

# PRIVACY NOTICE

## LOCAL DEVELOPMENT PLAN

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#### Your information is:

Being collected by Aberdeenshire Council	X
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#### The Legal Basis for collecting the information is:

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It is a Statutory Obligation under Section 18 of the Town and Country (Scotland) Act 1997, as amended, for Aberdeenshire Council to prepare and publish a Proposed Local Development plan on which representations must be made to the planning authority within a prescribed period of time. Failure to provide details requested in the 'Your Details' section of this form will result in Aberdeenshire Council being unable to accept your representation.

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Your name and respondent identification number (provided to you by Aberdeenshire Council on receipt of your submission) will be published alongside a copy of your completed response on the Proposed Local Development Plan website (contact details and information that is deemed commercially sensitive will not be made available to the public).

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  - Performance of a Contract;
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# HALLIDAY FRASER MUNRO

CHARTERED ARCHITECTS & PLANNING CONSULTANTS

Please use this form to make comments on the Proposed Aberdeenshire Local Development Plan 2020.

If you are making comments about more than one topic it would be very helpful if you could fill in a separate response form for each issue you wish to raise.

Please refer to Aberdeenshire Council's Privacy Notice at the end of this form for details of your rights under the Data Protection Act.

## Your Details

Date:	28.7.2020
Name:	HALLIDAY FRASER MUNRO
Telephone Number:	██████████
Email address:	████████████████████
Postal Address:	██
Postcode:	██████████

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? **The Margaret Mitchell Discretionary Trust**

Tick the box if you would like to subscribe to the Aberdeenshire LDP eNewsletter:

*An acknowledgement will be sent to this address soon after the close of consultation.*



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CHARTERED ARCHITECTS & PLANNING CONSULTANTS

Your Comments (no more than 2000 words)

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 7d Settlement Statements – Garioch (Westhill p.620)

Modification Sought:

- i) Allocation of site GR132, in whole or in part, as a future 'reserved' residential development of up to 90 units. The Council should adopt a reserved land approach to ensure that housing land supply can be supplemented should allocated sites fail to deliver. This would provide a safety net for the Shire's housing land supply, particularly as we enter into 10-year LDPs.

Reason for change:

PLEASE SEE SUPPORTING STATEMENT



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**ABERDEENSHIRE LOCAL DEVELOPMENT PLAN  
RESPONSE TO PROPOSED LOCAL DEVELOPMENT PLAN  
GR132 LAND AT MAINS OF KEIR, SOUTH EAST OF B979, WESTHILL**

JULY 2020

On behalf of  
The Margaret Mitchell Discretionary Trust



**HALLIDAY FRASER MUNRO**  
CHARTERED ARCHITECTS & PLANNING CONSULTANTS

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6. Conclusion

**Supporting Information**

- MK 1 Bid Document
- MK 2 Committee Report



HALLIDAY FRASER MUNRO  
CHARTERED ARCHITECTS & PLANNING CONSULTANTS

## 1. Introduction

- 1.1. This report has been prepared by Halliday Fraser Munro Chartered Architects and Planning Consultants in response to the Proposed Aberdeenshire Local Development Plan (PLDP).
- 1.2. On behalf of the Margaret Mitchell Discretionary Trust Halliday Fraser Munro submitted a bid at the 'Call for Sites' stage of the LDP process for land at Mains of Keir, south east of B979, Westhill for around 90 homes. This response seeks allocation of site GR132, Mains of Keir in Westhill as a future 'reserved' residential allocation in the LDP.

**Modification Sought:** *Allocation of site GR132, in whole or in part, as a future 'reserved' residential development of up to 90 units. The Council should adopt a reserved land approach to ensure that housing land supply can be supplemented should allocated sites fail to deliver. This would provide a safety net for the Shire's housing land supply, particularly as we enter into 10-year LDPs.*

**Reason for Change:** *Westhill is a successful and popular place to live however there are no new housing allocations included in the Proposed Plan, we consider future development at Mains of Keir to be a sensible extension to the north of Westhill. Westhill is a self-sustaining town that we consider requires a long-term development strategy which is presently not delivered by the PLDP.*

## 2. Proposed Development at GR132

- 2.1. The development bid set out layouts for two adjacent parcels of land east and west of the 'Mains of Keir' farm located 300 metres north of the current Westhill settlement boundary and around 0.5 miles east of Kirkton of Skene. The site is on the northern edge of Westhill and comprises the 'Mains of Keir' farmhouse, a collection of farm buildings and dwelling houses. Part of the site, south of Mains of Keir was formerly the Skene Caravan Park. The operation of the site as The Skene Caravan Park ceased in 2006 and is presently derelict and vacant brownfield land. The site gently slopes up towards the east. Mains of Keir is accessed from the minor public road which runs north-south between the B979 and Old Skene Road. The two parcels of land are located to the east and west of the road (see location plan at Figure 1).



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**Figure 1 Site Location Outlined in Red**

- 2.2. Bid Site GR132 was not supported in the Main Issues Report (MIR) as an Officer's Preference. However, the MIR did not rule out future development of the site noting that the eastern part of the site could come forward on the basis that bid Site GR064 to the south (shown in Figure 2) was supported.



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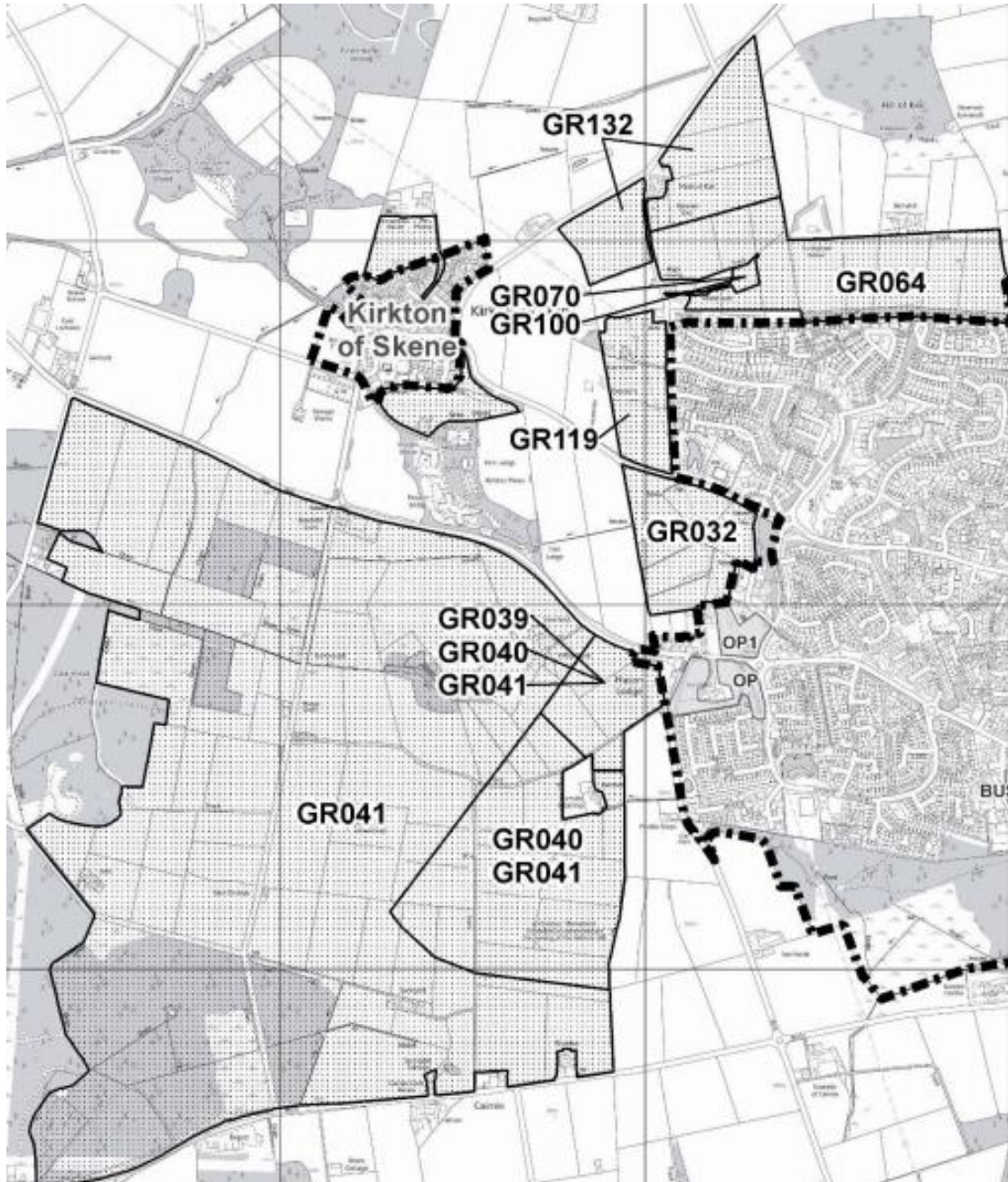


Figure 2 Showing Bid Site GR132 and GR064 to the South (Extract from Main Issues Report)

- 2.3. The vacant Skene Caravan park forms part of the site and has lain derelict and disused in its entirety for a number of years. There is an existing approval (APP/2017/2059) for a single dwellinghouse on part of the former caravan park site. This situation, along with the adjacent greenfield land and its proximity and relationship to the recent growth north west of Westhill ensures the land at Mains of Keir is an excellent opportunity for a future residential development allocation that is deliverable and the site benefits from established defensible boundaries.





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- 2.4. The submitted bid [MK1 Bid Document] set out the vision for Mains of Keir: “*To create a measured residential extension of Westhill northwards, adjacent to existing housing, defined by the landscape setting of the Hill of Keir, with open views to the east and south*”. The development would achieve this without coalescence between Westhill and Kirkton of Skene, without impacting on the setting of the Keir Hill Scheduled Monument and in a safe manner not constrained by the gas pipeline.
- 2.5. This report sets out the reasons and justification for including GR132 as a future ‘reserved’ residential allocation in the PLDP.

### 3. Main Issues Report Summary

- 3.1. The Council’s reasons given for not supporting the bid are set out here:

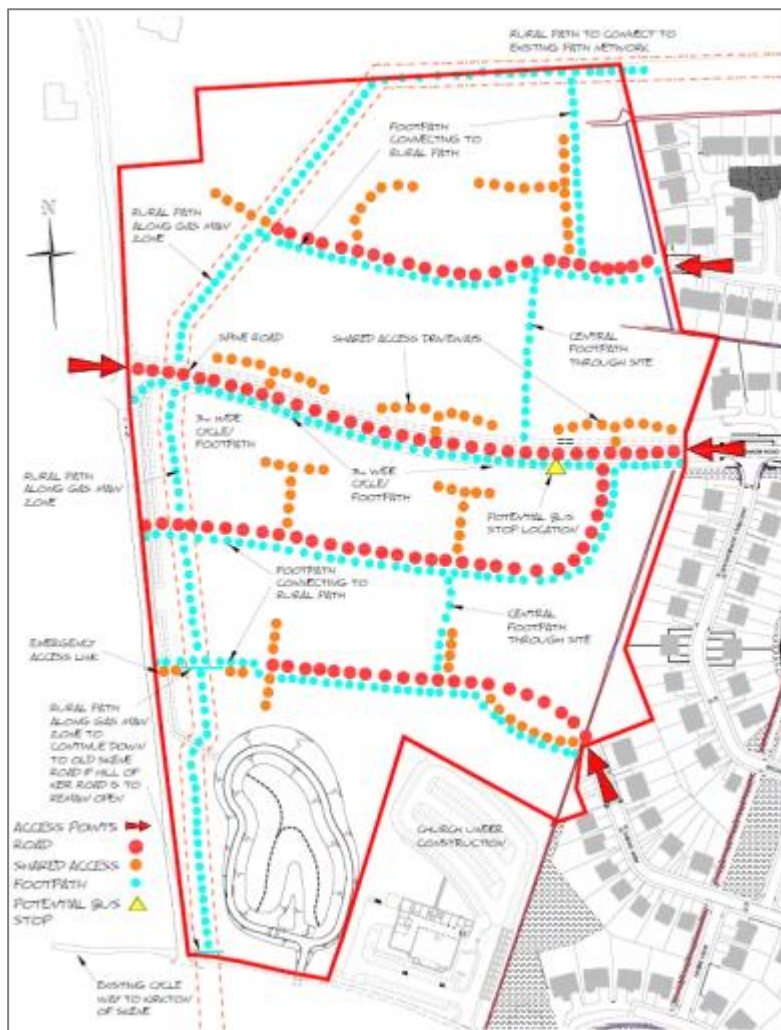
*“The proposed site is situated outwith the settlement of Westhill. It is considered that the western part of the bid is unsuitable for development in order to avoid coalescence with Kirkton of Skene. The eastern part of the site could only come forward in principle on the basis that bid site GR064 was supported. However, it is also considered that development could have an adverse impact to the setting of Keir Hill Scheduled Monument. Additionally, much of the site lies within the Health and Safety Executive’s pipeline consultation zone.”*

- 3.2. The only identified development constraint is the pipeline which can be easily addressed. This assessment places the land in an ideal situation as a future residential land opportunity.
- 3.3. We do not consider that the western part of Site GR132 would result in coalescence between Westhill and Kirkton of Skene. The value of the countryside between Westhill and Kirkton of Skene is recognised and the role it has in preventing coalescence is acknowledged.
- 3.4. Site GR132 is presented as a future reserve site after development at GR064. GR132 east would be developed first followed by GR132 west. This would present a measured extension to Westhill and allow planned future growth of the settlement. Site GR064 received similar feedback to GR132 in the MIR with the only identified constraint one that can be easily addressed. It would therefore seem reasonable that GR064 will come forward and GR132 could follow as a strategic reserve. Although both parts of the site are being promoted here the site could easily be split should the western part be considered less appropriate when the whole plan land allocations are being considered.
- 3.5. The site being situated outwith the settlement of Westhill could be easily addressed by the settlement boundary being redrawn to include Site GR132. The site is only 300 metres from the settlement boundary. Redrawing settlement boundaries to include extensions to settlements is common practice and this should not be considered a constraint to development. The residential development at Broadshade is a settlement extension and the Westhill boundary would have been amended accordingly to include this. Site GR132 is well placed to benefit from the new facilities provided by this development. The erection of a community hall and church on Old Skene Road confirms the creation of a new neighbourhood at the west of the town to support the existing developments, as does access to a bus service. New development at Mains of Keir would be strongly related to these facilities. New Core Path linkages from the Broadshade area



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northwards to Mains of Keir also assist in strengthening this relationship (see figure 3 showing connections below). The land at Mains of Keir represents an excellent residential development opportunity for allocating a logical and sustainable extension to Westhill which could also deliver a range of quality housing with very good access to an array of local services and employment opportunities.

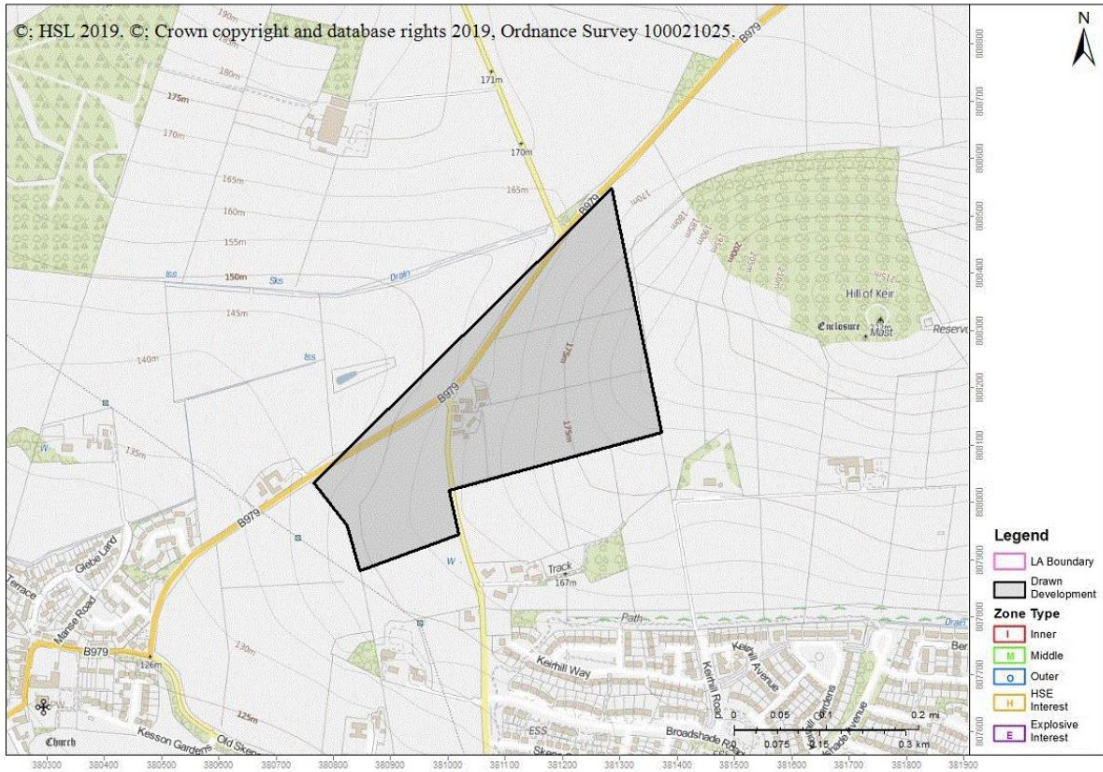


**Figure 3: Broadshade Phase II Masterplan, Connectivity Plan Page 13**

- 3.6. The site does not lie within the Health and Safety Executive's (HSE) pipeline consultation zone. The pipeline is located south east of GR132 and the HSE Planning Web App does not indicate that the sites lies within the consultation zone as shown in Figure 4, therefore this is not considered a constraint to development. Information from HSE indicates that in 2009 a section of the pipeline was diverted and laid with thick wall pipe at Broadshade. The pipeline is closer to the existing housing at Broadshade than it would be to any development at Mains of Keir. As a result of these modifications, the consultation zone distances associated with this pipeline are significantly smaller than those which apply to the rest of the pipeline.



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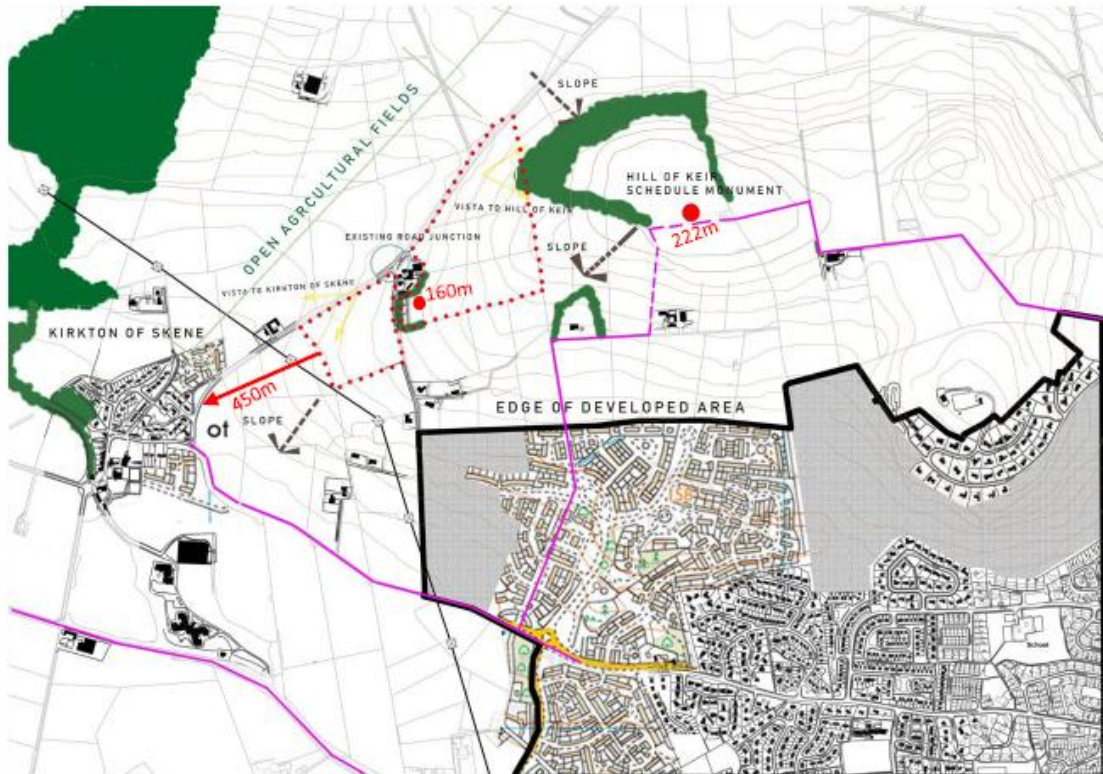


**Figure 4: HSE Online Search Map showing site is not within a pipeline consultation zone. Site outlined in black.**

- 3.7. Development at Site GR132 will have very little visual impact on the setting of the Scheduled Monument at Hill of Keir. The site comprises flat land at 160 metres before sloping upwards to 220 metres to Hill of Keir and the Scheduled Monument that lies at the top of the hill. The boundary of GR132 is 400 metres from the Scheduled Monument which we consider demonstrates that development would not have an adverse impact (see Figure 5). The housing at Broadshade lies a similar distance from the Monument as the site at Mains of Keir, yet this was not considered a constraint to development there, we therefore consider Mains of Keir should be treated similarly.



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**Figure 5: Map indicating contour height showing land sloping upwards to Hill of Keir and distance between development boundary and Kirkton of Skene showing development will not result in coalescence**

3.8. The following fundamental points have been identified in regards to the landscape and visual impact of proposed development at Mains of Keir and any development would be well informed by:

- Retention, protection and enhancement of existing landscape features, complemented by new strategic planting and masterplanning to strengthen the landscape setting. This would ensure no adverse effects to the countryside, ecology, skyline and in particular the Scheduled Monument, whilst also avoiding coalescence with Kirkton of Skene and enhancing the existing green network and local landscape to provide a cohesive framework that links with the character of existing provisions.
- Provide sufficient open green space and links to existing core paths, road networks, recreational opportunities and community facilities.
- Apply high quality urban design/vernacular architecture to ensure that the proposed built development is visually appealing and aligns with the local natural and distinctive sense of space and appeal.

3.9. In summary we do not believe that any of the issues raised through the MIR assessment of Site GR132 represented robust reasons not to allocate the site.



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### 4. Proposed Local Development Plan: Westhill

- 4.1. All substantive allocations in Westhill made in the last LDP have been built out and additional housing allocations are needed to sustain supply. Additional measured future development is needed to sustain the town's role as a key employment centre and sustain shops and services. The three allocations included in the PLDP are small scale, all less than 70 units, and have been previously allocated or have extant planning consent.
- 4.2. The Vision statement for Westhill in the PLDP (p.620) reports "*The lack of smaller homes is an issue for the local community, particularly to meet the needs of an aging population [...] opportunities for downsizing are sought by the community*". OP1 Strawberry Field Road and OP2 Burnland, the two mainstream residential allocations for Westhill in the PLDP, go little way to resolve the housing issue raised by the community. OP1 is subject to a planning application (APP/2020/0684) for five 5 bedroom houses and two affordable houses and will not provide smaller homes for those looking to downsize or do much to address the need for affordable housing. OP2 forms part of a site with extant planning permission dating back to 2004 (APP/2004/0853) where the most recent development was completed in 2013. We question the deliverability of this allocation given the length of time since the last completion on the site.
- 4.3. The Vision statement also notes that lack of affordable homes is an issue for the local community. The current strategy for delivery of affordable homes is as part of allocated housing sites which are required to deliver 25% of the site as affordable. OP3 Land at Former Blockworks, is allocated for delivery of 63 affordable homes, however for a town the size of Westhill we do not consider this sufficient to meet the need for affordable housing. If no additional housing land is made available there will be no provision of new affordable housing in Westhill and this issue will remain despite Westhill being able to accommodate future measured housing development.

### 5. Housing Strategy

- 5.1. The PLDP housing strategy is not fully aligned with the new Strategic Development Plan's ambitions or requirements. The 939-unit increase required by the SDP examination outcomes should be adopted and additional land allocated to meet that specific requirement.
- 5.2. A review of housing trends across the last five HLAs in Aberdeenshire identified evidence of:
  - Housing delivery on currently allocated sites is falling below HLA predictions;
  - Over-optimism on housing delivery that becomes less accurate the further in the future it predicts. If the actual delivery rates from the last 3 year's HLAs (2017-19) are applied to the anticipated future housing delivery (agreed 2019 HLA) then, by 2025, this part of the AHMA could be up to 1,700 homes short;
  - A need for a greater supply and range of housing allocations to supplement existing allocated sites and help deliver more housing over the life of the Plan.



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Aberdeenshire Part of AHMA	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Totals 2020 to 2024	
2020 HLA (draft)												
Units delivered/units estimated					623	419	731	918	1,061	905		
2019 HLA												
Units delivered/units estimated	779	565	436	506	496	665	847	1,044	958	795	4805	anticipated
2018 HLA												
Units estimated				509	933	1,045	965	889	839	687		
2017 HLA												
Units estimated			459									
2016 HLA												
Units estimated		598										
2015 HLA												
Units estimated	904											
Difference between predicted & actual housing delivery	-125	-33	-23	-3	127							
	-14%	-6%	-5%	-1%	26%							
5 year Average difference (-2%) applied 2019-2022						657	831	1,024	940	780	4,231	with average lower delivery
No. of Housing Units anticipated less than predicted						-8	-16	-20	-18	-15	-78	no of units theoretically missing

**Figure 6: Analysis of data from the Aberdeen City and Shire Housing Land Audits**

- 5.3. Sites are under-delivering over a long period and there is an over-reliance on existing strategic sites as the main housing delivery mechanism. By not allocating enough “deliverable” land the PLDP does not fulfil national or local planning requirements.
- 5.4. Officers also had a different recommended strategy at the MIR stage. That involved a greater set of housing land allocations in relation to SDP requirements than presently the case. SDP requirements have increased but housing land supply has now decreased. That is not a valid approach and will lead to an under supply of housing land over time. When sites were removed during the MIR process the minimum required should be that these are replaced by more suitable sites and the headroom above housing requirements maintained.
- 5.5. Sites were removed during the MIR stages (min. 400), these should be replaced with new allocations. The Council should allocate additional housing sites to make up the expected shortfall or include strategic reserve housing land and a draw-down mechanism as a backstop in case of under-delivery. A combination of both may be the best means to help avoid that scenario. Officers supported strategic reserve at the MIR stage of the Plan.
- 5.6. Not allocating enough deliverable land does not fulfil national or local planning requirements and will be a serious issue for a plan-based system. Allocating more and delivering more is a positive in many respects – meeting housing requirements, delivering more affordable homes, improving infrastructure and contributing to the economy and economic recovery. 4.10 of the 5th March PLDP Committee Report [MK2 Committee report] supports that approach stating, “The overprovision of housing land as proposed is considered to be acceptable as it builds in flexibility ... as well as continuing to promote Aberdeenshire as an area open for business”.

## 6. Conclusion

- 6.1. Westhill has a need for a diverse range of house types and tenures to meet market demand and the needs. The PLDP recognises this in the Vision statement (p.620) however the three allocated sites will not address this need and we consider that a longer term development strategy is required to support the development of this self-sustaining town.



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- 6.2. Westhill continues to attract and retain major international companies to the employment areas in the east of Westhill. This development pattern of employment in the east supports retaining that side of the town as a commercial / leisure hub, with the west, including Mains of Keir, a natural expansion of the residential area with local facilities also readily accessible.
- 6.3. We consider Site GR132 represents a measured, phased expansion of Westhill to the north west and should be designated as a strategic reserve to come forward after GR064. There are no absolute constraints to development and the site is laid out in a manner that ensures there will be no adverse impacts on the setting of Kirkton of Skene, or the Hill of Keir Scheduled Monument. The site can be well connected to Westhill through extension of the core path network and community facilities on the west side of Westhill.
- 6.4. Having regard to the information set out in this response to the Proposed Local Development Plan, we respectfully request that this site be supported in the LDP as a strategic reserve residential allocation.



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**Supporting Information**

MK 1 Bid Document

MK 2 Committee Report





LAND AT MAINS OF KEIR , WESTHILL

LOCAL DEVELOPMENT PLAN BID

MARCH 2018



# INTRODUCTION

The purpose of this document is to support the Local Development Plan bid submission, which has been prepared on behalf of Margaret Mitchell Discretionary Trust by Halliday Fraser Munro Architects and Planning Consultants.

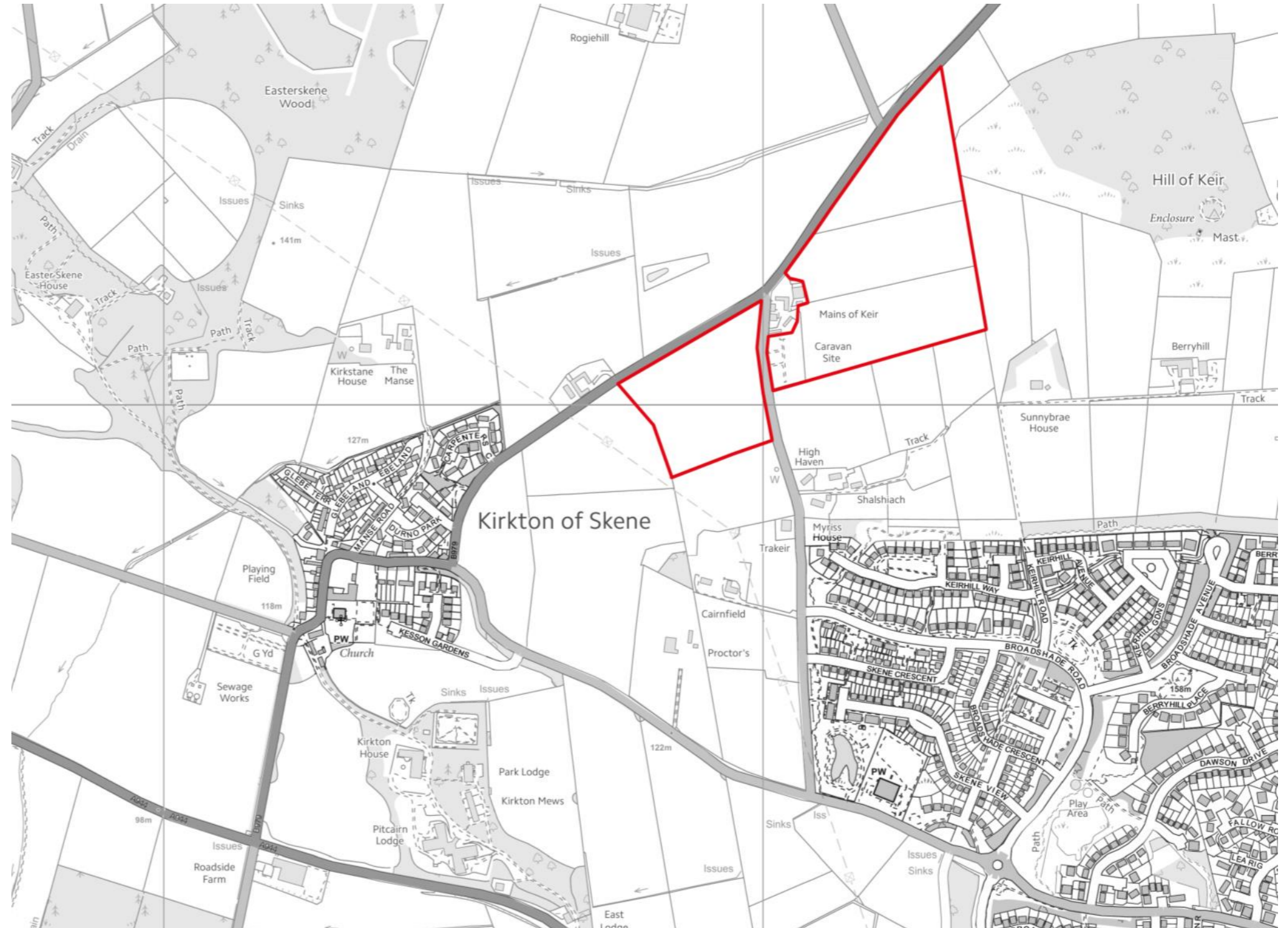
The proposals presented in this document have developed following analysis of the site, review of the planning context, an analysis of the unique opportunities and constraints of the site including existing landscape, infrastructure and topography and concept plans and subsequently phasing and delivery.

*“The vision for Mains of Keir is to create a sensitive and considered new urban edge to Westhill, with a positive outlook to Kirkton of Skene and the surrounding area”*

# SITE DESCRIPTION

The development bid has been set out for two adjacent parcels of land east and west of the 'Mains of Keir' farm located around a mile north of the Westhill settlement and around 0.5 miles east of Kirkton of Skene. The site is located in an attractive rural setting on the northern edge of Westhill and comprises the 'Mains of Keir' farmhouse, a collection of farm buildings and dwelling houses. Part of the site, south of Mains of Keir was formerly the Skene Caravan Park. The operation of the site as The Skene Caravan Park ceased in 2006 and is presently derelict, vacant previously used brownfield land.

The site gently slopes up towards the east. Mains of Keir is accessed from the minor public road which runs north-south between the B979 and Old Skene Road. The two parcels of land are located both to the east and west of the road.





1. View to Hill of Keir from Mains of Keir



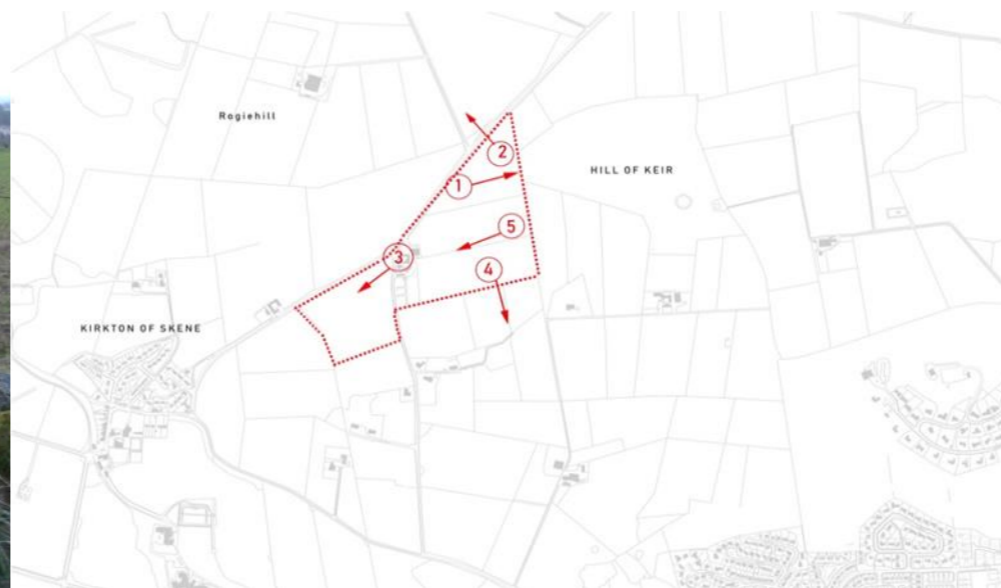
2. View to open green field and woodland to north west from Mains of Keir



3. View to Kirkton of Skene from Mains of Keir



4. View to the recent residential development south of the site



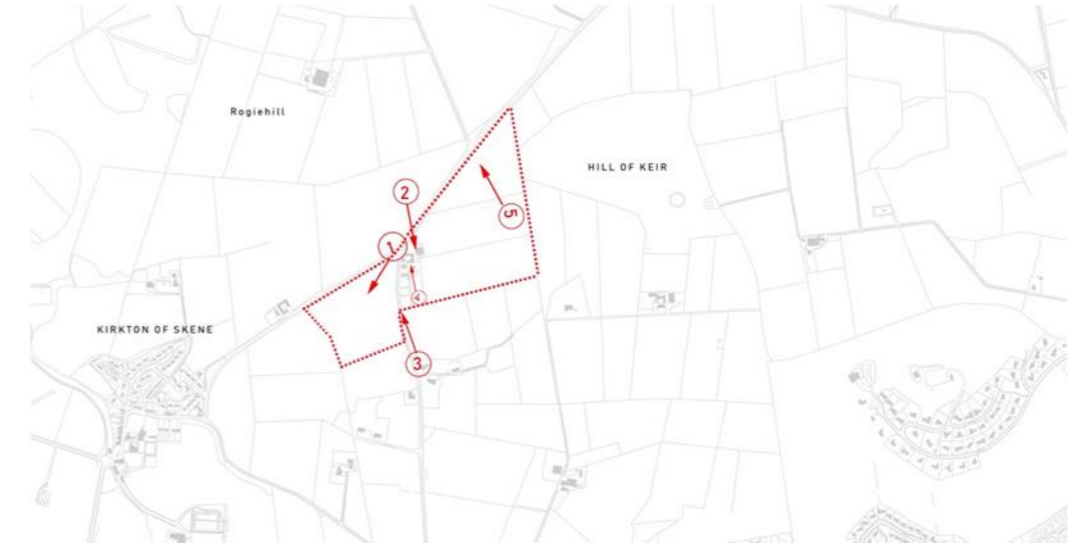
5. View to Loch of Skene from the eastern site



1. Existing B979 / Hill of Keir Road Junction



2. Entrance to Mains of Keir



3. View to edge of the site from Hill of Keir Road— existing access and boundary planting



4. Former Caravan Park



5. View to Rogie Hill From top of the site

# PLANNING CONTEXT

In planning terms, the land at 'Mains of Keir' is currently defined as 'countryside' within the Aberdeen Housing Market Area (AHMA), it is however easily accessible to both settlements of Westhill and Kirkton of Skene. The bid areas have the potential to be developed as a north western extension of Westhill, close to the recent developments.

The group of farm buildings, redundant caravan park and existing boundary planting create strong defensible boundaries that allow a new northern edge to Westhill to be created along the B979.

## Aberdeenshire Local Development plan 2017

Remediation of redundant brownfield land is seen as one of the areas in 2017 Aberdeenshire LDP which creates opportunity for small growth of settlements under 'The policy of R2 Housing and employment development elsewhere in the countryside'. This has allowed the granting of permission for small-scale residential development on the former caravan park.

## Recent Development

Having reviewed the development pattern in Westhill over 12 years ago, it can be observed that the settlement has grown widely to the west and south. In the meantime, the village of Kirkton of Skene to the west of Westhill has grown to the north east. The countryside between Kirkton of Skene and Westhill plays an important role in preventing coalescence of the two settlements.

The site is also in close proximity to the allocated Westhill H1 site, at Broadshade which is allocated for up to 190 houses and is currently under construction. The build-out of Site H1 to the south of Mains of Keir has been the main residential development area in the Westhill settlement in the recent years. The development was allocated in Aberdeenshire Local Development Plan 2012 for residential development in two phases.

The erection of a community hall building at the end of the new residential development on Old Skene Road (end of Westhill) confirms the creation of a new neighbourhood at the west end of the town to support the existing developments. New development at Mains of Keir would be strongly related to this. New core path

linkages from this area northwards to Mains of Keir also assist in strengthening this relationship.

The Skene Caravan park has lain derelict for a number of years and is disused in its entirety. This situation, along with the adjacent greenfield land and its proximity and relationship to the recent growth of the north west of Westhill ensures the land at Mains of Keir as an excellent opportunity for a future residential development allocation.



Mains of Keir



Public Path from recent housing to Mains of Keir

# PLANNING CONTEXT: SETTLEMENT GROWTH

## Development of Westhill

Westhill was a new town planned in the 1970's to accommodate the rapid expansion of Aberdeen with the growth of the oil industry. Only fifty years ago, the settlement consisted of agricultural land and the small settlements of Skene and Elrick.

Analysis of the Development pattern between 2006 and 2018 demonstrates that Westhill has largely expanded to the West.

## Hill of Keir

The location of the two bid areas presents the opportunity for further measured expansion of the Westhill settlement to the north, reaching the strong defensible boundary of the B979. The Hill of Keir to the east sets the limit of how far east development could progress in this area.

## Wider Landscape

The proposed bid areas have a pleasant outlook to the woodland of Easter Skene House and further west to the Loch of Skene.

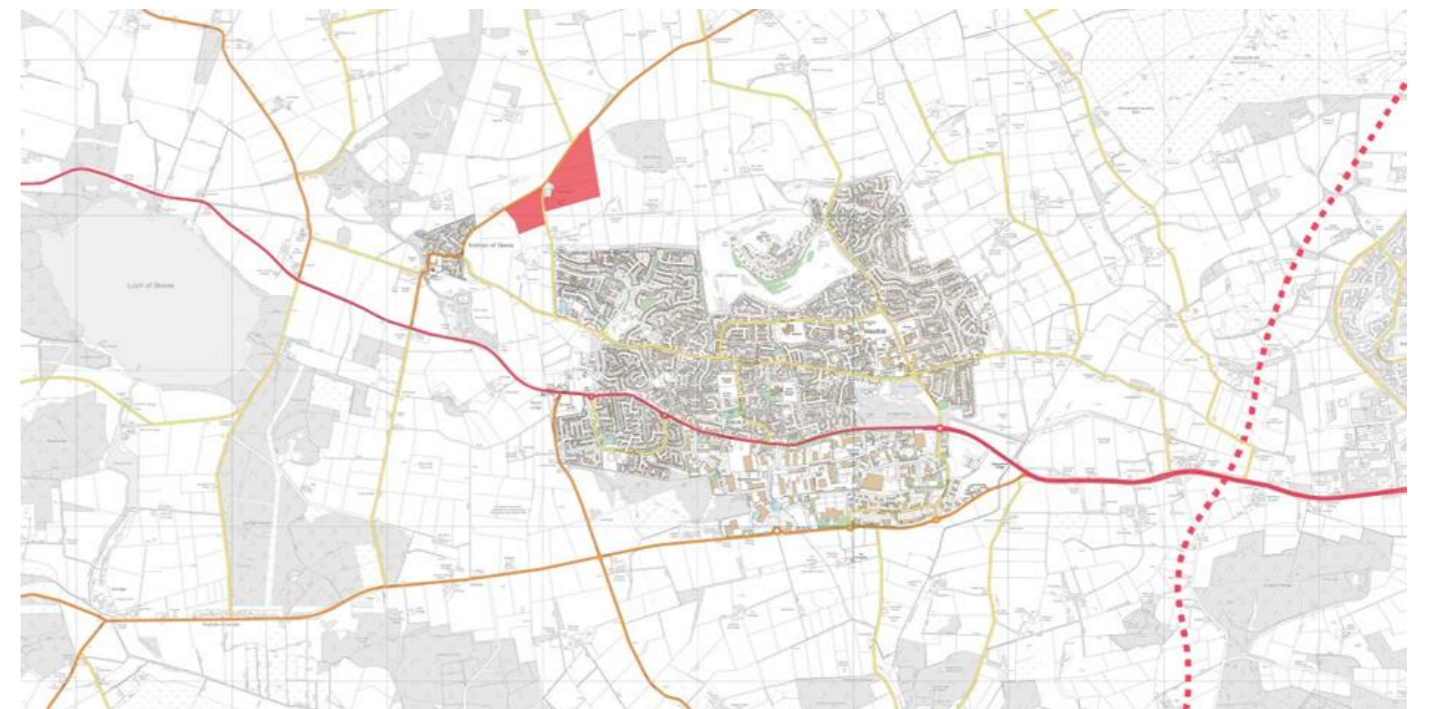
## Westhill Capacity Study

The 2014 Westhill Capacity Study, produced on behalf of Aberdeenshire Council, sets out the western bid area as a 'Suitable' area for future development.

Westhill in 2006



Westhill in 2018



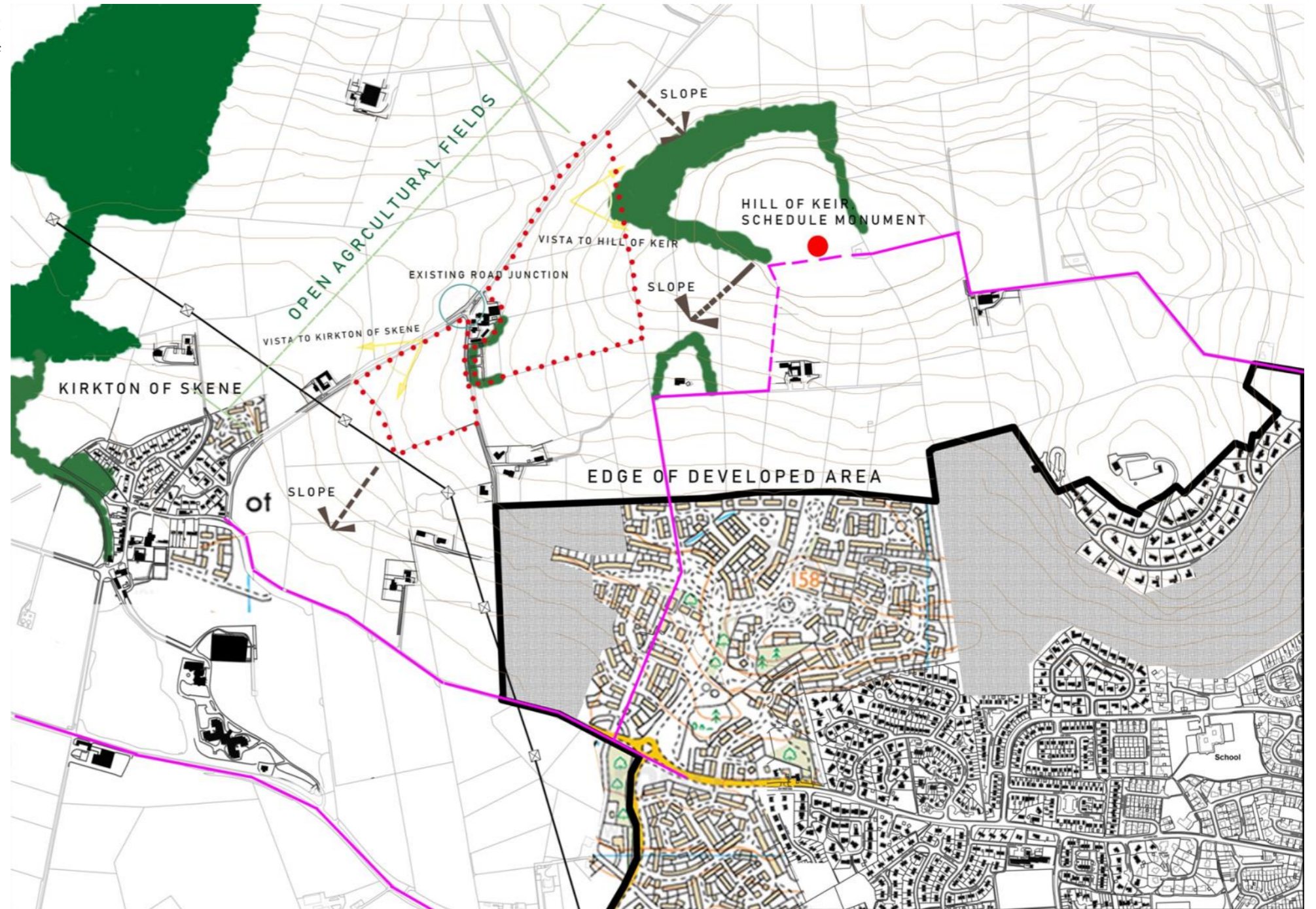


# SITE ANALYSIS: LANDSCAPE ANALYSIS

Mains of Keir is covered by tall and dense hedges to the west and the hedge continues along beyond the northern boundary of the caravan site.

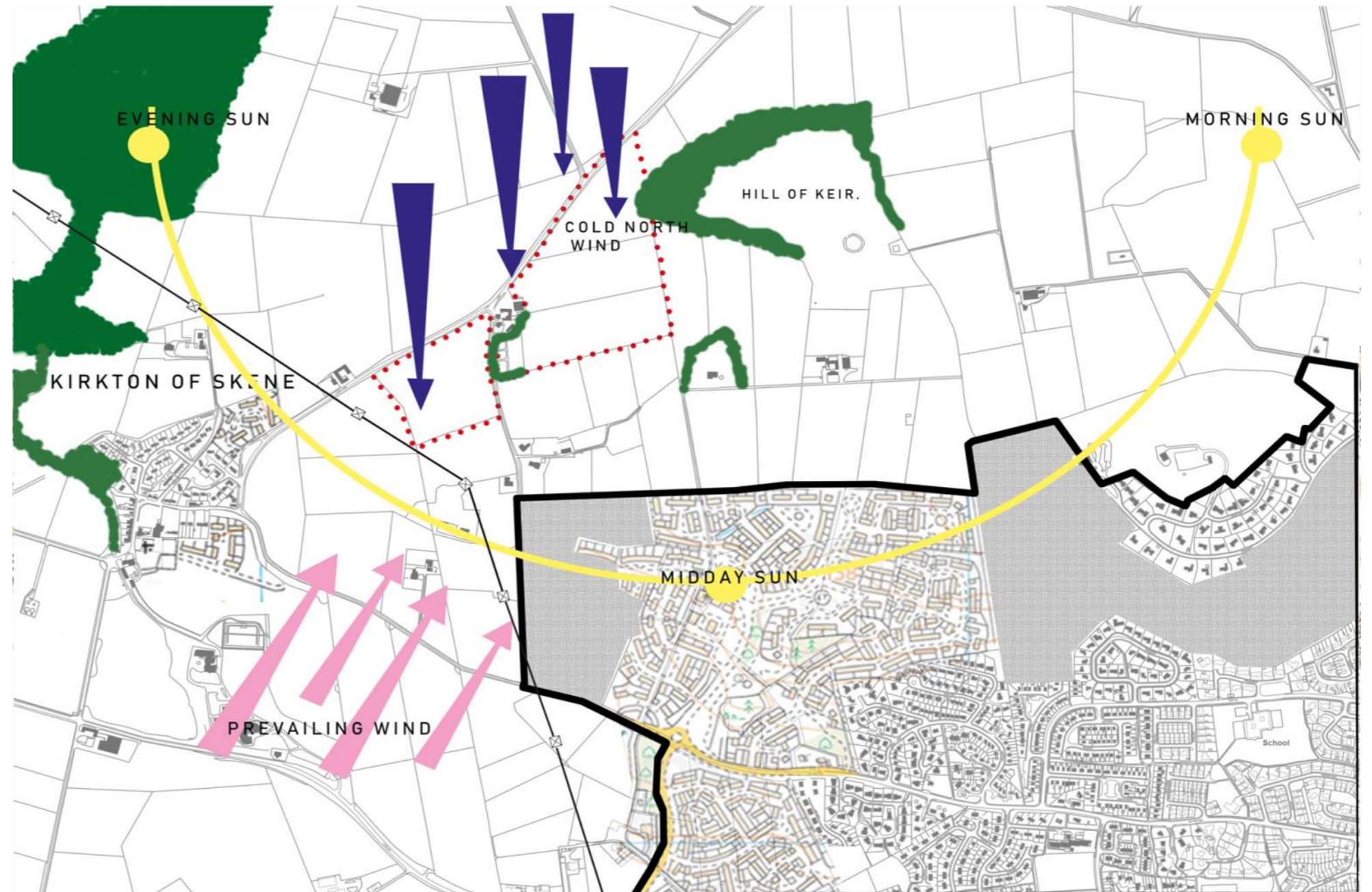
The land at Mains of Keir is well defined by:

- Former caravan park;
- Structure planting;
- Rising landform to east;
- Existing roads.



# SITE ANALYSIS: CLIMATE

The development site is mainly South / South West facing. The prevailing winds are generally south westerly and the effects on site are minimised by existing mature woodland and also new planting. The Hill of Keir provides a shelter and backdrop to the East.



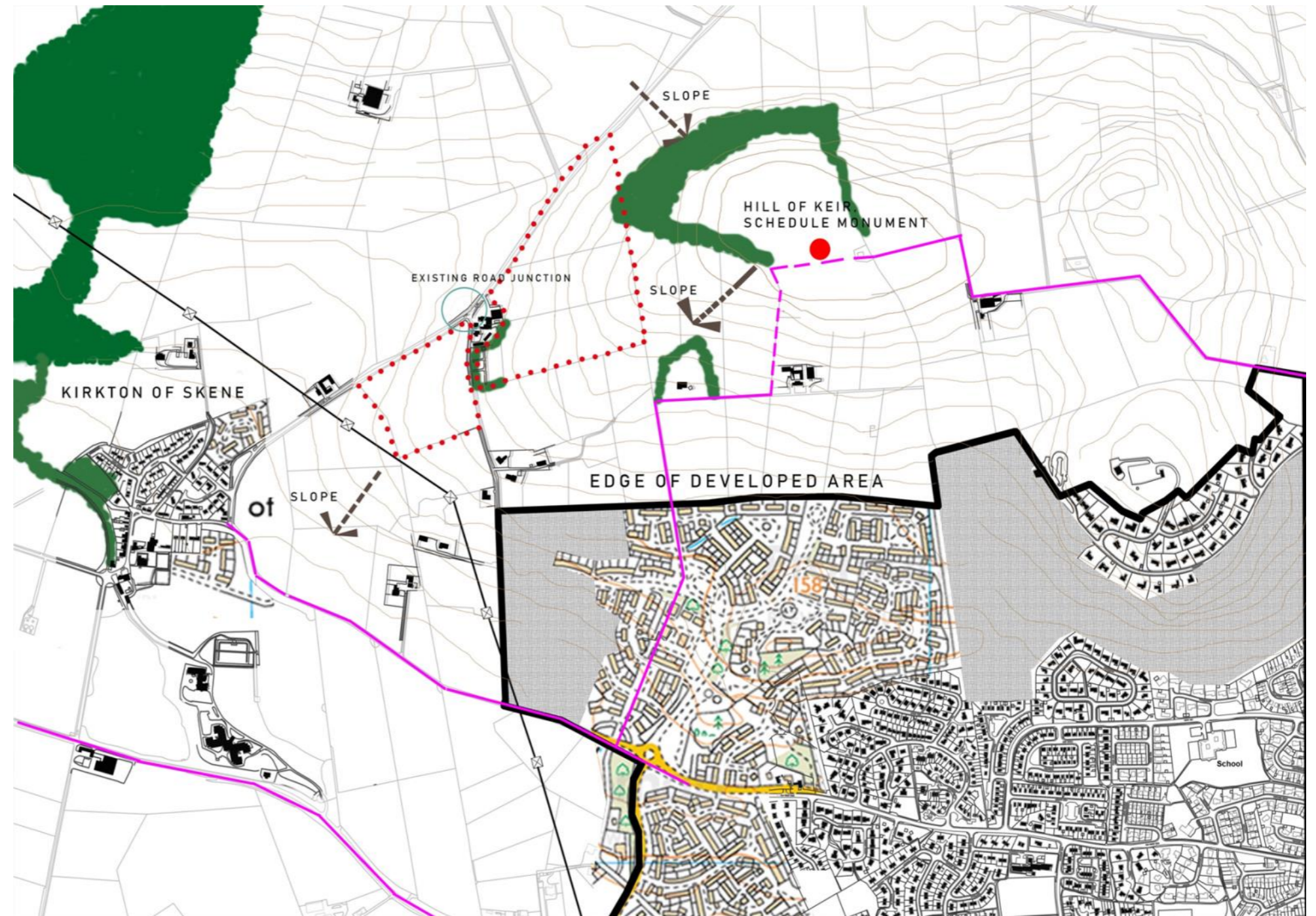
# SITE ANALYSIS: OPPORTUNITIES AND CONSTRAINTS

## Opportunities

- Existing Road junction between the two proposed bid areas
- Topography
- Access to Core Path Network
- Views to the woodlands
- Panoramic views to the distinctive areas including Hill of Keir and Loch of Skene

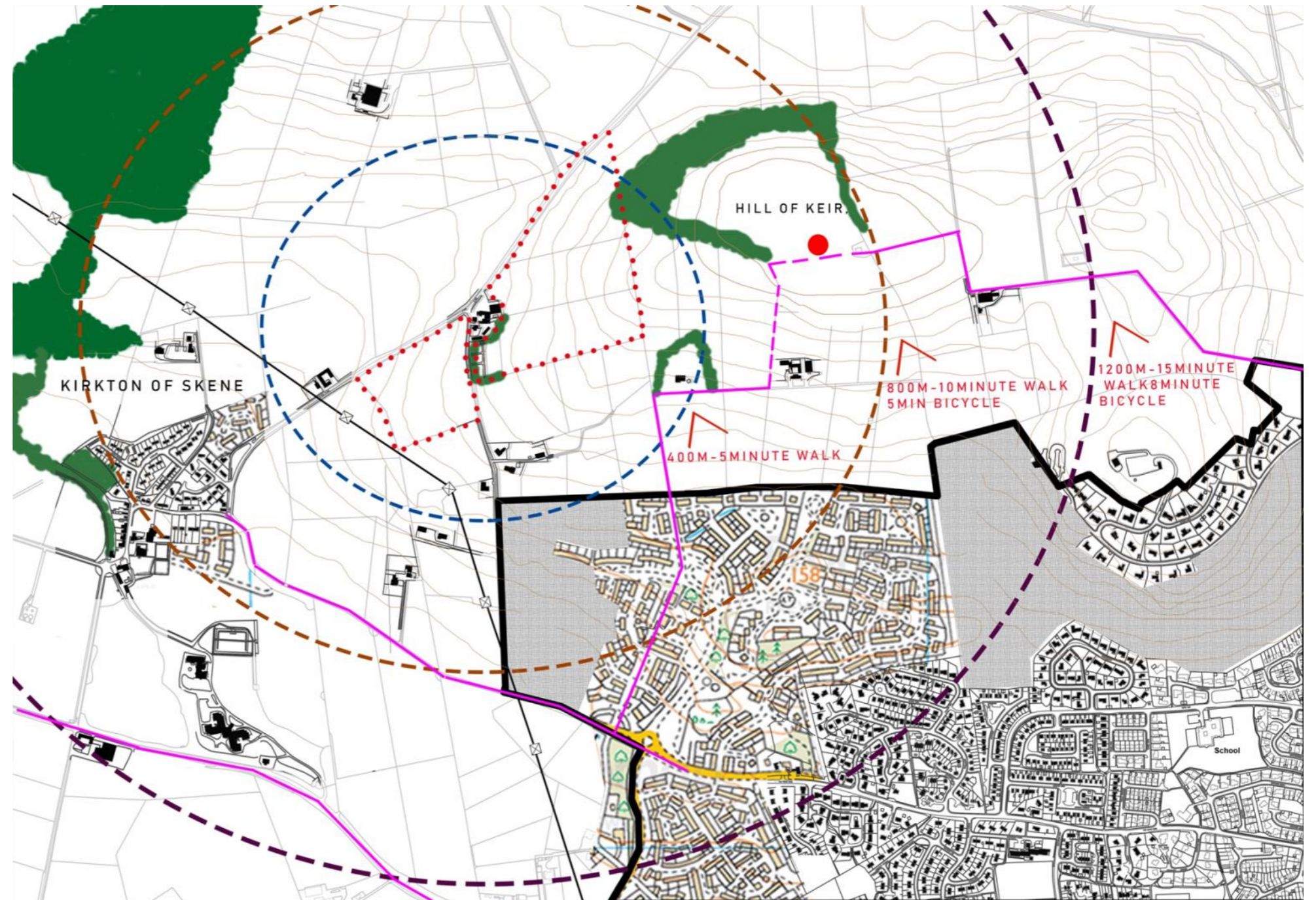
## CONSTRAINTS

- Overhead Electricity Pylon with no build zone 20m either side from centre of pylon
- Topography
- Existing Buildings within the site



## SITE ANALYSIS: CONNECTIVITY

- The site has good connectivity with both the settlements of Westhill and Kirkton Skene but principally Westhill.
- The site is placed around one mile north of edge of Westhill settlement and the recent volume residential development is within 260m distance.
- Access to the community hall erected recently at the west end of Westhill on Old Skene Road is within 1000m walking distance.
- The site is well served by core path connections to the south and east.



# DEVELOPMENT CONCEPT

*'To create a measured residential extension of Westhill northwards, adjacent to existing housing, defined by the landscape setting of the Hill of Keir, with open views to the west and south.'*

Housing will be arranged in a linear pattern parallel to the B979, but looking inwards to a central landscaped public open space area. Existing field access points will be upgraded to serve the housing, with access from the B979 and the Mains of Keir road leading to Westhill.

Housing will be set back from the Mains of Keir Road behind landscaped gateway features. Up to 60 houses can be developed in the eastern bid area and 30 houses in the western bid area.

Opportunities exist to connect the proposed housing into the existing core path network and link southwards to the community facilities in Westhill.

- Proposed development areas
- Street
- Road
- Landscape
- Existing buildings



# DESIGN CONCEPT

## Street hierarchy and connectivity

Diagram Notes:

- Existing Road
- Path Network
- Residential Lane



## Landscape

Diagram Notes:

- Structure/ Buffer planting/SUDS

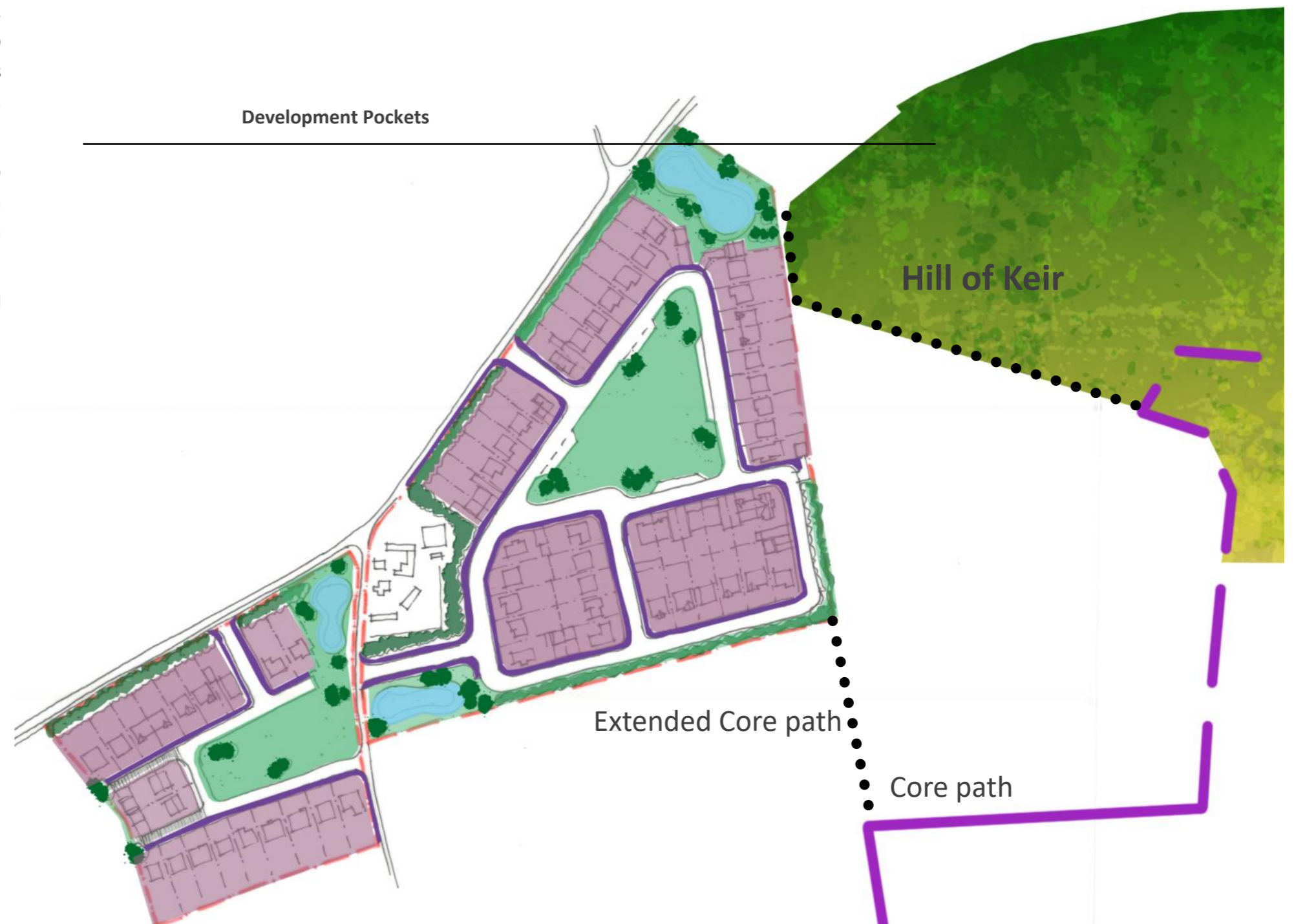


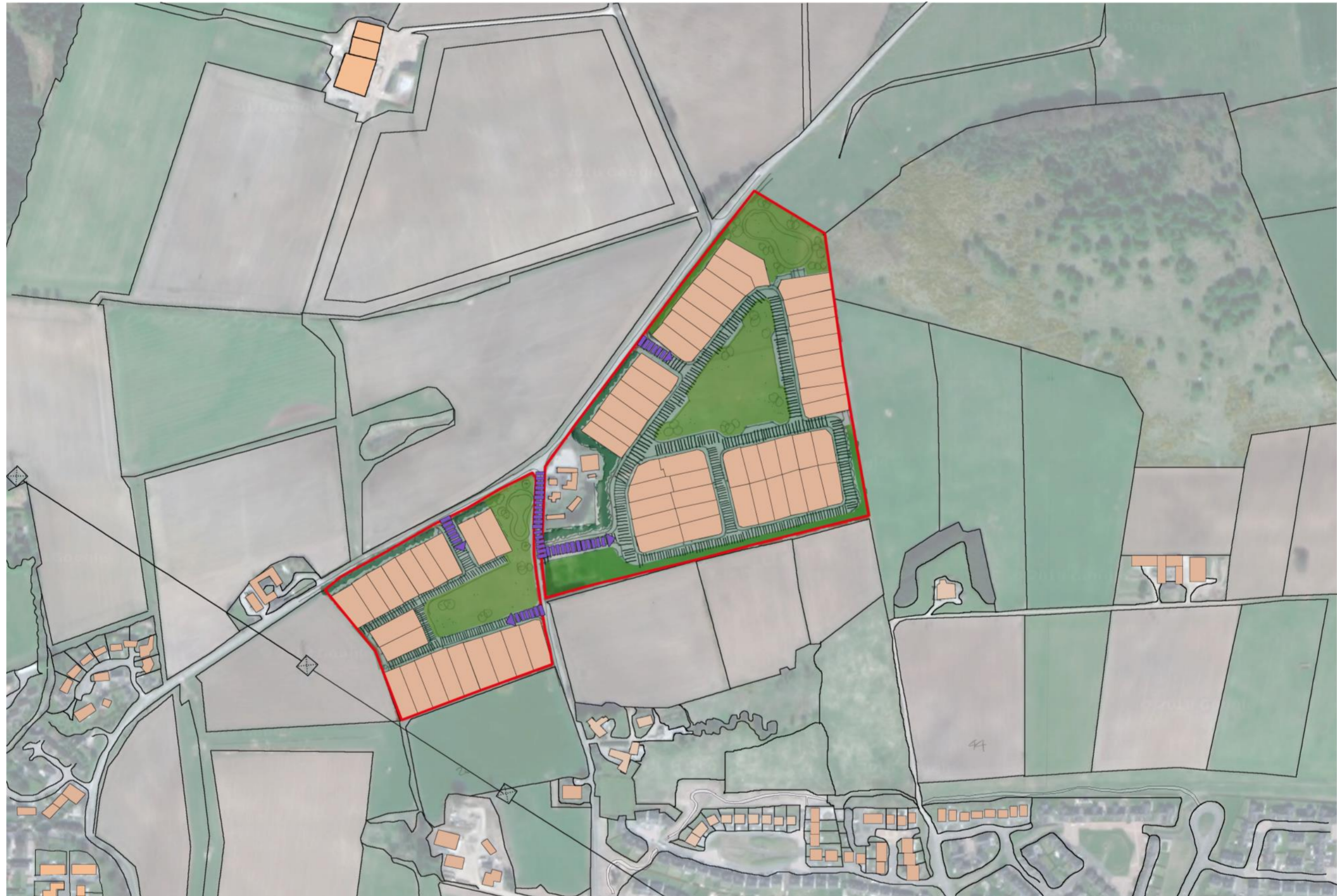
# CONCLUSION

The two areas of land at Mains of Keir represent a measured, phased expansion of Westhill to the north west. There are no absolute constraints to development and part of the site is brownfield with planning permission for residential use, establishing the principle of the site being developed for housing.

The site can be laid out in a manner that ensures there will be no adverse impacts on the setting of Kirkton of skene. The sites can be well connected to Westhill through extension of the core path network and community facilities on the west side of Westhill.

The land is all within the ownership of the Margaret Mitchell Discretionary Trust and is available and viable for development.







overprovision of marketable land for housing does not prejudice the delivery of alternative viable sites already included in the Plan. Currently there is an overprovision of 80 houses in the Aberdeen Housing Market Area and 604 houses in the Rural Housing Market Area. Not all the sites which are identified as “marketable” will come forward at this time, and mechanisms such as promotion of self-build have been made to seek to address this issue. Scottish Planning Policy (SPP) (paragraph 120) requires that Planning Authorities are obliged to allocate a range of sites which are effective or expected to become effective to meet the housing land requirement in the Strategic Development Plan and be confident that the land can be brought forward for development within the Plan period.

- 4.10 The overprovision of housing land as proposed is considered to be acceptable as it builds in flexibility, particularly in the Rural Housing Market Area, as well as continuing to promote Aberdeenshire as an area open for business. As such no changes require to be made to the Proposed Local Development Plan in respect of removing proposed allocations or introducing new sites at this stage of the plan making process.

## **Proposed Local Development Plan– Outstanding issues**

### **Housing Land**

#### **Formartine**

- 4.11 **Ellon – Site FR090 – Cromleybank.** Part of the bid to extend site FR090 to its south at Cromleybank, Ellon to include the southern bypass of Ellon is not supported in the format as submitted. It is considered more appropriate that this is instead marked as an indicative route on the proposals map as a proposed route has yet to be agreed with the developer. Such an action may be premature without the assessment of mitigation of impacts on the A90(T) from congestion. The Plan will still have a route marked, but not as an allocation.
- 4.12 **Ellon – Sites FR063 & FR064 – North of McDonald Golf Course.** Of the outstanding issues debated by Infrastructure Services Committee one related to the potential implications of identifying two sites north of the McDonald Golf Course, Ellon (FR063 and FR064) for development. These sites were initially considered by Formartine Area Committee on 10 September 2019, whereby Members expressed their support for the sites to be included in the Proposed Local Development Plan. Following transportation concerns being subsequently identified, based on Officer recommendation, the sites were agreed to be omitted from the Proposed Local Development Plan by Infrastructure Services Committee at their meeting on 3 October 2019. Further consideration of the sites was undertaken by Formartine Area Committee on 29 October 2019 allowing cognisance to the feedback from Transportation. Support for the sites was continued by the Formartine Area Committee, with the Infrastructure Services Committee of 28 November 2019 similarly continuing their view to omit the sites from the Proposed Local Development Plan. Any development on these sites is premature at this time in the absence of any