

## 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: Mr Alan Buchan  
Date: 6 November 2008  
Postal Address: c/o Caroline Nixon  
Paull & Williamsons Solicitors  
Union Plaza  
1 Union Wynd  
ABERDEEN AB10 1DQ

N2

Name of landowner (if known): [REDACTED]  
Postal address of landowner: [REDACTED]

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 at Mameulah, Newmachar

Have you any information on the internet which promotes your aspirations for the site? If so please provide the URL :

The site name could be descriptive ("Site north of") or an address (Site at Westburn Road , Aberdeen)

S2 Have you provided a map showing the exact boundaries of the site you would like considered?

S3 Yes  No

Please provide the National Grid reference of the site

NJ 885 202

S4 What is the current use of the site? Agricultural use. There are a few residential properties on the site, some of which are inhabited, some not. See the supporting Development bid at paragraph 3.3 for details.

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? Class 4 Business Use & residential uses.

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.

The proposed employment uses are to be built in the first period of the Local Plan. The residential component of the site would come forward for development in the subsequent Local Plan period. For further information on phasing see paragraph 7.2 of the supporting Development Bid.

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).

A mix of house types and sizes is envisaged. It is considered that the residential component of the site could accommodate around 190 houses at a density of 25 per hectare.

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)

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?)

The bid site and its boundaries are described at paragraph 3.1 and 3.2 of the supporting Development Bid. This explains that due to the topography of the land, it is proposed to restrict development to the southern part of the site and the retained agricultural unit. The limitation of development to this area would ensure containment within the landscape. Landscaping is proposed to minimise the impact of the development and to form a defensible boundary to the expanded settlement is described at paragraph 7.1 of the supporting Development Bid. This is shown on the masterplan. See also paragraph 8.11 of the supporting Development Bid.

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   
No

If you have undertaken a site assessment please provide details

*Statement attached*

The Code for Sustainable homes or [WWW.index21.org.uk](http://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 applicable, are you considering providing more or less than this? More   
25% or Less

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

- 1 The proposals help to meet to the identified short fall in housing.
- 2 The proposals will provide employment opportunities for people of Newmachar.
- 3 Provision of open space to protect the setting of standing stone.
- 4 A significant tract of community woodland is proposed to minimise the impact of development on the landscape and to form a defensible boundary to the expanded settlement.

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
	<small>Please tick appropriate box</small>		
Local Shops	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Community facilities (eg Hall)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sports facilities (eg playing fields)	<input type="checkbox"/>	<input checked="" 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"/>

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  No  NA

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\\_SEARCH](http://www.scottishwater.co.uk/portal/page/portal/SWE_PGP_CONNECTIONS/SWE_CORP_CONNECTIONS/ASSET_CAPACITY_SEARCH)

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

Please refer to supporting Development Bid

**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](mailto: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)
- By completing and submitting this form, you are consenting to the above processing.

**MR A F BUCHAN**

**Development Bid for Land at  
Mameulah, Newmachar**



November 2008

**Ryden Property Consultants  
25 Albyn Place  
Aberdeen  
AB10 1YL  
Tel; 01224 588866  
Fax; 01224 589669**

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## 1.0 INTRODUCTION

- 1.1 This development bid is submitted in response to an invitation by Aberdeenshire Council to come forward with development proposals for consideration for inclusion within the next Aberdeenshire Local Development Plan. The deadline for submission of bids is 6 November 2008. The land which is the subject of this development bid lies to the north of the B979, Kingseat Road, Newmachar and is in the ownership of Mr A F Buchan.
- 1.2 Mr Buchan owns and farms a substantial area of land around Newmachar. The majority of this lies to the north of the village and Mr Buchan has previously made land available for development. The land which is the subject of this development bid forms part of the retained agricultural unit.
- 1.3 The bid envisages a mixed use development with employment uses being developed in the initial period of the Local Development Plan with residential use coming forward in the second or subsequent Local Development Plan periods. It requires to be considered in the context of the development bid submitted by Stewart Milne Homes for the land lying between Hillbrae Road and Station Road to the north east of Newmachar. This site is also owned by Mr Buchan and is under option to Stewart Milne Homes. That site will form the first phase of residential expansion at Newmachar within the initial period of the Local Development Plan.
- 1.4 An analysis of the range of services and facilities within Newmachar has been carried out to consider the scope for, and the nature of, further development in Newmachar. The capacity of the landscape to accommodate further development has also been given detailed consideration. Having regard to this analysis, it is considered that the land proposed is well placed to provide an appropriate contribution to the future housing land supply requirements within the settlement. Accordingly, Mr Buchan respectfully requests that this land be identified for development in the forthcoming Local Development Plan over the two periods covered by that plan. An indicative masterplan has been prepared to demonstrate the mix and location of uses on the site.

## 2.0 DEVELOPMENT CONTEXT AND DESCRIPTION OF SITE

2.1 The village of Newmachar lies approximately 6km to the North West of the Aberdeen City boundary. It straddles the A947 road corridor which is the main arterial route linking Aberdeen with Oldmeldrum, Turriff and Banff. The suburb of Dyce, Aberdeen Airport and the main business and industrial locations surrounding the airport lie approximately 6km to the south. Further employment land is provided at the recently developed Kingseat Hospital which lies approximately 1.5km to the east. There is a range of businesses located in Newmachar but there is no recognisable business or industrial area.

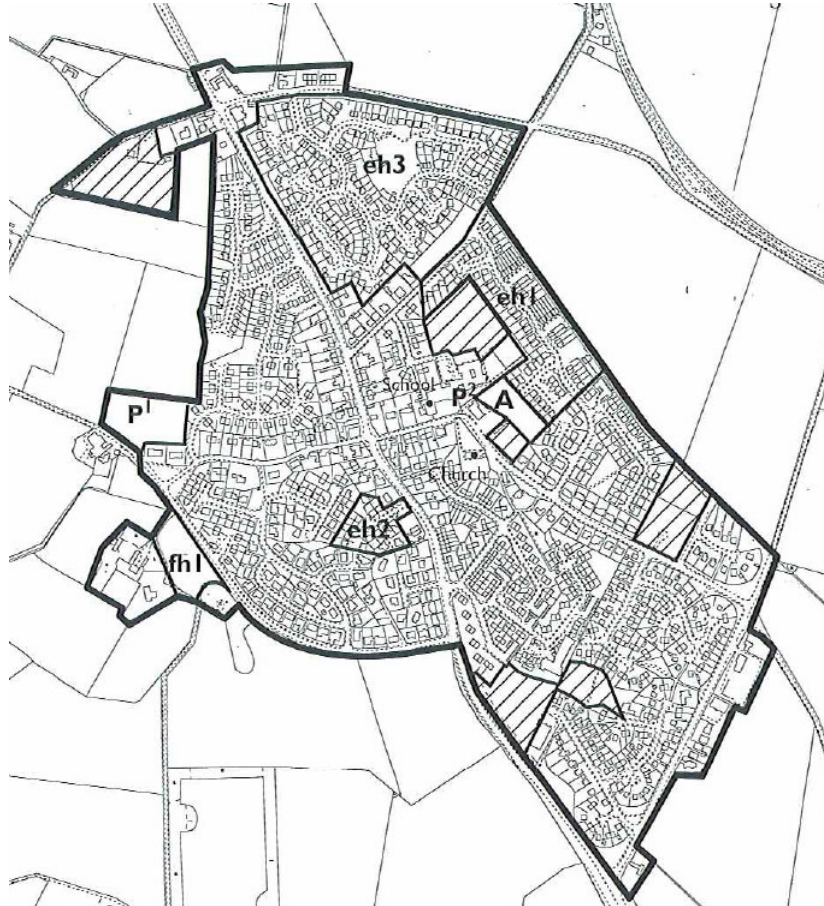
**Figure 1: Location Plan**



2.2 The settlement enjoys good road and public transport connections with Dyce and Aberdeen City. It also has an excellent footpath and cycle link with Dyce and Ellon to the north east, via the Formartine and Buchan Way. This utilises the solum of a redundant railway and provides a route to the City free of vehicular traffic.

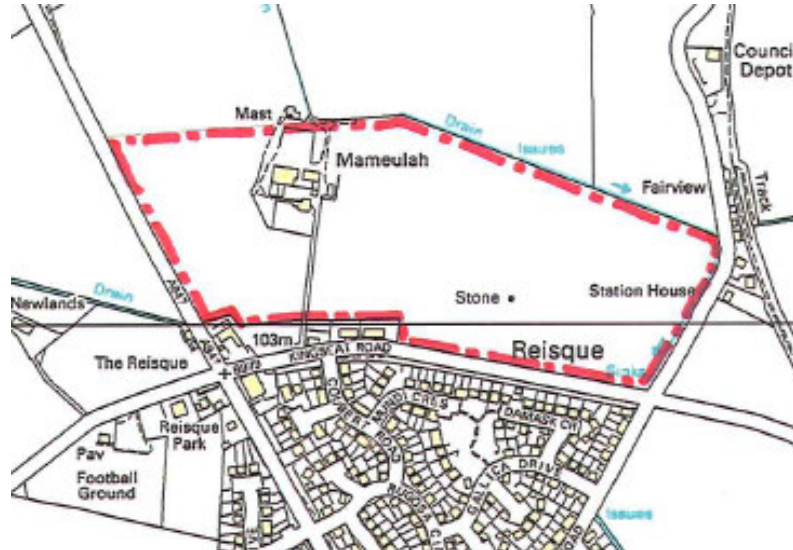
2.3 The connectivity of Newmachar will be significantly improved by the Aberdeen Western Peripheral Route. Due for completion in 2012 this will provide improved links around the City and to the main trunk road networks leading north, west and south. The A947, which runs through Newmachar, will connect with the Aberdeen Western Peripheral Route via a new grade separated junction approximately 4km to the south of Newmachar.

- 2.4 The village has developed outwards from its historic core at the junction of Oldmeldrum Road and Station Road. It is along Oldmeldrum Road (A947) where the majority of shopping and services are provided, historically benefiting from passing trade. The village is well served by shops, services and community facilities. These include a convenience store, bakers, pharmacy, take-away, hairdressers, veterinary clinic, picture framing business and two public houses/restaurants. Beyond the main thoroughfare lies a public library, hall, primary school, recycling centre and a bowling green. The church, immediately to the south of the primary school forms an attractive focal point to the village. The village once benefited from its own railway station lying approximately 600m to the north east of the village centre. Unfortunately, the Buchan line fell victim of the Beeching cuts in the 1960s.
- 2.5 The extant Structure Plan, approved by Scottish Ministers in 2001, defines a settlement hierarchy with Aberdeen City as the main focal point and driver of the regional economy. Newmachar, is identified as a rural service centre that may provide opportunities to absorb small scale local development needs. Lying within the Aberdeen Housing Market Area, the Structure Plan, through policies 8 and 9 and Table 4a, allocated, among all the rural service centres in the Garioch area, land for 40 houses in the period 2000-2005, and 125 houses in the period 2006-2010.
- 2.6 The Aberdeenshire Local Plan, prepared in conformity with the approved Structure Plan, identifies Sites EH1, 2 and 3 with a combined capacity of 135 houses as effective at January 2000. These sites have now been built out in their entirety. The only site identified for development by the Local Plan taken forward as a consequence of the 2001 Structure Plan was Site fh1 to the south west of Newmachar. This site was identified for the period 2006-2010 to accommodate around 5 houses and construction is now under way on this site. An extract from the adopted Local Plan is provided below in Figure 2.

**Figure 2: Local Plan Extract**

### 3.0 SITE DESCRIPTION

- 3.1 The full extent of Mr Buchan's landholding to the north of Newmachar is identified in Figure 3. This land rises northwards from Kingseat Road to a ridgeline and plateau before falling away towards Braefoot to the north. A notable spur from the ridge continues westwards towards the A947 where the land falls towards the road and to the south and north. The 110m contour lies just to the north of Kingseat Road and sweeps around the hip of the hill just to the south and west of Mameulah. The crossroads formed by the A947 and the B979 lies at approximately 103m AOD.

**Figure 3: Development Bid Site**

- 3.2 Given the topography of the land it is proposed to restrict development to the southern portion of the retained agricultural unit. The southern boundary of the site would be formed by Kingseat Road with the existing residential area beyond. The western boundary would be formed by the A947 whilst the eastern boundary would be formed by Station Road, which has a grouping of houses beyond it to the east. The northern boundary is formed by an existing field boundary defined by a drainage ditch running westwards from Fairview to the immediate north of Mameulah. From that point the boundary westwards to the A947 would be formed by the hip of the hill. The limitation of development to this area would ensure containment within the landscape.
- 3.3 There are already a number of properties lying within the bid site. To the north of Kingseat Road lie a number of semi-detached residential properties, some of which are vacant. At the junction of the B979 with the A947 lies a redundant granite steading building. Mameulah Farmhouse and associated steading and agricultural buildings lie to the north west of the bid site approximately at the point where the land starts to fall westwards towards the A947. A telecommunications mast lies immediately to the north of the farm on the higher ground. To the east, beyond Station Road lies the former Station House and a grouping of residential properties. A hedgerow runs along the eastern boundary of the site with limited vegetation spread along the southern and western boundaries. A standing stone is located in the eastern portion of the site.

#### **4.0 LOCAL SERVICE PROVISION**

- 4.1 Newmachar Primary School is located within the heart of the village. Secondary school education is provided at Dyce Academy within the Aberdeen City Council administrative area. The primary school has a capacity of 335 pupils. At 2007 the school roll amounted to 313 pupils. Aberdeenshire Council's 2007 based School Roll Forecasts indicate that the roll will increase to 369 at 2010 before reducing to 309 pupils at 2016. Dyce Academy is identified as having an effective capacity of 620 pupils. The City Council's 2007 based School Roll Forecasts indicate that it had a school roll of 535 pupils in 2007. That roll was forecast to peak at 564 pupils in 2008 before falling to 454 pupils at 2016.
- 4.2 Reference to Scottish Water's 2007 Asset Capacity Maps indicates that the Waste Water Treatment Works serving Newmachar has very limited capacity. An upgrade of the WWTW will be necessary and this is currently being investigated with Scottish Water. Some other difficulties exist in terms of mains water supply and this is also being addressed. However, these are technical constraints and are capable of being overcome by the scale of development proposed.
- 4.3 Being located on a main public transport corridor between Aberdeen and Banff the village benefits from a number of public transport services providing access to communities along that route. There is also a school bus service between Newmachar and Dyce Academy. Aberdeen City Centre is a major transport hub providing connections to other bus services linking the wider area. Rail and airport connections are available nearby at Dyce. A dedicated footpath and cycle route runs from Newmachar to Dyce free of vehicular traffic.

#### **5.0 SCOTTISH PLANNING POLICY**

- 5.1 Scottish Planning Policy 1: The Planning System, advises that the aim of the 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.

- 5.2 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 the 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 house building 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.
- 5.3 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.
- 5.4 SPP2: Economic Development advises that through an improved understanding of the issues facing the business community, the planning system should recognise the changing nature and uncertainty of future economic development by providing for the space and locational requirements of a wide range of businesses, including those involved with knowledge based economy as well as with more traditional economic activities. It emphasises that marketable land should be provided in sufficient quantity and quality to meet the diverse range of industrial, business and commercial requirements including the expansion and growth of indigenous firms.
- 5.5 It considers that planning can contribute to economic development by securing new development in sustainable locations to improve integration between transport and locations for development and encourage more sustainable forms of development. In rural areas, it indicates that Development Plans should recognise and encourage the potential of small towns to provide employment for the wider local community. Wherever new sites are being proposed, it makes it clear that they should be accessible by walking, cycling and public transport.

- 5.6 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. SPP17 seeks to ensure that new developments of significant travel generating uses are located in areas where access to infrastructure is found within 400m by walking. Planning Advice Note 75 highlights that community facilities and services should lie within a threshold walking or cycling distance of 1,600m.
- 5.7 The need for affordable housing is an important consideration and Planning Advice Note 74 suggests that all new development should provide around 25% affordable homes within the housing mix. This, however, requires to be justified by respective Councils through their housing needs assessments.

## **6.0 DEVELOPMENT PLAN CONSIDERATIONS**

- 6.1 In formulating their new Development Plan, Aberdeenshire Council will be required to have regard to all of the above. A draft Structure Plan for the City and Shire was published for consultation in June 2008. The Spatial Strategy of that plan seeks to promote development in places that meet the needs of business and, at the same time are sustainable. It also recognises the need to maintain and improve the area's communities and the services upon which they depend.
- 6.2 The Plan covers the period to 2030 and highlights a requirement for 72,000 new houses in that time frame. Newmachar falls within an area identified to accommodate local growth and diversification. The draft Plan allocates 4,700 houses to that area, lying within the Aberdeen Housing Market Area, in three phases. This comprises 1,700 houses in the period 2007 to 2016, 1,500 houses in the period between 2017 and 2023 and a further 1,500 houses between 2024 and 2030. It also requires Local Development Plans to identify an appropriate amount of business land in areas identified for local growth and diversification.
- 6.3 In terms of employment land, the economic growth objective of the draft Structure Plan seeks to provide opportunities which encourage economic development and create new employment in a range of areas that are both appropriate for, and attractive to, the needs of different industries. In local growth areas there requires to be an "appropriate" amount of business land to allow local growth and diversification.

- 6.4 The sustainable mixed communities objective of the draft Structure Plan seeks to ensure that new development meets the needs of the whole community, both now and in the future, and makes the area a more attractive place for residents and businesses to move to. New housing and employment uses should be well related to each other.
- 6.5 Representations submitted on behalf of Mr Buchan to the Draft Structure Plan emphasised the need to recognise that larger settlements, such as Newmachar, lying within the Aberdeen Housing Market Area (AHMA), had a greater justification for continued growth ahead of more remote settlements in Aberdeenshire. Expanding Newmachar would provide choice for those not wishing to live within the City yet the settlement is close enough, with good public transport connections, to limit traffic generation. As a consequence the representation argued that the Structure Plan should reconsider the development potential of those larger settlements within the AHMA and provide further strategic guidance to Local Plans regarding the scale of growth expected in those settlements.

## **7.0 INDICATIVE PROPOSALS**

- 7.1 The predominant land uses proposed for the bid site include Class 4 Business use and Residential uses. A significant tract of strategic landscaping and a community woodland are proposed to minimise the impact of development on the landscape and form a defensible boundary to the expanded settlement. Footpath and cycle networks would be provided to link with the village and the Buchan and Formartine Way to the north east of the site. The existing standing stone would be respected and set within an area of public open space. A community woodland is proposed to the north of the business land, adjoining the A947, on land owned by Mr Buchan. This would provide for informal walks and connect to the more mature woodland to the north. Importantly, it would provide a 'soft' and attractive edge to the settlement when approaching from the north. A broad indicative masterplan is included at Figure 4 below with a larger scale copy attached at Appendix (A).



Aberdeen City with the benefit of good transport links has proved popular with house buyers. The effective sites at 2000 have all been built out and the minor site allocated through the 2001 Structure Plan is now under construction; all of which demonstrate the attractiveness of Newmachar to house buyers.

- 8.2 The village benefits from a wide range of facilities and services. Planning Policy seeks to maximise the use of existing facilities and infrastructure with a view to increasing the overall supply of new homes. SPP3 specifically recognises that where brownfield and infill sites cannot meet the full range of housing requirements, it will be necessary to release greenfield land next to built up areas. It further acknowledges that meeting housing requirements through extensions to existing towns and villages has a number of advantages, including the reduction in services costs. Also, as highlighted, new housing can benefit existing communities by helping to sustain local schools, shops and services.
- 8.3 The identification of this land for development will ensure the proper planned long term growth of the settlement in an orderly manner commensurate with the provision of appropriate community facilities and employment uses.
- 8.4 There is a recognised need for significant amounts of new housing. The Scottish Government has set a target of 35,000 houses per annum by 2015. The draft Structure Plan recognises this and highlights a requirement for 72,000 new homes in the period to 2030. To address this will require substantial land release and Newmachar is considered a sustainable and attractive location to contribute to this.
- 8.5 The most recent 2008 Housing Land Audit demonstrates a considerable shortfall in the 5 year housing land supply when that supply is measured against the three most recent relevant requirements including the 2007 Strategic Forecasts, comparison with Table 3 of NEST and past completion rates. When measured against Structure Plan Table 3, the maximum supply is 4.8 years whereas, if measured against the 2007 Strategic Forecasts the supply drops very significantly to 2.7 years. This, taken together with the Scottish Government's objective would dictate the need for a substantial and early release of land. Whilst this would be addressed by the adjoining site to the south east the continued and longer term development needs would be met by the release of this site.

- 8.6 The site is capable of providing for a mix of house types and sizes. To ensure a balanced community it would also include affordable housing to meet the requirements specified at this time by the Council's Housing Needs Assessment.
- 8.7 The issue of Primary School capacity would be addressed as part of the initial phase of development in the first Local Plan period. The identification of land for development in the longer term will help sustain the school roll, services and facilities within Newmachar.
- 8.8 The availability of a range of services and facilities locally, and certainly within the threshold walking and cycling distance specified in PAN75, is a major factor in identifying sites for development. The land identified to the north of Newmachar would meet that criteria and also that of SPP17 wherein public transport provision would be available within a 400m walk distance of the site. Development of the site will also benefit from connectivity with the Buchan and Formartine Way, which provides safe pedestrian and cycle links to Aberdeen city and Ellon to the north east. This route can be used for both leisure and commuting purposes.
- 8.9 Other than service related employment, Newmachar has been entirely dependent upon the availability of employment opportunities in the wider area, particularly the industrial and business estates around Dyce and Aberdeen Airport. Whilst there are a number of businesses dispersed around the village and in the wider area there is no recognised business site within Newmachar. As a consequence, in order to secure the Structure Plan objective of encouraging sustainable development it is essential to provide employment opportunities within that community to ensure that residents have the ability to live and work in the community without the need to travel by private car. New proposals for employment use in the first period of the Local Development Plan would go some way to addressing this objective.
- 8.10 The sloping nature of the site is not an impediment to development. Being south facing it is well placed to maximise passive solar gain, thereby enhancing the energy efficiency of potential housing. Particular attention has been paid to ensure that development in this area would not breach the skyline and strategic landscaping is proposed along the ridgeline specifically to contain development. Were this area to be identified for housing in the longer term, it would enable the early provision of the strategic landscaping to ensure it was well established prior to the commencement of development.

8.11 The approach to Newmachar from the north on the A947 is an important gateway to the village. The employment uses would be contained to the south of the spur which falls to the A947 and strategic landscaping would be provided to the north of this to provide a soft edge to the settlement. This would appear as a continuation of the existing woodland around East Lodge and would be available for the enjoyment of the wider community.

## **9.0 CONCLUSIONS**

9.1 Newmachar has proved an attractive and popular village in which to live. It provides a wide range of services and facilities and lies on a public transport corridor with good connections to the road, rail and air network and to Aberdeen City.

9.2 There are no physical constraints to the development of this site and it has minimal impact upon the landscape setting of Newmachar. The extent of development has been limited to specifically avoid any landscape and visual impacts. Further containment will be provided through strategic landscaping to be implemented in the early years of the Local Development Plan.

9.3 The site is capable of providing an early release of employment land to coincide with the development of the land to the south east for residential purposes in the first period of the Local Plan. The future needs of Newmachar for residential development can then be addressed by the release of the remainder of this site in subsequent Local Plan periods.

9.4 Taken together with the early release proposed by Stewart Milne Homes, the overall development will make a substantial contribution to the village of Newmachar and meet the objectives of the emerging Structure Plan in terms of the provision of sustainable development and mixed communities.

9.5 On the basis of all of the foregoing, it is considered that the land to the north of Newmachar has the capacity to sustain and easily accommodate the longer term growth of the village. It is, therefore, respectfully requested that this site be included in the emerging Local Development Plan for development in two phases; the early release of employment land followed by residential use in subsequent Local Plan periods.

## **Appendix A: Indicative Masterplan**