

OP2: Land Southwest of Pitmedden

Allocation: 100 homes and a community hub

This is a newly allocated site for which a Masterplan will be required. The site is located to the southwest of the main settlement. The open space provision should include community food growing areas. Landscaping should be provided to mitigate any adverse landscape character impacts, particularly from the southern approach. The housing design should be of a sustainable mix that is sympathetic in character to the existing nearby developments. The community would wish that the community hub should be designed to deliver a multipurpose hall for purposes such as sports, event space, accessible office space and library.

The site requires a vehicular access from the B999, whose route should be protected during any incremental development. This should lead to an internal loop road. Suitable access arrangements should be discussed with the council in advance of any planning application. Permeability with the housing development adjacent to the medical centre is also required plus connectivity to the existing path network at Bronie Crescent and Seton Terrace. Access and fully permeable connectivity throughout the site are required and the site layout should make provision for potential future expansion to the west. Wider transportation requirements are to be determined through a Transport Assessment that takes all of the proposed allocations into account.

Buffer strips will be required adjacent to the watercourses running through the site, which should be integrated positively into the development. Enhancement of these through re-naturalisation and removal of any redundant features should be investigated. Part of the site is adjacent to an area predicted by SEPA to flood and may have pockets of localised drainage issues which could be mitigated through the provision of Sustainable Drainage Systems. A Water Impact Assessment will be required. The site is partly located in a health and safety outer consultation zone. This would need to be considered within the design process and presented as part of the planning application. It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need.

Part of the site is located 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 potentially polluting developments and contaminated land, and with the HSE "Land Use Planning Methodology". The site has the potential for an adverse impact on the Category A Listed Udny Castle. The existing tree belt should be maintained to protect its setting.

