

# 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:	CABARDUNN DEVELOPMENT COMPANY LTD	Date:	05-11-08
Postal Address:	C / O RYDEN LLP 25 ALBYN PLACE ABERDEEN AB10 1YL		

N2

Name of landowner (if known)	[REDACTED]
Postal address of landowner	[REDACTED] [REDACTED] [REDACTED] [REDACTED] [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?	'GARLOGIE'
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?
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

S3

Please provide the National Grid reference of the site
NJ 788 054 GB

S4 What is the current use of the site? FIELDS FOR GRAZING, AND ROUGH GROUND

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 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.

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).

IT IS CONSIDERED THE SITE WOULD BE SUITABLE FOR A DEVELOPMENT OF AROUND 16 DWELLINGS OF A MIX OF TYPES, SIZES AND TENURE TO CONFORM WITH POLICY. IT WOULD ALSO CONTRIBUTE AN ELEMENT OF AFFORDABLE HOUSING

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?)

THE LAYOUT AND SITING OF THE DEVELOPMENT ACKNOWLEDGES THE EXISTING URBAN FORM OF GARLOGIE AND SEEKS TO CREATE A CENTRAL FOCAL POINT COMPARED TO THE HISTORICAL 'RIBBON' FORM. THE LOCATION TAKES ACCOUNT OF THE EXISTING RISING TOPOGRAPHY TO THE NORTH, AND THE BACKDROP OF WOODLAND TO THE EAST TO INTEGRATE DEVELOPMENT INTO THE LANDSCAPE

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

THE PROPOSED DEVELOPMENT SITE WOULD BE LOCATED ADJACENT TO AN EXISTING GROUPING OF 40 DWELLINGS, WITH ITS OWN SERVICES AND GOOD LINKAGES TO THE SURROUNDING TOWNS, AND PUBLIC TRANSPORT

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?

THE COMMUNITY BENEFITS THAT WOULD ARISE FROM THE PROPOSAL WOULD BE THE PROVISION OF CHOICE FOR RESIDENTIAL DEVELOPMENT FOR THOSE SEEKING TO RESIDE IN A RURAL LOCATION. THE PROPOSAL WOULD ALSO HELP TO SUSTAIN THE NEARBY GARLOGIE INN, THE GARLOGIE VILLAGE HALL (WHICH HOSTS A NUMBER OF ACTIVITIES), AS WELL AS WESTHILL ACADEMY WHICH IS EXPECTED TO SUFFER FROM A FALLING SCHOOL ROLL. IN ADDITION, DEVELOPMENT WOULD ALSO LEAD TO THE PROVISION OF AMENITY OPEN SPACE AND A CHILDRENS PLAY AREA.

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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
Employment areas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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](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](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)

# Ryden

Cabardunn Development  
Company Ltd/Dunecht Estates

Development Bid for Land at  
Garlogie, Aberdeenshire

November 2008



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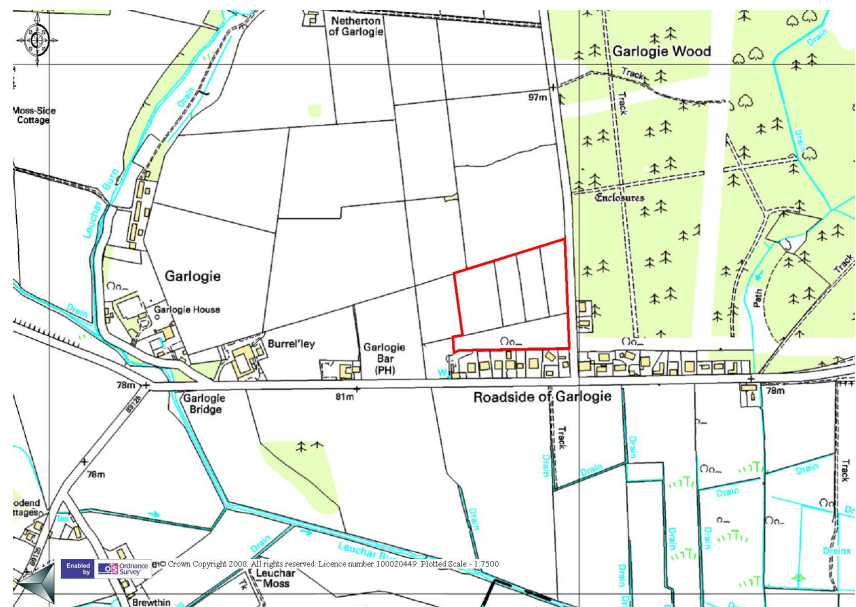
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5.0	Services
6.0	Description of Proposals
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8.0	Conclusions and Recommendations

Appendix A	Indicative Masterplan
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## 1.0 INTRODUCTION

- 1.1 This development bid is submitted on behalf of Cabardunn Development Company Ltd with the support of Dunecht Estates. The land which is subject to this bid is owned by Dunecht Estates and is under option to Cabardunn.
- 1.2 Dunecht Estates are a major landowner in the North East of Scotland with in excess of 53,000 acres of land and associated properties. Their main interests are in farming and forestry, but they are also a major provider of affordable rented housing in the Aberdeen and Aberdeenshire Housing Market Areas. In recent years they have demonstrated their willingness to release land for development and seek to work with communities to ensure that development is sympathetically designed, sustainable, integrated with existing settlements, and provides a lasting benefit for those communities.
- 1.3 The site is located to the north of the B9119 Tarland Road, adjacent to Garlogie. The land extends to approximately 3.7 hectares (9.16 acres). This is identified in Figure 1 below. Garlogie is located 3.3 miles east of Echt, 4 miles west of Westhill, and is 10.2 miles to the west of Aberdeen.

Figure 1: Site Location Plan



1.4 Within the extant Local Plan, the land is identified as falling within the countryside of the Garioch area of Aberdeenshire. Garlogie is not currently identified as a settlement in the Adopted Local Plan, and therefore has no formal allocations for housing. It is however considered to meet the criteria defining rural service centres within Chapter 8 of the extant adopted Local Plan given that it comprises in excess of 40 dwellings, has some services, and would provide opportunities for development which would meet with development plan policies. A 'Conservation Area' designation covers an existing grouping of dwellings/buildings approximately 450 metres to the west of the site. The identified land lies within an area identified for 'Local growth and Diversification' in the Draft Structure Plan.

## **2.0 DESCRIPTION OF THE SITE**

2.1 The site, of approximately 3.7 hectares, which is currently used for grazing, is located to the north of the existing elongated grouping of dwellings at Roadside of Garlogie. The land comprises four fields, with a further area towards the south which comprises rough land with some interspersed trees which screen the rear of the existing dwellings. These trees vary between 8 and 18 metres in height. The site is bound to the south by the aforementioned properties along the B9119 (Tarland Road). Agricultural fields are located beyond the site boundaries to the west and north. The eastern boundary is formed by a stone dyke abutting the road leading from Roadside of Garlogie to the A944 (Alford Road) and eventually Lyne of Skene. The Garlogie Wood is located beyond to the east, and it comprises trees of approximately 15 to 20 metres in height. The Garlogie Inn is located approximately 200 metres to the west of the identified land, while Garlogie Village Hall is located near the junction of the B9119 and the B9125.

2.2 In terms of the topography, site levels are between approximately 82 and 90 metres AOD. The land rises gently from the rear of the existing properties, and the small scrub/woodland area, up to the northern boundary of the land which is formed by a stone dyke. The land continues to rise to the north to a level of approximately 106 metres around Woodside Croft. The scale of properties in Garlogie is predominantly between 1 to 1 1/2 storeys. An aerial photograph is shown at Figure 2 below.

Figure 2: Aerial Photograph



- 2.3 In terms of accessibility to public transportation, there are two services which pass through Garlogie and connect it to Aberdeen, Westhill, Aboyne and Ballater. These services run six days a week, and are available on the B9119 (Tarland Road) which is a 50 metre walk from the identified land.
- 2.4 In terms of pedestrian linkages in Garlogie, a footpath with street lighting extends along the length of the B9119 from the former school house to the Village Hall.

### 3.0 SCOTTISH PLANNING POLICY

- 3.1 Scottish Planning Policy 1 (The Planning System) indicates that the purpose of the planning system is to “guide the future development and use of land in cities, towns and rural areas in the long term public interest. The aim is to ensure that development and changes in land use occur in suitable locations and are sustainable” (Paragraph 4). Paragraph 7 highlights that “Planning decisions should favour the most sustainable option, promoting development that safeguards and enhances the long-term needs of the economy, society and the environment”. Local Plans must identify effective opportunities for development and encourage investment in an area, with the aim to “exert a positive influence over land use decisions”. They should also “be responsive to local needs and promote change in the wider community interest” (Paragraph 37).

- 3.2 Scottish Planning Policy 3 (Planning for Homes – Revised 2008) identifies that housing is an important factor in sustainable economic growth. Paragraph 5 states that 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. Accordingly “the allocation of an appropriate supply of land for housing is one of the key factors in ensuring continued opportunities for housebuilding and influencing the delivery of housing” (Paragraph 9). SPP3 also outlines that successful developments can be achieved through appropriate location, as well as links to transport networks and other settlements. Paragraph 16 outlines the key objectives as including: the use of the planning system to facilitate the construction of well designed, good quality housing in sustainable locations; and, allocation of a generous supply of land to meet identified housing requirements across all tenures. The creation of high quality places, which support the development of sustainable communities.
- 3.3 Local authorities must ensure that sufficient land is available to meet the housing requirement for each housing market area in full through local development plans. The requirement for local authorities to prepare a sustainable settlement strategy must include the following considerations: the efficient use of land and buildings; accessibility by a range of transport options to jobs and services; co-ordination of housing land provision with improvements in infrastructure; and, the protection and enhancement of landscapes (Paragraph 56). SPP3 also highlights that where brownfield and infill sites cannot meet the full range of housing requirements, it may be necessary to release green field land next to built up areas. This is perceived to have a number of advantages including: reduction in servicing costs; and, new housing may benefit existing communities by helping to sustain local schools, shops, and services (Paragraph 68).
- 3.4 In respect of affordable housing, paragraph 94 states that “the benchmark figure is that each site should contribute 25% of the total number of housing units as affordable housing”. This is reiterated within PAN 74 (Affordable Housing) where reference is also made to the requirement for the percentage contribution of affordable housing on private housing sites having to be justified as part of a housing needs assessment (Paragraph 31).
- 3.5 Scottish Planning Policy 15 (Planning for Rural Development) states that planning’s role is to “enable and help create opportunities for development in sustainable locations wherever appropriate e.g. where infrastructure capacity and good access exist, or can be provided at reasonable cost, or to meet justifiable social and economic objectives” (Paragraph 9). It further highlights that “most new development will continue to be in, or adjacent to, existing settlements” (Paragraph 10).

3.6 Scottish Planning Policy 17 (Planning for Transport) states that in respect of rural areas “Most additional housing, employment, retail, leisure and other services should be located where there is access from an existing road or footpath to a rail station or bus route, and there is proximity to local services ideally within walking distance” (Paragraph 11).

#### **4.0 DRAFT STRUCTURE PLAN**

4.1 The spatial strategy of the Draft Structure Plan promotes development in places that meets the needs of business and, at the same time, are sustainable. The strategy also recognises the need to maintain and improve the areas communities and the services that they depend on. In areas of ‘Local Growth and Diversification’, levels of growth in individual settlements should relate to local needs, although the scale of this growth will vary from place to place. While it acknowledges that there will continue to be pressure for housing in the countryside, it states that in line with Scottish Planning Policy, new housing should be focused in, or as an extension to, existing settlements. Furthermore, there is an identified need for diversification and growth in the economy in this area to meet local needs, with tourist-related developments having a role to play.

4.2 One of the objectives of the Draft Structure Plan is to increase the population of the City Region by 9% to 480,000 by 2030, and to build at least 2,500 new homes each year by 2014 (and 3,000 per year by 2020). The Draft Structure Plan also advocates the creation of sustainable mixed communities to make sure that development meets the needs of the whole community and makes the area a more attractive place for residents and businesses to move to.

4.3 In terms of proposed housing, the following allowances are made for ‘Local Growth’ areas in the Aberdeen Housing Market Area across Aberdeenshire: 2007 – 2016: 1,700 units; 2017 – 2023: 1,500 units; and, 2024 – 2030: 1,500 units.

4.4 Dunecht Estates made representations to the Draft Structure Plan highlighting that there should be an overall increase in the housing allocations and that the increase in housing should be allocated to the local growth areas of the Aberdeen Housing Market Area. Garlogie is a local growth and diversification area within the AHMA and is considered capable of accommodating further residential development.

## **5.0 SERVICES**

- 5.1 In respect of water, the Invercarnie Water Treatment Works has sufficient capacity to service any development. Foul/Waste Water would be dealt with by means of an appropriately sited small waste water treatment works. Reference to SEPA's Flood Risk Map highlighted that the site is located outwith any area known to flood.
- 5.2 In respect of education, the 2007 Based School Roll Forecasts indicates that Skene Primary has a capacity of 71 pupils, while the roll is expected to increase in the period between 2008 to 2016, from 39 to 145 respectively therefore being over capacity. Meanwhile, Westhill Academy is shown to have a capacity of 970 pupils. The forecast by the council is shown to decrease from 939 in 2008 to 912 in 2016.

## **6.0 DESCRIPTION OF PROPOSALS**

- 6.1 It is considered that the identified land at Roadside of Garlogie is physically capable of accommodating development in light of the strategy of the emerging Structure Plan for an increased population and local growth and diversification; the site characteristics, and topography. An indicative masterplan is attached which illustrates the ability of the site to accommodate sustainable development as an expansion to the existing grouping at Garlogie.
- 6.2 Consideration has been given to the extent of the identified land, and the general pattern and scale of development at Roadside of Garlogie. Accordingly the indicative layout comprises a residential development of approximately 16 units, which would be sited to the north of the existing grouping therefore resulting in a sustainable expansion to the existing properties. The existing rough land area, once enhanced, offers the opportunity to provide an area of public open space and an adjacent children's play area, in a safe location away from the main road. This would also add to the facilities available locally.
- 6.3 In respect of integrating the proposals into the landscape, the existing stone dykes provide well defined boundaries to the north, west, and east, while the provision of additional strategic planting, predominantly to the western, eastern and northern areas of the site would help minimise the visual impact of development from the main approaches. In addition, Garlogie Wood which comprises trees of approximately 15 to metres in height, acts as a natural backdrop to the site.
- 6.4 In terms of accessibility, vehicular access would be taken from the road between Roadside of Garlogie (B9119) and the Alford Road (A944), where good visibility can

be achieved to the north and south. In the interests of safety, the new development could necessitate the extension of the current 50 mph speed limit area (which could also be reduced in speed level) to the northern boundary of the site. In respect of pedestrian linkages, as highlighted above, a footpath with street-lighting extends from the Village Hall, past the Garlogie Inn, to the opposite end of the grouping at the former school. Dunecht Estates own the land to the west of the bid site, and there is scope for the provision of a pedestrian link to the existing footpath. This would be a natural desire line to follow when using the local facilities such as the Inn or Village Hall. In terms of the wider connectivity, the settlement is located in proximity to Westhill and Echt, with Aberdeen also within commuting distance.

## **7.0 JUSTIFICATION**

- 7.1 Consideration should be given to identifying the grouping of dwellings and services at Garlogie as a settlement on two grounds. Firstly, the designation of the Conservation Area to the west of the bid site would justify the inclusion of Garlogie as a settlement in the Local Development Plan. Such constraints require to be clearly identified in the development plan, and are generally representative of an urban form due to the grouping of existing buildings. Secondly, in terms of the definition within the Adopted Local Plan, a 'Rural Service Centre' is identified as a villages of a very compact grouping of at least 6 houses and some viable services, which may provide opportunities to absorb small scale local development needs. Accordingly, given the proximity of other dwellings, and the availability of local services such as the Village Hall and Garlogie Inn, it is considered that Garlogie has potential to accommodate additional sustainable growth.
- 7.2 Furthermore, the objective of the Draft Structure Plan which aims to increase the population and encourage local growth and diversification could be achieved through an allocation of housing at Garlogie. The proposals would also contribute towards the provision of much needed affordable housing in line with the policies of the development plan, and on the basis of a level justified by a housing needs assessment. This would also be in accordance with the objectives of Scottish Planning Policies 1, 3 and 15 in that it would direct development to a sustainable location which would enhance the viability of a settlement within the rural area thus meeting local needs.
- 7.3 As SPP 15 encourages the expansion of existing settlements within the rural area, the release of land for housing adjacent to Garlogie would achieve such a goal. The location of the land, which nestles adjacent to the existing dwellings and the backdrop of a mature woodland, would assist in the integration of development as highlighted

above. Further provision of additional planting and strategic landscaping would also create a place where people would want to live in a tranquil location.

- 7.4 The extant Local Plan is supportive of the growth of existing settlements as development would: maximise the use of existing infrastructure; help encourage the use of rural services such as the community hall and local inn; and, help to provide housing choice in rural areas. Other community benefits would include the enhancement of local facilities through the provision of an area of public open space which would include a children's play area. This could also act as a small buffer between the existing and potential future area for development. Pedestrian linkages can also be enhanced to provide more direct linkages from the site to the Inn and Village Hall, while also providing a safer route towards the Garlogie Woods which are used for recreation.
- 7.5 In light of the location of Garlogie in proximity to Westhill and Aberdeen, and being alongside one of the main roads through the area, it is considered a good location to absorb some of the requirements of the Draft Structure Plan for local growth and diversification. This would also be in accordance with the principles of the Scottish Planning Policies above which aim to be responsive to local needs and promote change in the wider community interest. Within a short walking distance of the identified land, two bus services are available which connect the existing settlement to Aberdeen, Westhill, Aboyne and Ballater. This ensures that the land is connected by public transportation to the wider area and to main employment centres.
- 7.6 In respect of education infrastructure, the School Roll Forecasts indicate that Skene Primary shall be over capacity in the future. However, any new development could contribute towards education infrastructure provision, such as an extension to the existing primary school or as part of wider contributions to fund a new school, as a means to mitigate its impact on existing facilities. On the contrary, Westhill Academy is shown as having a falling roll therefore the development of the site for residential development would help sustain the existing secondary school.

## **8.0 CONCLUSIONS AND RECOMMENDATION**

- 8.1 The bid land is a sustainable site located immediately adjacent to an existing grouping of over 40 dwellings, with existing services such as the Garlogie Inn, and the Garlogie Hall. The site is also within an area identified for local growth and diversification within the Draft Structure Plan. The site can be accessed easily and is accessible by public transportation services on the B9119, which is a short walk from the identified land. The location adjacent to existing properties, with a backdrop of mature woodland and rising topography would ensure that development can be accommodated into the landscape without harming its character, or the amenity of adjacent properties.
- 8.2 Garlogie is conveniently located within commuting distance of Westhill and Aberdeen. The provision of a modest housing development of around 16 units would accommodate some of the land requirements anticipated for the area, and help to provide development at a variety of locations through the use of a rural site, with good linkages onto the transportation network. In light of the current strategy identified for the replacement Structure Plan, it is essential to identify opportunities for development which accounts for growth and local needs. This would also meet the objectives of Scottish Planning Policy. In addition, the expansion of an existing grouping which is considered to meet the criteria for a 'Rural Service Centre' would contribute towards the Draft Structure Plan strategy for local growth and diversification in the countryside areas of Aberdeenshire.
- 8.3 It is therefore considered that this site should be identified in the Aberdeenshire Local Development Plan for a residential development, and that Garlogie should be identified as a settlement thereafter.

November 2008

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## Appendix A: Indicative Masterplan

