning permission is not implemented.”</p> <p>12. Replacing the fourth sentence in the second paragraph of the allocation summary for OP5: Crichie (Residential and Community) on page 561 with: “Transport Assessment updates may be required.”</p> <p>13. Replacing the final sentence of the second paragraph of the allocation summary for OP5 Crichie (Residential and Community) on page 561 with: “The maintenance and enhancement of wildlife corridors should be integral to the site’s development. Where possible, existing woodland should be retained and enhanced. Equivalent compensatory planting must be provided for any loss of woodland/trees.”</p> <p>14. Replacing the second sentence in the second paragraph of the allocation summary for OP6: Crichie (Employment) on page 561 with: “Transport Assessment updates may be required.”</p> <p>15. Replacing “OP10” with “OP6” in the first sentence of the second paragraph in the allocation summary for OP11: Pineshaw, Port Elphinstone on page 563.</p> <p>16. Deleting “(FRA)” from the penultimate sentence of the allocation summary for OP13: Kirkwood Commercial Park, Thainstone on page 564 and replacing “FRA” with “Flood Risk Assessment” in the last sentence of the allocation summary.</p>	

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	<p>17. Adding the following new sentences to the end of the allocation summary for site OP15: Land West of Bennachie View Care Home on page 565: “A cumulative appraisal is to be undertaken to determine any potential impact to the A96(T) and identify if any mitigation is required to deliver the site. Provision for active travel is required.”</p> <p>18. Adding the following two sentences before the last sentence in the third paragraph of the allocation summary for OP16: Land West of Conglass Cottages on page 565: “A cumulative appraisal is to be undertaken to determine any potential impact to the A96(T) and identify if any mitigation is required to deliver the site. Provision for active travel is required.”</p>	
35 - Kintore	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> 1. Removing site P7 from the protected land section in the settlement features table on page 589 and from the Kintore settlement maps on pages 595 to 598 (as relevant) and including the site as part of allocation OP1 instead. 2. Adding a new second ‘Flood Risk’ bullet point on page 590: “• Parts of sites OP1, OP2 and OP7 lie within or adjacent to SEPA’s Indicative 1 in 200-year flood risk area or have a watercourse running through or adjacent to the site. Flood Risk Assessments may be required.” 3. Adding a new third ‘Flood Risk’ bullet point on page 590: “• Significant areas of BUS3 and BUS4 sites are at risk from flooding by the Tuach Burn and small watercourses. Flood Risk Assessments may be required. Appropriate buffer strips will be required alongside the watercourse. Re-naturalisation of the watercourse and removal of 	1099

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	<p>any redundant features should be investigated.”</p> <p>4. Amending the second bullet point of the services and infrastructure section on page 590 to read: “• Strategic drainage and water supply: Waste water is pumped to Inverurie Waste Water Treatment Works (WWTW). There is currently available capacity at Inverurie WWTW. A Drainage Impact Assessment will be required. A Water Impact Assessment will be required. Early engagement with Scottish Water is recommended.”</p> <p>5. Replacing the words “Tuach Hill Park” with “Gauch Hill Park” in the sports and recreation facilities bullet point on page 590.</p> <p>6. Adding the following sentence to the end of the fifth paragraph in the allocation summary for OP1 (Kintore East Residential) on page 591: “Where available, further information on transport infrastructure requirements associated with allocation OP1 will be provided in the Supplementary Guidance on Developer Obligations and Affordable Housing.”</p> <p>7. Adding the following new final paragraph to the allocation summary for OP1 (Kintore East Residential) on page 591: “Any negative effects to scheduled monuments location in proximity to the site should be mitigated through sensitive housing design. Landscaping, such as leaving undeveloped land as a buffer and/or using trees to screen the development from view, should be incorporated, in accordance with the Historic Environment Scotland’s ‘Setting’ guidance.”</p> <p>8. Deleting the fourth sentence (A Flood Risk Assessment may be required.) from the allocation summary for site OP6 (Land adjacent to Woodside Croft) on page 593 of the plan.</p>	

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	<p>9. Amending the Kintore settlement map on pages 595 to 598 (as relevant) to extend the BUS4 designation to include the full extent of the garage premises on the western side of the B897 and remove this area from protected land designation P9.</p> <p>10. Amending the Kintore settlement map on pages 595 to 598 (as relevant) to realign the indicative principal access route to reflect the route identified within the development framework, masterplan and approved planning permission in principle for site OP1.</p> <p>11. Amending the Kintore settlement map on pages 595 to 598 (as relevant) to remove an area of land (next to the northern boundary of the site and immediately to the east of the existing core path) from allocation OP1 and exclude it from the settlement boundary, as set out in the plan attached to representation PP0239.</p>	
36 - Newmachar	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> 1. Replacing the first sentence of the flood risk bullet point on page 610 with: “A small watercourse runs through or adjacent to sites R1, OP1 and OP3.” 2. Adding the following new final sentence to the strategic drainage and water supply bullet point on page 610 Services and Infrastructure: “Early engagement with Scottish Water is recommended.” 3. Amending the settlement plan on page 613 to remove the R1 designation from the agricultural field which lies to the east of the football ground and replace it with a P6 protected land designation. 	1116

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	<p>4. Adding the following new row to the protected land section of the settlement features table on page 609: “P6 To protect an area of open space forming part of the green-blue network.”</p> <p>5. Replacing the title for allocated site OP2 on page 611 with: “OP2: Corseduick Road, Allocation: 130 homes”</p> <p>6. Amending the entry for Newmachar OP2 in the relevant table in Appendix 6 to replace 95 with 130 in the final column (LDP 2022 allocation) and add 35 to the second last column (Local Growth AHMA). (Note – a revised version of Appendix 6, incorporating all the recommended modifications, is provided at the end of the examination report.)</p> <p>7. Replacing the second paragraph in the allocation summary for OP3 : Redwood Cottage on page 612 with: “A Flood Risk Assessment may be required due to a small watercourse running through the site. A buffer strip will be required adjacent to the watercourse, which should be integrated positively into the development. The buffer strip will need to allow sufficient space for restoration of the straightened watercourse. Enhancement through re-naturalisation and removal of any redundant features in the watercourse should be investigated. A Water Impact Assessment will be required to determine the impact of development on the service reservoir and pumping station. Early engagement with Scottish Water is recommended in this respect. A Transport Assessment will be required to determine an access strategy and connectivity with Newmachar. A pedestrian crossing facility is to be provided on Hillbrae Way. There could be improvement to the settlement edge to the south if combined with well-designed structure planting. Provision for active travel is required, with links into the town centre through the site layout.”</p>	

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37 - Westhill	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> 1. Adding the following new fifth paragraph to the vision section on page 620: “Upon completion of the regional strategic model (ASAM19), it is anticipated that work considering the transport implications of any future growth options will be undertaken.” 2. Adding the following new entry to the other designations section of the settlement features table in the settlement statement on page 621: “SR1 - reserved for strategic employment land (11.6 hectares)” 3. Adding the following new four sentences to the end of the allocation summary for OP3: Land at Former Blockworks Site on page 623: “A Flood Risk Assessment may be required due to surface water flood risk on site. Active travel facilities and good quality open space are required. Efforts should be made, including through the site layout, to connect through the adjacent business park to core paths beyond, including the core path the west across Peregrine Road. A Noise Impact Assessment may be required.” 4. Amending the Westhill settlement map on pages 624 and 625 to exclude the privately owned dwellings (Bridgefoot, Hazeldean and Malahal) from the BUS designation. 5. Amending the Westhill settlement map on pages 624 and 627 to show bid site GR106 as strategic reserved land designation SR1. 6. Adding Westhill SR1 to the Garioch section of Table 2: Employment Land Allocations in appendix 1 on page 100, with 11.6 hectares added in the Strategic Reserve – beyond 2032 column. 	1151

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<p>38 - Other Settlements AHMA (Garioch) North - Goval, Hatton of Fintray, Keithhall, Kingseat and Kinmuck</p>	<p>Modify the local development plan by:</p> <p><u>Hatton of Fintary</u></p> <p>1. Adding a new flood risk section to the Hatton of Fintary settlement statement on page 547, with the following new bullet point: “• Due to the presence of a small watercourse adjacent to OP1 a Flood Risk Assessment maybe required.”</p> <p>2. Adding the following new sentences to the end of the ‘Strategic drainage and water supply’ bullet point in the Hatton of Fintary settlement statement on page 548: “There is limited supply at Hatton of Fintray septic tank. Early engagement with Scottish Water is recommended.”</p> <p>3. Replacing the word ‘these’ with ‘this’ in the final sentence of the fourth paragraph in the allocation summary for OP1: North of B977 in the Hatton of Fintary settlement statement on page 549.</p> <p><u>Keithhall</u></p> <p>4. Adding the following new third bullet point to the Flood Risk section of the Keithhall settlement statement on page 575: “• A Flood Risk Assessment will be required for site OP1.”</p> <p><u>Kingseat</u></p>	<p>1171</p>

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	<p>5. Replacing the last sentence of the 'Strategic drainage and water supply' bullet point in the Kingseat settlement statement on page 583 with: "A Growth Project has been initiated and early engagement with Scottish Water is required to discuss build out plans of any sites."</p> <p>6. Adding the following new final sentence to the allocation summary for OP1: Former Kingseat Hospital in the Kingseat settlement statement on page 584: "Development should include provision for active travel and good quality open space."</p>	
<p>39 - Other Settlements AHMA (Garioch) East/South - Cullerlie, Dunecht, Echt, Garlogie, Kirkton of Skene and Lyne of Skene</p>	<p>Modify the local development plan by:</p> <p><u>Garlogie</u></p> <p>1. Inserting a new Flood Risk section into the Garlogie settlement statement on page 545 with the following new bullet point "• Garlogie lies within an area potentially vulnerable to flood risk and Flood Risk Assessments may be required."</p> <p>2. Inserting the following new first bullet point into the Services and Infrastructure section of the Garlogie settlement statement on page 545: "• Strategic drainage and water supply: There is no public wastewater infrastructure in Garlogie."</p> <p><u>Kirkton of Skene</u></p> <p>3. Inserting the following new first bullet point into the Services and Infrastructure section of</p>	<p>1195</p>

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	<p>the Kirkton of Skene settlement statement on page 600: “• Strategic drainage and water supply: There is currently sufficient capacity at Nigg Waste Water Treatment Works. A Water Impact Assessment and a Drainage Impact Assessment may be required to identify any mitigation measures that may be required for both water and wastewater networks.”</p>	
<p>40 - Other Settlements AHMA (Garioch) West - Cluny and Sauchen, Kemnay, Midmar and Millbank</p>	<p>Modify the local development plan by:</p> <p><u>Cluny and Sauchen</u></p> <p>1. Deleting the words ‘these sites’ and replacing them with ‘this site’ in the final sentence of the flood risk section in the Cluny and Sauchen settlement statement on page 535.</p> <p><u>Kemnay</u></p> <p>2. Amending the boundary of the BUS1 designation on the Kemnay settlement map on page 582 to exclude the privately owned garden ground shown in representation PP0042.</p> <p>3. Deleting BUS2 from the other designations section of the settlement features tables in the Kemnay settlement statement on page 579.</p> <p>4. Inserting the following new allocation after OP2 in the Kemnay settlement statement on page 581: “OP3: Land to the east of Stuart Crescent Allocation: 65 homes This is a new housing allocation on land that was previously identified for business development in the 2017 local development plan. The site is located on the eastern edge of</p>	<p>1220</p>

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	<p>the settlement and slopes gently upwards in a northerly direction from the B993 road.</p> <p>A master plan is required for this site. Early discussions should take place with the council to identify the assessments required to inform and support development proposals. These are expected to include matters such as transport, drainage and flood risk.</p> <p>It is anticipated that the site would be accessed from the B993 road, with provision made for a continuation of the pedestrian footpath on the north side of the B993, as far as the new road junction. Provision for active travel is required.</p> <p>Strategic landscaping is likely to be required to soften the settlement edge and reduce the prominence of the development, particularly when approaching from the east. The site lies within the Bennachie Special Landscape Area. Development should not adversely affect the special qualities for which this area is identified. A Landscape and Visual Impact Assessment may be required.</p> <p>It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and integrated into the design of the development to provide a mix of houses types and sizes to meet local needs.”</p> <p>5. Amending the Kemnay settlement map on page 582 to replace site BUS2 with housing allocation OP3.</p> <p>6. Adding Kemnay OP3 for 65 homes to the table of sites which contribute towards the strategic development plan allowance for the Aberdeen Housing Market Area in Appendix 6. (Note – a revised version of Appendix 6, incorporating all the recommended modifications,</p>	

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	is provided at the end of the examination report).	
41 - Other Settlements RHMA (Garioch) - Auchleven, Chapel of Garioch, Durno, Lethenty, Meikle Wartle, Old Rayne, Oyne and Whiteford	<p>Modify the local development plan by:</p> <p><u>Auchleven</u></p> <p>1. Adding the following new final bullet point to the Services and Infrastructure section of the Auchleven settlement statement on page 526: “• Health and care facilities: Residential development may be required to contribute towards the creation of additional capacity at health facilities in Insch.”</p> <p><u>Chapel of Garioch</u></p> <p>2. Replacing the second sentence in the ‘Strategic drainage and water supply’ bullet point of the Chapel of Garioch settlement statement on page 532 with: “Full authorisation will be required from SEPA for any private treatment which will need to be built to an adoptable standard.”</p> <p>3. Deleting the final two sentences of the allocation summary for OP1: Land at Pitbee in the Chapel of Garioch settlement statement on page 533.</p> <p><u>Old Rayne</u></p> <p>4. Adding the following new Flood Risk section to the Old Rayne settlement statement on page 614: “Flood Risk • Sites OP1 and OP2 lie adjacent to SEPA’s indicative 1:200 flood risk area and/or have</p>	1242

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	<p>small watercourses running through them. A Flood Risk Assessment may be required.”</p> <p>5. Adding the following new first bullet point to the ‘Services and Infrastructure’ section of the Old Rayne settlement statement on page 614: “• Strategic drainage and water supply: There is currently capacity at Old Rayne Waste Water Treatment Works.”</p> <p>6. Amending the entry for Old Rayne OP1 in the relevant table in Appendix 6 to show it as a new site and delete the figure ‘10’ from the ‘Constrained 2019’ column. (Note – a revised version of Appendix 6, incorporating all the recommended modifications, is provided at the end of the examination report.)</p> <p>7. Adding the following new fourth sentence to the first paragraph of the allocation summary for OP2: Barreldykes in the Old Rayne settlement statement on page 615: “A wildlife and habitat survey is required.”</p> <p><u>Oyne</u></p> <p>8. Adding the following two sentences to the end of the strategic drainage and water supply bullet point in the Oyne settlement statement on page 617: “Oyne lies within a SEPA Waste Water Drainage Consultation Area. Therefore, site investigations will be required for any private system, which will be required to be built to an adoptable standard to allow connection once the growth project is complete.”</p> <p>9. Adding the following new final sentence to the first paragraph of the allocation summary for OP1: Former Archaeolink Site in the Oyne settlement statement on page 618: “A design statement will be required to ensure that any development is appropriate in form and scale for the site and the village.”</p>	

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42 - Drumoak	<p>Modify the local development plan by:</p> <p>1. Adding the following sentence to the description for designation R1 in the table on page 654: “The potential impact on the private water supply to the church will need to be fully assessed or connection to the mains water supply implemented.”</p>	1256
43 - Laurencekirk	<p>Modify the local development plan by:</p> <p>1. Adding the following sentence to the end the description of designation SR1 in the settlement features table on page 692: “A Flood Risk Assessment will be required to assess the risk from Gaugers Burn and consideration should be given to any culverts/bridges which may exacerbate flood risk.”</p> <p>2. Deleting the third bullet point (that relating to site R1) in the flood risk section on page 693.</p> <p>3. Deleting the second and fourth bullet points in the flood risk section on page 693 and replacing them with: “• All OP sites and site R3 have a watercourse flowing through or adjacent to them. Flood Risk Assessments will be required.”</p> <p>4. Adding the following new bullet point to the flood risk section on page 693: “• Due to the possibility of a number of culverted watercourses on site SR1, a Flood Risk Assessment will be required. The opening up and environmental enhancement of these</p>	1281

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	<p>watercourses should be investigated in the Flood Risk Assessment. Buffer strips will be required along the length of the watercourses. No development will be permissible on a culverted watercourse.”</p> <p>5. Replacing the third sentence in the local transport infrastructure bullet point on page 693 with the following two sentences: “Development beyond existing consents will be restricted until the A90 grade separated junction to the south is delivered. An assessment is required of the existing north A90 junction.”</p> <p>6. Replacing the last sentence in the first paragraph of the allocation summary for OP1 – North Laurencekirk on page 694 with: “The full planning permission granted for site OP1 in 2016 has now lapsed.”</p> <p>7. Replacing the second paragraph of the allocation summary for OP1 – North Laurencekirk on page 694 with: “Before development can commence on the site, there are several assessments that need to be carried out including a Transport Assessment, Water Impact Assessment, Flood Risk Assessment, Landscape Plan and an Environmental Statement. The Transport Assessment will be required to include a cumulative assessment of the potential transport impacts at the A90(T) north junction for the sites within the agreed Laurencekirk Development Framework, and any other allocation in Laurencekirk that does not have planning permission, to understand what mitigation measures may be required, including how, when and by whom.”</p> <p>8. Replacing the last sentence in the fourth paragraph of the allocation summary for OP1 – North Laurencekirk on page 694 with the following two sentences:</p>	

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	<p>“Enhancement of the straightened watercourses through re-naturalisation and removal of any redundant features will require to be investigated and should be supported in a Flood Risk Assessment. The Flood Risk Assessment will be required to assess the risk from the small watercourse in the western area and along the eastern boundary and consideration should be given to any culverts/bridges which may exacerbate flood risk.”</p> <p>9. Replacing the title of the allocation summary for OP2 on page 695 with: “OP2: Off Blackmuir Avenue”</p> <p>10. Replacing the last two sentences in the third paragraph of the allocation summary for OP2 – Off Blackmuir Avenue on page 695 with: “Enhancement of the straightened watercourse through re-naturalisation and removal of any redundant features will require to be investigated and should be supported in a Flood Risk Assessment. The Flood Risk Assessment will be required to assess the risk from the Gaugers Burn and consideration should be given to any culverts/bridges which may exacerbate flood risk.”</p> <p>11. Replacing the last two sentences in the first paragraph of the allocation summary for OP3 – Land north of Fordoun Road on page 696 with: “Before development can commence on the site, there are several assessments that need to be carried out including a Transport Assessment, Water Impact Assessment, Flood Risk Assessment, Landscape Visual Impact Assessment and an Environmental Statement. The Transport Assessment will be required to include a cumulative assessment of the potential transport impacts at the A90(T) north junction for the sites within the agreed Laurencekirk Development Framework, and any other allocation in Laurencekirk that does not have planning permission, to understand what mitigation measures may be required, including how, when and by whom.”</p>	

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	<p>12. Replacing the first sentence in the second paragraph of the allocation summary for OP3 – Land north of Fordoun Road on page 696 with: “Development of this site is dependent on delivery of the A90(T) south grade separated junction.”</p> <p>13. Replacing the first sentence in the second paragraph of the allocation summary for OP4 - Land north of Gardenston Street on page 697 with: “A Flood Risk Assessment will be required to assess the risk from the Gaugers Burn and consideration should be given to any culverts/bridges which may exacerbate flood risk.”</p> <p>14. Deleting the first sentence in the third paragraph of the allocation summary for OP5 – Land south of Gardenston Street on page 697 and replacing the last sentence in the second paragraph with: “Enhancement of the straightened watercourse through re-naturalisation and removal of any redundant features will require to be investigated and should be supported in a Flood Risk Assessment. The Flood Risk Assessment will be required to assess the risk from the Gaugers Burn and consideration should be given to any culverts/bridges which may exacerbate flood risk.”</p> <p>15. Replacing the last sentence in the third paragraph of the allocation summary for OP6 – Land south of High Street on page 698 with: “A Flood Risk Assessment will be required to assess the risk from Gaugers Burn and consideration should be given to any culverts/bridges which may exacerbate flood risk.”</p> <p>16. Replacing the last sentence in the second paragraph of the allocation summary for OP7 – Land west of Fordoun Road on page 699 with:</p>	

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	<p>“A Flood Risk Assessment will be required to assess the risk from the small watercourses to the east.”</p> <p>17. Deleting the last sentence in the third paragraph (that relating to access to the site) of the allocation summary for OP7 – Land west of Fordoun Road on page 699.</p> <p>18. Inserting the following additional sentence at the end of the first paragraph of the allocation summary for OP8 – Land east of Laurencekirk on page 699: “Careful consideration in terms of layout, massing and design of built and landscape work should be given to the eastern edge of the proposed site, in particular in how it contributes to the eastern entrance to Laurencekirk.”</p> <p>19. Replacing the second paragraph of the allocation summary for OP8 – Land east of Laurencekirk on page 669 with: “Before development can commence on the site, there are several assessments that need to be carried out including a Water Impact Assessment, Flood Risk Assessment, Landscape and Visual Impact Assessment and an Environmental Statement. A Transport Assessment will also be required in order to determine access and connectivity; however, no access is to be taken via Borrowmuirhill Road. The Transport Assessment will be required to include a cumulative assessment of the potential transport impacts at the A90(T) north junction for the sites within the agreed Laurencekirk Development Framework, and any other allocation in Laurencekirk that does not have planning permission, to understand what mitigation measures may be required, including how, when and by whom.”</p>	
44 - Newtonhill	<p>Modify the local development plan by:</p> <p>1. Deleting “future opportunity” before “housing site” in the second last sentence of the first paragraph in the vision section on page 717.</p>	1297

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	<p>2. Replacing the two bullet points in the flood risk section on page 718 with: “• Parts of the settlement may be at risk from coastal flooding and flooding from the Burn of Elsick and the Pheppie Burn. Flood Risk Assessments may be required.</p> <ul style="list-style-type: none"> • There is a record of flooding close to the OP3 site. A Flood Risk Assessment may be required.” <p>3. Replacing the second bullet point in the service and infrastructure section on page 718 with “• Strategic drainage and water supply: There is currently sufficient capacity at Nigg Waste Water Treatment Works. A Drainage Impact Assessment may be required. Early engagement with Scottish Water is recommended.”</p> <p>4. Replacing the last sentence of the first paragraph of allocation OP2 on page 719 to read: “An ‘on the road’ link to the core path network also runs along the boundary of the site and connections should be made to link up with the network.”</p> <p>5. Amending the western boundary of site P2 at Park Place on the settlement map on page 721 to exclude the access road to site OP1.</p> <p>6. Removing the SuDS site to the south of Michael Tunstall Place and Cairnhill Drive from the P5 designation on the settlement map and replacing it with a new protected land designation P11.</p> <p>7. Amending the last row of the table on page 717 to read “P8 – P11 To protect the area as forming part of the green-blue network”.</p>	

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	<p>8. Inserting the following new second paragraph into the allocation summary for OP3 West Monduff on page 720: “An assessment of traffic generation will be required, either in a Transport Assessment or Statement, depending on the scope of the proposed development. A new footway (and potentially a shared cycle link) will be required along the road to the roundabout near Chapelton. Appropriate visibility splays related to the anticipated scale of HGV use would be required.</p>	
<p>45 - Portlethen and Portlethen Village</p>	<p>Modify the local development plan by:</p> <p><u>Portlethen</u></p> <p>1. Replacing the second bullet point in the flood risk section of the Portlethen settlement statement on page 725 with: “• Sites OP2, OP3, OP4, OP5 and OP7 are at risk from flooding due to one or more watercourses flowing through or adjacent to the site. A Flood Risk Assessment will be required.”</p> <p>2. Replacing the third bullet point in the flood risk section of the Portlethen settlement statement on page 725 with: “• Sites R1 and BUS1 have watercourses flowing through or close to the site. A Flood Risk Assessment may be required.”</p> <p>3. Replacing the fourth bullet point in the flood risk section of the Portlethen settlement</p>	<p>1327</p>

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	<p>statement on page 725 with: “• A significant proportion of site BUS2 is at flood risk from the small watercourses flowing through the site. A Flood Risk Assessment will be required to determine the developable area. Buffer strips will be required along the watercourses and opportunities to enhance the watercourses through renaturalisation and removal of any redundant manmade features should be investigated.”</p> <p>4. Replacing the third sentence of the local transport infrastructure bullet point in the Portlethen settlement statement on page 726 with: “Contributions to a link road from Hillside to Badentoy Industrial Estate may be required.”</p> <p>5. Inserting the following sentences at the start of the strategic drainage and water supply bullet point in the Portlethen settlement statement on page 726: “There is currently sufficient capacity at Nigg Waste Water Treatment Works. A Drainage Impact Assessment may be required.”</p> <p>6. Inserting the following new fifth sentence in the first paragraph of the allocation summary for OP1 – Schoolhill in the Portlethen settlement statement on page 727: “Provision for active travel is also required.”</p> <p>7. Replacing the ‘176’ in the allowances 2020 - 2032 column for Portlethen OP1 in the relevant table in Appendix 6 (Housing Land Allocations) with ‘100’ and amending the total figures accordingly. (Note – a revised version of Appendix 6, incorporating all the recommended modifications, is provided at the end of the examination report).</p> <p>8. Replacing the last sentence of the first paragraph of the allocation summary for OP2 – Land to the northwest of Badentoy in the Portlethen settlement statement on page 727 with</p>	

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	<p>the following two sentences: “Provision for active travel is required. Efforts should be made to link into the National Cycle Network Route 1, which lies on the north boundary of the site.”</p> <p>9. Deleting “Flood Risk Assessment,” from the first sentence of the second paragraph of the allocation summary for OP2 – Land to the northwest of Badentoy in the Portlethen settlement statement on page 727.</p> <p>10. Deleting the last sentence of the third paragraph in the allocation summary of OP3 – Fairview Central in the Portlethen settlement statement on page 728 (Development should avoid areas of peat and a buffer strip will be required.)</p> <p>11. Replacing the last sentence in the second paragraph in the allocation summary of OP4 – Fairview in the Portlethen settlement statement on page 728 with: “There is likely to be peat underlying a significant part of the site. A Peat Survey and Phase 1 Habitat survey will be required.”</p> <p>12. Deleting the words “Food retail (1100m²) and drive thru restaurant (450m²) or a” from the allocation title for site OP6 – Land East of Badentoy in the Portlethen settlement statement on page 729. (The allocation title would now read ‘Garden centre and restaurant (2500m²)’)</p> <p>13. Inserting the following new allocation after OP6 on page 729: “OP7: Land north of Thistle Drive Allocation: 300 homes This is a newly allocated site located to the north east of Thistle Drive and to the south east of the A92. The site forms a logical extension of Portlethen and is conveniently located for</p>	

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	<p>access to the town centre, other local facilities and railway station.</p> <p>A Masterplan will be required for the delivery of this site. Early discussions should take place with the council to identify the assessments required to inform and support development proposals. These are expected to include a transport assessment; a flood risk assessment; a drainage impact assessment; a landscape appraisal and tree survey; a habitat and ecological survey; and a noise impact assessment and mitigation plan. These assessments will influence the overall capacity, access to and layout of the site.</p> <p>The transport assessment will be required to set out any wider infrastructure requirements and, subject to further investigation, contributions are expected to be required towards improvements to the Findon A92(T) junction.</p> <p>The site is at risk from flooding due to watercourses running through the site and a Flood Risk Assessment will be required. Buffers strips will be required adjacent to the watercourses, which should be integrated positively into the development. Proposals should make provision for enhancement of the straightened watercourses through re-naturalisation and investigate the removal of any redundant features.</p> <p>The proposals should prioritise green infrastructure to mitigate impacts, provide a sense of identity and contribute to pedestrian/cycle links to Aberdeen and the rest of Portlethen.</p> <p>It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and integrated into the design of the development to provide a mix of houses types and sizes to meet local needs.”</p>	

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	<p>14. Amending the Portlethen settlement map on pages 730 – 734 (as relevant) to show bid site KN027 as housing allocation OP7, include the site within the settlement boundary, and remove it from the green belt.</p> <p>15. Adding Portlethen OP7 for 300 homes to the table showing new sites which contribute towards the strategic development plan allowance for the Aberdeen Housing Market Area in Appendix 6. (Note – a revised version of Appendix 6, incorporating all the recommended modifications, is provided at the end of the examination report.)</p> <p><u>Portlethen Village</u></p> <p>16. Adding the following new first bullet point to the services and infrastructure section of the Portlethen Village settlement statement on page 735: “• Strategic drainage and water supply: A pumping station takes foul water from Portlethen Village to Nigg Waste Water Treatment Works in Aberdeen.”</p>	
46 - Stonehaven	<p>Modify the local development plan by:</p> <p>1. Merging the first two flood risk bullet points on page 746 to read: “• Stonehaven lies within an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Parts of the settlement are also at risk from coastal flooding. Flood Risk Assessments may be required.”</p> <p>2. Merging the last four flood risk bullet points together on page 746 into the following bullet point: “• Sites OP1, OP2, OP3 and OP6 lie within or adjacent to SEPA’s 1:200 flood risk area or have watercourses flowing through or adjacent to them. Flood Risk Assessments may be</p>	1377

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	<p>required.”</p> <p>3. Adding the following new bullet point to the Flood Risk section on page 746: “• Site BUS3 is adjacent to a small watercourse. A buffer strip will be required alongside the watercourse and a Flood Risk Assessment may be required.”</p> <p>4. Replacing the second bullet point under the services and infrastructure section on page 747 with: “• Strategic drainage and water supply: Local mains water reinforcement and Water Impact Assessments may be required. There is currently sufficient capacity at Nigg Waste Water Treatment Works. A Drainage Impact Assessment may be required.”</p> <p>5. Replacing the fourth paragraph of the allocation summary for site OP2 (Ury House, East Lodge) on page 748 with: “Consideration should also be given to providing active travel linkages with Stonehaven as well as providing safe routes to school. A core path runs along the boundary and through the site and connections should be made to the network. The core path forms part of a key cycle link between the B979 and the A957 and amenity of this link/core path should be retained, despite the requirement for a new link road. Public transport services should be delivered with construction of the link road in accordance with the site-wide Public Transport Strategy.”</p> <p>6. Adding the following new paragraph at the end of the allocation summary for site OP2 (Ury House, East Lodge) on page 748: “Development on this site must accord with Policy P4 Hazardous and Potentially Polluting Developments and Contaminated Land and the Health and Safety Executive “Land Use Planning Methodology”, owing to the presence of one or more oil or gas pipelines in the</p>	

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	<p>vicinity.”</p> <p>7. Replacing the title of the allocation summary for OP3 - Ury House, Blue Lodge on page 748 with: “OP3: Ury House, Blue Lodge Allocation: Housing”</p> <p>8. Replacing the first paragraph in the allocation summary for OP3 - Ury House, Blue Lodge on page 748 with the following two paragraphs: “Part of this site was allocated for 25 homes as site OP3 in the LDP 2017. The site is located to the north of Stonehaven and is separated from the main development by the A90. The site was allocated in the LDP 2012 to enable the redevelopment of Ury House. The site (including some land outwith the site boundary) has full planning permission for 51 homes. Subject to consultation with the Health and Safety Executive, there is potential to increase this number to improve the density of the site.</p> <p>Development on this site must accord with Policy P4 Hazardous and Potentially Polluting Developments and Contaminated Land and the Health and Safety Executive “Land Use Planning Methodology”, owing to the presence of one or more oil or gas pipelines in the vicinity. The pipeline consultation zones may restrict the developable area and overall capacity of the site. The Health and Safety Executive must be consulted.”</p> <p>9. Replacing the fifth paragraph in the allocation summary for OP3 - Ury House, Blue Lodge on page 749 with: “It is also important that consideration is given to possible active travel linkages with the main development of Stonehaven. A core path runs along the boundary of the site and connections should be made to the network. The core path forms part of a key cycle link between the B979 and A957 roads and amenity of this link/core path should be retained.”</p>	

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	<p>10. Replacing the sixth paragraph in the allocation summary for OP3 - Ury House, Blue Lodge on page 749 with: “Development on this site must avoid direct (i.e. physical) impacts on the scheduled Cowie Line, pill box and anti-tank blocks or affect its setting, and not affect the setting of other historic assets, including Ury House. A sensitive housing design should be promoted, and appropriate landscaping considered, such as leaving undeveloped land, in line with Historic Environment Scotland’s guidance, Managing Change in the Historic Environment - Setting. Any assessment on the potential impact on the setting of the scheduled Cowie Line, pill box and anti-tank blocks should note it is a strategic military site and located at a strategic crossing point of the Cowie Burn.”</p> <p>11. In the allocation summary for OP3 - Ury House, Blue Lodge on page 749, moving the sentence, ‘A Flood Risk Assessment may be required’ from the eighth paragraph to the start of the seventh paragraph.</p> <p>12. Deleting the final paragraph in the allocation summary for OP3 - Ury House, Blue Lodge on page 749.</p> <p>13. Amending the entry for Stonehaven OP3 in the relevant table in Appendix 6 to show that the site does not contribute towards the strategic development plan allowance for the Aberdeen Housing Market Area, delete the figure ‘48’ from the allowances 2020- 2032 column and replace the figure ‘99’ in the final column with the words ‘unspecified’. (Note – a revised version of Appendix 6, incorporating all the recommended modifications, is provided at the end of the examination report.)</p> <p>14. Inserting the following new penultimate sentence into the second paragraph in the</p>	

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	<p>allocation summary for site OP5 (Land at East Lodge) on page 750: “Provision for active travel is required.”</p> <p>15. Deleting the sentence “Strategic landscaping will be required along the northern boundary, the minimum area of this is identified as site P9” from the fourth paragraph of the allocation summary for site OP5 (Land at East Lodge) on page 750.</p> <p>16. Inserting the following new fifth paragraph to the allocation summary for site OP5 (Land at East Lodge) on page 750. “Development should avoid significant effects on the designed (non-inventory) landscape of Ury House and not compromise the balance of open to enclosed spaces which typify this historic parkland. To minimise effects on the designed landscape, the siting and massing of housing should seek to focus on the lower slopes, with a landscape structure to reflect the character, scale and species of the existing policy woodlands. Strategic landscaping will be required along the entire northern boundary, and while there is some flexibility on its layout, it must not fall below the minimum area that is identified as site P9. Specification of planting should follow best practice to ensure early and effective establishment of tree stock on this more exposed site. Opportunities to further reinforce the historic character in this locale should be explored.”</p> <p>17. Amending the boundaries of allocation OP6 (Mackie Village Ury Estate) as shown on the Stonehaven key map (page 752) and map 1 (page 753) to reflect the approved site plans for planning permissions APP/2018/2227 and APP/2018/2228.</p>	
47 - Other Settlements in Porthlethen to Stonehaven SGA - Banchory-Devenick,	Modify the local development plan by: <u>Chapelton</u>	1407

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<p>Cammachmore, Chapelton, Downies, Findon, Marywell and Muchalls</p>	<ol style="list-style-type: none"> 1. Replacing the strategic transportation bullet point in the Chapelton settlement statement on page 646 with: “• Strategic transportation: Strategic transport improvements associated with the phased development at Chapelton have been addressed through conditions attached to the planning permission and its associated legal agreement.” 2. Replacing the last sentence of the local transport infrastructure bullet point in the Chapelton settlement statement on page 646 with: “There is a need to provide excellent public transport and active travel links to and from the site.” 3. Adding the following sentence to the end of the strategic drainage and water supply bullet point in the Chapelton settlement statement on page 646: “A Drainage Impact Assessment will also be required.” 4. Inserting a new third sentence into the first paragraph of the allocation summary for OP1: Chapelton in the Chapelton settlement statement on page 647: “The agreed development framework also includes land to the north and west of allocation OP1”. <p><u>Marywell</u></p> 5. Adding the following sentence to the end of the description for BUS2 in the Marywell settlement statement on page 711: “A Peat Survey is required for the area of possible basin peat and peaty gleys to the southwest part of the site. A Phase 1 Habitat Survey will also be required.” 	

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	<p>6. Replacing the second bullet point in the flood risk section of the Marywell settlement statement on page 712 with: “• Part of site OP1 is in an area potentially vulnerable to surface water flooding. A Flood Risk Assessment may be required.”</p> <p>7. Inserting the following two sentences at the beginning of the strategic drainage and water supply section of the Marywell settlement statement on page 712: “There is currently sufficient capacity at Nigg Waste Water Treatment Works. A Drainage Impact Assessment may be required.”</p> <p>8. Adding the following sentence to the end of the fourth paragraph in the allocation summary for OP1 (Land east of Old Stonehaven Road) in the Marywell settlement statement on page 713: “A Flood Risk Assessment may be required and any surface water flooding should be addressed with appropriate SuDS measures.”</p>	
<p>48 - Other Settlements AHMA (Kincardine and Mearns) South - Catterline, Drumlithie and Mill of Uras</p>	<p>Modify the local development plan by:</p> <p><u>Catterline</u></p> <p>1. Adding the following new first bullet point under the Services and Infrastructure heading in the Catterline settlement statement on page 643: “• Strategic drainage and water supply: All development will be required to connect to the waste water treatment works. If there is insufficient capacity, a growth project will be initiated once development meets Scottish Water’s five growth criteria.”</p>	<p>1413</p>

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<p>49 - Other Settlements AHMA (Kincardine and Mearns) North - Ardoe, Blairs, Cookney, Durris Forest, Kirkton of Durris, Kirkton of Maryculter, Netherley, Park and Woodlands of Durris</p>	<p>Modify the local development plan by:</p> <p><u>Blairs</u></p> <ol style="list-style-type: none"> 1. Replacing the first sentence of the flood risk bullet point in the Blairs settlement statement on page 640 with: “Blairs College lies within an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment.” 2. Replacing the health and care facilities bullet point in the Blairs settlement statement on page 641 with “• Health and care facilities: Residential development may be required to contribute towards the creation of additional capacity at medical facilities serving the locality.” 3. Inserting the following sentence before the last sentence in the second paragraph of allocation OP1: Blairs College in the Blairs settlement statement on page 641: “Provision for active travel is required, in particular noting potential for paths to link northwards towards the proposed footbridge over the River Dee.” 4. Replacing the second sentence in the sixth paragraph of allocation OP1: Blairs College Estate in the Blairs settlement statement on page 641 with: “There is currently sufficient capacity at Nigg Waste Water Treatment Works. A Drainage Impact Assessment will be required, which may be possible to add to ongoing Aberdeen Strategic Drainage Impact Assessment.” 5. Inserting the following sentence before the last sentence in the sixth paragraph of allocation OP1: Blairs College in the Blairs settlement statement on page 641: 	<p>1443</p>

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	<p>“Future planning applications will require to be the subject of a Habitats Regulations Appraisal in order to consider potential effects on the qualifying interests of the River Dee SAC.”</p> <p>6. Amending the boundary of site OP1 on the Blairs settlement plan on page 642 to include plot 22 to the west of Burnside Cottages within the boundary of site OP1 – Blair College Estate, and removing this plot from the green belt on the settlement map, the Shaping Development in the Countryside Policy Map (page 37) and Appendix 4 Boundaries of the Green Belt (Map 7 page 123).</p> <p><u>Cookney</u></p> <p>7. Inserting the following new first bullet point in the services and infrastructure section of the Cookney settlement statement on page 649: “• Strategic drainage and water supply: There is no public waste water infrastructure available in Cookney.”</p> <p><u>Durris Forest</u></p> <p>8. Replacing the first paragraph in the description of site R1 in the Durris Forest settlement statement on page 657 with: “Safeguarded for outdoor recreation facilities associated with a sport/adventure centre. As approximately 50% of the site has Type 5 peat, a peat survey and Phase 1 Habitat Survey will be required. A Construction Method Statement may also be required. Peatland restoration should be considered as part of the proposal. The site is in close proximity to the qualifying site and is likely to disturb the qualifying features through tourism/visits.”</p>	

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	<p>9. Inserting the following new first bullet point in the services and Infrastructure section of the Durris Forest settlement statement on page 657: “• Strategic drainage and water supply: There is no public waste water infrastructure available in Durris Forest. Any private waste water treatment will require full authorisation from the Scottish Environment Protection Agency.”</p> <p><u>Kirkton of Durris</u></p> <p>10. Inserting a new flood risk section with the following bullet point in the Kirkton of Durris settlement statement on page 686: “• Parts of the settlement are at risk from flooding from the River Dee and Burn of Sheeoch. Flood Risk Assessments may be required.”</p> <p>11. Replacing the second bullet point in the services and infrastructure section in the Kirkton of Durris settlement statement on page 686 with: “• Strategic drainage and water supply: There is no public waste water infrastructure in Kirkton of Durris.”</p> <p><u>Kirkton of Maryculter</u></p> <p>12. Deleting the last sentence in the vision section of the Kirkton of Maryculter settlement statement on page 688.</p> <p><u>Park</u></p> <p>13. Deleting the final sentence from the strategic drainage and water supply bullet point in the Park settlement statement on page 722.</p>	

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	<p>14. Replacing the second paragraph in allocation OP1 (Land to the west of Park Village Hall) in the Park settlement statement on page 723 with: “Connection to Drumoak Waste Water Treatment Works should be sought, with connection to the public sewer 0.5 kilometres away. This proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC.”</p> <p><u>Woodland of Durriss</u></p> <p>15. Deleting the last sentence in the second paragraph of the allocation summary for OP1 (Land Northwest of Clune Gardens) in the Woodlands of Durriss settlement statement on page 760.</p> <p>16. Adding the following new second sentence into the third paragraph of the allocation summary for OP1 (Land Northwest of Clune Gardens) in the Woodlands of Durriss settlement statement on page 760: “This proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee Special Area of Conservation (SAC).”</p> <p>17. Removing the following words from the end of the third paragraph in the allocation summary for OP1 (Land Northwest of Clune Gardens) in the Woodlands of Durriss settlement statement on page 760: “...to mitigate effects on the River Dee SAC.”</p>	

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<p>50 - Other Settlements RHMA (Kincardine and Mearns) North - Arbuthnott, Auchenblae, Fordoun, Gourdon, Inverbervie, Roadside of Kinneff and West Cairnbeg</p>	<p>Modify the local development plan by:</p> <p><u>Arbuthnott</u></p> <p>1. Adding the following new first bullet point in the services and infrastructure section of the Arbuthnott settlement statement on page 634: “• Strategic drainage and water supply: There is no public waste water infrastructure available in Arbuthnott.”</p> <p><u>Auchenblae</u></p> <p>2. Adding the following new second bullet point in the services and infrastructure section of the Auchenblae settlement statement on page 637: “• Strategic drainage and water supply: Waste water in Auchenblae is pumped to Laurencekirk Waste Water Treatment Works (WWTW). A growth project at Laurencekirk WWTW has been completed. An upgrade will be required if the proposed population growth is beyond the design criteria for the Laurencekirk WWTW. Local water mains reinforcement may be required.”</p> <p>3. Removing the second sentence from the first paragraph and adding the following sentences to the end of this paragraph in the allocation summary for OP1 (Land south of Mackenzie Avenue) in the Auchenblae settlement statement on page 638: “If a further planning application is submitted, a Flood Risk Assessment will be required to assess the risk from the Burnie Shag watercourse along the southern boundary. Consideration should be given to any culvert/bridges which may exacerbate flood risk.”</p> <p><u>Fordoun and Fordoun Aerodrome</u></p>	<p>1466</p>

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	<p>4. Replacing the description of BUS2 in the other designations section of the Fordoun and Fordoun Aerodrome Settlement Statement on page 670 with: “Safeguarded for business purposes. As the site was used as a military airfield during World War Two, radium 226 may be present. An assessment for potential radioactive substances is required prior to any development. A Transport Assessment may also be required for new developments. “This site is not served by a public waste water system and the receiving water is a small burn with low dilution. Additional development may not be possible with private waste water treatment.”</p> <p>5. Adding a new sub-heading “Flood Risk” with the following bullet point to the Fordoun and Fordoun Aerodrome settlement statement on page 670: “• A Flood Risk Assessment may be required for site BUS2 to assess possible fluvial and surface water flood risk. There may be a culverted watercourse on site which will require a development buffer along its length. Buffer strips will be required along all other watercourses and consideration should be given to their enhancement through renaturalisation and the removal of manmade features.”</p> <p>6. Replacing the second bullet point in the services and infrastructure section of the Fordoun and Fordoun Aerodrome settlement statement on page 671 with: “• Strategic drainage and water supply: Waste water in Fordoun is pumped to Laurencekirk Waste Water Treatment Works (WWTW). A growth project at Laurencekirk WWTW has been completed. An upgrade will be required if the proposed population growth is beyond the design criteria for the Laurencekirk WWTW. Local water mains reinforcement may be required.”</p> <p><u>Gourdon</u></p>	

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	<p>7. Adding the following sentence to the end of the second bullet point in the flood risk section of the Gourdon settlement statement on page 675: “Flood Risk Assessments may be required.”</p> <p>8. Replacing the first paragraph of the allocation summary for OP1 – Land at Braehead with: “This is a newly allocated site. This site is located in a prominent location that overlooks the sea, and development should be set back from Brae Road to at least the width of the existing cemetery. This will allow for potential future extension to the cemetery, along with an area for car parking. The design of the homes should also respect the distinctive character of Gourdon and its setting along the coastline. There should be particular consideration of the special qualities of the coastal Special Landscape Area, and the potential impacts on the experience of arrival to the existing settlement in the wider context of seaward vistas. Due to the visual and landscape sensitivity of this site, a masterplan will be required.”</p> <p>9. Adding the following sentence to the end of the third paragraph of the allocation summary for OP1 – Land at Braehead: “Good quality open space is required. Provision for active travel is also required and this should seek to connect to existing active travel routes, including the nearby National Cycle Network Route 1 (NCR1).”</p> <p><u>Inverbervie</u></p> <p>10. Replacing the bullet point in the flood risk section of the Inverbervie settlement statement on page 679 with:</p>	

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	<p>“• Parts of the settlement may be at risk from coastal flooding and flooding from the Bervie Water. Flood Risk Assessments may be required.”</p> <p>11. Adding the following two sentences to the end of the second paragraph of the allocation summary for site OP1 (Land to the south west of West Park) in the Inverbervie settlement statement on page 680: “Any review of the Masterplan should consider the landscape benefits of drawing the development down the slope into the more eastern part of the site, commensurate with existing development. To help minimise coalescence of Inverbervie with Gourdon, adequate open space should also be retained at the south eastern corner of the site.”</p> <p><u>West Cairnbeg</u></p> <p>12. Replacing the first bullet point in the services and infrastructure section of the West Cairnbeg settlement statement on page 757 with: “• Strategic drainage and water supply: West Cairnbeg lies within a Scottish Environment Protection Agency (SEPA) Waste Water Drainage Consultation Area and the existing private communal waste water treatment is at capacity. Any further private drainage is unlikely to be authorised by SEPA.”</p>	
<p>51 - Other Settlements RHMA (Kincardine and Mearns) South - Edzell Woods and Newesk, Fettercairn, Johnshaven, Luthermuir, Marykirk and St Cyrus</p>	<p>Modify the local development plan by:</p> <p><u>Edzell Woods and Newesk</u></p> <p>1. Replacing the second bullet point of the flood risk section in the Edzell Woods and Newesk settlement statement on page 660 with: “• Sites OP1, OP2 and BUS are at risk from fluvial flooding and there are watercourses on</p>	<p>1493</p>

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	<p>both sites. Flood Risk Assessments will be required.”</p> <p>2. Replacing the first sentence of the strategic drainage and water supply bullet point in the Edzell Woods and Newesk settlement statement on page 660 with: “There is no public waste water infrastructure at Edzell Woods, only private treatment. Contributions will be required for an upgrade to the existing treatment works or for a new pumping station to connect to the public waste water treatment works at Edzell.”</p> <p>3. Replacing the first sentence in the fifth paragraph of the allocation summary for OP1 (Newesk) in the Edzell Woods and Newesk settlement statement on page 661 with: “An updated Flood Risk Assessment will be required to assess the risk from the Black Burn if the extant permission lapses or if there is a change to the design layout not previously agreed. Consideration should be given to any culverts/bridges that may exacerbate flood risk. Any built development over an active culvert will not be acceptable.”</p> <p><u>Fettercairn</u></p> <p>4. Deleting the second and third sentences of the flood risk bullet point in the Fettercairn settlement statement on page 664 and inserting the following new second bullet point in the flood risk section: “• Site OP1 is at risk from fluvial flooding. A Flood Risk Assessment will be required.”</p> <p>5. Replacing the third sentence in the fourth paragraph of the allocation summary for OP1 (land to the north west of Fettercairn) in the Fettercairn settlement statement on page 665 with: “A Flood Risk Assessment will also be required and enhancements to the burn must be</p>	

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	<p>supported in this assessment.”</p> <p>6. Adding the following new fifth paragraph to the allocation summary for OP1 (land to the north west of Fettercairn) in the Fettercairn settlement statement on page 665: “Connection to the public sewer network will be required and early discussion with Scottish Water should be undertaken.”</p> <p><u>Johnshaven</u></p> <p>7. Adding the following sentence to the end of the description for site R1 in the Johnshaven settlement statement on page 682: “The ancient woodland site should be protected against any loss or detrimental impact from future development.”</p> <p>8. Replacing the flood risk bullet point in the Johnshaven settlement statement on page 683 with: “• Parts of the settlement are at risk of coastal, fluvial and/or surface water flooding. Flood Risk Assessments may be required.”</p> <p>9. Replacing the second sentence of the local transport infrastructure bullet point in the Johnshaven settlement statement on page 683 with: “Development may be required to contribute to footway extensions, upgrades, lighting and crossing facilities, cycle infrastructure and public transport provision.”</p> <p><u>Luthermuir</u></p> <p>10. Replacing the second to fourth sentences of the second paragraph in the allocation</p>	

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	<p>summary for OP1 (The Chapel) in the Luthermuir settlement statement on page 705 with: “Enhancement of the straightened watercourse through re-naturalisation and removal of any redundant features including culverts will require to be investigated and should be supported in a Flood Risk Assessment. No development will be permissible on the culverted part of the watercourse.”</p> <p>11. Adding the following sentence at the end of the first paragraph in the allocation summary for OP2 (land at Newbigging Cottages) in the Luthermuir settlement statement on page 706: “The enhancement of the watercourse through re-naturalisation and the removal of any redundant features including culverts should be investigated and should be supported in a Flood Risk Assessment. No development will be permissible on the culverted part of the watercourse.”</p> <p><u>Marykirk</u></p> <p>12. Removing the second bullet point from the flood risk section of the Marykirk settlement statement on page 708.</p> <p>13. Replacing the third paragraph in the allocation summary for OP1 (land to the west of Marykirk) in the Marykirk settlement statement on page 709 with: “Any surface water flooding should be addressed with appropriate SuDS measures. There is a bus stop situated on the north east boundary of the site.”</p> <p>14. On the Marykirk settlement plan on page 710, extending site P4 to the northern edge of Kirktonhill Place.</p>	

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	<p><u>St Cyrus</u></p> <p>15. Removing the flood risk sub-heading and bullet point from the St Cyrus settlement statement on page 741.</p>	
52 - Aboyne	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> 1. Replacing the first sentence of the second bullet point in the flood risk section page 767 with: "Small watercourses flow through or adjacent to sites OP1 and OP2." 2. Replacing the second sentence of the strategic drainage and water supply bullet point on page 767 with: "A growth project will be required and Scottish Water can instigate this on receipt of the five growth criteria from a developer. Early engagement with Scottish Water is recommended." 3. Replacing the last sentence of the fifth paragraph in the allocation summary for OP1: Land to West of Tarland Road on page 768 with the following two sentences: "Future development proposals will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. A Construction Method Statement may be required." 4. Replacing the penultimate paragraph of the allocation summary for OP1: Land to West of Tarland Road on page 768 with: "The maintenance and enhancement of wildlife corridors should be integral to the site's development. The southern part of the site lies within an area included in the Scottish Ancient Woodland Inventory. Where possible, existing woodland should be retained and 	1503

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	<p>enhanced. Equivalent compensatory planting must be provided for any loss of woodland/trees.”</p> <p>5. Replacing the last sentence of the second paragraph of the allocation summary for OP2: Tarland Road/North of Kinord Drive on page 769 with the following two sentences: “Future development proposals will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. A Construction Method Statement may be required.”</p> <p>6. Adding the following new paragraph to the allocation summary for OP2: Tarland Road/North of Kinord Drive on page 769: “The western part of the site lies within an area included in the Scottish Ancient Woodland Inventory. Where possible, existing woodland should be retained and enhanced. Equivalent compensatory planting must be provided for any loss of woodland/trees.”</p> <p>7. Amending the line of the Deeside Way core path on the Aboyne: Key Map and Aboyne: Map 1 on pages 770 and 771 to show the correct route to the south of Cluny Cottage.</p>	
53 - Alford	<p>Modify the local development plan by:</p> <p>1. Replacing the first sentence of the first bullet point in the flood risk section on page 774 with: “Parts of Alford are shown to be at risk from flooding on the SEPA Indicative Flood Map.”</p> <p>2. Replacing the second bullet point in the flood risk section on page 774 with: “• Sites OP1, OP3, OP4 and OP5 have small watercourses flowing through or adjacent to them. Flood Risk Assessments may be required.”</p>	1518

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	<p>3. Inserting the following text after the second sentence in the first paragraph of the allocation summary for OP1 (Former School Campus site) on page 775: “Efforts should be made through the layout of the site to link into the new proposed core path in woodland adjacent to the west boundary of the site.”</p> <p>4. Replacing the last three sentences in the first paragraph of the allocation summary for OP1 (Former School Campus site) on page 775 should be replaced with: “A Flood Risk Assessment may be required to determine whether a wider buffer strip to the watercourse close to the western boundary of the site is necessary to protect the development from flood risk”.</p> <p>5. Inserting a new second sentence into the first paragraph of the allocation summary for OP4 (Land at Kingsford Road) on page 776: “A Masterplan is required for this site”.</p> <p>6. Replacing the first sentence in the third paragraph of the allocation summary for OP4 (Land at Kingsford Road) on page 776 with the following: “Any potential impacts (including cumulative impacts) on key landscape characteristics of the Battle of Alford historic battlefield should be assessed, with mitigation and enhancement considered in line with Historic Environment Scotland’s battlefield guidance. A landscape buffer, the extent of which to be determined through the masterplan, should be provided to the west of the site to separate the development from the core of the Battle of Alford battlefield with further planting throughout the development to integrate the site into the landscape.”</p> <p>7. Deleting the following sentence from the third paragraph of the allocation summary for</p>	

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	<p>OP4 (Land at Kingsford Road) on page 776: “A buffer strip will be required adjacent to the watercourse and should be integrated as a positive feature of the development”.</p> <p>8. Adding the following new sentence to the end of the first paragraph of the allocation summary for OP6 (Site East of Parkview) on page 777: “Efforts should be made through the site layout to link into the core path network to the north side of the site.”</p> <p>9. Inserting the following new first sentence to the second paragraph of the allocation summary for OP6 (Site East of Parkview) on page 777: “Any potential impacts (including cumulative impacts) on key landscape characteristics of the Battle of Alford historic battlefield should be assessed, with mitigation and enhancement considered in line with Historic Environment Scotland’s battlefield guidance.”</p>	
54 - Banchory	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> 1. Replacing the last sentence in the first paragraph of the vision section on page 781 with: “No additional major new housing development is proposed.” 2. Removing the narrow rectangular field on the south side of Upper Lochton from the P2 designation on the settlement map on pages 788 - 790. 3. Removing protected land designation P16 from the settlement map on pages 788 and 790 and deleting P16 from the protected land table on page 782. 	1567

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	<p>4. Adding the following new second sentence to reserved land R2 in the table on page 782: “Due to the close proximity and likely hydraulic connectivity of this site to the River Dee, a detailed groundwater assessment will be required to fully assess the suitability of this site as a cemetery.”</p> <p>5. Adding the following new second sentence to reserved land R3 in the table of page 782: “Proposals should seek to minimise the loss of or damage to existing trees on the site. Compensatory planting may be required in line with the Scottish Government Control of Woodland Policy.”</p> <p>6. Replacing the second flood risk bullet point on page 782 with: “• Parts of OP1, OP2, OP3, OP4 and OP5 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 is required for OP2 and OP4 and may be required for OP1, OP3 and OP5.”</p> <p>7. Adding the following sentence to the end of third flood risk bullet point on page 782: “Buffer strips will be required alongside the watercourses.”</p> <p>8. Adding the following new fourth bullet point to the Flood Risk section on page 782: “• Site R4 is at significant risk from surface water flooding. A Flood Risk Assessment will be required to determine how this can be managed.”</p> <p>9. Replacing the last sentence in the sixth paragraph of the allocation summary for OP1 (East Banchory/Eco village) on page 784 with the following two sentences: “Proposals will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. A Construction</p>	

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	<p>Method Statement may be required.”</p> <p>10. Replacing the fourth sentence of the first paragraph of the allocation summary for OP2 and OP3 (Lochside of Leys) on page 785 with: “A revised Masterplan for these sites was approved by the Marr Area Committee in February 2020.”</p> <p>11. Deleting the blue hatched line which shows the indicative preferred line of the future distributor road from the settlement maps on page 788 and 790.</p> <p>12. Replacing the first sentence in the second paragraph of the allocation summary for OP2 and OP3 on page 785 with: “The Transport Assessment detailing the connectivity and infrastructure provision may need to be updated, should future phases of development differ from what is contained within the masterplan or current planning permissions.”</p> <p>13. Deleting the words “to take account of the potential impacts to the qualifying interest of the River Dee SAC” from the fifth paragraph of the allocation summary for OP2 and OP3 on page 785.</p> <p>14. Replacing the last sentence of the second paragraph in the allocation summary for OP4 (Hill of Banchory) on page 786 with the following two sentences: “Proposals will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. A Construction Method Statement may be required.”</p> <p>15. Inserting the following additional sentence to the end of the first paragraph in the</p>	

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	<p>allocation summary for OP5 (Hill of Banchory East) on page 786 with: “The provision of convenience and/or comparison floorspace may also be supported, provided a retail impact assessment demonstrates that the proposal accords with policy B1 - Town Centre Development.”</p> <p>16. Deleting the third sentence (Enhancement and removal of any redundant features should be investigated.) from the last paragraph in the allocation summary for OP5 on page 786.</p> <p>17. Replacing the last sentence of the last paragraph in the allocation summary for OP5 on page 786 with: “Proposals will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. A Construction Method Statement may be required.”</p> <p>18. Adding the following new sentence at the end of the fourth paragraph in the allocation summary for OP6 (Land at former Glen O’Dee Hospital) on page 787: “Planting as part of a landscape framework should be sensitive to the local landscape character and be proportionate in scale and extent relative to the scale of development.”</p> <p>19. Replacing the fifth paragraph in the allocation summary for OP6 on page 787 with: “A Drainage Impact Assessment is required. This site is at risk from surface water flooding that should be addressed through appropriate SuDS measures. Proposals will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. A Construction Method Statement may be required.”</p> <p>20. Amending the entry for Banchory OP6 in the relevant table in Appendix 6 (housing land</p>	

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	<p>allocations) to show that the site is not identified as contributing towards the strategic development plan allowance for the Aberdeen Housing Market Area. (Note – a revised version of Appendix 6, incorporating all the recommended modifications, is provided at the end of the examination report.)</p> <p>21. Inserting the following new allocation after OP6 on page 787: “OP7: Land at Upper Arbeadie Road Allocation: 42 homes This is a newly allocated site located to the west of Upper Arbeadie Road, close to its junction with Highfield Avenue. The core path which runs diagonally across the site and existing woodland to the south-west of the core path (part of site P2) should be incorporated into the proposals and enhanced.</p> <p>Early discussions should take place with the council to identify the assessments required to inform and support development proposals. These are expected to include a transport assessment; a drainage impact assessment; a landscape appraisal and tree survey; and a habitat and ecological survey and mitigation plan.</p> <p>Woodland loss should be avoided unless necessary, with equivalent compensatory planting provided. Suitable landscaping should be undertaken and open space provided within the site.</p> <p>Proposals will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. A Construction Method Statement may be required.</p> <p>It is expected that the site will contribute towards affordable housing in line with Policy H2</p>	

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	<p>Affordable Housing. This should be delivered as part of the early phases of development and integrated into the design of the development to provide a mix of houses types and sizes to meet local needs.”</p> <p>22. Amending the Banchory settlement map on pages 788 – 791 (as relevant) to show bid site MR056 as housing allocation OP7; include the site within the settlement boundary; and remove the south eastern corner of the site (the area which is shown as semi-improved natural grassland in Figure 3 of the habitat survey dated March 2017 and incorporates built development on the indicative site layout dated July 2017) from designation P2.</p> <p>23. Adding Banchory OP7 for 42 homes to the table showing new sites which contribute towards the strategic development plan allowance for the Aberdeen Housing Market Area in Appendix 6. (Note – a revised version of Appendix 6, incorporating all the recommended modifications, is provided at the end of the examination report).</p>	
55 - Other Settlements AHMA (Marr) - Crathes and Inchmarlo	<p>Modify the local development plan by:</p> <p><u>Crathes</u></p> <p>1. Adding the following sentence at the end of the strategic drainage and water supply bullet in the services and infrastructure section of the Crathes settlement statement on page 798: “Any future development will be expected to do the same.”</p> <p><u>Inchmarlo</u></p> <p>2. Replacing the second bullet point in the services and infrastructure section of the Inchmarlo settlement statement on page 822 with:</p>	1581

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	<p>“• Strategic drainage and water supply: The Inchmarlo retirement community is connected via private network to the Inchmarlo Waste Water Treatment Works, which currently has insufficient capacity. Development outwith the retirement community is required to connect directly to the Waste Water Treatment Works. A growth project will be initiated once development meets Scottish Water’s five growth criteria. Early engagement with Scottish Water is recommended.”</p> <p>3. Replacing the third paragraph of the allocation summary for OP1 (Inchmarlo Continuing Care Community) in the Inchmarlo settlement statement on page 823 with: “Any proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. A Construction Method Statement may be required. A Flood Risk Assessment may also be required.”</p> <p>4. Replacing the first two sentences in the fourth paragraph of the allocation summary for OP2 (Land southeast of Glencommon Wood) in the Inchmarlo settlement statement on page 824 with: “Any proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. A Construction Method Statement may be required. A Flood Risk Assessment may be required due to a small watercourse adjacent to the site.”</p> <p>5. Adding the following sentences to the end of the first paragraph of the allocation summary for OP3 (Land at East Mains and Auldeer Wood) on page 825: “Permission for housing has been granted as an enabling development proposal to fund the construction of a hotel. The development shall be delivered as approved in relation to the fulfilment of the obligation for the site as an enabling development, unless otherwise agreed.”</p>	

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	<p>6. Adding the following sentences to the end of the second paragraph of the allocation summary for OP3 (Land at East Mains and Auldeer Wood) on page 825: “The existing site has an overriding wooded character and the woodland/trees should be retained to act as a framework for the hotel and hotel lodges. The scale of any development should be carefully designed to reflect the largely rural and wooded character, with siting and design of the development of a scale that is contained by, rather than dominating this woodland setting. Open space should be biodiverse and native species should be used in landscaping as far as possible.”</p> <p>7. Adding the following sentence to the end of the third paragraph of the allocation summary for OP3 (Land at East Mains and Auldeer Wood) on page 825: “The active travel plan should consider provision for links to Banchory.”</p> <p>8. Replacing the fourth paragraph of the allocation summary for OP3 (Land at East Mains and Auldeer Wood) on page 825 with: “Any proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on * the qualifying interests of the River Dee SAC. A Construction Method Statement may be required. Buffer strips will be required adjacent to the watercourses and should be integrated as positive features of the development.”</p>	
<p>56 - Other Settlements RHMA (Marr) North - Cairnie, Clatt, Drumblade, Forgue, Gartly, Glass, Huntly, Kennethmont, Rhynie and Ruthven</p>	<p>Modify the local development plan by:</p> <p><u>Cairnie</u></p> <p>1. Adding the following new sentence to the end of the allocation summary for site OP1 (Land Opposite Hall Cottages) in the Cairnie settlement statement on page 793:</p>	<p>1599</p>

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	<p>“Liaison with the Council’s Environmental Health Service is required to determine a suitable buffer from the sewage works on the eastern side of the site.”</p> <p><u>Clatt</u></p> <p>2. Adding a new sub-heading “Flood Risk” to the Clatt settlement statement on page 794, with the following new bullet point: “• Parts of Clatt are at possible risk from flooding from the Gadie Burn. Flood Risk Assessments may be required.”</p> <p><u>Drumblade</u></p> <p>3. Replacing the third paragraph of the allocation summary for OP1 – Land to Southwest of Drumblade Primary School in the Drumblade settlement statement on page 801 with: “A single private waste water treatment plant, built to an adoptable standard, will be required for this site.”</p> <p><u>Forgue</u></p> <p>4. Adding a new sub-heading “Flood Risk” to the Forgue settlement statement on page 806, with the following new bullet point: “• Parts of Forgue are at possible risk from flooding from the Burn of Forgue. Flood Risk Assessments may be required.”</p> <p>5. Replacing the second bullet point in the services and infrastructure section of the Forgue settlement statement on page 806 with: “• Strategic and drainage water supply: There is no public waste water infrastructure in</p>	

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	<p>Forge.”</p> <p>6. Replacing the second paragraph of the allocation summary for OP1 – Land to East of the Rectory and the last paragraph of the allocation summary for OP2 – Chapelhill in the Forge settlement statement on page 807 with the following text: “A single private waste water treatment plant, built to an adoptable standard, will be required for this site. It will be preferable for the provision of one treatment plant to service both OP1 and OP2.”</p> <p><u>Gartly</u></p> <p>7. Adding a new sub-heading “Flood Risk” to the Gartly settlement statement on page 809, with the following new bullet point: “• Parts of Gartly are at possible risk from flooding from the Bogie Water. Flood Risk Assessments may be required.”</p> <p><u>Glass</u></p> <p>8. Adding a new sub-heading “Flood Risk” to the Glass settlement statement on page 811, with the following new bullet point: “• Parts of Glass are at possible risk from flooding from the Markie Water. Flood Risk Assessments may be required.”</p> <p><u>Huntly</u></p> <p>9. Adding the following new eighth sentence (after “...within and along the boundaries of the site.”) to the allocation summary for OP5 (The Ward) in the Huntly settlement statement on</p>	

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	<p>page 818: “Proposals should seek to minimise landscape and visual impacts on Tullochbeg and the sensitive landscape setting to the south west of Huntly.”</p> <p><u>Kennethmont</u></p> <p>10. Replacing the second sentence of the first paragraph in the allocation summary for site OP1 (Land south of B9002) in the Kennethmont settlement statement on page 831 with: “Planning permission for 32 homes has been approved.”</p>	
<p>57 - Other Settlements RHMA (Marr) Central - Glenkindie, Keig, Kirkton of Tough, Lumsden, Montgarrie, Monymusk, Muir of Fowlis, Tillyfourie, Towie and Whitehouse</p>	<p>Modify the local development plan by:</p> <p><u>Glenkindie</u></p> <p>1. Adding a new sub-heading “Flood Risk” with the following bullet point to the Glenkindie settlement statement on page 813: “• Parts of Glenkindie are adjacent to the River Don 1 in 200 year flood area shown on SEPA Indicative Flood Map. Flood Risk Assessments may be required.”</p> <p><u>Kirkton of Tough</u></p> <p>2. Replacing the word ‘treatment’ with ‘infrastructure’ in the strategic drainage and water supply bullet point in the Kirkton of Tough settlement statement on page 837.</p> <p><u>Lumsden</u></p> <p>3. Replacing the description of the BUS safeguard in the Lumsden settlement statement on</p>	<p>1620</p>

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	<p>page 845 with: “Safeguarded for business uses. Consideration should be given to potential adverse impacts on neighbouring uses.”</p> <p>4. Replacing the flood risk bullet point in the Lumsden settlement statement on page 845 with: “• A small watercourse flows adjacent to the BUS site and buffer strips will be required alongside it. A Flood Risk Assessment may be required.”</p> <p><u>Monymusk</u></p> <p>5. Replacing the second sentence in the vision section of the Monymusk settlement statement on page 847 with: “The village has a Conservation Area where the square and historic 12th century church form the central area.”</p> <p>6. Adding a new sub-heading “Flood Risk” with the following bullet point to the Monymusk settlement statement on page 847: “• The Todlachie Burn runs through the village and past the sewage works to an outfall at the River Don. A Flood Risk Assessment may be required.”</p> <p><u>Muir of Fowlis</u></p> <p>7. Replacing the flood risk bullet point in the Muir Of Fowlis settlement statement on page 849 with: “• Sites OP1 and BUS are adjacent to the indicative extent of the Leochel Burn. Flood Risk Assessments may be required. A buffer strip will be required alongside the watercourse on</p>	

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	<p>the BUS site.”</p> <p><u>Towie</u></p> <p>8. Replacing the second bullet point in the services and infrastructure section of the Towie settlement statement on page 867 with: “• Strategic drainage and water supply: There is no public waste water infrastructure available.”</p> <p>9. Replacing the second paragraph in the allocation summary for OP1 (Land adjacent to the Hall) in the Towie settlement statement on page 868 with: “A single private water treatment plant, built to an adoptable standard, will be required for this site”.</p> <p><u>Whitehouse</u></p> <p>10. Replacing the second bullet point in the services and infrastructure section of the Whitehouse settlement statement on page 870 with: “• Strategic drainage and water supply: There is no public waste water infrastructure available.”</p>	
<p>58 - Other Settlements RHMA (Marr) South - Birsemore, Craigwell, Finzean, Kincardine O'Neil, Logie Coldstone, Lumphanan, Strachan, Tarland and Torphins</p>	<p>Modify the local development plan by:</p> <p><u>Finzean</u></p> <p>1. Adding the following sentence at the end of the second paragraph of the allocation summary for OP1 (site to East of Finzean Village Hall) in the Finzean settlement statement</p>	<p>1656</p>

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	<p>on page 804: “Provision for active travel is required, with an aim of seeking to improve links between the site and the rest of the settlement.”</p> <p>2. Replacing the third paragraph of the allocation summary for OP1 (site to East of Finzean Village Hall) in the Finzean settlement statement on page 804 with: “The proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. A Construction Method Statement may be required.”</p> <p>3. Replacing the last paragraph of the allocation summary for OP1 (site to East of Finzean Village Hall) in the Finzean settlement statement on page 804 with: “A single private waste water treatment plant, built to an adoptable standard, will be required for this site.”</p> <p><u>Kincardine O’Neil</u></p> <p>4. Replacing the description of protected land designation P2 in the Kincardine O’Neil settlement statement on page 833 with: “To protect this area for use as sport and recreational space for the community.”</p> <p>5. Inserting the following new first bullet point into the flood risk section of the Kincardine O’Neil settlement statement on page 833: “• Site OP1 is located adjacent to the indicative fluvial floodplain associated with the Neil Burn and River Dee. A Flood Risk Assessment may be required.”</p> <p>6. Replacing the last bullet point of the services and infrastructure section in the Kincardine</p>	

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	<p>O'Neil settlement statement on page 834 with:</p> <ul style="list-style-type: none"> “• Health and care facilities: All residential development must contribute towards the creation of additional capacity at health facilities in Aboyne”. <p>7. Replacing the last sentence in the second paragraph of the allocation summary for OP1 (Land at Haugh Farm) in the Kincardine O'Neil settlement statement on page 834 with: “Any proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. A Construction Method Statement may be required.”</p> <p>8. Replacing the last sentence in the last paragraph of the allocation summary for OP2 (Cook School/Passing Trade Site) in the Kincardine O'Neil settlement statement on page 835 with: “Any proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. A Construction Method Statement may be required.”</p> <p>9. Replacing the last sentence in the second paragraph of the allocation summary for OP3 (Land at Gallowhill Road) in the Kincardine O'Neil settlement statement on page 835 with: “Any proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. A Construction Method Statement may be required.”</p> <p><u>Logie Coldstone</u></p> <p>10. Replacing the last sentence in the fifth paragraph of the allocation summary for OP1 (Land adjacent to Diamond Jubilee Hall) in the Logie Coldstone settlement statement on</p>	

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	<p>page 840 with: “Any proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. A Construction Method Statement may be required.”</p> <p><u>Lumphanan</u></p> <p>11. Replacing the bullet point in the flood risk section of the Lumphanan settlement statement on page 842 with: “• A small watercourse flows adjacent to sites OP1 and R1. A Flood Risk Assessment may be required.”</p> <p>12. Replacing the second bullet point in the services and infrastructure section of the Lumphanan settlement statement on page 842 with: “• Strategic drainage and water supply: There is currently limited capacity available at Lumphanan Waste Water Treatment Works and a growth project may be required depending on development proposals. Early engagement with Scottish Water is recommended.”</p> <p>13. Adding a new third paragraph to the allocation summary for OP1 (Land at Milan Park) in the Lumphanan settlement statement on page 842 to read : “Any proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. A Construction Method Statement may be required.”</p> <p><u>Strachan</u></p>	

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	<p>14. Replacing the final sentence in the third paragraph of the allocation summary for OP1 (Land at Gateside Cottage) in the Strachan settlement statement on page 857 with: “Any proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. A Construction Method Statement may be required.”</p> <p><u>Tarland</u></p> <p>15. Replacing the second bullet point of the flood risk section in the Tarland settlement statement on page 859 with: “• Parts of sites OP2 and OP3 lie within SEPA’s indicative 1 in 200 year flood risk area, or are known to flood from other sources.”</p> <p>16. Inserting the following new third sentence into the first paragraph (after ...the village) of the allocation summary for OP1 (Land at MacRobert Trust Estate Yard) in the Tarland settlement statement on page 860: “There must be minimal tree loss as a result of development and compensatory planting will be sought for any trees felled.”</p> <p>17. Adding the following new sentences to the last paragraph in the allocation summary for OP1 (Land at MacRobert Trust Estate Yard) in the Tarland settlement statement on page 860: “Any proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. A Construction Method Statement may be required.”</p> <p>18. Adding the following new paragraph to the allocation summary for OP2 (Land adjacent</p>	

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	<p>to Alastrean House) in the Tarland settlement statement on page 861: “Should the existing private waste water drainage system not have capacity for this additional population growth, an upgrade to the existing system or connection to the Scottish Water system will be required.”</p> <p>19. Replacing the last sentence in the last paragraph of the allocation summary for OP2 (Land adjacent to Alastrean House) in the Tarland settlement statement on page 861 with: “Any proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. A Construction Method Statement may be required.”</p> <p>20. Deleting the last two sentences in the first paragraph of the allocation summary for OP2 (Land adjacent to Alastrean House) in the Tarland settlement statement on page 861 and inserting the following new second paragraph: “The majority of the site lies within an area included in the Scottish Ancient Woodland Inventory. A tree survey to BS 5837 will be required and there must be minimal tree loss as a result of the development. Statutory consultees may request for certain trees not to be felled and the developer should integrate this into the design following discussions with Aberdeenshire Council and Scottish Forestry. Where possible, existing woodland on and adjacent to the site should be retained and enhanced, and incorporated as public open space within the site layout. Equivalent compensatory planting must be provided for any loss of woodland/trees.”</p> <p>21. Replacing the last sentence in the second paragraph of the allocation summary for OP3 (Village Farm) in the Tarland settlement statement on page 861 with: “Any proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. A Construction Method</p>	

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	<p>Statement may be required.”</p> <p><u>Torphins</u></p> <p>22. Replacing the fifth sentence in the vision section of the Torphins settlement statement on page 863 with: “Improvements to open spaces, streets and buildings are encouraged, including the modernisation of Learney Hall and upgrading of the sports pitch and pavilion at Torphins Park.”</p> <p>23. Replacing the description of reserved land designation R2 in the Torphins settlement statement on page 863 with: “For a cemetery extension. Due to the likely hydraulic connectivity of this site to the Beltie Burn, a detailed groundwater assessment will be required to fully assess the suitability of this site as a cemetery.”</p> <p>24. Replacing the last sentence in the fourth paragraph of the allocation summary for OP1 (Station Garage) in the Torphins settlement statement on page 865 with: “Any proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. A Construction Method Statement may be required.”</p>	