

Aberdeenshire Local Development Plan 2008

Proposal for a site to be included in the Main Issues Report

Please use this form to provide details of the site that you would wish to have included in the Main Issues Report for consideration as a proposal for the Aberdeenshire Local Development Plan.

One of the purposes of this form is to inform a public debate on the merits of the different sites being proposed. All information submitted will therefore be made available to the public to promote a transparent and open process.

Please feel free to provide any further information you feel appropriate to support your submission. Please ensure your proposal is with us by 6 November 2008.

N1	Name of proposer: STEWART MILNE HOMES	Date: 5-11-2008
	Postal Address: C/O RYDEN LLP 25 ALBYN PLACE ABERDEEN AB10 1YL	

N2	Name of landowner (if known) THE MARSHALL FAMILY
	Postal address of landowner MEIKLE HADDO NEWBURGH ABERDEENSHIRE
To comply with the data protection Act 1998 this information will not be made public	

The site and your proposals

S1	Under what name would you like the site to be identified? LAND TO THE NORTH AND WEST OF THE A975, NEWBURGH Have you any information on the internet which promotes your aspirations for the site? If so please provide the URL : <small>The site name could be descriptive ("Site north of") or an address (Site at Westburn Road , Aberdeen)</small>
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S2	Have you provided a map showing the exact boundaries of the site you would like considered? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	S3	Please provide the National Grid reference of the site NJ 993 248
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S4 What is the current use of the site? AGRICULTURAL

Has the land been built upon before (Brownfield Land)? Yes No

Is there any suspicion that the land is contaminated? Yes No

If yes Please provide a statement of the nature and extent of the contamination suspected
Statement attached

S5 What use(s) do you propose for your site? RESIDENTIAL AND POSSIBLE COMMUNITY USE

If you are proposing a mix of uses on your site please ensure that the area of each is noted on the site plan

S6 Are you proposing to phase your development? Yes No

If you are proposing phasing your development please provide additional details of what is anticipated to be built, and when.

DETAILED PHASING WILL BE INCORPORATED INTO THE NEXT LEVEL OF MASTERPLANNING WORK

S7 If you are proposing housing on the site please provide us with details of what you think would be appropriate, both in terms of the number of dwellings, and their form (Flats, detached houses etc).

RANGE OF SEMI AND DETACHED DWELLINGS & AFFORDABLE HOUSING

APPROXIMATELY 279 UNITS

If you have a design statement or other details about what you would like to see on the site, please include it.

S8 If you are proposing business land please provide us with details of what you would market the land for?

Businesses and offices (Use class 4)

General industrial land (Use Class 5) N/A

Storage and distribution (Use Class 6)

Do you have a specific occupier in mind for the site? Yes No

Please make sure the area of land proposed for business use shown on the site plan.

S9 If you are proposing uses other than housing or business please provide us with as much detail as possible on what you propose.

N/A

Please continue on additional sheets as required.

The wider area

A1 Please provide a statement on the siting and design of your proposal (how will the development fit in with the wider landscape, or complement the urban design of the area?)

RANGE OF HOUSE TYPES PROPOSED TO REFLECT THE LOCALITY

LANDSCAPING ON THE SITE TO INTEGRATE THE SITE INTO THE WIDER LANDSCAPE. EXISTING TREE BELT ALONG THE WESTERN BOUNDARY TO PROVIDE SCREENING

FLOODPLAIN KEPT FREE OF DEVELOPMENT TO PROVIDE OPEN SPACE AND AN ATTRACTIVE LANDSCAPED ENTRANCE TO NEWBURGH

DEVELOPMENT WILL BE SEEN IN THE CONTEXT OF EXISTING DEVELOPMENT IN NEWBURGH AND A STRONG STRUCTURE LANDSCAPE CONTAINMENT WITHIN THE SITE AND ITS MARGINS

If you have a landscape statement, a design statement or other details about what you would like to see on the site, please include it. *Statement attached*

A2 If you have prepared any frameworks or masterplans showing a possible layout for the site, please include it with this form. *Framework attached*

A3 Have you applied principles of sustainable siting and design to your site? Yes
 THE LAYOUTS WOULD BE DESIGNED TO CAPITALISE THE BENEFITS OF PASSIVE SOLAR GAIN, HAVING HABITABLE ROOM WINDOWS GENERALLY FACING IN A SOUTHERN DIRECTION. CONSTRUCTION DETAILS WILL ALSO MEET THE CARBON REDUCATION STANDARDS OF THE SCOTTISH GOVERNMENT THROUGH THE PROJECT DURATION No

If you have undertaken a site assessment please provide details

Statement attached

The Code for Sustainable homes or WWW.index21.org.uk provides guidance on this issue

Effect on the community

C1 Has there been any opportunity for local people to influence what you propose through local engagement? Yes
 No
 Not Yet

If you have undertaken any community consultation please provide details of the ways in which engagement was conducted, its effectiveness and the way in which it has influenced your proposals. Please provide details of any engagement you may propose to undertake.

C2 At least 25% of all housing is likely to be required to be affordable. If More
 applicable, are you considering providing more or less than this? 25% or Less
 AFFORDABLE HOUSING WILL BE PROVIDED AT THE RATE APPLICABLE AT THE TIME OF A PLANNING APPLICATION

C3 What community benefits arise from your proposals? What would the nature of these be, and how would they be delivered?

OPPORTUNITY TO PROVIDE A BALANCE OF LAND USES IN THE SETTLEMENT WHEN CONSIDERED ALONGSIDE THE EMPLOYMENT DESIGNATION TO THE NORTH AND WEST OF NEWBURGH

HOUSING WILL SUPPORT LOCAL FACILITIES, INCLUDING THE PRIMARY SCHOOL. LAND TO BE RESERVED FOR POTENTIAL NEW PRIMARY SCHOOL IF REQUIRED.

Community benefits may be material, such as community facilities, or intangible, such as affordable housing or the ability to live locally. Include elements which you anticipate may be required as developer contributions from the development (although specifics will have to be negotiated with the Council on the basis of the development proposed)

C4 How easy is it for people using or living in the development you propose to access services? Are the following facilities within:

	400m	400m-1k	>1km
Local Shops	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Community facilities (eg Hall) SCHOOL	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sports facilities (eg playing fields)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Employment areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public Transport networks	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>
Other (Please specify)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>

Please tick appropriate box

If you propose to provide any of these as a component of the development itself then please answer "yes". NA=Not Applicable

Servicing the site

C5 Have you undertaken any of the following studies to determine whether your site is capable of being developed, or what might be required by you to make it developable?

Flood Risk Assessment	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	NA <input type="checkbox"/>
Traffic Impact Assessment	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	NA <input type="checkbox"/>
Drainage Impact Assessment	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	NA <input type="checkbox"/>
Habitat / biodiversity Assessment	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	NA <input type="checkbox"/>
Other as applicable (eg noise, dust, smell Retail impact etc)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NA <input checked="" type="checkbox"/>

Rather than full studies it may be appropriate to undertake initial assessments to identify the scale of any works that might be required, as this will impact on the deliverability of the proposal. This assessment may be no more than an exchange of letters with appropriate agencies. Information on water and sewage capacity is available online at:
http://www.scottishwater.co.uk/portal/page/portal/SWE_PGP_CONNECTIONS/SWE_CORP_CONNECTIONS/ASSET_CAPACITY_SE
 ARCH

C6 What are the access arrangements you propose for the site. Does your site plan clearly show where you propose to access the road network? Yes No

Other information

O1 What other information would you like to be considered in support of your proposal? In order to comply with the Data Protection Act 1998 please do not include any personal information

SEE ATTACHED DEVELOPMENT BID STATEMENT

Please return the completed form to the Policy Planning Team, Planning Policy and Environment Service , Woodhill House, Westburn Road, Aberdeen, AB16 5GB or e-mail to ldp@aberdeenshire.gov.uk.

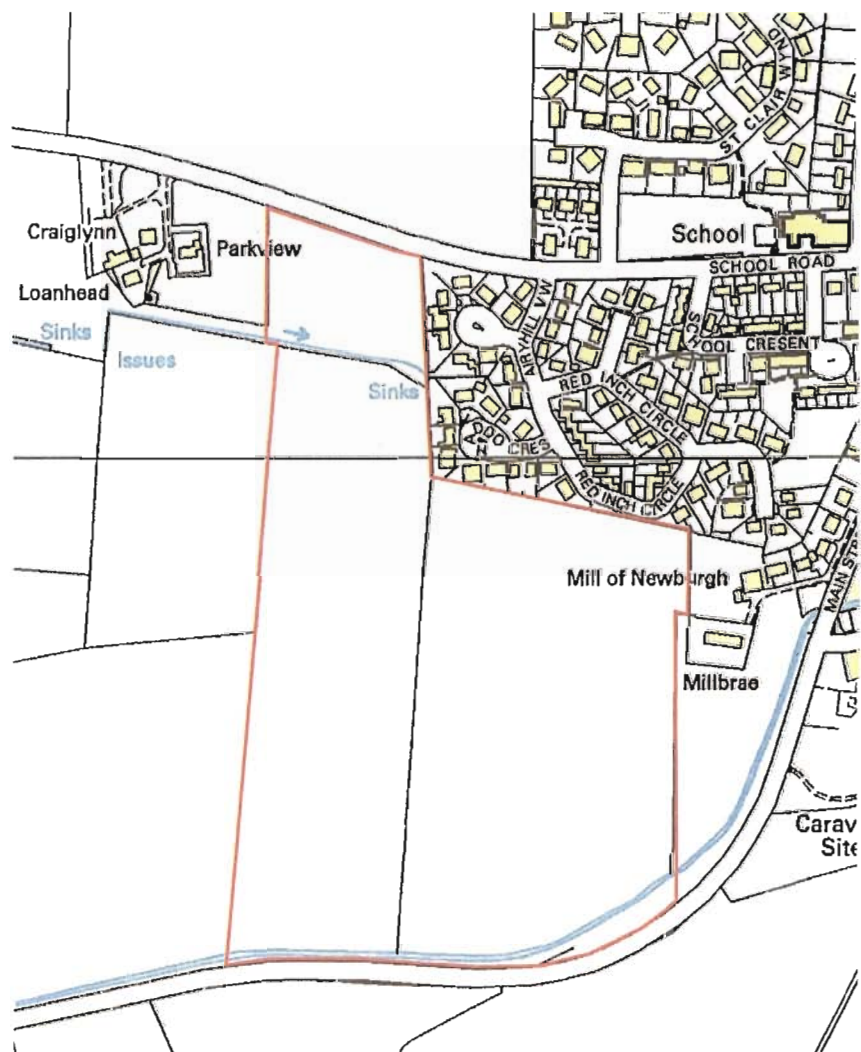
Fair Processing Notice

- The Data Controller for this information is Aberdeenshire Council.
- The data will be used for the following purposes:
 - 1) to inform a public debate on the merits of the different sites being proposed,
 - 2) to evaluate submitted bids
- This data will potentially be disclosed worldwide (via publication on Internet)

1.0 INTRODUCTION

- 1.1 This development bid is submitted on behalf of Stewart Milne Homes who have an interest in land to the south west of Newburgh, as highlighted in Figure 1 below.

Figure 1: Location Plan



- 1.2 The Stewart Milne Group was founded in Aberdeen in 1975. Since then it has grown to become one of the UK's leading privately owned house builders. They have a commitment to enterprise and innovation matched with traditional value for quality services. The Stewart Milne Group are currently building homes across; the North East of Scotland, Tayside, the Central Belt of Scotland and North West England.

- 1.3 Newburgh is a coastal village situated on the Ythan estuary, midway between Aberdeen and Peterhead. More specifically it lies approximately 10 miles to the north east of Aberdeen. Newburgh itself is accessed via the A975 which leads directly to the A90 Aberdeen to Peterhead road. The settlement benefits from a range of services, including a primary school, golf course, garage, church, a number of hotels and shops and an employment area to the north. Public transport services are provided daily, connecting Newburgh to the surrounding area, including Aberdeen, Ellon, Balmedie, Peterhead and Cruden Bay.
- 1.4 In terms of the current development plan, Newburgh is identified as a Rural Service Centre. These are defined as minor service centres that may provide opportunities to absorb small scale local development needs. Current development opportunities in Newburgh, as contained in the Aberdeenshire Local Plan, and shown in Figure 2 below, consist of site ch1, which is suitable for the erection of 12 houses; ch2 identified for 8 units; and, site ch3 which is suitable for the erection of 5 houses. Site EmpB, which is identified for mixed uses was granted planning permission for 17 townhouses and 8 no. 3 bedroemed flats. This development is under construction, with a number of units completed and occupied.

Figure 2: Aberdeenshire Local Plan 2006



- 1.5 Given Newburgh's proximity to the A90, it is considered to lie within the Aberdeen to Peterhead Strategic corridor identified in the Draft Structure Plan. It is considered that this site can contribute to the effective housing land supply in early course and should be identified in the Aberdeenshire Local Development Plan for residential development. Further justification is provided in section 6.0.

2.0 DESCRIPTION OF SITE AND PROPOSALS

- 2.1 The site is currently in agricultural use and extends to approximately 17.6 hectares (43.4 acres). It lies immediately adjacent to the settlement boundary of Newburgh and is bound to the north by the B9000 and existing residential development comprising a range of detached and semi detached one to two storey dwellings; to the east by the same residential development and the A975; to the south also by the A975; and, to the west by open fields. A small cluster of residential dwellings and a garage are located to the north west, approximately 60 metres from the boundary of the site. Along the southern boundary runs Foveran Burn.

Figure 3: Site Photograph



- 2.2 Figure 3 above demonstrates the topography of the land. It is level with the B9000 to the north of the site and then falls towards the Foveran burn to the south with the land generally level around the burn. In topographic terms there is no impediment to the development of this site for residential purposes.

2.3 A masterplan has been prepared for the site and this is shown in Figure 4 below.

Figure 4: Newburgh Masterplan



2.4 It proposes to access the site from the B9000 to the north, with local roads off these to the areas of housing, terminating at the south east of the site. Six areas of development are proposed, covering an area of land extending to approximately 8.9 hectares (21.9 acres). It is proposed that the existing slope is adjusted and planted to provide an area of landscaping to the south of the site. Additional landscaping is proposed throughout the site between each of the development areas. Substantial areas of Informal open space is proposed to the south along the Foveran burn. Footpaths will be created along the burn, linking with housing and the wider area.

3.0 SCOTTISH PLANNING POLICY

- 3.1 Scottish Planning Policy 1: The Planning System advises that the aim of the planning system is to ensure that development and changes in land use occur in suitable locations and are sustainable. Further to this, the planning system should feature as an integrated approach to social justice by giving a high priority to accessibility when considering locations for jobs, homes, shops, leisure and other community facilities.
- 3.2 SPP3: Planning for Homes was revised in 2008 to take account of the difficulties in delivering housing land in Scotland. It states that a range of factors have contributed to house price inflation and growing divergence between incomes and house prices and there has been no corresponding increase in the supply of new housing in response to increases in both demand and cost. Difficulties in bringing forward sufficient land for new housing was identified as one of the most significant obstacles to the delivery of new housing. To combat this, the Scottish Government is committed to the goal of raising the rate of housebuilding to 35,000 new houses a year by the middle of the next decade. Planning has a central role in meeting this goal through the identification of sufficient land to support an increased supply of the right homes in the right places.
- 3.3 Where brownfield and infill sites cannot meet the full range of housing requirements, it may be necessary to release Greenfield land next to built up areas. Meeting housing requirements through extensions to existing towns and villages has a number of advantages, including the reduction of servicing costs. New housing can also benefit existing communities by helping to sustain local schools, shops and services.
- 3.4 SPP17: Planning for Transport highlights that the aim of the planning system is to support and accommodate new investment and development in locations accessible by a range of means of transport and which seek to minimise the impact on existing transport networks and the environment. Planning permission should not be granted for significant travel generating uses in locations where access to infrastructure are further than 400 metres by walking.

- 3.5 Planning Advice Note 75: Planning for Transport accompanies SPP17. It states that planning authorities should establish accessibility profiles for sites. The profiles should reflect the catchment area served, likely quality of service and result in indicators of accessibility. A maximum threshold of 1600 metres in terms of accessibility to local facilities by walking and cycling should be achieved.
- 3.6 Planning Advice Note 74: Affordable Housing acknowledges that in many rural areas, there is a shortage of affordable housing. To overcome this, it is advised that the benchmark figure is that each site should contribute 25% of the total number of units as affordable housing.

4.0 DRAFT STRUCTURE PLAN

- 4.1 The Draft Structure Plan identifies a requirement for around 72,000 dwellings within the Structure Plan area over the next 20-25 year period. It also identifies three strategic growth areas (SGAs) which will be the main focus for development in the area up to 2030. Although these areas will carry out different roles, they can be expected to account for around 75% to 80% of the growth over the next 20 years or more. Around half of new development is likely to be located in Aberdeen City, with significant development expected to take place in the Huntly to Laurencekirk corridors and the Aberdeen to Peterhead corridor. The Draft Plan proposes that the Peterhead corridor will focus on diversifying and developing the economy through the Energetica initiative as well as providing infrastructure in the first plan period. It is anticipated that there will be less housing in this area than the other two SGAs, although the amount of housing could increase in the second half of the plan period if the economy grows and becomes more diverse.
- 4.2 With regard to anticipated housing numbers in the Aberdeen to Peterhead SGA, the Draft Plan envisages this corridor being split between the Ellon and Peterhead areas. In the Peterhead area, 2000 dwellings are identified for the structure plan period, consisting of 600

in the period 2001 to 2016; 800 in the period 2017 to 2023; and a further 600 in the period 2024 to 2030. In the Ellon area, 2400 dwellings are identified for the structure plan period consisting of 400 between 2007 and 2016; 1,400 between 2017 and 2023; and 600 between 2024 and 2030.

4.3 Newburgh also falls within the Aberdeen Housing Market Area and within this area, the Draft Structure Plan identifies a requirement for 4,700 dwellings over the entire Structure Plan period. 1,700 dwellings are anticipated between 2007 and 2016, with 1,500 dwellings anticipated in each period 2017 – 2023 and 2024 – 2030.

4.4 The Draft Structure Plan also advocates sustainable mixed communities. It states that a focus on communities means that new housing and developments for employment and commercial use should be well related to each other to improve people's quality of life and opportunity. Also, that future communities must be mixed in terms of the type and size of homes, as well as their tenure and cost.

4.5 Representations were made to the Draft Structure Plan highlighting the importance of Newburgh in satisfying past housing and employment allocations and therefore its ability to accommodate development as part of the Aberdeen to Peterhead Strategic Growth Area. The range of facilities and services and its proximity to the A90 would allow Newburgh to accommodate significant residential development in a sustainable location. It was also considered that the overall level of housing should be increased across the Structure Plan region and this area in general given the amount of development planned for this corridor, including a new prison and retail park in Peterhead, the Trump proposals at Balmedie and the Energetica initiative which will require housing to support the employment land proposed.

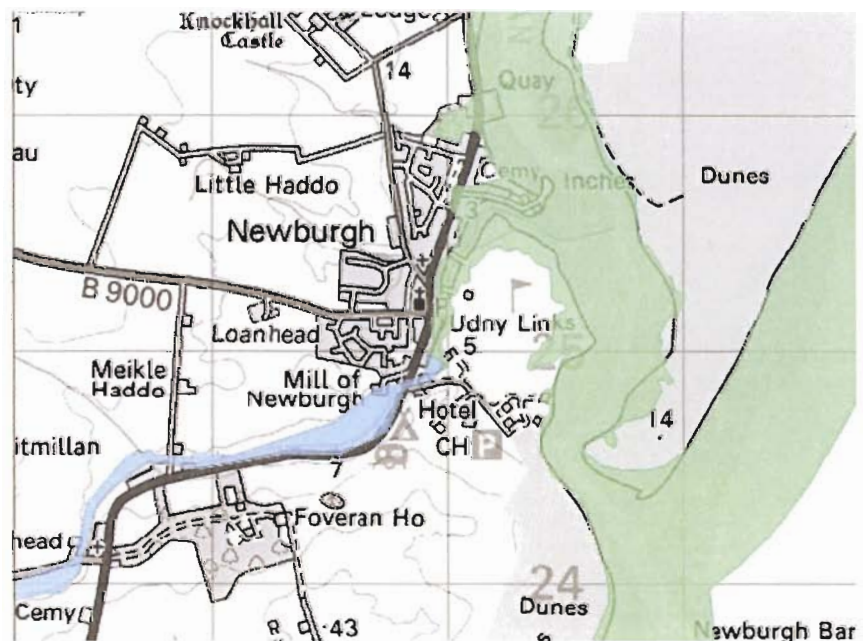
5.0 SERVICES

5.1 Scottish Water's 2007 Asset Capacity maps indicate that in terms of waste water, there appears to be sufficient capacity for between 250 and 1000 new houses in Newburgh, therefore sufficient to

accommodate the development of the bid site. With regard to water capacity, there would appear to be only capacity for up to 10 units. Therefore an upgrade would be required to accommodate any development in the village, not just on this site. This is not an insurmountable issue that would prevent the delivery of the development.

- 5.2 SEPA's Flood Risk Maps, shown in Figure 5 below highlight that there is a flood risk covering part of the site. However, this has been allowed for in the masterplan prepared for the site. Informal open space is proposed for this area.

Figure 5: Flood Risk



6.0 JUSTIFICATION

- 6.1 It is considered that Newburgh is capable of absorbing further development of this scale. Due to its close proximity with the A90, it is well located to be identified within the Aberdeen to Peterhead Strategic Growth Area contained in the Draft Structure Plan. This site is a suitable location to accommodate some of the housing land requirements identified for the Ellon area. If it is not accepted that Newburgh lies within the Aberdeen to Peterhead corridor, a significant

allocation could be made to the settlement as part of the local growth and diversification strategy of the Draft Structure Plan to meet the housing requirements of the Aberdeen Housing Market Area. The development of this site would also contribute to the Scottish Government's proposal to build 35,000 new dwellings per annum to overcome the problems in bringing forward sufficient housing land in Scotland as identified in SPP3.

- 6.2 Newburgh is an attractive settlement, located on the Ythan estuary. There is significant demand for new housing as demonstrated by the level of take up at 'the Quay' development to the north and this will be increased by the completion of the A90 dualling and the AWPR, which will reduce commuting times and improve the accessibility of Newburgh. There are limited opportunities for expansion due to its location on the coast and the presence of sensitive coastal planning policies. There are therefore limited opportunities for residential development in the village.
- 6.3 This site forms a logical area for expansion due to its location immediately adjacent to the settlement boundary of Newburgh. The site is well related to existing dwellinghouses to the east and it lies between this housing and an existing cluster of dwellinghouses, a commercial garage and a site identified for employment uses in the Aberdeenshire Local Plan to the west. The development of such locations is encouraged through SPP3 as they reduce servicing costs and can help sustain services. The level of growth planned on the bid site presents an opportunity for economic growth within the community as well as supporting the future viability of existing services.
- 6.4 The scope and character of this site presents the opportunity to deliver a carefully planned extension to the village. This is evident in the consideration that has been given to development through the preparation of a masterplan which accompanies the bid. This involves areas of housing, served by one main road, separated by areas of landscaping. A well planned, attractive residential development can be achieved, with the emphasis on landscaping and open space to integrate the development into the landscape and with existing

development in the settlement. The creation of an area of informal open space to the south of the site will ensure that a feeling of openness is achieved, creating a welcoming landscape feature to this approach to Newburgh.

- 6.5 Residential development on the site would cause no significant visual impact and would be seen as infilling the gap between development to the east and west, when viewed from the north. The site is more visible on the approach from the A90 to the south, however, a tree belt exists to the west of the site which is a very strong visual feature and would contain development and act as a defensible boundary to the settlement. The Foveran Burn and A975 to the south would also contain development within these features.
- 6.6 A high residential amenity, of varying density and mix would be provided, taking account of the topography of the site and making use of the floodplain to provide a large area of open space for the development and an attractive open outlook for the occupants of the development and anyone entering Newburgh. Footpaths through the site and along the Foveran Burn will provide a recreational dimension to the development and provide attractive walks through the site for the benefit of the whole community, linking the site with the wider area, in particular linking the south of Newburgh to facilities in the north.
- 6.7 Based on the development areas contained in the masterplan, the whole site, at a density of approximately 30 dwellings to the hectare, as suggested by the Draft Structure Plan, could accommodate approximately 279 units. This would include approximately 33 dwellings in area A; 31 in area B; 64 in Area C; 42 in Area D; 38 in Area E and 71 in Area F. The site can be developed in phases, and it is considered appropriate to develop area A first, with each phase after that taking place in alphabetical order, with area F developed last. The detailed phasing of the site will be incorporated into the next level of masterplanning work. A range of house types will be provided in conformity with the surrounding area, including affordable housing, in line with the sustainable mixed use objective of the Draft Structure Plan. The detailed design and layout of housing will be planned to take

maximum advantage of the physical aspect of the site to maximise passive solar gain.

- 6.8 Access to the site would be from the B9000 as shown on the masterplan in Figure 4, which runs along the northern boundary of the site. Adequate visibility splays could be provided at this site and the local road network, especially the B9000 has sufficient capacity for the proposed level of development. This road is one of the main routes into and out of Newburgh, therefore giving good access to the surrounding area. The attractiveness of the village, in terms of accessibility, will be enhanced by the construction of the Aberdeen Western Peripheral Route and the dualling of the A90 between Balmedie and Tipperty. In time, this will increase the demand for new housing in Newburgh. The development of this site can help to satisfy that demand.
- 6.9 Four bus services serve Newburgh, plus a night service on a Saturday night. Bus stops are located along the A975 to the east and School Road to the north, approximately 400 metres and 350 metres from the site respectively. This complies with the requirements of SPP17 which encourages public transport within 400 metres of a site. This is also in line with SPP1 and SPP3 which encourages development in locations accessible by forms of transport other than the private car. The site is also 480 metres from the centre of Newburgh and the services and facilities it benefits from. This is well within the 1600 metre requirement in PAN 75.
- 6.10 The development of the bid sit for residential use would help sustain the existing facilities in the village. Aberdeenshire Council's 2007 based School Roll Forecasts, highlight that Newburgh Mathers Primary School was operating at 76% of capacity in 2007. This was forecast to rise to 78% of capacity by 2008, before falling to 57% of capacity by 2016. It is therefore significantly under capacity and the development of the proposed first phase of development could help sustain the primary school up to 2016. The development of the remainder of the site would potentially require the extension of the primary school, or the development of a new school if required and it is proposed that an area

within the bid site could be reserved for such a use should it be necessary. This would justify development on the remainder of the site and would involve the coordination of housing with investment in infrastructure in line with guidance contained within SPP3.

- 6.11 Existing housing sites identified in Newburgh are all completed. However, employment designations Emp A and C have yet to be taken up. The identification of more housing in the settlement, along with these employment sites would not only meet the Draft Structure Plan housing requirements for the Aberdeen to Peterhead Strategic Growth Area, but would also provide a balance of uses which is encouraged in the draft structure plan in order to provide sustainable, mixed use communities.

7.0 CONCLUSION AND RECOMMENDATION

- 7.1 Newburgh is an appropriate location to absorb development on a large scale. It lies in close proximity to the A90 and therefore the Aberdeen to Peterhead Strategic Growth Area and the settlement should be considered in that context. The location of the bid site immediately adjacent to the settlement boundary of Newburgh would meet sustainability principles advocated in SPP1 and SPP3 and it is therefore an ideal location to absorb development and contribute to the housing land requirements for the Ellon area identified in the Draft Structure Plan.
- 7.2 The development of this site would sit well with existing development in Newburgh and would be seen in relation to existing housing to the east and a cluster of houses and business uses to the west. An existing tree belt to the west is a very strong visual feature and would contain development. An area of open space to the south is proposed, taking into account the topography of the land and the floodplain of the Foveran Burn. This would provide an attractive feature to the entrance of Newburgh and enhance the residential amenity of the development.
- 7.3 The further development of the masterplan for the site and provision of supporting technical reports will enable the expansion of the settlement

to be planned and phased over the Structure Plan Period. A high quality residential environment can be created with the emphasis on landscaping and open space, providing links through the site and with the surrounding area, to the benefit of the whole community. Potentially, provision could be made within the site for land for a new primary school, if this was required. Housing on this site would provide for a mix of uses in the settlement, balancing the employment designation to the north. A range of house types and tenures would also be in line with the sustainable mixed use objective in the Draft Structure Plan.

- 7.4 On the basis of the above, Newburgh should be considered within the Aberdeen to Peterhead Strategic Growth Area and subsequently, this site should be included in the Main Issues Report for consideration as a proposal for the Aberdeenshire Local Development Plan for residential development.