

# PROPOSED ABERDEENSHIRE LOCAL DEVELOPMENT PLAN 2020 RESPONSE FORM

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Please email comments to [ldp@aberdeenshire.gov.uk](mailto:ldp@aberdeenshire.gov.uk) or send this form to reach us by 31 July 2020\*.

We recommend that you keep a copy of your representation for your own records.

*\*UPDATE 16 June 2020: Consultation period was extended from 17 July 2020 for a further two-week period.*



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Aberdeenshire Local Development Plan  
Woodhill House, Westburn Road, Aberdeen, AB16 5GB

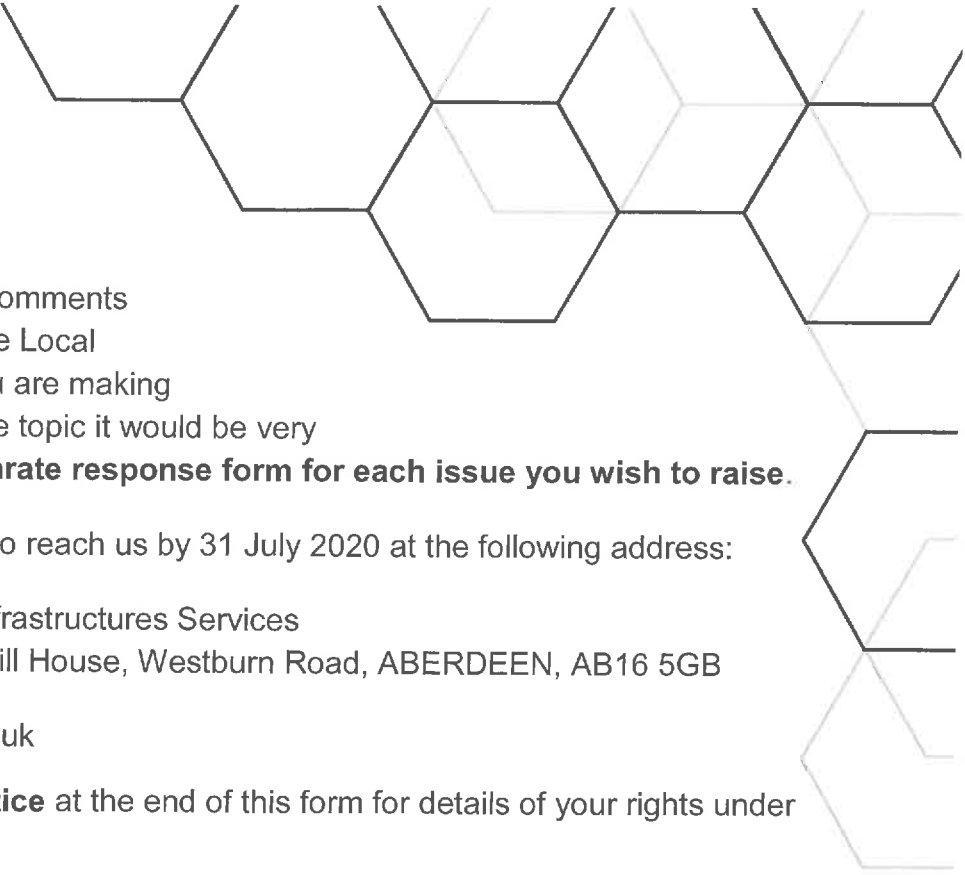
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Please email or send the form to reach us by 31 July 2020 at the following address:

Post: Planning Policy Team, Infrastructures Services  
Aberdeenshire Council, Woodhill House, Westburn Road, ABERDEEN, AB16 5GB

Email: [ldp@aberdeenshire.gov.uk](mailto:ldp@aberdeenshire.gov.uk)

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## YOUR DETAILS

Title:	Mrs
First Name:	Lesley
Surname:	Tierney
Date:	29.07.2020
Postal Address:	Lippe Architects + Planners, [REDACTED]
Postcode:	[REDACTED]
Telephone Number:	[REDACTED]
Email:	[REDACTED]

Are you happy to receive future correspondence only by email? Yes  No

Are you responding on behalf of another person? Yes  No

If yes who are you representing?

Kirkwood Homes

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# YOUR COMMENTS

Please provide us with your comments below. We will summarise comments and in our analysis will consider every point that is made. Once we have done this we will write back to you with Aberdeenshire Council's views on the submissions made. We will publish your name as the author of the comment, but will not make your address public.

**Modification that you wish to see** (please make specific reference to the section of the Proposed Plan you wish to see modified if possible, for example Section 9, paragraph E1.1): Appendix 7c - Formartine

Inclusion of bid site FR062 at Newbarns for residential development.

**Reason for change:**

There are inconsistencies in accepting bid site FR061 but not FR062. The positive aspects of the site are not acknowledged in dismissing FR062. The allocation of site FR062 allows for better co-ordination and flexibility in delivering development.

We have engaged with Meldrum, Daviot and Bourtie Community Council for a number of years and they have extensively supported the inclusion of the larger site to help deliver development in Oldmeldrum and provide an extension to the Pleasure Park to be provided.

Please see attached paper apart which details the full representation proposing the modification to include FR062.

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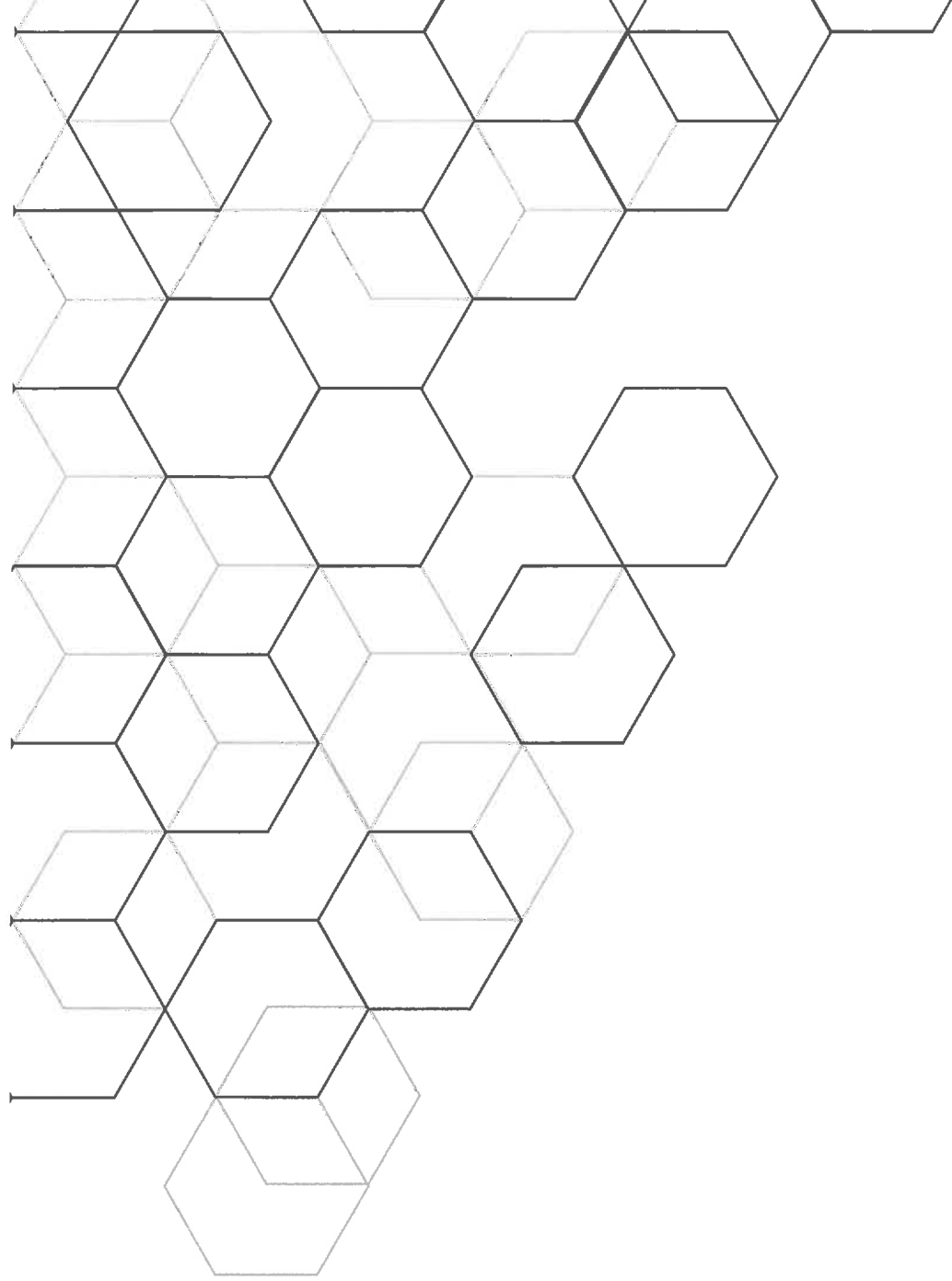
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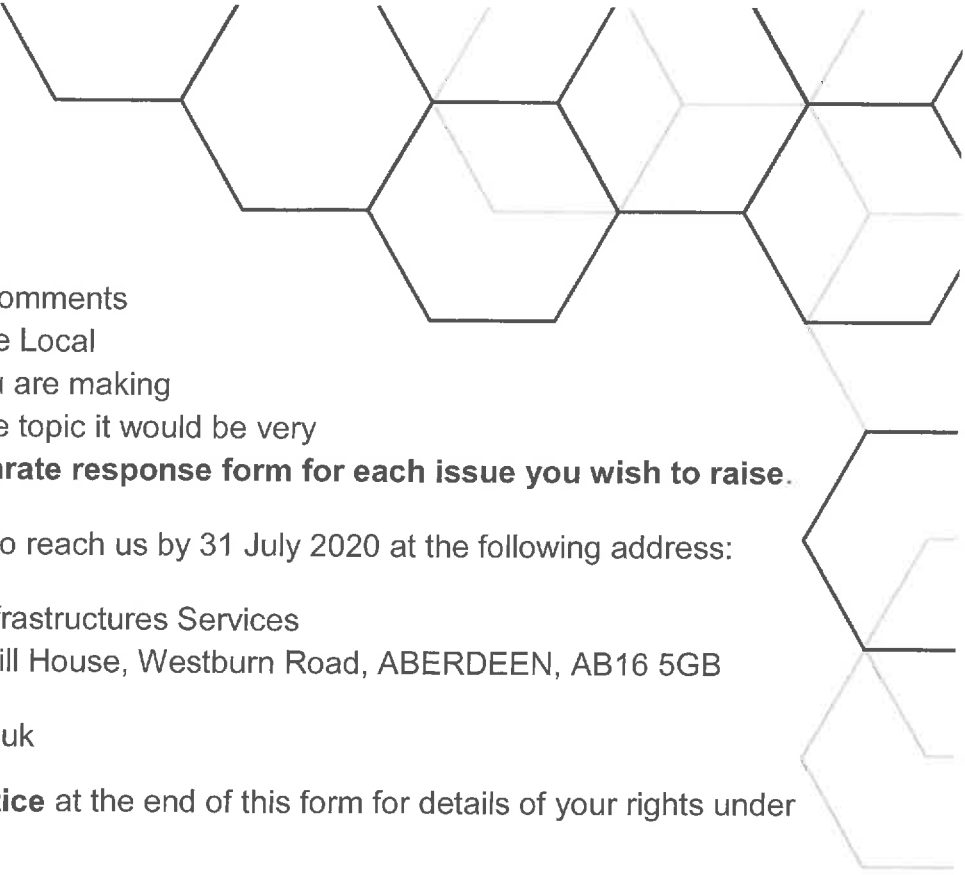
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Title:	Mrs
First Name:	Lesley
Surname:	Tierney
Date:	29.07.2020
Postal Address:	Lippe Architects + Planners, [REDACTED]
Postcode:	[REDACTED]
Telephone Number:	[REDACTED]
Email:	[REDACTED]

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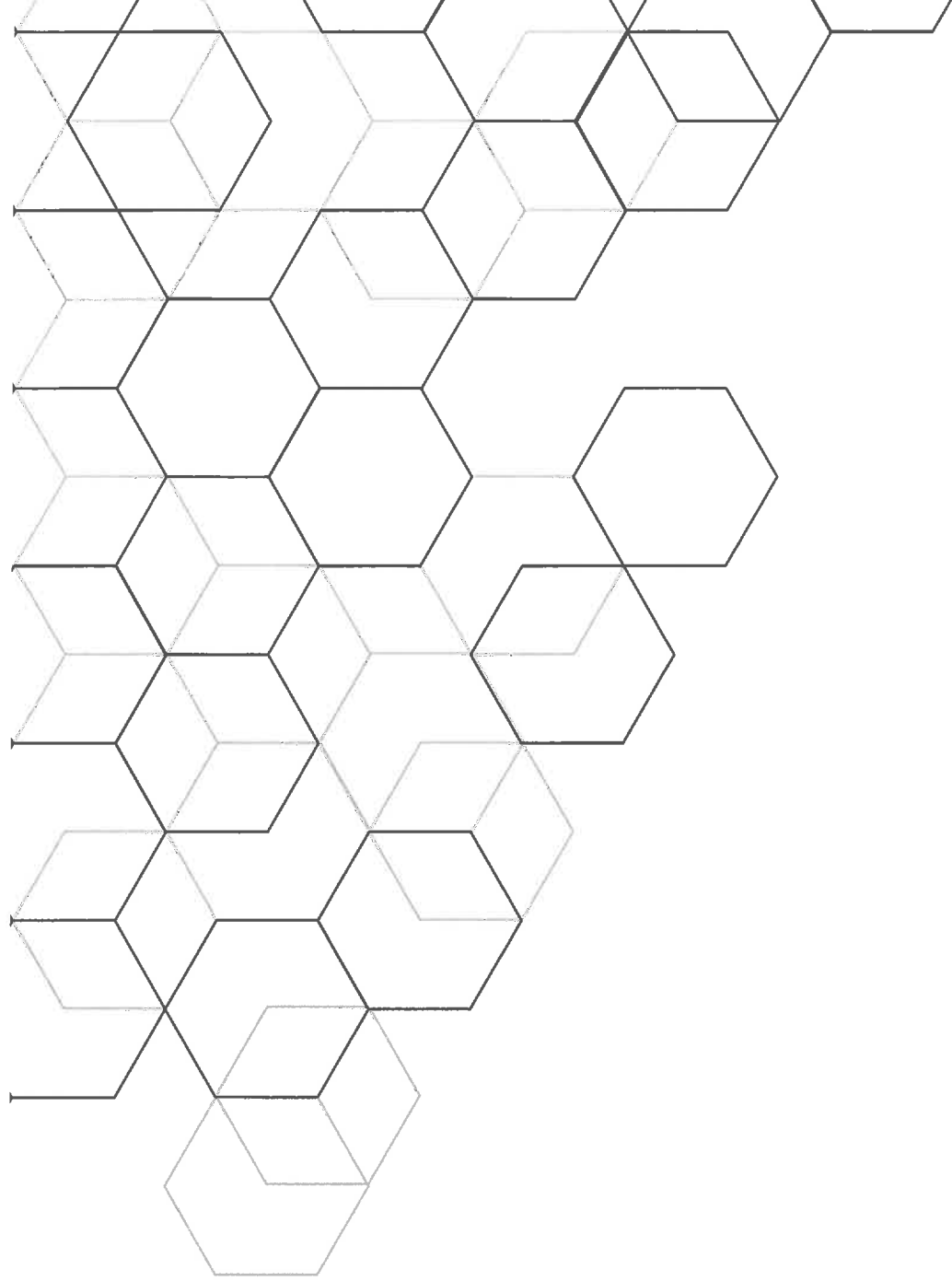
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The indicative capacity of the site is for 146 units including 37 units for affordable housing.

In terms of design, two points of access are shown with a central area of overlooked open space. A SUDS area has been designed. The site is not visible in the wider landscape. Local vernacular will be considered given proximity of nearby listed St Andrews Church and rural setting.

The open space links to existing pleasure park to augment that facility. This is an opportunity to open links to the north of the village where other allocations are located.

The existing water course will be retained to create a feature within the site and improve biodiversity. Development timescales would tie in with the planned upgrade of Oldmeldrum Waste Water Treatment Plant by 2022.

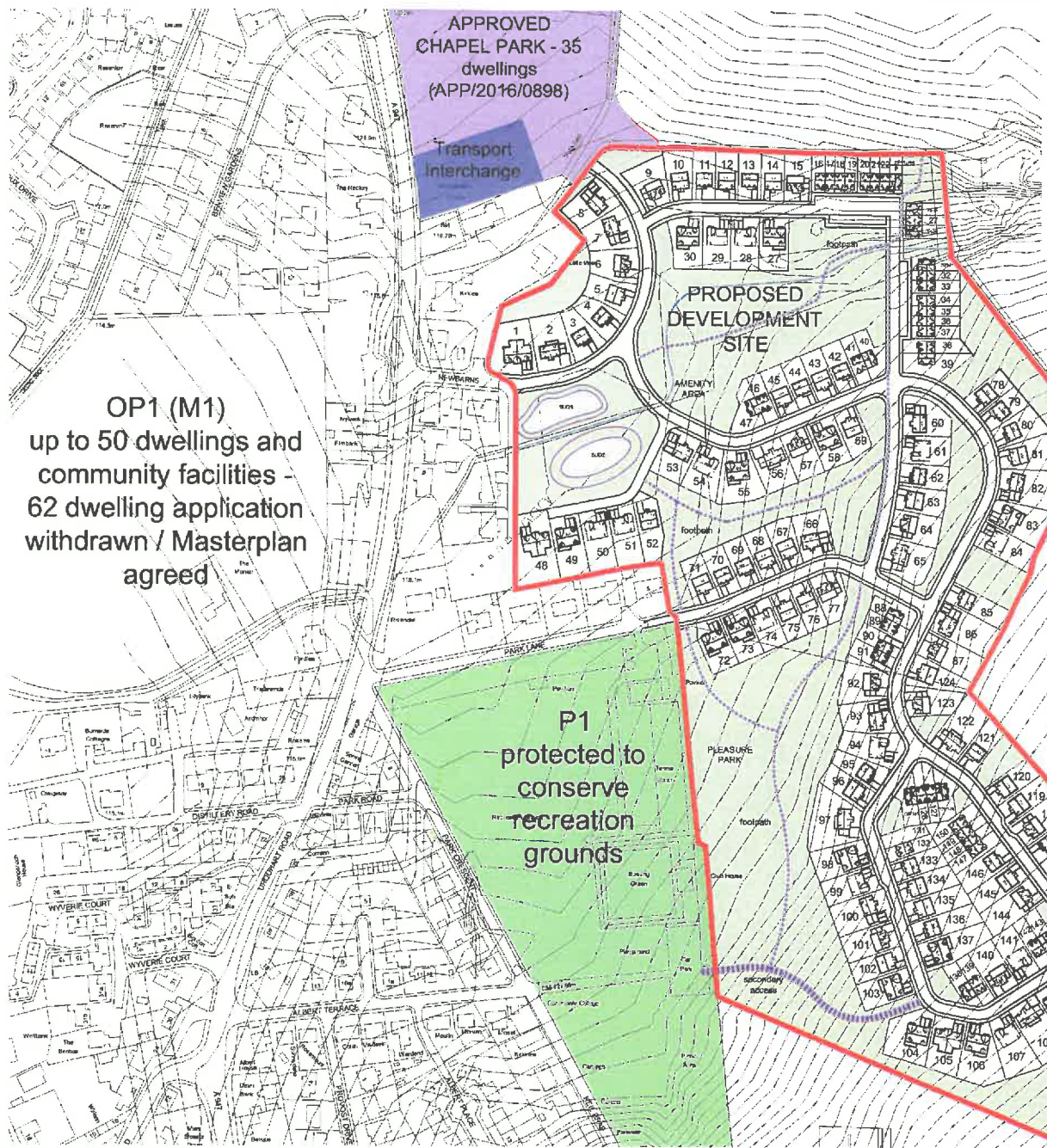
In terms of transportation an eastern bypass is still not a strategic requirement. If one were required it would be located further to the east. Existing points of access can serve the development subject to an agreed strategy for access from Newbarns and Park Lane/Park Road/Park Crescent. Linkages to the town centre are essential in delivering safe routes to school. There is an existing pedestrian crossing on the A947. New crossing/s and pavements can be provided. Connectivity can be provided for pedestrians to the adjacent site at Chapelpark and the Council's Transport Interchange.

A previous in principle assessment was provided by the Developer Obligations Team in May 2015. Pupils from this development are zoned to Meldrum Primary School. The school is now operating in excess of its capacity, however, from 2021 onwards the roll will again fall. Discussions can be held with Education to determine if contributions are required. Pupils are also zoned to Meldrum Academy, which will be operating marginally over capacity by 1% in 2022. Again, discussions with Education can determine if contributions are required.

In terms of delivery, this site has been the subject of previous LDP bids. There has been a material change in circumstances in Oldmeldrum – development needs to happen to support the growth and prosperity of the settlement. Newbarns is a realistic and deliverable allocation for Oldmeldrum. The site has been promoted in the community for a number of years with positive feedback. The first public consultation in May 2015 was well received. Importantly the Community Council met with the development team in April 2015, November 2016 and as recently as January 2018. The general consensus is that Newbarns is a sensible and desirable location for development. There have been difficulties in delivery of the allocated housing land in Oldmeldrum since 2012 perhaps a result of the general economic climate and more recently due to waste water constraints. Delivery of additional

housing in Oldmeldrum is recognised by Meldrum, Daviot and Bourtie Community Council as a priority to help support the town, attract new development, help aid the traffic in general, help promote sewerage capacity, school capacity and health care capacity.

This is a modest and sensible addition for Oldmeldrum which remains an important service centre in a central location in Aberdeenshire. It can benefit from improvements to the A947 and potential upgrade of the A96 in the direction of Oldmeldrum. At a modest and sensible size the development is deliverable in the first stage of the plan 2021 – 2026.



APPROVED  
CHAPEL PARK - 35 dwellings (APP/2016/0898)

Transport Interchange

PROPOSED DEVELOPMENT SITE

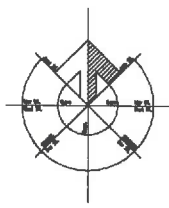
P1 protected to conserve recreation grounds

RESIDENTIAL MIX - FULL SITE

Unit Reference	Unit Name	Unit Type	Accommodation		No. of storeys	Number	Mix (%)
			Bedrooms	Parking Spaces			
41	St 117F	Ground Floor Unit	1	1.5	1.5	4	2
52	St 117F	1st Floor Unit	1	1.5	1.5	4	2
90	Unit 100	Stair and lift pod house	1	2	1.25	12	6
89	Unit 100	Attached house	2	4	1.5	12	8.8
91	Unit 100	Stair and lift pod house	1	2	1.25	12	4.7
100	Unit 100	Stair and lift pod house	1	2	1.25	12	4.7
101	Unit 100	Stair and lift pod house	1	2	1.25	12	4.7
110	Unit 100	Stair and lift pod house	1	2	1.25	12	4.7
111	Unit 100	Stair and lift pod house	1	2	1.25	12	4.7
112	Unit 100	Stair and lift pod house	1	2	1.25	12	4.7
113	Unit 100	Stair and lift pod house	1	2	1.25	12	4.7
114	Unit 100	Stair and lift pod house	1	2	1.25	12	4.7
115	Unit 100	Stair and lift pod house	1	2	1.25	12	4.7
116	Unit 100	Stair and lift pod house	1	2	1.25	12	4.7
117	Unit 100	Stair and lift pod house	1	2	1.25	12	4.7
118	Unit 100	Stair and lift pod house	1	2	1.25	12	4.7
221	Mixville	Detached house	4	3	1.5	2	2.2
<b>Total</b>						<b>160</b>	<b>100%</b>

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REVISIONS



PROJECT DETAILS

Proposed Development at  
Newbarns, Oldmeldrum  
AB51 0JW

for Kirkwood Homes

LDP - SITE PLAN

Scale: 1:2500 @ A3  
Date: FEB 2018  
Drawn: DD

CHECK INITIALS DATE  
planning:  
warrant:  
tender:



PROPOSED SITE PLAN  
Scale 1:2500 at A3

GRID REF: NJ 81443 27718

SITE AREA: 12.68 Hectares

Ref3512/LP02A





3512

### **MIR Response - Site FR062, Newbarns, Oldmeldrum**

Two bids were submitted for residential development on ground at Newbarns, Oldmeldrum. The first bid, site FR061, has been accepted by officers and is recommended for inclusion in the Main Issues Report and the Proposed Aberdeenshire Local Development Plan 2021. Bid site FR062 includes the land which has been accepted in bid site GR061 along with an additional area of land which has not been preferred by officers. This representation requires to be read in the context of the related development bids for the land at the pre-MIR stage.

Bid site FR061 is for 88 houses. In accepting this smaller site officers have recommended the capacity of this site is increased to 146 houses. While bid site FR062 for the larger site including bid site FR061 requested an allocation for 146 houses, it is evident through discussions with the community and the design process which has evolved over a number of years for Newbarns that a larger site of no more than 200 units overall delivers a more acceptable layout and other benefits. The provision of roads, surface water drainage areas and open space all impact on the developable site area. What can be seen in the updated masterplan submitted with this representation is that bid site FR062 delivers a far more sustainable layout which can deliver a large area of land to the community to extend the existing recreation ground.

In terms of the written assessment of bid sites FR061 and FR062 in the Main Issues Report, there are inconsistencies and anomalies in accepting FR061 but rejecting FR062. In recommending bid site FR061 officers note that the Newbarns area is the only non-allocated site in the village that could be considered for development and that other sites around Oldmeldrum may be precluded from long term development. These positive aspects are not acknowledged in bid site FR062.

In dismissing bid site FR062 it is noted that it is almost entirely on prime agricultural land and there is no convincing reason why this site should be allocated. However, this has not been mentioned as an issue in the assessment for bid site FR061. Other disadvantages listed in rejecting bid site FR062 are the need for school children to cross the A947 and the impact that development may have on the opportunities for an eastern by-pass. It is further noted

that this may have already been prejudiced by the approval of housing at Chapelpark, but development of the Newbarns site will force any by-pass significantly further east and potentially prejudice connection to the A947 and B9170 roundabout due to conflicts with ancient woodlands. These matters are not included in the assessment of bid site FR061. Bid site FR061 has been recommended for inclusion notwithstanding the need for residents to cross the A947.

Discussions with Aberdeenshire Council Roads and Transportation officers have confirmed that there is no identified need at this time for an eastern by-pass. This point has also been further discussed with representatives from the Community Council who would like to see a southern link road and consider there is no requirement for an eastern bypass. Officers are also seeking contributions for an additional pedestrian crossing on the A947 as part of the adjacent Chapelpark development and the Council's own Transport Interchange Project. Contributions could equally be made for the Newbarns site.

There has been a suggestion that there should be a vehicular link between the Chapelpark site and the Newbarns site. While located in close proximity to each other, they are able to provide their own separate vehicular accesses. The FR062 site at Newbarns shows two points of vehicular access at Newbarns and Park Lane which are both already designed to the standard required to be extended into a further development area. Indeed the approval of the existing houses on Park Lane required the road to be upgraded as Council officers were keen to ensure that it would allow a bigger development to be accommodated in the future. The Chapelpark site only requires one vehicular access which has already been approved in principle. Transportation and Roads officer are happy with this arrangement. The two sites can, however, be connected via a pedestrian link, subject to appropriate landowner agreements being in place.

The MIR notes that Oldmeldrum, Bourtie and Daviot Community Council is supportive of the larger FR062 site. Continued discussions and engagement with the community and Community Council have taken place over the last four years to promote development at Newbarns including two formal public consultation events. The latest presentation to the Community Council took place on 26<sup>th</sup> February 2019 and they remain supportive of the larger FR062 site. The Community Council is keen to secure an extension to the existing recreation

ground and this remains one of their main aims. The larger FR062 site shows a large area of ground to provide this extension. The latest discussion sought to provide clarification and commitment on behalf of both the current landowner but also Kirkwood Homes as the developer.

In the first instance, the Council would be approached to adopt this as a formal recreation area as an extension to the existing recreation ground which the Council maintains. The Community Council is also investigating whether a separate Trust could be created to be responsible for the future maintenance of this area. It is understood that a factored, private arrangement would not be appropriate in this instance.

The masterplan clearly shows this large area of ground measuring 1.67 hectares which would be offered early to the community. This can only be done if the larger site FR062 is allocated. The Community Council has worked hard to engage with the Oldmeldrum Community as part of its “future growth” consultations and Local Development Plan engagement. To only allow the smaller FR061 site would not allow the extended recreation ground to be delivered for at least a minimum of another 10 years and there is a risk that the opportunity to extend the recreation ground could be lost.

The extended recreation ground is obviously part of the open space requirement for the development but the additional inclusion of the Den of Gownor to the north-east, which is already a popular area for walking, as a more formal and accessible area of open space, would also provide another recreational area of benefit to the Community. The landowner would retain ownership of this area, however, improvements would be made to the general appearance and condition of the footpaths and trees along with some new facilities such as benches, ‘trim trail’ or similar. The Den of Gownor does not form part of the Core Path network but there would be an opportunity to formalise this and for it to become part of the network in the future.

Looking at the density of housing on the larger FR062 site, although the original bid was for 146 homes, the densification of sites being proposed by Officers would allow a higher number of units to be developed. The masterplan does not indicate a maximum figure but if an extrapolation of where other sites have been densified is done on the FR062 site, it would

suggest more than 200 units. However, this representation seeks around a maximum of 200 units bearing in mind the infrastructure and open space being delivered.

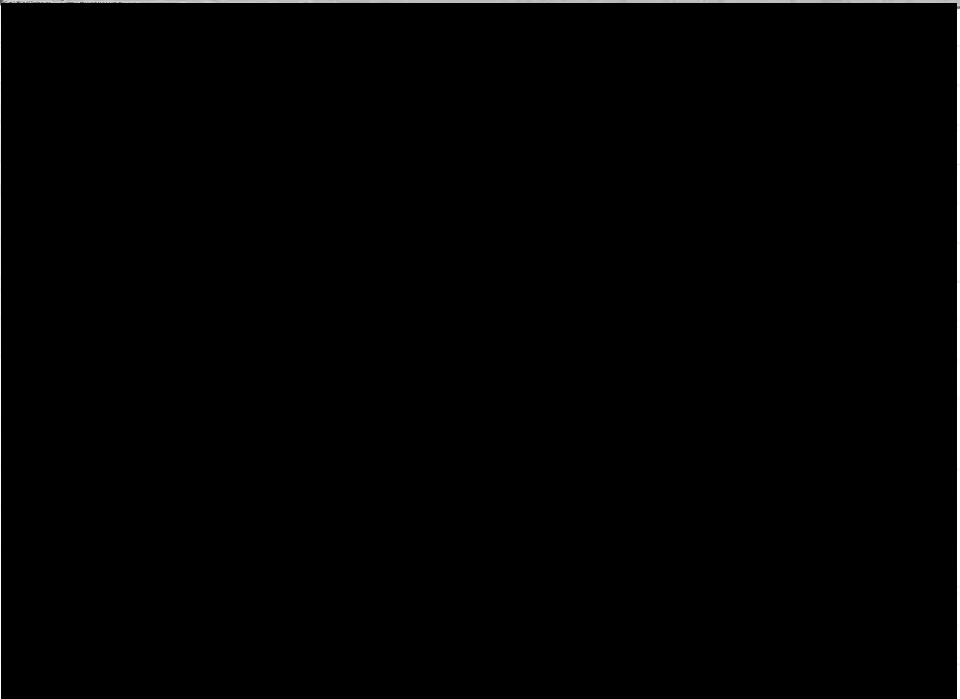
Discussions are also continuing with the Developer Obligations team and will look to address any education constraints. The protection of ancient woodland adjoining the north east corner of the site would be protected and a flood risk assessment and habitat survey would be carried out to submit with any formal planning application.

As noted by officers this is a location in Oldmeldrum which is not constrained, where development can be delivered and which is accepted as an acceptable location for development. It would therefore be sensible to allocate the larger FR062 site which, while only delivering approximately 50 additional housing units over and above the FR061 site, can deliver much more to the community. The larger site would not densify the site to an unacceptable or undeliverable degree. Although the LDP will be a ten year plan, there is a need to maintain an effective five year housing land supply. Notwithstanding the existing allocations, the site at Newbarns would be able to deliver a steady rate of development over the Plan period. Given the required focus on deliverability in the next plan it appears short sighted to not allocate a slightly larger site at Newbarns which is constraint free and the general location of which has been accepted in principle in bid FR061.

When the LDP team first started this process they said that they were looking for sites which are deliverable. The existing allocations in Oldmeldrum from the 2012 Plan onwards have not been able to deliver as expected. This is a sensible choice for new development in Oldmeldrum and the landowner and developer at Newbarns have shown their commitment to delivery including extensive consultation with the community who are supportive of the larger development FR062 site.

## Issue 80 Oldmeldrum

### 1. List of Respondents

MIR Ref	Respondents
54	
245	
246	
247	
506	
712	
800	
804	
805	
820	
841	
846	
860	
876	
894	
963	
1009	

### 2. Issues

#### General Issues

Care should be taken throughout to protect wildlife, and there are traffic impacts on the A947, including pedestrian interactions (894). Improvements are needed to education and healthcare through Developer Contributions (54, 846).

One respondent disputes the need to provide further housing (860) and further retail development (894) in the settlement. Bungalows and affordable housing are required (846).

SEPA consider that significant waste water capacity issues, may limit delivery and any future development is considered premature (805).

#### Existing Site – OP2

Objection was made to the continued allocation of this site as it is not deliverable and is detached from the settlement. The site should remain as open space/strategic landscaping (246, 247).

**Bid FR012**

Respondent expressed support for the Officers' recommendation ("not preferred") for bid FR012 (804, 846).

**Bid FR061**

Concerns are raised over the increased density of the site (963), lack of public transport (894), traffic/road safety/parking impacts including on A947 (712, 860, 894), and wildlife impacts (860, 894). There are also perceived to be education constraints (860). The site extends outwith the boundaries of the existing settlement (894, 860) and existing sites to be built out first (860). Development of this site would erode the sense of place in the area (860). Woodland should be protected and tree planting enhanced (876).

Development should be allocated alongside FR062 for added co-ordination (804, 846). SNH require a site brief to ensure biodiversity measures are identified, including protecting the adjacent woodland (506).

**Bid FR062**

Concerns were raised over the increased density of the site (963), lack of public transport (894), traffic/road safety/parking impacts including on A947 (712, 860, 894), and wildlife impacts (860, 894). There were also perceived to be education constraints (860). The site extends outwith the boundaries of the existing settlement (894, 860) and existing sites to be built out first (860). Development of this site would erode the sense of place in the area (860). There is a conflict with ancient woodland (876).

The site should be allocated alongside FR061 to ensure a co-ordinated approach (245, 846) and support is given for 200 houses on the site as this delivers housing, community benefits and is constraint free (245). It offers the same advantages as bid FR061. There is no need for an eastern bypass, as confirmed by the Council. It offers an extension to the amenity ground which has community support. Education constraints can be addressed through the planning application and developer contributions (245).

**Bid FR068**

Development would support the settlement (894). It should be for housing only, employment would be incongruous (846).

Historic Environment Scotland (HES) raised concern that there would be an impact upon the Barra Battlefield. Landscape impacts should be considered alongside cumulative and archaeological information (1009). SNH believed that biodiversity measures and enhanced green infrastructure would be required (506). There were conflicting views presented on the density of the site, with one respondent voicing concerns over the increased density (963), while another supports an increase (246).

**Bid FR069**

This allocation supports the settlement (894) and helps meet housing need (800). An increased allocation is welcomed (800). The provision of a transport interchange is supported (800), and should be secured early (804, 846). The waste water constraint can be resolved by 2021 (800). SNH believed that biodiversity measures and enhanced green infrastructure will be required (506).

**Bid FR073**

Support was expressed for the Officers' recommendation not to include this site (804, 846).

**Bid FR083**

Two respondents supported the allocation of this site (247, 804) and two respondents consider it should be released for immediate development as deliverable and accessible (247, 846). It fits well with the overall pattern of development (247).

HES are concerned that there would be an impact upon the Barra Battlefield (54, 1009). Landscape impacts should be considered alongside cumulative and archaeological information (1009). SNH note that it relates poorly to the settlement and that careful siting and design would be required for expansion of the settlement here. A Development Brief will be required to provide meaningful open space in this part of the settlement (506).

**Bid FR088**

This site should be allocated for 10 houses or as stated, bungalows. It is sustainable, deliverable and has previously been supported (804, 846, 963).

**Bid FR110**

Support was expressed for the allocation of bid FR110. It was considered that the site should be brought forward as all neighbouring land is already developed and so it would relate well to the settlement (804, 846).

HES raised concern that there would be an impact upon the Barra Battlefield. Landscape impacts should be considered alongside cumulative and archaeological information (1009).

**Bid FR111**

Support was expressed for the allocation of bid FR111 in order to provide a bypass (804, 846). SNH note that it provides the opportunity to create a welcoming entrance to the settlement (506).

HES were concerned that there would be an impact upon the Barra Battlefield and other adverse archaeological impacts. Landscape impacts should be considered alongside cumulative and archaeological impacts (1009). SNH advised against development on the lower slopes of the Hill of Barra and required green infrastructure along the burn, biodiversity measures, and active travel routes from the site (506).

**Bid FR119**

It was believed that development would support the settlement (894). The Proposed Local Development Plan is not clear on the status of community facilities and this needs clarified (841).

There were concerns over drainage and potential flooding, access and safety on this site (54). Further concerns over the proposed density and overdevelopment of the site are voiced (804, 841, 846) and concerns raised over education provision (54, 804, 846). The site should include a school (804, 846) and community facilities should remain allocated (841). SNH believed that the site should include greenspace and avoid overdevelopment (506).

The requirement for two access points should be removed (841).

**Bid FR135**

Support was expressed for the Officers' recommendation not to include bid FR135 (804, 846). However, it represents a natural extension to the settlement and can create a desirable place. It would represent wider expansion alongside neighbouring bid sites. Prime agricultural land is not a reason to prohibit development (820).

**Bid FR136**

Support was expressed for the Officers' recommendation not to include bid FR136 (804, 846).

### **3. Actions**

**General issues**

General points made about the protection of wildlife and traffic impacts are standard issues resolved through the Development Management process. Education contributions are very difficult to articulate at the moment with the rate of development dictating the scale of education requirement that should be provided. NHS Grampian have advised us of immediate needs for healthcare across Aberdeenshire, but this does not include additional provision at Oldmeldrum at this time. Provision of bungalows would be market led and not something that we can specifically request on individual sites within the Plan. However policies within the Draft Proposed Local Development Plan request that developers deliver a good balance of house types.

In accordance with the Aberdeen City and Shire Strategic Development Plan sufficient additional housing land allocations are identified in the Aberdeen Housing Market Area. It is considered that Oldmeldrum has an appropriate amount of land identified for housing to meet local housing needs during the Plan period.

With regard to the request made by SNH to ensure that adequate provision is made for biodiverse open space, policies are also in place that require all development to enhance biodiversity and provide adequate public open space.



Waste water capacity issues relate to the water flows in the Meadow Burn and its ability to provide sufficient dilution to the added flow. This is a serious threat to future development in Oldmeldrum. Other than the existing allocated sites development may need to drain to the north east rather than into watercourses to the south. There is no immediate solution available for this issue. Only bid sites FR012, FR061, FR062, and FR135 are likely unaffected by this significant constraint. On allocated sites, solutions require to be agreed with Scottish Water through a growth project once development meets their five growth criteria.

#### **Bids FR083, FR110 and FR111**

Three of the sites in Oldmeldrum (bids FR083, FR110, and FR111) are within the designated National Battlefield site, and on this we agree with Historic Environment Scotland that these should not come forward, despite the views of the Community Council to the contrary. Bid FR083 in particular is incongruous and in a poorly related location with regard to the settlement as it is physically and visually detached.

#### **Bids FR068, FR069, and FR119**

Sites FR068, FR069, and FR119 are all sites currently within the Local Development Plan and identified as deliverable. We note the concern of Historic Environment Scotland on the allocation of the FR068 site but its context within the existing bypass lends itself to development. The suggestion that a section of the OP2 site should be retained as undeliverable open space would conserve part of the battlefield in perpetuity. Site FR119 is subject to a current planning application, which the Proposed Local Development Plan will respect. Comments made against the development of this site reflect the planning application currently being addressed, and not the long-established principle of development on the site. Likewise bid FR069 has a live consent but an alternative proposal is being submitted to increase the density of the development.

#### **Bid FR088**

Bid FR088 is an old quarry site which was considered at the LDP Examination on a previous Local Development Plan and dismissed. Providing a safe route to school from this site would prove very difficult and could lead to road safety issues. We do not propose to allocate this site, at this time.

#### **Bid FR012**

Bid FR012 is currently part of the Oldmeldrum Golf Course. Development of this site at this time would be detached from the current settlement. We do not propose to allocate this site, at this time.

#### **Bids FR061 and FR062**

Bids FR061 and FR062 could provide opportunity for a private sewage treatment works draining to the Den of Gownor and ultimately the Raxton Burn. The scale of the proposal for FR062 represents significant underdevelopment and a revised proposal is

promoted that restricts the land take at this time rather than increasing the size of the site and subjecting Oldmeldrum to significant new development. While the constraints identified are not inconsiderable, they are either resolvable through developer obligations or represent a misunderstanding of the likely impacts, particularly at the junction of Park Crescent and the A947, where road safety risks have been overstated by respondents. Loss of prime agricultural land is inevitable on all extensions to Oldmeldrum. FR061 and FR062 should not be promoted as a single entity to allow for better co-ordination and flexible approach to delivery. This would run the risk of promoting development that was not in scale with the needs of the community in the Plan period.

#### **Bid FR135**

Bid FR135 is currently detached from the settlement and will be for some years before the OP4/FR069 site is constructed. It is not, yet, a natural expansion to the town.

#### **Bid FR073 and FR136**

Bid FR073 and FR136 are rural sites that have no external support and are not favoured by the Community Council.

#### **The Draft Proposed Local Development Plan**

A number of changes were proposed in the Draft Proposed Local Development Plan (Draft Proposed LDP) on the basis of early consultation with stakeholders. These are captured in the recommendations below.

### **4. Recommendations**

1. Significant modifications are proposed to the settlement Vision to reflect community aspiration. Other minor changes are promoted to improve readability.
2. Take cognisance of waste water constraints in Oldmeldrum and highlight this for all developments.
3. Continue to pursue existing and preferred sites; bid sites FR068, FR069, and FR119 should be retained, with the addition of the new site FR061 to provide 146 homes.
4. Add to allocation summary for Site OP4 "A buffer is required along the eastern boundary to protect the trees along the boundary".



**RESIDENTIAL MIX - FULL SITE**

Category	Unit Type	Area (sqm)	Volume (m³)	Weight (kg)	Volume (m³)	Weight (kg)
Residential	1 Bed	450	1000	1000	1000	1000
	2 Bed	700	1500	1500	1500	1500
	3 Bed	1000	2000	2000	2000	2000
	4 Bed	1300	2500	2500	2500	2500
	5 Bed	1600	3000	3000	3000	3000
	6 Bed	2000	4000	4000	4000	4000
	7 Bed	2500	5000	5000	5000	5000
	8 Bed	3000	6000	6000	6000	6000
	9 Bed	3500	7000	7000	7000	7000
	10 Bed	4000	8000	8000	8000	8000
Commercial	Office	1000	2000	2000	2000	2000
	Retail	500	1000	1000	1000	1000
Public	Community	2000	4000	4000	4000	4000
	Healthcare	1000	2000	2000	2000	2000
Education	Primary	1000	2000	2000	2000	2000
	Secondary	2000	4000	4000	4000	4000
Leisure	Recreation	5000	10000	10000	10000	10000
	Amusement	1000	2000	2000	2000	2000
Other	Industrial	1000	2000	2000	2000	2000
	Storage	500	1000	1000	1000	1000
Total	Residential	10000	20000	20000	20000	20000
	Other	10000	20000	20000	20000	20000
Grand Total		20000	40000	40000	40000	40000

**PROJECT DETAILS**

Proposed Development at  
 Newbarns, Oldmeldrum  
 AB51 6JW  
 for Kirkwood Homes

**LDP - SITE PLAN**

Scale: 1:1250 @ A1  
 Date: 15 MARCH 2019  
 Drawn: [Signature]

CHECK: [Signature] DATE: [Date]  
 (Name)  
 (Address)  
 (City)

