

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)	D
Postal address of landowner	

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?	'WOODLANDS OF DURRIS'
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
NO 785 956 GB

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 USE WITH SCOPE TO PROVIDE FOR LOCAL COMMERCIAL / BUSINESS NEEDS

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.

IT LIGHT OF THE AREA OF IDENTIFIED LAND BEING IN EXCESS OF 7 HECTARES IT IS ENVISAGED THAT IT MAY HAVE A CAPACITY OF AROUND 125 UNITS ONCE LAND REQUIREMENTS FOR OPEN SPACE, STRATEGIC LANDSCAPING AND INFRASTRUCTURE ARE TAKEN INTO ACCOUNT. IT IS ANTICIPATED THAT DEVELOPMENT COULD TAKE PLACE OVER A NUMBER OF LOCAL DEVELOPMENT PLAN PERIODS.

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 APPROXIMATELY 125 DWELLINGS OF A MIX OF TYPES AND SIZES TO CONFORM WITH POLICY. IT WOULD ALSO CONTRIBUTE AN APPROPRIATE LEVEL 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) - SEE S9

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.

IN LIGHT OF THE EXPANSION OF THE SETTLEMENT, THERE IS SCOPE TO PROVIDE COMMERCIAL/BUSINESS PROPERTY TO MEET LOCAL DEMAND / NEEDS. THIS COULD INCLUDE A SMALL SHOP OR SMALL OFFICES

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?)

IN RESPECT OF SITING, THE DEVELOPMENT UTILISES THE RISING TOPOGRAPHY AND THE ADJACENT 'WOODLANDS WOOD' TO ACCOMMODATE DEVELOPMENT INTO THE LANDSCAPE, WHILE ALSO HELPING TO SUSTAIN THE EXISTING PRIMARY SCHOOL WHICH IS AT THE HEART OF THE SETTLEMENT. THE DESIGN OF THE DEVELOPMENT WOULD ALSO RELATE TO THE EXISTING LOCAL CHARACTER AND SCALE.

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 SITE IS LOCATED ADJACENT TO A SETTLEMENT WITH AN EXISTING PRIMARY SCHOOL, WITH GOOD LINKAGES TO BANCHORY AND ABERDEEN, AND ACCESS TO PUBLIC TRANSPORT. THE SITE IS ALSO SOUTH FACING TO BENEFIT FROM SOLAR GAIN

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 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 INCLUDE THE EXPANSION OF A SUSTAINABLE RURAL SETTLEMENT, WHICH WOULD ALSO HELP TO SUSTAIN THE EXISTING PRIMARY SCHOOL. THE DEVELOPMENT WOULD ALSO ASSIST IN THE DELIVERY OF IMPROVEMENTS TO LOCAL INFRASTRUCTURE TO IMPROVE BOTH SAFETY AND DRAINAGE IN THE VILLAGE. THERE IS POTENTIAL TO PROVIDE COMMERCIAL/BUSINESS PROPERTY IN LIGHT OF THE EXPANSION PROPOSED. THERE ARE ALSO OPPORTUNITIES TO ENHANCE RECREATIONAL LINKAGES TO THE ADJACENT WOODLANDS WHICH HAVE A NETWORK OF EXISTING PATHWAYS

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 checked="" type="checkbox"/>	<input 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 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)

Ryden

Cabardunn Development
Company Ltd / Dunecht Estates

Development Bid for Land at
Woodlands of Durris,
Aberdeenshire

November 2008



Ryden LLP
25 Albyn Place
Aberdeen
AB10 1YL
Tel; 01224 588866
Fax; 01224 589669

Contents

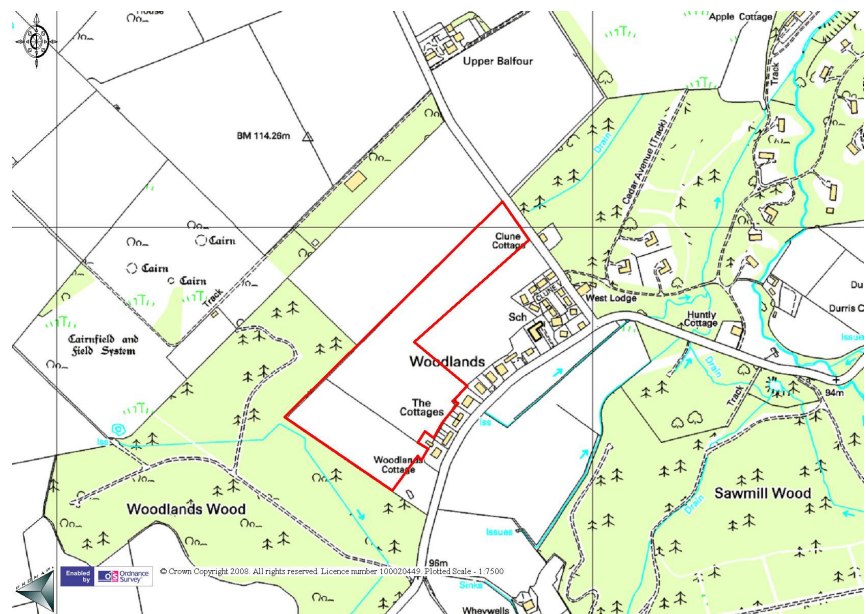
0.0	Pro-forma
1.0	Introduction
2.0	Site Description/Planning Background
3.0	Scottish Planning Policy
4.0	Draft Structure Plan
5.0	Services
6.0	Description of Proposals
7.0	Justification
8.0	Conclusions and Recommendations

Appendix A: Indicative Masterplan

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 the subject of this bid is owned by Dunecht Estates and under option to Cabardunn.
- 1.2 Dunecht Estates are a major land owner 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 and north west of Woodlands of Durriss. The land extends to approximately 7.61 hectares (18.8 acres). This is identified in Figure 1 below. Woodlands of Durriss is located 7.0 miles east of Banchory, and 13 miles to the west of Aberdeen.

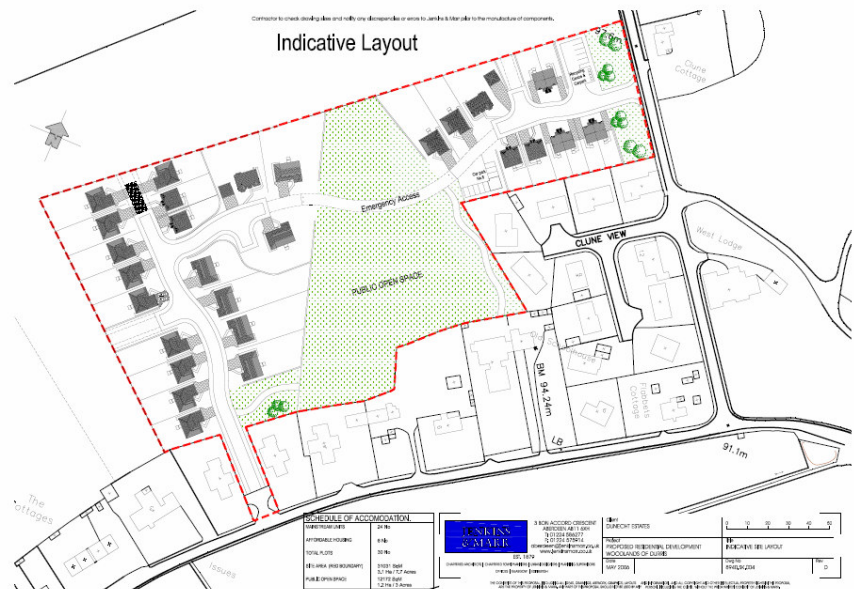
Figure 1: Site Location Plan



- 1.4 Within the extant Local Plan, the land is identified as falling within the countryside of the Kincardine and Mearns area of Aberdeenshire. It also falls within an "Area of

Landscape Significance". Woodlands of Durris currently has three allocations for residential use in the Adopted Local Plan. Site eh1 for four dwellings ('Cairn Park') has already been developed while, while site A for an indicative five units, has seen two dwellings erected. An application for outline planning permission (APP/2006/3585) on Site fh1 (future housing land) has been considered by Members of the Kincardine and Mearns Area Committee on 15 January 2008 where they indicated a willingness to approve subject to the signing of a s75 legal agreement in respect of the provision of planning gain contributions being payable at the reserved matters or detailed application stage (which would be subject to a s75 of its own). A protected project area to the north of the primary school is reserved for the provision of a playing pitch/open space. In 'Indicative Layout' submitted as part of the planning application for site fh1 is shown below in figure 2.

Figure 2: Indicative Layout for fh1 site



- 1.5 In terms of the Approved Structure Plan, Woodlands of Durris is identified as being a 'Rural Service Centre' in the 'Strategic Area Roles and Functions' table. Therefore the key role is identified as being a minor service centre that may provide opportunities to absorb small-scale local development needs. The identified land lies within an area identified for 'Local growth and Diversification' in the Draft Structure Plan.

2.0 SITE DESCRIPTION AND PLANNING BACKGROUND

- 2.1 The site, of approximately 7.6 hectares, is currently used for agricultural purposes, and abuts the north and north west of the existing settlement boundary of Woodlands of Durris. The site is bound to the south by existing properties along the unclassified road, which eventually leads onto the A957 'Slug Road' to the west, and the B979 'Netherley Road' to the east. The area of land that abuts the rear of the school to the south east of the identified land is allocated as site fh1 in the Adopted Local Plan. The full western boundary, and approximately a third of the northern boundary is formed by Woodlands Wood, which comprises a coniferous plantation of between 10 and 15 metres in height. The remainder of the northern boundary is formed by a stone dyke, with agricultural fields beyond. A hedgerow and trees form the existing western boundary, with the Woodlands Park woodland on the opposite side of the road leading north to the South Deeside Road (B9077).
- 2.2 In terms of the scale and composition of dwellings within Woodlands of Durris, general building heights are either one or two storeys. As the settlement has expanded over the years, a range of different building materials have been utilised from traditional construction with granite walls and slate roofs, to the use of rendered walls and tiled roofs.
- 2.3 In terms of the topography, site levels are between approximately 90 metres at the southern aspect of the site and 105 metres AOD, at the north of the site. An aerial photograph is shown at Figure 3 below.

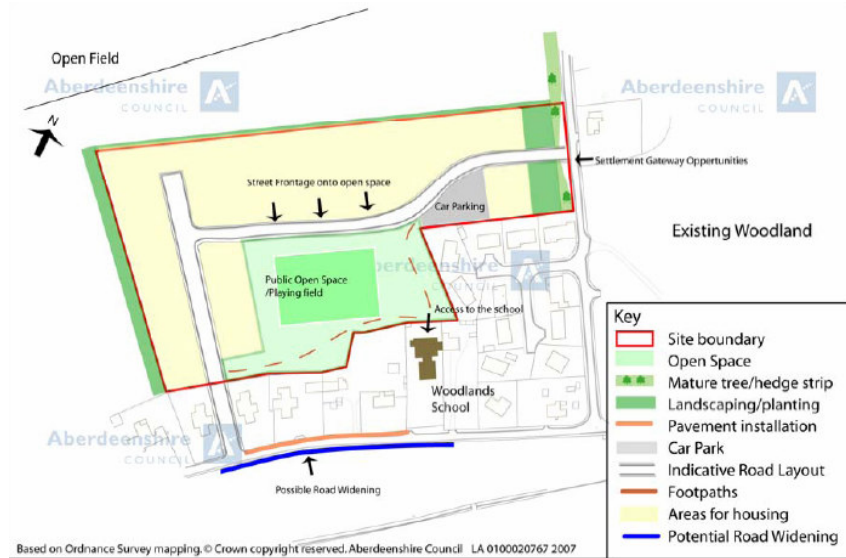
Figure 3: Aerial Photograph



2.4 In terms of accessibility to public transportation, Service 204 operates between Aberdeen, Maryculter, Durrus and Banchory on weekdays. It is available at 'Clune View' on the unclassified road which abuts the eastern edge of the identified land.

2.5 A Development Brief was prepared by Aberdeenshire Council in April 2007, following the submission of an application for outline planning permission (APP/2006/3585) for site fh1, as identified in the Adopted Local Plan. The purpose of the brief was to ensure "that the residential development to the rear of Woodlands Croft at Woodlands of Durrus is well integrated and serviced, appropriate to their surroundings, and make a positive contribution to the area". The provision of a multi-use open space for the community was seen as being essential while the resolution of waste water treatment issues prior to development was also highlighted. The site requirements as outlined in the Development Brief are shown in figure 4 below:

Figure 4: Site Requirements in 'Woodlands of Durrus Development Brief'



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).
- 3.3 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.
- 3.4 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).
- 3.5 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).
- 3.6 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).

- 3.7 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).
- 3.8 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', within which Woodlands of Durriss is located, 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. Woodlands of Durriss is in 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 Glendye Water Treatment Works has sufficient capacity to service any development. Foul/Waste Water would be dealt with by means of extension to the existing treatment works or alternatively the construction of an appropriately sited new system. The current planning application indicates that this could be located on land owned by Dunecht Estates to the South East of the existing settlement. Reference to SEPA's Flood Indicative River and Coastal Flood Risk Map highlights 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 Durriss Primary has a capacity of 71 pupils, while the roll is expected to decrease in the period between 2008 to 2016, from 60 to 36 respectively therefore being at 50% capacity. Meanwhile, Banchory Academy is shown to have a capacity of 780 pupils. The forecast by the council is shown to decrease from 936 in 2008 to 804 in 2016.

6.0 DESCRIPTION OF PROPOSALS

- 6.1 The bid proposes a phased residential development, which would be designed with due consideration to the existing scale and character of the settlement. The Draft Structure Plan anticipates future development at an average density of around 30 units per hectare. This will vary from site to site and an average density of 25 units to the hectare may be more appropriate for sites in rural locations. This would suggest that this site is capable of accommodating around 125 units, allowing for substantial areas of open space, strategic landscaping and land for infrastructure provision. Such a development would be phased over successive Local Plan periods therefore providing incremental growth. An indicative masterplan is attached which illustrates the ability of the site to accommodate sustainable development as an extension to Woodlands of Durriss.

- 6.2 Consideration has been given to the current planned growth of site fh1 in the extant Local Plan, and the manner in which development can be integrated into the local landscape. The site provides the opportunity to accommodate a residential development towards the west and north west of the existing settlement. The land already benefits from well defined and defensible boundaries to the north, west, and south, while the creation of a strategic landscaped buffer would help soften the impact of any development to the east. There is considered to be scope for the provision of a small commercial / business element to enhance the services available within Woodlands of Durriss. The backdrop of the existing woodland to the west and the existing topography rising to the north would also assist in accommodating development into the local landscape. The land also offers the opportunity to provide linkages into the adjacent Woodlands Wood to enhance recreational opportunities for the community, as well as providing enhanced links to the proposed public open space and playing field to the rear of the school.
- 6.3 In terms of the potential phasing of the site, it is envisaged that development would follow on from the completion of site fh1 to the south east. The following phases would see the expansion of the settlement towards the north west corner adjacent to Woodlands Woods, where development can be integrated into the landscape with relative ease due to the existing backdrop. The implementation of strategic landscaping to the northern boundary at an early stage would offer the opportunity for establishment of planting prior to the final phase of development towards the north and north east of the identified land. The detailed design and layout of housing shall be prepared to take advantage of the south facing nature of the site, therefore maximising solar gain in line with sustainability principles.
- 6.4 In terms of accessibility, the site has several potential points of access. As highlighted in Figure 2 above, the indicative layout for the extant planning application shows an access located to the southern road, and another access to the east. Linkages are shown to be provided within the fh1 site, which thereafter could provide access into the wider area. A further access can also be achieved via the existing spine road through 'Cairn Park', a residential development which was completed in 2006. This access benefits from good visibility and pedestrian footpaths on either side of the road.
- 6.5 As the proposal would involve the growth of the existing settlement, it is essential to ensure that safety and accessibility are key to the future planned layout. Accordingly, it is noted through the Development Brief prepared by Aberdeenshire Council, that site requirements for Woodlands of Durriss include the potential provision of a footpath, and road widening along the southern edge of the settlement. Accordingly as option

holders over and owners of the land to the south of the existing road, Cabardunn/Dunecht Estates, could release some land to allow the road widening and footpath installation to take place.

7.0 JUSTIFICATION

- 7.1 Given the strategy of the emerging Structure Plan, consideration should be given to the release of land for housing adjacent to the existing settlement boundary of Woodlands of Durriss. Accordingly it is considered a suitable location for a development of approximately 125 dwellings to meet the objective of the Draft Structure Plan which aims to create sustainable mixed communities and encourage population growth. In line with PAN 74, and the policies of the development plan, the development of the site would contribute towards the provision of affordable housing following the completion of a housing needs assessment to provide an appropriate level. 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 encourage investment in a rural area thus meeting local needs.
- 7.2 The boundaries of the land are well defined and development of the site could be accommodated without a detrimental impact upon the landscape character of the area. The provision of strategic landscaping to the northern and eastern boundaries, would also soften the edge of the settlement when approached from the north. This would also meet with the objectives of SPP 15 in allowing development in, or adjacent to existing settlements and ensuring the vitality and viability of the settlement in years to come.
- 7.3 In terms of other community benefits it is considered that the development of the land would meet with the objectives of the extant Local Plan in that it would: maximise the use of existing infrastructure; help encourage the use of rural services, facilities and work places; and, help to provide housing choice in rural areas. There are also opportunities to provide enhanced linkages through the settlement to the wider area through footpath links allowing recreational access to the adjacent woodlands, as well as improving links and access to the existing school and the proposed playing field/area of open space. The proposals would also result in the improvement of local infrastructure such as the upgrade of the waste water treatment works.
- 7.4 The existing scale and popularity of Woodlands of Durriss, as well as its proximity to Banchory and Aberdeen makes it an ideal 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. As highlighted above, the land is already served by a bus service which connects the existing settlement to Aberdeen, and Banchory, therefore ensuring that the land is connected by public transportation to the wider area and to main employment centres.

- 7.5 In respect of education, the proposal would help to sustain Durriss Primary, which is anticipated to have a falling school roll. As Banchory Academy is identified as being over capacity in the future, any new development could contribute towards education infrastructure provision as a means to mitigate its impact on existing facilities. Furthermore, it should be noted that the identified land is located within a short walking/cycling distance of Durriss Primary, with the opportunity to create direct footpath linkages therefore discouraging use of the private car.

8.0 CONCLUSIONS AND RECOMMENDATION

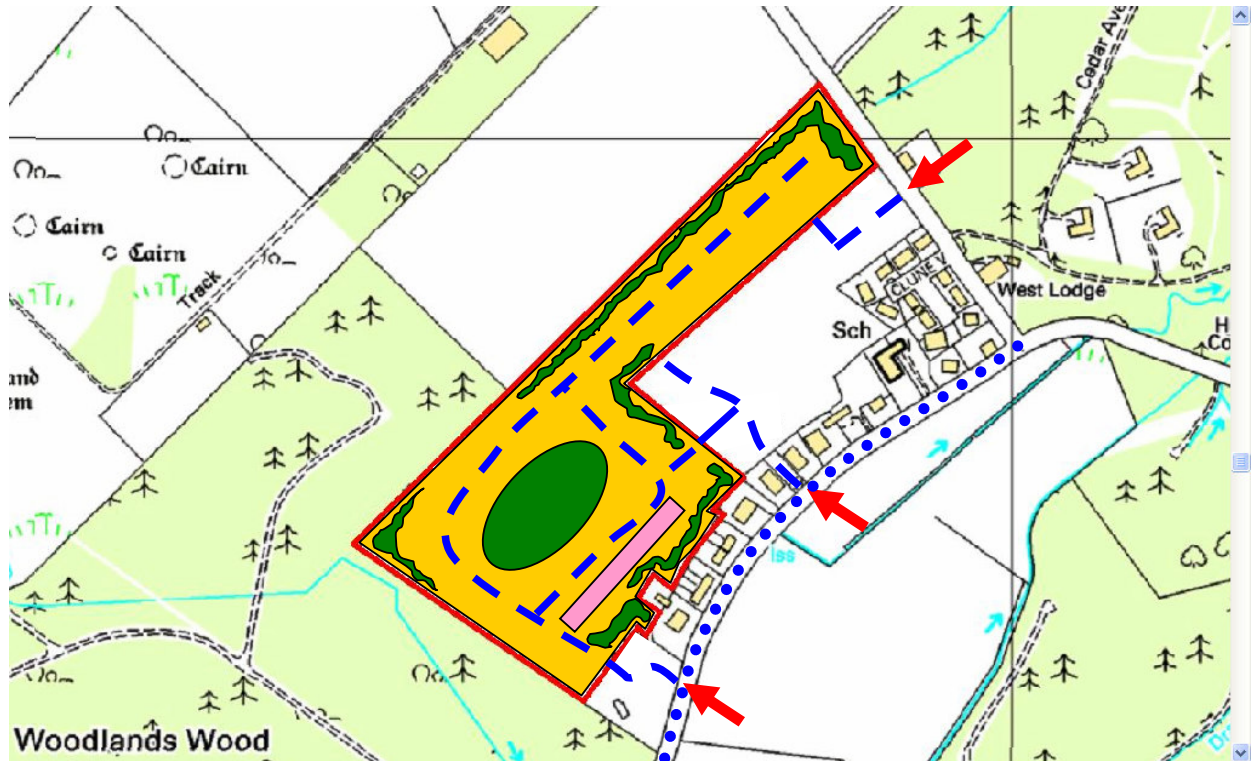
- 8.1 It is considered that the land adjacent to the existing settlement boundary of Woodlands of Durris, represents a clear opportunity to provide a quality residential development of circa 125 units, with the potential to provide commercial property for local needs should demand arise. Development would be phased over successive local development plan periods. The importance of identifying opportunities for development which account for growth and local needs is highlighted through the current strategy identified for the replacement Structure Plan. As the land is located adjacent to an existing settlement boundary, and is accessible by public transportation, the proposal is also considered to accord with the principles of both Scottish Planning Policy and the emerging Structure Plan.
- 8.2 The topography, location adjacent to a successful settlement, and a backdrop of a mature woodland setting, would ensure that development can be accommodated into the landscape without harming its character. Such a development could also lead to the improvement of linkages and amenity space throughout the settlement, improvements to infrastructure including drainage and footpath provision, as well as helping to sustain Durris Primary School.
- 8.3 Further to this, the provision of a phased housing development 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 to the wider area.
- 8.4 It is therefore considered that this site should be identified in the Aberdeenshire Local Development Plan for a residential development, as an extension to Woodlands of Durris.






November 2008

Ryden LLP
25 Albyn Place
Aberdeen
AB10 1YL

Tel: 01224 588866
Fax: 01224 589669

Appendix A: Indicative Masterplan



KEY			
	RESIDENTIAL		OPEN SPACE
	COMMERCIAL / BUSINESS USE		NEW ROADS
	STRATEGIC LANDSCAPING		ACCESS
	ROAD / FOOTWAY IMPROVEMENT		