

Aberdeenshire Local Development Plan 2012

Supplementary Guidance Volume D

Settlement Statements **Banff and Buchan**

This volume contains detailed proposals for development within the settlements in Banff and Buchan, for which locations have been identified in the Aberdeenshire Local Development Plan.

For the avoidance of doubt each individual settlement statement is supplementary guidance under the terms of section 22 of part 2 of the Planning etc. (Scotland) Act 2006.

The Local Development Plan, and in particular Part 4 (the spatial strategy), Part 6 (the proposals maps) and Schedules 1 to 4, contains the appropriate context and establishes the main principles on which these individual statements of supplementary guidance are based. The Local Development Plan expressly refers to these settlement statements as a means of providing further detail in respect of the proposals.

The information contained within the settlement statements is based on the available information at the date of publication. The Action Programme, which supports delivery of the Aberdeenshire Local Development Plan, is a live document and will be continually updated to take account of changes and further information as it comes forward.

The settlement statements also carry forward sites and areas of protection from the Aberdeenshire Local Plan 2006.

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ABERCHIRDER

Key Planning Objectives for the Settlement

- Enhance settlement's role as rural service centre.
- Meet local need for housing.
- Provide employment opportunities.
- Resolve issues associated with the existing waste water drainage.

Protected Land

- Site P1 is protected to conserve the playing field.
- Site P2 is protected to conserve the playground and areas of parkland.
- The Aberchirder Conservation Area is shown as hatched on the plan.
- Site R1 is reserved for education and recreation uses.
- Site BUS1 is safeguarded for employment uses.

Settlement Infrastructure

- All development will need to contribute to the possible need to extend the existing Health Centre and primary school.

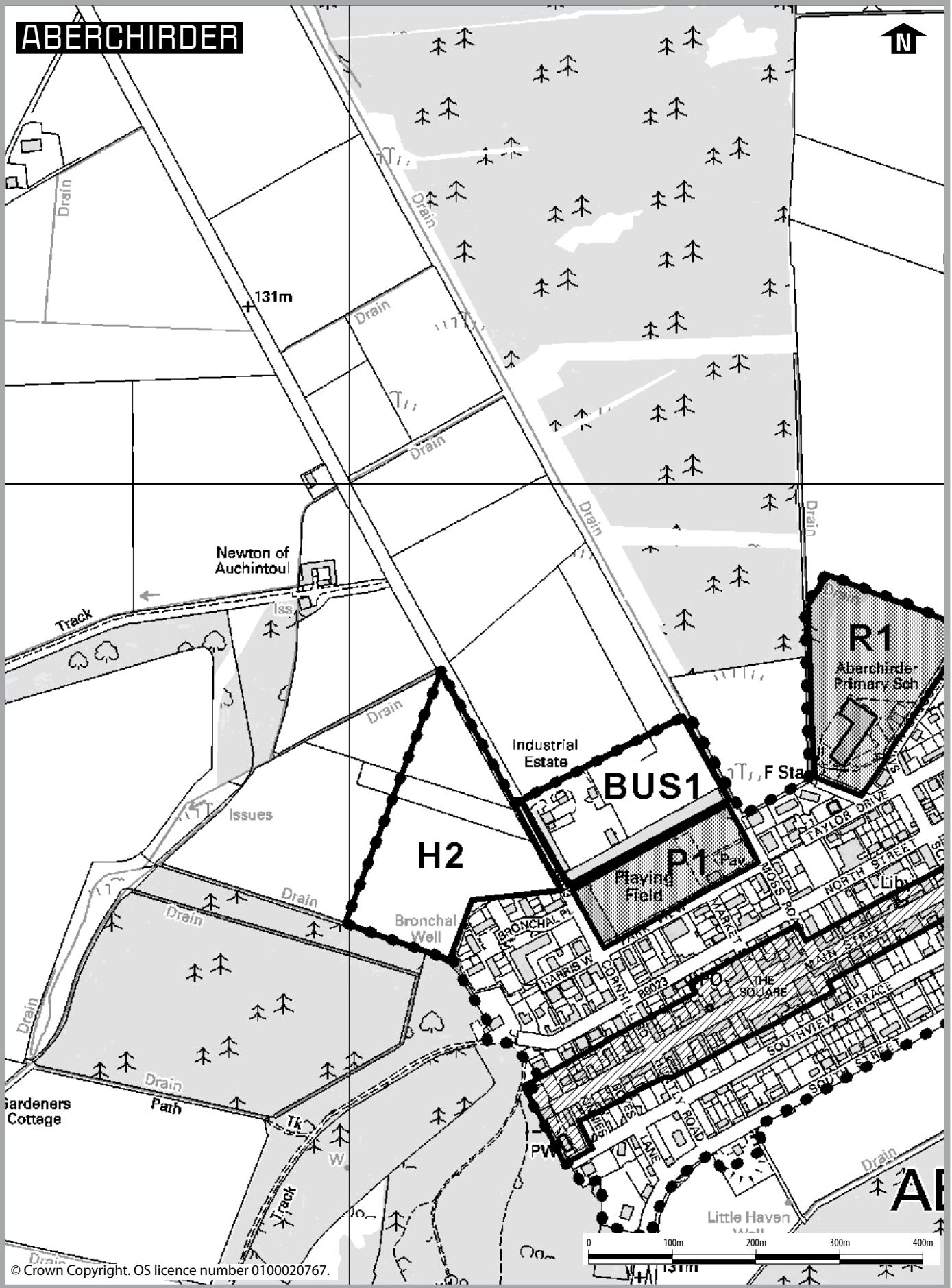
Flood Risk

- Part of sites H2, R1 and BUS1 are located adjacent to the Scottish Environmental Protection Agency's indicative 1 in 200 year flood risk area, or have a small watercourse running through or adjacent to the site. A flood risk assessment may be required.

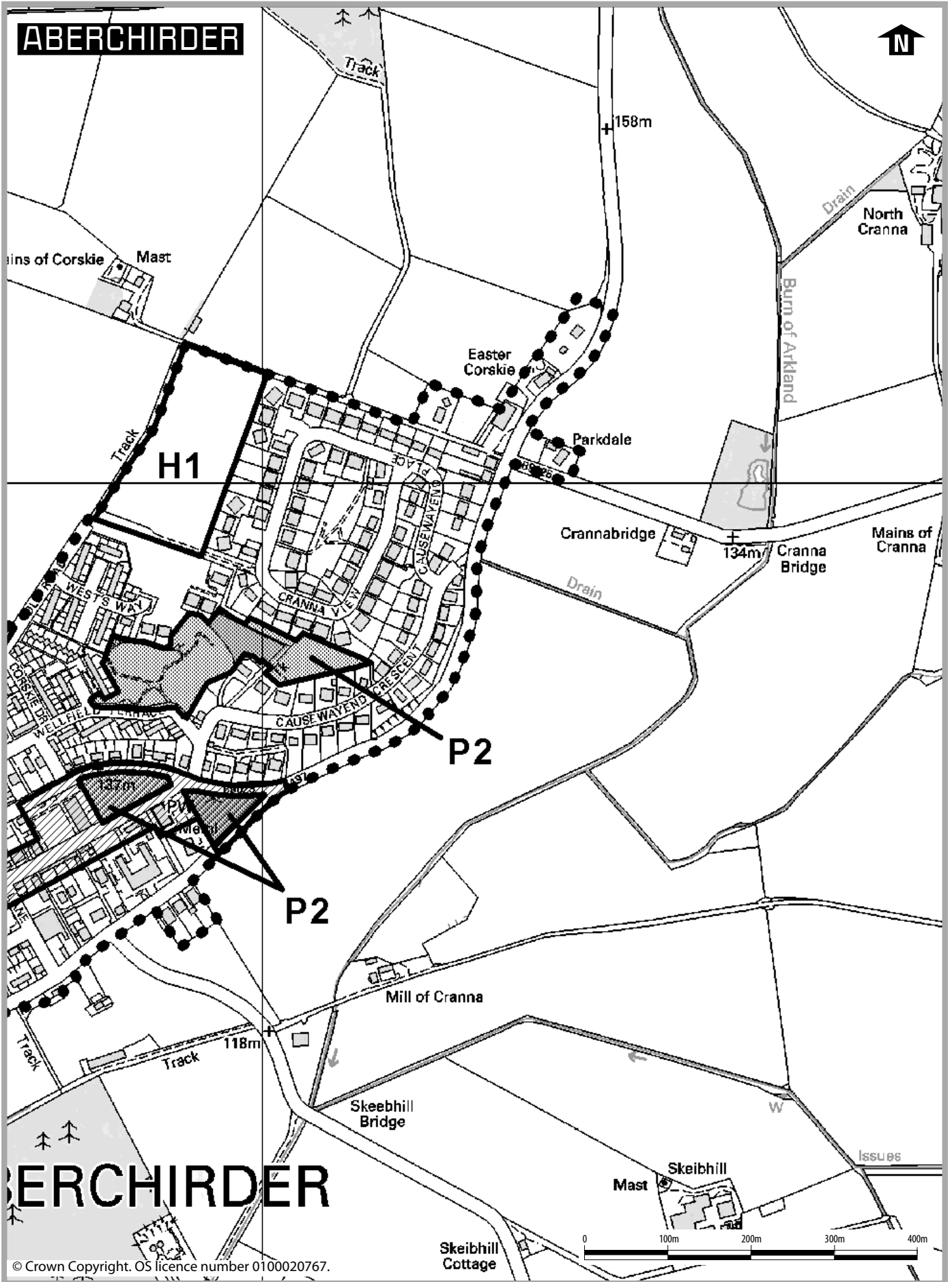
Proposed Sites

- Site H1 is allocated for up to 45 houses in the second phase of the plan.
- Site H2 is allocated for up to 65 houses in the second phase of the plan with planting particularly along the southern boundary to connect existing areas of woodland. A masterplan will be required for this site.

ABERCHIRDER



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BANFF

Key Planning Objectives for the Settlement

- Enhance settlement's role as regional service centre.
- Provide housing choice within the Regeneration Priority Area.
- Maintain separation between Banff and Inverboyndie.
- Provide affordable housing for local need.

Protected Land

- Site P1 protects the setting of Banff.
- Site P2 is protected to conserve the area of open space at Banff Castle.
- Site P3 is protected to conserve Duff House Gardens.
- Site P4 is protected to conserve the playing fields and land used for sports and educational activities.
- Site P5 is protected to conserve the area of woodland and to reserve a 3 metre wide strip of land along the eastern boundary adjacent to Cemetery Lane for a footpath.
- Site P6 protects to the setting of Banff and to conserve the golf course.
- Site P7 marks the strategic landscaping required for sites M1 and H1.
- Site R1 is reserved for a cemetery extension.
- The town centre is identified by TC and a dashed line.
- The Banff Conservation Area is shown as hatched on the plan.
- HG identifies land within the Duff House Gardens and Designed Landscape.
- Site BUS1 is safeguarded for employment uses.

Existing Sites

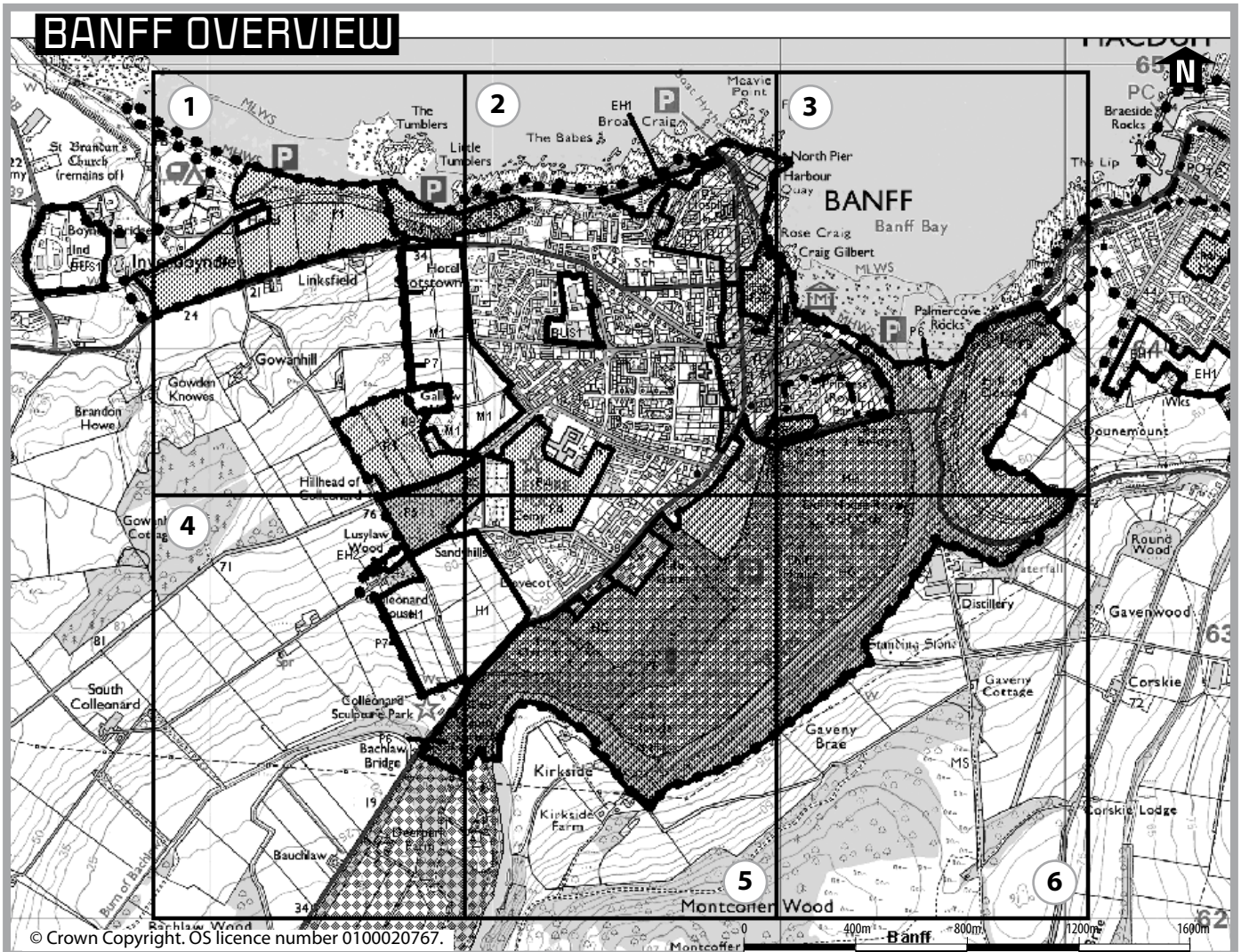
- Site EH1 is carried forward from the previous local plan for 29 houses.
- Site EH2 is carried forward from the previous local plan for 5 houses.

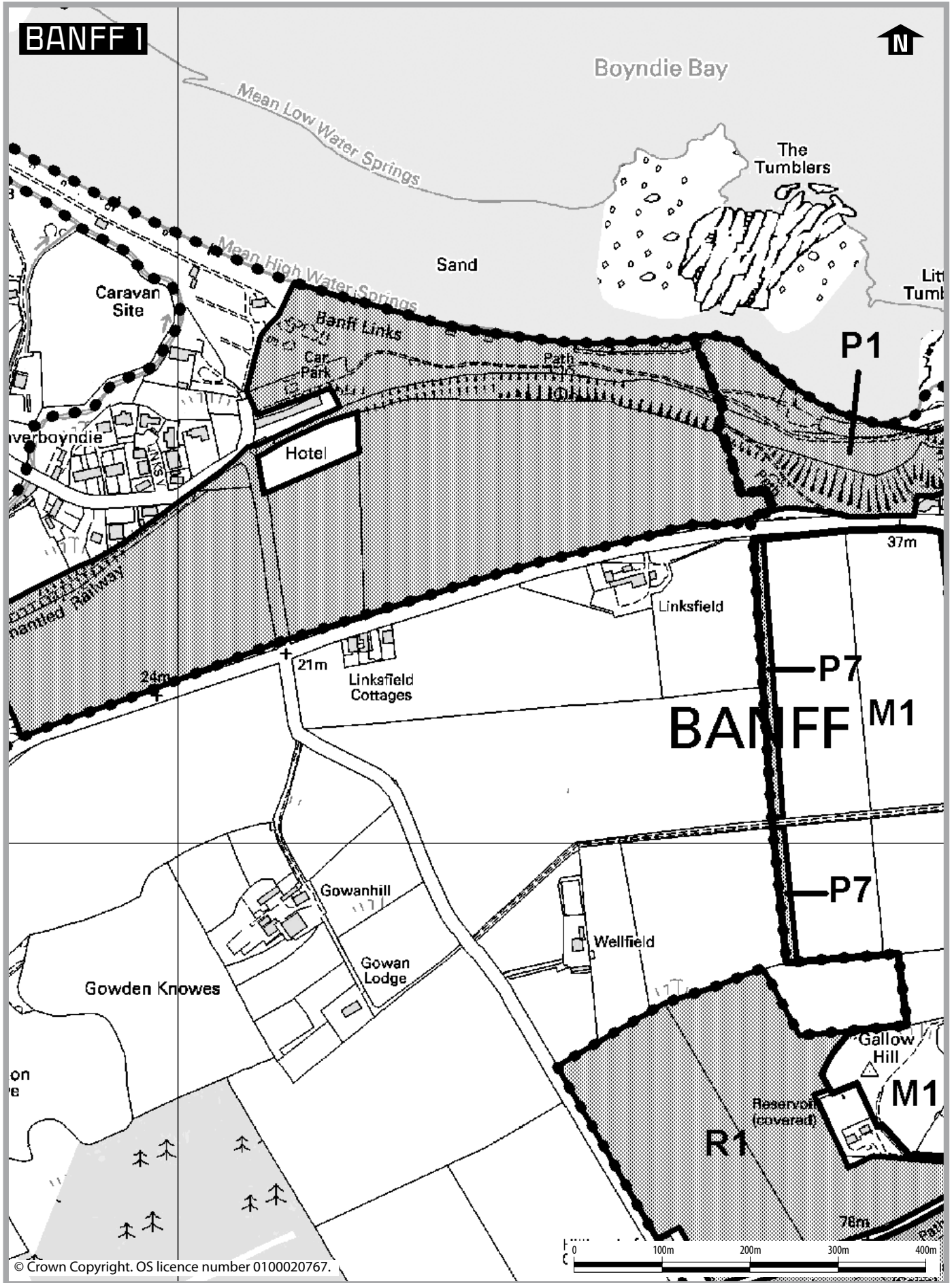
Settlement Infrastructure

- All development in the settlement will require to make a contribution to a new primary school, a new medical centre in Macduff, a replacement library and 2 court sports hall (should the Better Life Centre Project not be delivered).
- Open space contributions should include 1 grass pitch, land for allotments, cycleway linkages to the existing settlement, improvements to the national coastal path and to the landscaping and the woodland recreational network based upon Duff House Woods and Lusylaw Woods.
- Major waste facilities are required including land for a Household Waste Recycling Centre and new depot and recycling bulking point.

Proposed Sites

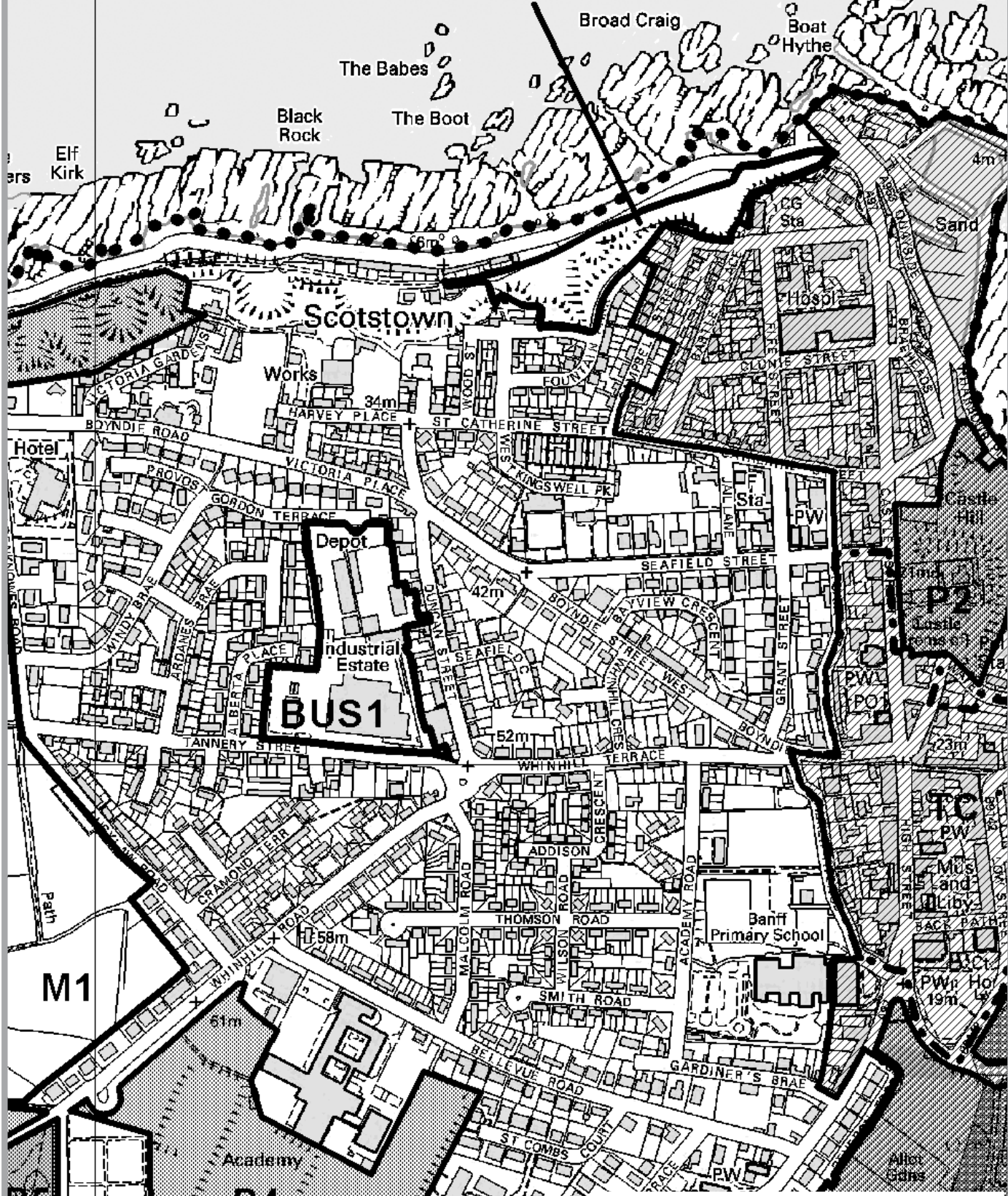
- Site M1 is allocated for up to 400 houses (includes 120 houses carried forward from the previous local plan) in two phases with a first phase for 200 houses, leisure and retail units. A new primary school including recreation facilities, which includes one additional grass pitch for community use (4ha) should be provided in the second phase of the plan. Strategic landscaping will be required on the western boundary. A masterplan will be required for this site.
- Site H1 is allocated for up to 295 houses (includes 95 houses carried forward from the previous plan) in two phases with a first phase for 150 houses. Strategic landscaping will be required on the western boundary. A masterplan will be required for this site.







EH1



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BANFF 3



achie Craig

North Pier
Harbour
Quay

The L

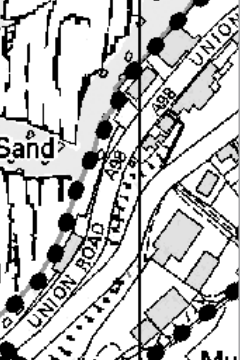
Banff Bay

Rose Craig

Craig Gilbert

Mean Low Water Springs

Sand



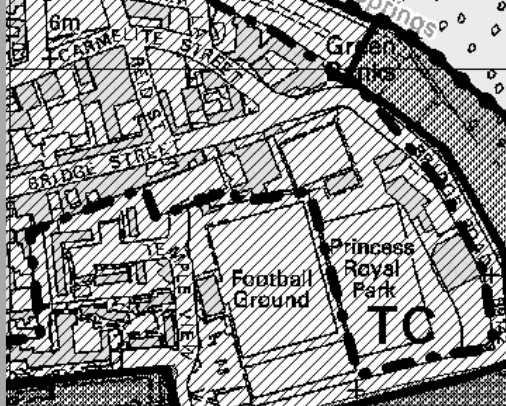
Mean High Water Springs

P6

Sand

Palmercove
Rocks

Mu



P6

The Gaws

Palmar Cove

Hill of Downe

Football Ground

Princess Royal Park

TC

Benff Bridge

Temple of Venus

Star Loch

Duff House Gardens

HG



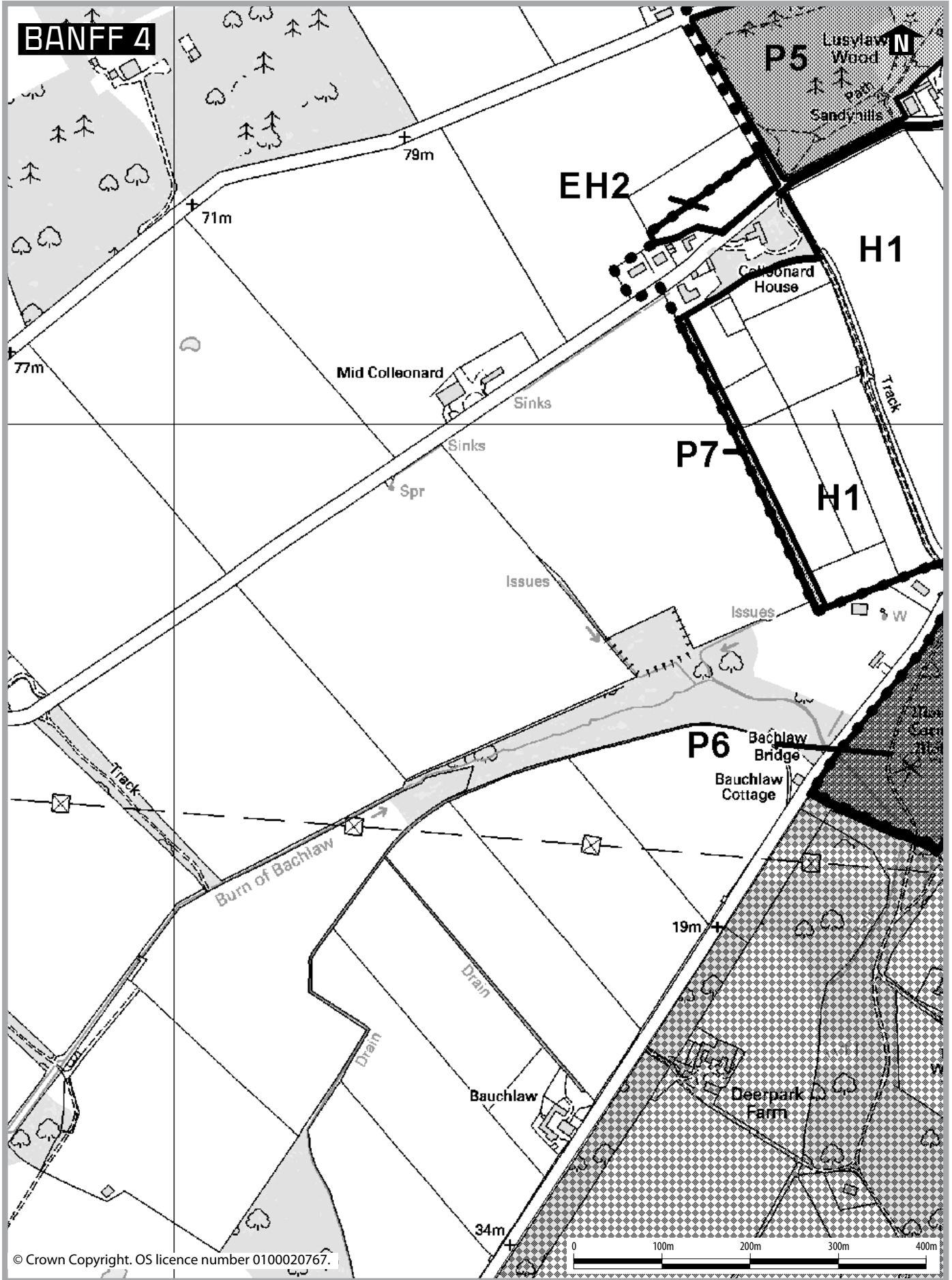
GELLYMILL ROAD

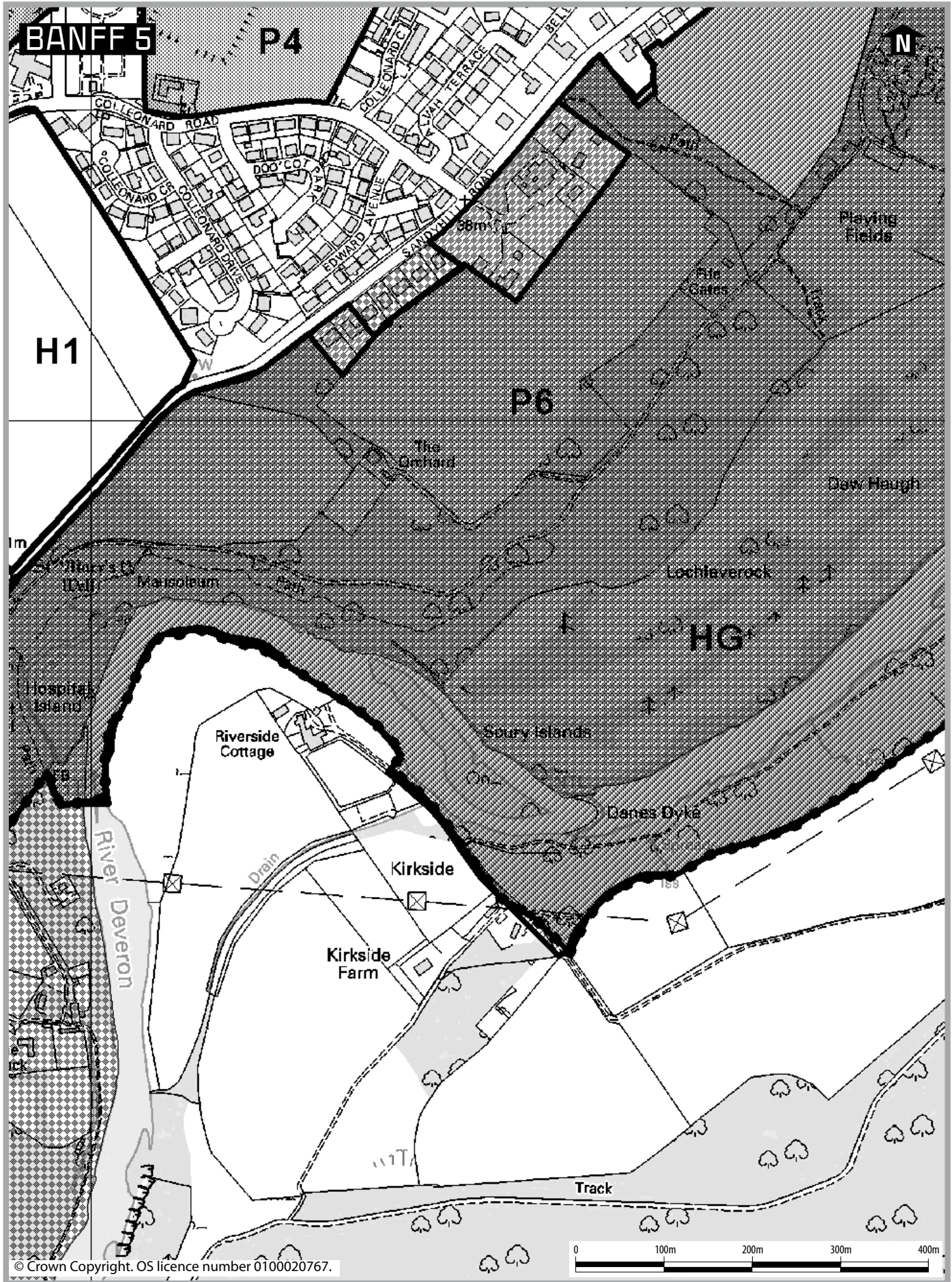
Path

Pennyfield

Duff House Royal
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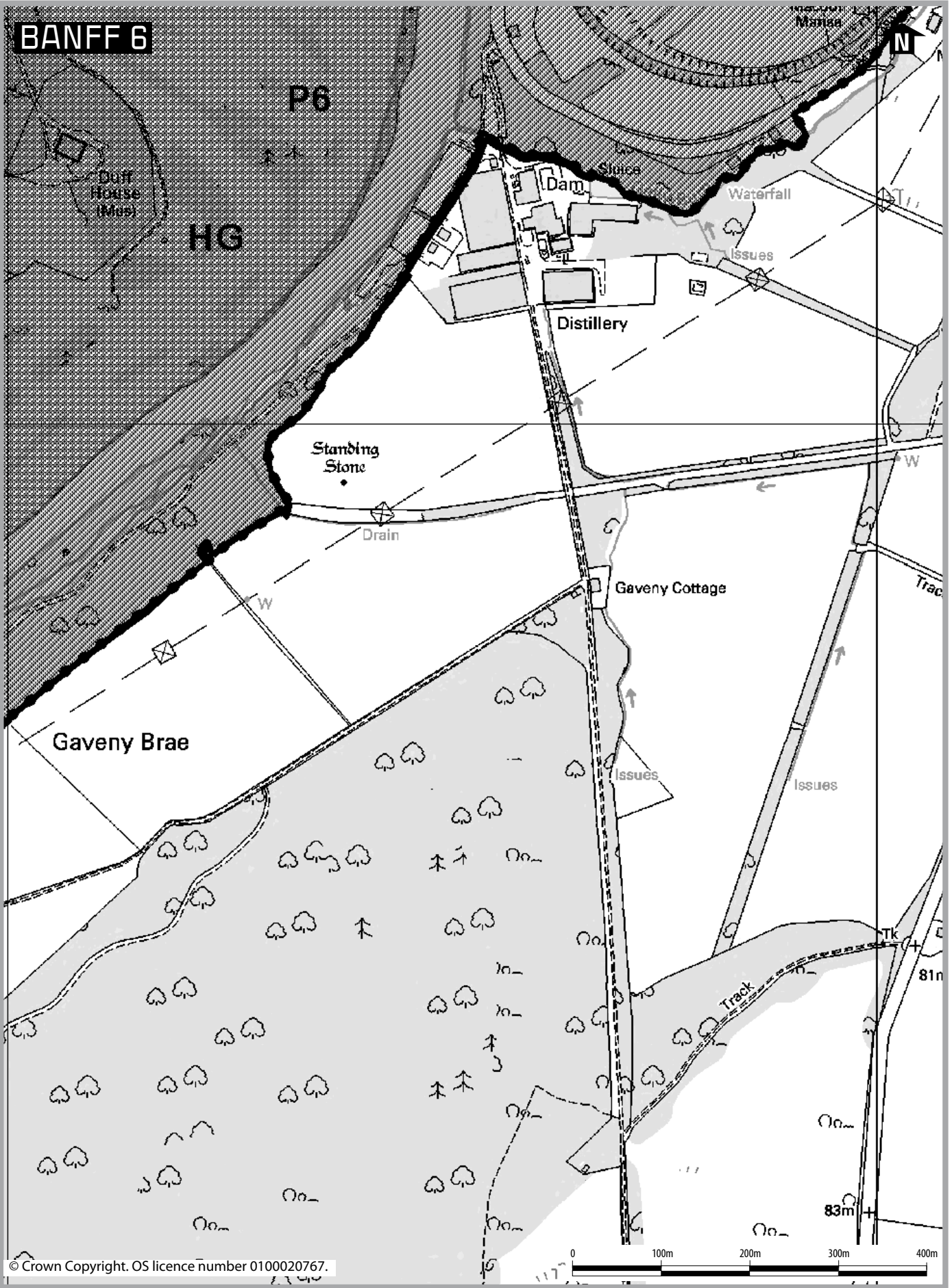






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BANFF 6



CAIRNBULG AND INVERALLOCHY

Key Planning Objectives for the Settlement

- Provide choice of housing within the Regeneration Priority Area.
- Provide opportunity for employment within a Regeneration Priority Area.
- Sustain existing services.

Protected Land

- Site P1 protects the setting of Cairnbulg and Inverallochy.
- Sites P2 are protected to conserve the play area and parkland.
- Site P3 is protected to conserve the playing field and recreation ground.
- Site P4 marks the proposed strategic landscaping required for sites H2 and H3.
- Site R1 is reserved for a new cemetery.
- Site R2 is reserved for education and recreation uses.
- The Cairnbulg/Inverallochy Conservation Area is shown as hatched on the plan.

Settlement Infrastructure

- A site is required for a new Health Centre.
- Sites H1 and H2 require connection to and contribute to the upgrading of the national coastal path.

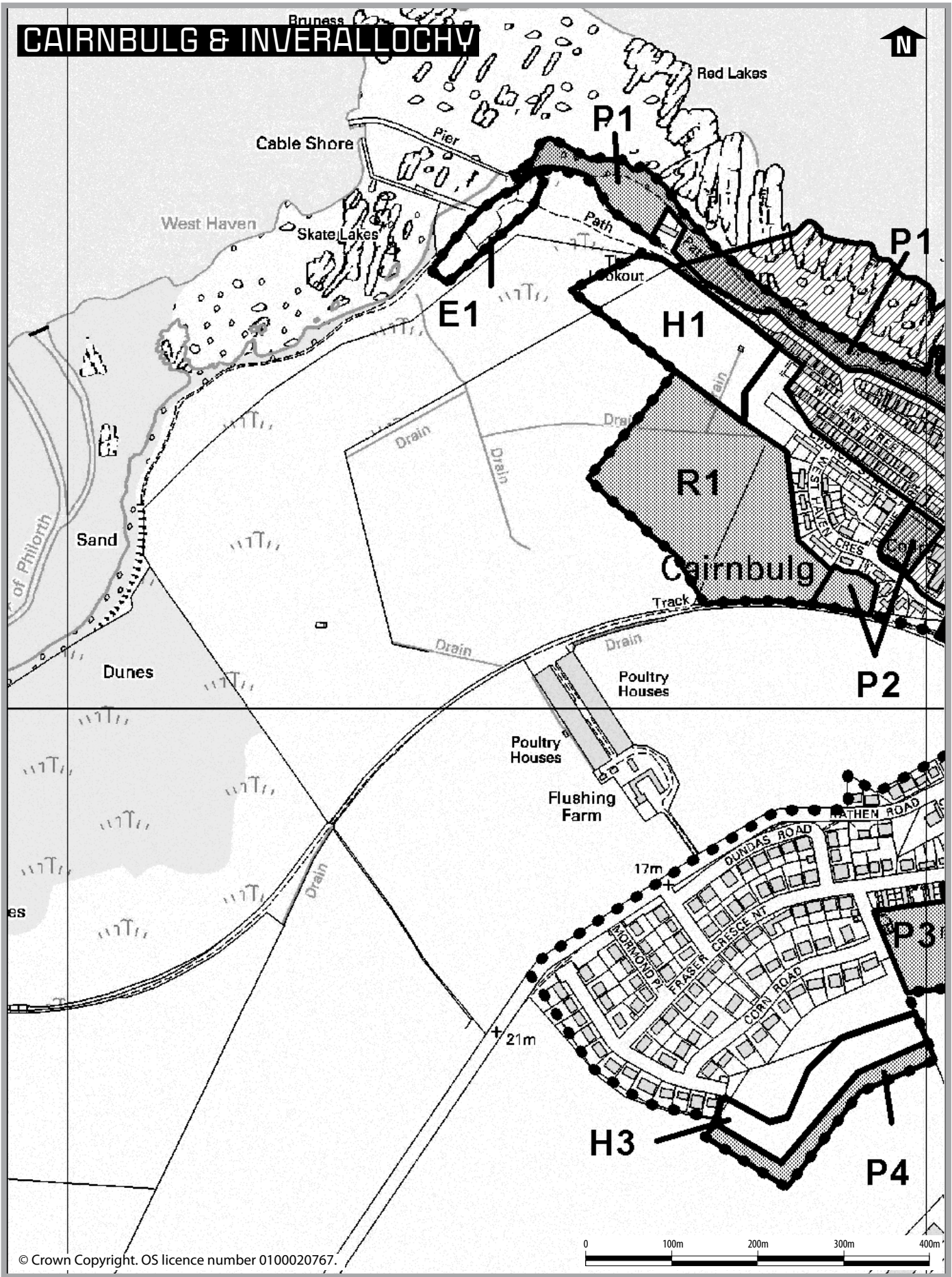
Flood Risk

- Part of sites H1 and E1 are located adjacent to the Scottish Environmental Protection Agency's indicative 1 in 200 year flood risk area, or have a small watercourse running through or adjacent to the site. A flood risk assessment may be required. In relation to site E1, no development should take place below 3.07m Above Ordnance Datum (AOD).

Proposed Sites

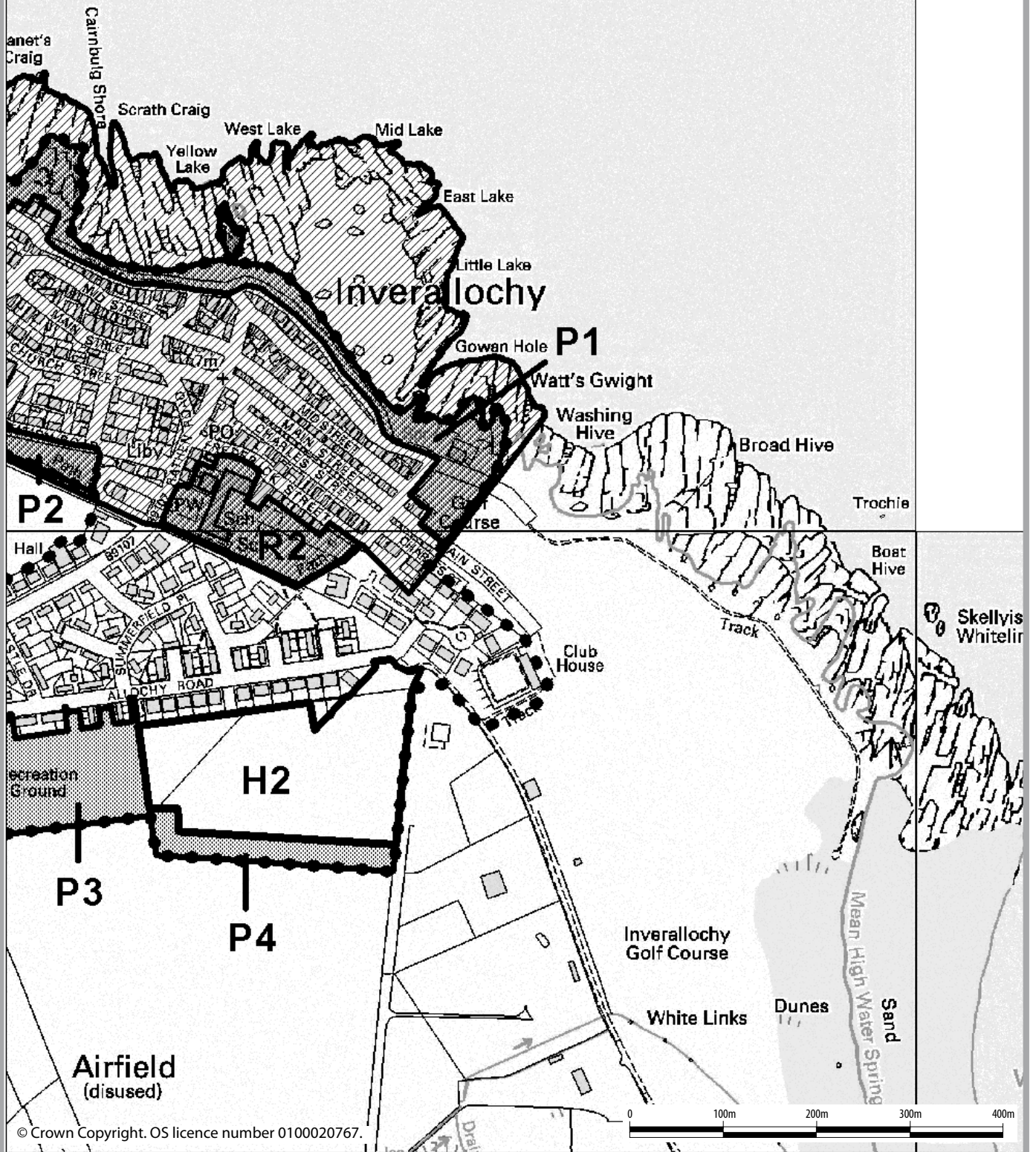
- Site H1 is allocated for up to 50 houses in the first phase of the plan.
- Site H2 is allocated for up to 85 houses (includes 36 houses carried forward from the previous local plan) in two phases, with a first phase for 40 houses. Land will be required for a Health Centre. Strategic landscaping will be required on the southern boundary.
- Site H3 is allocated for up to 12 houses in the first phase of the plan. Strategic landscaping will be required on the southern boundary.
- Site E1 is allocated for tourist and visitor facilities. Land will be required for a car park.
- A masterplan will be required to coordinate the development of sites H1, E1 and part of P1. A separate masterplan will be required for site H2.

CAIRNBULG & INVERALLOCHY



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CAIRNBULG & INVERALLOCHY



CORNHILL

Key Planning Objectives for the Settlement

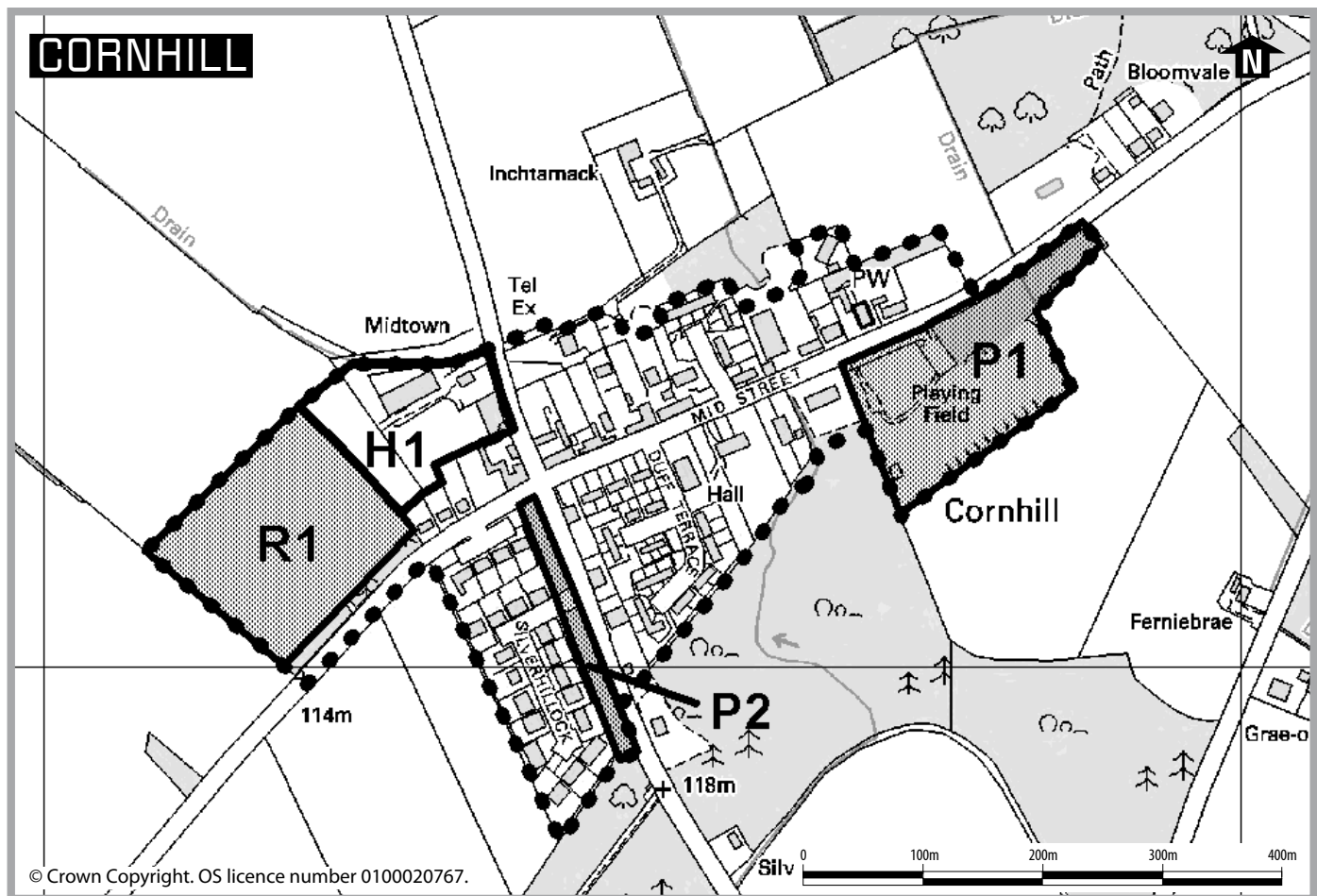
- Support existing local services.
- Meet local needs for housing.

Protected Land

- Site P1 is protected to conserve the playing field and recreation ground.
- Site P2 is protected to conserve the tree belt.
- Site R1 is reserved for the construction of a new primary school (2.4ha).

Proposed Site

- Site H1 is allocated for up to 25 houses in two phases with a first phase for 12 houses and a link road to Site R1 from the B9023.



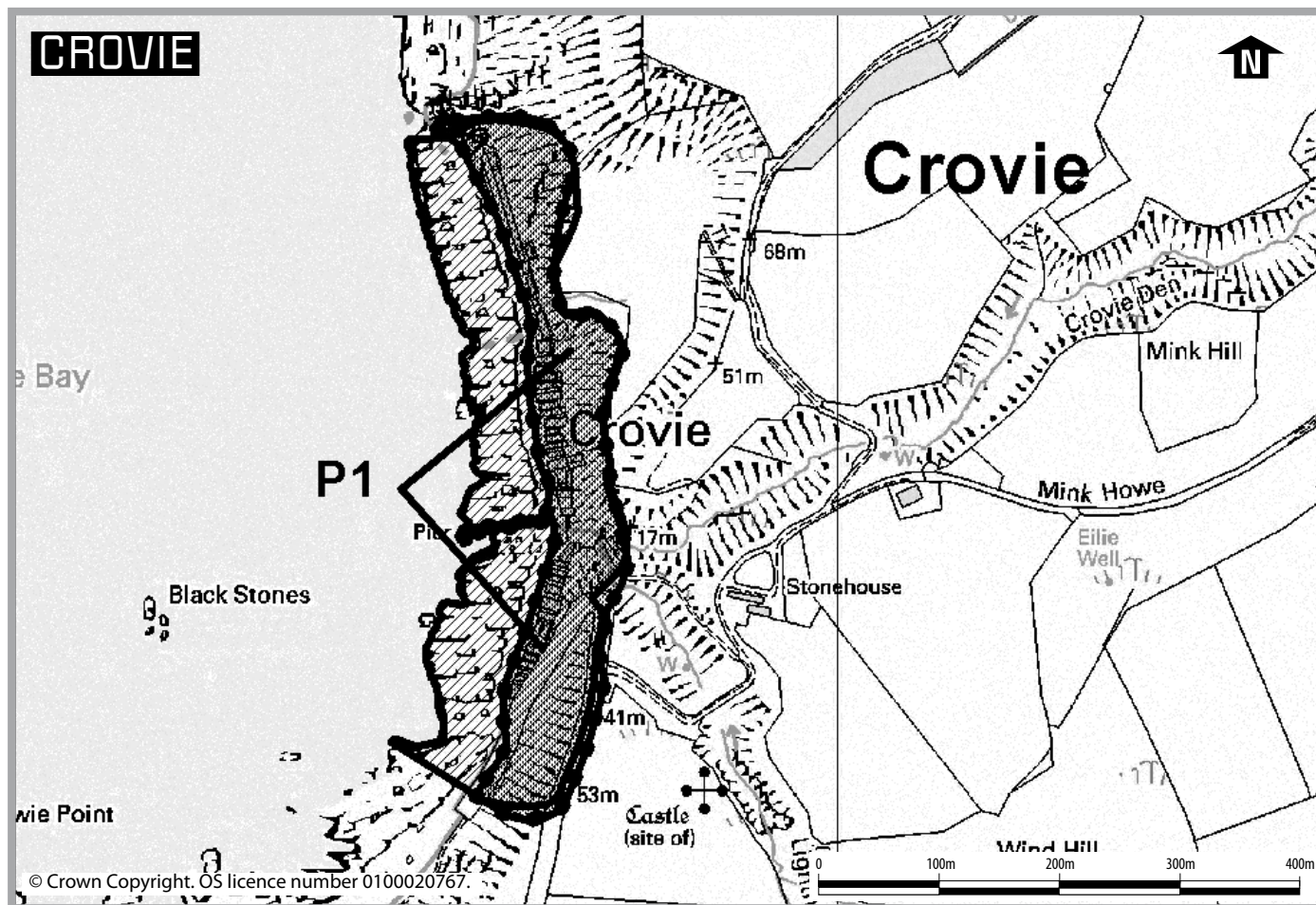
CROVIE

Key Planning Objective for the Settlement

- Preserve the setting and amenity of the settlement.

Protected Sites

- Site P1 is protected to conserve the setting of the settlement.
- The Crovie Conservation Area is shown as hatched on the plan.



CRUDIE

Key Planning Objectives for the Settlement

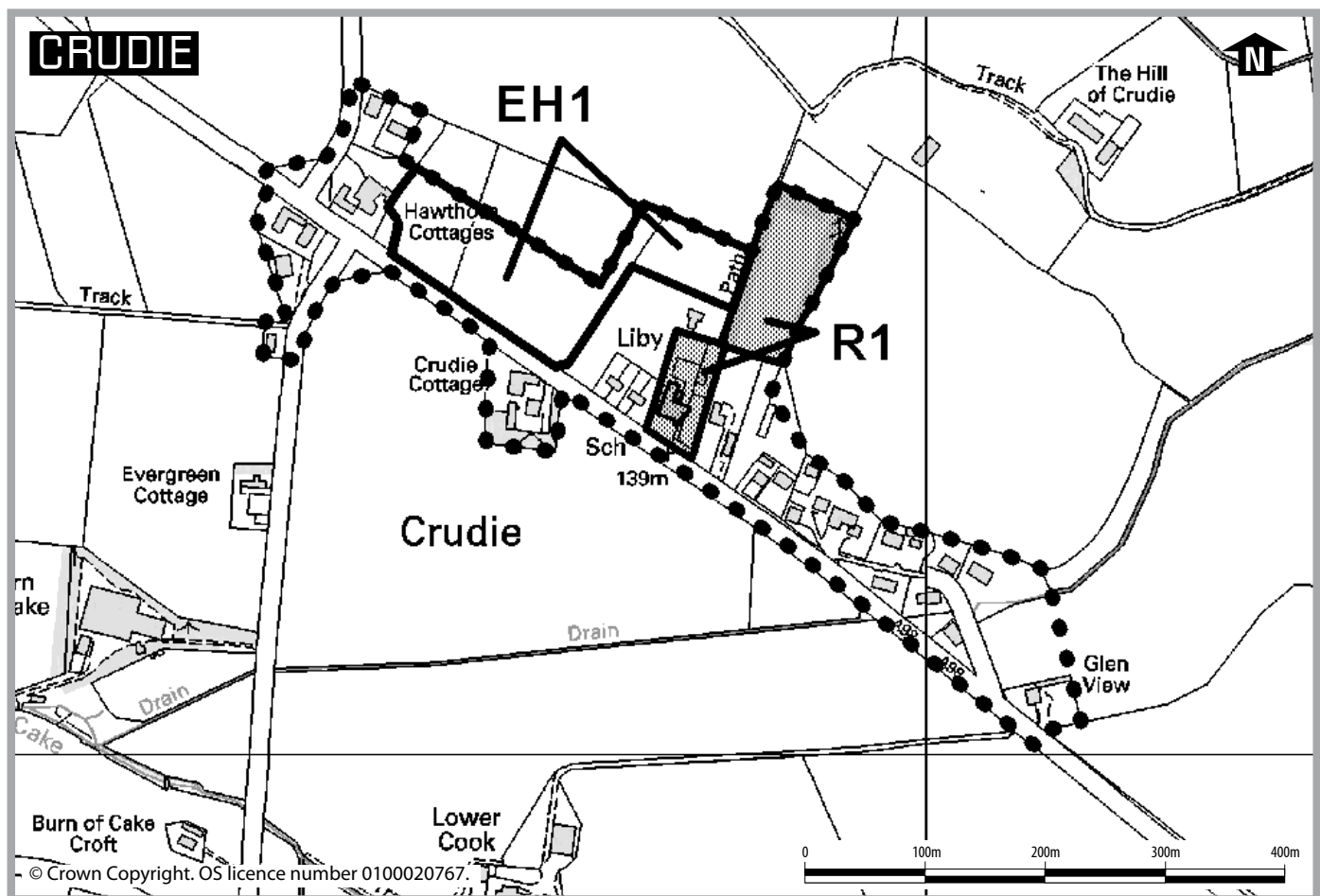
- Support existing local services
- Meet local needs for housing

Protected Land

- Site R1 is reserved for education and recreation uses.

Existing Site

- Site EH1 is identified in the previous local plan for 9 houses and is carried forward at an increased density for development of up to 14 houses.



FORDYCE

Key Planning Objectives for the Settlement

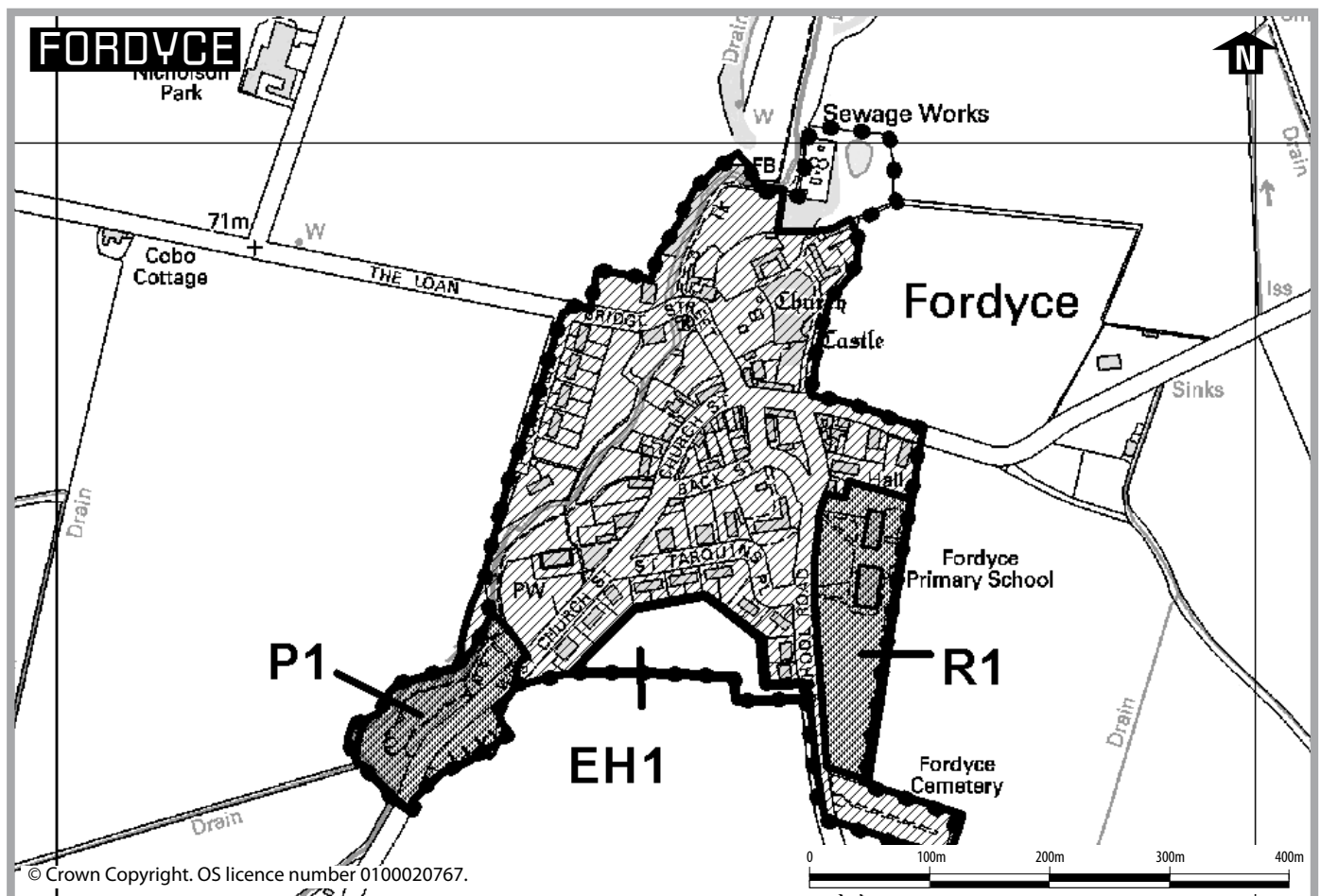
- Sustain existing local services.
- Meet local need for housing.

Protected Land

- Site P1 is protected to conserve the community woodland
- Site R1 is reserved for education and recreation uses.
- The Fordyce Conservation Area is shown as hatched on the plan.

Existing Site

- Site EH1 is identified in the previous local plan for 10 houses and is carried forward at a reduced number to 5 houses due to limited waste water drainage capacity.



FRASERBURGH

Key Planning Objectives for the Settlement

- Enhance settlement's role as regional service centre.
- Provide housing choice within the Regeneration Priority Area.
- Provide opportunity for employment and retail within the Regeneration Priority Area.
- Provide affordable housing for local need.
- Sustain existing local services.

Protected Land

- Site P1 is protected to conserve Saltoun Gardens, playing fields, tennis courts, bowling green, putting green, play areas and cricket ground, and is reserved for community uses.
- Site R1 is reserved for education, recreation and community uses.
- Site R2 is reserved for education, recreation and community uses.
- Site R3 is reserved for education and recreation uses.
- Site R4 is reserved for a park, and sport and recreation facilities.
- Sites BUS1, BUS2, BUS3 and BUS4 are safeguarded for employment uses.
- The town centre is identified by TC and a dashed line.
- The Fraserburgh Conservation Area is shown as hatched on the plan.

Settlement Infrastructure

- Sites H1 (including R4) and M1 will require significant alterations to the A Class road network
- Open space contributions should include allotments a park along the western boundary, new cemetery, and two full size grass pitches with associated changing facilities. Strategic landscaping should make use of opportunities to connect areas of woodland to create habitat network around Fraserburgh. Cycleway linkages to Fraserburgh, the Formartine and Buchan Way and national coastal path links are desirable.
- All development will be required to contribute to the extension of the Saltoun medical practice
- There is a requirement for 30% affordable housing in the settlement.

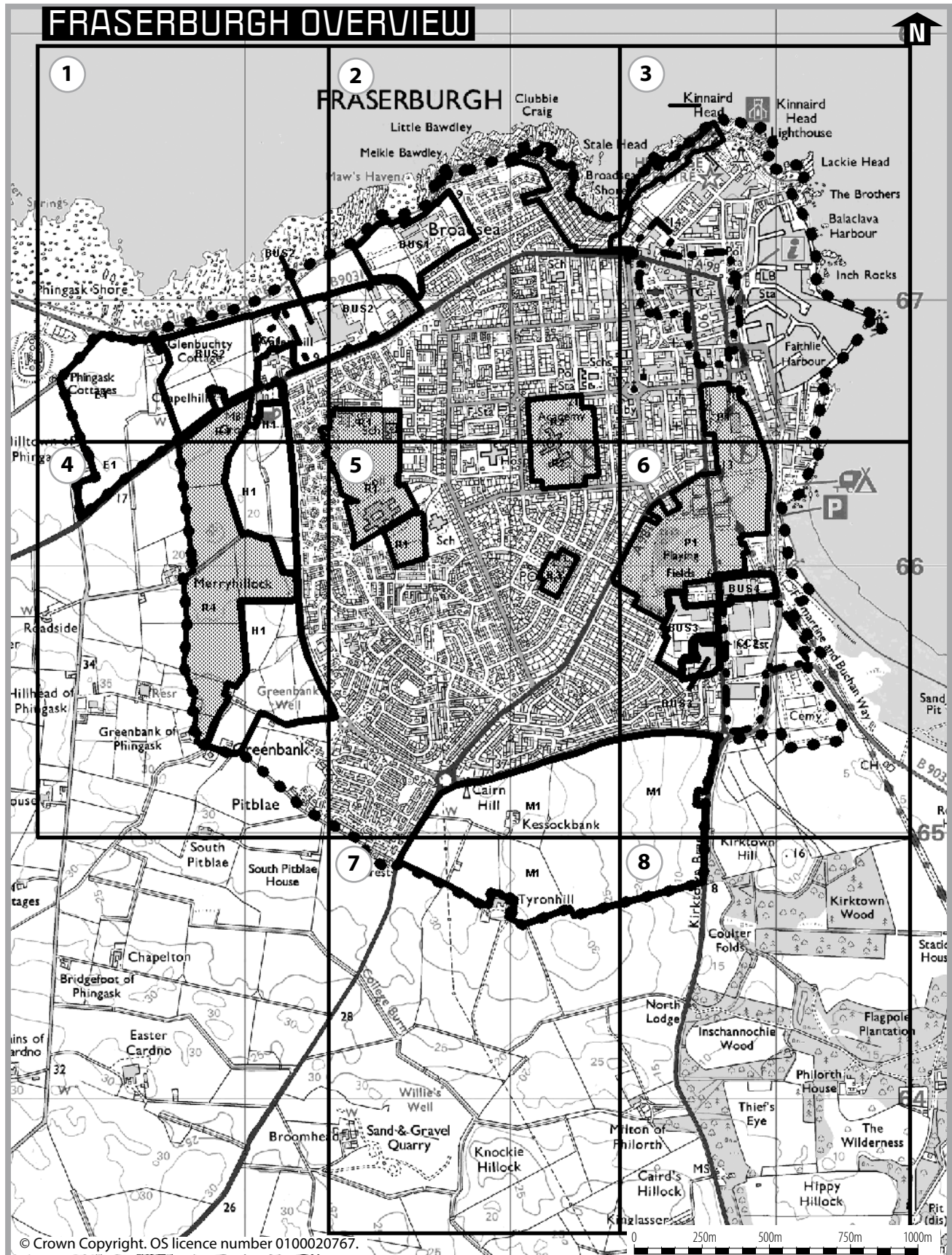
Flood Risk

- Part of sites H1, R4 and BUS2 lie within the Scottish Environmental Protection Agency's indicative 1 in 200 year flood risk area. A detailed flood risk assessment will be required to accompany any future development proposals for these sites and an appropriate buffer strip will be required adjacent to the existing watercourse.
- Part of sites M1, E1 and CC1 are located adjacent to the Scottish Environmental Protection Agency's indicative 1 in 200 year flood risk area, or have a small watercourse running through or adjacent to the site. A flood risk assessment may be required.

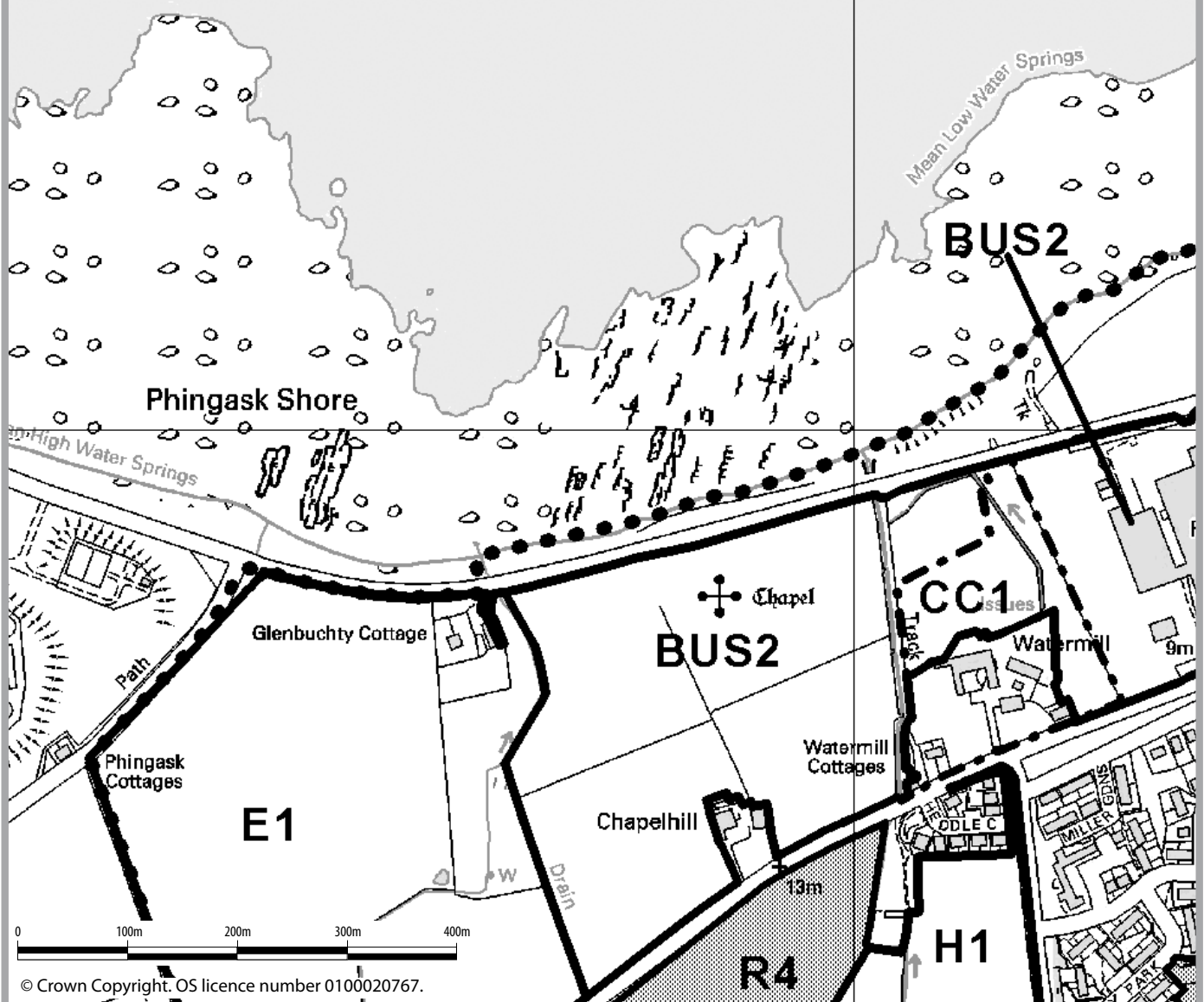
Proposed Sites

- Site M1 is allocated for up to 600 houses (includes 200 houses carried forward from the previous plan) in two phases and 4 hectares of employment land, with a first phase of 350 houses and land for a new primary school, including recreation facilities. Land for a health centre will also be required in the second phase.
- Site H1 is allocated for up to 590 houses (includes 136 houses carried forward from the previous plan) in two phases, with a first phase of 350 houses and land for two full size grass pitches with associated changing facilities (150m²).

- Site E1 is allocated for employment uses.
- Site CC1 is proposed as an alternate commercial centre for large format stores in the Fraserburgh (including development for a supermarket).
- Site CC2 is proposed as an alternate commercial centre for large format stores in the Fraserburgh.
- A masterplan will be required to coordinate the development of sites H1, E1, BUS2 and R4. A separate masterplan will be required for site M1.



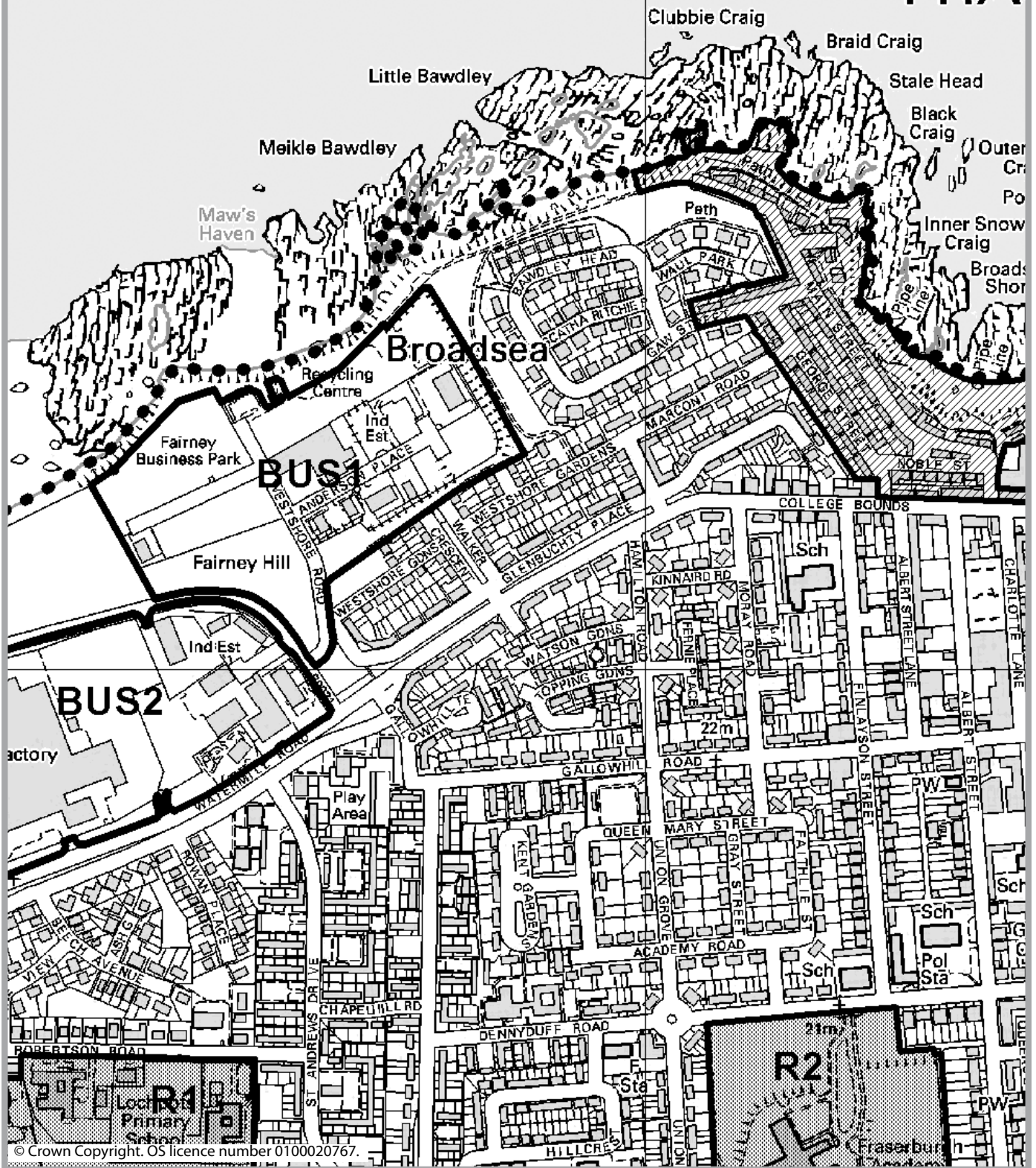
FRASERBURGH 1



FRASERBURGH 2



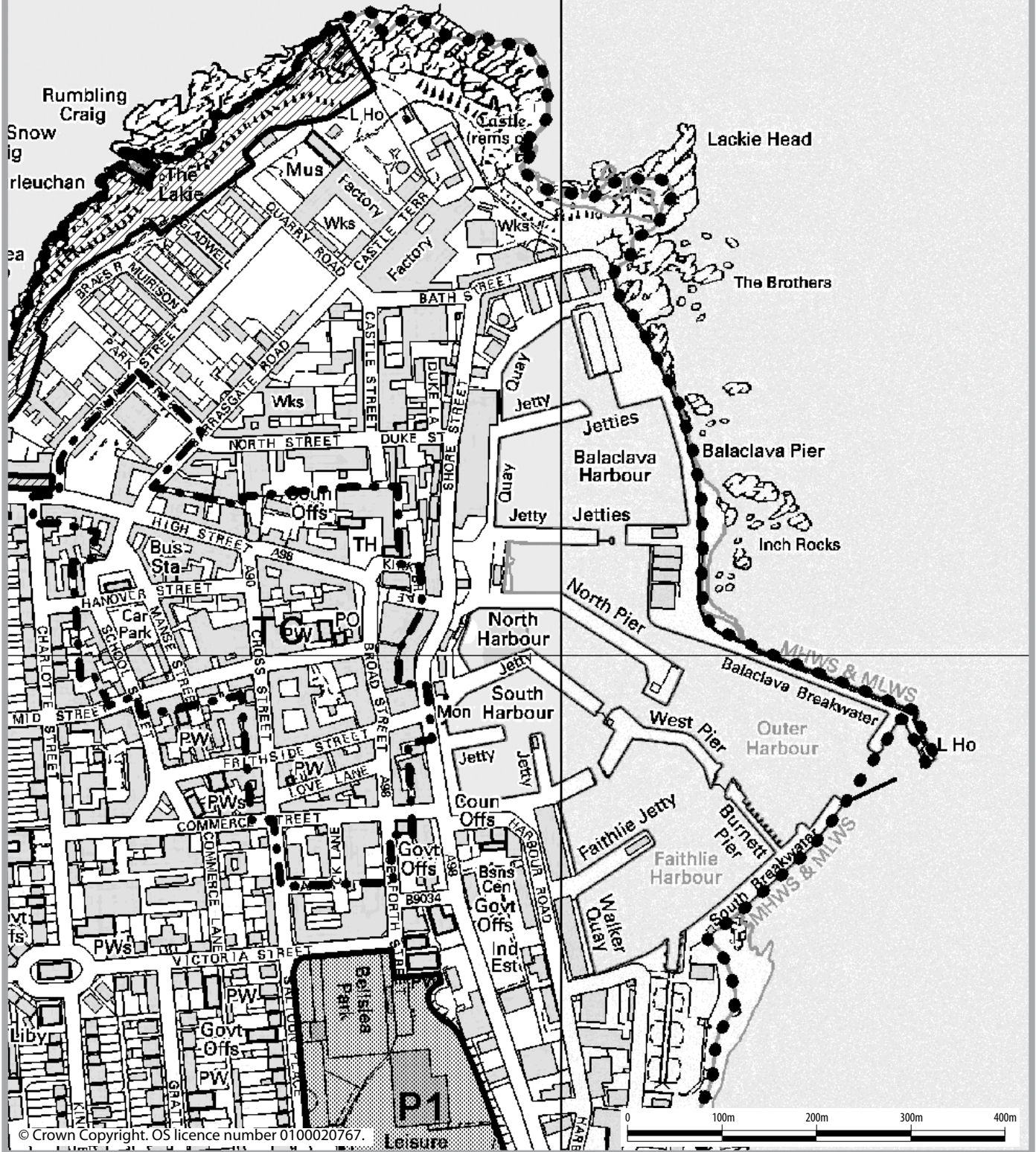
FRA

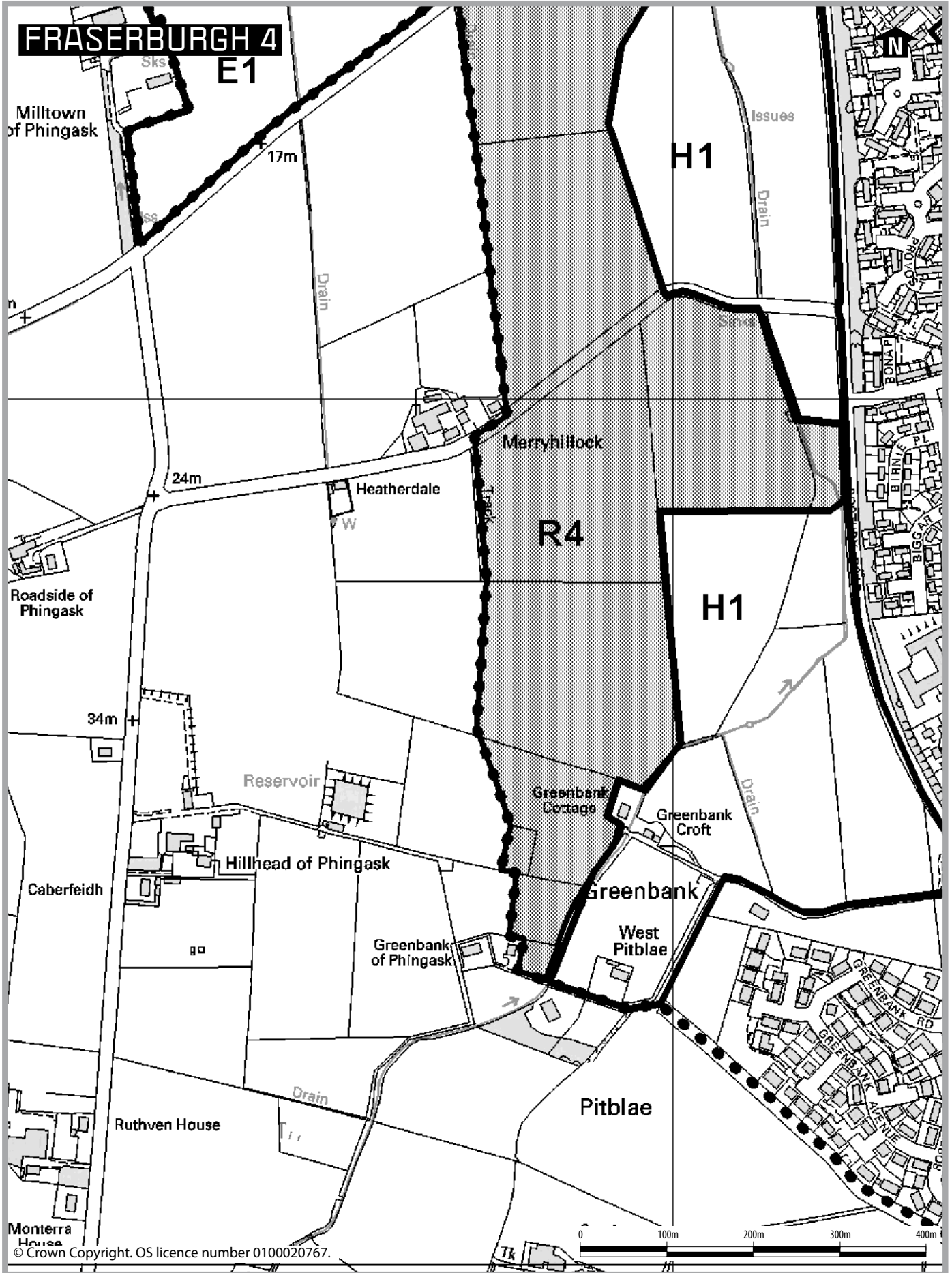




FRASERBURGH

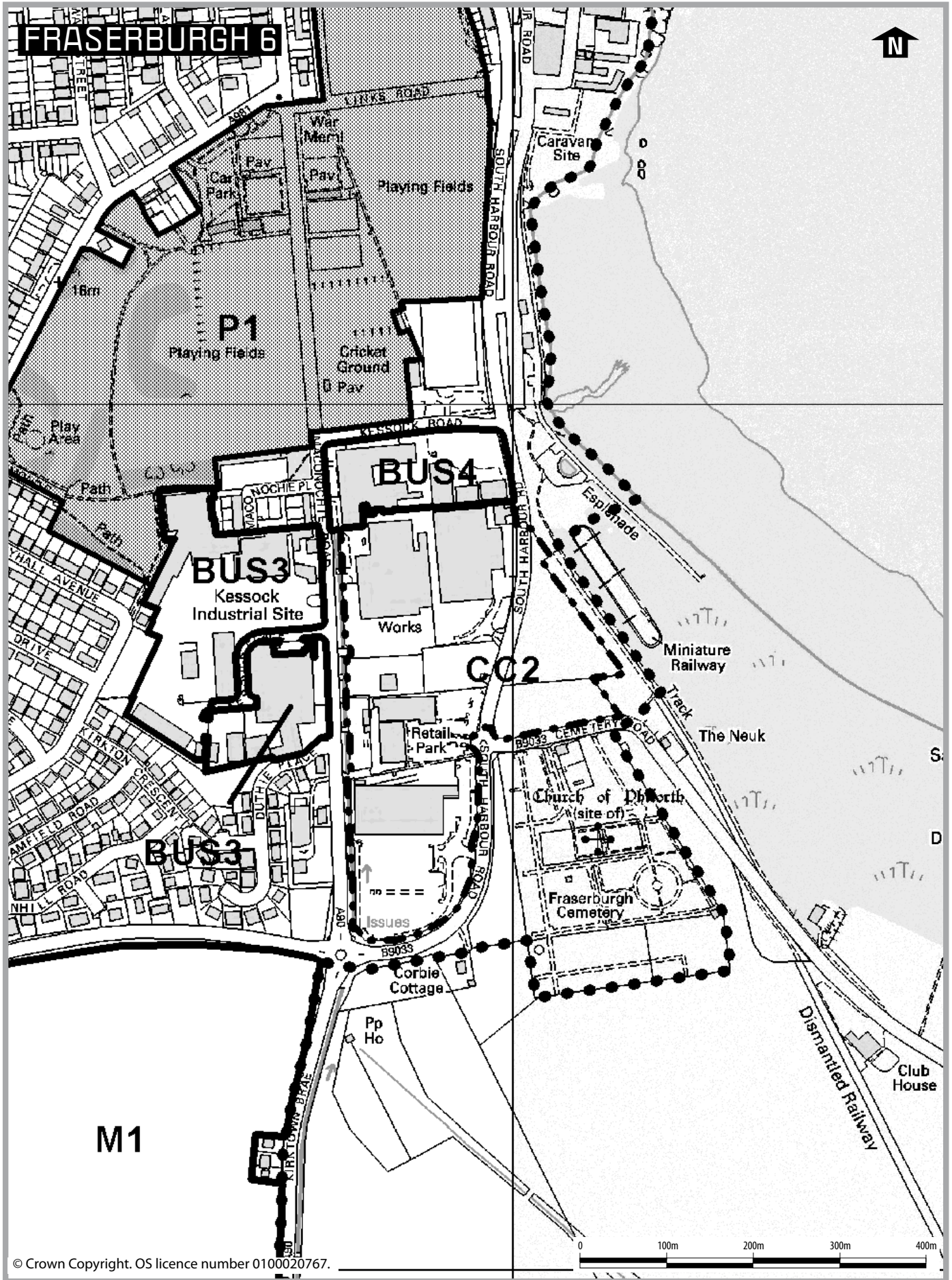
Kinnaird Head



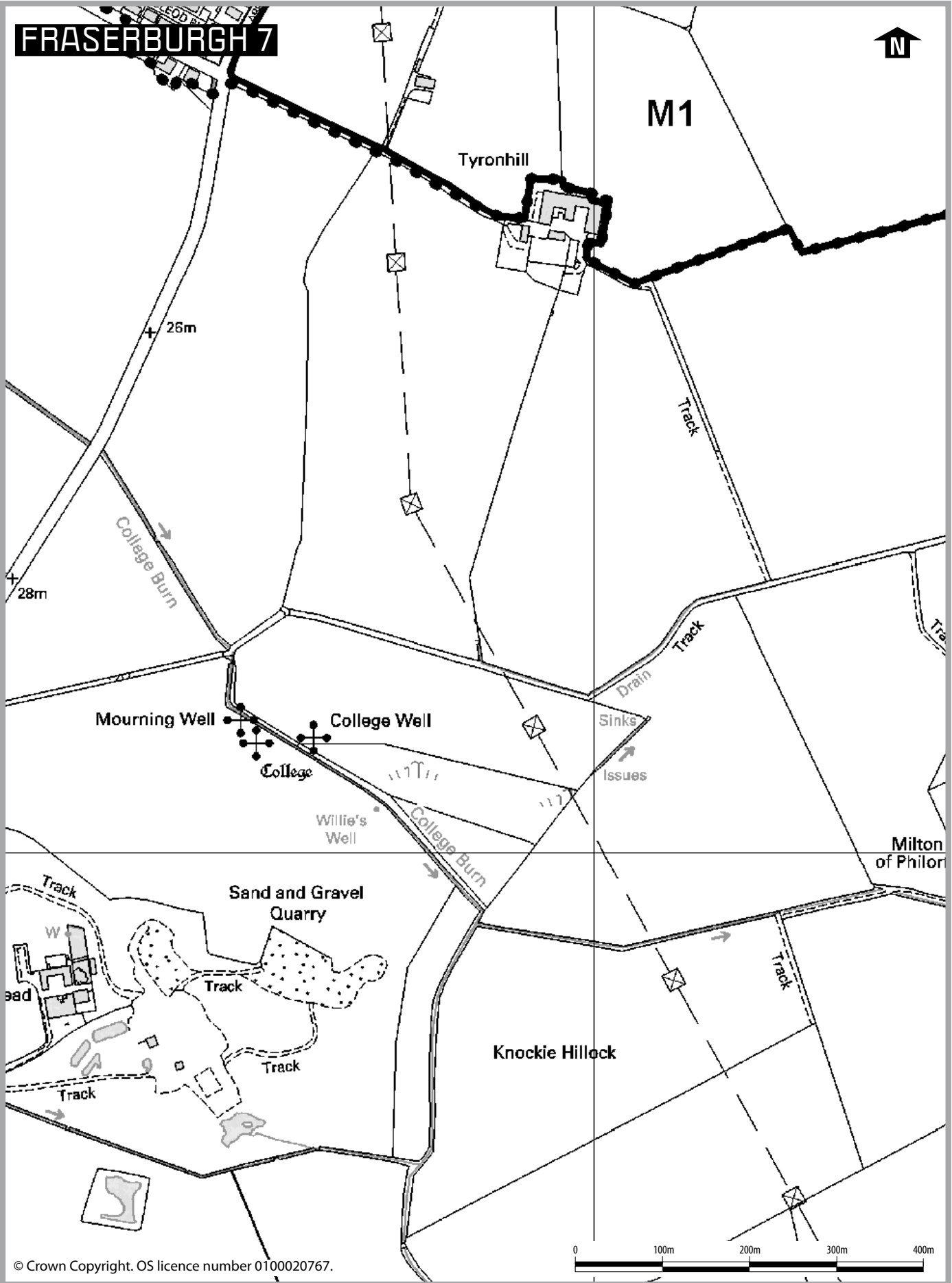


FRASERBURGH 5



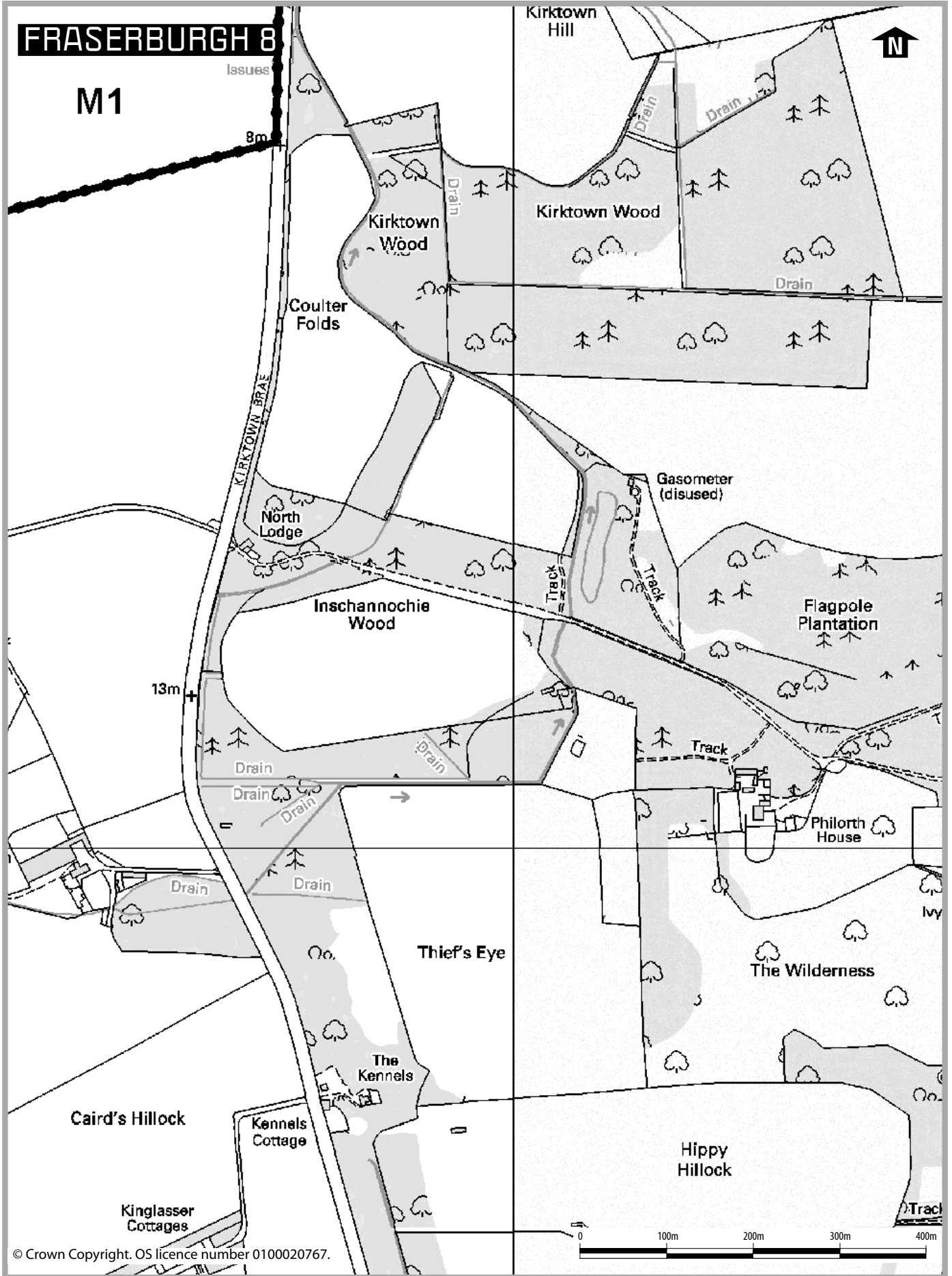


FRASERBURGH 7



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GARDENSTOWN

Key Planning Objectives for the Settlement

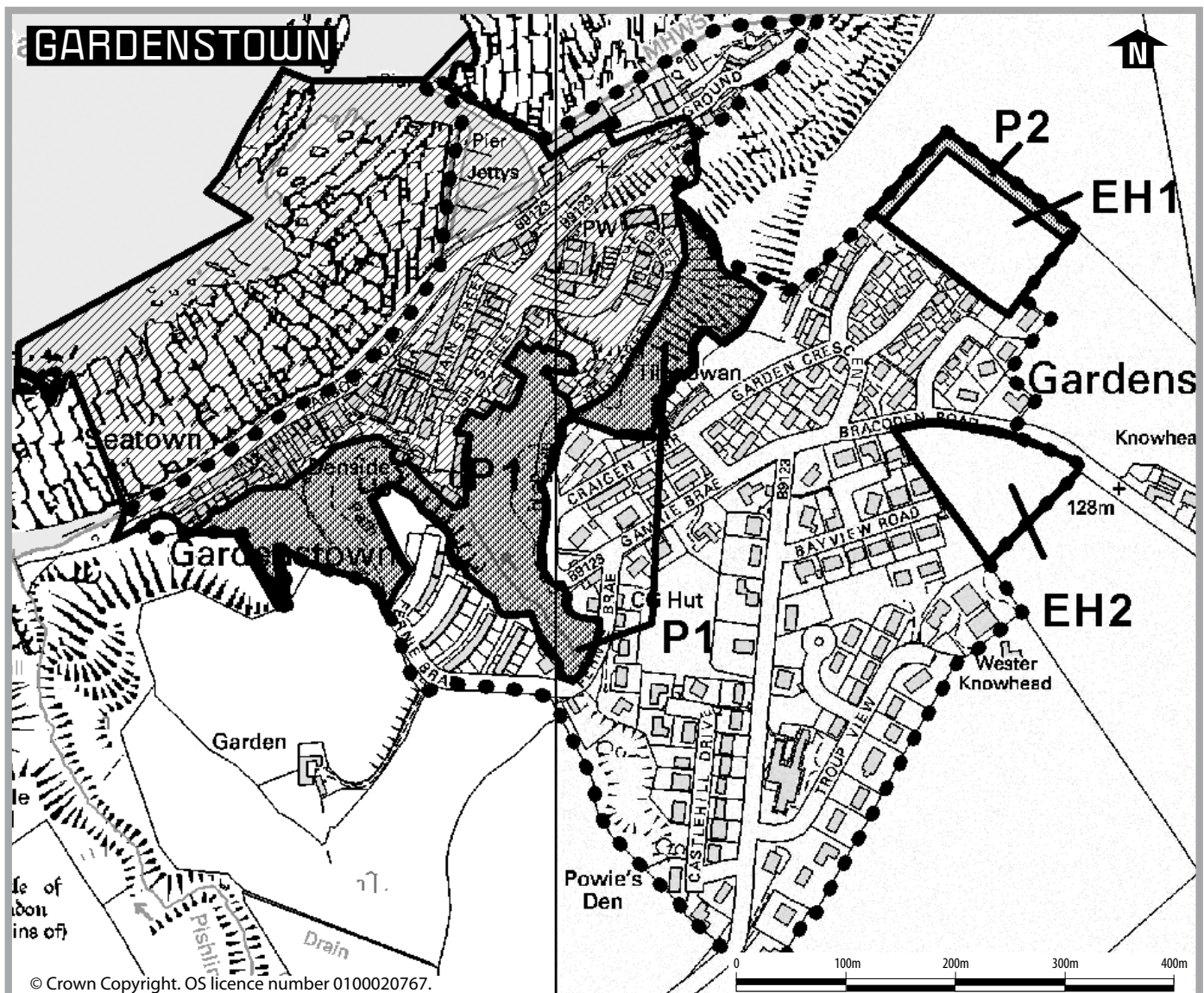
- Provide housing choice within the Regeneration Priority Area
- Protect the character of the settlement and coastal landscape.
- Sustain existing local services.

Protected Land

- Site P1 is protected to conserve the setting of the village.
- Site P2 marks where strategic landscaping will be required to improve the boundary treatment of the settlement for site EH1.
- The Gardenstown Conservation Area is shown as hatched on the plan.

Existing Sites

- Site EH1 is identified in the previous local plan for 15 houses and is carried forward at an increased density for development of up to 25 houses.
- Site EH2 is identified in the previous local plan for 10 houses and is carried forward at an increased density for development of up to 11 houses.



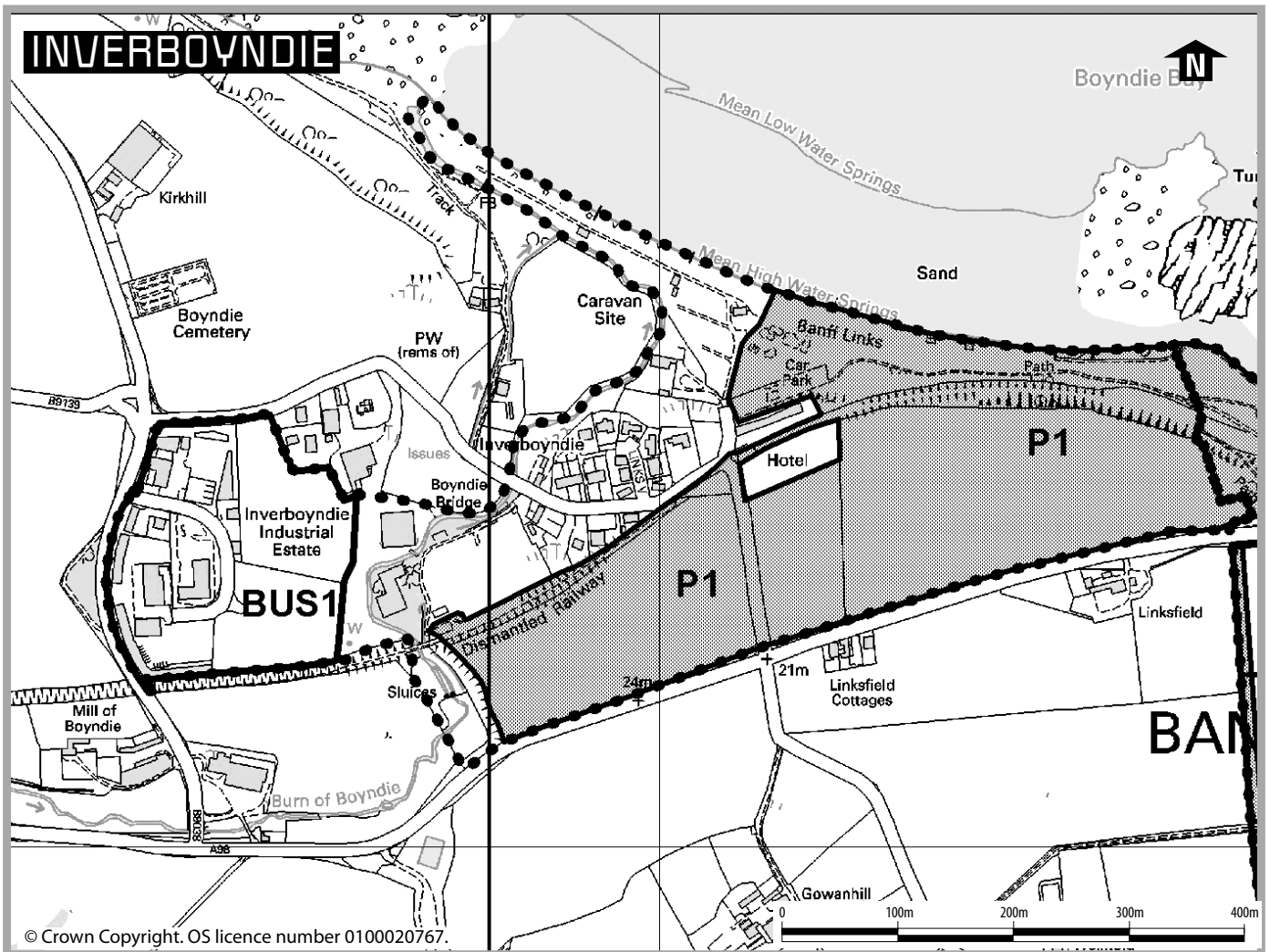
INVERBOYNDIE

Key Planning Objective for the Settlement

- Provide opportunity for employment within the Regeneration Priority Area.

Protected Land

- Site P1 is protected to conserve the play area, to safeguard the former railway line and the setting of Inverboyndie and Banff, and to prevent coalescence between these settlements.
- Site BUS1 is safeguarded for employment uses. An appropriate buffer strip will be required adjacent to the existing Boyndie Burn.



MACDUFF

Key Planning Objectives for the Settlement

- Enhance settlement's role as regional service centre.
- Provide opportunity for employment and retail within the Regeneration Priority Area.
- Provide housing choice within a Regeneration Priority Area.
- Provide affordable housing for local need.

Protected Land

- Site P1 is protected to conserve the play ground, war memorial and recreation land at The Knowes.
- Site P2 is protected to conserve the playing field and play areas.
- Site R1 is reserved for education and recreation uses.
- Sites BUS1 and BUS2 are safeguarded for employment uses.
- The town centre is identified by TC and a dashed line.

Existing Site

- Site EH1 is identified in the previous local plan for 30 houses and is carried forward at an increased density for development of up to 85 houses. A masterplan will be required for this site.

Settlement Infrastructure

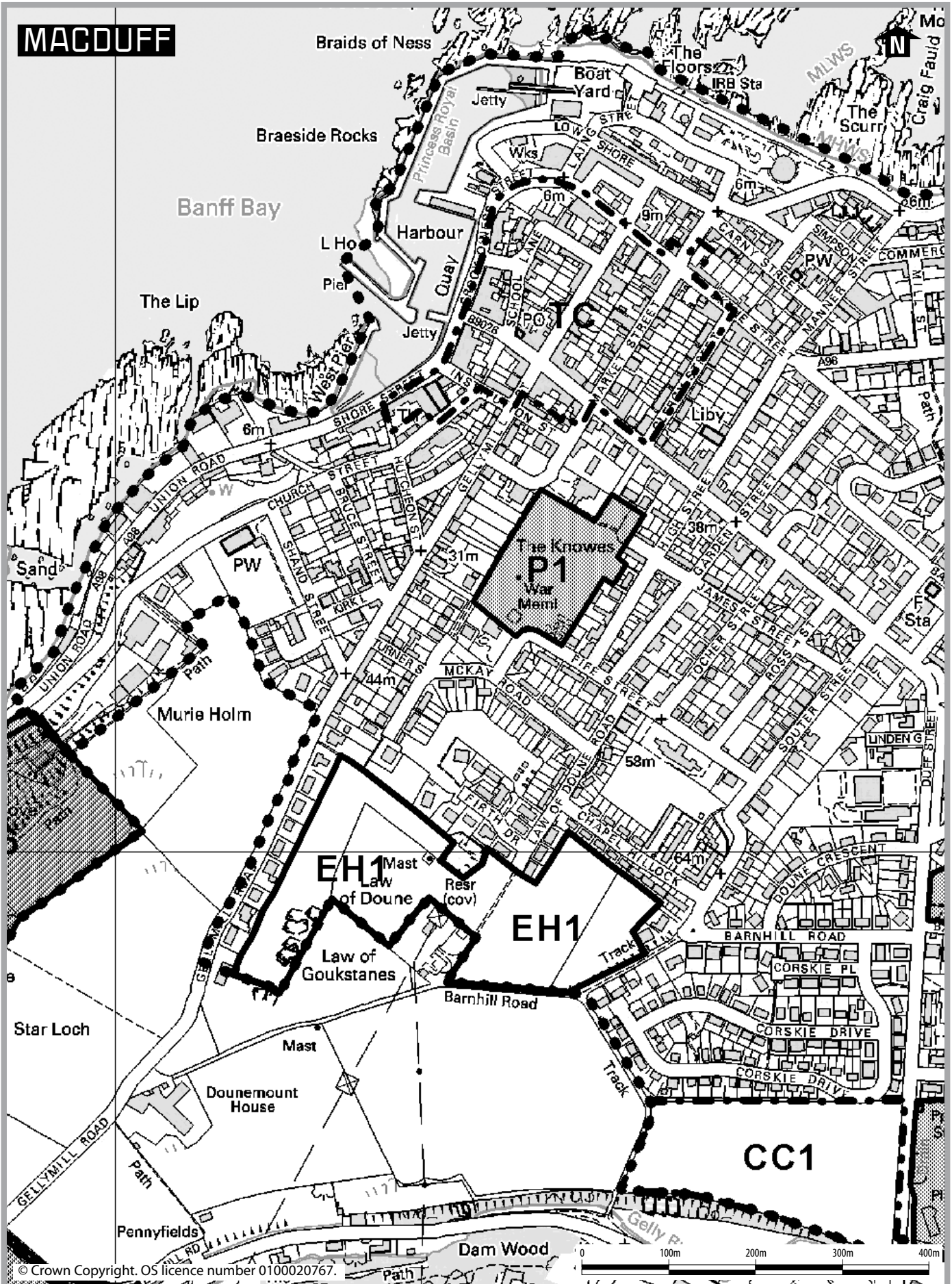
- Open space contributions should include play park provision.
- A New Health Centre, which includes Diagnostic and Treatment Services to support the Hospital, is required.
- Replacement Household Waste Recycling Centre (1ha) and new depot and recycling bulking point (1.5ha) in Site BUS2.

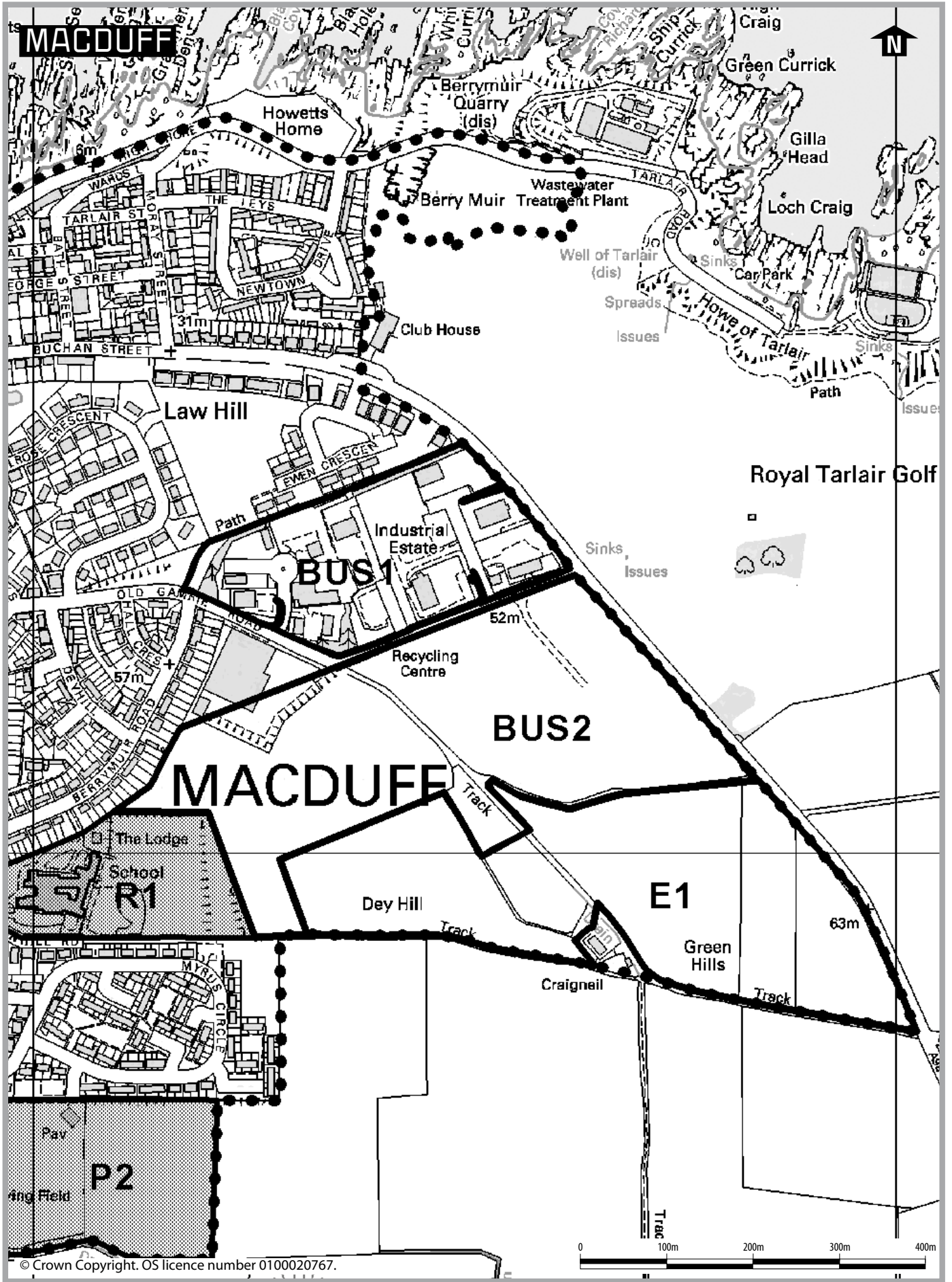
Flood Risk

- Part of site CC1 is located adjacent to the Scottish Environmental Protection Agency's indicative 1 in 200 year flood risk area, or has a small watercourse running through or adjacent to the site. A flood risk assessment may be required.

Proposed Sites

- Site CC1 is proposed as an alternate commercial centre for large format stores in the Banff and Macduff area (including the possible development for a supermarket). Land will also be required for a new health centre within the site.
- Site E1 is allocated for employment uses.





MEMSIE

Key Planning Objectives for the Settlement

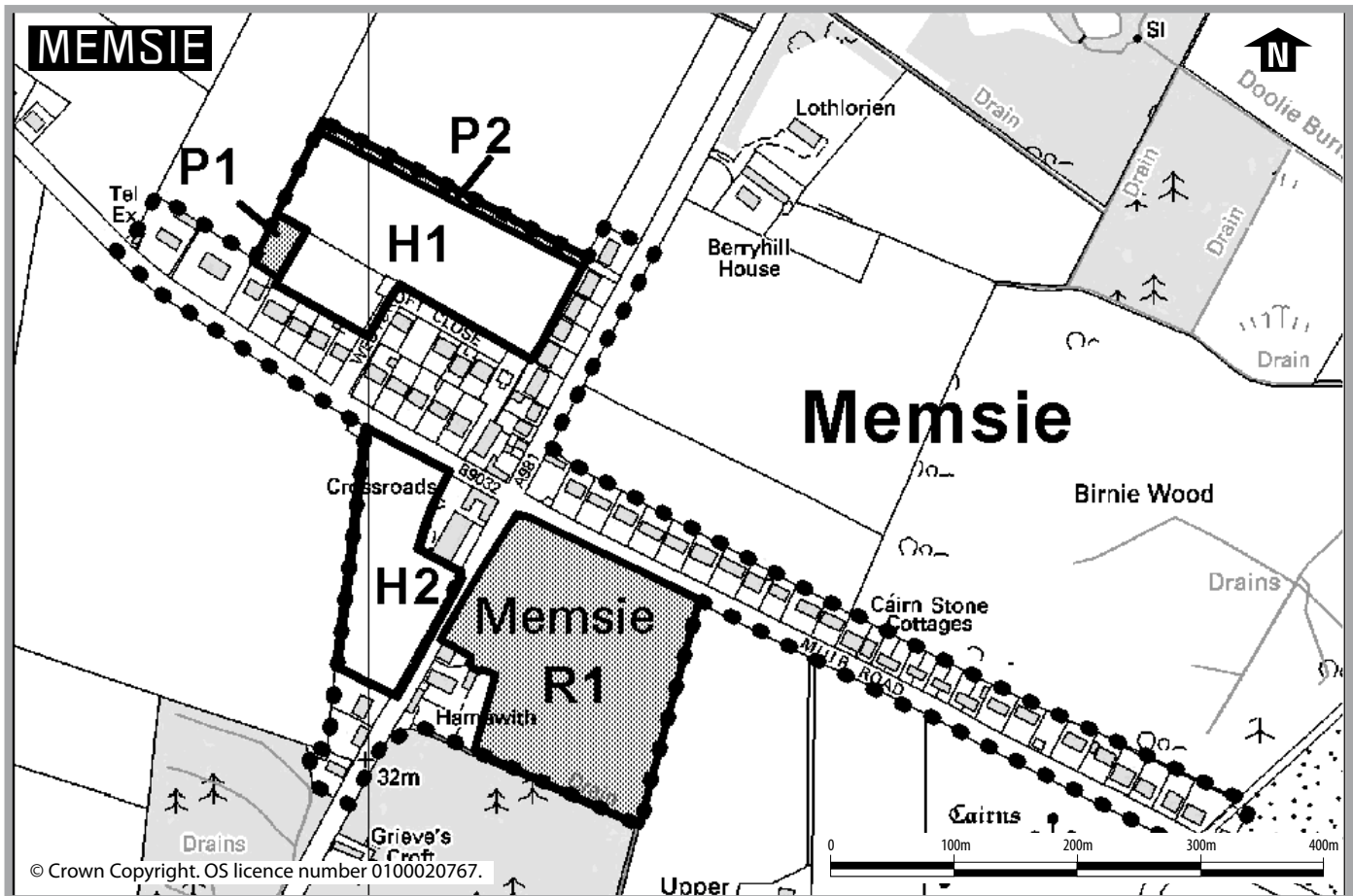
- Provide land for the construction of a replacement Primary School.
- Meet local need for housing within the Regeneration Priority Area.
- To resolve issues associated with existing waste water drainage.

Protected Land

- Site P1 is protected to conserve the area of woodland.
- Site P2 marks the proposed strategic landscaping required for site H1.
- Site R1 is reserved for the construction of a new primary school (2.4 ha).

Proposed Sites

- Site H1 is allocated for up to 30 houses (includes 5 houses carried forward from the previous local plan) in two phases, with 15 houses in the first phase of the plan. Strategic landscaping will be required along the northern boundary.
- Site H2 is allocated for up to 15 houses in two phases, with 10 houses in the first phase of the plan.



NEW ABERDOUR

Key Planning Objectives for the Settlement

- Provide housing choice within the Regeneration Priority Area.
- Sustain existing local services.

Protected Land

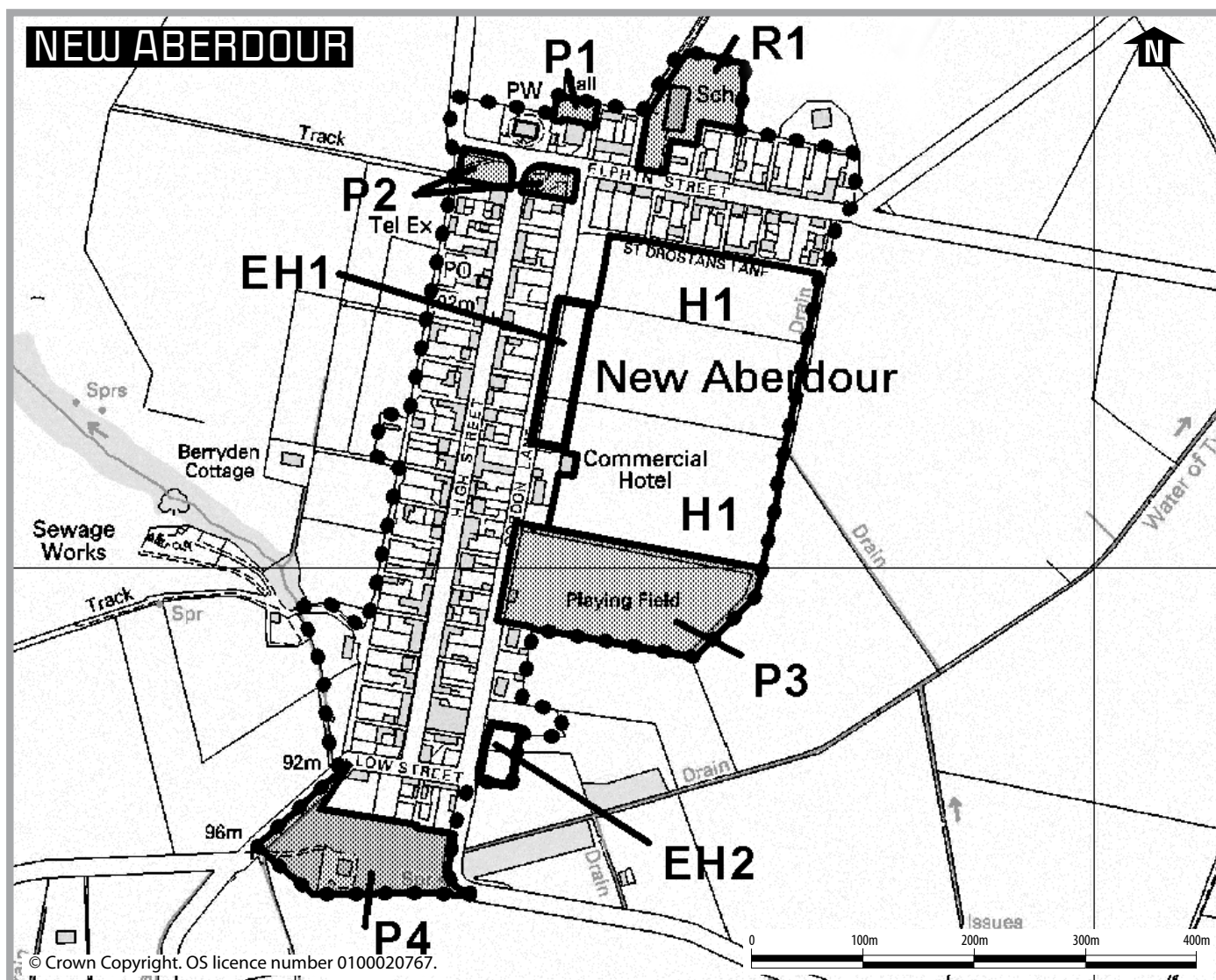
- Site P1 is protected to conserve the bowling green.
- Site P2 is protected to conserve the market stance and the setting of the settlement.
- Site P3 is protected to conserve the playing field.
- Site P4 is protected to conserve the area of woodland.
- Site R1 is reserved for community, recreation and education uses.

Existing Sites

- Site EH1 is carried forward from the previous local plan for 8 houses.
- Site EH2 is carried forward from the previous local plan for 2 houses.

Proposed Site

- Site H1 is allocated for up to 48 houses in the second phase of the plan.



NEW BYTH

Key Planning Objective for the Settlement

- Sustain local services and meet local needs.

Protected Land

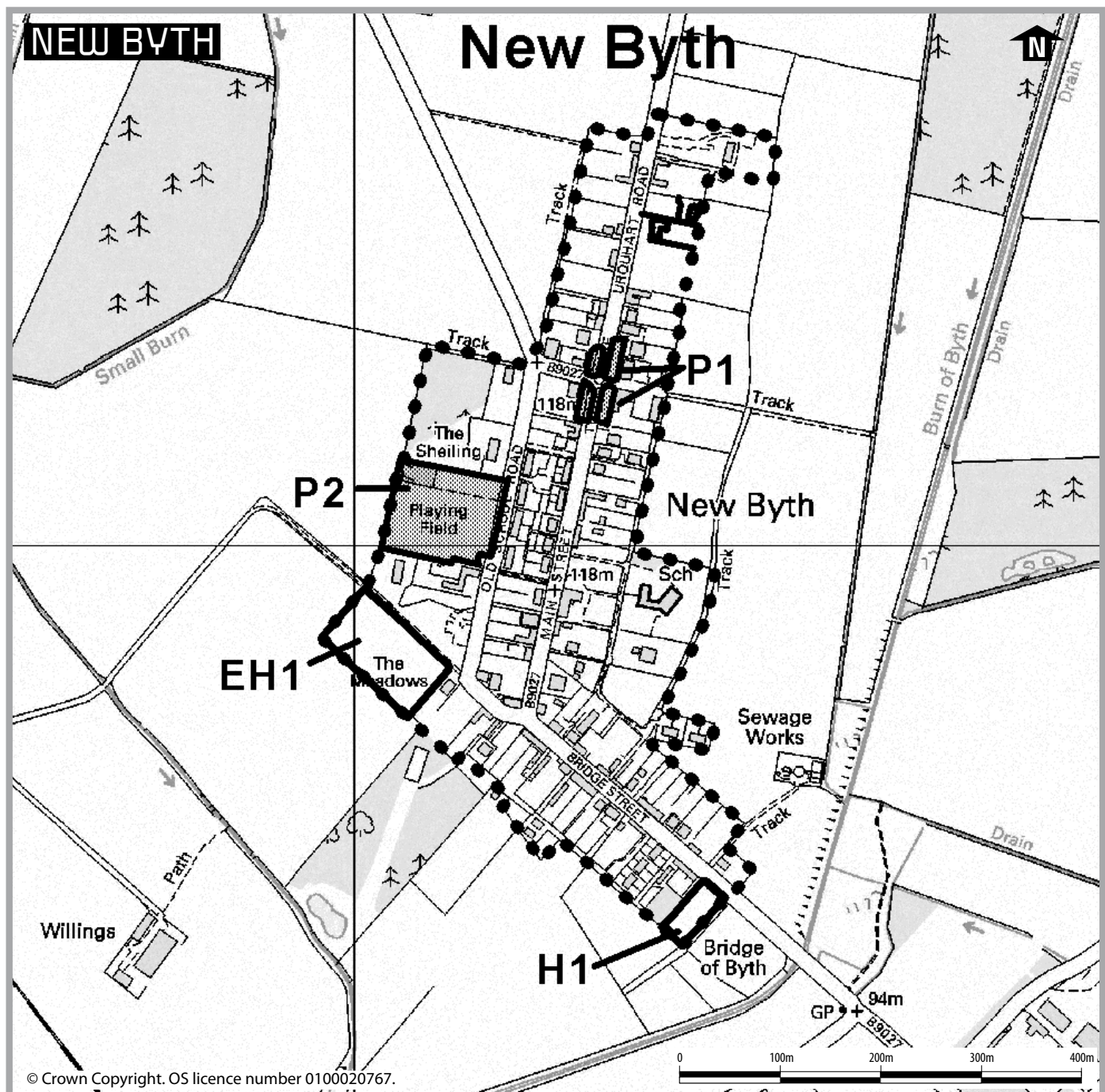
- Site P1 is protected to conserve the setting of the square.
- Site P2 is protected to conserve the playing field and playground.

Existing Site

- Site EH1 is carried forward from the previous local plan for 8 houses.

Proposed Site

- Site H1 is allocated for up to 6 houses in the first phase of the plan.



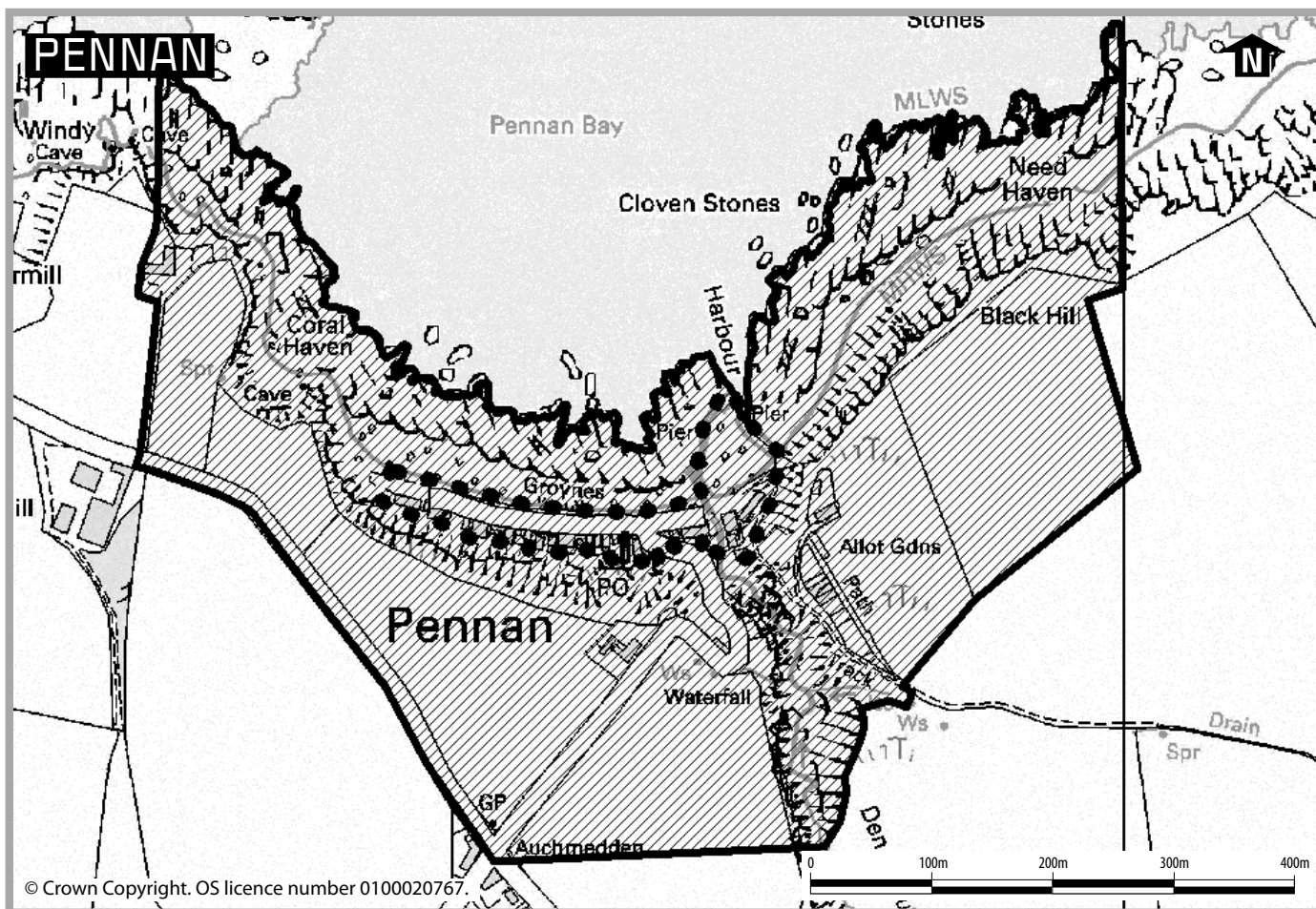
PENNAN

Key Planning Objective for the Settlement

- Preserve the amenity of the settlement.

Protected Site

- The Pennan Conservation Area is shown as hatched on the plan.



PORTSOY

Key Planning Objectives for the Settlement

- Provide housing to meet local need within the Regeneration Priority Area.
- Provide affordable housing for local need.
- Sustain existing local services.

Protected Land

- Site P1 is protected to conserve the playground, cemetery, and the setting of the settlement.
- Site P2 is protected to conserve the playing fields and recreation ground.
- Sites R1 are reserved for education and recreation uses.
- The Portsoy Conservation Area is shown as hatched on the plan.

Existing Site

- Site EH1 is carried forward from the previous local plan for 9 houses.

Settlement Infrastructure

- Development will require to contribute to the extension of existing Health Centre and possible provision of an additional primary school classroom.

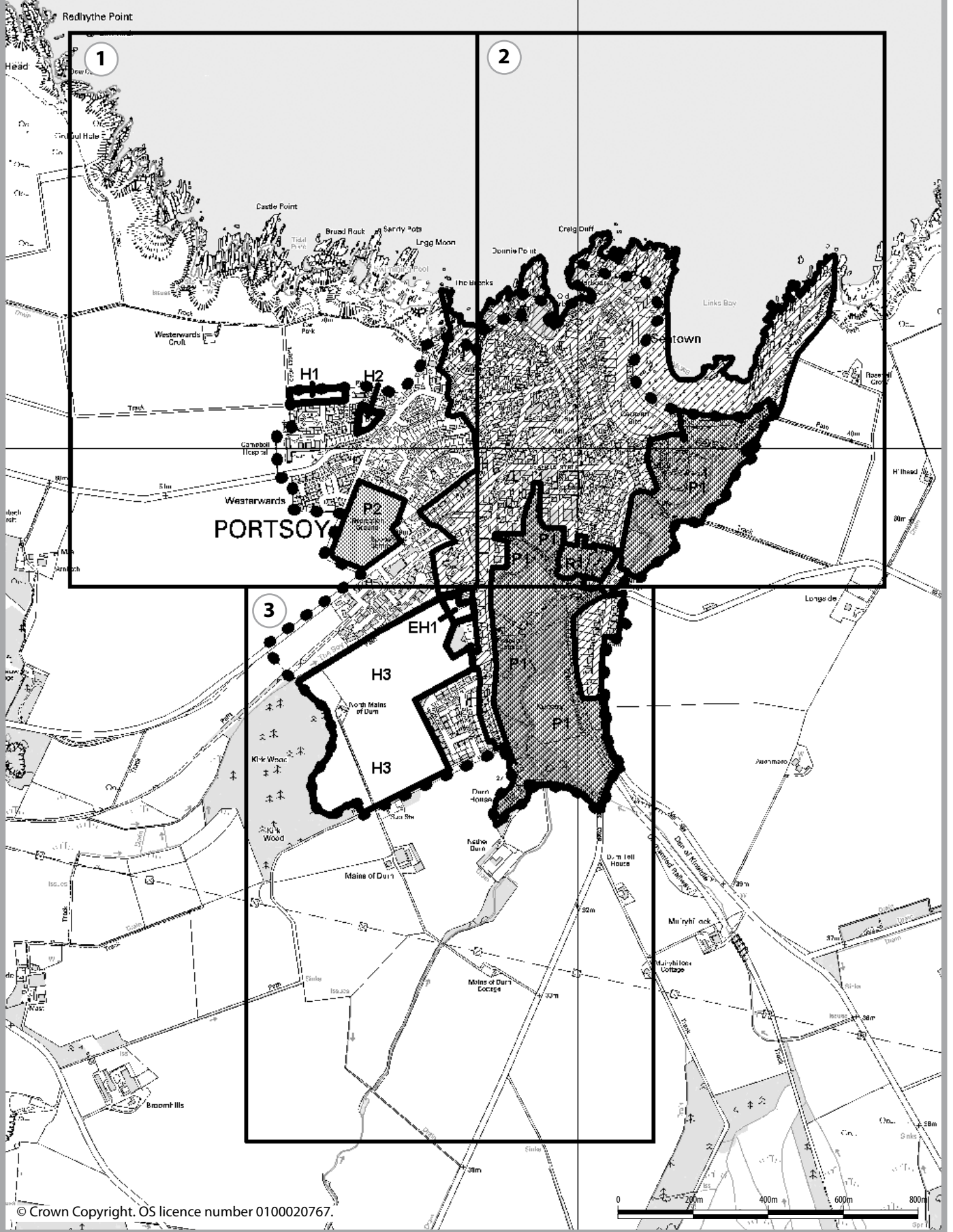
Flood Risk

- Part of site H3 located adjacent to the Scottish Environmental Protection Agency's indicative 1 in 200 year flood risk area, or has a small watercourse running through or adjacent to the site. A drainage impact assessment and a flood risk assessment will be required.

Proposed Sites

- Site H1 is allocated for up to 10 houses in the first phase of the plan.
- Site H2 is allocated for up to 6 houses in the first phase of the plan.
- Site H3 is allocated for up to 125 houses in two phases with a first phase for 50 houses. A masterplan is required for the site.

PORTSOY OVERVIEW



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PORTSOY 1



Bow Cave

Boul Hole

Castle Point

Broad Rock

Sandy Pots

Legg Moon

Tidal Pond

Swimming Pool

The B

Issues

Track

Westerwards Croft

28m

Car Park

H1

H2

PW

Track

Campbell Hospital

51m

Westerwards

PORTSOY

P2

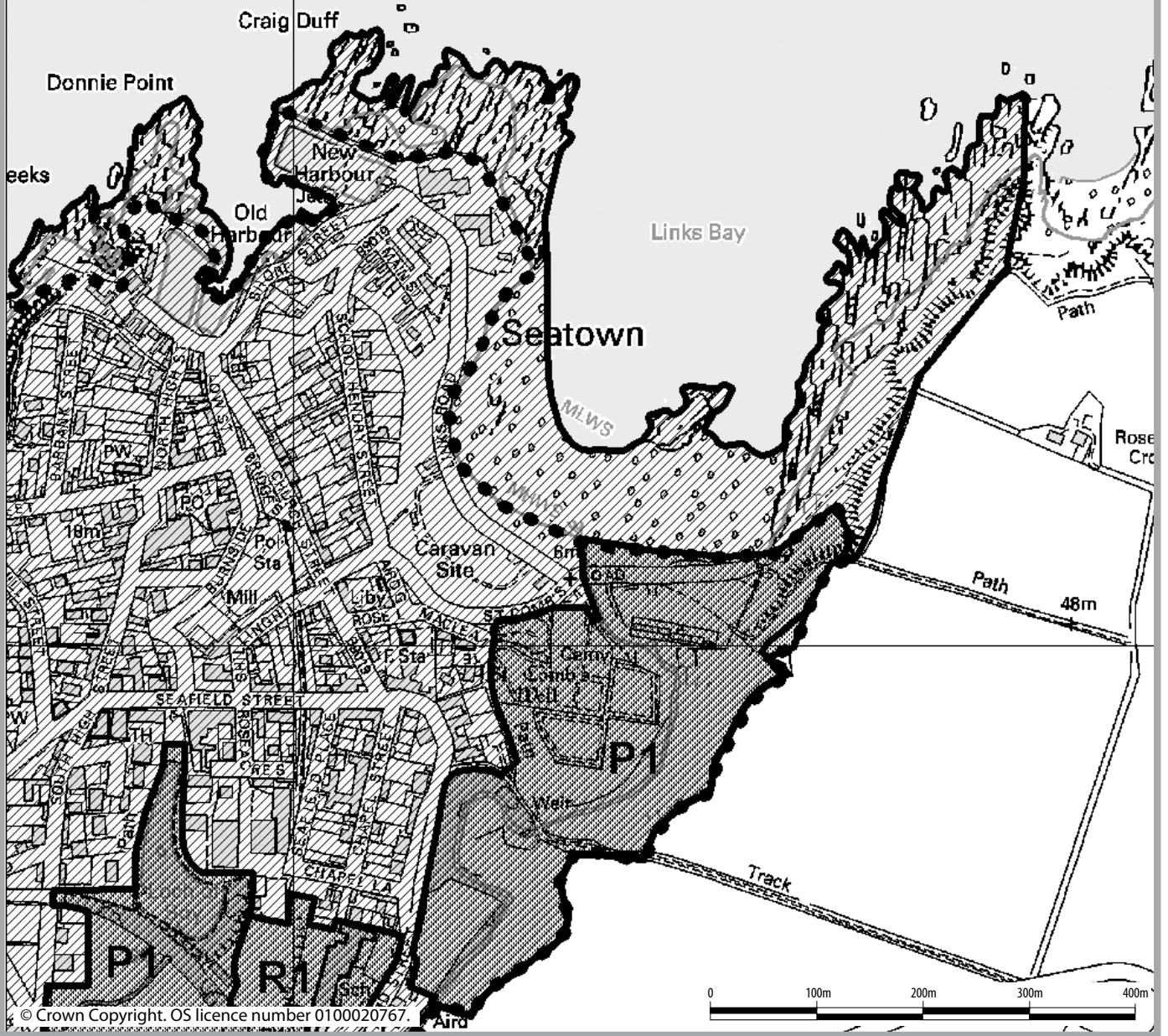
Recreation Ground

Sports Centre

29m

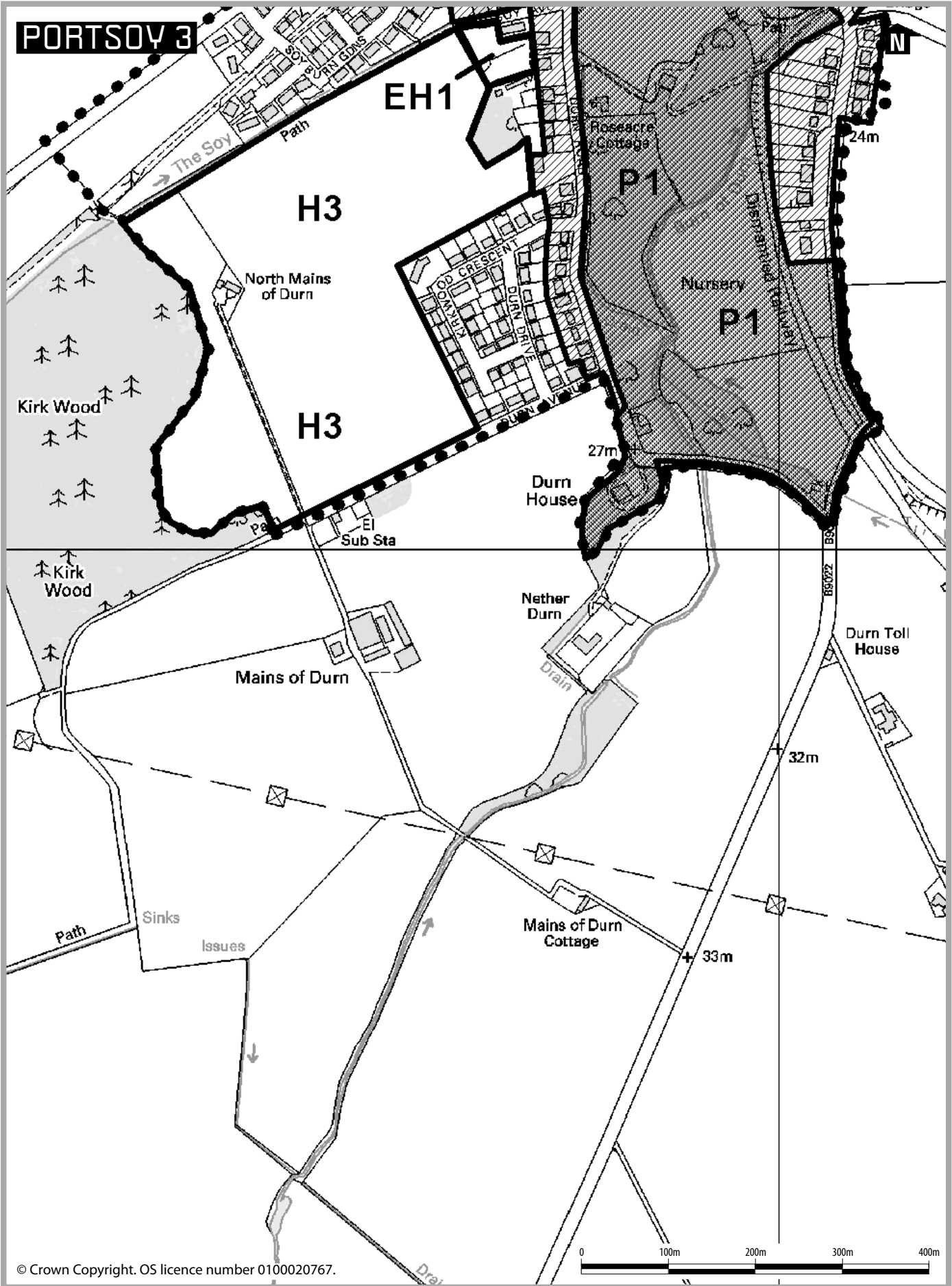
0 100m 200m 300m 400m

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PORTSOY 3



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RATHEN

Key Planning Objectives for the Settlement

- Provide housing choice within the Regeneration Priority Area, whilst protecting the character of the settlement.
- Sustain existing local services.

Protected Land

- Site P1 marks the proposed strategic landscaping required for Site H1.
- Site P2 is protected to conserve a playground and recreation ground.
- Site P3 is protected to conserve an area of woodland and the setting of the village.
- Site P4 is protected to conserve an area of woodland.
- Site R1 is reserved for a cemetery extension.
- Site R2 is reserved for education, recreation and community uses.

Existing Site

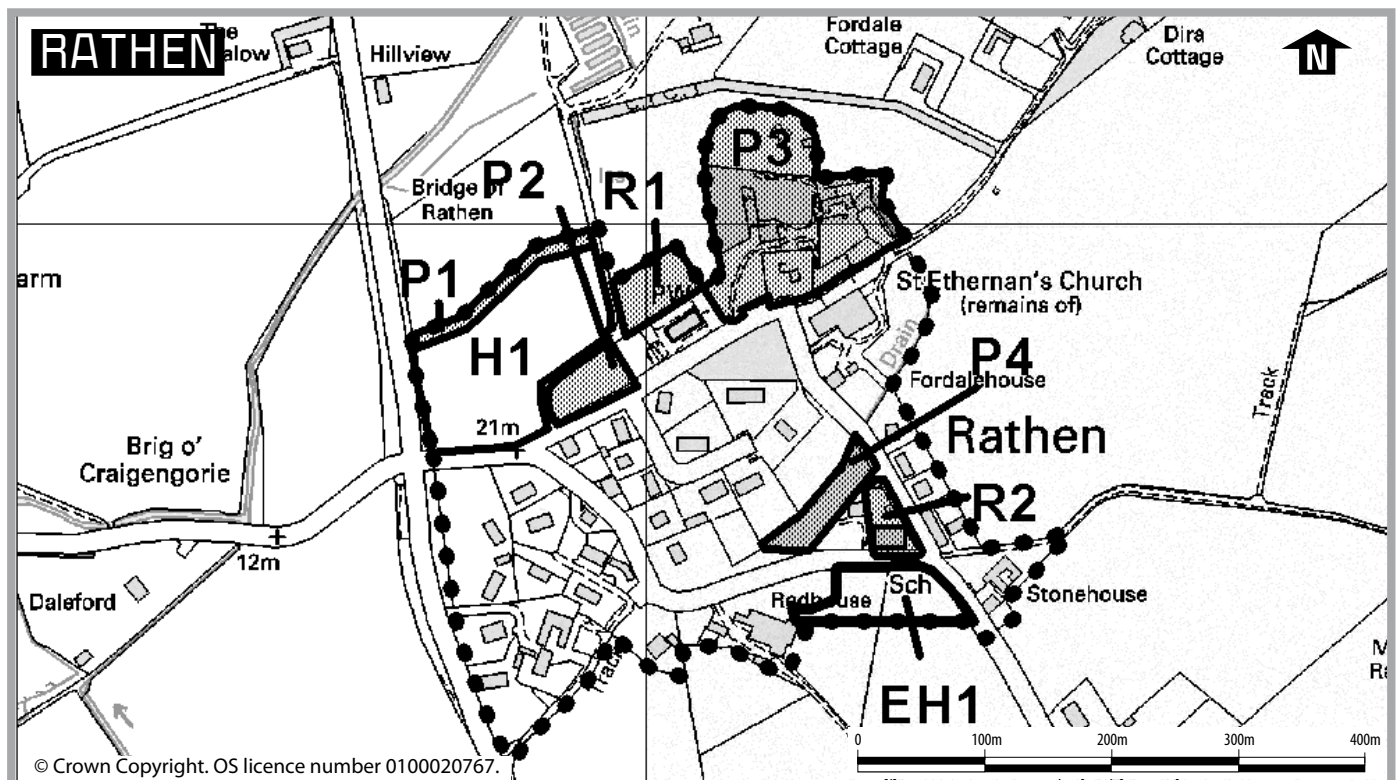
- Site EH1 is identified in the previous local plan for 4 houses and is carried forward at an increased density for development of up to 6 houses.

Flood Risk

- Part of site H1 is located adjacent to the Scottish Environmental Protection Agency's indicative 1 in 200 year flood risk area, or has a small watercourse running through or adjacent to the site. A flood risk assessment may be required.

Proposed Site

- Site H1 is allocated for up to 10 houses in the second phase of the plan. Strategic landscaping will be required to improve the boundary treatment on the north and provide a clear boundary to the settlement.



ROSEHEARTY

Key Planning Objectives for the Settlement

- Provide opportunity for employment within the Regeneration Priority Area.
- Provide housing to meet local need within the Regeneration Priority Area.
- Provide a choice of housing sites.
- Sustain existing local services.

Protected Land

- Site P1 is protected to conserve the setting of Rosehearty.
- Sites P2 mark the proposed strategic landscaping required for sites H1 and M1.
- Site R1 is reserved for education and recreation uses.

Settlement Infrastructure

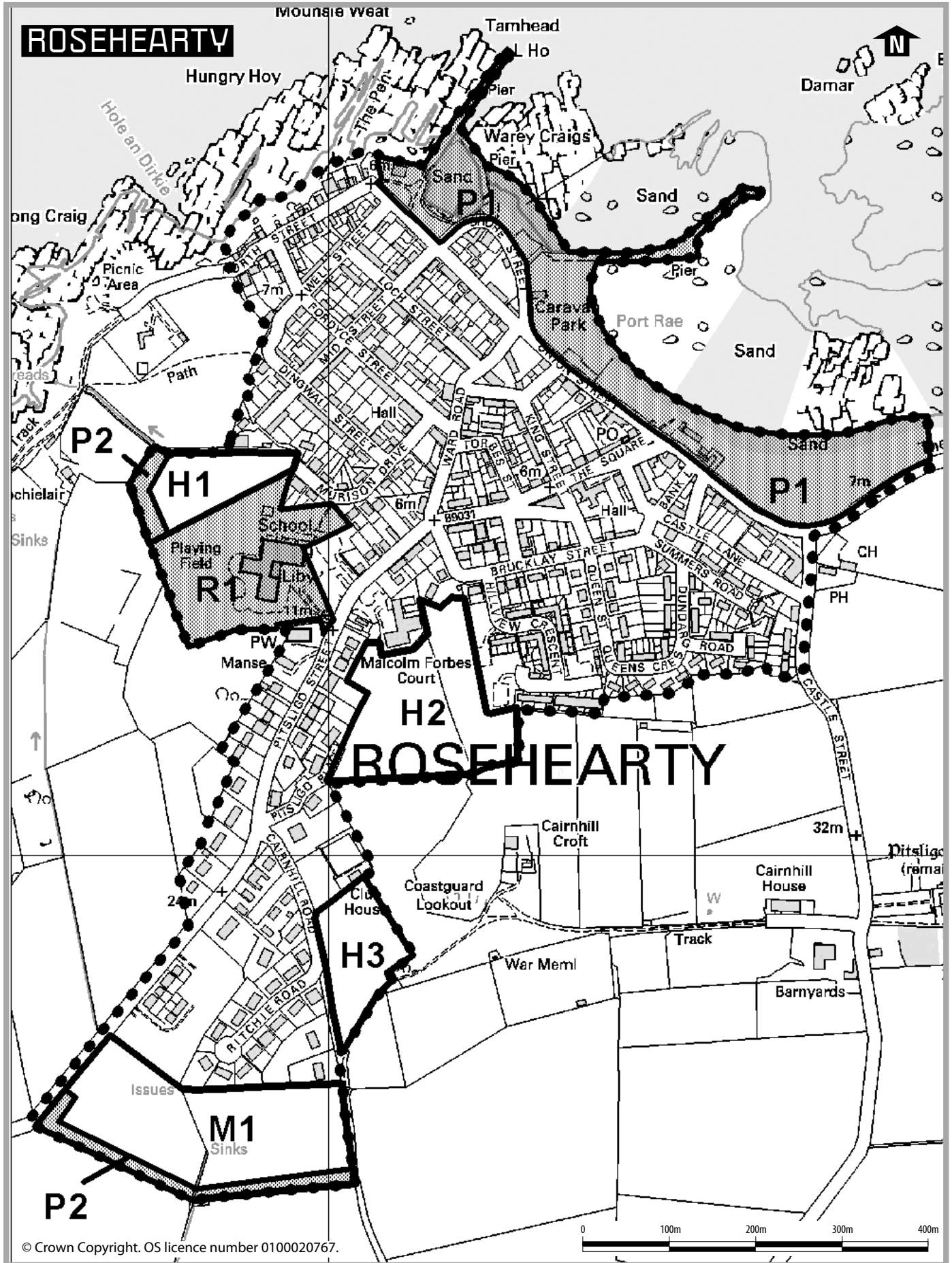
- Open space contributions should include strategic landscaping on the edge of the sites to provide a clear boundary for the settlement.

Flood Risk

- Part of sites M1 and H1 are located adjacent to the Scottish Environmental Protection Agency's indicative 1 in 200 year flood risk area, or have a small watercourse running through or adjacent to the site. A flood risk assessment may be required.

Proposed Sites

- Site M1 is allocated for up to 50 houses in two phases with a first phase for up to 25 houses, and 2 hectares of employment land. A masterplan will be required for this site.
- Site H1 is allocated for up to 10 houses in the first phase of the plan.
- Site H2 is allocated for up to 40 houses (includes 28 houses carried forward from the previous local plan) in two phases with a first phase for up to 34 houses.
- Site H3 is allocated for up to 10 houses in the first phase of the plan.



SANDEND

Key Planning Objectives for the Settlement

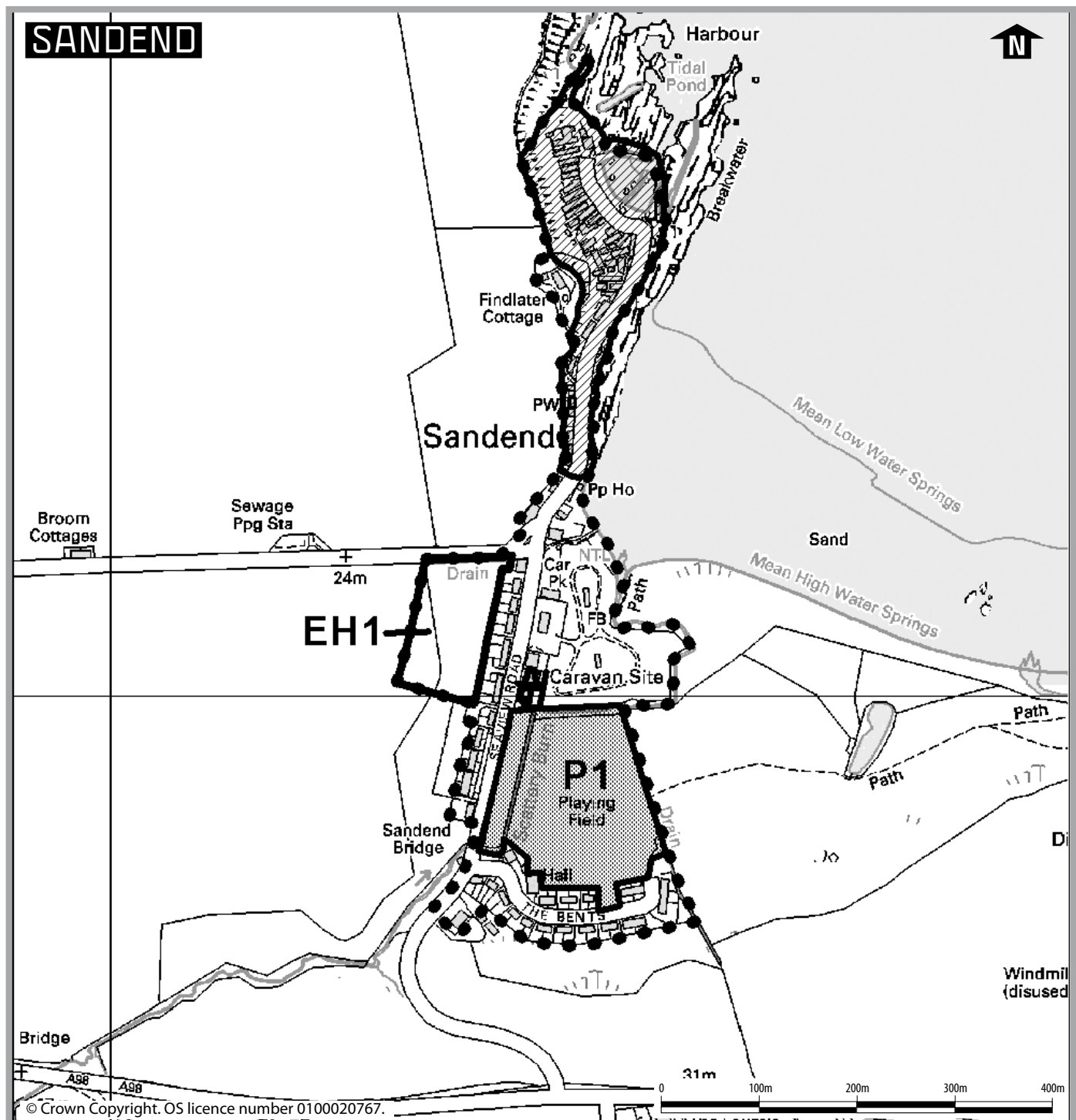
- Provide housing to meet local need within the Regeneration Priority Area.
- Sustain existing local services.

Protected Land

- Site P1 is protected to conserve the playing field, playground and the setting of the settlement.
- The Sandend Conservation Area is shown as hatched on the plan.

Existing Site

- Site EH1 is carried forward from the previous local plan for 8 houses.



SANDHAVEN & PITTULIE

Key Planning Objectives for the Settlement

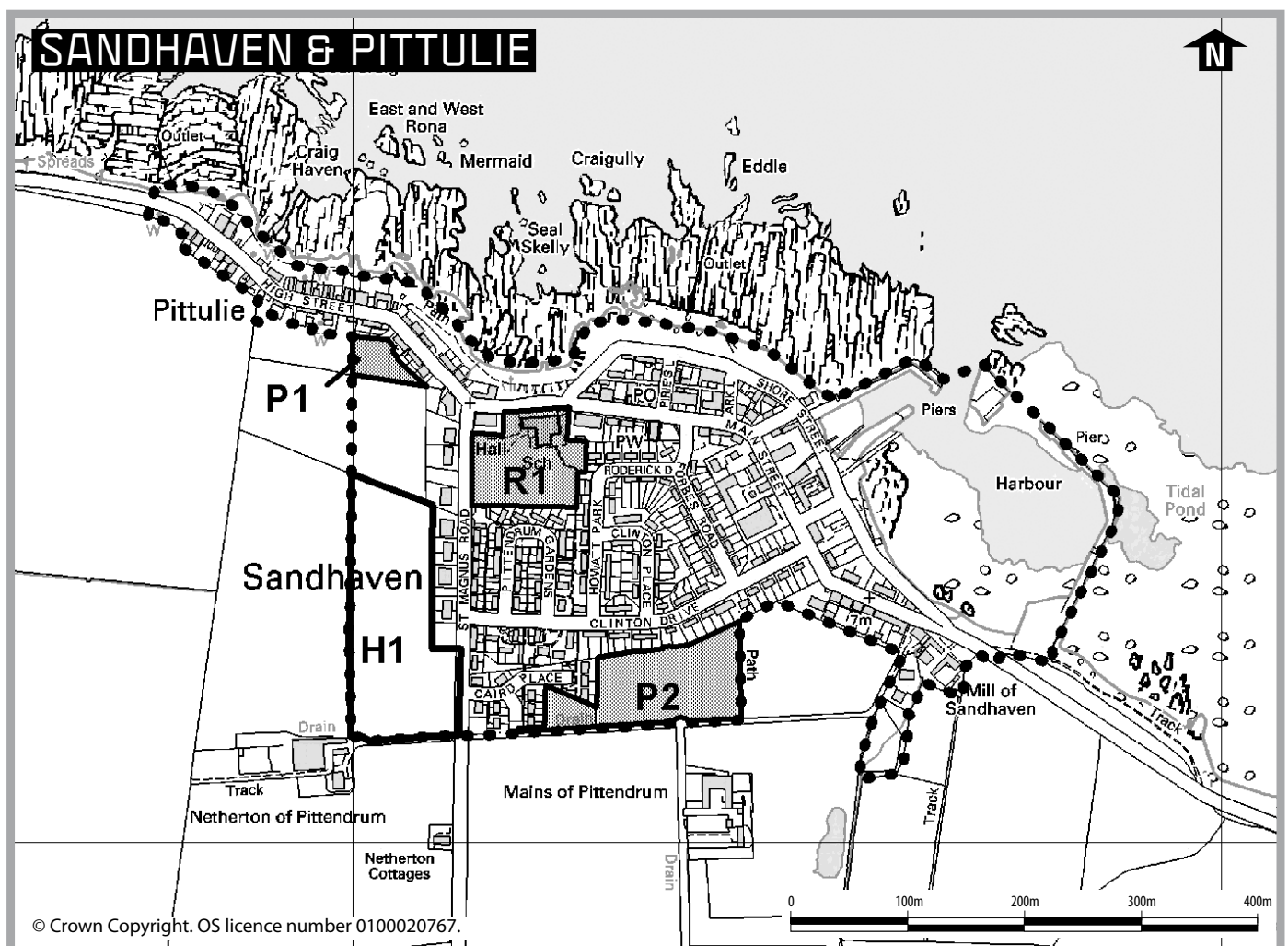
- Provide housing to meet local need within the Regeneration Priority Area.
- Sustain existing local services.

Protected Land

- Site P1 is protected to conserve the setting of Pittullie.
- Site P2 is protected to conserve the recreation ground.
- Site R1 is reserved for education and recreation uses.

Proposed Site

- Site H1 is allocated for up to 31 houses in two phases, with a first phase for up to 21 houses.



TYRIE

Key Planning Objectives for the Settlement

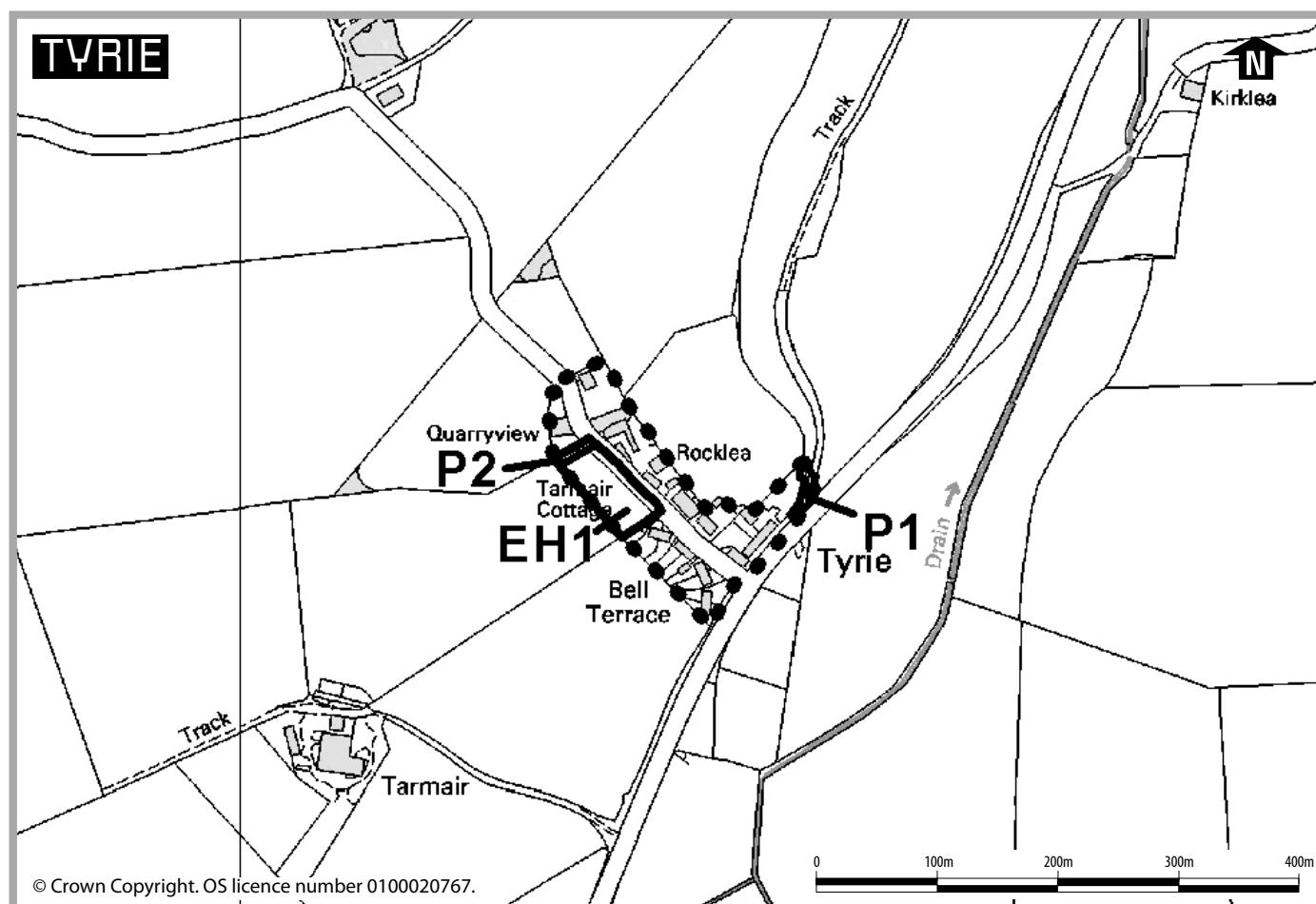
- Provide housing choice within the Regeneration Priority Area, whilst protecting the character of the settlement.
- Sustain existing local services.

Protected Land

- Site P1 is protected to conserve the area of woodland.
- Site P2 marks the proposed strategic landscaping required for Site EH1.

Existing Site

- Site EH1 is identified in the previous local plan for 3 houses and is carried forward at an increased density for development of up to 6 houses. Strategic landscaping will be required to provide a buffer between the site and the neighbouring business uses.



WHITEHILLS

Key Planning Objectives for the Settlement

- Provide housing choice within the Regeneration Priority Area.
- Sustain existing local services.

Protected Land

- Site P1 is protected to conserve the setting of Whitehills.
- Site P2 is protected to conserve the playing field and recreation ground.
- Site P3 marks the proposed strategic landscaping required for site H1.
- Site R1 is reserved for education and recreation uses.
- The Whitehills Conservation Area is shown as hatched on the plan.

Proposed Site

- Site H1 is allocated for up to 30 houses in two phases with a first phase for 15 houses. A masterplan will be required for the site.

