

Aberdeenshire Local Development Plan 2012

Supplementary Guidance Volume H

Settlement Statements **Kincardine and Mearns**

This volume contains detailed proposals for development within the settlements in Kincardine and Mearns, 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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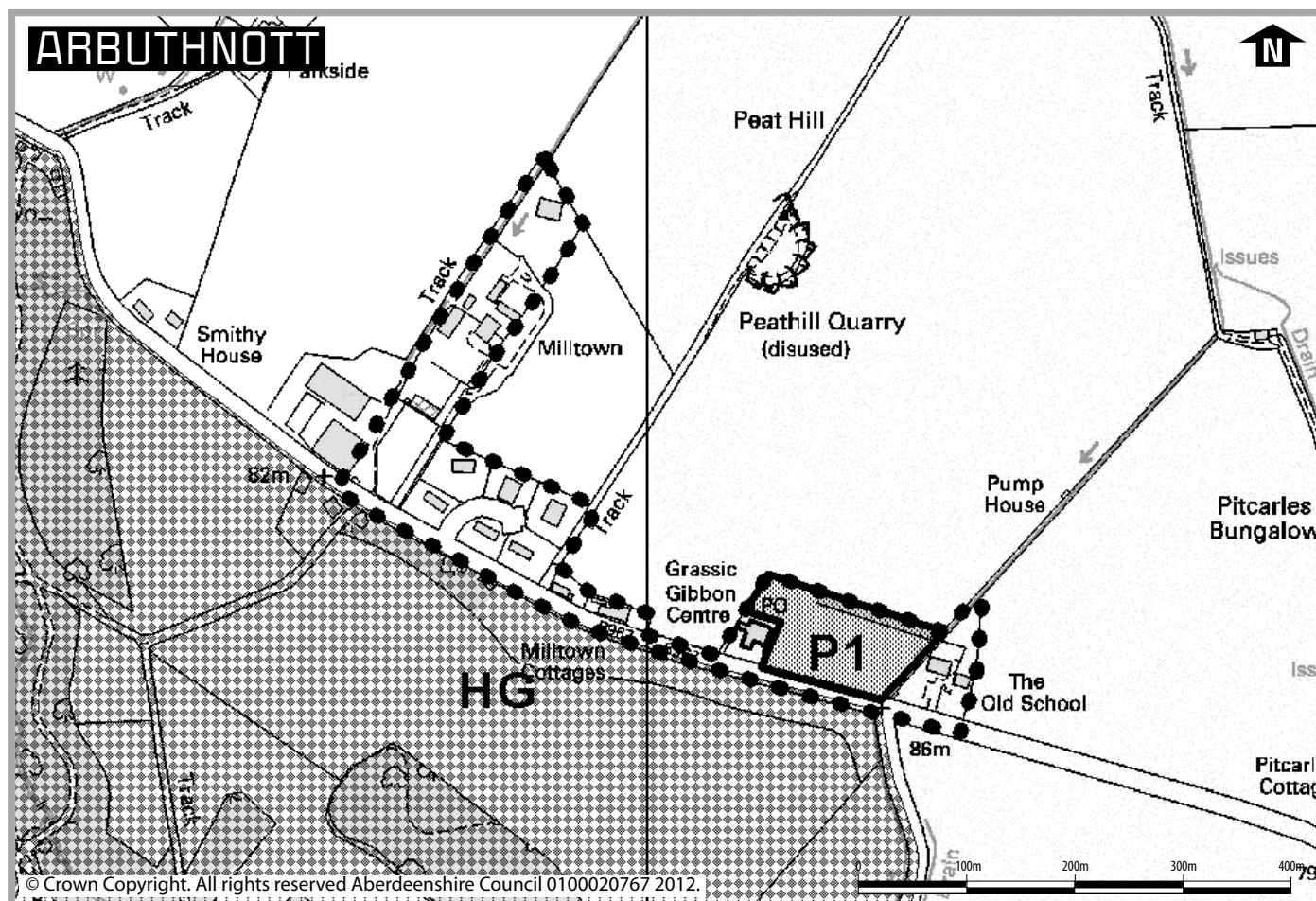
ARBUTHNOTT

Key Planning Objectives for the Settlement

- Preserve the amenity of the settlement

Protected Land

- Site P1 is protected to conserve the playing fields and play area.
- Site HG identifies land within the Arbuthnott House Gardens and Designed Landscape.



AUCHENBLAE

Key Planning Objectives for the Settlement

- Meet local needs for housing in the village.
- Provide employment land to improve the local economy and reduce commuting.

Protected Land

- Site P1 is protected to conserve the park, amenity area, woodland, and to protect the setting of Auchenblae.
- Site P2 is protected to conserve the amenity area and cemetery.
- Site P3 is protected to conserve the curling pond.
- Site P4 is protected to conserve the playing fields.
- Site P5 is protected to conserve the setting of Fordoun Parish Church and the remains of St Palladius's Chapel.
- Site P6 is protected to conserve the landscape setting to the east.

Existing Site

- Site EH1 was identified in the previous local plan for 10 houses and is carried forward.

Settlement Infrastructure

- All new development in Auchenblae will require to make a proportionate contribution towards: the expansion of the Primary School, expansion of Mearns Academy, a replacement recycling point and either expansion of the medical centre or a possible new surgery site. Open space contributions should include a sports field and play equipment provision. Expansion of Laurencekirk WWTW will be necessary.

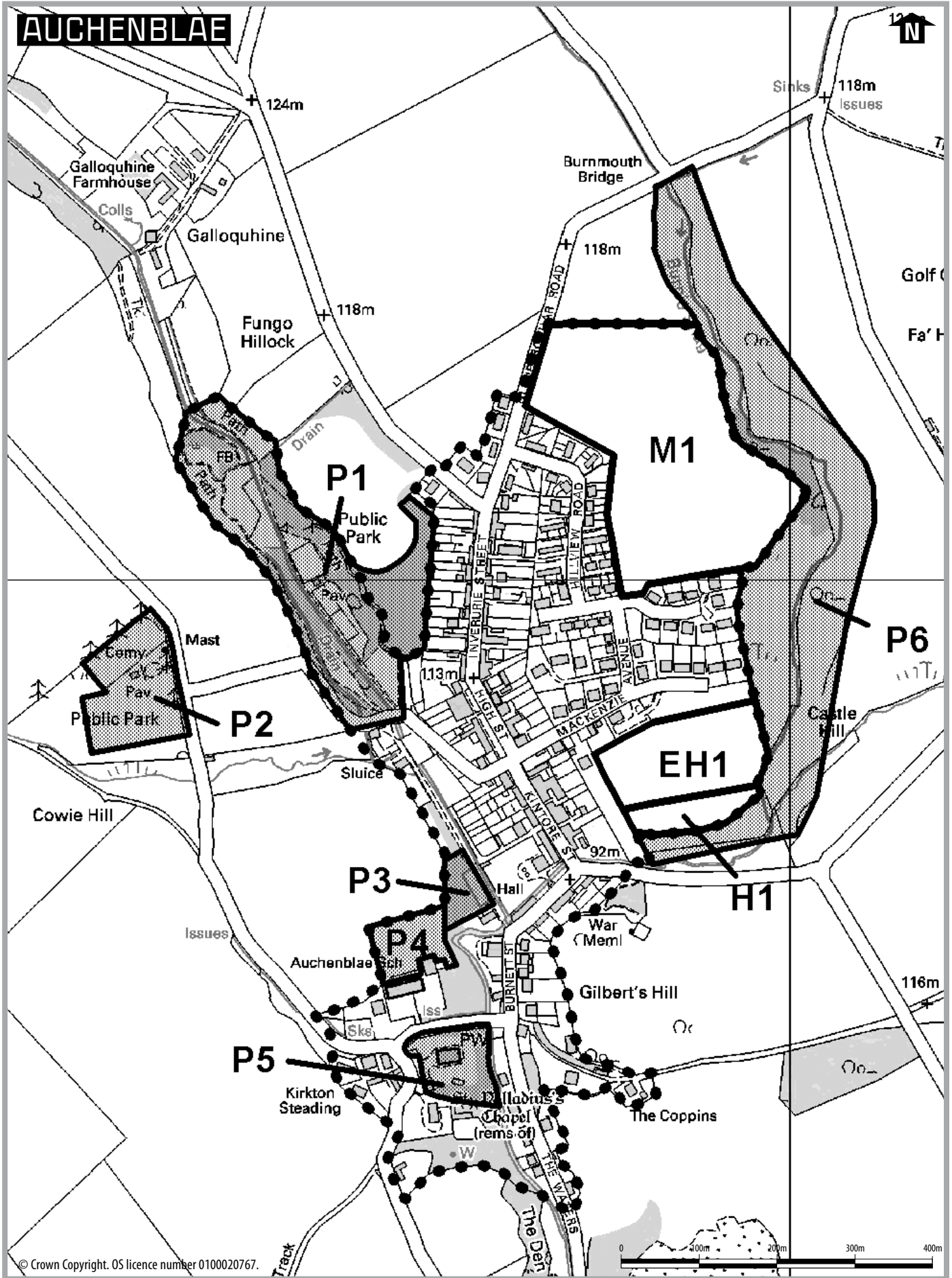
Flood Risk

- Site M1 is at flood risk category C and a flood risk assessment will be required prior to the development of the site.
- Site H1 is at flood risk category C and a flood risk assessment will be required prior to the development of the site.

Proposed Sites

- Site M1 is allocated for a mixed use proposal of up to 75 houses with 35 houses in the first phase and 40 houses in the second phase. A minimum of 1ha of employment land will be provided within the site. The site will require a masterplan. This site needs to provide an area of land for a Recycling Point.
- Site H1 is allocated for up to 5 houses in the first phase.

AUCHENBLAE



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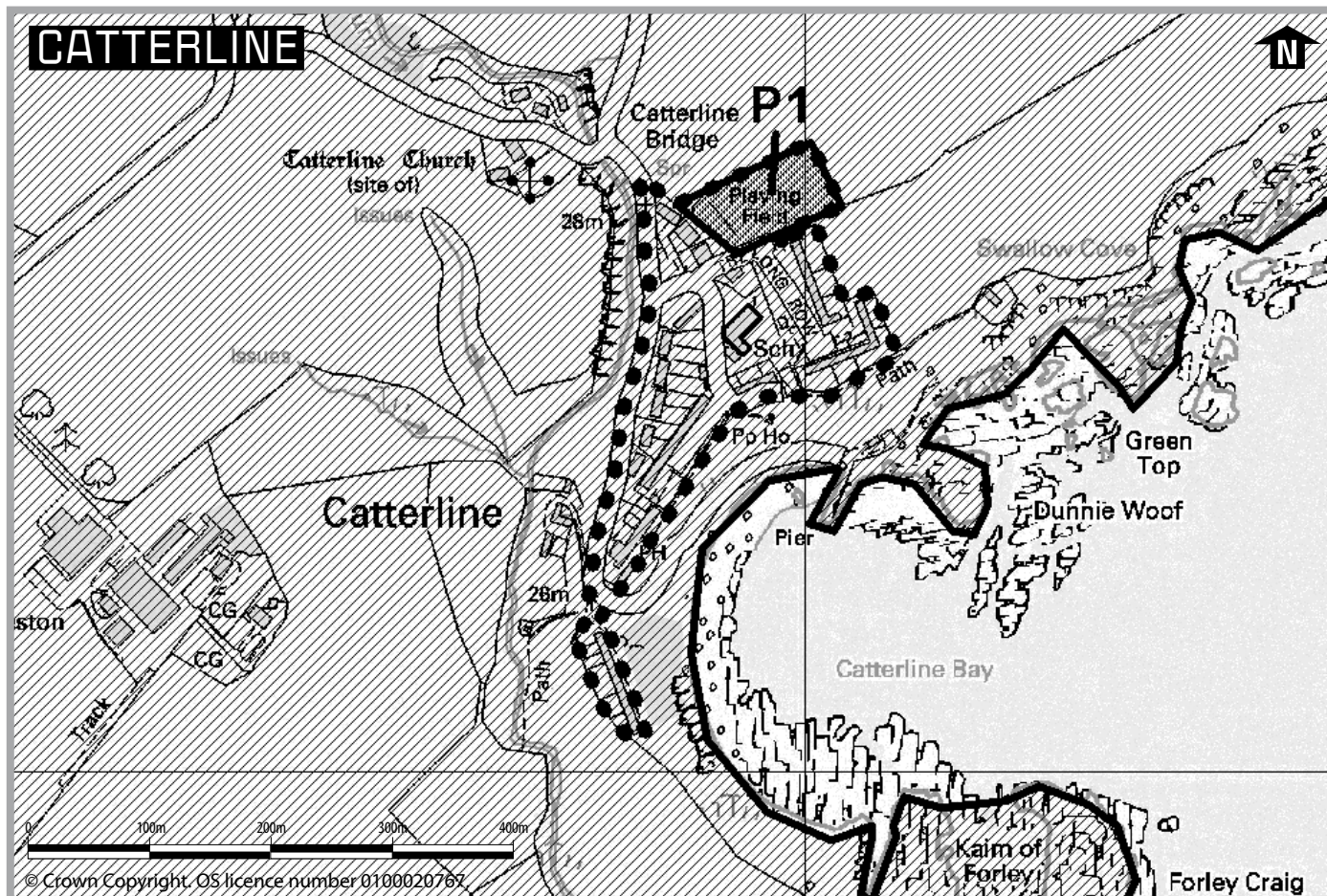
CATTERLINE

Key Planning Objectives for the Settlement

- Preserve the amenity of the village.

Protected Land

- Site P1 is protected to conserve the playing field.
- The Catterline Conservation Area is shown hatched on the plan.



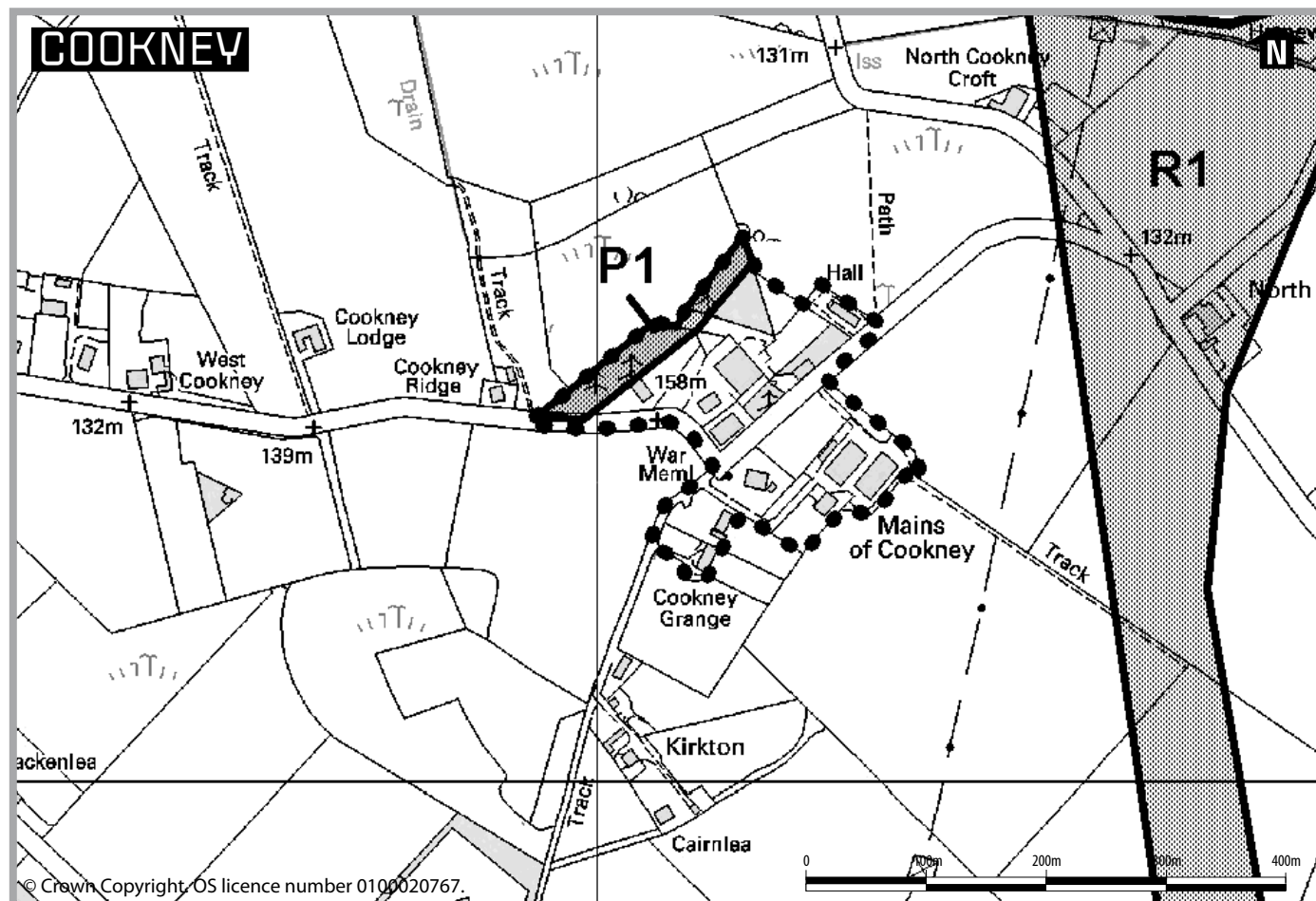
COOKNEY

Key Planning Objectives for the Settlement

- Preserve the amenity of the village.

Protected Land

- Site P1 is protected to conserve the setting of the settlement and the woodland.
- Site R1 is safeguarded for the Aberdeen Western Peripheral Route 'Fastlink'.



DRUMLITHIE

Key Planning Objectives for the Settlement

- Sustain existing services.
- Provide opportunity for local employment.
- Meet local housing needs.

Protected Land

- Site P1 is protected to conserve the woodland corridor and amenity area.
- Site P2 is protected to conserve the playing fields.
- Site P3 is protected to conserve the village hall and bowling green.

Settlement Infrastructure

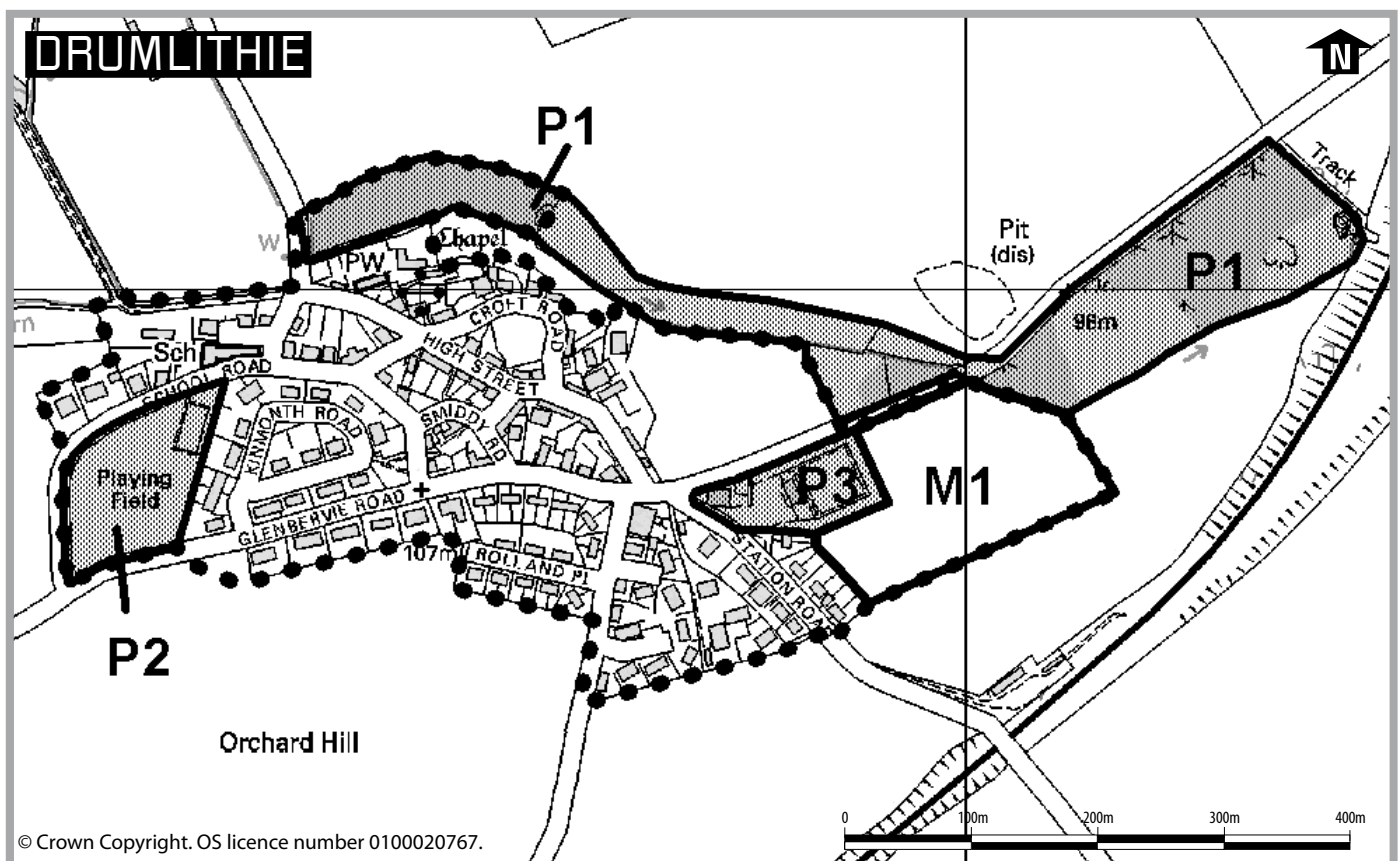
- There is currently limited capacity in Drumlithie WWTW. Development in the settlement will require to make a proportionate contribution to health services.

Flood Risk

- Part of site M1 is located adjacent to a small watercourse. A flood risk assessment may be required.

Proposed Site

- Site M1 is allocated for a mixed use proposal of up to 30 houses in two phases, with 15 houses in the first phase and 15 houses in the second phase and 0.5ha of employment land.



DRUMOAK

Key Planning Objectives for the Settlement

- Meet local need for housing.
- Support local services.
- Provide land for the construction of a replacement Primary School.

Protected Land

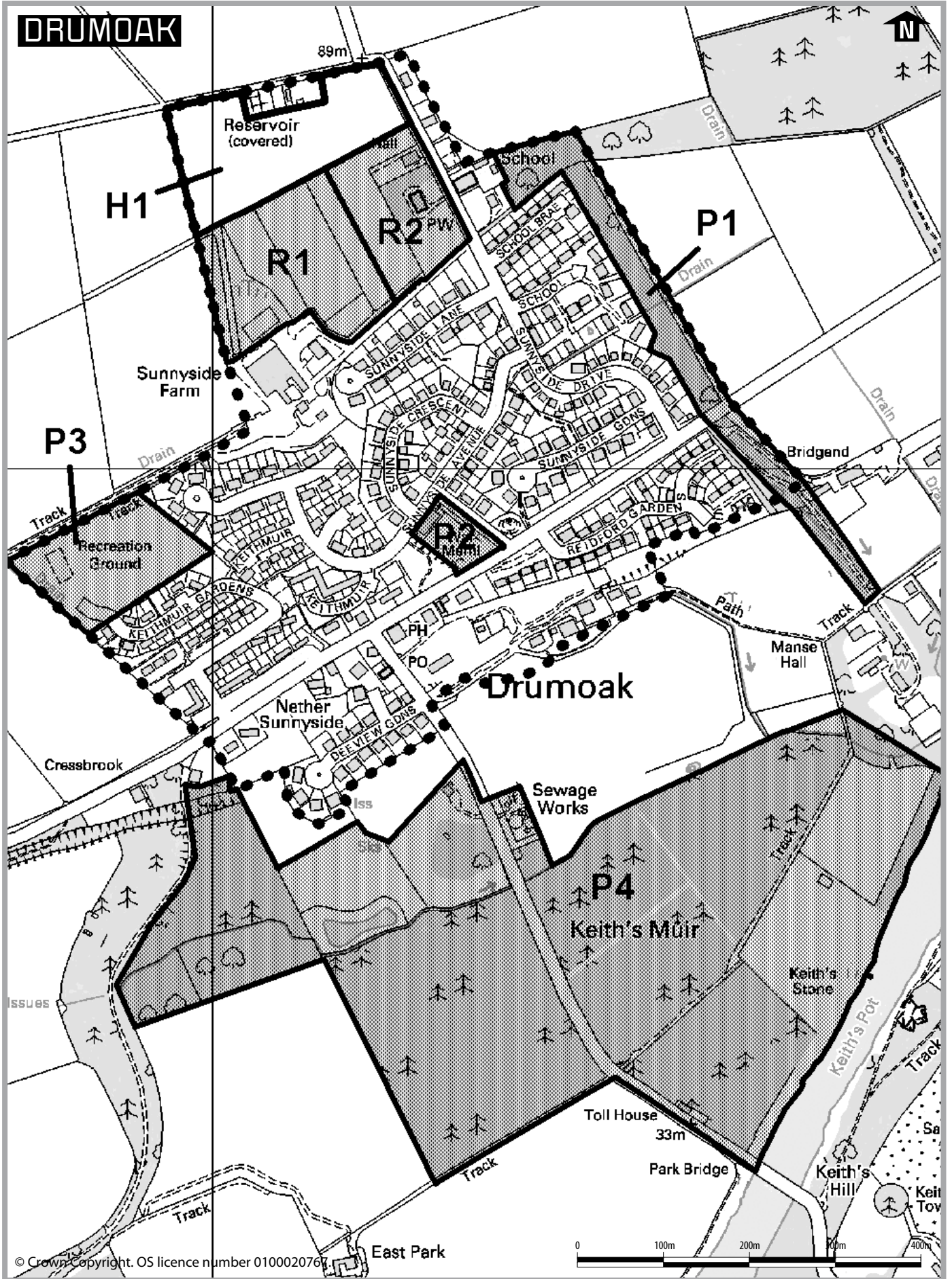
- Site P1 is protected to conserve the area of woodland and landscape setting of the settlement.
- Site P2 is protected to conserve the bowling green.
- Site P3 is protected to conserve the recreation area and playing fields.
- Site P4 is protected to conserve the woodland setting and the recreational area.
- Site R1 is reserved for the provision of a replacement primary school.
- Site R2 is reserved for a cemetery expansion and to conserve the setting of the parish church.

Settlement Infrastructure

- All new development in the settlement will require to contribute towards a replacement primary school. There is currently insufficient capacity at Drumoak WWTW. Development in the settlement will require to make a proportionate contribution to health services.

Proposed Site

- Site H1 is allocated for up to 35 houses, with 15 houses in the first phase and 20 houses in the second phase.



EDZELL WOODS

Key Planning Objectives for the Settlement

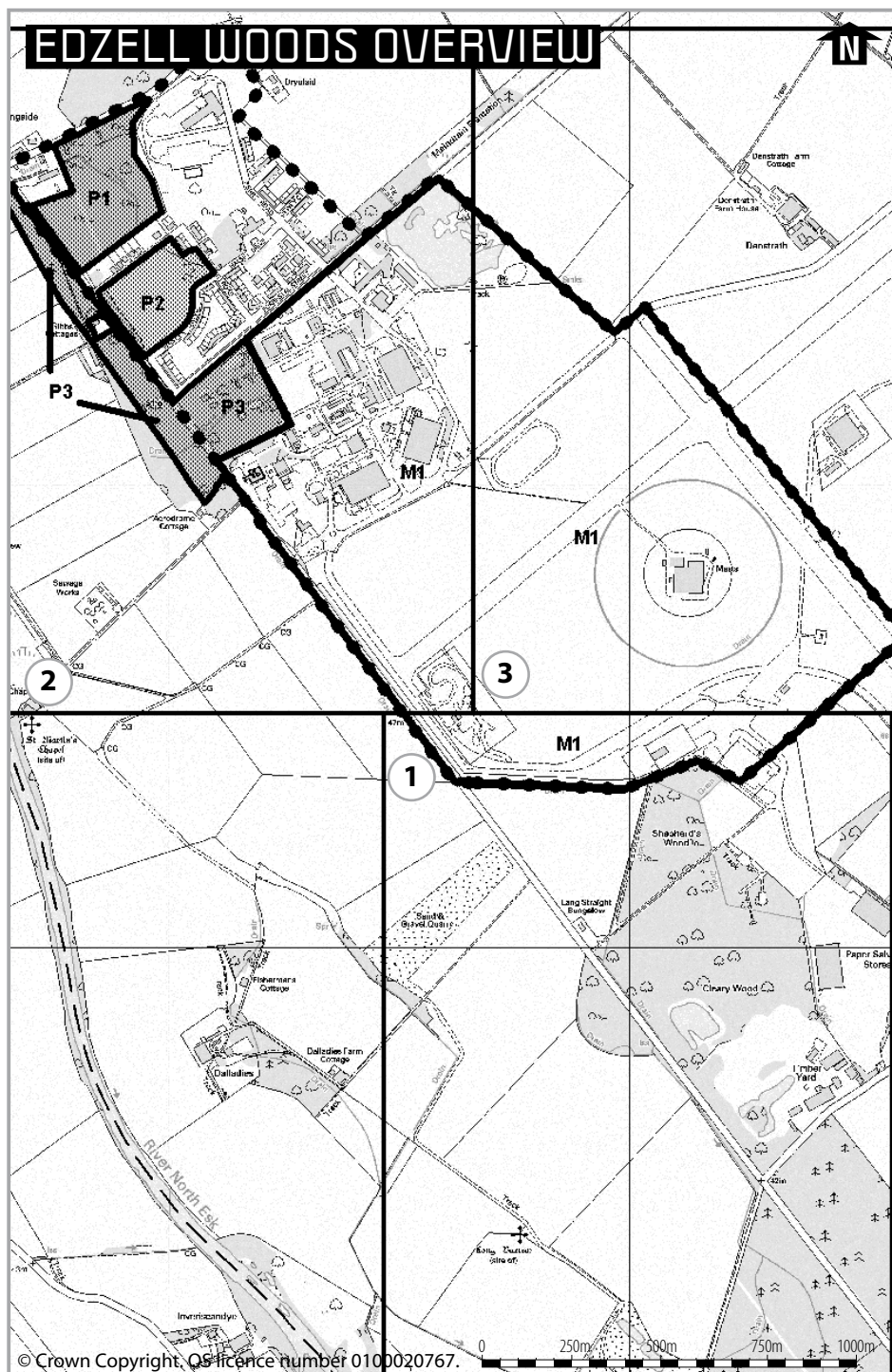
- Meet local need for housing.
- Re-use of previously developed site.
- Provide employment land opportunities.
- Resolve issues associated with the existing foul water drainage.

Protected Land

- Site P1 is protected to conserve the woodland.
- Site P2 is protected to conserve the playing fields and recreational open space.
- Site P3 is protected to conserve the woodland.

Settlement Infrastructure

- An upgrade will be required to the A90 junction. Upgrade will also be necessary to the sewage works. A re-zoning exercise may be required for Luthermuir Primary and Fettercairn Primary. The development will require to make a proportionate contribution to the expansion of Mearns Academy, and the health centre in Laurencekirk.

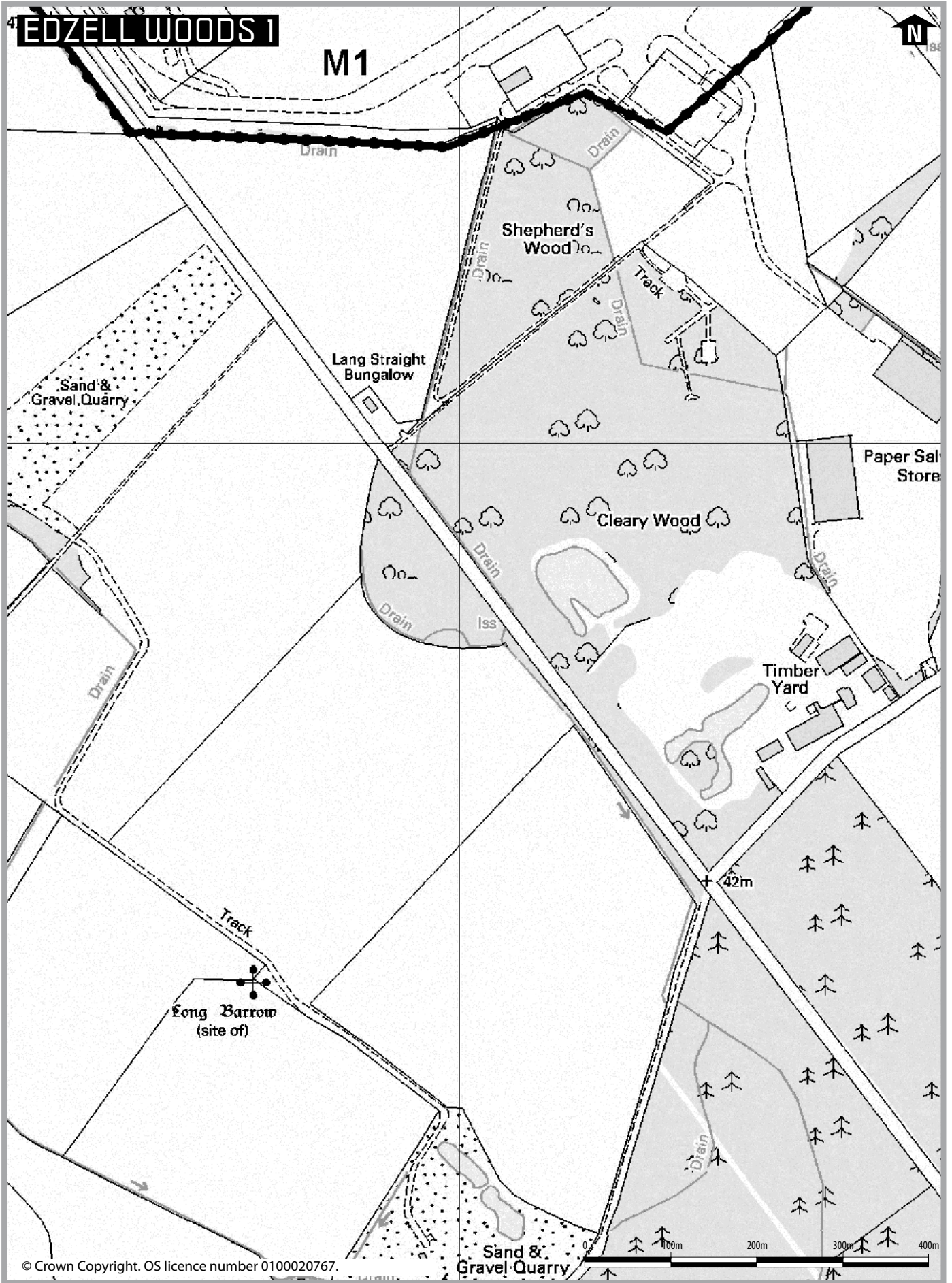


Flood Risk

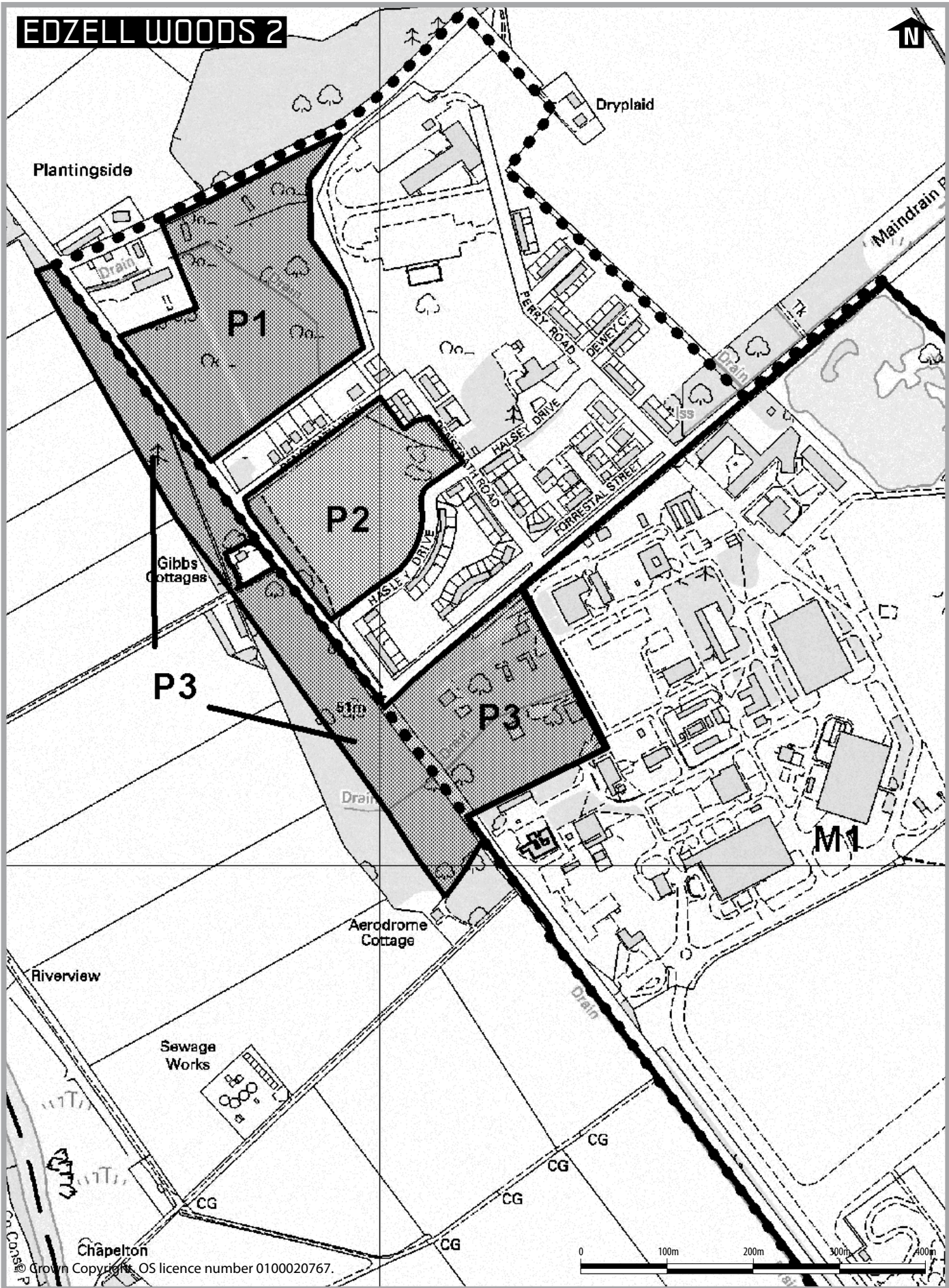
- Due to the presence of a watercourse in close proximity to site M1 a flood risk assessment may be required.

Proposed Site

- Site M1 is allocated for a mixed use proposal of up to 300 houses in two phases, with 150 houses in the first phase. The whole area will be the subject of a detailed masterplan.

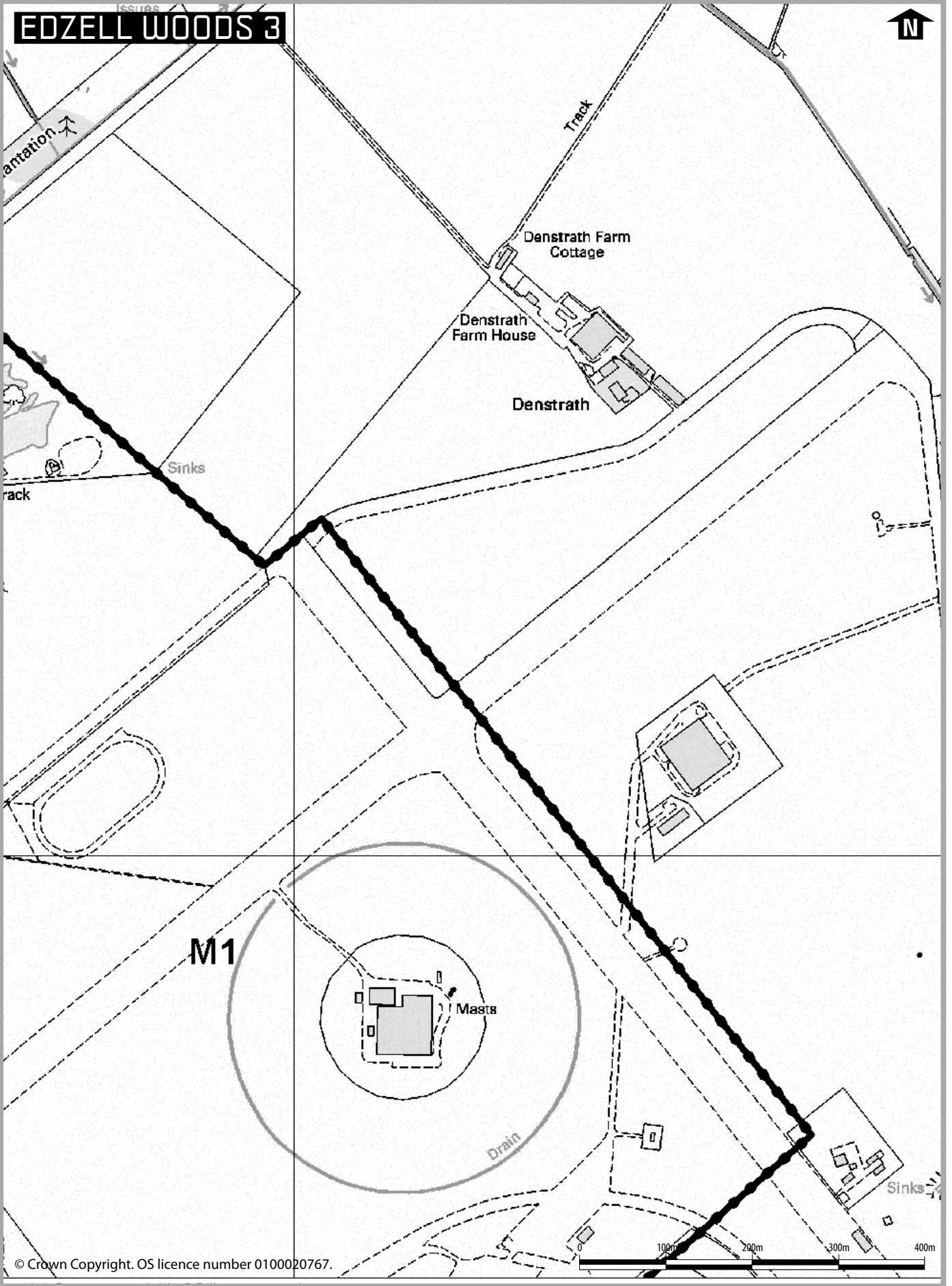


EDZELL WOODS 2



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ISSUES 2
EDZELL WOODS 3



ELSICK

Key Planning Objectives for the Settlement

- Provide opportunity for employment.
- Meet the demand for housing within the strategic growth area.
- Provide open space which will enhance opportunities for informal recreation.
- Provide improvements to the public transport network through the site.

Protected Land

- Site R1 is safeguarded for the Aberdeen Western Peripheral Route 'Fastlink'.
- The greenbelt is identified by GB. For detailed greenbelt boundaries refer to Section 6 of the Local Development Plan.

Settlement Infrastructure

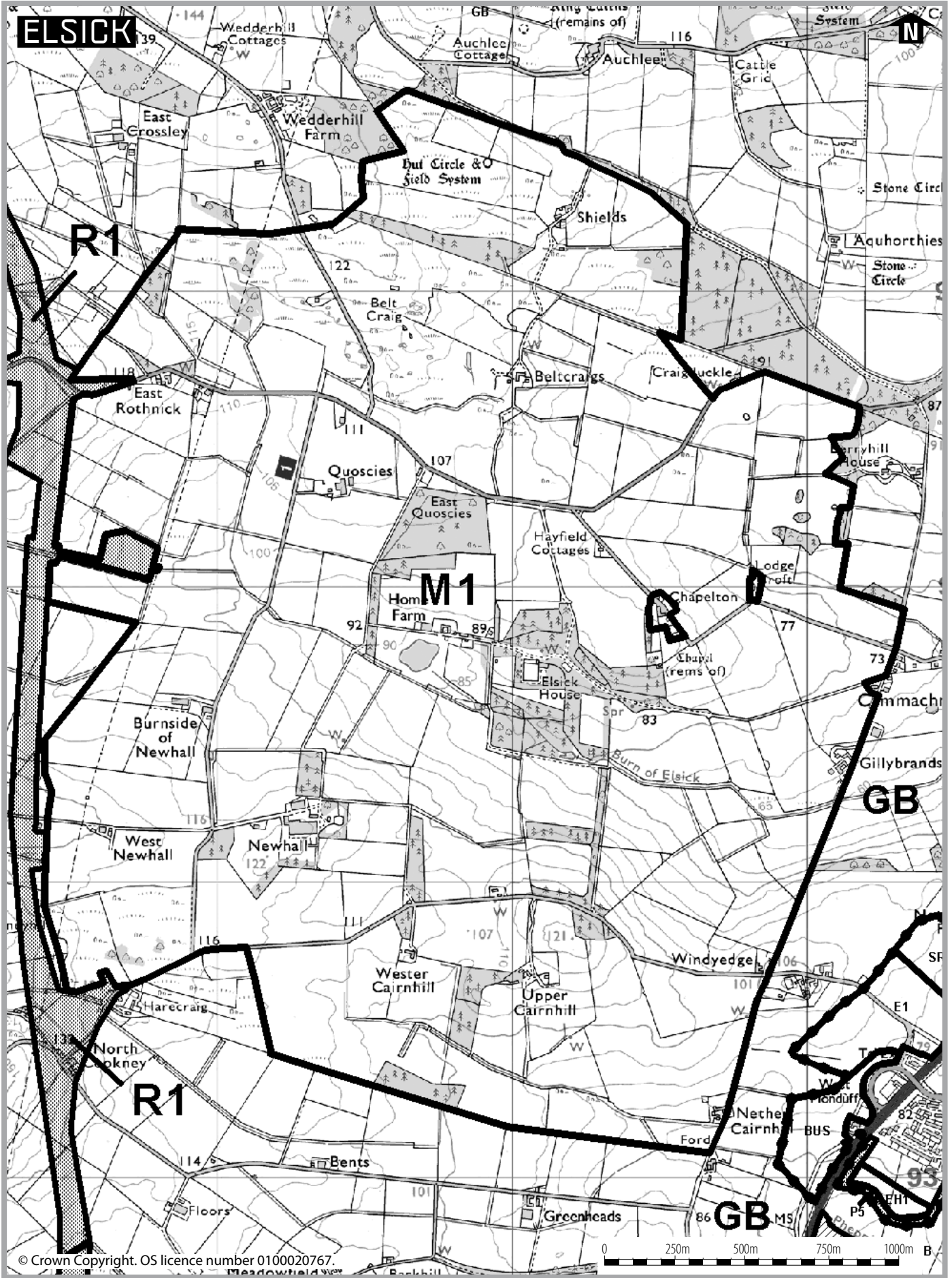
- All development in the settlement will be required to contribute to the provision of new primary schools and a new secondary school. Leisure facilities including a library and swimming pool are required.
- Regarding transportation, major new road infrastructure is required. Significant alterations to A-road and trunk road junctions will be required. There is a need to provide excellent public transport links to and from the site.
- Open space requirements will include 2.5ha of allotments, a woodland park and recreational network, and land for a cemetery. Major waste management facilities are required, including a depot, bulky recycling point and a large household waste recycling centre. A new medical practice is required. New and upgraded water and wastewater infrastructure will be required.

Flood Risk

- As part of the site lies within SEPA's indicative 1 in 200 year flood risk area, a detailed flood risk assessment will be required.

Proposed Site

- Site M1 is allocated for a mixed use proposal of up to 4045 houses, with 1845 houses in the first phase, and 2200 houses in the second phase, and up to 11.5 hectares of employment land. Approximately 5 hectares of this employment land will be suitable for high quality businesses or company headquarters. An additional 5.5 hectares of land within the site is identified as strategic reserve. Within the employment land, a halting site for gypsy/travellers is required. The site will require a development framework and masterplan(s).



FETTERCAIRN

Key Planning Objectives for the Settlement

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

Protected Land

- Site P1 is protected to conserve the woodland corridor.
- Site P2 is protected to conserve the recreation ground.
- The Fettercairn Conservation Area is shown hatched on the plan.

Settlement Infrastructure

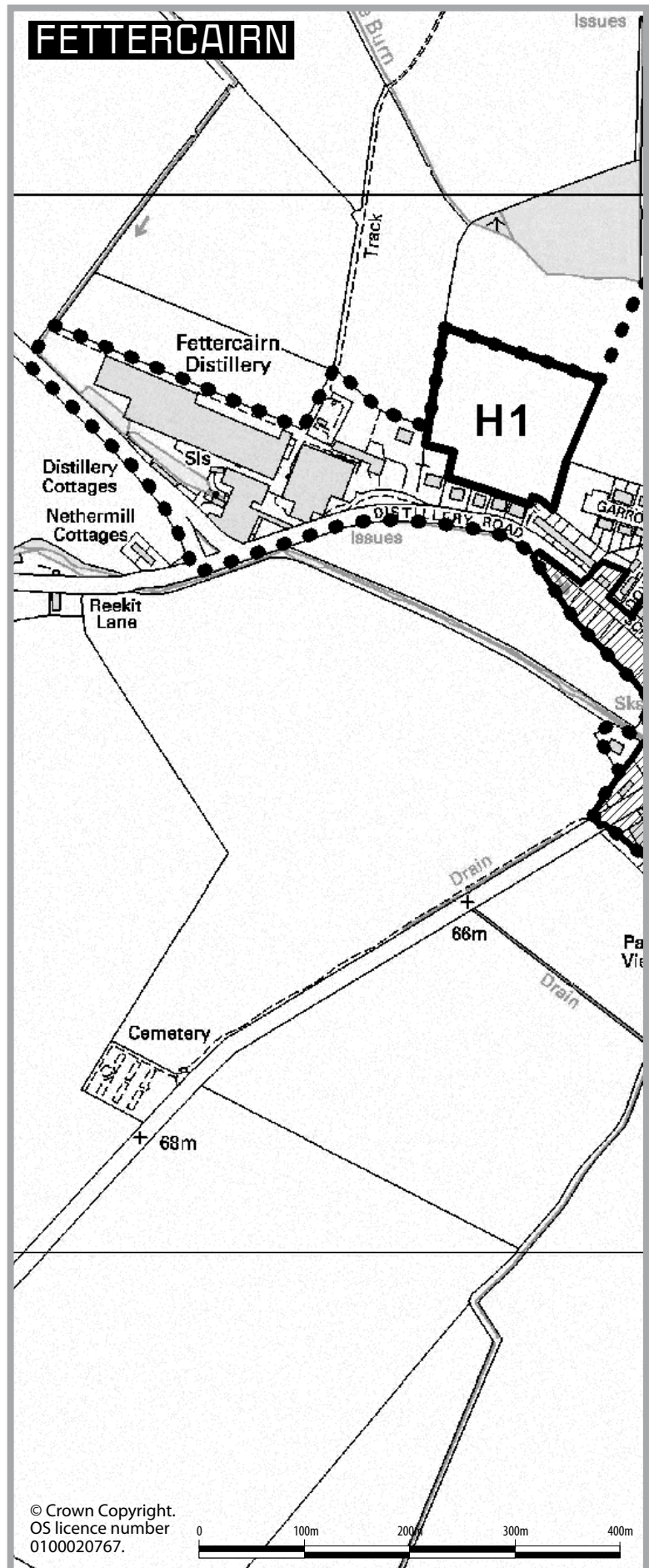
- There is currently insufficient capacity at Fettercairn WWTW. Development in the settlement will require to make a proportionate contribution to health services.

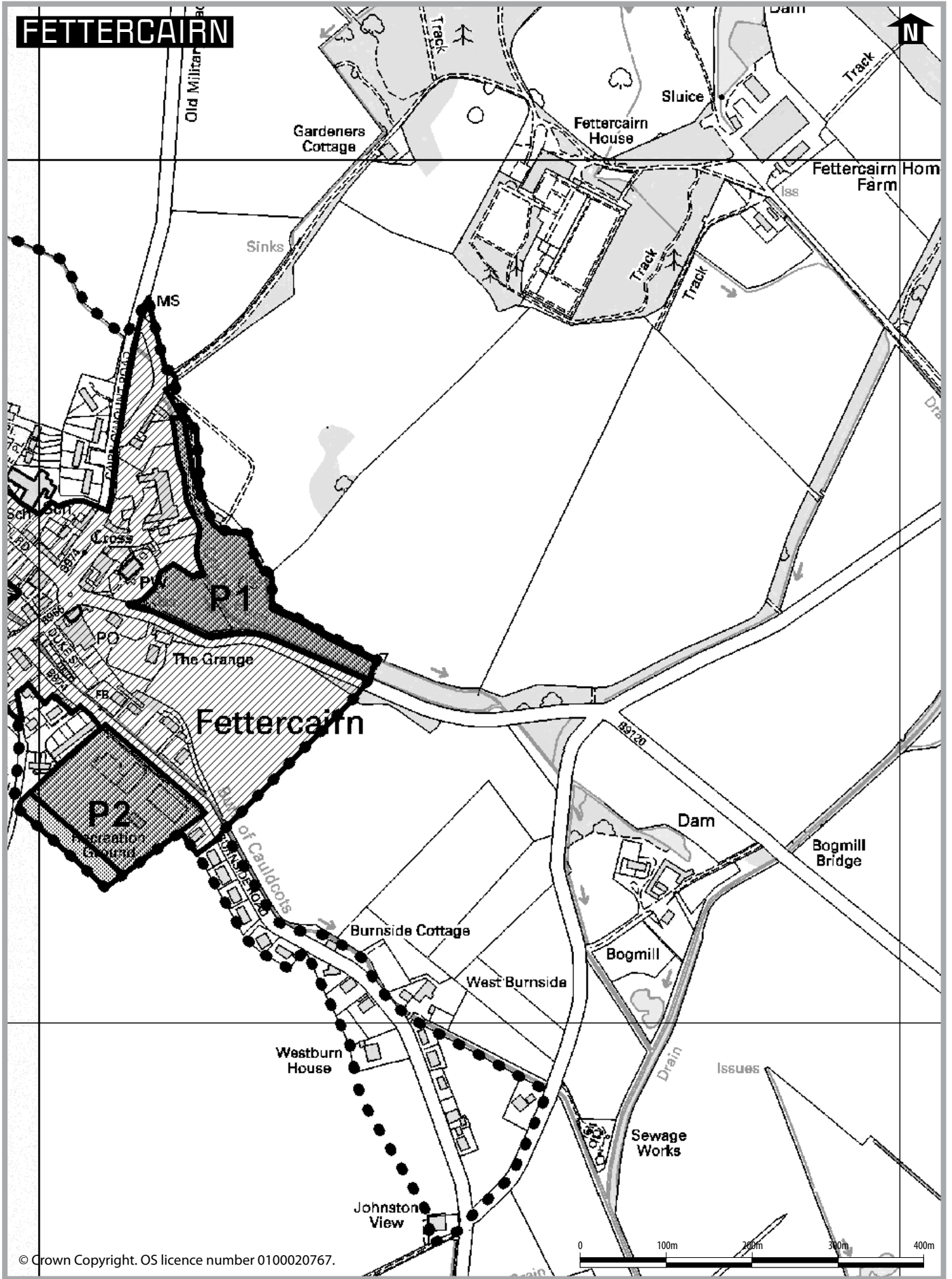
Flood Risk

- Due to the presence of a watercourse in close proximity to site H1 and the topography of site H1, a flood risk assessment may be required.

Proposed Site

- Site H1 is allocated for up to 30 houses in two phases, with 15 houses in the first phase and 15 houses in the second phase.





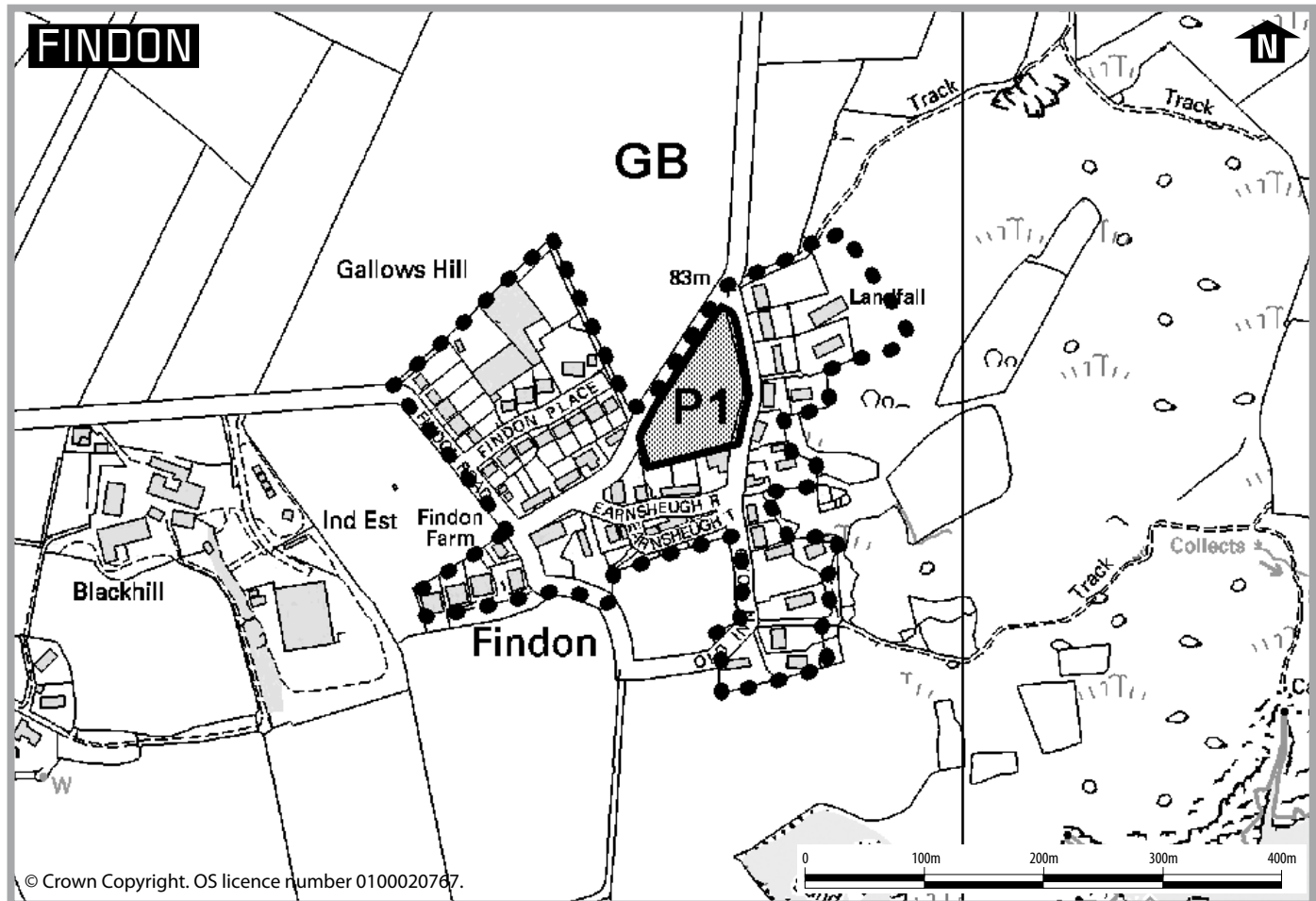
FINDON

Key Planning Objectives for the Settlement

- Preserve the amenity of the village.

Protected Land

- Site P1 is protected to conserve the area of open space for environmental improvements.
- The greenbelt is identified by GB. For detailed greenbelt boundaries refer to Section 6 of the Local Development Plan.



FORDOUN

Key Planning Objectives for the Settlement

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

Protected Land

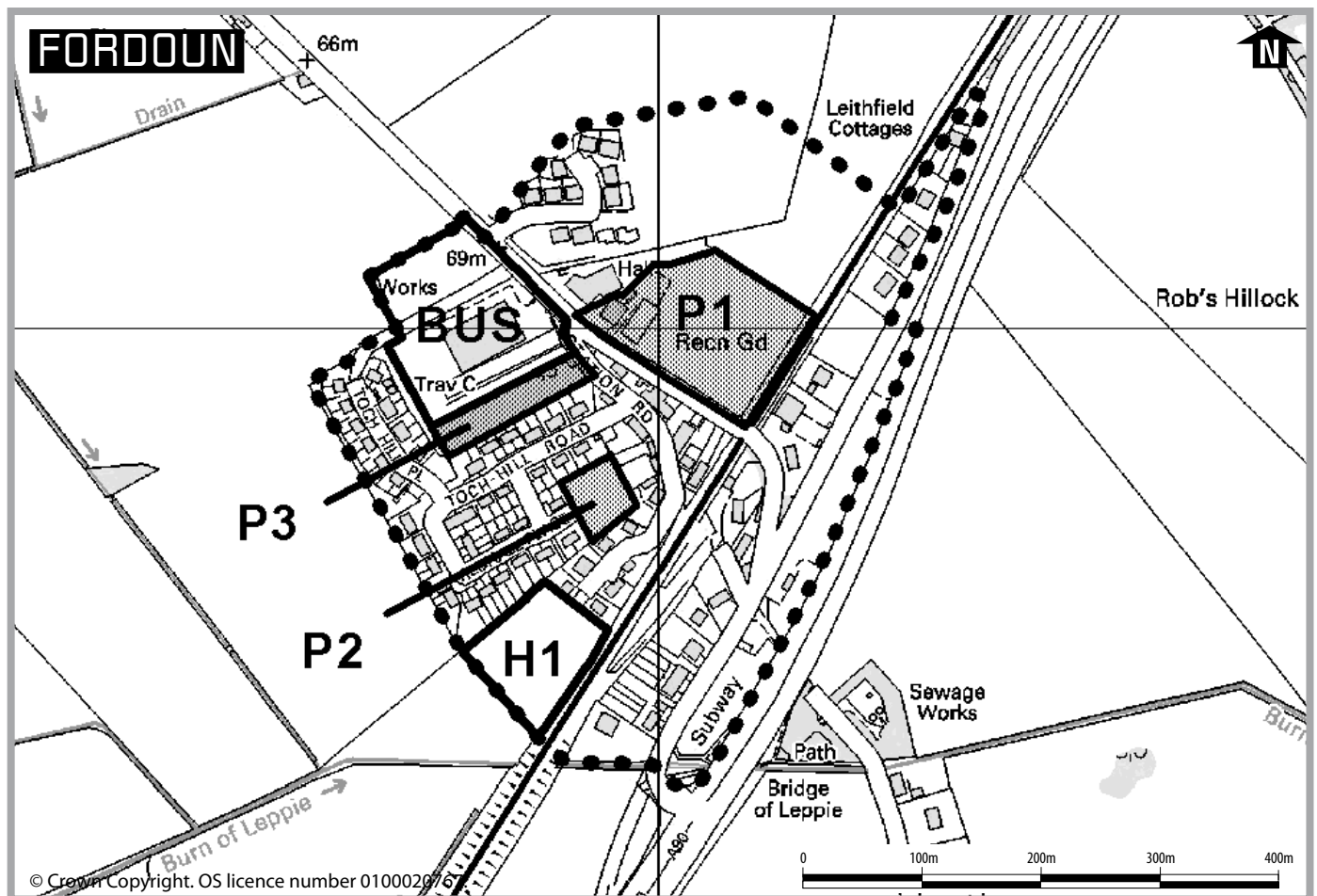
- Site P1 is protected to conserve the recreation ground.
- Site P2 is protected to conserve the playground and amenity space.
- Site P3 is protected to conserve the landscape buffer.
- Site BUS is reserved for employment uses.

Settlement Infrastructure

- There is currently insufficient capacity in Laurencekirk WWTW. Development in the settlement will require to make a proportionate contribution to health services.

Proposed Site

- Site H1 is allocated for up to 15 houses in the first phase. A second point of access may be required to the site.



GOURDON

Key Planning Objectives for the Settlement

- Sustain existing services.
- Meet local need for housing.
- Provide opportunity for employment.

Protected Land

- Site P1 is protected to conserve the landscape buffer.
- Site P2 is protected to conserve the recreation ground and the cemetery.
- Site P3 is protected to conserve the landscape buffer.
- Site R1 is reserved for future cemetery expansion.
- Site BUS is reserved for employment uses.

Settlement Infrastructure

- There is currently limited capacity in Nether Knox WWTW. All new development in Gourdon will be required to contribute to extension of the cemetery and extension to the health centre in Inverbervie.

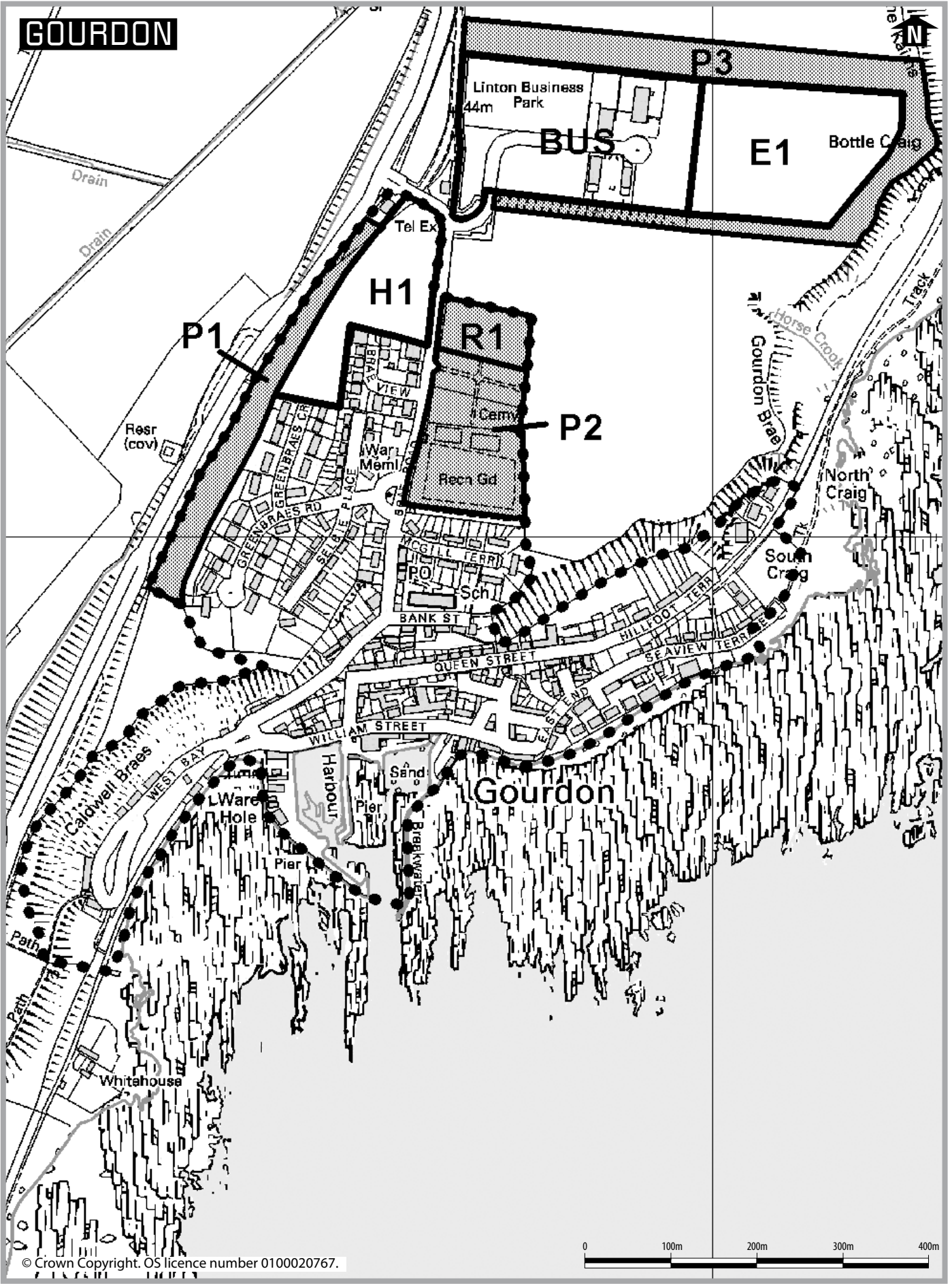
Flood Risk

- Development on site H1 is subject to a flood risk assessment.

Proposed Sites

- Site H1 is allocated for up to 35 houses, with 25 houses in the first phase and 10 houses in the second phase with a strategic landscaping buffer to the north of the site.
- Site E1 is allocated for employment land with a strategic landscape buffer to the east of the site.

GOURDON



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INVERBERVIE

Key Planning Objectives for the Settlement

- Sustain and attract local services.
- Meet local need for housing.

Protected Land

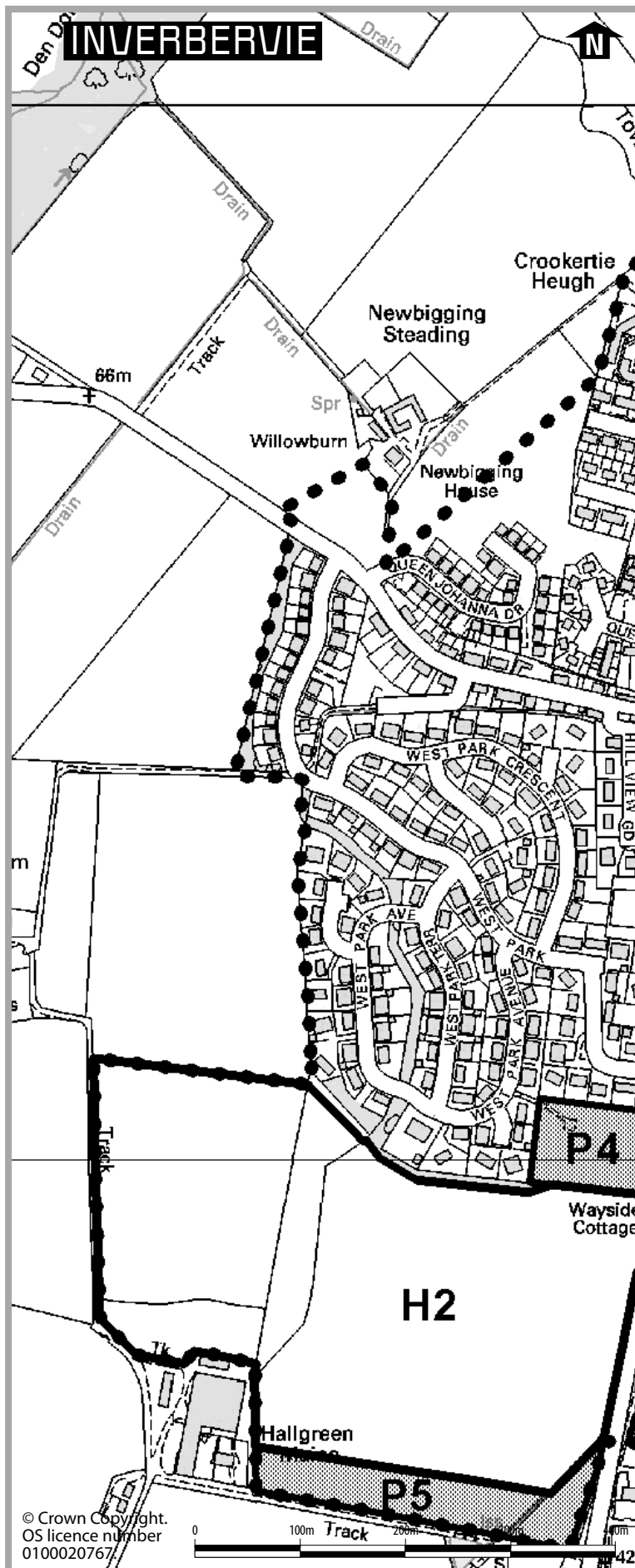
- Site P1 is protected to conserve the playing fields.
- Site P2 is protected to conserve the playing fields.
- Site P3 is protected to conserve the amenity area and the setting of Bervie Bay.
- Site P4 is protected to conserve the William Eddie Park.
- Site P5 is protected to conserve the landscape buffer.
- Site P6 is protected to conserve the area of open space, landscape buffer, woodland shelter belt and prevent coalescence.

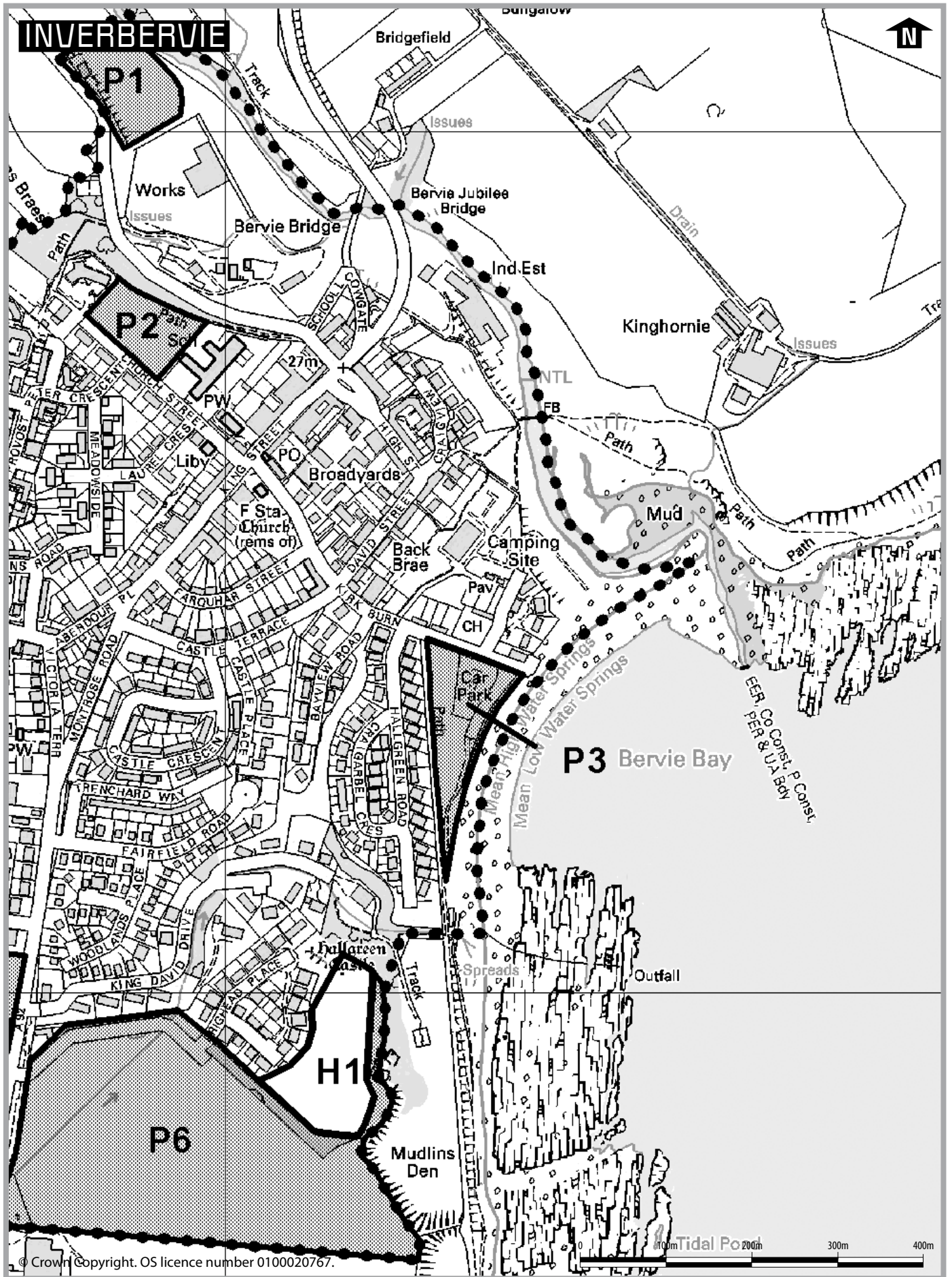
Settlement Infrastructure

- All development in the settlement will be required to contribute to the provision of a primary school extension, an additional or replacement recycling centre with the potential for a household waste recycling centre, and expansion of the health centre. Open space contributions should include allotments and a full size grass pitch. Scottish Water have identified there is currently insufficient capacity at Nether Knox WWTW and local mains reinforcement may be required for both water and waste water networks.

Proposed Sites

- Site H1 is allocated for up to 30 houses in the first phase.
- Site H2 is allocated for up to 200 houses in two phases, with 100 houses in the first phase and 100 houses in the second phase. The first section of a new distributor road between the A92 and Townhead should be included within the site. A masterplan is required for the site.





JOHNHAVEN

Key Planning Objectives for the Settlement

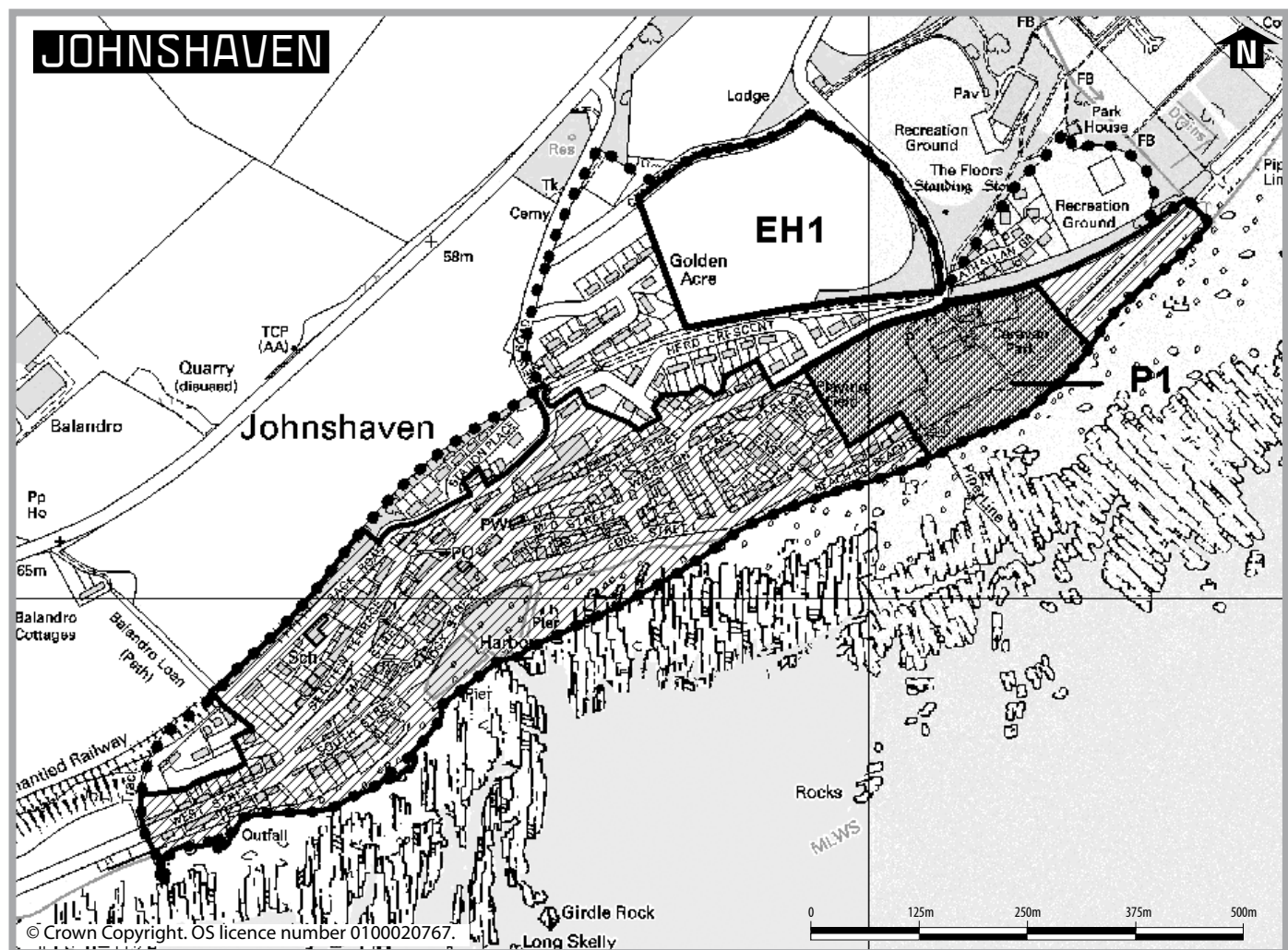
- Preserve the amenity of the settlement.
- Sustain local services.

Protected Land

- Site P1 is protected to conserve the recreation ground at Wairds Park.
- The Johnshaven Conservation Area is shown as hatched on the plan.

Existing Site

- Site EH1 was identified in the previous local plan for 36 houses and is carried forward at an increased density for the development of up to 67 houses.



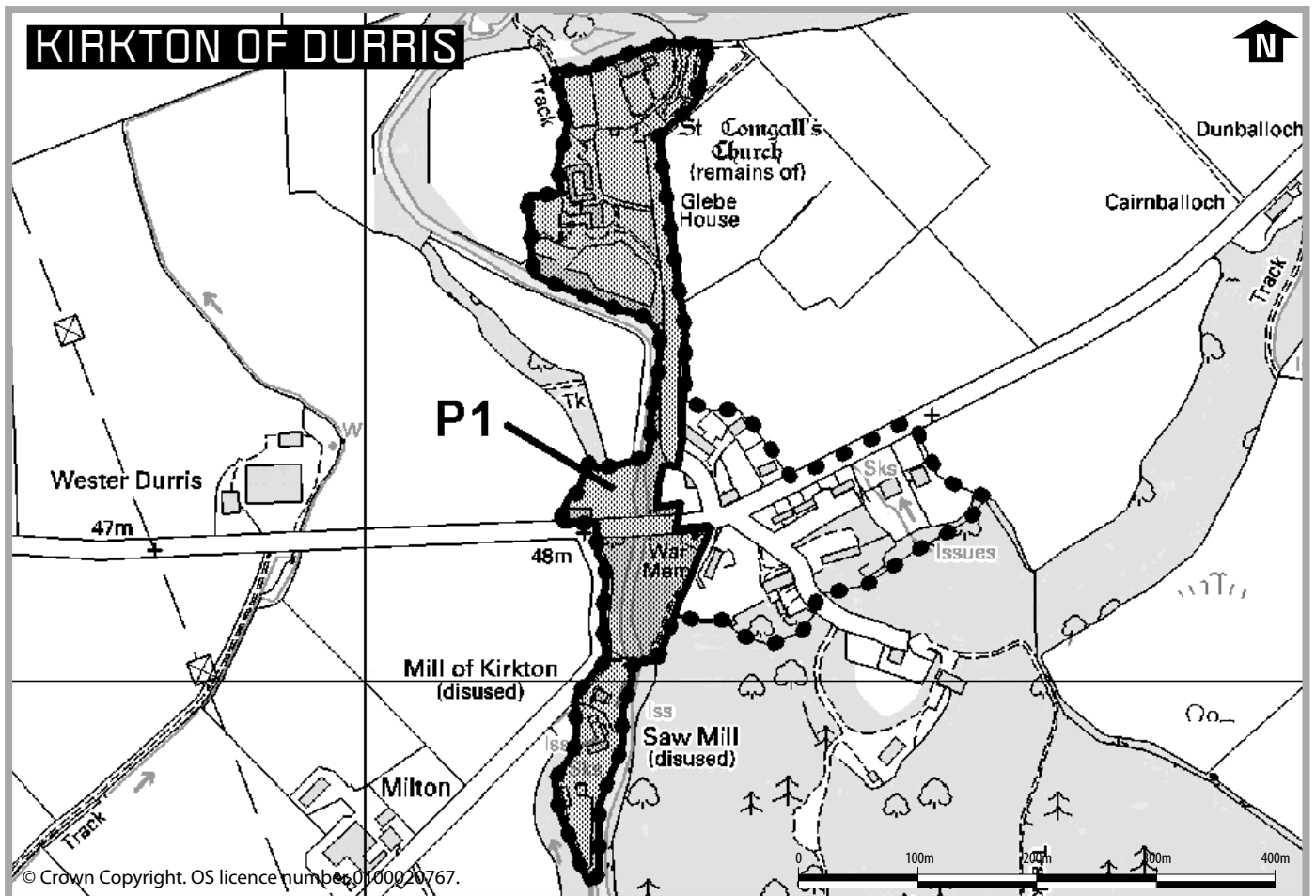
KIRKTON OF DURRIS

Key Planning Objectives for the Settlement

- Preserve the amenity of the settlement.

Protected Land

- Site P1 is protected to conserve the setting of the settlement.



KIRKTON OF MARYCULTER

Key Planning Objectives for the Settlement

- Meet local housing needs.
- Provide affordable housing.

Protected Land

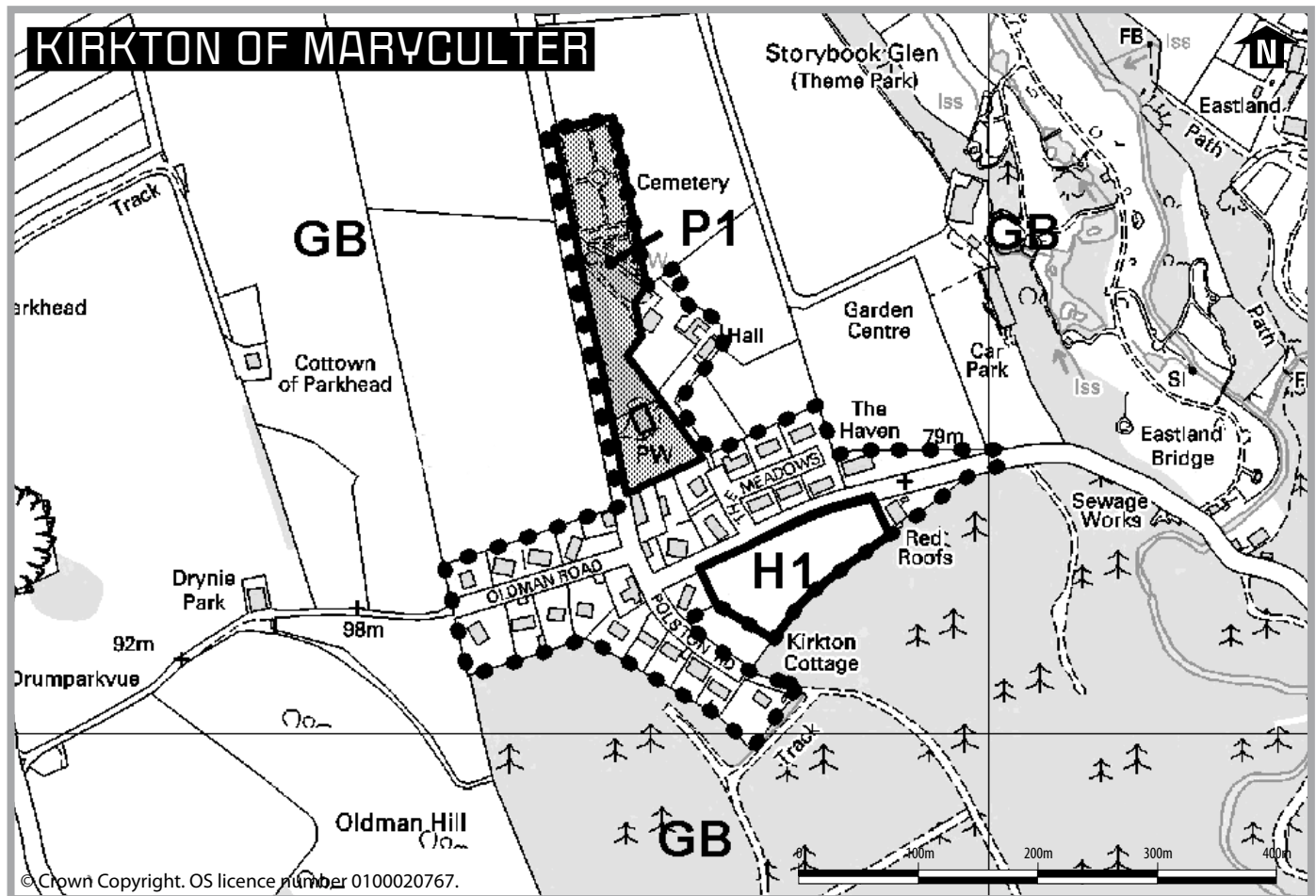
- Site P1 is protected to conserve the cemetery and setting of the church.
- The greenbelt is identified by GB. For detailed greenbelt boundaries refer to Section 6 of the Local Development Plan.

Settlement Infrastructure

- There is currently insufficient capacity at Maryculter WWTW.

Proposed Site

- Site H1 is allocated for up to 6 houses.



LAURENCEKIRK

Key Planning Objectives for the Settlement

- Meet the demand for new housing in the strategic growth area.
- Sustain existing services.
- Provide opportunity for employment.
- Relieve town centre congestion through provision of a distributor road.

Protected Land

- Site P1 is protected to provide a landscape buffer.
- Site P2 is protected to conserve the playing fields.
- Site P3 is protected to conserve the playground and recreation ground.
- Site P4 is protected to conserve Denlethen Woods.
- Site R1 is reserved for the replacement of Mearns Academy.
- Site R2 is reserved for a cemetery expansion and to protect the existing cemetery.

Existing Sites

- Site EH1 was identified in the previous local plan for 210 houses and is carried forward.
- Site EH2 was identified in the previous local plan for 10 houses and is carried forward.

Settlement Infrastructure

- There are substantial infrastructure requirements for Laurencekirk. In terms of transportation, a section of distributor road around Laurencekirk is required (from the Fordoun Road to the A90), and grade separated access onto the A90. Upgrades are required to the water main, Causeywell Service Reservoir and Laurencekirk WWTW.
- A new primary school, and contribution to a new academy are required. A contribution to extension to the health centre is required, and an additional recycling point and extension of the household waste recycling centre (or replacement) is required. Open space contributions should include two community grass pitches and changing facilities and allotments

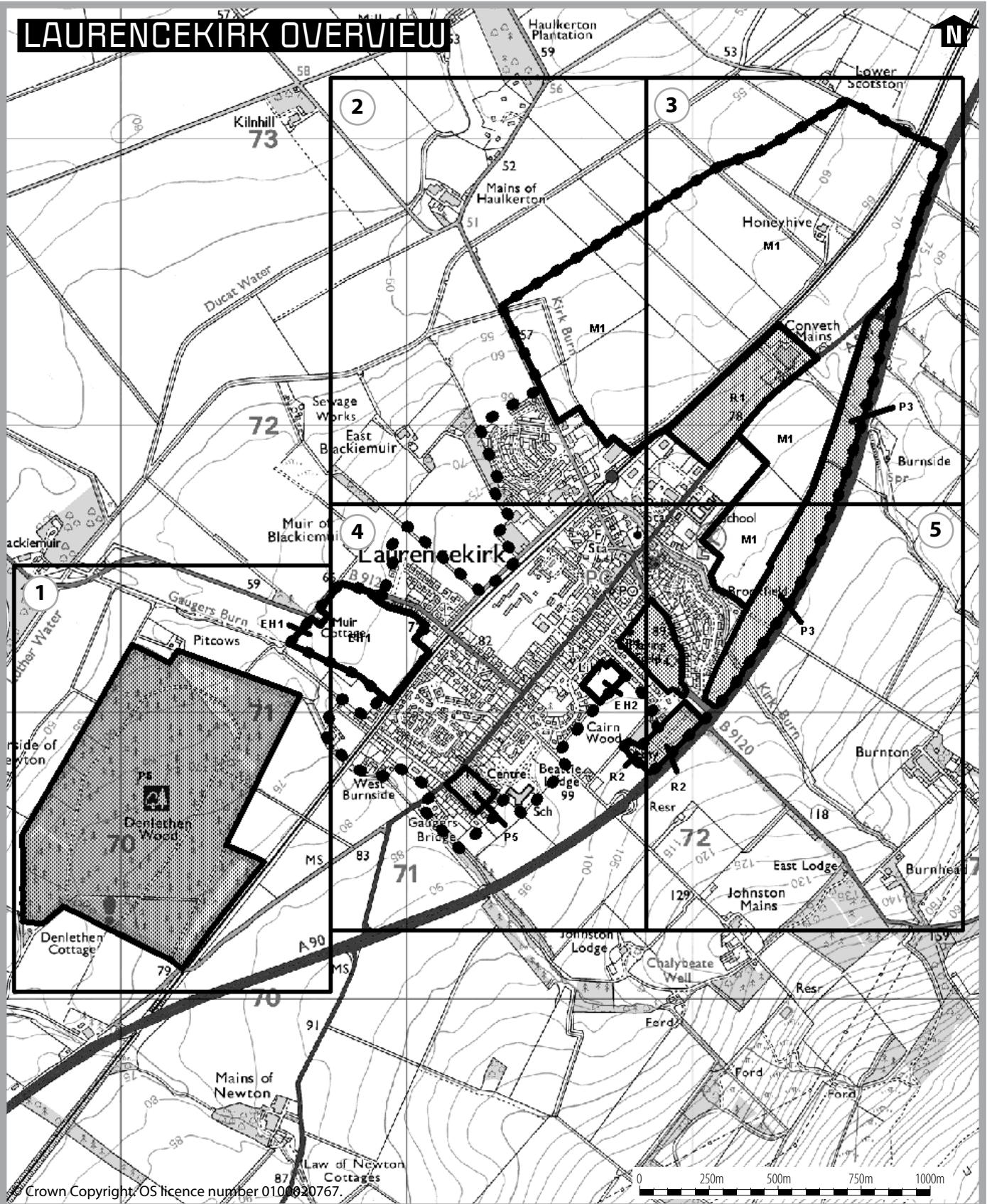
Flood Risk

- Due to the presence of a watercourse in close proximity to site R1, a flood risk assessment may be required.
- Due to the presence of a watercourse in close proximity to site R2, a flood risk assessment may be required.
- Due to the presence of several small watercourses in proximity to site M1, a flood risk assessment may be required.

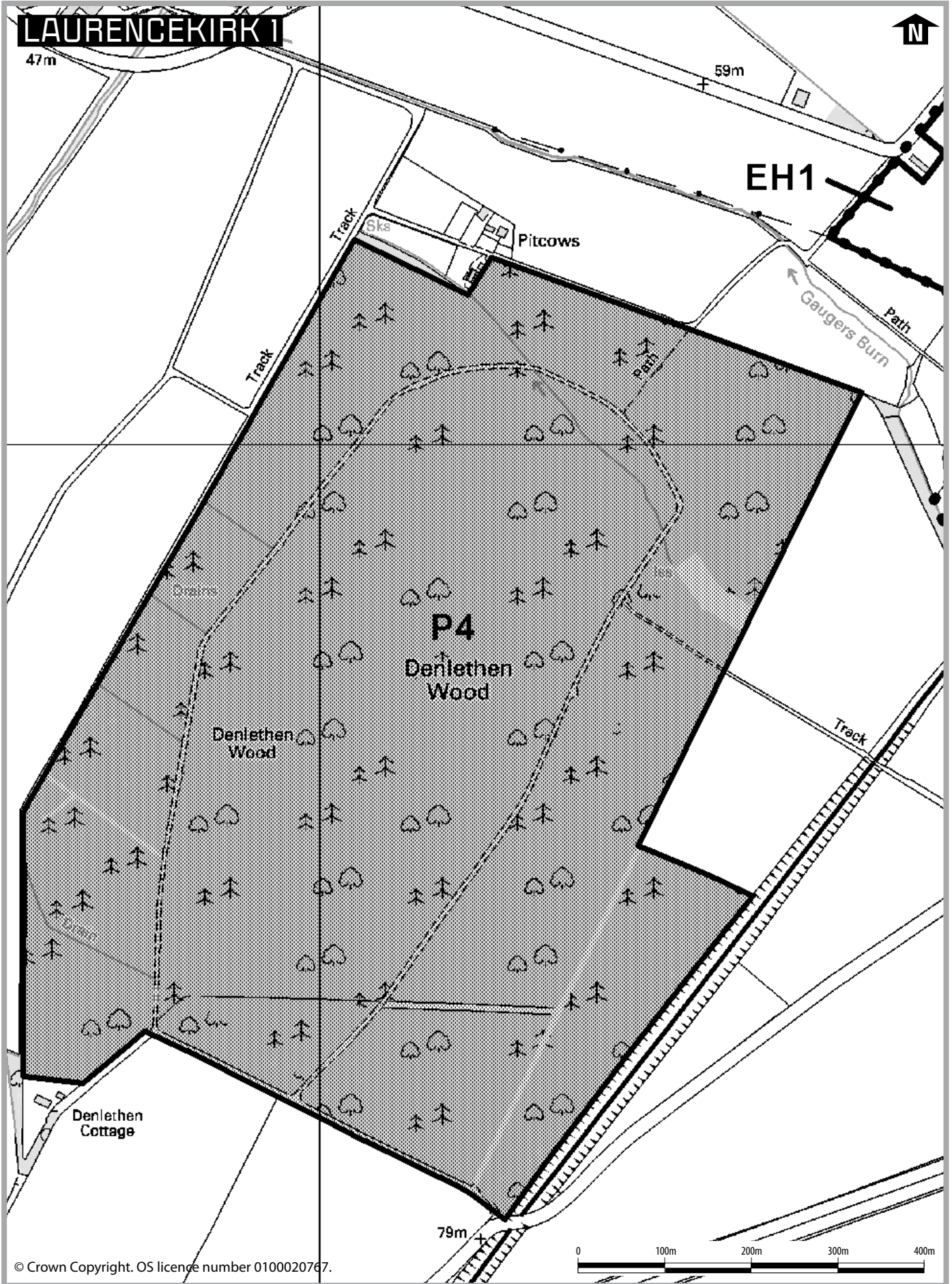
Proposed Sites

- Site M1 is allocated for a mixed use proposal of up to 885 houses in two phases, with 485 houses in the first phase and 400 houses in the second phase. Approximately 11ha of employment land is required within the site. Approximately 16 hectares of employment land is required for strategic reserve. A development framework and masterplan(s) are required for the site.

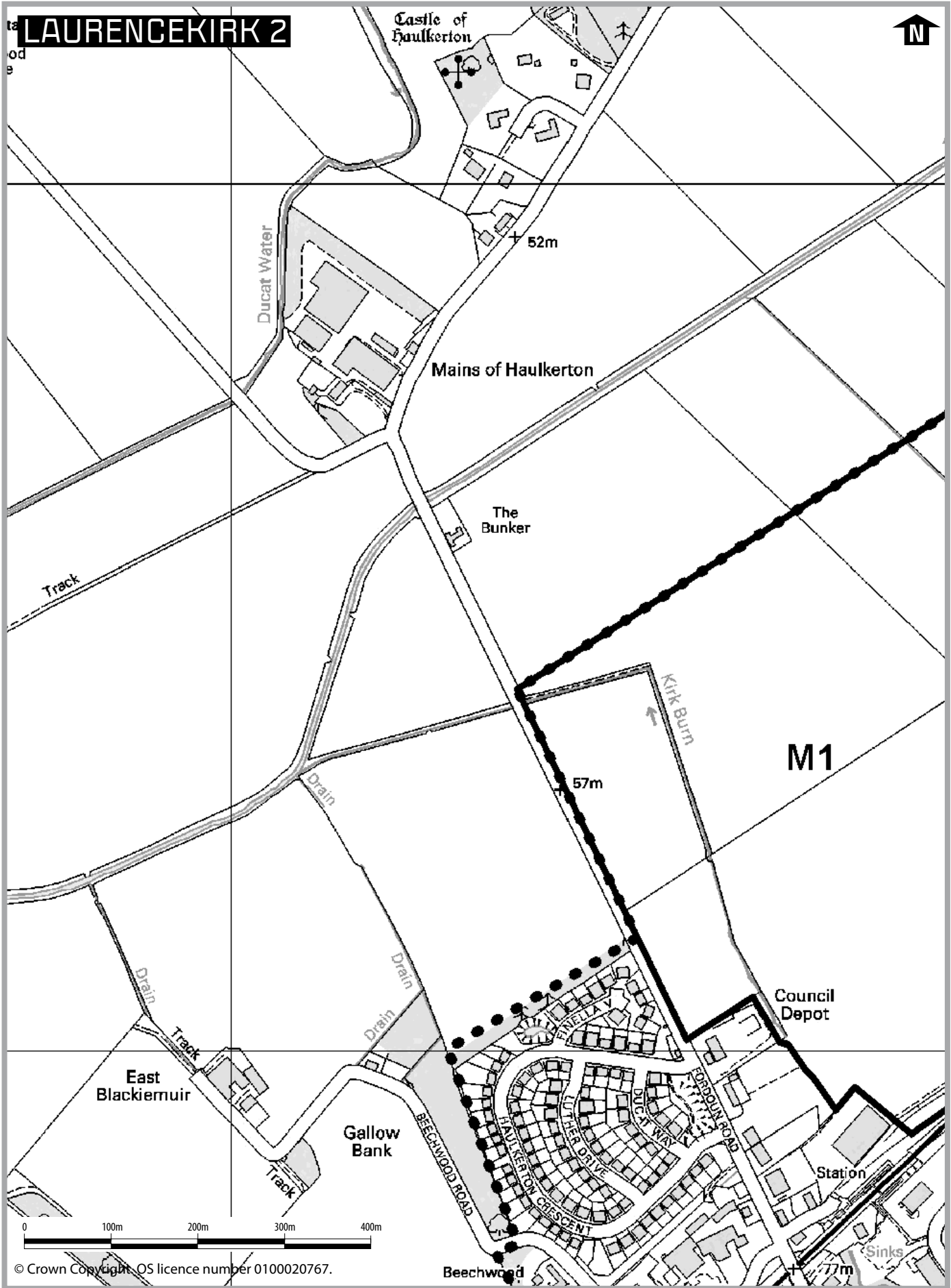
LAURENCEKIRK OVERVIEW



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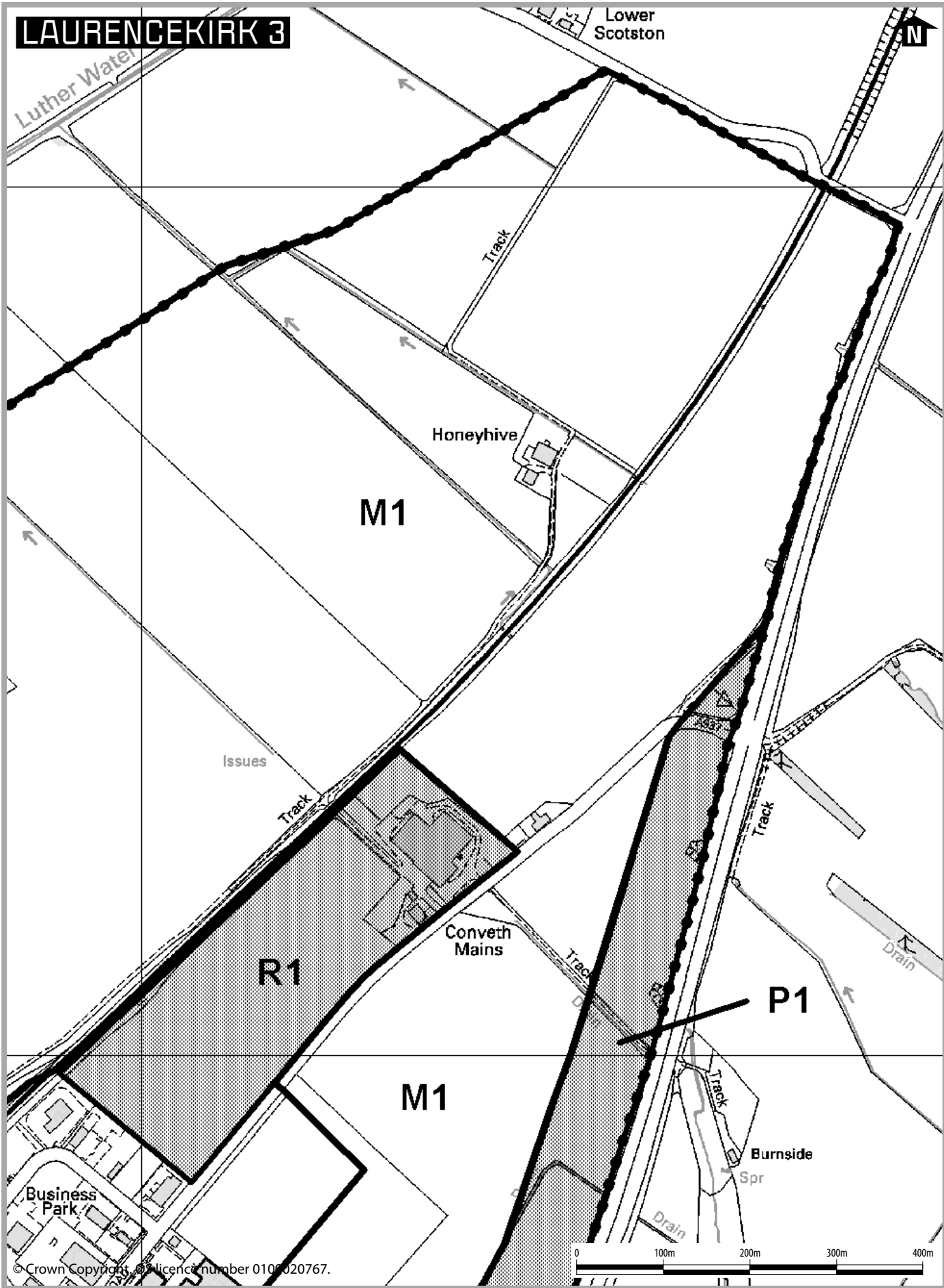


LAURENCEKIRK 2

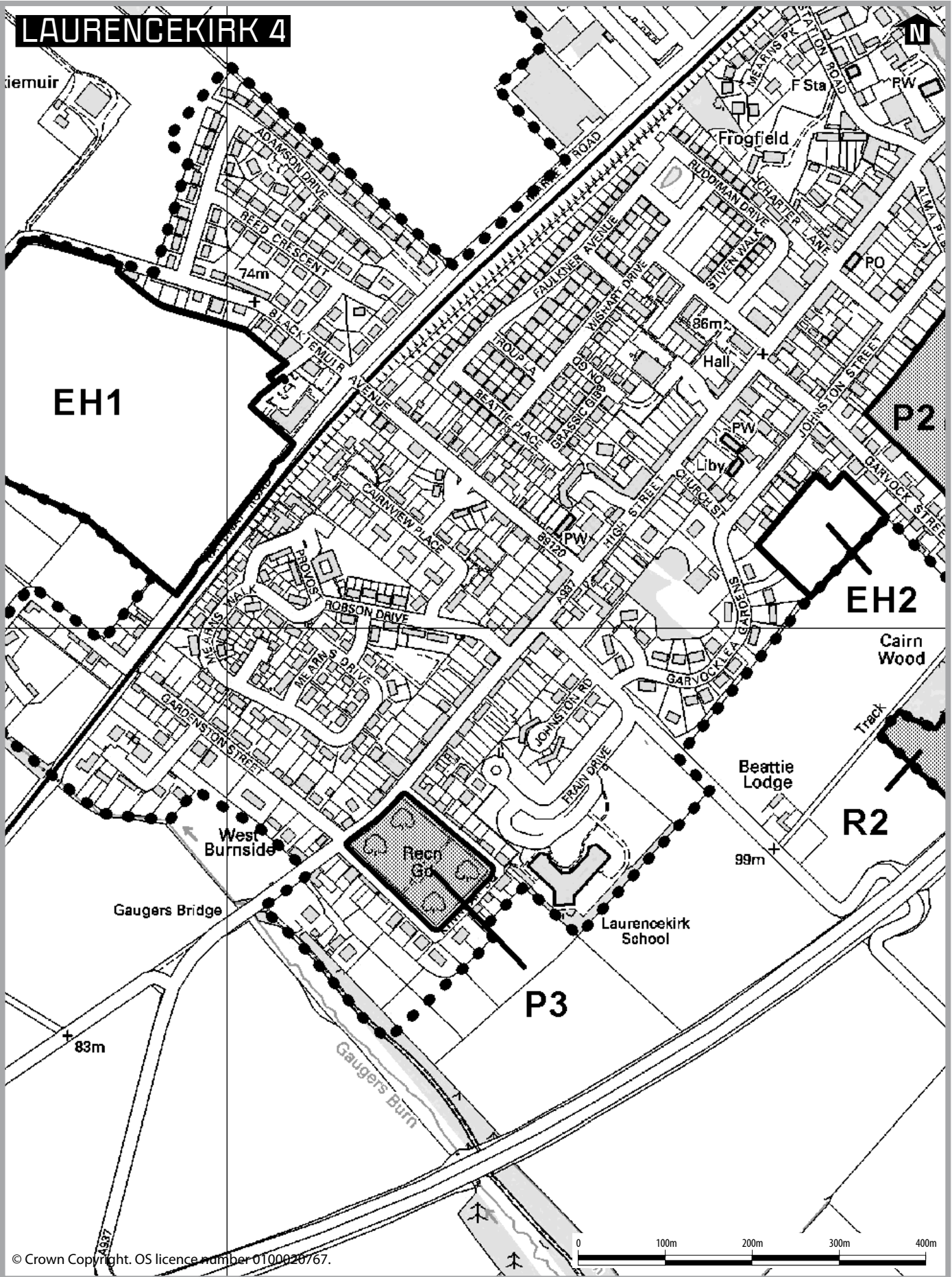


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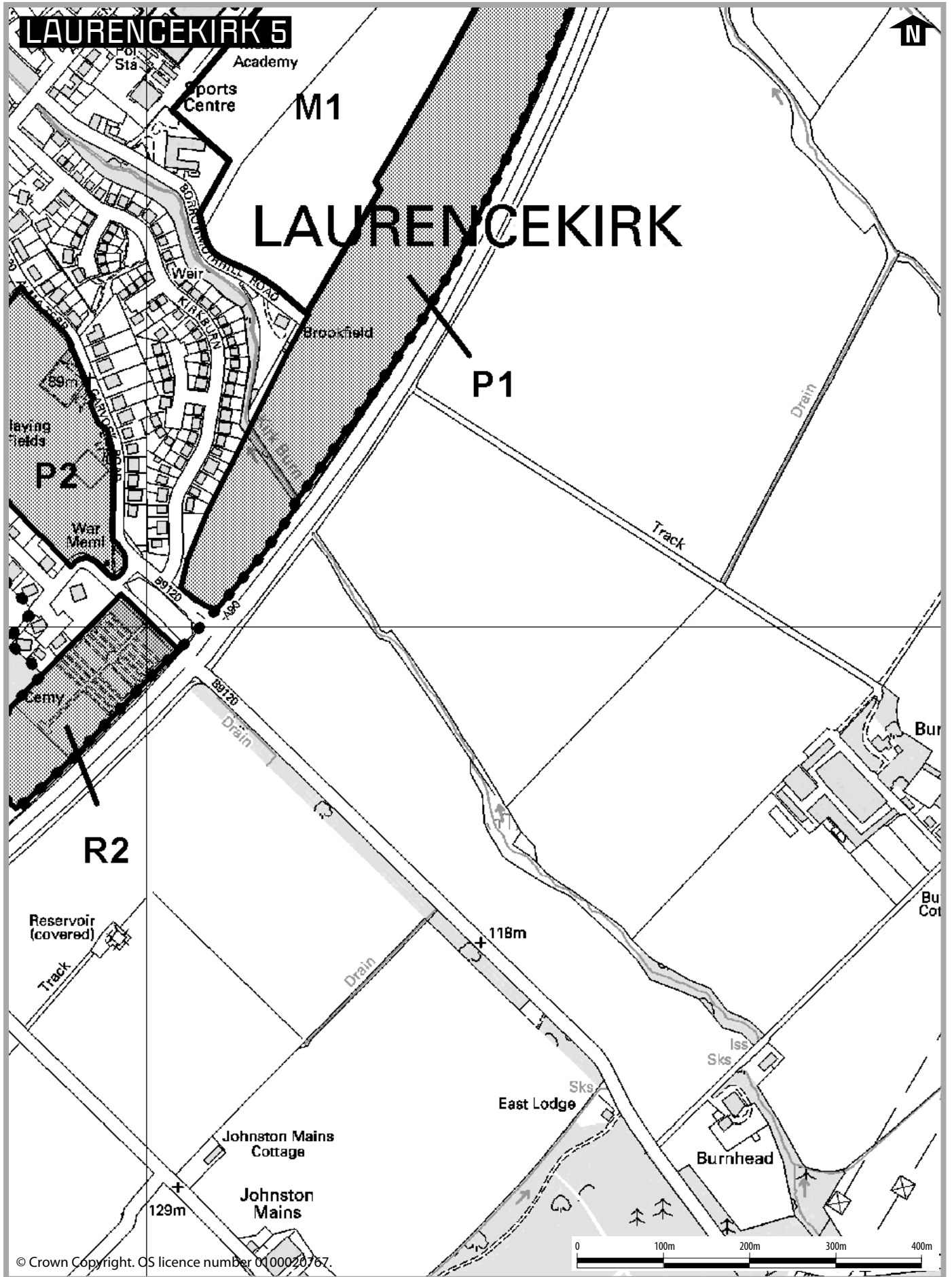
LAURENCEKIRK 3



LAURENCEKIRK 4



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LUTHERMUIR

Key Planning Objectives for the Settlement

- Sustain existing services and provide opportunity for new services.
- Meet local need for housing.

Protected Land

- Site P1 is protected to conserve the area of open space to provide a focal point for the village.
- Site P2 is protected to conserve the playing fields.

Existing Site

- Site EH1 was identified in the previous local plan for 25 houses and is carried forward.

Settlement Infrastructure

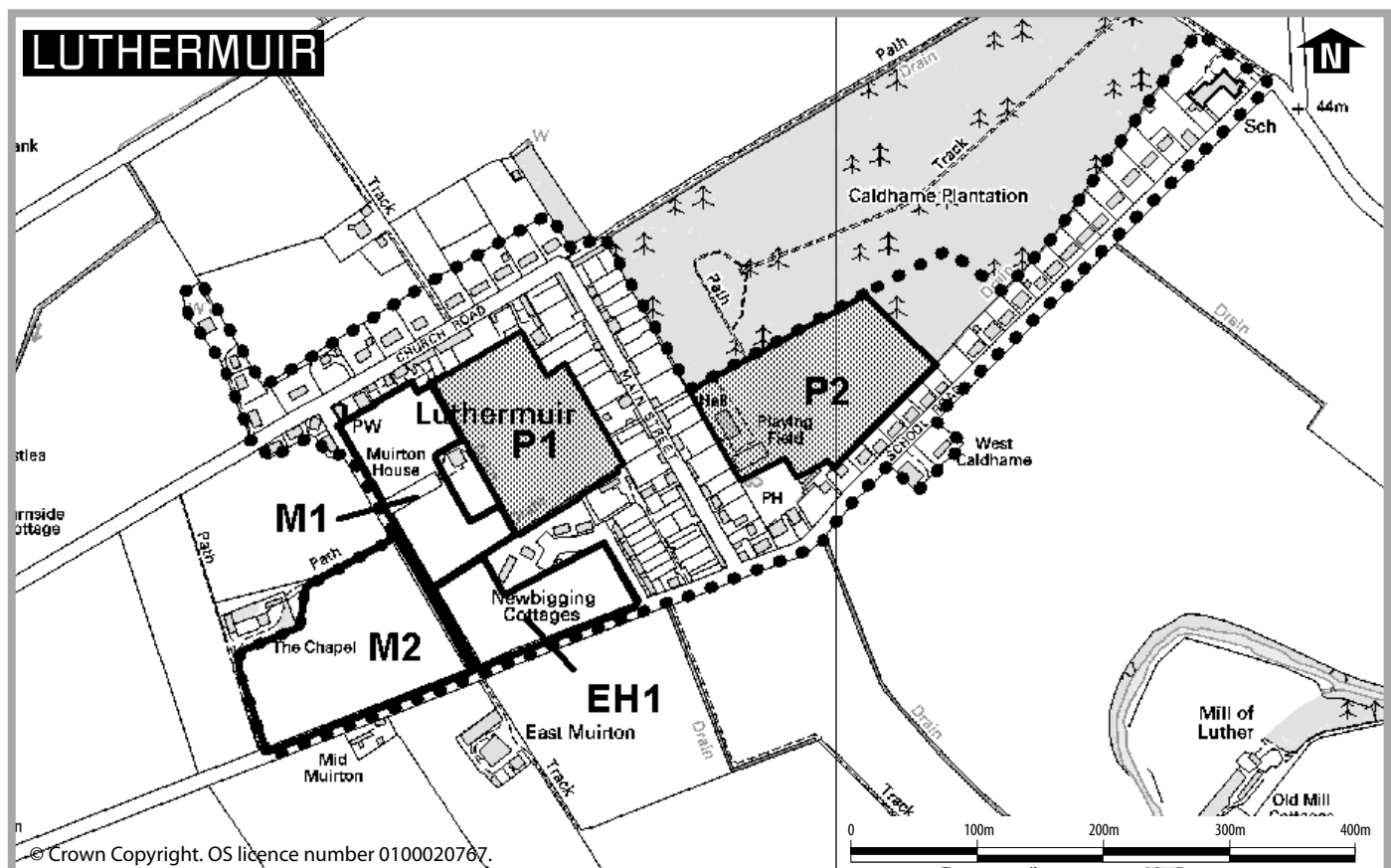
- There is limited capacity in Luthermuir septic tank. Development in the settlement will require to contribute to expansion of the health centre in Laurencekirk.

Flood Risk

- Due to the presence of a watercourse in close proximity to site M1, a flood risk assessment may be required.

Proposed Sites

- Site M1 is allocated for a mixed use proposal of up to 25 houses in the first phase. Small scale retail and some employment should be provided within the site.
- Site M2 is allocated for a mixed use proposal of up to 25 houses, in the second phase. Small scale retail and some employment should be provided within the site.
- Sites M1 and M2 will require a masterplan.



MARYKIRK

Key Planning Objectives for the Settlement

- Meet local housing need.
- Sustain existing services and provide opportunity for new services.

Protected Land

- Site P1 is protected to conserve the playing fields.
- Site P2 is protected to conserve the setting of the parish church, graveyard and woodland buffer.
- Site P3 is protected to conserve the riverside habitat and conserve the setting of the settlement.

Existing Site

- Site EH1 was identified in the previous local plan for 19 houses and is carried forward.

Settlement Infrastructure

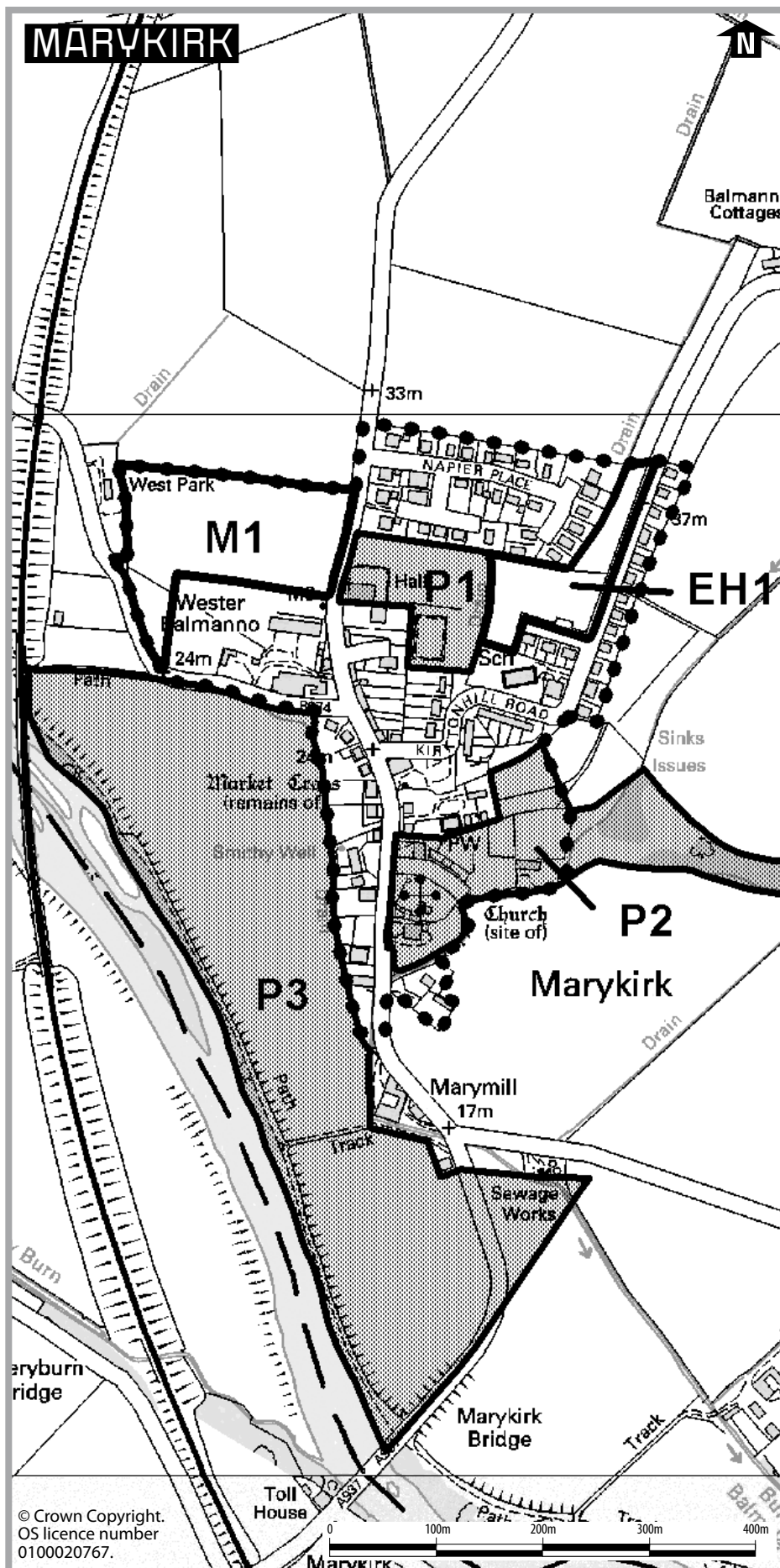
- There is currently insufficient capacity at Marykirk WWTW. Development in the settlement will require to make a proportionate contribution health services.

Flood Risk

- Due to the presence of a watercourse in close proximity to site EH1 a flood risk assessment may be required.

Proposed Site

- Site M1 is allocated for a mixed use proposal of up to 30 houses over two phases, with 15 houses in the first phase and 15 houses in the second phase. Employment and local retail uses require to be incorporated into the site.



MARYWELL

Key Planning Objectives for the Settlement

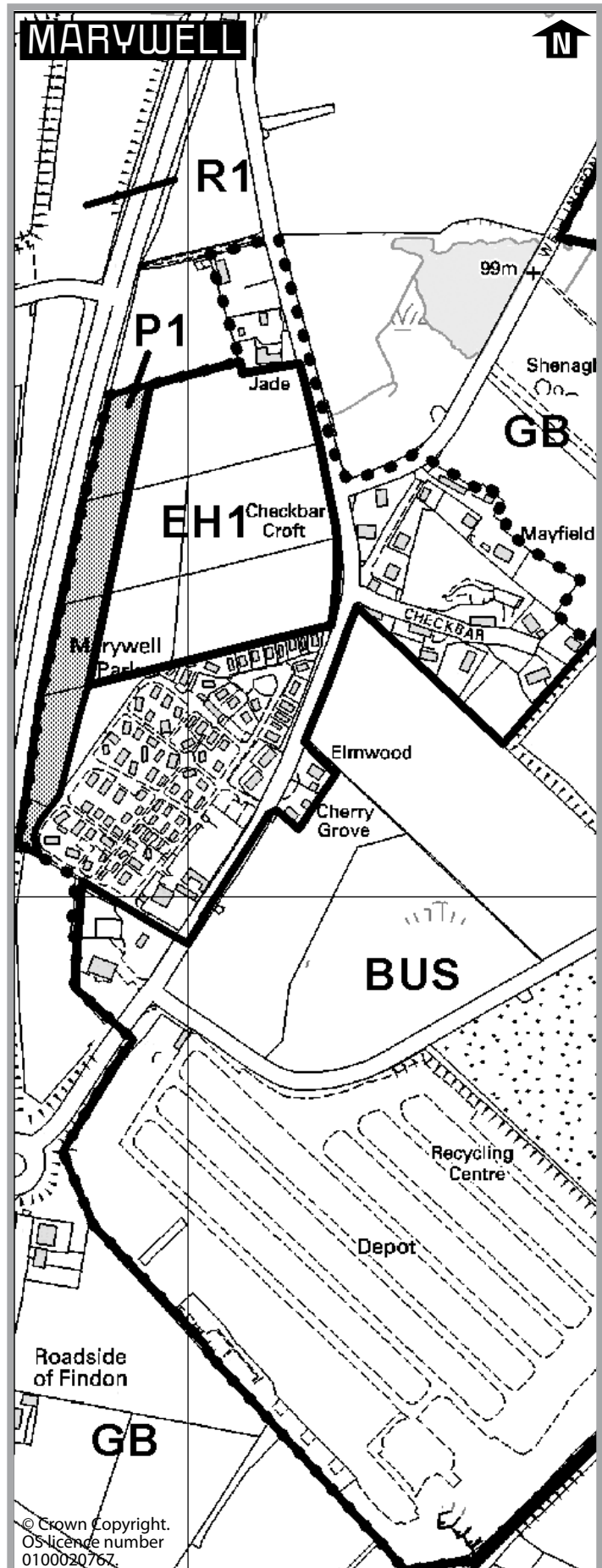
- Provision of employment land.

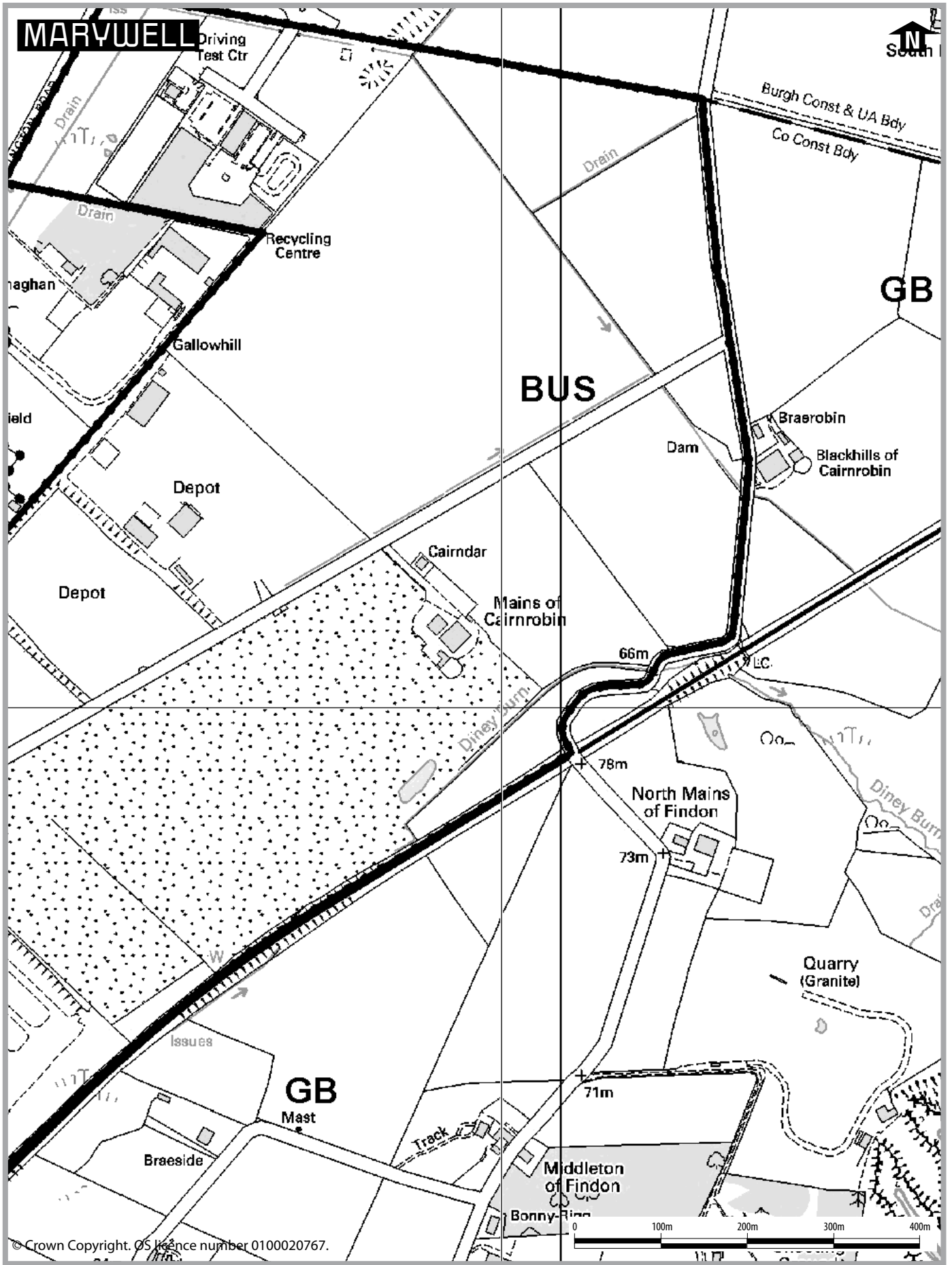
Protected Land

- Site P1 is protected for a landscape buffer to the west of the settlement.
- Site R1 is safeguarded for the Aberdeen Western Peripheral Route.
- Site BUS is safeguarded for employment uses.
- The greenbelt is identified by GB. For detailed greenbelt boundaries refer to Section 6 of the Local Development Plan.

Existing Site

- Site EH1 is identified in the previous local plan for 55 houses and is carried forward at an increased density for the development of up to 120 houses.





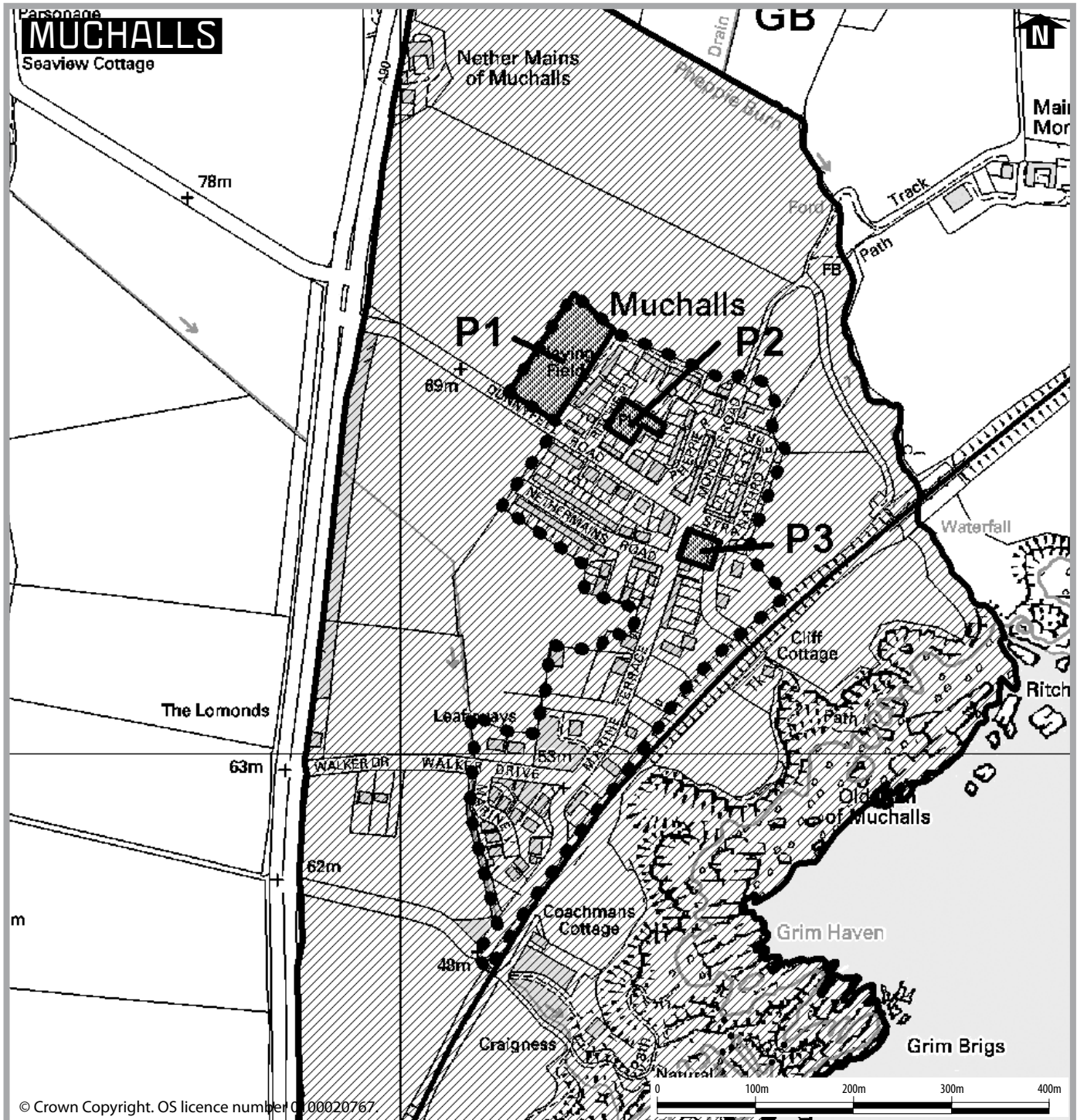
MUCHALLS

Key Planning Objectives for the Settlement

- Preserve the amenity of the settlement.

Protected Land

- P1 is protected to conserve the playing field.
- P2 is protected to conserve the area of open space.
- P3 is protected to conserve the area of open space.
- The Muchalls Conservation Area is shown hatched on the plan.
- The greenbelt is identified as GB. For detailed greenbelt boundaries refer to Section 6 of the Local Development Plan.



NEWTONHILL

Key Planning Objectives for the Settlement

- Sustain existing services.
- Provision of employment land.
- To provide housing choice within the Strategic Growth Area, whilst protecting the character of the settlement.

Protected Land

- Site P1 is protected to conserve the playground and playing fields.
- Site P2 is protected to conserve the area of open space and allotments.
- Site P3 is protected to conserve the recreation ground and for community uses.
- Site P4 is protected to provide a landscape buffer.
- Site P5 is protected to provide a landscape buffer.
- Site BUS is safeguarded for employment uses.
- The greenbelt is identified as GB. For detailed greenbelt boundaries refer to Section 6 of the Local Development Plan.

Existing Site

- Site EH1 was identified in the previous local plan for 35 houses and is carried forward.

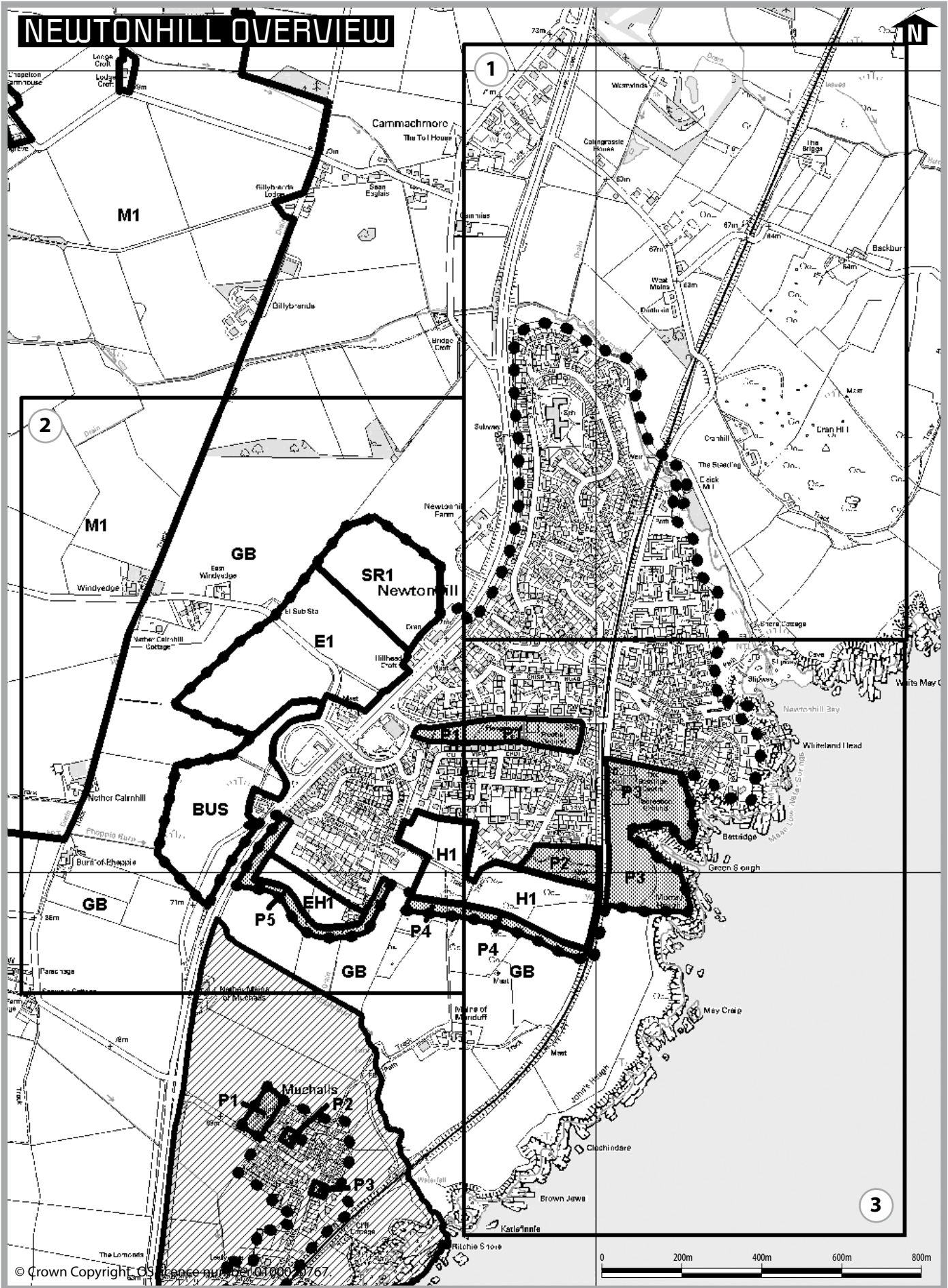
Settlement Infrastructure

- All new development in the settlement will require to contribute towards a road linking Park Place and Cairnhill Drive. In relation to waste water, local network reinforcement may be required. Development in the settlement will require to contribute to health services.

Proposed Sites

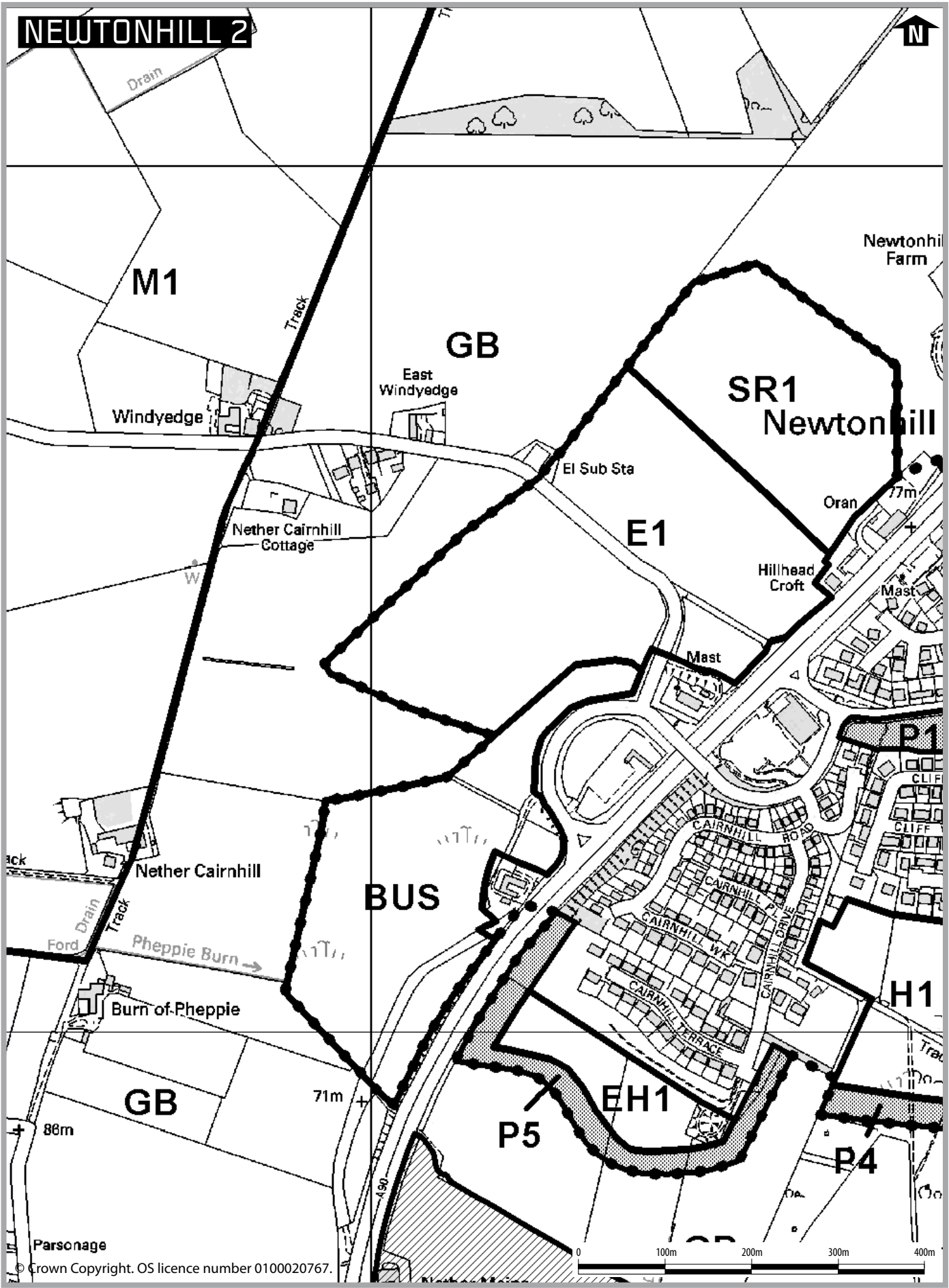
- Site H1 is allocated for up to 70 houses, with 50 houses in the first phase and 20 houses in the second phase. A masterplan will be required for the site.
- Site E1 is allocated for employment uses.
- Site SR1 is reserved for strategic reserve employment land.

NEWTONHILL OVERVIEW

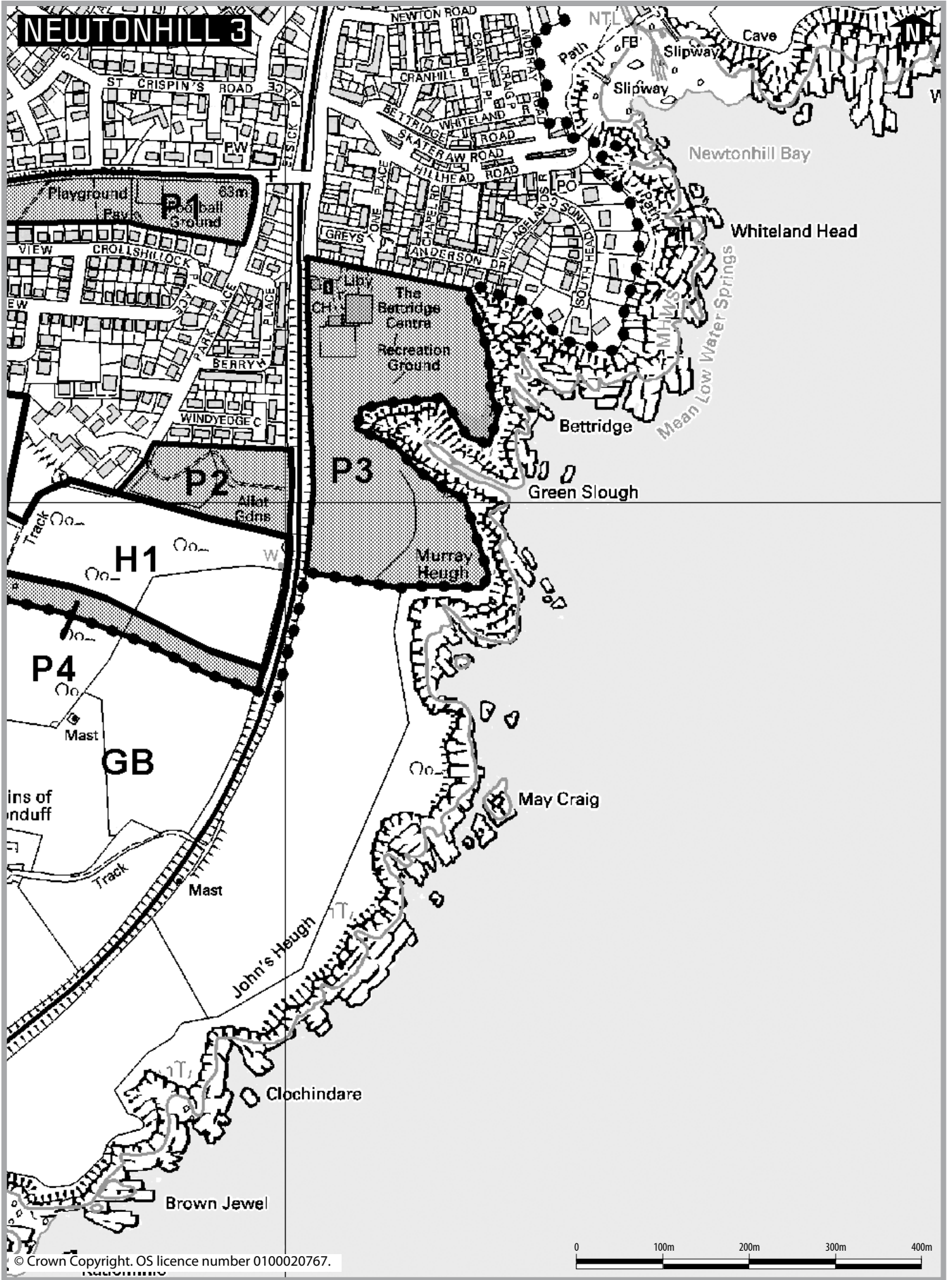


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NEWTONHILL 2



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PARK

Key Planning Objectives for the Settlement

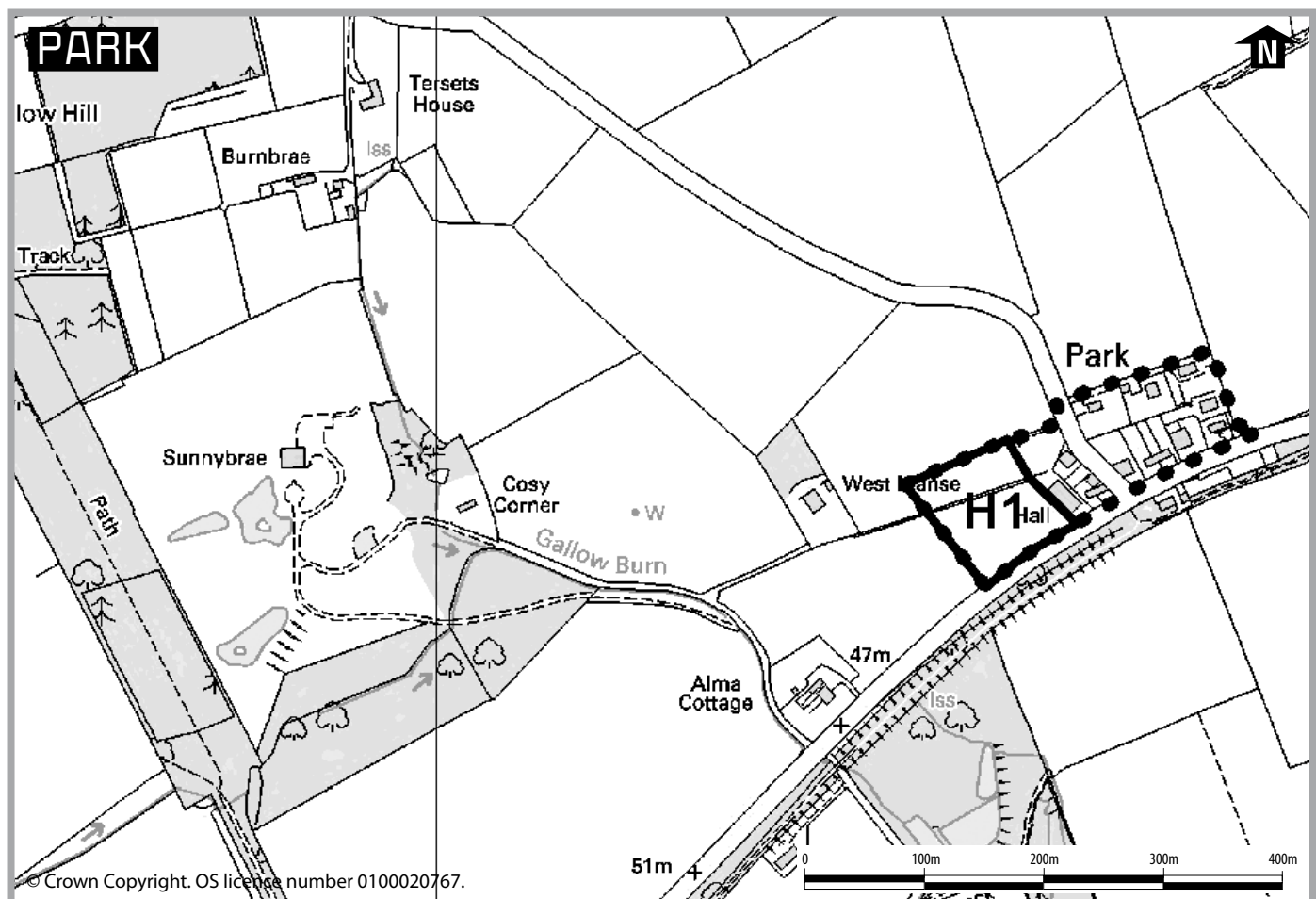
- Meet local housing need.
- Support local services.

Settlement Infrastructure

- Development in Park will require to contribute towards a replacement Drumoak Primary School. There is currently insufficient capacity at Drumoak Waste Water Treatment works. Development will require to make a proportionate contribution to health services.

Proposed Site

- Site H1 is allocated for up to 6 houses.



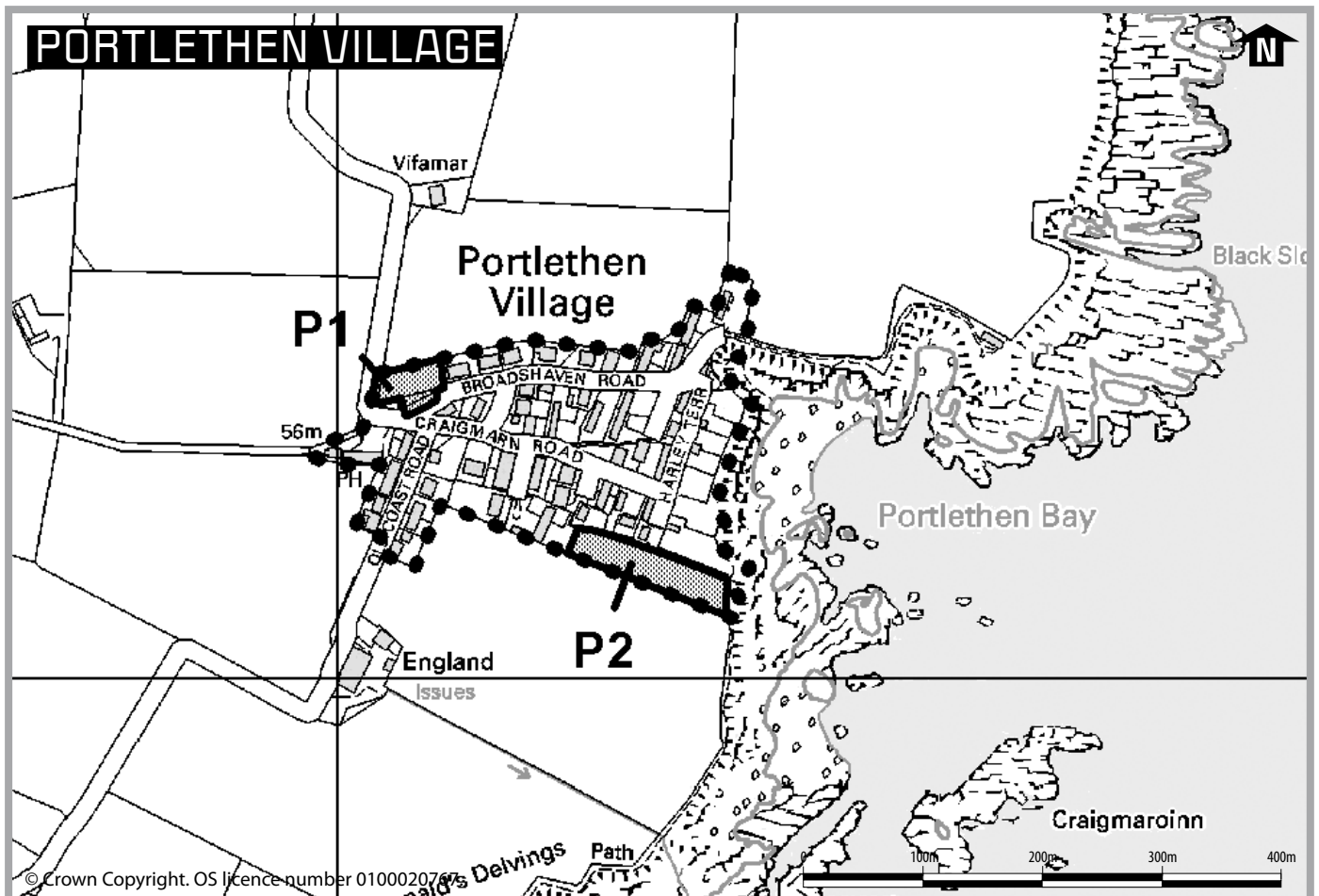
PORTLETHEN VILLAGE

Key Planning Objectives for the Settlement

- Preserve the amenity of the village.

Protected Land

- Site P1 is protected to conserve the play area.
- Site P2 is protected to conserve the setting of the village.



PORTLETHEN

Key Planning Objectives for the Settlement

- Provide opportunity for employment.

Protected Land

- Site P1 is protected to conserve Nicol Park.
- Site P2 is protected to conserve the area for playing fields, conserve the woodland and to protect the setting of the parish church.
- Site P3 is protected to conserve the playing fields, Bourtree Park, and conserve community facilities.
- Site P4 is protected to conserve Portlethen Moss.
- Site P5 is protected to conserve the golf course.
- Site P6 is protected to conserve the setting of the stone circle.
- Site R1 is reserved for town centre uses and urban enhancement.
- Site R2 is safeguarded for a park and ride facility.
- Site R3 is safeguarded for the Aberdeen Western Peripheral Route.
- Sites BUS1 and BUS2 are reserved for employment uses.
- The town centre is identified by TC and a dashed line.
- The greenbelt is identified by GB. For detailed greenbelt boundaries refer to Section 6 of the Local Development Plan.

Settlement Infrastructure

- All development in the settlement will be required to contribute to a new park and ride facility.

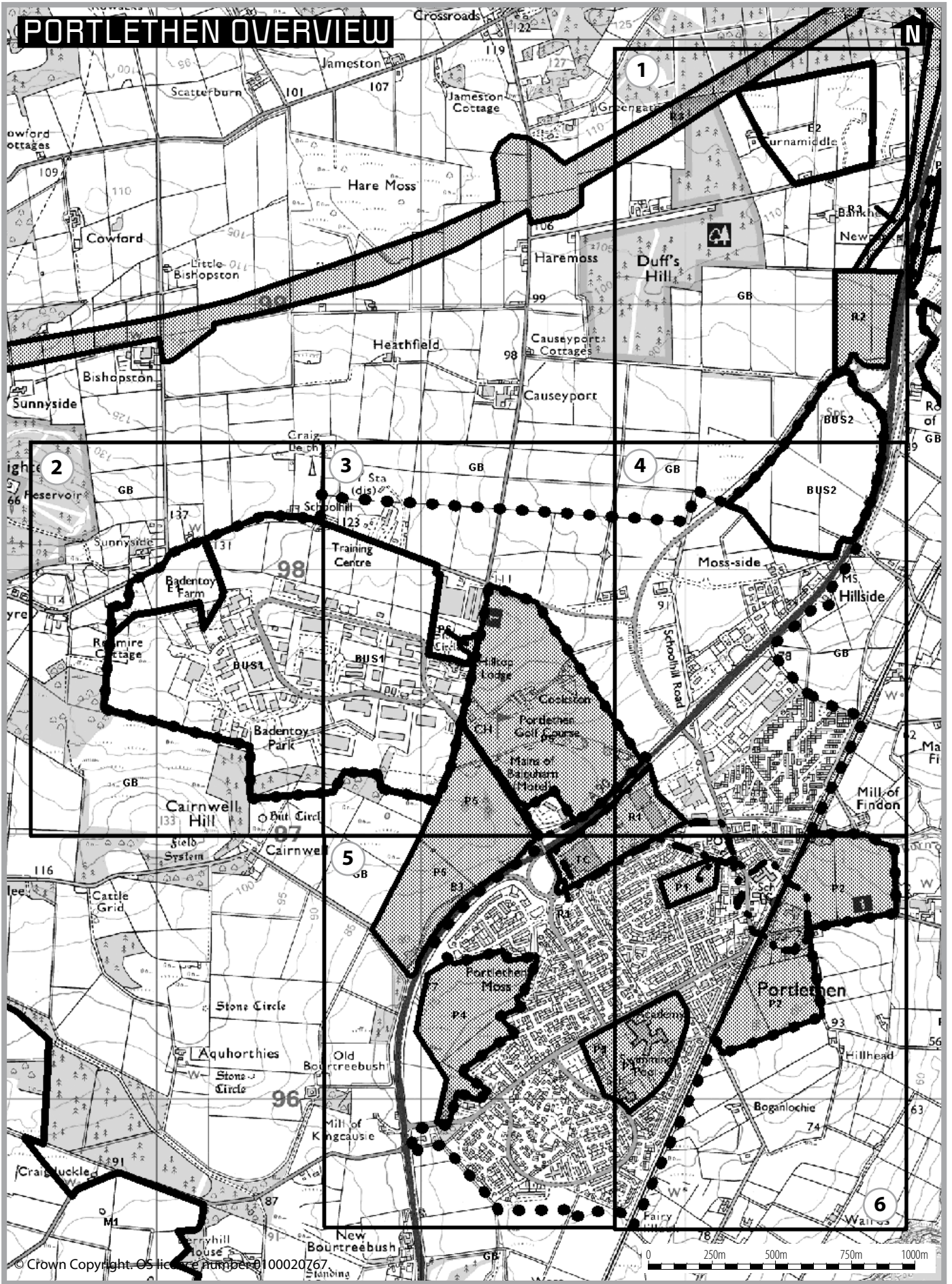
Flood Risk

- Due to the presence of a watercourse in close proximity to site R2, a flood risk assessment may be required.

Proposed Sites

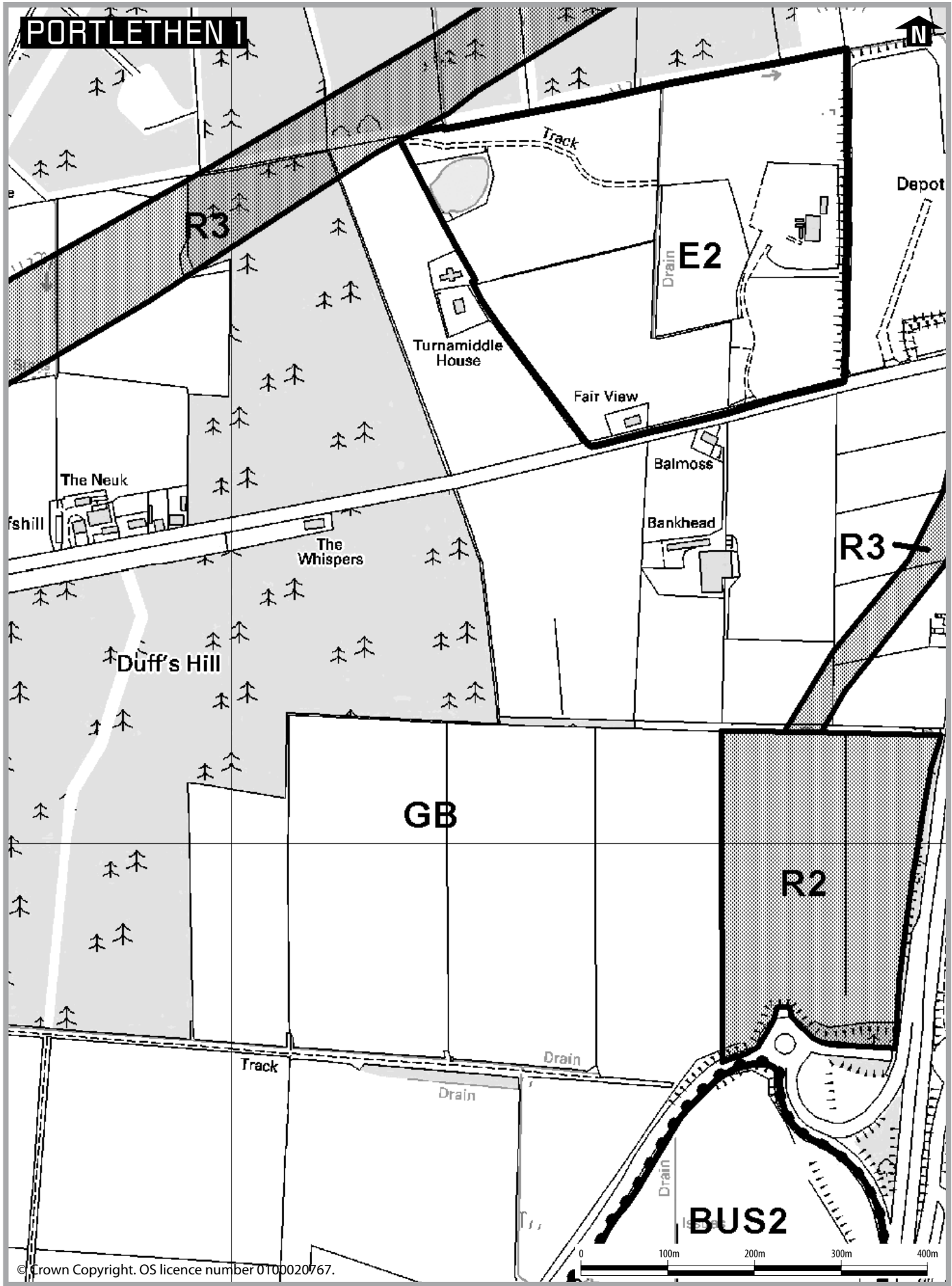
- Site E1 is allocated for employment land.
- Site E2 is allocated as an area of search for waste facilities and associated employment uses.

PORTLETHEN OVERVIEW



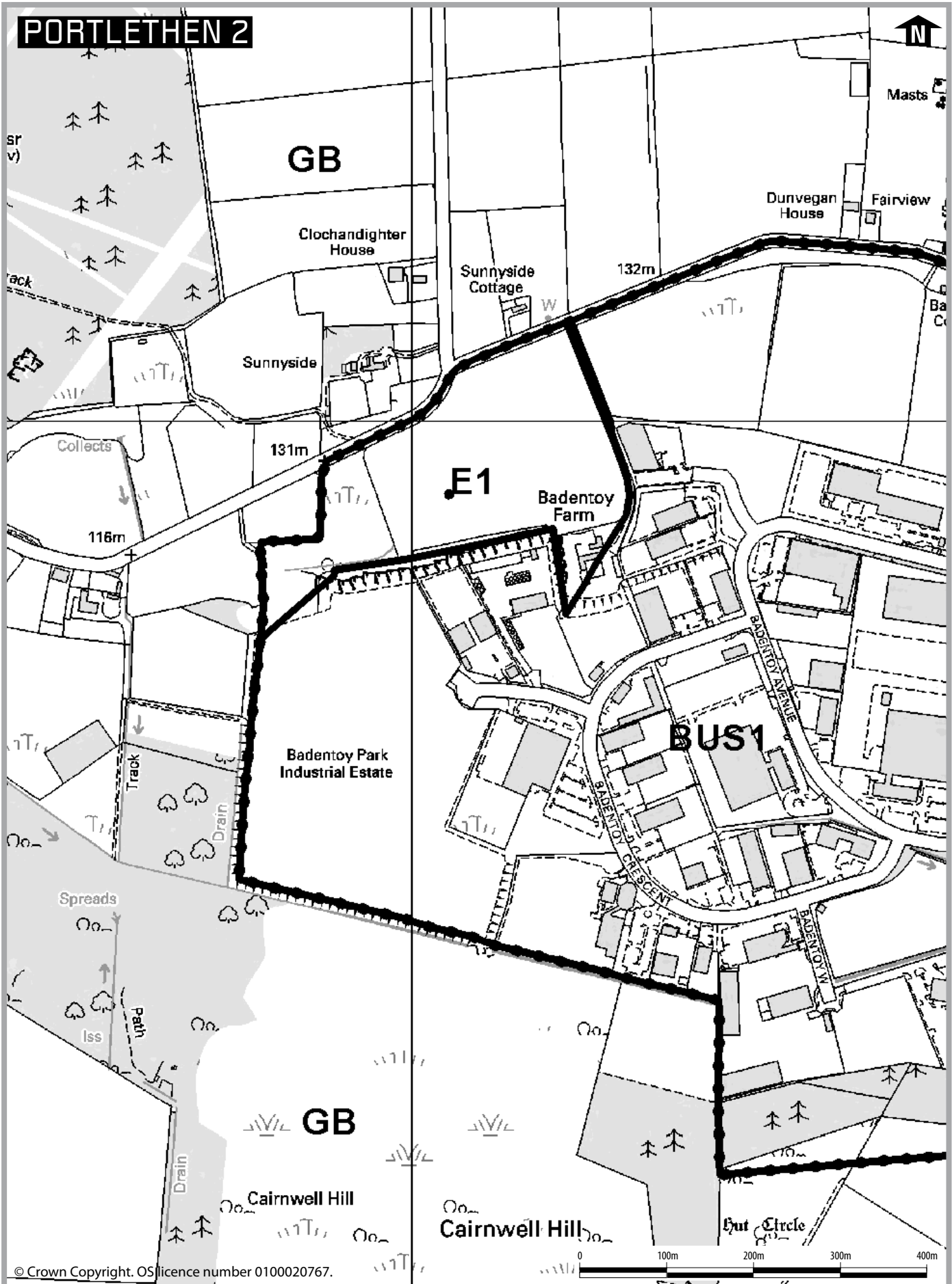
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PORTLETHEN 1

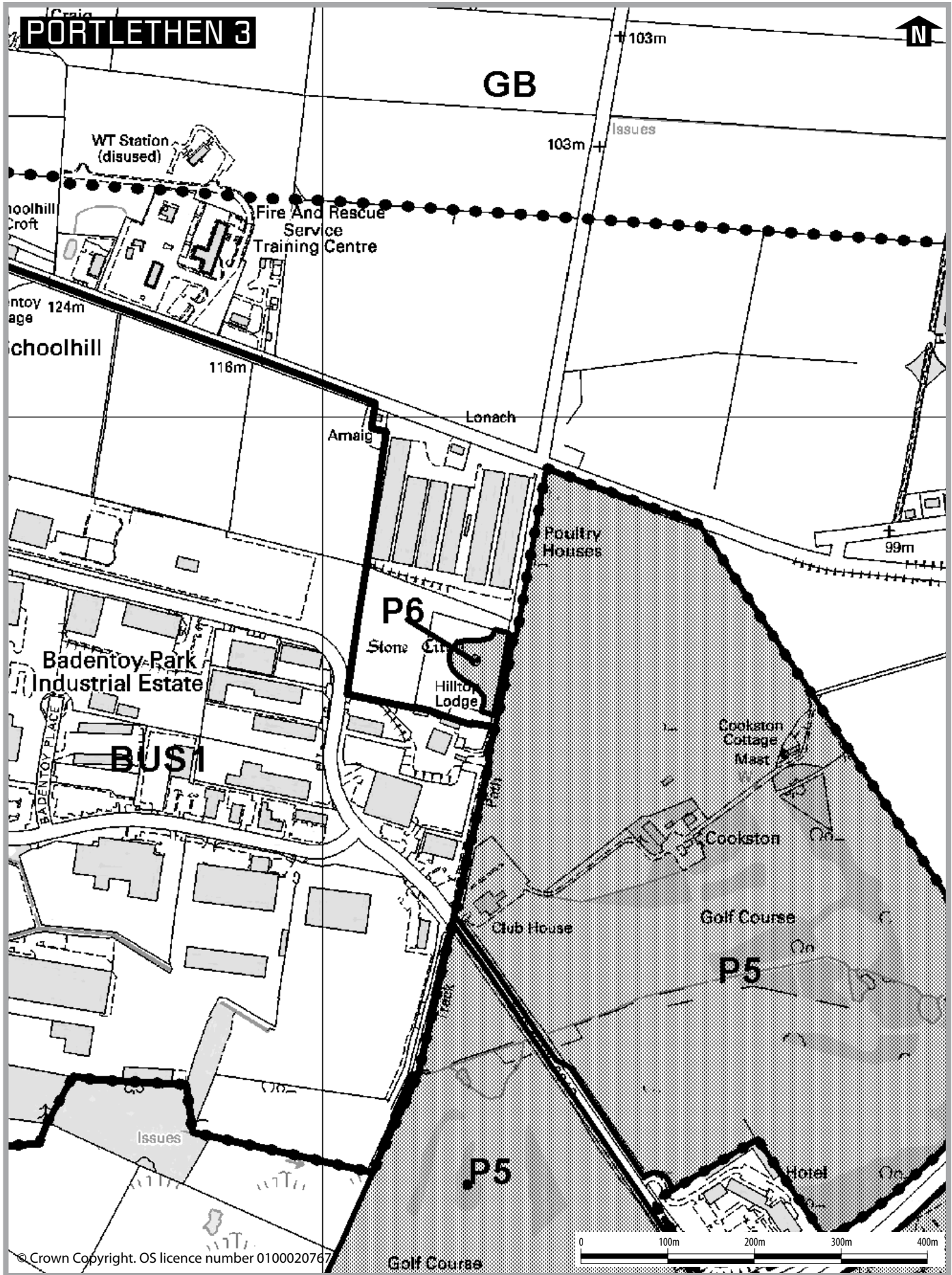


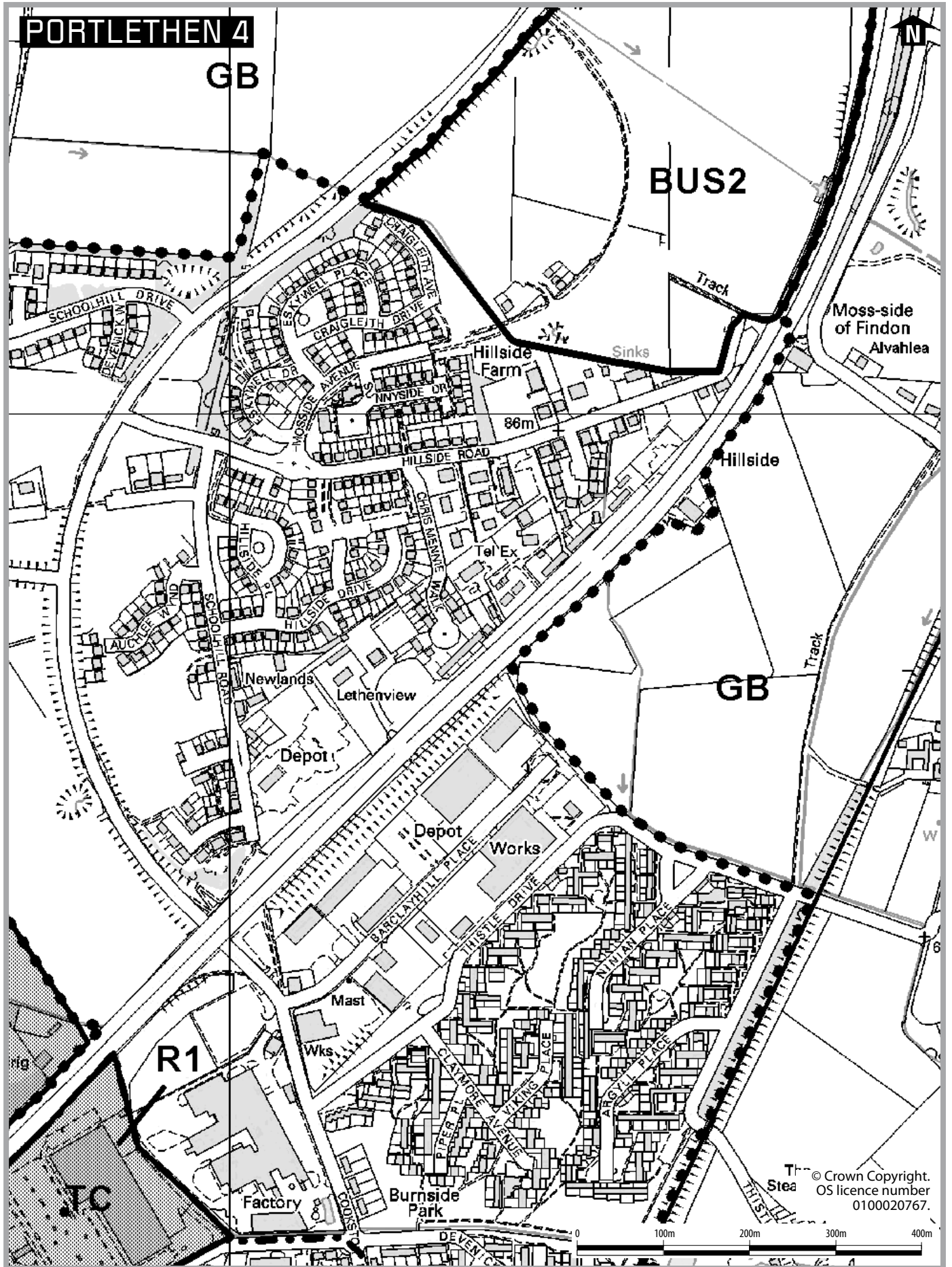
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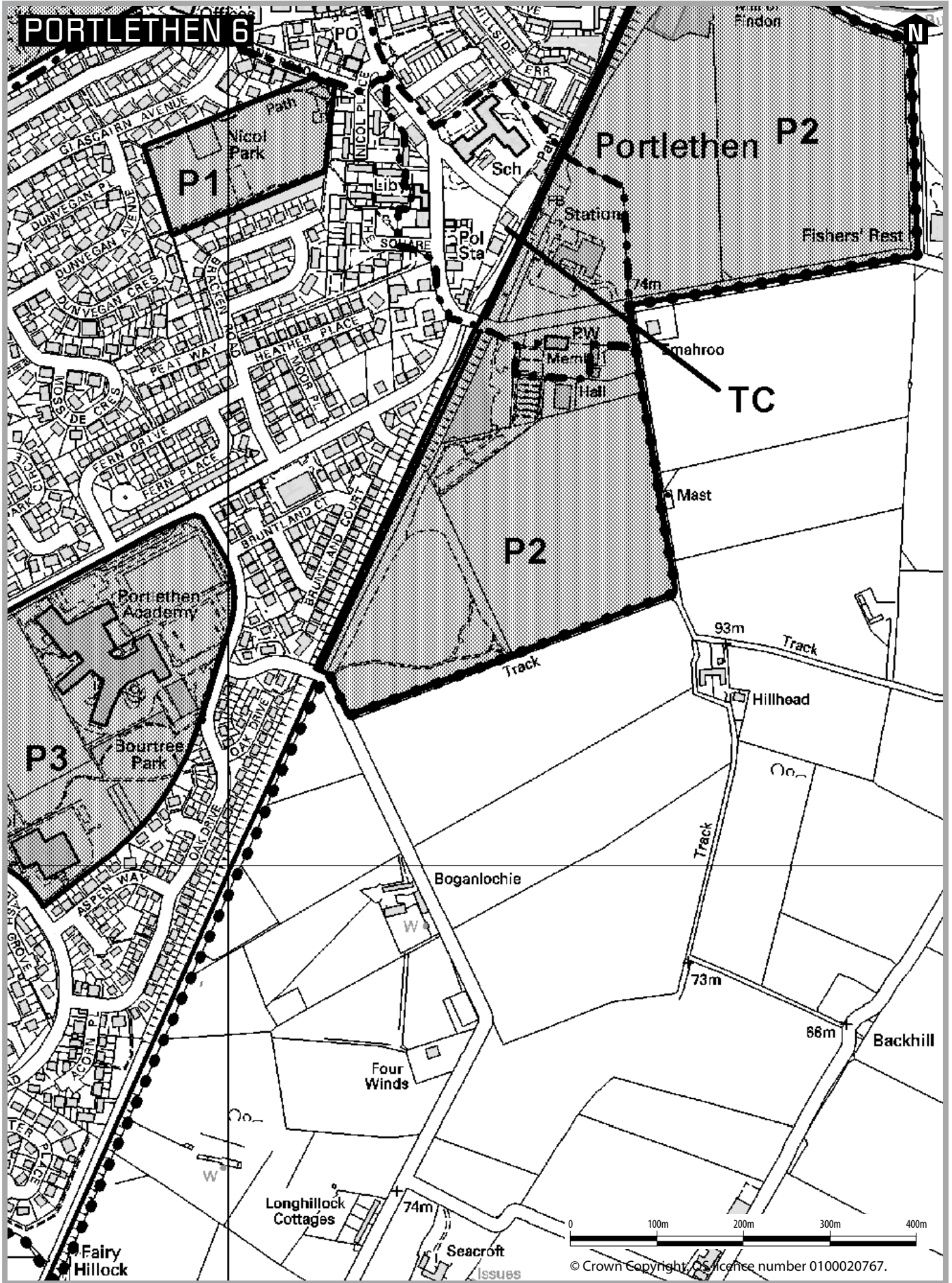
PORTLETHEN 2



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ROADSIDE OF KINNEFF

Key Planning Objectives for the Settlement

- Sustain the Primary School and attract new services.
- Meet local housing need.

Protected Land

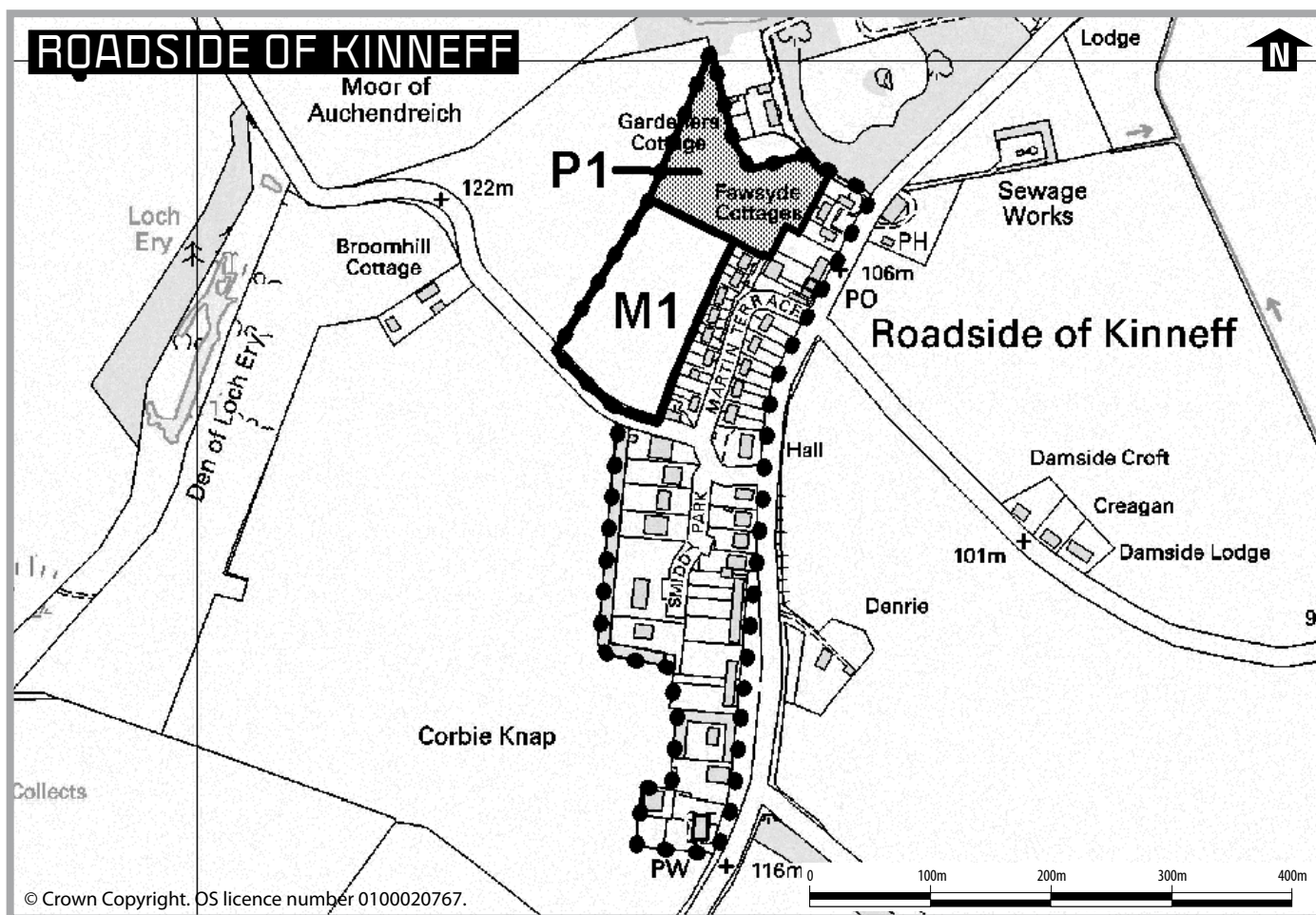
- Site P1 is protected to conserve the playing fields.

Settlement Infrastructure

- There is currently insufficient capacity at Kinneff WWTW. Development in the settlement will require to contribute to the expansion of Inverbervie Health Centre.

Proposed Site

- Site M1 is allocated for a mixed use proposal of up to 30 houses with 15 houses in the first phase and 15 houses in the second phase, and a small scale retail use.



ST CYRUS

Key Planning Objectives for the Settlement

- Meet local housing need.
- Sustain existing services and provide opportunity for new services.
- Provide opportunity for employment.

Protected Land

- Site P1 is protected to conserve the area for playing fields.
- Site P2 is protected to conserve the setting of the parish church, graveyard and the historical setting of the settlement.
- Site P3 is protected to conserve the amenity area and landscape buffer.
- Site P4 is protected to conserve the area for a landscape buffer.

Existing Site

- Site EH1 was identified in the previous local plan for 15 houses and is carried forward.

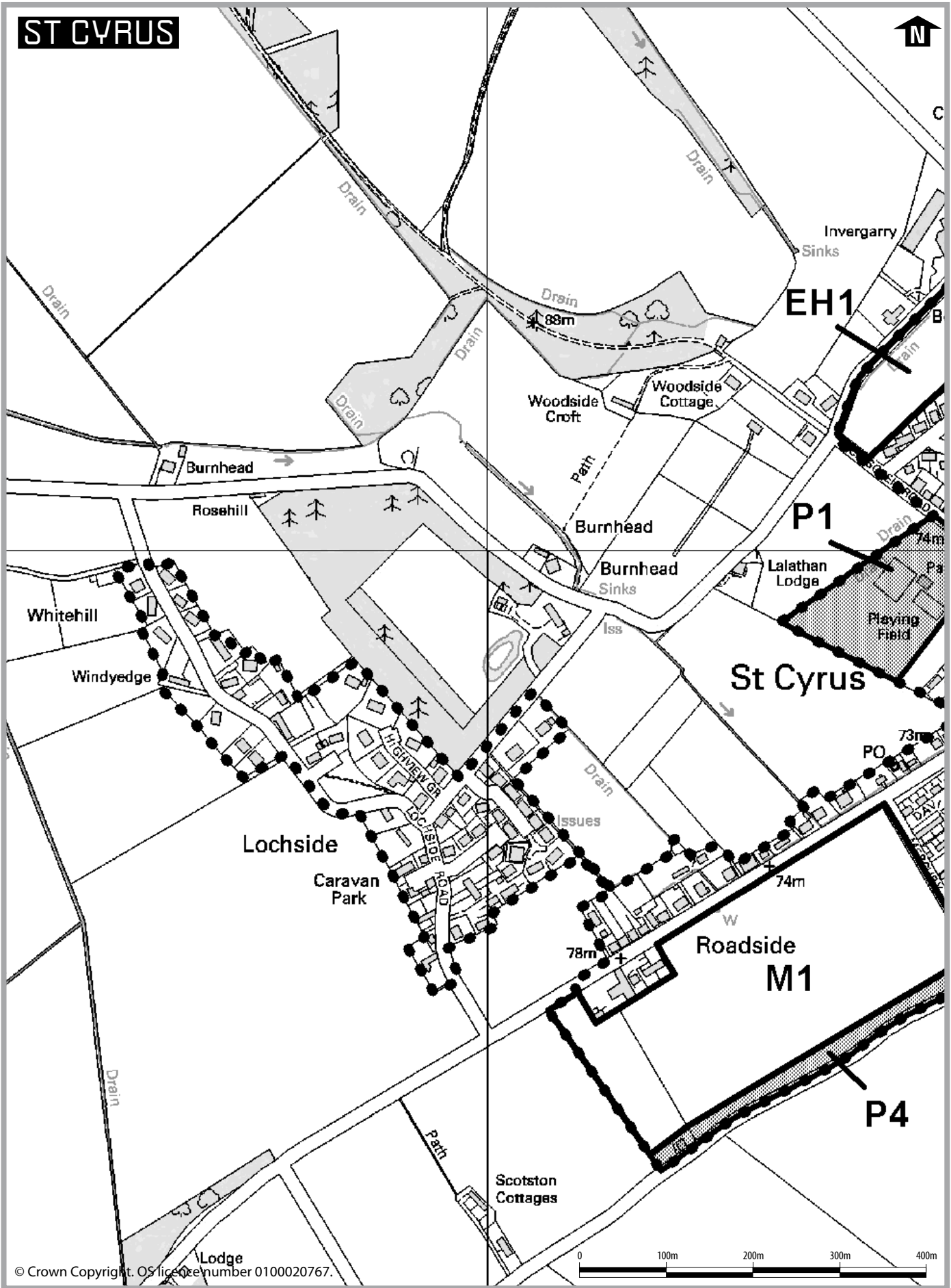
Settlement Infrastructure

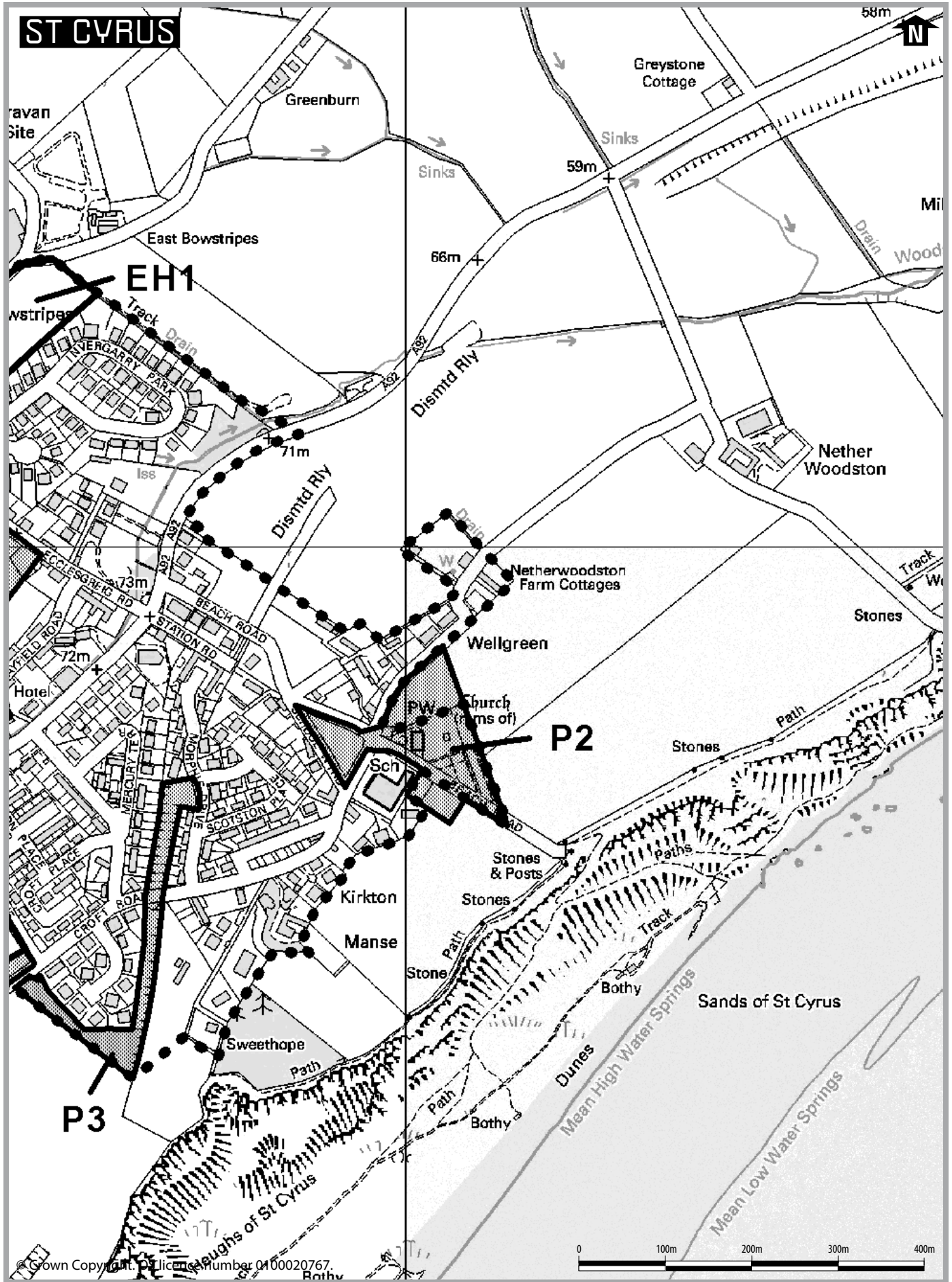
- Development in the settlement will require to contribute to an extension of Inverbervie Health Centre. There is limited capacity at Nether Knox WWTW.

Proposed Site

- Site M1 is allocated for a mixed use proposal of up to 125 houses over two phases, with 65 houses in the first phase and 60 houses in the second phase. Approximately 25% of the site will be for employment and retail uses. The site will require a masterplan.

ST CYRUS





STONEHAVEN

Key Planning Objectives for the Settlement

- Enhance the settlements role as a subregional service centre.
- Provide employment opportunity.
- Provide affordable housing for local need.
- Meet the demand for housing within the strategic growth area.

Protected Land

- Site P1 is protected to conserve the playing fields.
- Site P2 is protected to conserve the area for amenity uses.
- Site P3 is protected to conserve the playing fields.
- Site P4 is protected to conserve Dunnottar Woodland.
- Site P5 is protected to conserve the area for amenity uses.
- Site P6 is protected to conserve the playing fields, Mineralwell Park and Baird Park.
- Site P7 is protected to conserve the setting of St Ciaran's Church.
- Site P8 is protected to conserve Farrochie Park.
- Site R1 is reserved for community facilities.
- Site R2 is reserved for a replacement Dunnottar Primary School.
- Site R3 is reserved for an extension to Fetteresso Cemetery.
- Site R4 is safeguarded for the Aberdeen Western Peripheral Route "fastlink".
- Sites BUS1 and BUS2 are reserved for employment uses.
- The town centre is identified by TC and a dashed line.
- The Stonehaven Conservation Area is shown hatched on the plan.

Settlement Infrastructure

- All development in the settlement will require to make a proportionate contribution to extending Mackie Academy, a replacement medical centre, and an extension to Kincardine Community Hospital. Regarding primary school provision, a rezoning exercise may be required for the whole of Stonehaven. Open space contributions should include a cemetery extension, 2 grass pitches and land for allotments. There is a need for 50% of housing development in Stonehaven to be affordable.

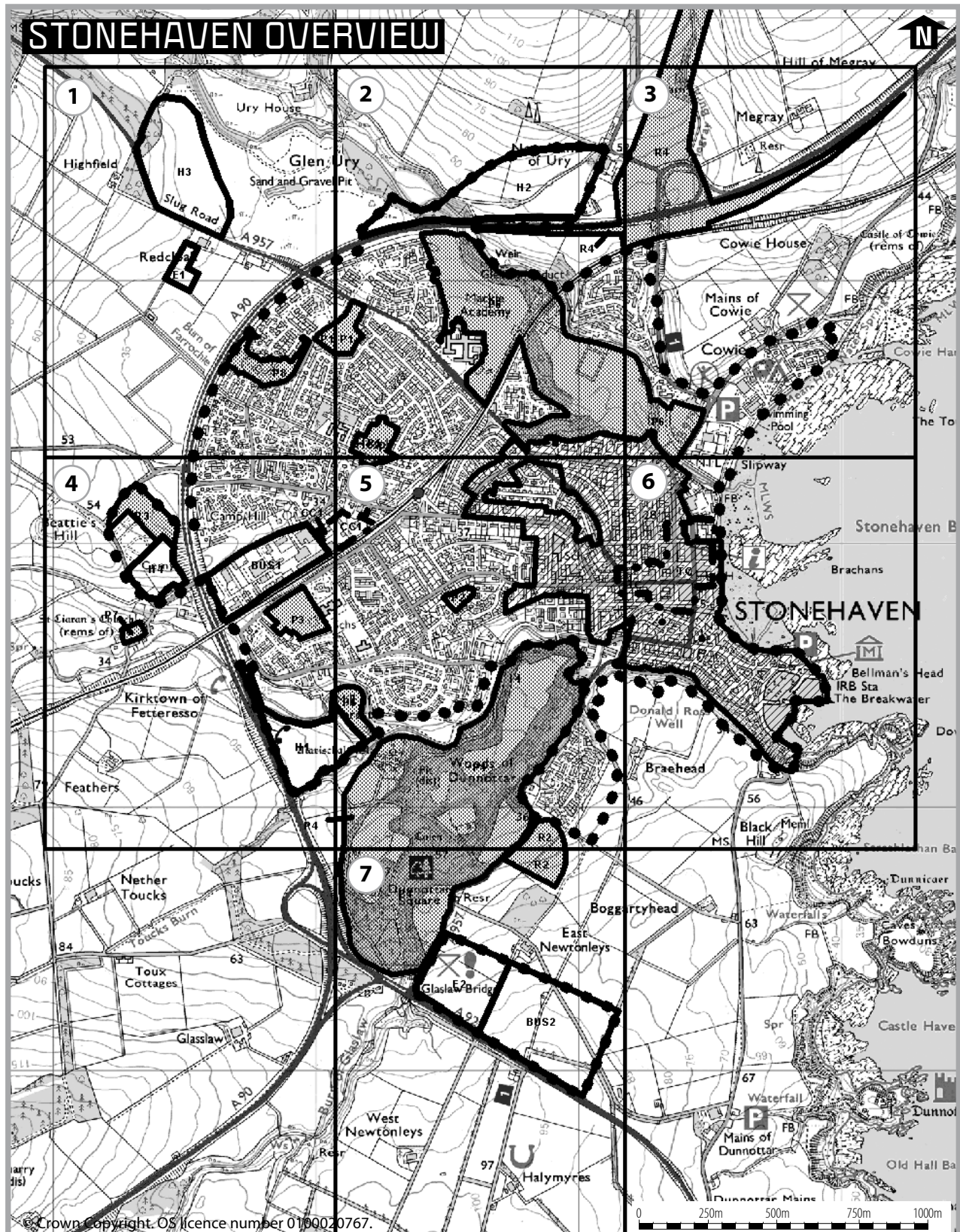
Flood Risk

- Due to the presence of a watercourse in close proximity to site H1, a flood risk assessment will be required.
- Due to the presence of a watercourse in close proximity to site H2, a flood risk assessment will be required.
- Due to the presence of a watercourse in close proximity to site H3, a flood risk assessment may be required.
- Due to the presence of a watercourse in close proximity to site E1, a flood risk assessment may be required.

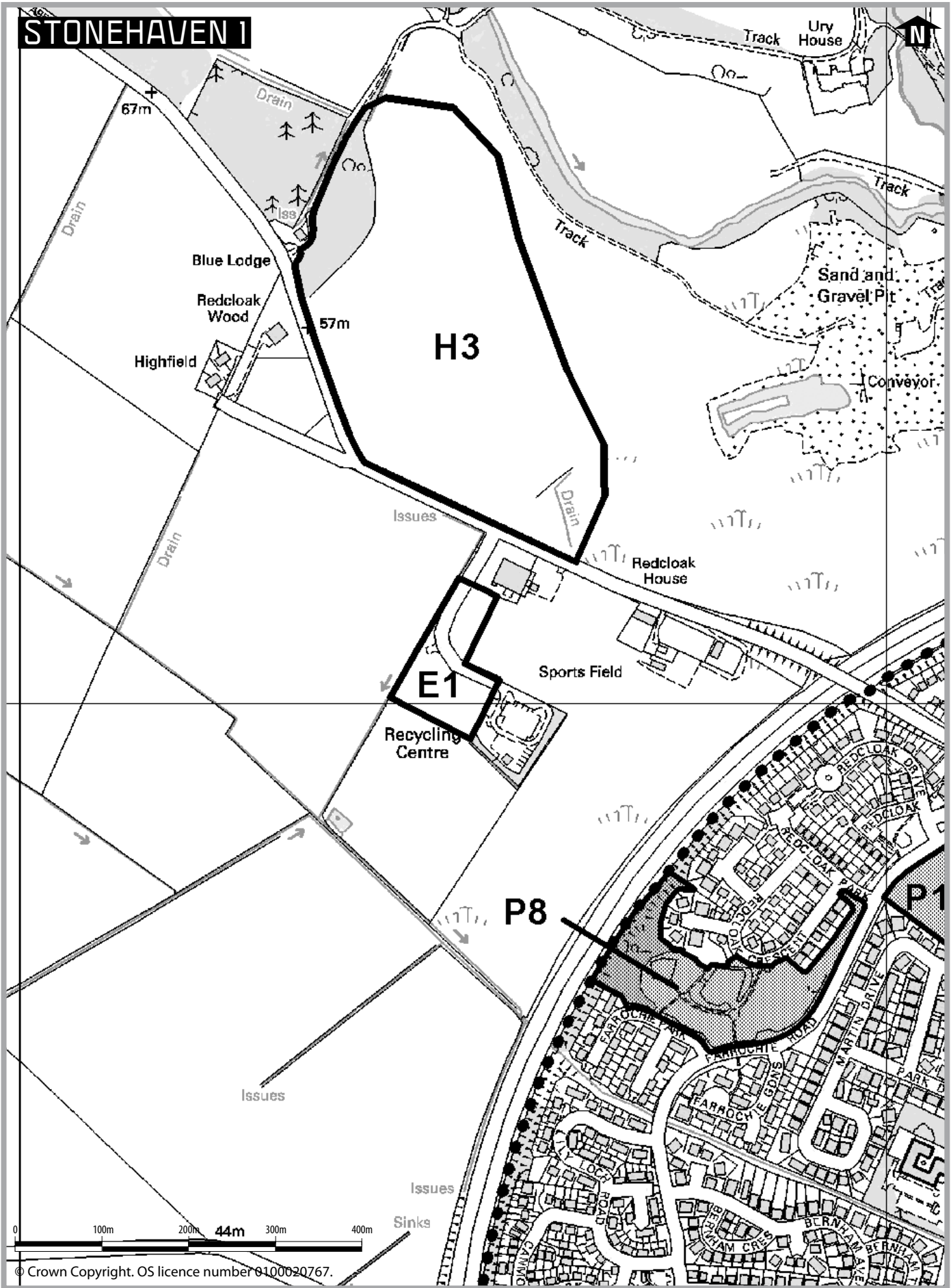
Proposed Sites

- Site H1 is allocated for up to 110 houses in the first phase. A masterplan is required for the site.
- Site H2 is allocated to enable the redevelopment of Ury House. The site is allocated for up to 205 houses, with 75 houses in the first phase and 130 houses in the second phase.

- Site H3 is allocated to enable the redevelopment of Ury House. The site is allocated for up to 25 houses in the first phase.
- Site H4 is allocated for up to 50 houses, with 30 houses in the first phase and 20 houses in the second phase.
- Site E1 is allocated for employment land.
- Site E2 is allocated for employment land. A landscape buffer should be provided to the west of the site.
- Site CC1 is proposed for a small scale retail use. A traffic impact assessment and a retail impact assessment are required prior to the development of the site.



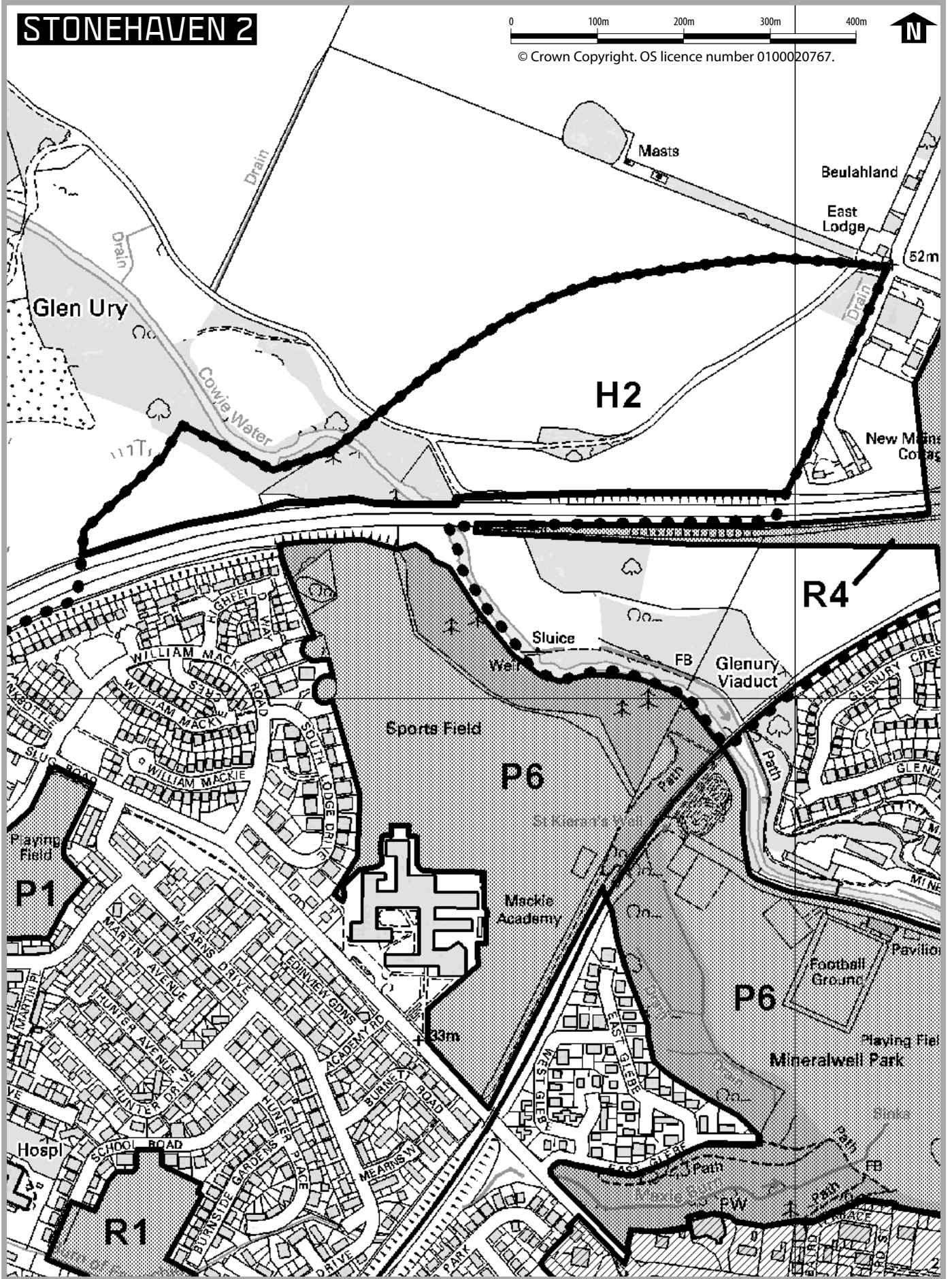
STONEHAVEN 1



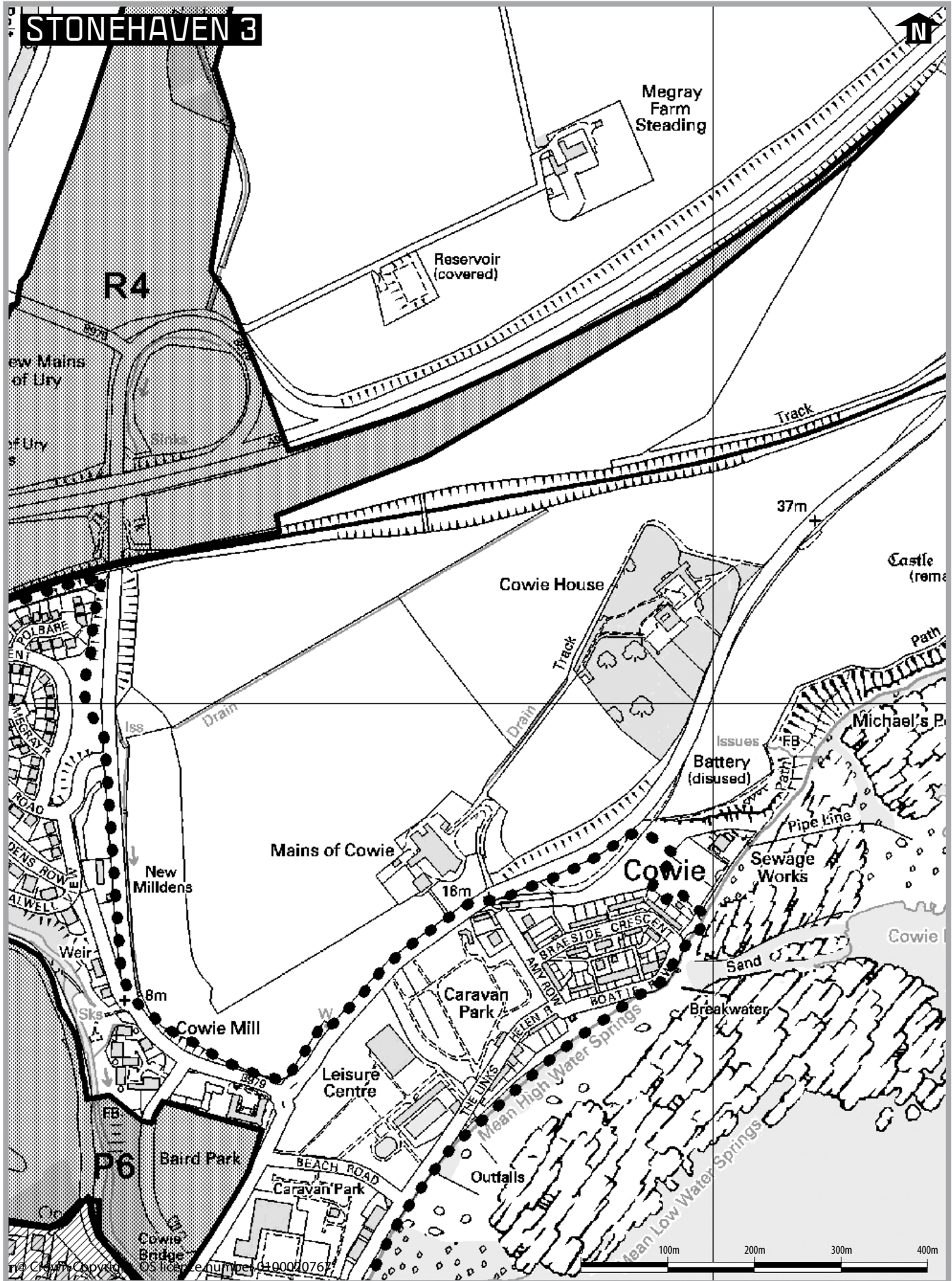
STONEHAVEN 2



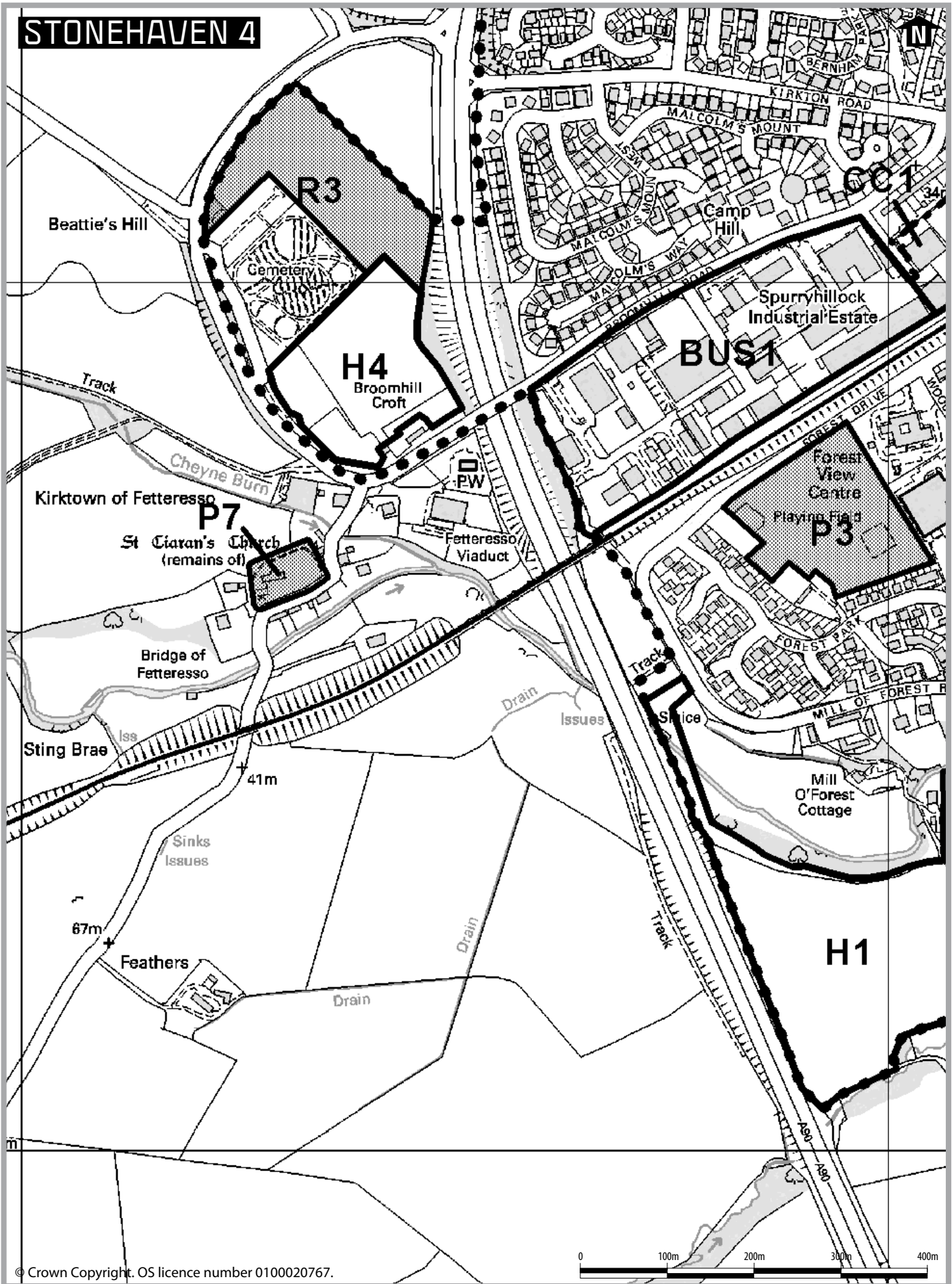
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STONEHAVEN 3



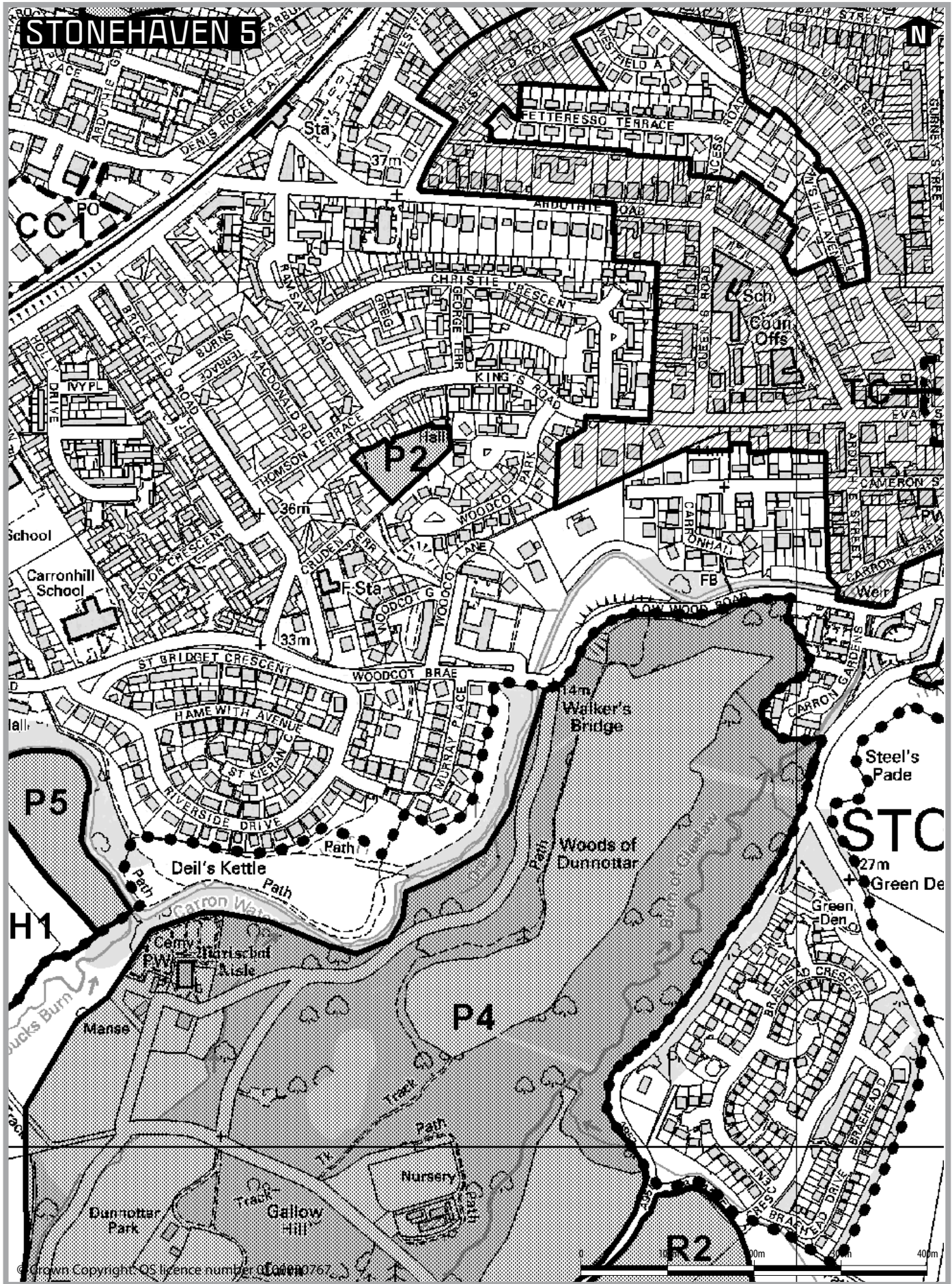
STONEHAVEN 4

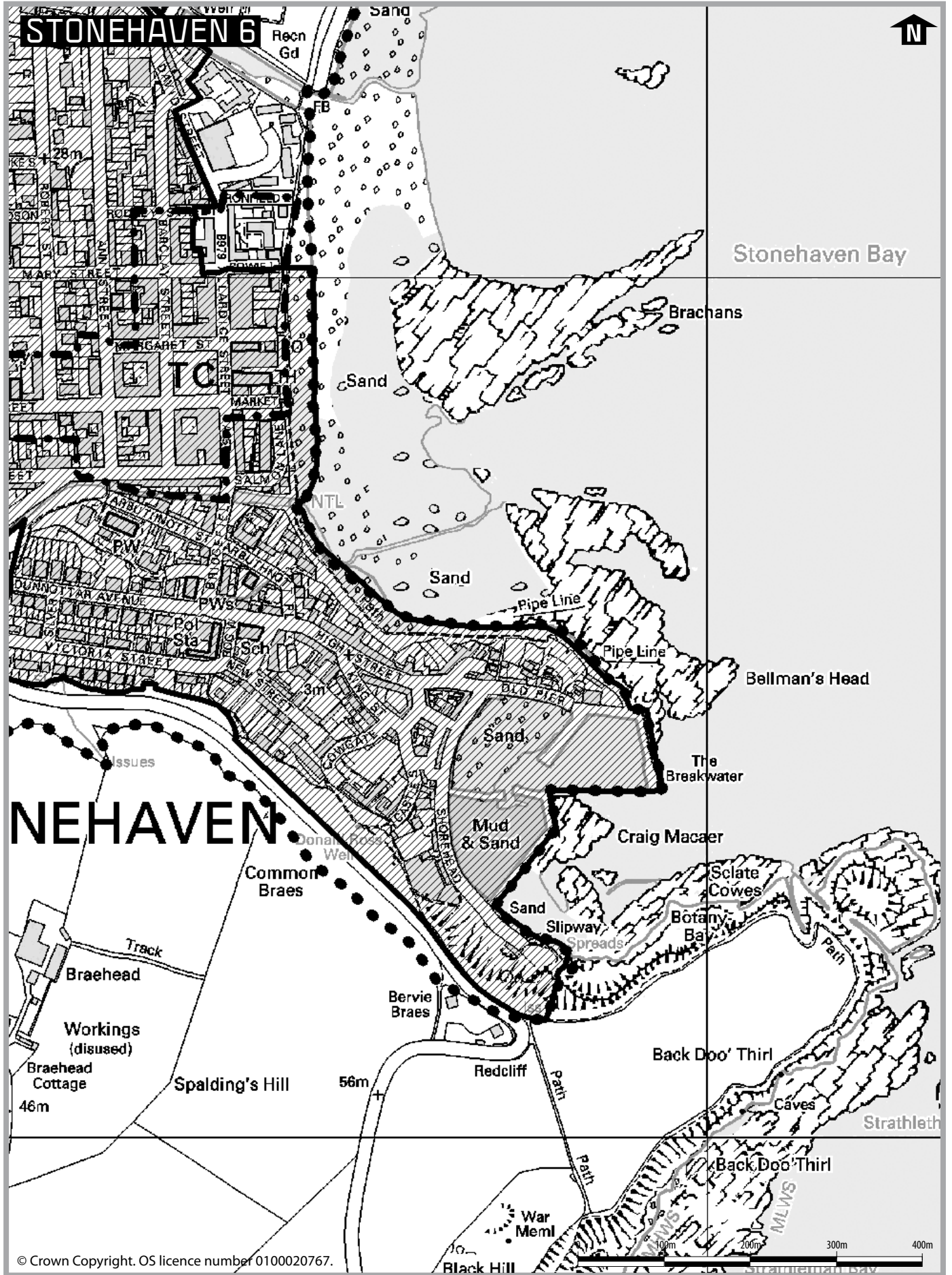


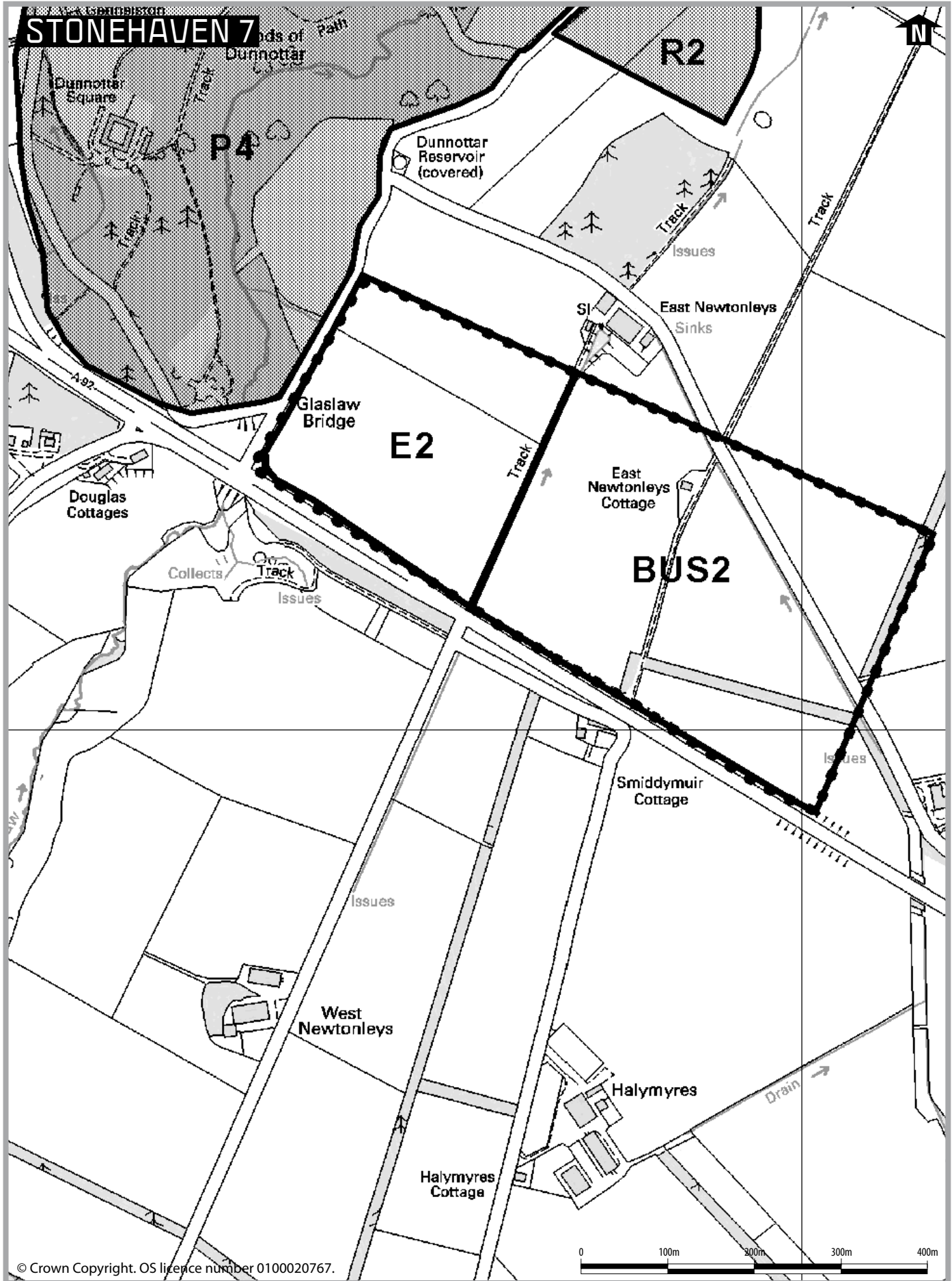
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STONEHAVEN 5

N







WOODLANDS OF DURRIS

Key Planning Objectives for the Settlement

- Preserve the amenity of the village.
- Sustain local services.

Protected Land

- Site P1 is protected to conserve the site for a playing field and general recreational use.

Existing Site

- Site EH1 was identified in the previous local plan for 20 houses and is carried forward. Development must accord with the approved Woodlands of Durris Development Brief (2007).

