

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
1: Omissions from the plan	<p>1. Amend the title of policy P4 to read: "Hazardous and potentially polluting developments and contaminated land".</p> <p>2. Add the following sentence at the end of policy P4:</p> <p style="padding-left: 40px;">"Any proposed development which could have a significant detrimental impact on air quality, including the exacerbation of existing air quality issues, must provide appropriate mitigation measures."</p> <p>3. Add the following policy:</p> <p style="padding-left: 40px;">" Policy P5 Digital Infrastructure We will support development that provides digital infrastructure to homes and businesses, subject to it complying with the other policies in this plan.</p> <p style="padding-left: 40px;">In considering proposals for telecommunications equipment, we will take into account the extent to which the development involves mast or site sharing; installation on buildings or other existing structures; the installation of the smallest suitable equipment to meet the technological requirements; concealing or disguising masts, antennas, equipment housing and cable runs through design or camouflage techniques; or whether it involves the installation of a new ground-based mast.</p> <p style="padding-left: 40px;">Applications will be required to be accompanied by a range of additional information including: an explanation of how the proposed equipment fits into the wider network; a description of the siting and design options explored and the reason for the chosen solution; details of the design, including height, materials and all components of the proposals; a landscaping and screen planting plan (if appropriate); and an assessment of the cumulative effects of the development in combination with existing equipment in the</p>	5

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p>area.</p> <p>Where necessary the application should be accompanied by a declaration that the equipment and installation is designed in full compliance with the appropriate guidelines of the International Commission on Non-Ionising Radiation Protection on public exposure to radiofrequency radiation.”</p>	
2: Influences on the plan	<p>1. Add two extra bullet points at the end of the third paragraph in the first column on page 5, to read:</p> <ul style="list-style-type: none"> • Scotland's National Marine Plan; and • the Scotland River Basin Management Plan. 	11
3: Vision for the plan	None.	15
4: The spatial strategy	<p>1. Delete the first sentence of the fourth paragraph in section 05 (Shaping Banff & Buchan).</p> <p>2. Amend the second sentence in that paragraph to start:</p> <p>“To make the best use of existing infrastructure, wherever possible, we promote....”</p>	19
5: Shaping business development	<p>1. Delete the first sentence of policy B2 and replace with:</p> <p>“We will allow retail and other uses which a lot of people will visit only in defined town centres unless a <i>sequential assessment</i> shows that another site is more appropriate. Other uses</p>	27

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p>include <i>office developments</i>, commercial leisure uses, community and cultural facilities and, where appropriate, other public buildings such as libraries and education and healthcare facilities. In the case of <i>office developments</i>, where it can be shown that there is no suitable town centre location, they will normally be accommodated on identified employment and business land in accordance with policy B1.”</p> <p>2. Amend the title of Appendix 2 to read “Network of Centres”.</p> <p>3. In the third column of Appendix 2, headed “Principle for sequential approach”, delete the final sentence relating to Principle Town Centres and replace with:</p> <p>“Preferred location for large comparison type shops, commercial, leisure, offices, community and cultural uses, other public buildings where appropriate, and for local convenience shops which serve the town centre.”</p> <p>4. In the third column of Appendix 2, headed “Principle for sequential approach”, delete the final sentence relating to “Other town centres” and replace with:</p> <p>“Preferred location for convenience shops, commercial, leisure, offices, community and cultural uses, and other public buildings where appropriate, which serve the town.”</p> <p>5. In the fourth column of Appendix 2, headed “Centre”, add “Corskier Drive/B9026, Macduff” to the list of Other commercial centres and retail parks.</p> <p>6. In the Glossary, add the following definition:</p> <p>“Office development: A place of work usually in Class 2 (financial, professional and other services which it is appropriate to provide in a shopping area, and where the services are provided principally to visiting members of the public) or Class 4 (an office other than within</p>	

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	Class 2) of the Town and Country Planning (Use Classes) (Scotland) Order 1997, as amended.”	
6: Shaping development in the countryside	<ol style="list-style-type: none"> 1. Delete the first sentence of Policy R1: Special rural areas, and replace with: <p style="margin-left: 40px;">“Housing and employment development opportunities will be significantly restricted in the <i>greenbelt</i> and coastal zone to reflect the special nature of these areas.”</p> 2. Delete the seventh bullet point of Policy R1, and replace with: <p style="margin-left: 40px;">“development of minerals under Policy R3 and waste facilities under Policy PR3 may be permitted where an essential need is identified.”</p> 3. Insert an additional bullet point in Policy R1 to read: <p style="margin-left: 40px;">“developments (including community infrastructure) under Policy PR3 may be permitted in the greenbelt where they meet an established need and where it can be adequately demonstrated that no alternative location can be found.”</p> 4. Amend the title of Policy R2 to read: <p style="margin-left: 40px;">“Housing and employment development elsewhere in the countryside”</p> 5. Delete the first bullet point in Policy R2, and replace with: <p style="margin-left: 40px;">“be appropriate in the <i>greenbelt</i> (see Policy R1: Special rural areas); or”</p> 6. Delete the first sentence of the fourth paragraph of Policy R2, and replace with: 	43

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p>“We will also allow development proposals in the rural parts of the <i>rural housing market area</i> (which are classed as ‘intermediate’ rural areas) if they are <i>small-scale employment</i> proposals, or a <i>small-scale</i> addition to an existing cluster or group of at least five houses which is of a scale and character that is in keeping with that cluster or group.”</p> <p>7. Add the following at the end of the fifth paragraph of Policy R2:</p> <p>“(Proposals for new tourist accommodation will be assessed in accordance with Policy B3: Tourist facilities.)”</p> <p>8. Delete the second sentence of the second paragraph of Policy R3: Minerals and hill tracks, and replace with:</p> <p>“With respect to sand and gravel construction aggregates we will seek to maintain a minimum landbank of permitted reserves of at least 10 years within the market area, but we will generally not allow development that would result in the minerals landbank within the market area exceeding 15 years, in order to avoid unnecessary blight from unimplemented permissions.”</p> <p>9. Add the following sentence in the second paragraph of Policy R3 after “...in the <i>strategic development plan</i>.” to read:</p> <p>“We may allow the extraction of construction aggregates to meet the needs of a specific local area where it can be demonstrated that these cannot be adequately served by existing sites or reserves within the overall market area.”</p> <p>10. Delete the final sentence of the second paragraph of Policy R3, and replace with the following new paragraph (that will become the third):</p>	

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p>“In all cases an environmental statement will have to show acceptable environmental impacts. Proposals will need to address, amongst other considerations, landscape and visual impacts, taking into account Policy E2: Landscape; the effect on natural heritage and habitats, taking into account Policy E1: Natural heritage; the effect on the historic environment, taking into account Policy HE1: Protecting listed buildings, sites and monuments and Policy HE2: Protecting historic and cultural areas; impacts on local communities, individual houses, sensitive receptors and economic sectors important to the local economy; disturbance from noise, blasting and vibration; and potential pollution of land, air and water.”</p> <p>11. Add a new fourth paragraph to Policy R3, to read:</p> <p>“As appropriate we will require financial guarantees through planning conditions or legal agreements to ensure that a high standard of site restoration and aftercare is managed effectively and that such work is undertaken at the earliest opportunity. Provision will be made for the monitoring and review of such guarantees as necessary.”</p> <p>12. Delete the first sentence of the current fourth paragraph of policy R3 (which will become the fifth), and replace with:</p> <p>“All conditions attached to mineral permissions will be reviewed every 15 years (subject to the flexibility provided by Scottish Planning Policy to postpone reviews), to ensure that the development is not adversely affecting the natural or historic environment, <i>landscape character</i> or local amenity.”</p>	
7: Housing land supply	1. In Policy H1 delete the third paragraph and replace with:	67

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
--------------	----------------------------------	---------------------------

	<p>Capacities of sites shown in appendix 5 of this plan and the settlement statements are indicative at this stage. Higher densities would only be considered where any associated negative impacts on infrastructure, open space and residential amenity can be addressed and where justified through an approved master-plan or design statement that has been subject to appropriate public consultation.</p> <p>2. In Appendix 5 add the following table and supporting text after Table 1.</p> <p>The strategic plan sets out a target for the amount of housing that is required up to 2026 and beyond for the Aberdeen and Rural Housing Market Area. Providing land to enable this target falls to this plan and to the City of Aberdeen Local Development Plan. The tables below indicate the current land supply position (as of 2016) for each housing market area to show how a generous supply of land to meet the target is provided. Delivery of housing on the land allocated through this local development plan will play an important role in meeting this target. The council will work through its action programme and with developers and service providers to enable this target to be met. The land supply will be monitored and the council aims to provide for a minimum of 5 years of effective housing land at all times.</p> <p>Table 2: Housing land supply position as of 2016: Aberdeen Housing Market Area.</p> <table border="1" style="margin-left: auto; margin-right: auto; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Aberdeen Housing Market Area</th> <th style="text-align: center;">Total number of homes</th> </tr> </thead> <tbody> <tr> <td>Housing target to 2016 (remainder- not completed)</td> <td style="text-align: center;">3022</td> </tr> <tr> <td>Plus target 2016-2026</td> <td style="text-align: center;">15017</td> </tr> <tr> <td>Total Remaining target to 2026</td> <td style="text-align: center;">18039</td> </tr> </tbody> </table>	Aberdeen Housing Market Area	Total number of homes	Housing target to 2016 (remainder- not completed)	3022	Plus target 2016-2026	15017	Total Remaining target to 2026	18039	
Aberdeen Housing Market Area	Total number of homes									
Housing target to 2016 (remainder- not completed)	3022									
Plus target 2016-2026	15017									
Total Remaining target to 2026	18039									

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Total anticipated supply to 2026 from all existing sources*</td> <td style="width: 40%; text-align: center;">25863</td> </tr> </table> <p>Table 3: Housing land supply position as of 2016: Rural Housing Market Area.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 70%;">Rural Housing Market Area</th> <th style="width: 30%;">Total number of homes</th> </tr> </thead> <tbody> <tr> <td>Housing target to 2016(remaining)</td> <td style="text-align: center;">1835</td> </tr> <tr> <td>Plus target 2016-2026</td> <td style="text-align: center;">6411</td> </tr> <tr> <td>Total Remaining target to 2026</td> <td style="text-align: center;">8246</td> </tr> <tr> <td>Total anticipated supply to 2026 from all existing sources*</td> <td style="text-align: center;">10110</td> </tr> </tbody> </table> <p>* This reflects current programming assumptions based on the 2016 Housing Land Audit for Aberdeen City and Aberdeenshire.</p>	Total anticipated supply to 2026 from all existing sources*	25863	Rural Housing Market Area	Total number of homes	Housing target to 2016(remaining)	1835	Plus target 2016-2026	6411	Total Remaining target to 2026	8246	Total anticipated supply to 2026 from all existing sources*	10110	
Total anticipated supply to 2026 from all existing sources*	25863													
Rural Housing Market Area	Total number of homes													
Housing target to 2016(remaining)	1835													
Plus target 2016-2026	6411													
Total Remaining target to 2026	8246													
Total anticipated supply to 2026 from all existing sources*	10110													
8: Housing land spatial strategy	None.	94												
9: Shaping housing	<p>1. Delete the first sentence of the second paragraph of Policy H2: Affordable housing and replace with:</p> <p>“All new housing developments of four or more houses must include 25% of the service plots for <i>affordable housing</i> according to the definitions in the current <i>Housing Need and</i></p>	111												

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p><i>Demand Assessment</i> (i.e. housing made available at a cost below full market value, to meet an identified need. It includes social rented housing, subsidised low cost housing for sale (discounted, shared ownership or shared equity) and low cost housing without subsidy (entry level housing for sale). Private rented accommodation available at lower cost than market rents should also be considered within the affordable housing category).”</p> <p>2. Delete the first sentence of the third paragraph of Policy H5: Gypsies and travellers and replace with:</p> <p>“Proposals must also provide a secure environment and essential services (in the case of halting sites: water connection, refuse facilities and portable toilet), and allow reasonable access to employment, education and other community infrastructure, and the main road network.”</p>	
10: Shaping places	<p>1. Delete the second paragraph of Policy P2 and replace with:</p> <p>“We will generally expect 40% of each major development site to be devoted to good quality <i>open space</i>. In each case the actual proportion will take account of the location, function and characteristics of the development proposal and site; the function of the open space proposed; and, where appropriate, the function and characteristics of existing open space in the area. Alternatively, the developer should demonstrate that the site is a constituent part of an approved development framework or <i>masterplan</i>, and will contribute to the 40% <i>open space</i> component within that area.”</p> <p>2. Amend the first sentence of the third paragraph of Policy P2 to read:</p> <p>“At least 120m² of public <i>open space</i> per home must be provided for <i>proposals</i> on allocated sites of less than 50 homes.”</p>	123

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p>3. Amend the first sentence of Policy P3 to read:</p> <p>“Sites within <i>settlements</i> that have no specific land use designation may provide development opportunities that can usefully contribute towards housing and <i>employment land</i> requirements.”</p> <p>4. Add a new second paragraph to Policy P4 to read:</p> <p>“In determining planning applications for development within the consultation zones for hazardous installations (including oil and gas pipelines) we will consult with, and take full account of advice from, the Health and Safety Executive (HSE) and the facility’s owners and operators, and will seek to ensure that any risk to public safety is not increased. Prospective applicants should check whether their proposed development is within the consultation zone of a major hazard site or a major accident hazard pipeline, and should seek further advice if this is the case. This confirmation and advice can be obtained from the HSE Planning Advice Web App at www.hse.gov.uk/landuseplanning/developers.htm or from the council’s Development Management Team.”</p> <p>(*Added under Issue 1)</p> <p>5. Delete the current third paragraph of Policy P4, and replace with:</p> <p>“We will not allow development on land that is known or suspected to be contaminated unless appropriate site investigations have been undertaken to identify any actual or possible risk to public health or the environment (including possible pollution of the water environment, and effective remedial actions are proposed to ensure the site is made suitable for its new use. Where site conditions are appropriate, consideration should be given to both radioactive and non-radioactive sources of contamination. Both the site</p>	

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p>investigation and any remedial actions should be proportionate to the scale and nature of the proposed development, and be in accordance with Planning Advice Note 33: Development of Contaminated Land and the advice of the council's Infrastructure Services (Contaminated Land) Section.”</p> <p>6. Add the following text to the Settlement Statements for the settlements listed below:</p> <p>“Part of the settlement is within the Health and Safety Executive (HSE) consultation distance associated with one or more oil or gas pipelines in the vicinity. Developments within this distance must comply with Policy P4: Hazardous and polluting developments and contaminated land, and with the HSE “Planning Advice for Developments near Hazardous Installations”.”</p> <p><u>Settlements:</u> Auchenblae Blackburn Cruden Bay Drumlithie Drumoak Dunecht Edzell Woods & Newesk Fordoun Inverurie & Port Elphinstone Kingseat Kinmuck Kintore & Business Park Kirkton of Skene Laurencekirk Luthermuir</p>	

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p>Marykirk Park Peterhead Pitmedden & Milldale Rora St Fergus St Fergus Gas Terminal Stonehaven Tipperty Westhill Ythanbank</p> <p>7. Add the following text to the Settlement Statements for the sites listed below:</p> <p>“Development on this site must accord with Policy P4 (Hazardous and polluting developments and contaminated land) and the Health and Safety Executive “Planning Advice for Developments near Hazardous Installations”, owing to the presence of one or more oil or gas pipelines in the vicinity.”</p> <p><u>Sites referred to:</u> Laurencekirk - OP1 Peterhead – R2 Stonehaven - BUS3 and OP3 Tipperty – BUS Westhill – BUS and R2</p> <p>8. Amend the title of Policy P5 to read “Community infrastructure”.</p> <p>9. Delete Policy P5 and replace with:</p>	

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p>“We will support the provision of new community <i>infrastructure</i> which is in accessible locations within <i>settlements</i> and available to all community residents. There may be circumstances (for example, if development is taking place on land protected by Policy PR1) where we will seek to ensure through an appropriate legal agreement that the new infrastructure is available to all members of the community for a reasonable amount of time on a regular basis.</p> <p>Where existing community infrastructure within <i>settlements</i> has become surplus to requirements, due to new or updated facilities being provided elsewhere, we will approve <i>proposals</i> for its re-use or redevelopment subject to compliance with other policies in the plan.”</p> <p>10. Delete the definition of “Infrastructure” in the glossary to the plan, and replace with:</p> <p>“Infrastructure: The facilities and other items needed to support development. This includes roads, sewage and water facilities, and community infrastructure including education and lifelong learning, health and sports facilities.”</p>	
11: Shaping natural heritage	<p>1. Delete the current wording of Policy E1: Natural heritage and replace with:</p> <p>“ Nature conservation sites</p> <p>We will not allow new development where it may have an adverse effect on a nature conservation site designated for its <i>biodiversity</i> or <i>geodiversity</i> importance, except where the following circumstances apply.</p> <p>In the case of an internationally designated nature conservation site, we will not allow</p>	149

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p>development which may have an adverse effect on its integrity, except where there are imperative reasons of overriding public importance and there is no alternative solution. In all cases, suitable compensatory measures must be implemented.</p> <p>For nationally designated sites a thorough assessment must demonstrate that the objectives of designation and the overall integrity of the site will not be compromised, or that any significant adverse effects on the qualities for which the site has been designated are clearly outweighed by social, environmental or economic benefits of national importance. In all cases, any impacts must be suitably mitigated.</p> <p>For other recognised nature conservation sites (such as Local Nature Conservation Sites, nature reserves, designated wetlands, woodland in the Scottish Natural Heritage Ancient Woodland Inventory and the Native Woodland Survey of Scotland) the proposal's public benefits must clearly outweigh the nature conservation value of the site. In all cases, impacts must be suitably mitigated and, for any proposals involving the removal of woodland, the Scottish Government Control of Woodland Removal Policy will apply.</p> <p>We, along with others with an interest, including Scottish Natural Heritage, Royal Society for the Protection of Birds, Scottish Wildlife Trust and Aberdeen University, have identified about 100 Local Nature Conservation Sites which are introduced by this plan. These replace a previous local designation of Sites of Interest to Natural Science and are also shown on the <i>proposals map</i> and in detail in <i>supplementary guidance</i> "Local Nature Conservation Sites."</p> <p>Protected species</p> <p>Development should seek to avoid any detrimental impact on protected species through the carrying out of surveys and submission of protection plans describing appropriate mitigation where necessary. Development likely to have a detrimental impact on protected</p>	

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p>species will not be approved unless: for European Protected Species, a thorough assessment of the site has demonstrated that the development is required for imperative reasons of overriding public interest and that the population will be maintained at a favourable conservation status in its natural range; or, for non-bird species protected under the Wildlife and Countryside Act 1981 (as amended) or the Protection of Badgers Act 1992, there will be significant social, economic or environmental benefits. In either case there must be no other satisfactory solution.</p> <p>Lists of species protected by legislation are available from Scottish Natural Heritage at http://www.snh.gov.uk/</p> <p>Wider biodiversity and geodiversity</p> <p>A baseline ecological survey should be prepared for all <i>major developments</i> and for smaller proposals where there is evidence to suggest that a <i>habitat</i>, geological feature or species of importance may exist on the site.</p> <p>If development may affect undesignated <i>habitats</i> listed in Annex 1 of the EC Habitats Directive, species listed in Annex II of the EC Habitats Directive, species listed in Annexes I and II of the EC Birds Directive, <i>habitats</i> or species on the Scottish Biodiversity List, <i>Local Biodiversity Action Plan priority habitats/species</i>, other species of importance to <i>biodiversity</i>, areas of importance to <i>geodiversity</i>, or semi-natural <i>habitats</i>, we will only approve it when a baseline ecological survey has been carried out; the development has been designed to avoid impacts where possible; and, where impacts cannot reasonably be avoided, an ecological or geological management plan demonstrates public benefits that outweigh the ecological or geological value of the site. Development will not be allowed if it fragments <i>habitats</i> or is not designed to minimise any adverse impact on the sites environmental quality, ecological status or viability.</p>	

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p>Policy P1 also says that all developments should identify measures that will be taken to improve <i>biodiversity</i> and <i>geodiversity</i> in proportion to the potential opportunities available and the scale of the development.”</p>	
<p>12: Shaping the historic environment</p>	<ol style="list-style-type: none"> 1. Delete the first paragraph of policy HE2 and replace with: “ We will not allow development, including change of use or demolition, that would not preserve or enhance the character or appearance of a conservation area. This applies both to developments within the conservation area and proposals outwith that would affect its setting.” 2. Amend the first sentence of the third paragraph of policy HE2 to read: “Development on or outwith a battlefield, designated historic garden or designed landscape will only be permitted if the proposal would not have an adverse impact that compromises the objectives of the designation or the overall integrity, character and setting of the designated area, or any significant adverse effects are outweighed by long-term social or economic benefits of overriding public importance and there is no alternative site for the development.” 3. Amend the first sentence of policy HE3 to read: “ We will approve development on unallocated sites to provide finance for works to secure the long-term future of and reuse of a building that is listed and on the buildings at risk register (referred to below as enabling development).” 4. In Appendix 6, Table 5 amend “Kirkton of Fetteresso” to “Kirktown of Fetteresso”. 	<p style="text-align: center;">161</p>

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
13: Protecting resources	<ol style="list-style-type: none"> 1. Delete the first sentence of the first paragraph of Policy PR1: protecting important resources, and replace with: <p style="margin-left: 40px;">“We will not approve developments that have a negative effect on important environmental resources associated with the water environment, important mineral deposits, prime agricultural land, peat and other carbon rich soils, <i>open space</i>, and important trees and woodland.”</p> 2. Delete the second paragraph of Policy PR1 and replace with: <p style="margin-left: 40px;">“New development, including aquatic engineering works, which will generate discharges or other impacts on existing water bodies, or which could affect the water quality, quantity, flow rate, ecological status, <i>riparian habitat</i>, protected species or flood plains of water bodies (including their <i>catchment area</i>) must not prejudice water quality or flow rates, or their ability to achieve or maintain good ecological status. Any such developments must contribute to the objectives set against the relevant water bodies through the river basin management process as well as the relevant freshwater objectives and targets within the North East Local Biodiversity Action Plan. Opportunities for the creation, enhancement and management of <i>habitats</i> should be embraced so as to contribute to the improvement of the ecological status of the water body. Any aquatic engineering works must be capable of being consented under Controlled Activities Regulations. Adequate <i>buffer strips</i> should be provided to allow for maintenance all year round.”</p> 3. Add a new third paragraph to Policy PR1 to read: <p style="margin-left: 40px;">“Groundwater dependent terrestrial ecosystems (GWDTE), which are types of wetland, are specifically protected under the Water Framework Directive. Phase 1 Habitat surveys should be used to identify if wetlands are present. If present, then the more detailed</p> 	168

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p>National Vegetation Classification survey should be completed to identify if GWDTE are present. If GWDTE are present, the developer should avoid them (with a buffer), or further assessment and appropriate mitigation will be required.”</p> <p>4. Add the following sentence at the end of the current third paragraph of Policy PR1:</p> <p>“In addition, small-scale development proposals that are directly linked to a rural business may be permissible where they are located on prime agricultural land.”</p> <p>5. Delete the current fourth paragraph of Policy PR1, and replace with:</p> <p>“Development will not normally be permitted on areas of <i>open space</i>, including outdoor sports facilities, unless the new use is ancillary to the use as <i>open space</i>. Important areas of <i>open space</i> are identified as “protected land” within the settlement statements. Exceptionally, the development of essential community infrastructure may be allowed if it will not result in a deficit of <i>open space</i> of the type affected within the settlement, as evidenced by the Open Space Audit, or prejudice the continuity of a <i>green network</i>. Where loss of <i>open space</i> occurs as the result of a new development then replacement must be made of an appropriate type, quantity, accessibility and quality within the settlement.”</p> <p>6. Add the following definition in the glossary to the plan:</p> <p>“Buffer strips: Adequate buffer strips should be allowed for the maintenance of water bodies all year round. Buffer strips should be at least 6 metres wide and may require to be wider as a result of local factors such as local hydro-geomorphology, need for pollution control, native species habitats, active travel or recreation provision.”</p> <p>7. As a consequence of the previous modification, add the following definition in the glossary to the plan:</p>	

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p>“Active travel: An approach to travel that focuses on physical activity such as walking and cycling.”</p> <p>8. Delete the first paragraph of Policy PR3: Waste facilities, and replace with:</p> <p>“Where possible and appropriate, we will approve waste management facilities on land currently used as a waste management or treatment facility, sites next to existing waste management facilities, land allocated for employment (including industrial, storage and distribution uses) and mixed use development in the plan (subject to compliance with other plan policies), or sites reserved in settlement statements for this use. Waste management facilities must conform to the Zero Waste Plan, minimise the transport of waste from source, and utilise the best available techniques. In addition, consideration should be given to the anticipated waste operational capacity need, including the Scottish Government waste capacity tables, to deliver Zero Waste Plan targets.”</p> <p>9. On the Strategic Resources Plan, amend (a) the boundaries of the Foudland minerals safeguarding area as proposed by the Local Nature Conservation Site Panel (representation 65); and (b) the boundaries of the Craigie area of search to omit the land owned by Mr James McWilliam (representation 436).</p>	
14: Climate change	<p>1. Amend Policy C1 as follows:</p> <p>All development must be designed to reduce carbon-dioxide emissions. Proposals should aim wherever feasible to achieve a Gold sustainability label under section 7 of the building standards technical handbook and by 2019 a platinum label. Appropriate standards for water efficiency to achieve both environmental protection (particularly to avoid any adverse effect on the interest of the River Dee Special Area of Conservation) and to reduce energy costs should</p>	187

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p>also be applied. For water efficiency a Gold Sustainability level would apply and a BREAM level 5 standard for non- domestic buildings. Limited exceptions may apply but all proposals must at least meet the standards established through the current building regulations.*</p> <p>A target increasing over time in the range 15-30% of the CO2 reduction should be achieved through installing low or zero carbon generating technologies in new development will be applied.</p> <p>The master-planning process for major new development should assess the feasibility of meeting the standard in part through a district heating scheme. This should include the appropriate infrastructure in at least so far as from the edge of the development site to a location adjacent to the rising main of each property for the future installation of metered heat. In areas not served by gas consideration should be given to alternative technologies such as hot rock geothermal or biomass sources.</p> <p>Retain third paragraph, delete fourth paragraph and retain fifth paragraph.</p> <p>Insert note:</p> <p>* The council will prepare guidance on the detail of this policy specifically the standards that would apply and where exceptions might be made including to take account of financial viability. The guidance would also set out the circumstances and timescales in applying an increase in the target for low or zero carbon generating technologies and the parameters for assessing the feasibility of district heating schemes in major developments.</p> <p>2. Delete the climate change map on page 63 and replace with a revised version of the council's submitted map referenced as Revised Climate Change Proposals Map to include the following further changes to the key and associated mapping:</p>	

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p>Under the heading Spatial Framework for Wind Energy delete all the existing key and replace with:</p> <p>Three solid colours to be reflected in the associated mapping and labelled as :</p> <p>Group 1 areas- no potential for windfarms. The corresponding mapping should only apply to the National Park Area and National Scenic Area.</p> <p>Group 2 - The second colour should be used to include the remaining grey areas and should only apply to those areas with national or international designations, other nationally important mapped environmental interests (wild land and carbon rich soils-using the most up to date published mapping). Areas not exceeding 2km around settlement envelopes or edges should also be included in this group although they may be differentiated by the use of hatching or other appropriate shading.</p> <p>Group 3- all the remaining areas should all be shaded in one colour to be referenced in the key as Areas with Potential subject to Detailed Consideration.</p> <p>Add a new separate heading distinct from the Spatial Framework referenced as Local Landscape Guidance. Under this heading include the orange hatched area as shown on the mapping. This should be labelled as Areas with strategic landscape capacity for wind turbine development.</p> <p>3. Delete paragraphs 2 and 3 of Policy C2 and replace with:</p> <p>We will approve wind energy developments in appropriate locations taking into account the spatial framework mapping on page 63. The more detailed guidance set out in the Strategic Landscape Capacity Assessment for wind turbines and the associated mapping on page 63 under the heading Additional Locational Guidance is also a relevant consideration. The areas</p>	

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p>shown in orange hatching have been assessed as having strategic capacity for turbines over 15 metres when local landscape considerations are taken into account.</p> <p>All windfarms must be appropriately sited and designed and avoid unacceptable environmental effects taking into account the cumulative effects of existing and consented wind turbines. Turbines must not compromise health and safety or adversely affect aircraft or airfields (including radar and air traffic control systems, flight paths and ministry of defence low flying areas) and/or telecommunications. Unacceptable significant adverse effects on the amenity of dwelling houses or tourism and recreation interests including core paths and other established routes used for public walking, riding or cycling should also be avoided.</p> <p>4. Amend Policy C3 to remove reference to “major” at the start of the second sentence.</p> <p>5. Amend Policy C4 on Flood Risk to replace the first and second paragraphs as follows:</p> <p>Flood risk assessments will be required for development in the medium to high category of flood risk of 0.5%-10% annual probability (1 in 200 years to 1:10 years). Assessment may also be required in areas of lower annual probability (0.25-0.5%) in circumstances where other factors indicate a potentially heightened risk. Assessment should include an allowance for climate change and freeboard. Development should avoid areas of medium to high risk, functional floodplain or other areas where the risks are otherwise assessed as heightened or unacceptable except where:</p> <p>It is a development to effect flooding or erosion</p> <p>It is consistent with the flood storage function of a floodplain</p> <p>It would otherwise be unaffected by flooding (such as a play area or car park)</p>	

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p>It is essential infrastructure</p> <p>The location is essential for operational reasons for example for water based navigation, agriculture, transport or utilities infrastructure and an alternative lower risk location is not available.</p> <p>If development is to be permitted on land assessed as at a medium to high risk of flooding it should be designed to be flood resilient and use construction methods to assist in the evacuation of people and minimise damage. It must not result in increased severity of flood risk elsewhere through altering flood storage capacity or the pattern and flow of flood waters. Maintenance buffer strips must also be provided for any water body. These measures may also be required in areas of potentially lower risk of flooding (annual probability of more than 1:1000 years) or in coastal areas below the 10 metre contour should local evidence demonstrate a heightened risk.</p>	
<p>15: Responsibilities of developers</p>	<p>1. The text in the first paragraph under the bullet points on page 65 should be deleted and replaced with:</p> <p>In some cases advance provision of the necessary infrastructure may be required to facilitate planned development. Subsequent developments which would also rely on this provision would then be expected to contribute on a proportionate basis. This approach will be further detailed through Supplementary Guidance and the Action Programme.</p> <p>2. The following wording should be added to paragraph 5 of page 66: "Development should comply with SEPA's policy and supporting guidance on the provision of Waste Water Drainage in Settlements."</p> <p>3. In Paragraph 7 on page 66 the text should be amended to read: "A Pre-Development</p>	<p>219</p>

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p>Enquiry or other forms of investigation may be necessary to identify the impacts of development on current infrastructure.”</p> <p>4. In policy RD2 delete the first sentence and replace with :</p> <p>Contributions will be sought towards the provision of the necessary infrastructure.</p> <p>5. In policy RD2 delete the last sentence of the first paragraph and the first sentence of the second paragraph and replace with:</p> <p>Proportionate contributions are required to address any identified individual or cumulative impacts on local facilities as well as any wider impacts of the development (for instance on the regional transport network or in the high school catchment area) as detailed below and in the settlement statements.</p> <p>6. Under the heading Transport on Page 67 in the penultimate sentence include a full stop after Aberdeen City and replace the remaining text with the sentence below:</p> <p>The approach to delivering identified projects and to establishing a strategic transport fund is to be detailed in the Aberdeen City and Shire Strategic Development Plan Supplementary Guidance.</p> <p>7. In Policy RD2 replace sentence 3 of paragraph 14 to read:</p> <p>Community facilities are generally public assets such as halls, libraries, or sports facilities. For larger developments providing the land for building these facilities is commonly needed as well as a proportionate contribution to the construction costs.</p> <p>8. Under the heading Health Facilities on page 67 replace the text with:</p>	

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p>The council recognises that the scale of proposed development may also impact on other infrastructure including health facilities. The settlement statements provide information on where such provision may be required. Whilst it may be appropriate to seek contributions for such provision any requirement would need to be considered on a case by case basis.</p>	
<p>16: The settlement statements</p>	<p><u>Shaping Banff and Buchan – Cairnbulg and Inverallochy</u></p> <ol style="list-style-type: none"> 1. Amend the first sentence in the Flood Risk text to "There is a risk of flooding from fields adjacent to sites OP1, OP2 and OP3. These are located adjacent to..." 2. Add text "A Flood Risk Assessment may be required" to the development briefs for sites OP1, OP2 and OP3. <p><u>Shaping Banff and Buchan – Cornhill</u></p> <ol style="list-style-type: none"> 3. Amend first sentence in the Flood Risk section to "There is a risk of flooding from fields adjacent to OP1, which are located within the Scottish..." Amend the last sentence to "A Flood Risk Assessment will be required." 4. Add text "A Flood Risk Assessment will be required" to the development brief for site OP1. <p><u>Shaping Banff and Buchan – Fraserburgh</u></p> <ol style="list-style-type: none"> 5. Delete site "OP1" from the Flood Risk text. 6. Add text "A Flood Risk Assessment will be required" to the development briefs for sites OP2, OP3 and CC1. 	<p style="text-align: center;">244</p>

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p><u>Shaping Banff and Buchan – Macduff</u></p> <p>7. Amend the last sentence in the Flood Risk Text to “A Flood Risk Assessment will be required.”</p> <p>8. Add text to the development brief for site CC1 “A Flood Risk Assessment will be required.”</p> <p><u>Shaping Banff and Buchan – Memsie</u></p> <p>9. Add new Flood Risk section with text “A small watercourse runs along the south boundary of the P3 site and it is adjacent to an area identified as at risk from flooding. A Flood Risk Assessment may be required.”</p> <p>10. Add a new sentence at the end of the Strategic Drainage and Water Supply section "Scottish Water will initiate a growth project at Memsie Cairn Stone ST, if demand exceeds available capacity.”</p> <p><u>Shaping Banff and Buchan – Portsoy</u></p> <p>11. Add text “A Flood Risk Assessment may be required.” to the development briefs for sites OP3 and OP4</p> <p>12. Amend the second paragraph of the Vision to read "There are currently infrastructure constraints affecting the village which may require a scale of development....".</p> <p>13. The Strategic Drainage and Water Supply section should be replaced with "There is limited capacity at New Aberdour Waste Water Treatment Works. Scottish Water will initiate a growth project, should demand from committed development exceed available capacity."</p>	

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p><u>Shaping Banff and Buchan – Rathen</u></p> <p>14. Add text "A Flood Risk Assessment may be required." to the development brief for site OP1.</p> <p>15. Amend the second sentence in paragraph two in the Vision statement to read "...onto the A90 and that there are no Waste Water Treatment Works serving Rathen."</p> <p>16. Introduce a heading "Strategic drainage and water supply" and delete the last sentence of the development brief site text for OP1 and reproduce it here.</p> <p>17. Amend the last paragraph of the development brief site text to, "A mini Water Impact Assessment will be required and a Flood Risk Assessment may be required. As there is no public sewer in Rathen a Drainage Impact Assessment will be required".</p> <p><u>Shaping Banff and Buchan – Rosehearty</u></p> <p>18. Add a new bullet point in the Flood Risk section with text "A small watercourse with a culverted section crosses site OP1. A Flood Risk Assessment may be required."</p> <p>19. Add the following text to the development briefs for sites OP1 and OP2 "A Flood Risk Assessment for this site may be required."</p> <p>20. Remove the "Strategic Drainage and Water Supply" section.</p> <p><u>Shaping Banff and Buchan – Sandend</u></p> <p>21. Add text "A Flood Risk Assessment may be required." to the development brief for site OP1.</p>	

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p><u>Shaping Buchan – Cruden Bay</u></p> <p>22. Add text to the last paragraph of the site Brief for OP1 "There is a small water course adjacent to the site."</p> <p><u>Shaping Buchan – Longhaven</u></p> <p>23. Delete text "as recommended by SEPA" from the site brief for OP1, Remove text "are located adjacent to the Scottish Environment Protection Agency's indicative 1 in 200 flood risk area, or" from the Flood Risk section.</p> <p><u>Shaping Buchan – Longside</u></p> <p>24. Add a new Flood Risk section with text "Part of site OP2 may be vulnerable to surface water flooding and a Flood Risk Assessment may be required."</p> <p>25. Delete the section on strategic drainage and waste water.</p> <p><u>Shaping Buchan – Mintlaw</u></p> <p>26. Add text "R2" after "R1" in the Flood Risk section. Add text "A Flood Risk Assessment may be required." to site brief for OP2. Delete reference to Flood Risk Assessment from the development brief for site OP3.</p> <p><u>Shaping Buchan – Peterhead</u></p> <p>27. Add references to "OP3", "R2" and "P7" to the Flood Risk section.</p>	

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p>28. Add text "A Flood Risk Assessment may be required." to the development briefs for sites for OP4, OP5 and OP6.</p> <p><u>Shaping Buchan – St Combs</u></p> <p>29. Add new Flood Risk section with text: "A small watercourse is adjacent to site OP2 and properties downstream may be at risk from fluvial and coastal flooding issues. A Flood Risk Assessment may be required."</p> <p>30. Add text "A Flood Risk Assessment may be required" to the development brief for site OP2.</p> <p><u>Shaping Buchan – Strichen</u></p> <p>31. Add second bullet point to the Flood Risk section to read "Part of site OP4 is located adjacent to the Scottish Environment Protection Agency's indicative 1 in 200 year flood risk area. A Flood Risk Assessment may be required."</p> <p>32. Add text "A Flood Risk Assessment may be required" to the site development brief for OP4</p> <p><u>Shaping Formartine – Balmedie</u></p> <p>33. Modify Flood Risk section to read: Sites R1 and OP1 have a small watercourse running through the site. Site OP3 has historical records of flooding from storm surge. Flood Risk Assessment may be required to assess bridges and culverts as a possible source of flood risk.</p> <p>34. Amend last sentence in the development brief text for site OP1 to "A Flood Risk</p>	

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p>Assessment will be required for site OP1.”</p> <p>35. Delete “A Flood Risk Assessment will be required on sites OP1 and OP2.” in the development brief text for site OP2.</p> <p>36. Add text to the development brief for site OP3 “A Flood Risk Assessment may be required.”</p> <p>37. Replace the current text under Strategic Drainage and Water Supply as follows: An upgrade to the water supply infrastructure may be required and a water impact assessment may be requested. There is insufficient capacity at Balmedie Waste Water Treatment Works to treat all sites allocated at Balmedie, Belhelvie, Newburgh and Potterton. Scottish Water will initiate a growth project, should demand from committed development exceed available capacity.</p> <p><u>Shaping Formartine – Blackdog</u></p> <p>38. Add text "A Flood Risk Assessment will be required." to the development brief for site OP1.</p> <p><u>Shaping Formartine – Ellon</u></p> <p>39. Modify the Flood Risk text by deleting the last bullet point, adding “BUS” site to second bullet-point, and adding a new bullet point with text "There are records of flooding on site R2. A Flood Risk Assessment may be required depending on the use proposed.”</p> <p>40. Add text "A Flood Risk Assessment may be required." to the development briefs for sites OP1, OP3 and CC1.</p>	

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p>41. Replace the Strategic Drainage and Water Supply section as follows: Scottish Water has initiated a growth project at Ellon WWTW. Completion is currently programmed for 2017/18, but this could be subject to change as the project progresses. Developers are encouraged to engage with Scottish Water as early as possible to discuss the needs of their development.</p> <p><u>Shaping Formartine – Foveran</u></p> <p>42. Replace text “OP4” to “OP3” in Flood Risk section.</p> <p>43. Add text "A Flood Risk Assessment will be required." to the development brief for site OP1.</p> <p>44. Change the Strategic Drainage and Water Supply text from "will" to "may".</p> <p><u>Shaping Formartine – Fyvie</u></p> <p>45. Add new Flood Risk section with text “Part of the R1 site is within the fluvial extent of the SEPA flood maps. A Flood Risk Assessment may be required.”</p> <p><u>Shaping Formartine– Methlick</u></p> <p>46. Change the Strategic Drainage and Water Supply text from "will" to "may".</p> <p><u>Shaping Formartine – Newburgh</u></p> <p>47. Replace text in Flood Risk section from “BUS 1” to “BUS”.</p> <p>48. Add text "A Flood Risk Assessment may be required" to the development brief for site OP1.</p>	

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p>49. Replace the current text under Strategic Drainage and Water Supply as follows: There is insufficient capacity at Balmedie Waste Water Treatment Works to treat all sites allocated at Balmedie, Belhelvie, Newburgh and Potterton. Scottish Water will initiate a growth project, should demand from committed development exceed available capacity.</p> <p><u>Shaping Formartine – Oldmeldrum</u></p> <p>50. Substitute text in the Flood Risk section with “Part of sites OP2 and P3...” and in the second bullet-point correct typo to amend “BUS 1” to “BUS”.</p> <p>51. Add text "A Flood Risk Assessment may be required." to the development brief for site OP2.</p> <p>52. Add text "A Flood Risk Assessment will be required." to the site development brief for OP3.</p> <p>53. Change the Strategic Drainage and Water Supply text from "will" to "may".</p> <p><u>Shaping Formartine – Pitmedden and Milldale</u></p> <p>54. Add text "A Flood Risk Assessment may be required" to the development brief for site OP1.</p> <p>55. Remove the last sentence of the Strategic Drainage and Water Supply section</p> <p><u>Shaping Formartine – Potterton</u></p> <p>56. Replace the current text under Strategic Drainage and Water Supply as follows: There is insufficient capacity at Balmedie Waste Water Treatment Works to treat all sites allocated at Balmedie, Belhelvie, Newburgh and Potterton. Network investigations may be required by new developments in Potterton. Scottish Water will initiate a growth project, should demand from</p>	

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p>committed development exceed available capacity.</p> <p><u>Shaping Formartine – Rashierieve Foveran</u></p> <p>57. Add text "A Flood Risk Assessment may be required." to site development brief for OP1.</p> <p>58. Replace the current text under Strategic Drainage and Water Supply as follows: There is no public Waste Water Treatment Works (WWTW) in Rashierieve. The nearest public treatment is in Foveran (1.5km away), where a growth project has been initiated. If any new development wishes to use private treatment, SEPA will need to be consulted and full authorisation and relevant licensing sought.</p> <p><u>Shaping Formartine – Rothienorman</u></p> <p>59. Replace text in the Flood Risk section from "BUS 1" to "BUS".</p> <p>60. Delete the Strategic Drainage and Water Supply section.</p> <p><u>Shaping Formartine – St Katherines</u></p> <p>61. Add text "A Flood Risk Assessment may be required" to the development brief for site OP2.</p> <p><u>Shaping Formartine – Tipperty</u></p> <p>62. Add a new settlement flood section "A small watercourse and the Tarty Burn increase risk of flooding to site BUS. A Flood Risk Assessment may be required".</p> <p><u>Shaping Formartine – Turriff</u></p>	

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p>63. Replace the current text under Strategic Drainage and Water Supply as follows: "There is currently insufficient capacity available at Turriff Waste Water Treatment Works to meet the demands of all development allocated in the LDP. Scottish Water will initiate a growth project, should demand from committed development exceed available capacity".</p> <p><u>Shaping Garioch – Blackburn</u></p> <p>64. Add text "A Flood Risk Assessment may be required." to the development brief for site OP1.</p> <p>65. Replace the current text under Strategic Drainage and Water Supply as follows: "There is currently available capacity at Inverurie Waste Water Treatment Works, however it is insufficient to treat all development allocated at Blackburn, Inverurie, Keithhall and Kintore. A Capital Maintenance project has been triggered at Inverurie Waste Water Treatment Works which will deliver growth."</p> <p><u>Shaping Garioch – Chapel of Garioch</u></p> <p>66. Add the following sentence to the Strategic Drainage and Water Supply section "The Scottish Environment Protection Agency would need to be consulted and full authorisation sought for relevant licensing of private treatment."</p> <p><u>Shaping Garioch – Cluny and Sauchen</u></p> <p>67. Replace the current text under Strategic Drainage and Water Supply as follows: "There is capacity at Sauchen Waste Water Treatment Works, however it is insufficient to treat all development allocated at Cluny and Sauchen. Scottish Water will initiate a growth project, should demand from committed development exceed available capacity. Site OP2 may wish to consider private treatment; SEPA would need to be consulted in full.</p>	

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p><u>Shaping Garioch – Dunecht</u></p> <p>68. Delete the section Strategic Drainage and Water.</p> <p><u>Shaping – Garioch Echt</u></p> <p>69. Add text "A Flood Risk Assessment may be required" to the Flood Risk section and the development brief for site OP1.</p> <p><u>Shaping Garioch – Insch</u></p> <p>70. Substitute text in the first bullet point in the Flood Risk section to "Parts of sites OP1, OP5, P3, R4 and BUS are identified by the Scottish Environment Protection Agency (SEPA) as being potentially vulnerable to flooding. A Flood Risk Assessment may be required to accompany future development proposals on these sites." Add a new bullet point, "SEPA has indicated that site R4 is at medium risk of flooding and any civil infrastructure, such as a hospital, must be designed to be capable of remaining operational and accessible during extreme flood events."</p> <p><u>Shaping Garioch – Inverurie and Port Elphinstone</u></p> <p>71. Add text "P14 and OP16" to the first bullet of the Flood risk section.</p> <p>72. Add the following text to the development brief for site OP8 "SEPA surface water flood maps highlight that the site has a natural depression running through it which could act as a flow path during wet periods, and there are records of flooding from overland flows from the site. The drainage arrangements for the site should take these factors into consideration".</p>	

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p>73. Add text to the development brief for site OP16 "A Flood Risk Assessment (FRA) has previously been carried out for this site. Development should accord with this FRA or any further study which supersedes it."</p> <p>74. Replace the last two sentences of the Strategic Drainage and Water Supply section as follows: "There is currently available capacity at Inverurie Waste Water Treatment Works, however it is insufficient to treat all development allocated at Blackburn, Inverurie, Keithhall and Kintore. A Capital Maintenance project has been triggered at Inverurie Waste Water Treatment Works which will deliver growth".</p> <p><u>Shaping Garioch – Keithhall</u></p> <p>75. Add text "A Flood Risk Assessment may be required." to the development brief for site OP1.</p> <p>76. Replace the text of the Strategic Drainage and Water Supply section as follows: "There is currently available capacity at Inverurie Waste Water Treatment Works, however, it is insufficient to treat all development allocated at Blackburn, Inverurie, Keithhall and Kintore. A Capital Maintenance project has been triggered at Inverurie Waste Water Treatment Works which will deliver growth".</p> <p><u>Shaping Garioch – Kemnay</u></p> <p>77. Add a new bullet point to Flood Risk section with text "Site R1 is on the River Don Floodplain and can only be used for facilities that can withstand flooding. Site BUS1 is also adjacent to the River Don and any redevelopment would require a detailed Flood Risk Assessment."</p>	

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p><u>Shaping Garioch – Kintore</u></p> <p>78. Add "OP2" and "BUS1" and "BUS3" to the Flood Risk section and replace "R3" with "R2".</p> <p>79. In the development brief for site OP2 add the following text in the second paragraph "Parts of OP2, OP3 and OP4 lie..." and replace "Flood Risk Assessments will be required" to "Flood Risk Assessments may be required..."</p> <p>80. Replace the text of the Strategic Drainage and Water Supply section as follows: "There is currently available capacity at Inverurie WWTW, however, it is insufficient to treat all development allocated at Blackburn, Inverurie, Keithhall and Kintore. A Capital Maintenance project has been triggered at Inverurie Waste Water Treatment Works which will deliver growth."</p> <p><u>Shaping Garioch – Millbank</u></p> <p>81. Add new section on "Flood Risk" with text "Part of site OP1 lies adjacent to Scottish Environment Protection agency's indicative 1 in 200 year flood risk area. A Flood Risk Assessment may be required to accompany any future development proposals for the site."</p> <p><u>Shaping Garioch – Westhill</u></p> <p>82. Add "BUS" to the second bullet point of the flood risk section</p> <p><u>Shaping Kincardine and Mearns – Drumlithie</u></p> <p>83. Add text "and a Flood Risk Assessment may be required." to the Flood Risk section.</p>	

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p><u>Shaping Kincardine and Mearns – Drumoak</u></p> <p>84. Add text "A Drainage Impact Assessment may be required." to the development brief for site OP1.</p> <p><u>Shaping Kincardine and Mearns – Gourdon</u></p> <p>85. Add new "Flood Risk" section with text "There is a record of flooding close to the BUS site. A Flood Risk Assessment may be required."</p> <p><u>Shaping Kincardine and Mearns – Luthermuir</u></p> <p>86. Remove reference to SEPA in the site text for OP1.</p> <p><u>Shaping Kincardine and Mearns – Marykirk</u></p> <p>87. Remove reference to SEPA in the site text for OP1.</p> <p><u>Shaping Kincardine and Mearns – Marywell</u></p> <p>88. Add a new Flood Risk section with text "The BUS site is a large site and the potential for run off to adjacent areas should be considered. A Drainage Impact Assessment will be required. Food risk from small watercourses should be assessed and a Flood Risk Assessment may be required."</p> <p><u>Shaping Kincardine and Mearns – Mill of Uras</u></p> <p>89. Remove reference to SEPA in the text for site OP1.</p>	

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p><u>Shaping Kincardine and Mearns – Newtonhill</u></p> <p>90. Add a new "Flood Risk" section with text "There is a record of flooding close to the BUS site. A Flood Risk Assessment may be required."</p> <p><u>Shaping Kincardine and Mearns – Portlethen</u></p> <p>91. Add a new bullet point to Flood Risk section with text "Sites BUS1 and BUS2 have small watercourses within their boundaries which may be a source of flood risk. A Flood Risk Assessment may be required."</p> <p><u>Shaping Kincardine and Mearns – St Cyrus</u></p> <p>92. Add a new "Flood Risk" section with text "Small watercourses run through and on the boundary of site OP2. There may also be culverted watercourses through the site. A Flood Risk Assessment may be required."</p> <p>93. Add text "A Flood Risk Assessment may be required." to the development brief for site OP2</p> <p><u>Shaping Kincardine and Mearns – Stonehaven</u></p> <p>94. Add a new bullet point to the Flood Risk section with text "Site P9 is steep and slopes towards existing properties. Surface run-off should not increase as a result of development. A Flood Risk Assessment may be required." Remove reference to SEPA in the text for sites OP1, OP2 and OP3.</p>	

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p><u>Shaping Marr – Aboyne</u></p> <p>95. Delete text "SEPA has requested that" from the site brief for OP1.</p> <p>96. Add text "A Flood Risk Assessment may be required" to the development brief.</p> <p><u>Shaping Marr – Alford</u></p> <p>97. Add text "and Flood Risk Assessments may be required." to the last bullet point in the Flood Risk section.</p> <p>98. Add text "A Flood Risk Assessment may be required." to the development brief for site OP4.</p> <p><u>Shaping Marr – Banchory</u></p> <p>99. In the Flood Risk section, delete "OP4" and add "A Flood Risk Assessment may be required in the second bullet point and amend the last bullet point text with "Small watercourses run through or adjacent to sites OP1, BUS1 and BUS2, which may pose a flood risk. A Flood Risk Assessment may be required."</p> <p>100. Add a new bullet point in the Flood Risk section to read "There is a large amount of surface water flooding across site OP4. A Flood Risk Assessment has been done for this site, but further information is required to address the problem of pluvial flooding at the site." Amend fifth sentence in first paragraph in the development brief text for site OP1 to "A Flood Risk Assessment may be required to support..."</p> <p>101. Add text "A Flood Risk Assessment may be required" to the development briefs for sites OP2, OP3 and OP4.</p>	

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p><u>Shaping Marr – Drumblade</u></p> <p>102. Add text “and a Flood Risk Assessment may be required.” in the “Flood Risk” section.</p> <p>103. Add text OP1 "A Flood Risk Assessment may be required." to the development brief for site OP1.</p> <p><u>Shaping Marr – Drumdelgie</u></p> <p>104. Add a new “Flood Risk” section with text “Site OP1 is at risk from pluvial flooding and a Flood Risk Assessment may be required.”</p> <p>105. Add text "A Flood Risk Assessment and Drainage Impact Assessment may be required." to the development brief for site OP1.</p> <p><u>Shaping Marr – Gartly</u></p> <p>106. Add text “A Flood Risk Assessment may be required.” to the Flood Risk section. Amend third sentence in paragraph one in the development brief for site OP1 to "A Flood Risk Assessment may be required in order to..."</p> <p><u>Shaping Marr – Huntly</u></p> <p>107. Amend second bullet point in the "Flood Risk" section to “Part of site OP1 is within the indicative flood plain and a detailed Flood Risk Assessment will be required to establish the parts of the site that are suitable for development.” Add text to the third bullet point "Part of sites OP5, OP6...". Add a fourth bullet point "There are water courses close to the BUS1 and</p>	

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p>BUS4 sites, which may result in some part of these sites being at risk from flooding.” Add a fifth Bullet point “All of these sites may require a Flood Risk Assessment”.</p> <p>108. Add a new first sentence “A Flood Risk Assessment will be required.” in the fourth paragraph to the development brief text for site OP1. Also add a new second sentence in the fifth paragraph "Site OP1 is a steeply sloping site with a number of drainage channels and springs. These will need to be considered as part of the site drainage.”</p> <p>109. Amend third sentence in paragraph one in the development brief for site OP3 to "A Flood Risk Assessment may be required in order to..."</p> <p><u>Shaping Marr – Inchmarlo</u></p> <p>110. Add text "A Flood Risk Assessment may be required." to the second bullet point in the "Flood Risk" section.</p> <p>111. Amend text in the development brief for site OP1 to "A Flood Risk Assessment may be required if low lying areas are to be developed."</p> <p><u>Shaping Marr – Kincardine O'Neil</u></p> <p>112. Conjoin bullet points in the Flood Risk section, include “OP3” and add "A Flood Risk Assessment may be required for these sites."</p> <p>113. Delete “SEPA has indicated that” from the development brief text for sites OP1, OP2 and OP3.</p> <p><u>Shaping Marr – Lumphanan</u></p>	

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p>114. Add text "A Flood Risk Assessment may be required." to the "Flood Risk" section.</p> <p><u>Shaping Marr – Lumsden</u></p> <p>115. Add new "Flood Risk" section to read "A small water course runs adjacent to the BUS site and a Flood Risk Assessment may be required."</p> <p>116. Replace the existing Strategic Drainage and Water Supply text with: "There is currently capacity available at Lumphanan Waste Water Treatment Works, however should demand from committed development exceed available capacity Scottish Water will initiate a growth project."</p> <p><u>Shaping Marr – Muir of Fowlis</u></p> <p>117. Add new "Flood Risk" section with text "Sites OP1 and BUS are adjacent to the indicative extent of the Leochel Burn. A Flood Risk Assessment may be required".</p> <p>118. Add text "A Flood Risk Assessment may be required" to the development brief for site OP1.</p> <p><u>Shaping Marr – Strachan</u></p> <p>119. Add text "A Flood Risk Assessment may be required." to the Flood Risk section. Delete "SEPA has indicated that" from the development brief for site OP1.</p> <p><u>Shaping Marr – Tarland</u></p> <p>120. Add text "Parts of site OP1 and OP3." to the second bullet point in the Flood Risk section and also add a new sentence "A Flood Risk Assessment may be required for these sites".</p>	

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p>121. Add text "A Flood Risk Assessment may also be required." to the development briefs for site OP1.</p> <p>122. Add text "A Flood Risk Assessment may be required." to the development brief for sites OP3.</p> <p><u>Shaping Marr – Torphins</u></p> <p>123. Add new third bullet point to Flood Risk section with text "Site R1 lies on the edge of the Beltie Burn flood plain and no development must be within the floodplain, which may constrain the site. Any development will need to be supported by a Flood Risk Assessment. Add text "A Flood Risk Assessment may be required." to the site development brief for OP1.</p> <p><u>Shaping Marr – Towie</u></p> <p>124. Add text "A Flood Risk Assessment may be required." to the Flood Risk section.</p> <p>125. In the second sentence in the first paragraph of site OP1 delete "SEPA has indicated that" and replace "will" with "may".</p> <p><u>Key</u></p> <p>126. Add a key to all the settlement statement maps as shown in the online version of the proposed plan.</p>	
17: Banff	1. On the Banff Keymap and Banff Map 1, extend the boundary of site P4 to encompass the area occupied by the buildings of the Banff Academy and swimming pool, up to the frontages	275

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p>with Belleview Road and Whinhill Road, with the hatched annotation adjusted accordingly.</p> <p>2. In the 3rd sentence of the 1st paragraph of the OP2 text, delete “Moncoffer” and replace with “Wrack”.</p> <p>3. In the text box headed “OP3: A953 Quayside to Scotstown” add, after the first sentence, a new sentence as follows: “Planning permission has been granted for the development of 13 houses and 12 flats on part of the site (application reference BB/APP/2009/3876 dated 02/08/2011).”</p>	
18: Cairnbulg	<p>1. In the Settlement Features table, amend the text relating to Reserved Land R1 to read: “For a new cemetery and a link road from Rathen Road.” with the remaining text being deleted.</p> <p>2. Under the Allocated Sites heading, delete the whole of the text box headed “OP1: William Street” and all of its contents.</p> <p>3. On the Cairnbulg and Inverallochy settlement statement map: delete the OP1 allocation and its associated pink shading; and redraw the settlement boundary to exclude the OP1 site from the settlement as defined.</p>	284
19: Fraserburgh	<p>1. On the Fraserburgh Keymap and Fraserburgh Map 2, extend the green edging and cross-hatching of the P1 protected land designation to encompass the synthetic pitches and associated land bounded to the south by Kessock Road and to the east by South Harbour Road.</p> <p>2. On the Fraserburgh Keymap and Fraserburgh Map 3 amend the Settlement Boundary and the boundary of the R1 designation to exclude the land at Whinburn, Greenbank of Phingask,</p>	291

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p>referred to in representation 18.</p> <p>3. In the text box headed "OP1: Kirkton Development", delete the third sentence within the second paragraph (beginning "It is preferred..."), and replace with the following 2 sentences: "It is preferred that the employment land is located in the eastern part of the site, close to the A90, with vehicular access arranged to separate, as far as possible, commercial and freight movements from residential traffic. An access direct to the A90 gateway roundabout may offer potential in this regard, subject to detailed design and assessment."</p>	
20: Memsie	<p>1. Under the "Allocated Sites" heading, delete the text box relating to OP1: Berryhill, and all the text within it.</p> <p>2. On the Memsie settlement statement map, remove the OP1 allocation, including its boundary delineation, the pink shading within it and the annotation OP1, but retaining the settlement boundary.</p>	297
21: Banff and Buchan West - Aberchirder, Macduff, Portsoy, Sandend, Whitehills and other settlement	<p><u>Aberchirder</u></p> <p>1. Under the Services and Infrastructure heading, amend the 4th bullet point to read: "Health facilities: Residential development may be required to contribute towards enhanced medical facilities serving the locality."</p> <p><u>Macduff</u></p> <p><u>Vision</u></p>	305

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p>2. Amend the wording of the second and third sentences in the first paragraph under the Vision heading to read: “Fishing vessels still use the harbour but the principal use is now shipbuilding, ship repair and tourism. Existing buildings reflect the fishing, shipbuilding and tourism activities, past and present. Its town centre stands alongside the working port and maintaining the adjacent business and industrial potential is a high priority”.</p> <p><u>Settlement Features</u></p> <p>3. In the Protected Land table, alter the last word of the text relating to P2 from “village” to “town”.</p> <p><u>Whitehills</u></p> <p>4. Delete the text under the Natural and Historic Environment heading and replace with: “Whitehills to Melrose Coast and Cullen to Stake Ness Coast Sites of Special Scientific Interest (SSSI), and the Cullen to Whitehills Local Nature Conservation Site (LNCS) are located in proximity to the settlement.”</p>	
<p>22: Banff and Buchan East - Crovie, Gardenstown, Rathen and Rosehearty</p>	<p><u>Crovie</u></p> <p>1. In the last line of the text under the heading “Natural and Historic Heritage”, delete “east” and substitute “west”.</p> <p><u>Rathen</u></p> <p>2. In the final bullet point under the heading “Services and Infrastructure”, delete all the text</p>	<p style="text-align: center;">317</p>

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p>and replace with the following: "Health facilities: Residential development may be required to contribute towards enhanced medical facilities serving the locality."</p>	
23: Peterhead	<p>1. In the Settlement Features table, delete the text relating to R2 and replace with: "For development related to Peterhead Power Station, Carbon Capture and Storage, a possible landfall for a potential international North Sea interconnector, onshore connections to support offshore renewable energy, and major energy developments as set out in National Planning Framework 3."</p> <p>2. After the text under the Flood Risk heading, add a new section addressing oil and gas pipelines, as follows: "Oil and Gas Pipelines • Part of the settlement is within the Health and Safety Executive (HSE) consultation distance associated with one or more oil or gas pipelines in the vicinity. Development within this distance must accord with policy P4 and the HSE Planning Advice for Developments near Hazardous Installations (PADHI)."</p> <p>3. On the Peterhead Keymap and Map 5, remove the bright green tint from that part of the land to the south and southeast of Dales Cottage (to the south of Heath Drive) which lies outside the dull green cross-hatched area annotated P2.</p> <p>4. Delete the fourth sentence of the text of the development brief relating to OP1 (commencing "At least ..."), and replace with the following: "At least two pedestrian / cycle crossings of the trunk road (A90) are required to connect the site with the wider settlement to the east. The detailed design of these will need to</p>	327

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p>demonstrate that they will provide safe and convenient routes that will be attractive to users.”</p> <p>5. On the Peterhead Keymap and Map 8, amend the boundary between the OP6 and R2 designations to the northwest of shed 4 at Wellbank, in the vicinity of the parallel overhead electricity transmission lines, as indicated on drawing SGBD-LDPBID-03 submitted with representation 189.</p>	
24:Mintlaw	None.	341
25: Cruden Bay	<p>1. Under the heading “Natural and Historic Environment”, delete the existing text and replace with the following: “The designated sites of Buchan Ness to Collieston Coast Special Protection Area (SPA); Buchan Ness to Collieston Special Area of Conservation (SAC); Bullers of Buchan Coast Site of Special Scientific Interest (SSSI) and Cruden Bay Local Nature Conservation Site (LNCS), all lie close-by the settlement.”</p> <p>2. On the Cruden Bay Map, redraw the Settlement Area boundary to encompass the site identified as site EH1 in the SPG prepared in connection with the 2012 LDP, extending the area of the base map accordingly. Reposition the notation OP3 centrally within the site, and apply the pink shading to the whole of the site.</p> <p>3. In the heading to the text box referring to OP3: Brick and Tile Works, delete the text “Allocation: Up to 20 homes”, and replace with “Allocation: “220 homes”.</p> <p>4. Delete the text within the text box relating to OP3: Brick and Tile Works, and replace with the following:</p>	348

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p>“This site was previously allocated as site EH1 in the 2012 LDP. Originally a brick and tile works, the remnants of this former use are still evident on this brownfield site. There is currently an existing consent for the site for 216 homes (APP/2011/0360). If this planning consent were to lapse, any future development of the site would need to secure significant improvements to the local highway network, as identified following a DPMTAG assessment (2014). These works would include upgrading Auchiries Road, together with enhancement to the geometry and visibility at the junctions with the A90 and the A975, at either end of Auchiries Road.</p> <p>Site investigation should be undertaken by the developer to identify the nature and extent of any ground contamination, with any necessary remediation being secured in connection with development at the site.</p> <p>A substantial proportion of the site should be retained as open space, including making provision for the enhancement of grassland and aquatic habitats and safeguarding nature conservation interest at the site.</p> <p>Pedestrian and cycle connections with protected area P3, safeguarded to provide a pedestrian and cycleway link, and with existing housing to the south, should be ensured.</p> <p>Future development of the site should respect the existing vernacular of the settlement.</p> <p>The incorporation of at least 25% affordable homes will be expected, in accordance with policy H2.”</p>	
<p>26: Other Strategic Growth Area Settlements – Boddam and Hatton</p>	<p><u>Boddam</u></p> <p>1. Under the heading “Natural and Historic Environment”, delete the first paragraph and</p>	<p>356</p>

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p>replace with the following text:</p> <p>“There are four environmental designations close to Boddam: Stirling Hill Local Nature Conservation Site (LNCS) to the west, Buchan Ness to Collieston Special Protection Area (SPA) to the east, Buchan Ness to Collieston Special Area of Conservation (SAC) to the south east, and Bullers of Buchan Coast Site of Special Scientific Interest (SSSI) also to the south east.”</p> <p><u>Hatton</u></p> <p>2. Under the “Settlement Features” heading, add a further Protected Land entry, as follows: “P2. To conserve the playing field as a recreational amenity for the settlement.”</p> <p>3. On the settlement statement map, add a notation “P2” to the playing field to the southwest of Station Road, and apply green edging and cross hatching to define the extent of the playing field.</p> <p><u>OP3: Off Station Road</u></p> <p>4. Add the following text, after the first sentence in the development brief text: “Planning permission in principle for residential development on the site has been granted (application references APP/2004/2977 and APP/2011/2388).”</p> <p>5. On the settlement statement map, alter the extent of the OP3 site to include the land between its eastern edge and the line of the burn, to accord with the site in respect of which planning permission has been granted, applying pink shading and boundary treatment to the extended site.</p> <p><u>Bid Site Bcn020 – Land at Hatton Vale</u></p>	

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p>6. Under the "Allocated Sites" heading, add a new entry as follows:</p> <p>"OP5: Land at Hatton Vale Allocation: 15 homes</p> <p>This site involves the southward extension of development of allocated site OP3, planning permissions granted for the development of which make provision for access to the site. The design of the development should take account of the rural character of the site and existing trees should be retained where possible. A pedestrian and cycle route should be provided to link to the crossing of the burn to be provided in conjunction with the development of OP3 to the north. It is expected that at least 4 affordable homes will be provided by the developer, integrated into the design of the development. A flood risk assessment may be required."</p> <p>7. On the settlement statement map, add site "OP5" comprising the land bounded by the boundary with OP3 to the northwest, the settlement boundary to the southwest and the burn to the east and southeast, applying pink shading and boundary treatment to the site.</p>	
<p>27: Buchan North - Maud, St Combs and Strichen</p>	<p><u>St Combs</u></p> <p>1. At the end of the first sentence under the heading "Natural and Historic Environment", delete the last word "north", and replace it with "...east, and the Cairnbulg to St Combs Coast Site of Special Scientific Interest (SSSI) is located to the east."</p> <p><u>Strichen</u></p> <p>2. In the text box relating to OP3: West of Burnshangie House, in the heading, alter the Allocation from "up to 15 homes" to "18 Homes". In the last sentence of the text, alter the number of affordable homes expected from "3" to "4".</p>	<p style="text-align: center;">367</p>

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
28: Buchan South - Ardallie, Auchnagatt, New Deer and Stuartfield	None.	375
29: Balmedie	<p>1. Under the "Natural and Historic Environment" subheading in the settlement statement, before the current first sentence insert the following text:</p> <p>"To the northeast of Balmedie is the Foveran Links Site of Special Scientific Interest. Site OP3 at Menie falls partly within this designated area."</p> <p>2. Amend the Menie OP3 site boundary and Menie Masterplan boundary to accurately reflect the boundary shown for application references APP/2006/4605 and APP/2010/0423.</p> <p>3. In the Menie site OP3 development brief, replace the "Allocation" description with the following text:</p> <p>"Allocation: Two 18-hole golf courses (a championship links course and a second course); a golf clubhouse, golf academy and ancillary buildings; a driving range and short game practice area; a resort hotel (450 rooms) with conference centre and spa; 36 'golf villas'; accommodation for 400 staff (all of the foregoing comprising 'phase 1'); 950 holiday apartments in four blocks; up to 500 houses and community facilities."</p> <p>4. Delete the Menie site OP3 development brief and replace with the following:</p> <p>"This is a new allocation which has been included because there is an active outline planning permission (under reference APP/2006/4605) for its development as described above. The outline consent issued on 16 December 2008 was granted for exceptional reasons based on</p>	383

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p>the predicted social and economic benefits of the proposed development. This allocation does not therefore offer or imply any support for alternative development proposals that would deviate away from the consented scheme including the conditions and section 75 agreement that form part of the outline consent. A masterplan has been approved by Aberdeenshire Council as part of planning application APP/2010/0423.</p> <p>The site is environmentally sensitive and the northern part of the site is within the Foveran Links Site of Special Scientific Interest. It will be essential for robust environmental assessments to inform detailed development proposals and to ensure necessary environmental safeguards are in place. Environmental assessments and management plans concluded some years ago may require to be revised, updated, extended or amended.</p> <p>A detailed phasing plan for the whole site is required. Phase 1 must be complete before the construction of any private housing will be permitted. Phase 2 of the development should alternate resort development with residential development to deliver the first tranche of homes only after the first block of holiday apartments are completed. The holiday apartments and the golf villas are both to be occupied on a holiday letting or fractional ownership basis. A primary school, appropriate community facilities and affordable housing are required, and the timing and means of securing their delivery must be agreed by Aberdeenshire Council. Hard and soft landscaping schemes are necessary.</p> <p>A detailed programme of road and transport improvements will be required in regard to all phases of development. Modifications to a number of road junctions in the area will be required in accordance with a transport assessment for the development. The development will need to be supported by a comprehensive travel plan and new or extended bus services must be provided. Beyond phases 1 and 2 a grade separated junction with the A90(T) will be required to be completed before any further development is permitted to be occupied. Access plans are necessary to safeguard public access.</p>	

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p>A design review process will be required and Architecture and Design Scotland or the Aberdeen City and Shire Design Review Panel may be asked to participate in this review process. Design briefs and a construction method statement are required.</p> <p>A development impact assessment for foul drainage and water supply, and a site water management plan is required. A scheme for monitoring, evaluation and mitigation of local water quality must be approved for each stage of the development. Waste management plans will be required.”</p>	
30: Blackdog	<p>1. Delete the development brief text for site OP1 and replace with:</p> <p>“The site was previously allocated as site M1 in the 2012 LDP. Future development of the site should seek to develop in line with the agreed masterplan. Opportunity is provided for an Economic Centre in a landmark building, to house up to 10,000m² floor space for retail units in a regional food hall to provide a showcase facility for the Region’s producers, and a hotel, as stated in the masterplan. Retail proposals that are consistent with this development brief and the agreed masterplan may be supported as an exception to policy B2, subject to the details of the proposal and, if necessary, informed by a retail impact assessment. A main distributor road will be required. Development should not be occupied before the completion of the AWPR. Land for a gypsy/traveller transit site will be required to be made available on part of the site, prior to the development of the fourth phase, as outlined in the agreed masterplan.”</p> <p>2. Amend the key to the Blackdog Masterplan by deleting “Retail” and replacing “Employment” with “Employment / Economic Centre”.</p>	393
31: Ellon	<p>1. Delete the seventh sentence of the Vision and replace with the following text:</p>	401

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p>“Problems of traffic congestion and inadequate retail floor-space should begin to be addressed within the plan period by the early provision of new road infrastructure (with options including a vehicular bridge over the River Ythan from the Cromleybank site and / or the provision of an additional east-west road link); and the development of a new retail allocation at Waterton.”</p> <p>2. Under the “Natural and Historic Environment” subheading amend the first sentence as follows:</p> <p>“The Ythan Estuary, Sands of Forvie and Meikle Loch Special Protection Area (SPA) and the Sands of Forvie and Ythan Estuary Site of Special Scientific Interest (SSSI) lie to the east of the settlement along the River Ythan, outwith the settlement boundary.”</p> <p>3. Under the “Settlement Features” subheading Identify the bowling green on Union Street as protected land on the Ellon Keymap and Ellon Map 5 and mark as P6. Add a new row to the Settlement Features table under ‘Protected Land’: “P6: Protected to conserve the bowling green as a sports facility”.</p> <p>4. Remove area of private garden shown within the R1 designation on the Ellon Keymap and Ellon Map 3.</p> <p>5. Extend the boundary of site R2 to include all sections of the former railway line that fall within the settlement boundary. Revise the Ellon Keymap, Ellon Map 1 and Ellon Map 4 accordingly.</p> <p>6. Insert into the glossary: “Active travel”: journeys that are based on physical activity such as walking and cycling”.</p> <p>7. Replace the third sentence of the OP1 development brief with the following: “A number of access points to the site will be required from South Road (B9005), and either a</p>	

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p>vehicular bridge across the River Ythan or an additional east-west link road will be required to ensure the local road network provides the necessary capacity to accommodate the traffic generated by the development.”</p> <p>8. Delete “in early 2015” form the third sentence of the site OP2 development brief.</p> <p>9. Amend the CC1 site boundary to exclude the area of domestic curtilage at Waterton House, as shown in the updated Ellon Map 6 (document IR18-03) submitted by the planning authority on 28 September 2016. Make corresponding amendments to the Ellon Keymap.</p> <p>10. Amend the Ellon Keymap, Ellon Map 3 and Ellon Map 6 to include the area of land referred to as site FM079 within the settlement boundary.</p>	
32: Foveran	<p>1. Under the ‘Allocation’ heading for the OP1 development brief delete “Up to 50 homes” and replace with “100 homes”.</p> <p>2. Within the OP1 development brief delete the fourth sentence which reads: “To ensure an appropriate pace of growth in Foveran, only the first phase of development agreed within the masterplan will be allowed within the period of this plan.”</p> <p>3. Under the ‘Allocation’ heading for the OP2 development brief delete “Up to 6 homes” and replace with “75 homes”.</p> <p>4. Within the OP2 development brief delete the last sentence which reads: “To ensure an appropriate pace of growth in Foveran, only the first phase of development agreed within the masterplan will be allowed within the period of this plan.”</p>	424

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p>5. Amend the OP2 allocation boundary to match the area shown for site FM060, and make a consequential change to the settlement boundary to incorporate the amended OP2 boundary.</p> <p>6. Make consequential amendments to Appendix 5 table 1 and table 4 to reflect the above modifications.</p>	
33: Newburgh	<p>1. Insert the following text between the third and fourth sentences of the OP2 development brief:</p> <p>“Development of the site will be expected to retain the capability to provide an additional adoptable vehicular and pedestrian access from the western site boundary, to enable the site to be linked to a suitable new road should the opportunity arise in the future.”</p>	429
34: Oldmeldrum	<p>1. Amend the BUS designation as shown on the Oldmeldrum proposals map to omit the house and garden at Station Road and Meldrum Meg Way.</p> <p>2. Identify the sports pitches at Meldrum Academy as protected land on the Oldmeldrum proposals map and mark as P4.</p> <p>3. Add a new row to the Settlement Features table under ‘Protected Land’: “P4: To conserve the sports pitches”</p> <p>4. Allocate bid site FM004 on the Oldmeldrum settlement map as “OP4” with an amended boundary to reflect the red line boundary shown for planning application APP/2016/0898. Amend the settlement boundary to incorporate the site.</p> <p>5. Insert the following development brief under the ‘Allocated Sites’ subheading of the</p>	440

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p>Oldmeldrum settlement statement:</p> <p>“OP4: Land at Chapelpark. Allocation: 35 homes and transport interchange</p> <p>This site is a new allocation. In September 2016 the Council resolved to grant planning permission in principle for development of this site subject to the completion of a section 75 agreement. It is expected that the development will provide at least 8 affordable homes within the site. Development should ensure its potential impact on two nearby listed buildings is minimised, and strategic landscaping should be used to mitigate the impact on their setting. Additional and / or improved pedestrian crossing facilities on the A947 may be required. A drainage impact assessment is required.”</p> <p>6. Make consequential amendments to Appendix 5 table 1 and table 4 to reflect the inclusion of site OP4.</p>	
35: Pitmedden	<ol style="list-style-type: none"> 1. Amend the BUS designation as shown on the Oldmeldrum proposals map to omit the house and garden at Station Road and Meldrum Meg Way. 2. Identify the sports pitches at Meldrum Academy as protected land on the Oldmeldrum proposals map and mark as P4. 3. Add a new row to the Settlement Features table under 'Protected Land': “P4: To conserve the sports pitches” 4. Allocate bid site FM004 on the Oldmeldrum settlement map as “OP4” with an amended boundary to reflect the red line boundary shown for planning application APP/2016/0898. Amend the settlement boundary to incorporate the site. 	450

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p>5. Insert the following development brief under the 'Allocated Sites' subheading of the Oldmeldrum settlement statement:</p> <p>"OP4: Land at Chapelpark. Allocation: 35 homes and transport interchange</p> <p>This site is a new allocation. In September 2016 the Council resolved to grant planning permission in principle for development of this site subject to the completion of a section 75 agreement. It is expected that the development will provide at least 8 affordable homes within the site. Development should ensure its potential impact on two nearby listed buildings is minimised, and strategic landscaping should be used to mitigate the impact on their setting. Additional and / or improved pedestrian crossing facilities on the A947 may be required. A drainage impact assessment is required."</p> <p>6. Make consequential amendments to Appendix 5 table 1 and table 4 to reflect the inclusion of site OP4.</p>	
36: Potterton	<p>1. Amend the 'Spatial Strategy' map on page 9 to exclude Potterton from the strategic growth area.</p> <p>2. Amend the 'Shaping Homes & Housing' map on page 40 to exclude Potterton from the strategic growth area.</p>	460
37: Rashierieve	<p>In the Rashierieve Foveran section of appendix 8, under site OP1: Land west of Rashierieve Cottages, after the sentence that ends "..... the surrounding village" insert the following sentence:</p> <p style="text-align: center;">"Development must not have an unacceptable effect on the amenity of adjacent and</p>	469

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p>nearby dwellings and the veterinary centre, with particular reference to noise disturbance.”</p>	
38: Tarves	<p>In the Rashierieve Foveran section of appendix 8, under site OP1: Land west of Rashierieve Cottages, after the sentence that ends “..... the surrounding village” insert the following sentence:</p> <p>“Development must not have an unacceptable effect on the amenity of adjacent and nearby dwellings and the veterinary centre, with particular reference to noise disturbance.”</p>	475
39: Turriff	<p>1. In the Turriff section of appendix 8, under Services and Infrastructure, the first bullet point should be deleted and in its place the following should be inserted:</p> <p>“Local transportation: A distributor road, with the potential to upgrade to a bypass, will be required to the east of the settlement to relieve congestion in the town centre. All sites will be required to contribute proportionally to the first stages of this road.”</p> <p>2. In the Turriff section of appendix 8, in the text associated with site OP1 delete the sentence that begins “Access via Banff Road.....” In its place put the following:</p> <p>“Access via Banff Road (A947) and Balmellie Road may provide logical access points to the development through a new distributor road. (See the Services and Infrastructure section, above.) The road must be designed to minimise any damage to the Woods of Delgaty. Compensatory planting may be required.”</p>	487

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p>3. In the Turriff section of appendix 8, in line 10 of the text associated with site OP1 delete “distributer” and put instead “distributor”.</p> <p>4. In the Turriff section of appendix 8, in the text associated with site OP2 delete the sentence “A masterplan has been approved by Aberdeenshire Council.” In its place put the following:</p> <p style="padding-left: 40px;">“In the masterplan, development on OP2 must be designed so that it creates a satisfactory edge to the built-up area. At the same time, the masterplan should seek a layout design that does not unnecessarily act as a barrier to possible further extension of the built-up area in this locality.</p> <p>5. On the Turriff Keymap and on Turriff Map 2, the houses at St Congan’s Circle should be excluded from the area designated as P2.</p>	
40: Udney Station	<p>In the Udney Station section of appendix 8, under “Services and Infrastructure” add the following new bullet point:</p> <p style="padding-left: 40px;">“Health facilities: All residential development may be required to contribute to a new health centre at Balmedie.”</p>	493
41: Large settlements AHMA - Udney Green and Belhelvie	<p>1. In the Udney Green section of appendix 8, under Allocated Sites, after “Allocation:” delete “Up to 30 homes” and put instead “15 homes”.</p> <p>2. In the Udney Green section of appendix 8, in the Udney Green proposals map, redraw the boundary of site OP1 so that its eastern boundary is defined by a line that is in line with the western boundary of the cemetery that lies to the north of OP1.</p>	499

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
<p>42: Other Settlements AHMA- Barthol Chapel, Collieston, Tipperty, Ythanbank and other settlements</p>	<p>1. In the Collieston section of appendix 8, under "Natural and Historic Environment" add the following new paragraph.</p> <p style="padding-left: 40px;">"The Sands of Forvie SAC is to the south-west of the village and the Buchan Ness to Collieston SAC is to the north-east."</p> <p>2. In the Tipperty section of appendix 8, under "Other Designations" insert the following text in the BUS section.</p> <p style="padding-left: 40px;">"The site lies within a pipeline consultation zone. The consultation response must be taken into account when proposals for development are being prepared."</p> <p>3. In the Ythanbank section of appendix 8, under "Vision" delete the last sentence and put in its place the following.</p> <p style="padding-left: 40px;">"Local opportunities for housing in the Aberdeen housing market area are being met on site OP1 and on individual plots on the south-east side of the Bridge of Aucheldy road. Lack of local facilities and services means that further development will be restricted."</p>	511
<p>43: Other Settlements Rural Housing Market Area -St Catherines, Cuminestown, Woodhead, Fyvie, Rothienorman and Daviot</p>	<p>1. In the Cuminestown section of appendix 8, under "Other Designations" and after "Safeguarded for employment uses" add the following.</p> <p style="padding-left: 40px;">"The western, undeveloped part of the site shall be used only for <i>class 4 uses</i>."</p> <p>2. In the Glossary, add the following.</p> <p style="padding-left: 40px;">Class 4 uses: (a) use as an office other than an office where services are provided</p>	523

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p>principally to visiting members of the public; (b) use for research and development of products or processes; (c) use for any industrial process; in every case being a use which can be carried on in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.”</p> <p>3. In the Daviot section of appendix 8, under “Settlement Features” add a new entry in the “Protected Land” table:</p> <p align="center">“P4 To conserve the car park area as an off-street parking area.”</p> <p>4. In appendix 8, on the proposals map for Daviot show the car parking area that is bounded on the south-west by the main road through the village, on the north-west by the road to Pitblain, on the north-east by the boundary wall of an adjacent house and on the south-east by the church annex and the churchyard boundary as protected land with the reference P4.</p> <p>5. In appendix 8, on the proposals map for Daviot show the grassed area with children’s play equipment that is located in Kirkton Park as protected land with the designation P3.</p> <p>6. In the Fyvie section of appendix 8, under “Settlement Features” add a new entry in the “Protected Land” table:</p> <p align="center">“P3 To conserve the bowling green as a local amenity.”</p> <p>7. In appendix 8, on the proposals map for Fyvie show the bowling green as protected land with the reference P3.</p> <p>8. In the St Katherines section of appendix 8, make the following changes.</p>	

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p>In the last line of the Vision section, delete “and new housing allocations” and put instead “housing allocation”.</p> <p>In the second bullet point under Services and Infrastructure, delete “sites OP1 and OP2” and put instead “site OP1”.</p> <p>In the section headed Allocated Sites, in the entry for OP1:</p> <ul style="list-style-type: none"> (a) delete “Up to 15 homes”, put instead “5 homes”; (b) delete the two sentences “Active travel routes to integration of the village.”; and (c) delete “at least three” and put instead “at least one”. <p>In the section headed Allocated Sites, delete the entry for OP2.</p> <p>On the proposals map for St Katherines, delete site OP2 and redraw the settlement boundary so that it does not take in site OP2.</p>	
44: Blackburn	<p>1. In the Blackburn section of appendix 8, under “Vision” delete the last two sentences and put instead the following.</p> <p>“Proposals to construct a new primary school are in progress. The council had intended that the new school would be erected on a site on the east side of the town and that the site of the existing school would be reserved as a redevelopment opportunity. At a late stage in the preparation of this plan, the council decided that the new school should be</p>	543

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p>on the site of the existing school and on land on the west side of Fintray Road.</p> <p>The landscape setting of Blackburn should be conserved and improved. Footpaths should be improved and extended, with a long-term objective of providing a walking route around the whole of the town.”</p> <p>2. In the Blackburn section of appendix 8, under “Settlement Features” delete the text for P5 and put instead the following.</p> <p style="padding-left: 40px;">“This site was to have been reserved for provision of a replacement primary school: see “Vision”, above. Determining the future use of site P5 will require a review of development opportunities at Blackburn.”</p> <p>3. In the Blackburn section of appendix 8, under “Settlement Features” delete the text for R1 and put instead the following.</p> <p style="padding-left: 40px;">“This site was to have been reserved as a development opportunity: see “Vision”, above. The council now intends to use the site and other nearby ground for erection of a new primary school.”</p> <p>4. In the Blackburn section of appendix 8, under “Settlement Features” at the end of the text for site BUS insert the following additional text.</p> <p style="padding-left: 40px;">“A high-pressure gas transmission pipeline crosses part of the site. The design of development must take into account need to safeguard the pipeline and safety advice from the Health and Safety Executive.”</p>	
45: Insch	1. In the Insch section of appendix 8, under “Vision” add the following at the end of the	555

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p>paragraph of text.</p> <p style="text-align: center;">“A site for a new household waste and recycling centre is required. The Council is in the process of identifying a site suitable for a new centre. Consideration will be given to possible new uses for the site of the former roads depot off Commercial Road, in order to improve the appearance of the site and provide some benefit to the community.”</p> <p>2. In the Inch section of appendix 8, in the text relating to site OP3: Hillview, South Road after “Allocation” delete the words “Up to”.</p>	
46: Inverurie	<p>1. Amend the third sentence in the second paragraph of the settlement statement ‘Vision’ to read: “to dual the A96 Aberdeen to Inverness...”.</p> <p>2. Include the following text at the end of the Core Path Plan definition within the Glossary: “The Core Path Plan can be viewed online at http://www.aberdeenshire.gov.uk/paths-and-outdoor-access/core-paths-plan/core-paths-plan-maps”.</p> <p>3. For OP4: Crichtie and other relevant allocated sites revise the text on a grade separated junction on the A96 to read:</p> <p>The site must contribute proportionally towards major improvements in relation to the required road and junction capacity possibly including the construction of a new grade separated interchange to replace the Thainstone and Port Elphinstone roundabouts to facilitate later stages of development.</p> <p>4. Amend the text associated with Bus1-10 under the heading settlement features to read:</p> <p>Sites BUS5-9 may be required to contribute proportionally in relation to the required road and</p>	568

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p>junction capacity possibly including the construction of a new grade separated interchange to replace the Thainstone and Port Elphinstone roundabouts.</p> <p>5. Amend the text in the vision section to replace the sentence “The resolution of these issues will be required to enable future development to take place over the longer term” to read as follows:</p> <p>The council recognise the need to address town centre congestion and junction capacity issues. This will be required to avoid delay in delivery of housing and employment land and to enable long term growth. This approach will be clarified as a matter of priority through the next development plan.</p> <p>6. Delete site BUS10 from the proposals map and all references elsewhere in the plan including in the table on settlement features.</p> <p>7. Retain the former BUS6 allocation as referred to in representations. Add to the proposals map and to the table on settlement features with associated text to read:</p> <p>Whilst reserved for employment use the site may be required to facilitate necessary road improvements.</p> <p>8. Include an existing protected site in the section on settlement features with the following associated text:</p> <p>“P16” safeguarded for health-care facilities.</p> <p>9. In the text relating to Proposal OP2 remove the reference to an Inner Relief Road.</p> <p>10. In the text associated with OP4 Crichtie revise the reference to the master-plan to read</p>	

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p>future development proposals should take account of these documents.</p> <p>11. In the text associated with OP4 Crichtie add a second paragraph to read: The lower lying area of the site along the river should be retained and enhanced as a natural corridor to secure the setting of the River as well as to provide opportunities for enhanced recreational linkages.</p> <p>12. In the text associated with OP9 add the following at the end of the first paragraph: Given the sensitivity of the location strategic landscaping is necessary to mitigate the impact of development.</p> <p>13. In the text associated with OP13 add an additional second sentence to read: Layout, design and landscaping should take into account existing access routes and established features.</p>	
47: Kemnay	<p>1. In the text associated with the allocated site OP1 East of Greystone Road replace the second sentence which references a master-plan with: Proposals should take account of the further detail set out in the master-plan which has now been approved for the site.</p> <p>2. In the text associated with the allocated site OP1 East of Greystone Road delete the third paragraph and replace with- The scale of development and integration with the neighbouring residential area requires</p>	617

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	consideration of two vehicle access points from Bogbeth Rise and Bogbeth Road. Proposals should also address any consequent local traffic management and parking issues including the provision of necessary passing places. Pedestrian linkages will also be important including to the core path along the south-western boundary of the site. The road layout is likely to require meandering in order to accommodate the site gradient.	
48: Kintore	<p>1. In the text associated with the allocated site OP1 East of Greystone Road replace the second sentence which references a master-plan with:</p> <p>Proposals should take account of the further detail set out in the master-plan which has now been approved for the site.</p> <p>2. In the text associated with the allocated site OP1 East of Greystone Road delete the third paragraph and replace with-</p> <p>The scale of development and integration with the neighbouring residential area requires consideration of two vehicle access points from Bogbeth Rise and Bogbeth Road. Proposals should also address any consequent local traffic management and parking issues including the provision of necessary passing places. Pedestrian linkages will also be important including to the core path along the south-western boundary of the site. The road layout is likely to require meandering in order to accommodate the site gradient.</p>	626
49: Newmachar	None.	633
50: Westhill	1. In the Westhill Settlement Statement for Site R1 under the Settlement Features add the following text:	640

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p>A transport assessment will be required and mitigation of localised and potentially wider strategic traffic impacts should be addressed.</p> <p>2. In the Westhill Settlement Statement add an additional area of protected land referenced as P11: To conserve the playing field. Add this area to the corresponding mapping.</p> <p>3. On the relevant mapping identify by shading the areas outwith the Aberdeenshire Council area with corresponding reference in the key to the relevant local development plan.</p>	
<p>51: Other Settlements AHM North - Hatton of Fintray, Keithhall and Kinmuck</p>	<p>1. In the Settlement Statement for Hatton of Fintray amend the first sentence to read "one tennis court" in place of "tennis courts" and the last sentence to read "help to sustain some local services".</p> <p>2. In the Settlement Statement for Hatton of Fintray under the heading Services and Infrastructure in the first bullet point replace H1 with OP1 and in the final bullet point replace "must contribute" with "may be required to contribute".</p> <p>3. In the settlement statement in the text box referenced as OP1 North of the B977 amend the allocation form "Up to 8 homes" to "8 homes".</p>	<p style="text-align: center;">658</p>
<p>52: Other Settlements AHMA Central/South- Dunecht, Echt, Kirkton of Sken and Lyne of Skene</p>	<p>1. In the text box alongside OP1 in the Dunecht Settlement Statement replace the text "up to 14 homes" with "24 homes".</p>	<p style="text-align: center;">669</p>

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
<p>53: Other Settlements RHMA-Chapel of Garioch, Durno, Old Rayne, Oyne and Whiteford</p>	<p>1. In the Chapel of Garioch section of appendix 8, make the following changes.</p> <p style="padding-left: 40px;">Under "Vision" add the following new paragraph.</p> <p style="padding-left: 80px;">"Provision for pedestrian movement between the two sections of the village is unsatisfactory, particularly for children walking to school. Opportunity should be taken to improve footway provision between the two sections and at the school."</p> <p style="padding-left: 40px;">Under "Services and Infrastructure" insert at the end of the third bullet point (after "..... Community Action Plan.") the following sentence.</p> <p style="padding-left: 80px;">"One facility that is needed is improved footway provision between the two sections of the village and at the school."</p> <p>2. In the Old Rayne section of appendix 8, under "Allocated Sites" and after the entry for site OP1 insert the following.</p> <p style="padding-left: 40px;">"OP2: Barreldykes Allocation: 30 homes, business use and retail use</p> <p style="padding-left: 40px;">"Part of the site is liable to flooding. A flood risk assessment will be required and its findings must be taken into account in the design of the development. The business and retail elements of the development should be built at the same time as the residential element. If they are not, particulars of how the business and retail elements are to be promoted and when they will be built must be provided. At least one footbridge across the Bonnyton Burn and a link to the existing path network must be provided. A landscaped public open space with a footpath must be provided alongside the Bonnyton Burn. The development should include six affordable homes."</p>	<p style="text-align: center;">679</p>

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p>3. In the Old Rayne section of appendix 8, on the proposals map:</p> <p style="padding-left: 40px;">show site Ga004 as a mixed use site with the reference OP2; and</p> <p style="padding-left: 40px;">extend the settlement boundary so that it takes in the new OP2 site.</p> <p>4. In the Oyne section of appendix 8, under "Allocated Sites" after the second sentence of the OP1 text (ending "... the site design.") insert the following.</p> <p style="padding-left: 40px;">"Development proposals must incorporate retention of boundary trees. The height of houses should not exceed 1½ storeys. A link to footpath access to Berry Hill should be provided. The existing recycling facility should be retained somewhere within the site."</p>	
<p>54: Other Settlements AHMA West - Cluny and Sauchen, and Millbank</p>	<p>1. In the Cluny and Sauchen section of appendix 8, under "Services and Infrastructure" add the following new bullet point.</p> <p style="padding-left: 40px;">"Health facilities: All residential development may be required to contribute towards healthcare facilities in Kemnay."</p> <p>2. In the Cluny and Sauchen section of appendix 8, under "Allocated Sites" amend the text for OP1 Main Street as follows.</p> <p>(a) After "Allocation" delete "Up to 50 homes" and put instead "99 homes".</p> <p>(b) In the first paragraph of text, delete the last sentence ("The boundary on the site.") and put instead:</p> <p style="padding-left: 40px;">"The boundary of the allocation has been extended further to the south-east. This will</p>	692

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p>allow construction of 50 houses, as originally envisaged, and construction of an additional 49 houses.”</p> <p>(c) In the third paragraph of text, delete the last sentence (“The remaining affordable homes.”) and put instead:</p> <p style="padding-left: 40px;">“The remaining 76 houses (on the extended part of the allocation) should include a mix of house types, including nineteen affordable homes.”</p> <p>3. In the Cluny and Sauchen section of appendix 8, on the Cluny and Sauchen proposals map:</p> <p>(a) extend site OP1 to the south-east so that it includes the area identified on the plan that accompanies representation 409 (Stewart Milne Homes); and</p> <p>(b) amend the settlement boundary so that it takes in the site OP1 extension.</p> <p>4. In the Millbank section of appendix 8, under “Settlement Features” delete the text for P1 and put instead the following.</p> <p style="padding-left: 40px;">“To conserve the playing field and the bowling green as important local amenities.”</p> <p>5. In the Millbank section of appendix 8, under “Services and Infrastructure” add the following new bullet point.</p> <p style="padding-left: 40px;">“Health facilities: All residential development may be required to contribute towards healthcare facilities in Alford.”</p> <p>6. In the Millbank section of appendix 8, on the proposals map extend the protected area</p>	

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	designation so that it includes the adjoining bowling green and its associated parking area.	
55: Drumoak	<ol style="list-style-type: none"> 1. Amend the OP1 allocation from "Up to 35 homes" to "44 homes". 2. Delete the second sentence of the OP1 development brief and replace with: "The development of 33 homes and associated infrastructure has been completed. Full planning permission has been granted for a further 11 homes subject to a Section 75 Agreement". 3. Amend Appendix 5 Table 1 and Table 6 to reflect the revised allocation. 	702
56: Laurencekirk	<ol style="list-style-type: none"> 1. Replace the sixth and seventh sentences of the vision with: "However, there are significant road infrastructure issues which need to be resolved before allocated sites can be fully developed. The outcomes of the Nestrans/Transport Scotland 'Access to Laurencekirk' study (2015) will have an impact on future applications in Laurencekirk." 2. Under the 'Services and Infrastructure' subheading replace first bullet point with: "Local transportation infrastructure: Where appropriate, contributions will be sought for a section of distributor road around Laurencekirk (from the Fordoun Road to the A90) and a grade separated junction with the A90. As the need for this new junction arises only in part from planned new development, it is likely that a broader range of funding sources will be utilised beyond developer obligations." 3. Add a new section with the subheading "Oil and gas pipelines" below the 'Flood Risk' 	708

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p>section and add the following text:</p> <p>“Part of the settlement is within the Health and Safety Executive (HSE) consultation distance associated with one or more oil or gas pipelines in the vicinity. Development within this distance must accord with Policy P4 ‘Hazardous developments and contaminated land’ and the HSE ‘Planning advice for developments near hazardous installations’ (PADHI).”</p> <p>4. Add a fourth paragraph to the site OP1 development brief as follows:</p> <p>“Development on the site must accord with Policy P4 ‘Hazardous developments and contaminated land’ and the Health and Safety Executive ‘Planning advice for developments near hazardous installations’ (PADHI) owing to the presence of one or more oil or gas pipelines in the vicinity.”</p>	
57: Newtonhill	None.	717
58: Portlethen	None.	721
59: Stonehaven	<p>1. In the ‘Settlement Features’ table add a new row to identify “C2: Kirktown of Fetteresso Conservation Area”. Amend “CA” to “CA1” and make consequential changes to the Stonehaven keymap and maps 1 to 4 as required.</p> <p>2. Add a new section to the Stonehaven settlement statement with the subheading “Oil and gas pipelines”, to be inserted after the Flood Risk section:</p> <p>“Part of the settlement is within the Health and Safety Executive (HSE) consultation distance</p>	730

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p>associated with one or more oil or gas pipelines in the vicinity. Development within this distance must accord with Policy P4 'Hazardous developments and contaminated land' and the HSE 'Planning advice for developments near hazardous installations' (PADHI)."</p> <p>3. Replace the fifth sentence of the Vision with the following:</p> <p>"There is demand for a supermarket within the town and planning permission has been granted, subject to a section 75 agreement, for a 3750m² supermarket and other development at the Ury Estate adjacent to the A957 Slug Road."</p> <p>4. Delete the sixth sentence of the Vision which currently states:</p> <p>"It should be noted however, that there is a commercial centre which has been identified for small scale retail use."</p> <p>5. Add a new fourth paragraph to the OP3 development brief as follows:</p> <p>"Development on the site must accord with Policy P4 "Hazardous Developments and Contaminated Land" and the Health and Safety Executive Planning Advice for Developments near Hazardous Installations (PADHI) owing to the presence of one or more oil or gas pipeline(s) in the vicinity."</p> <p>6. Amend the OP4 title to correctly spell Kirktown of Fetteresso.</p> <p>7. Delete the CC1 allocation by removing the CC1 development brief and amending the Stonehaven Keymap, map 1 and map 3 to remove the site boundary and CC1 annotation. Amend Appendix 2 "Retail Centres" to remove reference to "Spurryhillock, Stonehaven" in the "other commercial centres and retail parks" row.</p>	

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
<p>60: Other settlements in the Portlethen - Stonehaven SGA - Banchory Devenick, Cammachmore, Chapelton, Downies and Muchalls</p>	<p>1. Insert an additional sentence to the end of first paragraph of the Chapelton OP1 development brief as follows:</p> <p>“The construction of development will be restricted until necessary upgrades and alterations to strategic and local road infrastructure has been completed.”</p>	755
<p>61: AHMA North Kincardine and Mearns - Banchory Leggart, Kirkton of Maryculter, Lairhillock, Netherley, Park, Park Quarry and Woodlands of Durris</p>	<p>1. In the Kirkton of Maryculter settlement statement add a second sentence under the ‘Natural and Historic Environment’ subheading as follows:</p> <p>“The River Dee Special Area of Conservation, which includes all tributaries leading to the River Dee, is situated in close proximity to the settlement.”</p> <p>2. In the Kirkton of Maryculter settlement statement add an additional bullet point under the ‘Services and Infrastructure’ subheading as follows:</p> <p>“All residential development may be required to contribute towards the creation of additional capacity at Peterculter Health Centre.”</p> <p>3. Add a new subheading and sentence to the Park settlement statement, to be inserted between ‘Vision’ and ‘Services and Infrastructure’ as follows:</p> <p>“Natural and Historic Environment</p> <p>The River Dee Special Area of Conservation, which includes all tributaries leading to the River</p>	764

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p>Dee, is situated in close proximity to the settlement.”</p> <p>4. Replace the Woodlands of Durriss OP1 development brief with the following text:</p> <p>“OP1: Woodlands of Durriss. Allocation: 30 homes.</p> <p>Part of this site was previously allocated as site EH1 in the 2012 LDP and is currently under construction.</p> <p>It is important that through the design pedestrian links are put in place to ensure safe routes to school. There is mature tree planting along the eastern edge of the site which should be retained where possible, and landscaping along the north and west boundaries will be required. Access should be taken from the unnamed road to the east of the development site.</p> <p>In accordance with policy H2 it is expected that at least 7 affordable homes will be provided onsite y the developer and these should be integrated into the design of the development to provide a mix of house types and sizes to meet local needs.”</p> <p>5. Amend the Woodlands of Durriss proposals map to extend site OP1 to include land immediately to the north of the site (as marked as “residential expansion” in Appendix A on page 13 of representation 275). Make a consequential amendment to the settlement boundary to incorporate this land.</p> <p>6. Make consequential amendments to Appendix 5 table 1 and table 6 to reflect the increased allocation for OP1, Woodlands of Durriss.</p>	
62: AHMA South Kincardine and Mearns -	None.	781

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
Catterline, Drumlithie and Mill of Uras		
63: RHMA North Mearns - Auchenblae, Fordoun and West Cairnbeg	<p>1. Delete the last sentence of the Fordoun vision which currently reads:</p> <p>“The hard standings at Fordoun airfield have also been exploited as business land, but this is an unsustainable location and further development here is resisted.” and replace with:</p> <p>“Some of the hard standings at Fordoun airfield are used for employment purposes, including storage. There is planning permission for further development. Any future proposals at the site will be assessed against relevant policies in this plan.”</p> <p>2. Amend the West Cairnbeg settlement boundary to include development approved under references APP/2012/3525 and APP/2012/3725.</p>	789
64: RHMA South Mearns - Edzell Woods and Marykirk	<p>1. Amend the Marykirk OP1 development brief by deleting the penultimate sentence which currently states:</p> <p>“There are good transport links.”</p>	799
65: RHMA South Mearns - Fettercairn and Luthermuir	<p>1. Amend the development brief for Fettercairn allocation OP1 by deleting “up to 30 homes” and replacing this with “40 homes”. Make consequential amendments to the figures shown in tables 1 and 6 of Appendix 5.</p> <p>2. Amend the affordable housing requirement in the last sentence of the Fettercairn allocation</p>	805

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p>OP1 development brief by replacing “7” with “10”.</p> <p>3. Amend the boundary of allocation OP1 in the Fettercairn settlement map to incorporate additional land to the north identified by bid site KM064. Amend the settlement boundary to incorporate the extension to OP1.</p>	
<p>66: RHMA Coastal - Inverbervie, Roadside of Kinneff and St Cyrus</p>	<p>1. Amend the development brief for Fettercairn allocation OP1 by deleting “up to 30 homes” and replacing this with “40 homes”. Make consequential amendments to the figures shown in tables 1 and 6 of Appendix 5.</p> <p>2. Amend the affordable housing requirement in the last sentence of the Fettercairn allocation OP1 development brief by replacing “7” with “10”.</p> <p>3. Amend the boundary of allocation OP1 in the Fettercairn settlement map to incorporate additional land to the north identified by bid site KM064. Amend the settlement boundary to incorporate the extension to OP1.</p>	<p style="text-align: center;">813</p>
<p>67: Banchory</p>	<p>1. In the ‘Natural and Historic Environment’ section of the settlement statement, replace the second sentence with the following:</p> <p>“The Inchmarlo Gardens and Designed Landscape is found on the western edge of the settlement while the boundary of the Crathes Castle Gardens and Designed Landscape is to the east of the settlement.”</p>	<p style="text-align: center;">822</p>

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p>2. In the 'Services and Infrastructure' section replace the second and third bullet points with the following:</p> <ul style="list-style-type: none"> • "Primary education: All residential development in the Hill of Banchory catchment areas must contribute to the provision of additional capacity at Hill of Banchory School. There is expected to be sufficient capacity at Banchory Primary School during the LDP period. • Secondary education: All residential development must contribute to the provision of additional capacity for secondary education." <p>3. In the 'Services and Infrastructure' section delete sixth bullet point referring to waste and recycling.</p> <p>4. Delete the sixth sentence of the OP1 development brief which states:</p> <p>"The relocation of the rugby pitches will be required as part of the development proposal, however this use could be integrated with the football pitch in order to provide a multi-sport facility."</p> <p>5. Insert a new sixth sentence to the OP1 development brief as follows:</p> <p>"The rugby pitches must be retained. Additionally, a new football pitch is required within the site unless its provision can be secured at an alternative location of at least equal suitability."</p> <p>6. Insert the following text between the third and fourth paragraphs of the OP1 development brief:</p> <p>"Woodland loss (ancient woodland) should be minimised. A species survey and mitigation plan</p>	

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p>should accompany the planning application. In accordance with the Scottish Government Control of Woodland Removal Policy, compensatory tree planting will be required.”</p> <p>7. Replace the second sentence of the OP1 development brief with the following text:</p> <p>“A masterplan for these sites was approved by the Marr Area Committee on 10 March 2015. Future development proposals should have regard to the principles set out in that document.”</p> <p>8. Rename the OP2 and OP3 allocations to “Lochside of Leys”.</p>	
<p>68: AHMA Other Marr – Inchmarlo and Other Marr</p>	<p>1. Under the ‘Natural and Historic Environment’ subheading in the Inchmarlo settlement statement, delete the second sentence and replace with the following:</p> <p>“The River Dee Special Area of Conservation (SAC), which includes all tributaries leading to the River Dee, is situated in close proximity to the settlement.”</p> <p>2. Replace the third sentence of the Inchmarlo site OP1 development brief with the following text:</p> <p>“A masterplan for the site was approved by the Marr Area Committee in March 2015 and future development proposals are expected to reflect this. A method statement is required to take account of the potential impacts to the qualifying interests of the River Dee Special Area of Conservation.”</p> <p>3. Insert the following text in front of the penultimate sentence of the Inchmarlo site OP1 development brief:</p>	<p style="text-align: center;">844</p>

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p>“Development must not have an adverse effect upon the use and amenity of the adjacent golf courses.”</p>	
<p>69: RHMA North Marr – Forgue, Huntly, Rhynie and Ruthven</p>	<ol style="list-style-type: none"> 1. In the Forgue site OP1 development brief delete the sixth sentence which currently reads “Trees to the north of the site should be retained to provide screening between the development and the primary school.” 2. Modify the boundary of Forgue site OP2 to remove the primary school playground from the allocation. 3. Amend the Huntly site OP3 development brief by inserting the following text between the first and second paragraphs: <p>“Development should seek to retain trees wherever possible on the southern part of the site known as Crows Wood. Felling of trees will only be permitted where this is shown to be necessary to provide adequate access and infrastructure necessary for development on this site and / or sites OP1 and OP2.</p> <p>A drainage impact assessment is required. Development of the site is likely to require to pump across the river as there are no sewers along the east of the River Bogie.”</p> 4. Under the “Settlement Features” subheading of the Rhynie settlement statement, delete the “reserved land” and “R1” references, and under “protected land” insert “P4 – Protected to conserve the playing field.” Make consequential amendments to the settlement map. 5. Add the following sentence to the end of the first paragraph of the Ruthven site OP1 development brief: 	<p style="text-align: center;">854</p>

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p>“Road improvements will be required to increase visibility from School Road.”</p>	
<p>70: RHMA Mid Marr – Alford, Glenkindie and Lumsden</p>	<ol style="list-style-type: none"> 1. In the Forgue site OP1 development brief delete the sixth sentence which currently reads “Trees to the north of the site should be retained to provide screening between the development and the primary school.” 2. Modify the boundary of Forgue site OP2 to remove the primary school playground from the allocation. 3. Amend the Huntly site OP3 development brief by inserting the following text between the first and second paragraphs: “Development should seek to retain trees wherever possible on the southern part of the site known as Crows Wood. Felling of trees will only be permitted where this is shown to be necessary to provide adequate access and infrastructure necessary for development on this site and / or sites OP1 and OP2. A drainage impact assessment is required. Development of the site is likely to require to pump across the river as there are no sewers along the east of the River Bogie.” 4. Under the “Settlement Features” subheading of the Rhynie settlement statement, delete the “reserved land” and “R1” references, and under “protected land” insert “P4 – Protected to conserve the playing field.” Make consequential amendments to the settlement map. 5. Add the following sentence to the end of the first paragraph of the Ruthven site OP1 development brief: “Road improvements will be required to increase visibility from School Road.” 	<p style="text-align: center;">867</p>

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
<p>71: RHMA South Marr (North Deeside) – Logie Coldstone and Tarland</p>	<ol style="list-style-type: none"> 1. After the Logie Coldstone vision statement, Insert the subheading “Natural and Historic Environment” and the following text: “The River Dee Special Area of Conservation (SAC), which includes all tributaries leading to the River Dee, is situated in close proximity to the village.” 2. Add the following text to the Logie Coldstone site OP1 development brief, to immediately follow “A drainage impact assessment will be required.”: “A construction method statement will be required to take account of the potential impacts of the qualifying interests of the River Dee Special Area of Conservation (SAC).” 3. In the Tarland settlement statement add the following sentence under the “Natural and Historic Environment” subheading before the existing text: “The River Dee Special Area of Conservation (SAC), which includes all tributaries leading to the River Dee, is situated in close proximity to the village.” 4. In the Tarland settlement statement, at the beginning of the second bullet point under the “Flood Risk” subheading, replace “Park” with “Part”. 5. In the Tarland settlement statement add an additional bullet point under the “Services and Infrastructure” subheading as follows: “Health facilities: All residential development may be required to contribute to an extension to Aboyne Health Centre.” 	<p style="text-align: center;">879</p>

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p>6. Insert the following additional paragraph after the second paragraph of the Tarland OP1 development brief:</p> <p>“A flood risk assessment is required. A construction method statement will be required to take account of the potential impacts of the qualifying interests of the River Dee Special Area of Conservation (SAC).”</p> <p>7. In the Tarland OP1 development brief, correct the typo in the second paragraph to read “visibility”.</p> <p>8. Delete the third sentence of the Tarland site OP2 development brief which reads “A Transport Assessment may be required.”</p> <p>9. Amend the Tarland OP3 allocation by replacing “up to 24 homes” with “36 homes”. Make consequential amendments to table 1 and table 7 of Appendix 5.</p> <p>10. Replace the Tarland OP3 development brief with the following text:</p> <p>“The site was previously allocated as site EH1 in the 2012 LDP. Full planning permission for 36 dwellings has been approved. The full extent of the adjacent P3 protected land designation contributes towards meeting the open space provision requirements of development of this site. In accordance with policy H2, 25% of the homes should be affordable. These should be integrated into the design of the development which should include a range of detached and semi-detached houses.”</p>	
72: RHMA South Marr (Central Deeside) – Kincardine O’Neil,	1. In the Kincardine O’Neil settlement statement add the following sentence under the “Natural and Historic Environment” subheading before the existing text:	890

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
Lumphanan and Torphins	<p>“The River Dee Special Area of Conservation (SAC), which includes all tributaries leading to the River Dee, is situated in close proximity to the settlement.”</p> <p>2. In the Lumphanan settlement statement add an additional bullet point under the “Services and Infrastructure” subheading to read:</p> <p>“Health facilities: All residential development may be required to contribute toward the extension of Torphins Health and Resource Centre.”</p> <p>3. In the Lumphanan settlement statement add a “Natural and Historic Environment” subheading immediately after the vision statement, together with the following text:</p> <p>“The River Dee Special Area of Conservation (SAC), which includes all tributaries leading to the River Dee, is situated in close proximity to the settlement.”</p> <p>4. Insert the following text to the Torphins site OP1 development brief between the first and second paragraphs:</p> <p>“A construction method statement will be required to take account of the potential impacts of the qualifying interests of the River Dee Special Area of Conservation (SAC).”</p>	
73: RHMA South Marr (South Deeside) – Aboyne, Finzean and Strachan	<p>1. In the Aboyne settlement statement, under the “Natural and Historic Environment” subheading delete “The River Dee is also a Special Area of Conservation” and replace with:</p> <p>“The River Dee and its tributaries, including the Tarland Burn, is a Special Area of Conservation.</p> <p>2. Under the “Services and Infrastructure” subheading of the Aboyne settlement statement,</p>	901

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p>amend the third bullet point as follows:</p> <p>“Secondary education: All residential development must contribute towards providing additional capacity at Aboyne Academy.”</p> <p>3. After the third paragraph of the Aboyne site OP1 development brief insert the following text:</p> <p>“The main vehicular access should be via Tarland Road. The development should also seek to provide access for vehicles directly from the A93.”</p> <p>4. Add the following text after the final paragraph of the Aboyne site OP1 development brief:</p> <p>“The maintenance and enhancement of wildlife corridors should be integral to the site’s development, and established woodland to the south and west of the site should be retained. The ‘Deeside Way’ core path runs along the southern boundary. The amenity value of this route should be safeguarded and direct links to the core path are required.”</p> <p>5. In the Finzean settlement statement, under the “Natural and Historic Environment” subheading (as amended) insert the following text before the first sentence:</p> <p>“The River Dee Special Area of Conservation, which includes all tributaries leading to the River Dee, is situated in close proximity to the settlement.”</p> <p>6. In the Strachan settlement statement add a new “Natural and Historic Environment” subheading after the vision, accompanied by the following text:</p> <p>“The River Dee Special Area of Conservation, which includes all tributaries leading to the River Dee, is situated in close proximity to the settlement.”</p>	

**Proposed Aberdeenshire Local Development Plan Examination
Report Aberdeenshire Council – 19 December 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO
	<p>7. After the fifth sentence of the Strachan site OP1 development brief insert the following text:</p> <p>“A construction method statement will be required to take account of the potential impacts of the qualifying interests of the River Dee Special Area of Conservation.”</p> <p>8. After the fourth sentence of the Strachan site OP1 development brief insert the following text:</p> <p>“A pedestrian access will be required between the site and Bowbutts Brae to the west of the site.”</p>	