

Aberdeenshire Local Development Plan 2012

Supplementary Guidance Volume I

Settlement Statements **MARR**

This volume contains detailed proposals for development within the settlements in Marr, 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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ABOYNE

Key Planning Objectives for the Settlement

- Meet local housing needs.
- Sustain existing local services.
- Provide opportunity for local employment.
- Protect and enhance the role and attractiveness of the town.

Protected Land

- Site P1 is protected to conserve the open space at Charlestown Green.
- Site P2 is protected to conserve amenity and the setting of the area.
- Site P3 is protected to conserve amenity, the woodland and setting.
- Site P4 is protected to conserve the woodland and its setting.
- Site P5 is protected to conserve the setting of the scheduled ancient monument.
- Site P6 is protected to conserve amenity.
- The Aboyne Conservation Area is shown hatched on the plan.
- The town centre is identified by TC and a dashed line.

Existing Site

- Site EH1 is carried forward from the previous local plan for 135 houses.

Settlement Infrastructure

- All development in the settlement will require to contribute to extension of the primary school and a grass pitch, a new household waste recycling centre, and extension of the health centre. Aboyne Academy is at capacity and contributions to its expansion may be required.
- Open space contributions should include allotments and a formal sports pitch.
- There is also limited treatment capacity at Aboyne WWTW and some upgrading works may be required to parts of the sewer network downstream.
- There is a need for 35% of development within Aboyne to be affordable.

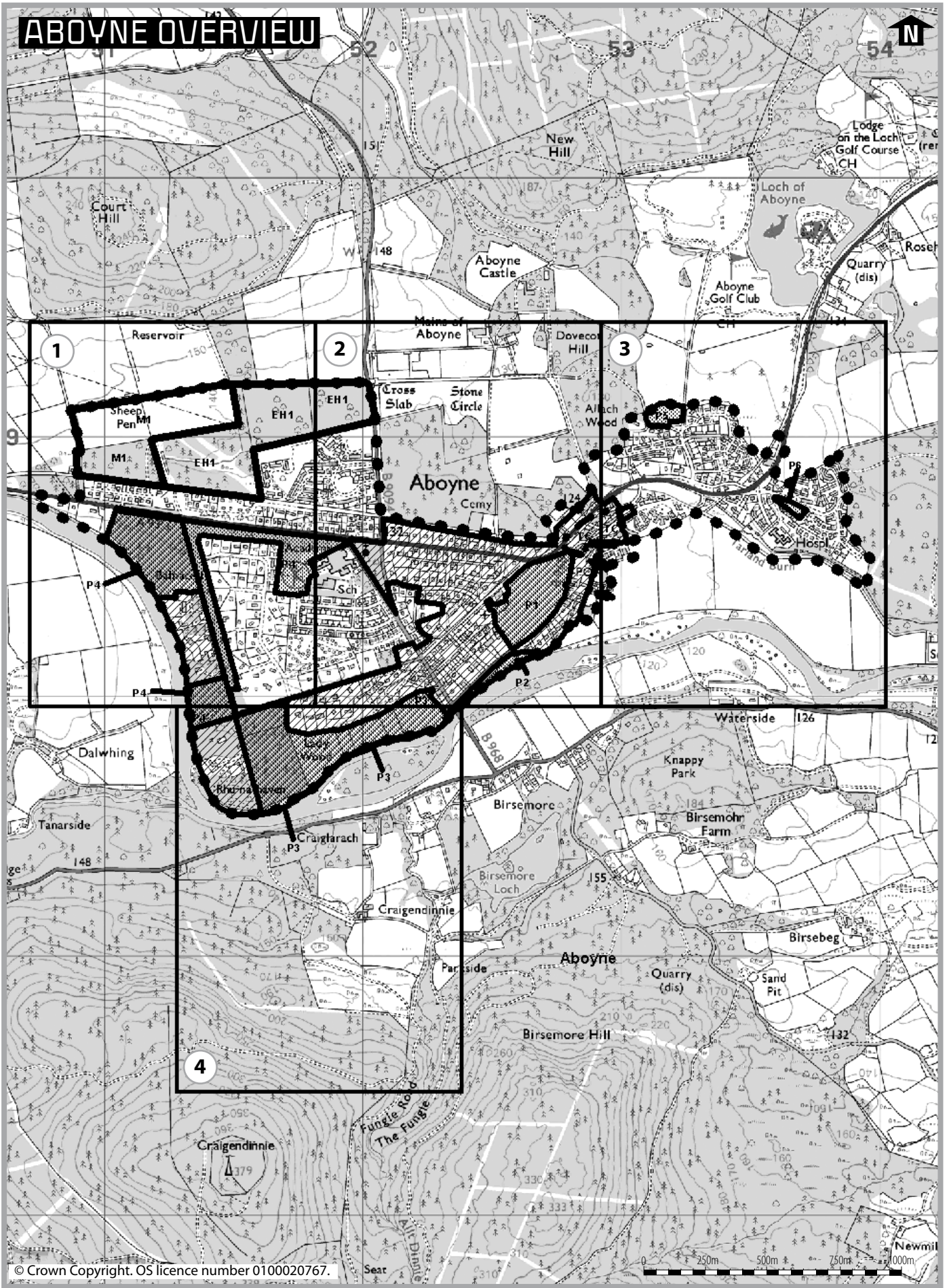
Flood Risk

- A small watercourse runs adjacent to site M1 and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and an appropriate buffer strip will be required adjacent to existing watercourses.

Proposed Site

- Site M1 is allocated for a mix of uses including 175 houses (with 60 houses in the first phase and 115 houses in the second phase) and 5ha employment land. A masterplan will be required for the site.
- The site is located close to the River Dee SAC and the masterplan in respect of the allocated site will need to contain a construction method statement that takes account of potential impacts to the qualifying interests of the River Dee SAC.

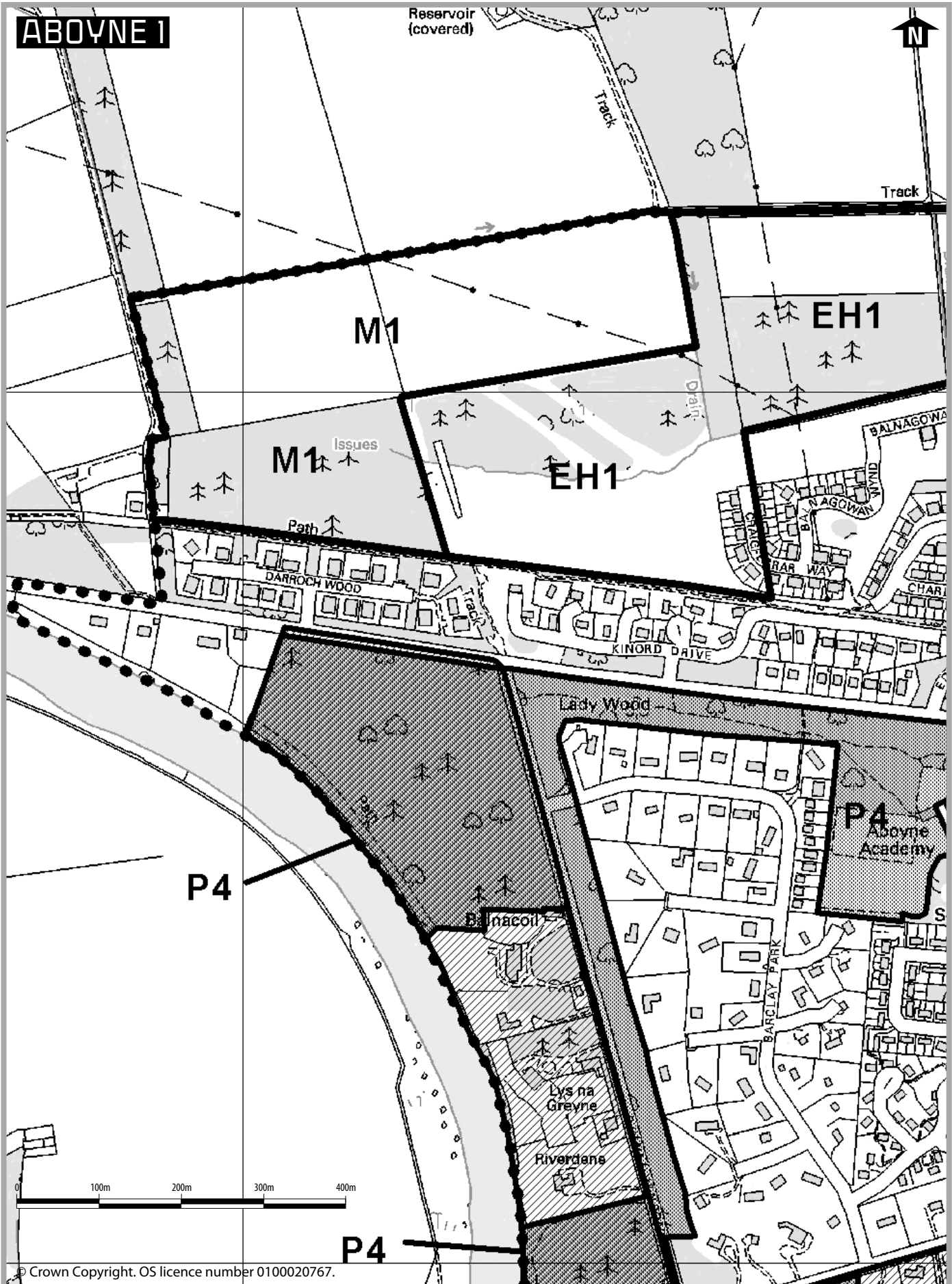
ABOYNE OVERVIEW

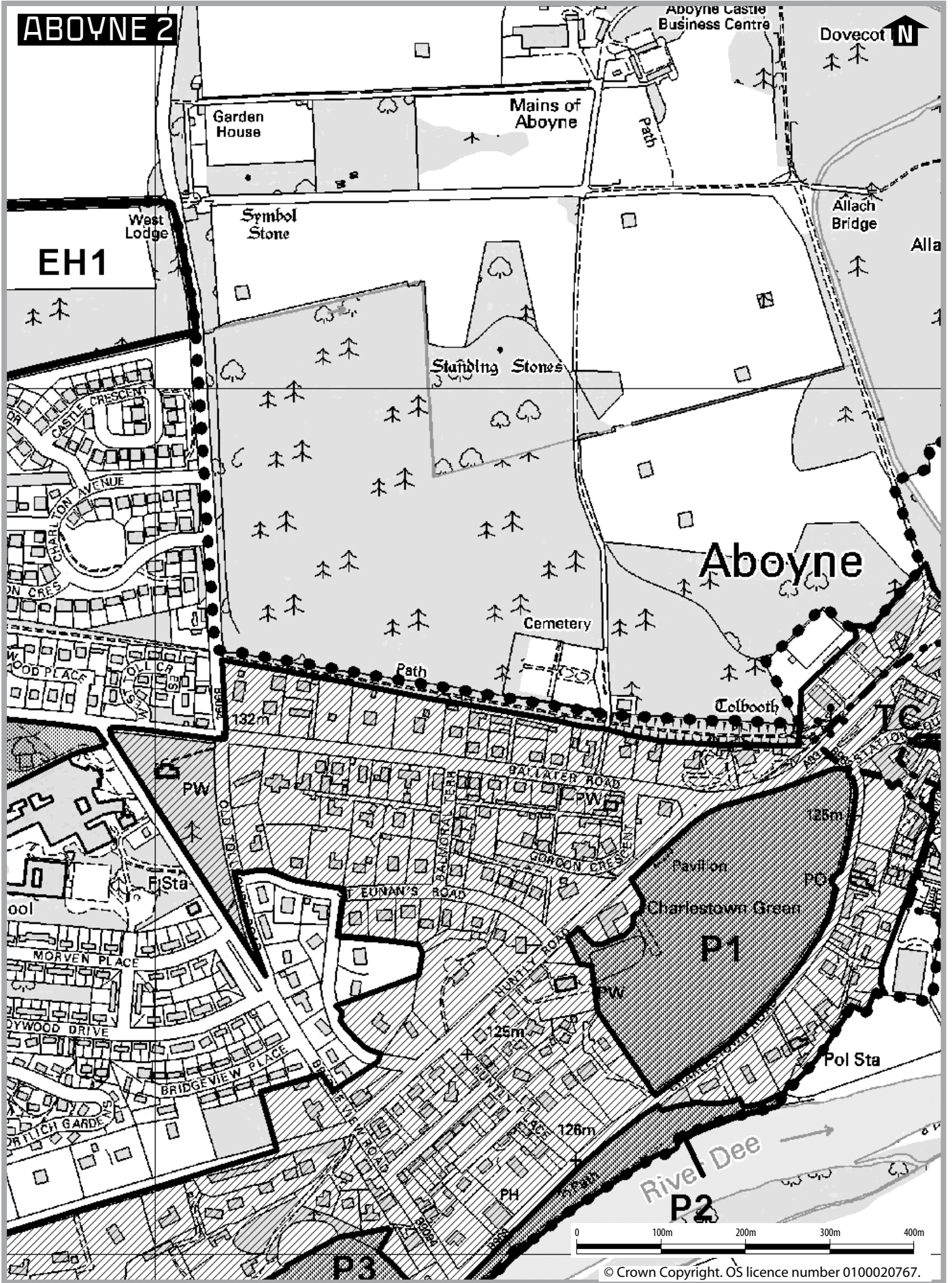


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ABOYNE 1

Reservoir (covered)



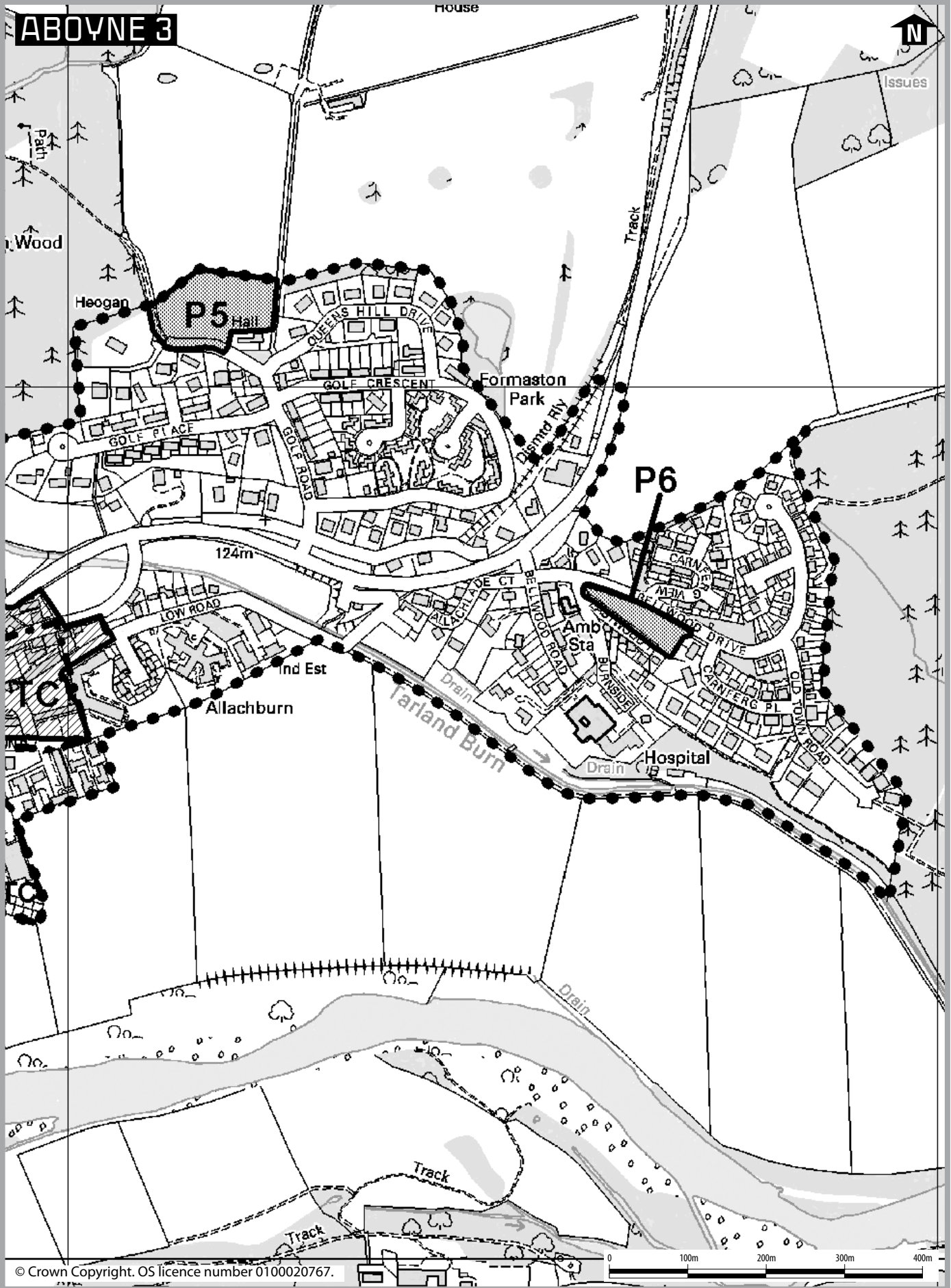


ABOYNE 3

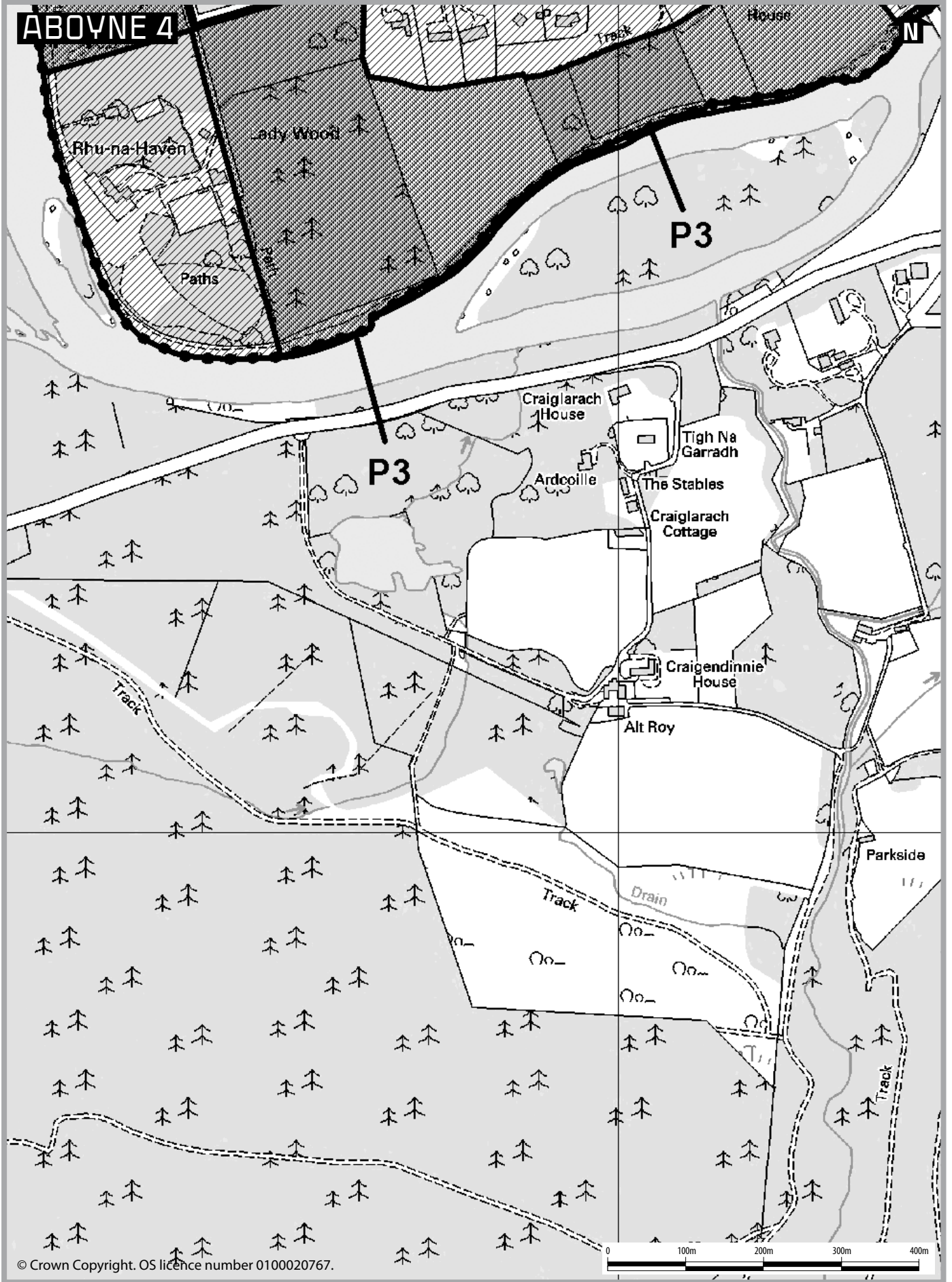
House



Issues



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ALFORD

Key Planning Objectives for the Settlement

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

Protected Land

- Site P1 is protected to conserve the golf course and amenity.
- Site P2 is protected to conserve the woodland.
- Site P3 is protected to conserve a landscape buffer.
- Site R1 is reserved for the development of a community campus school.
- Site R2 is reserved for a cemetery extension and to protect the cemetery/war memorial.
- Site R3 is reserved for uses associated with Donside Community Care.
- The town centre is identified by TC and a dashed line.

Existing Sites

- Site EH1 is carried forward from the previous local plan for 165 houses.
- Site EH2 is carried forward from the previous local plan for 85 houses.

Settlement Infrastructure

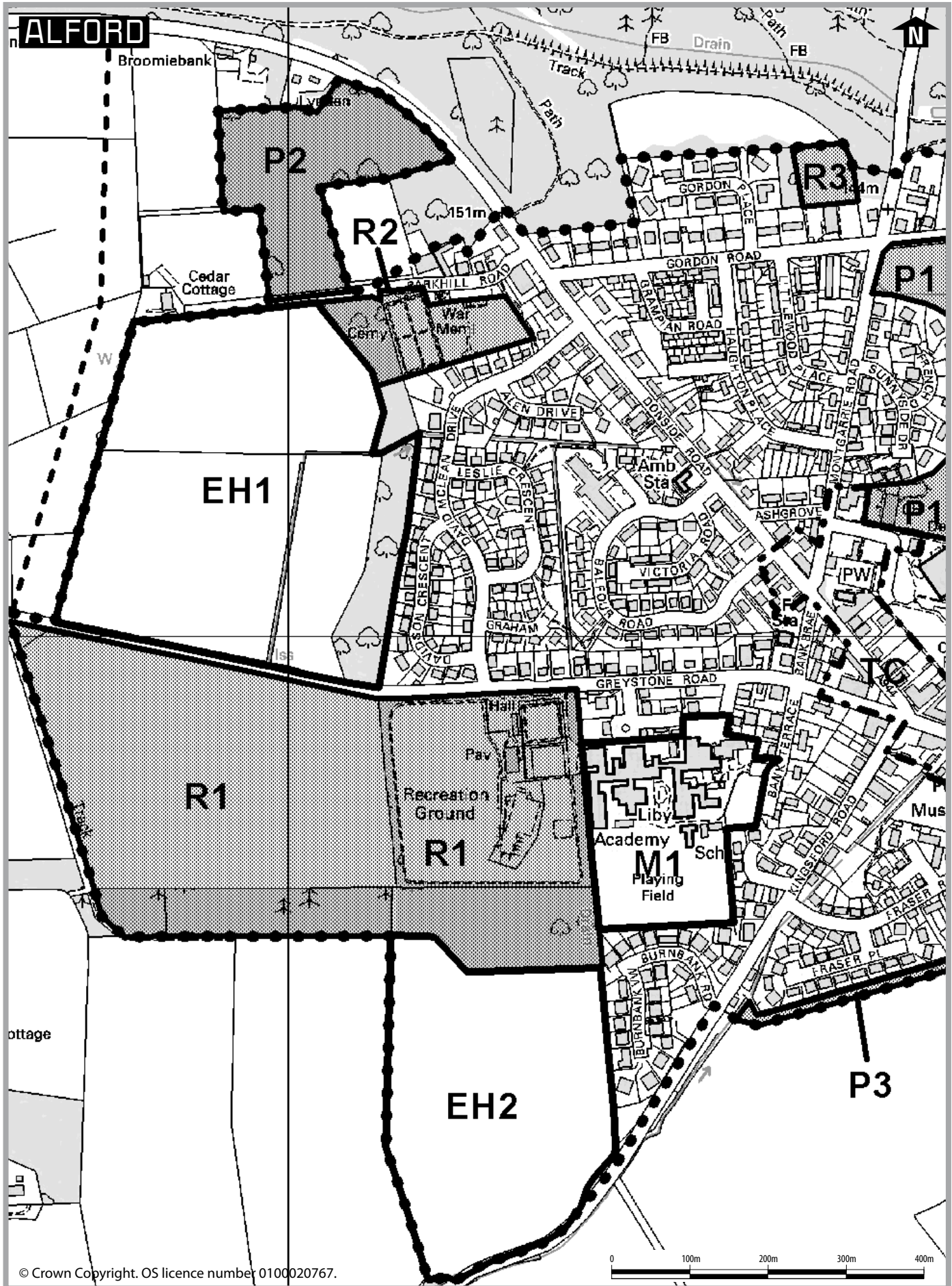
- Development will require to contribute to a replacement household waste recycling centre, and extension to the health centre. Alford Academy and Primary School are at capacity and contributions to their replacement may be required.
- Open space provision should include allotments and an additional formal sports pitch.
- There is sufficient capacity at Invercannie and Mannofield WTW. However the trunk main serving Alford is at capacity. Further network investigation is required and it is likely that the trunk main network will need to be upgraded.
- The dashed line to the west of EH1 shows the indicative route of a link road to the proposed community campus R1.

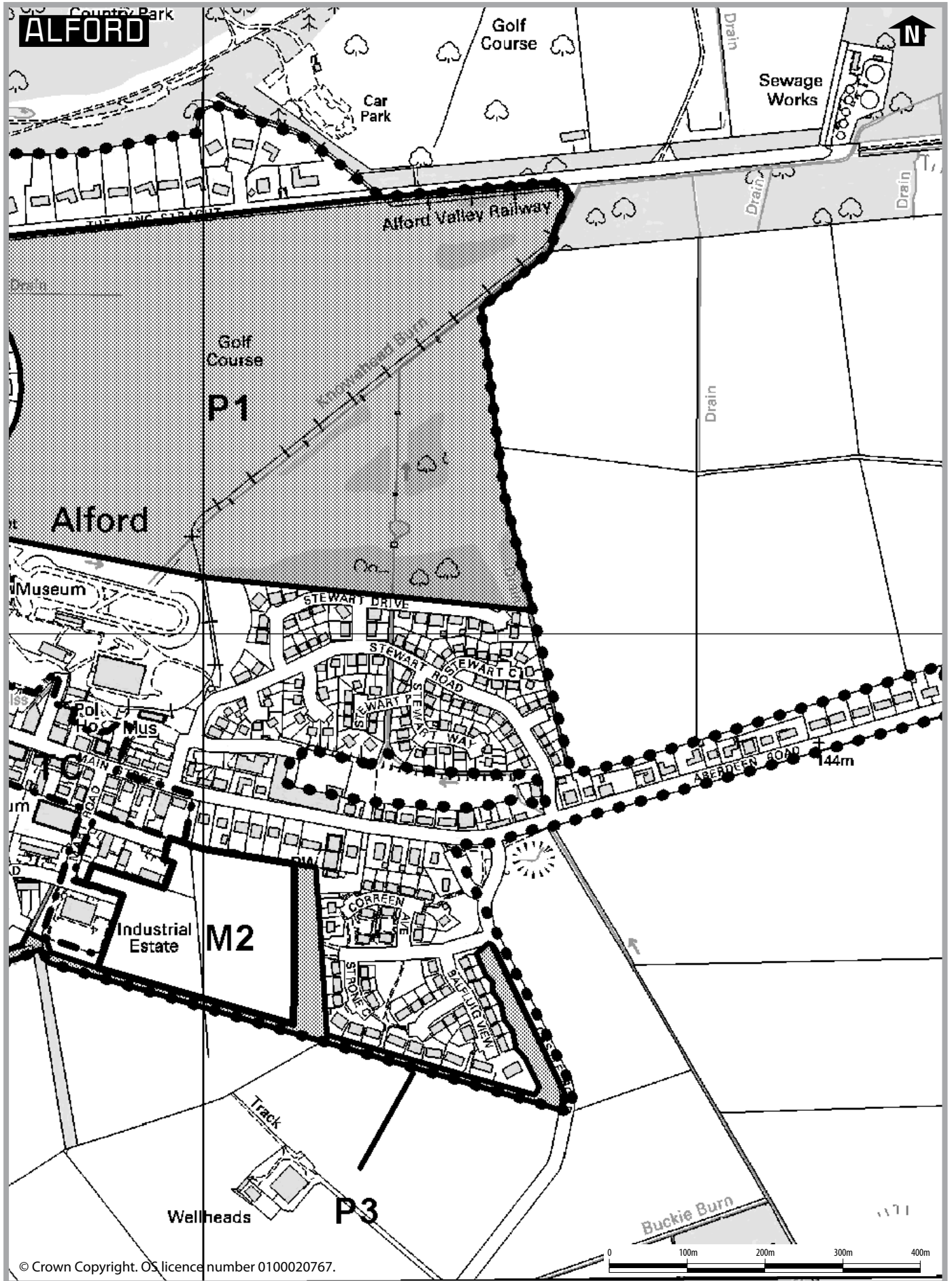
Flood Risk

- Part of sites M1, EH2 and R1 have small watercourses running through or adjacent to them. A flood risk assessment may be required. For site R2 a detailed drainage assessment may be required to assess any groundwater impacts.

Proposed Sites

- Site M1 is allocated for a mix of uses including up to 30 houses, 1.2 ha of employment land and community uses. Development will be in the second phase once the community campus is occupied on site R1.
- Site M2 is allocated for a mix of uses including up to 44 houses in the first phase, 1ha of employment land and community facilities.





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BANCHORY

Key Planning Objectives for the Settlement

- Meet the local demand for housing.
- Sustain existing services and provide opportunities for new services.
- Provide local opportunity for employment.

Protected Land

- Site P1 is protected to conserve the open space including the cricket and sports ground.
- Site P2 is protected to conserve the area of woodland.
- Site P3 is protected to conserve the area of woodland.
- Site P4 is protected to conserve the area of woodland and amenity.
- Site P5 is protected to conserve the playing fields and recreational open space.
- Site P6 is protected to conserve the playing fields and recreational open space.
- Site P7 is protected to conserve the landscape buffer.
- Site P8 is protected for a landscape buffer to protect the approach to Banchory and minimise visual impacts of the proposed park and ride.
- Site P9 is protected to conserve the Loch of Leys Local Nature Conservation Area.
- Site P10 is protected to conserve the area of woodland and amenity.
- Site P11 is protected to conserve the playing fields and recreational open space.
- Site R1 is reserved for community uses including a primary school.
- Site R2 is reserved for a cemetery.
- Site R3 is reserved for potential education facilities.
- Site BUS 1 and 2 are safeguarded for employment uses.
- The town centre is identified by TC and a dashed line.
- HG identifies land within the Inchmarlo and Crathes Castle Gardens and Designed Landscapes.

Settlement Infrastructure

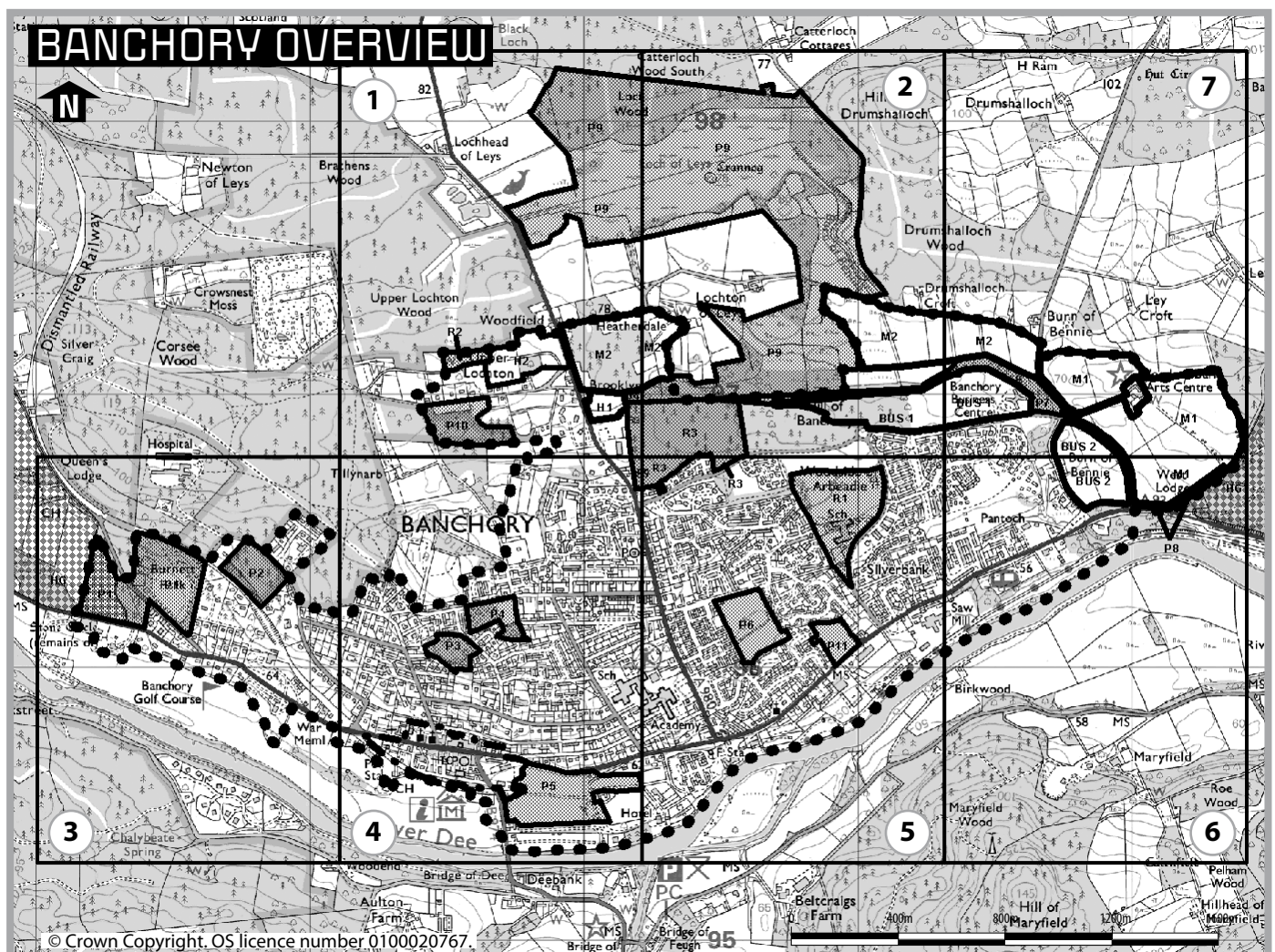
- All development in the settlement will require to contribute to the provision of a new medical centre, and education provision.
- Open space provision should include a full size pitch, a small sided pitch, Woodland Park, landscape and recreational network of at least 10 ha, allotments and additional play areas. Land for a sports centre, swimming pool and all weather pitch is required.
- A new distributor road between A980 (Raemoir Road) and A93 with full connectivity is required. The impact of development on junctions along the A93 should be assessed with possible upgrades at the A93 Station Road and B974 Dee Street Junction. A park and ride site is required.
- Scottish Water have identified that local mains reinforcement may be required and that the Lairds Cast Pumping Station may need to be upgraded. Scottish Water have also noted that new waste water network infrastructure will be required and upgrades to existing sewers downstream may be necessary.
- There is a need for 40% of development within Banchory to be affordable.

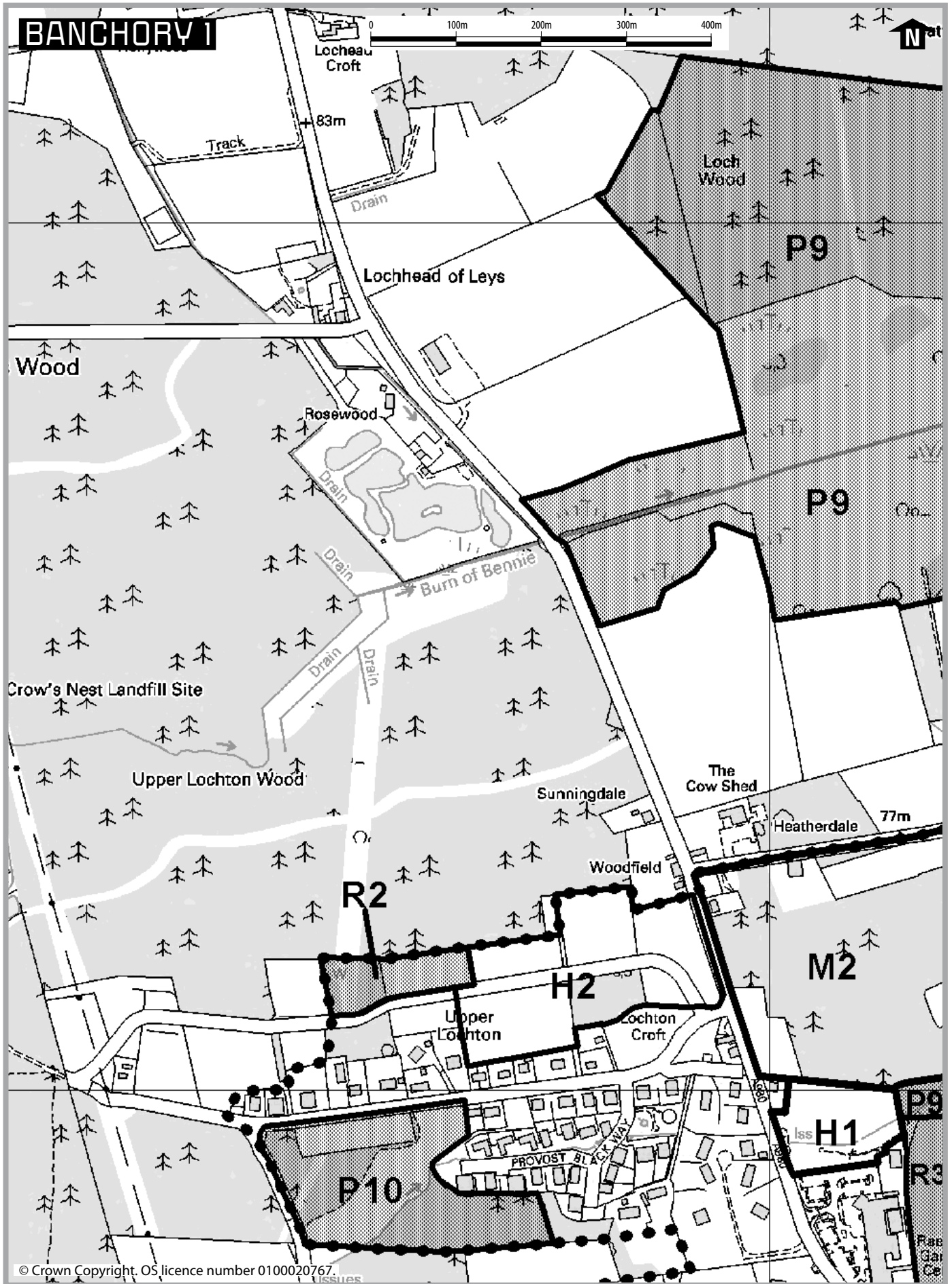
Flood Risk

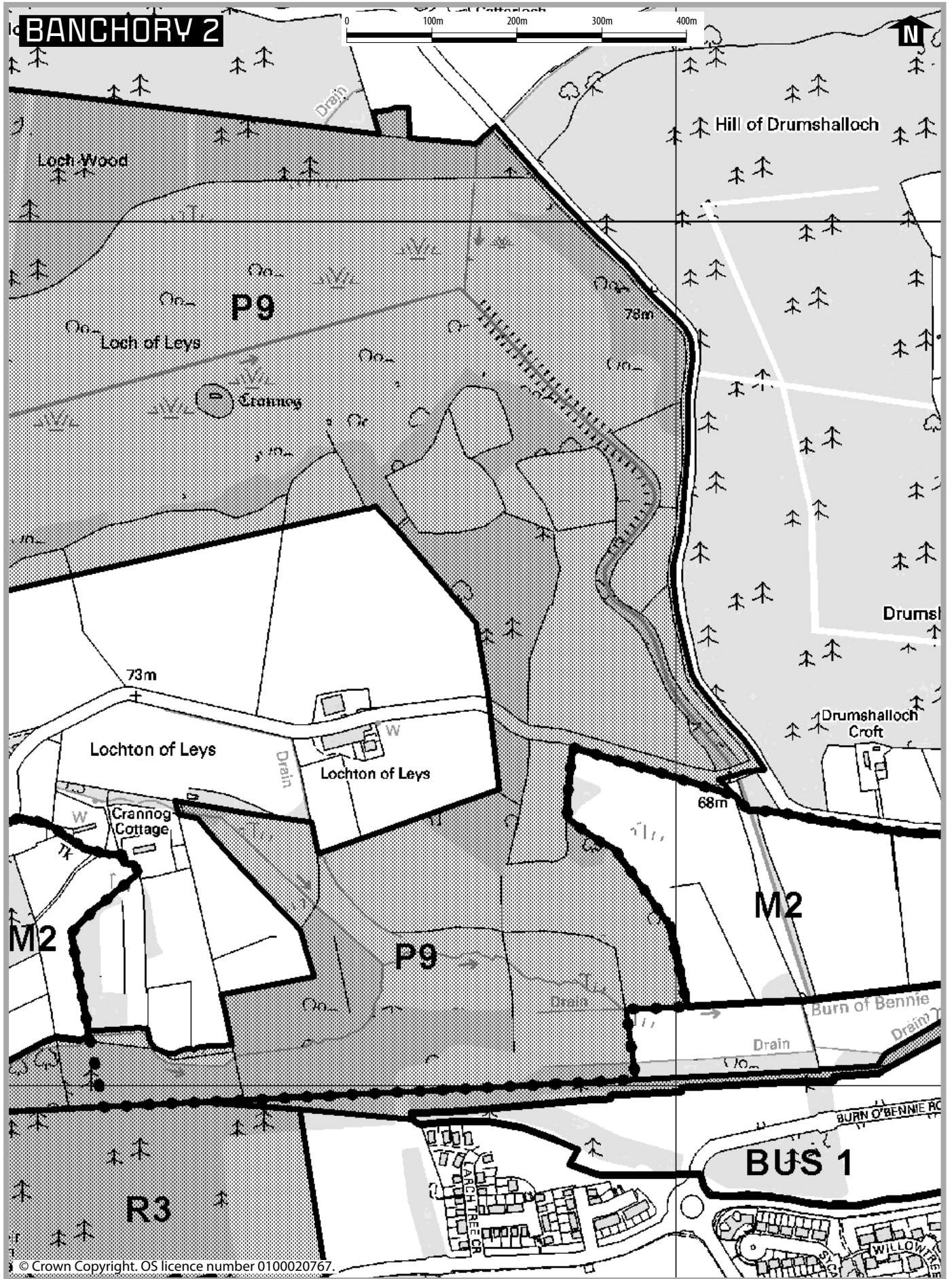
- Part of sites H1, H2 and M2 are located adjacent to SEPA's indicative 1 in 200 year flood risk area, or have a small watercourse running through or adjacent to the site. A flood risk assessment may be required. A detailed drainage impact assessment may be required for site R2 to assess any groundwater impacts.
- A small watercourse runs adjacent to site M1 and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and an appropriate buffer strip will be required adjacent to the watercourse.

Proposed Sites

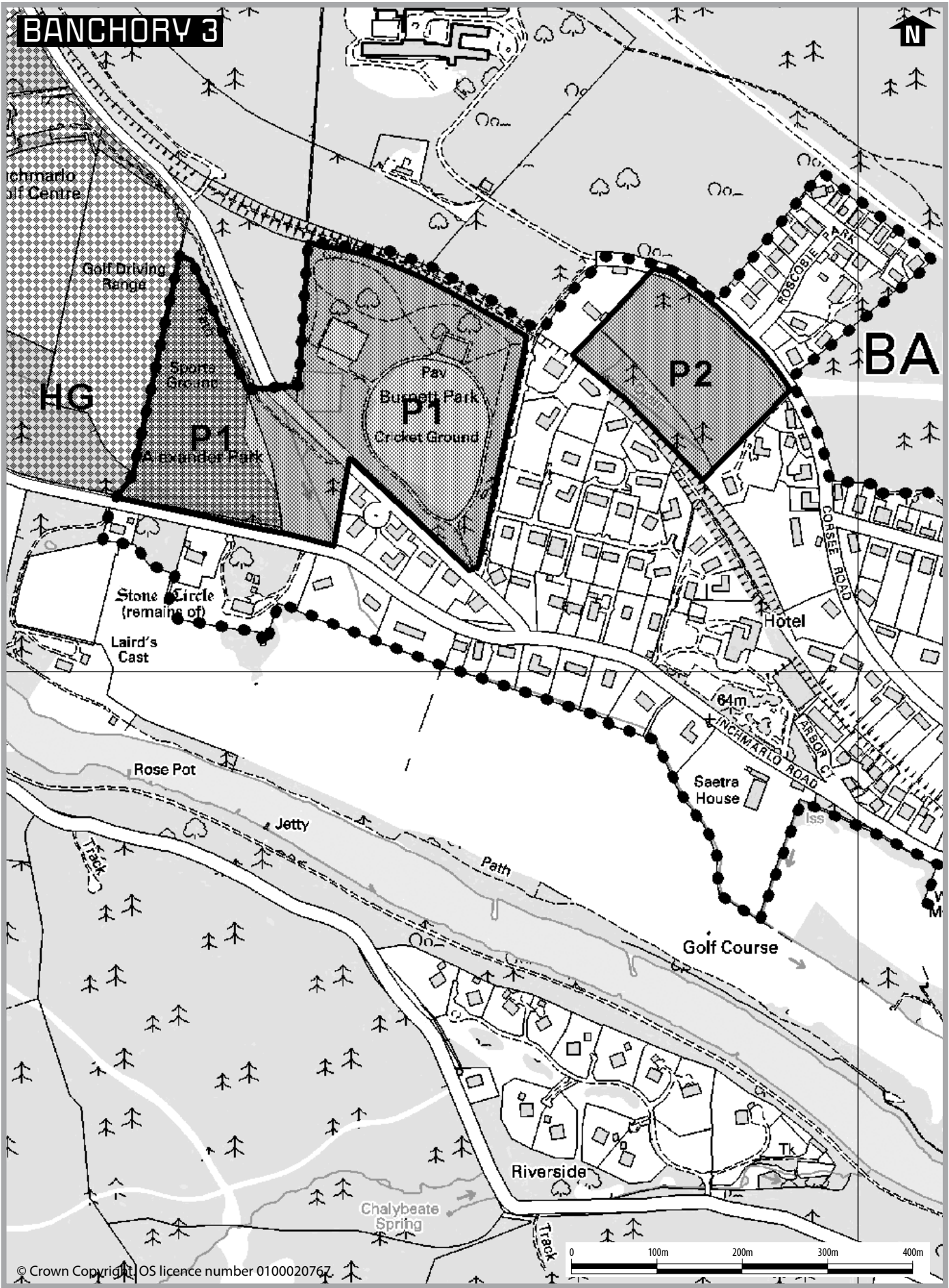
- Site H1 is allocated for up to 15 houses in the first phase.
- Site H2 is allocated for up to 50 houses in the second phase and will be subject to a masterplan.
- Site M1 is allocated for a mix of uses to include up to 30 houses in the first phase as a demonstration eco village, tourism uses, and community uses including playing fields, one full size football pitch, and a park and ride facility.
- Site M2 is allocated for a mix of uses to include 345 houses and 2ha of business land with 135 houses in the first phase and 210 houses in the second phase. This includes 135 houses from site R3 which was in the previous local plan for housing and allows site R3 to be reserved for new educational uses. Proposals on site M2 should protect the Loch of Leys Local Nature Conservation Area. A masterplan is required for the site.
- The sites are located close to the River Dee SAC and the masterplan or planning application in respect of the allocated site will need to contain a construction method statement to take account of the potential impacts to the qualifying interests of the River Dee SAC.





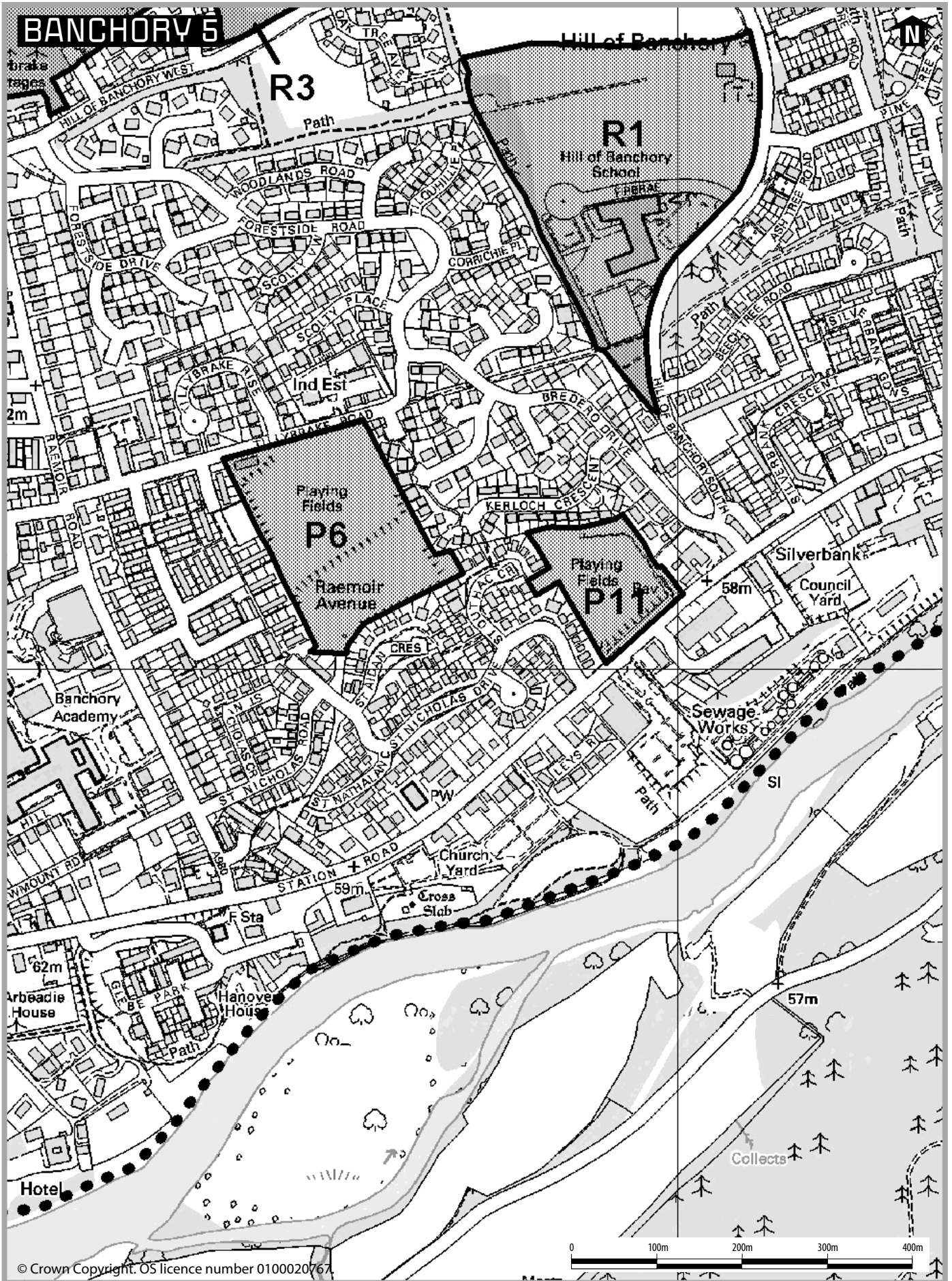


BANCHORY 3

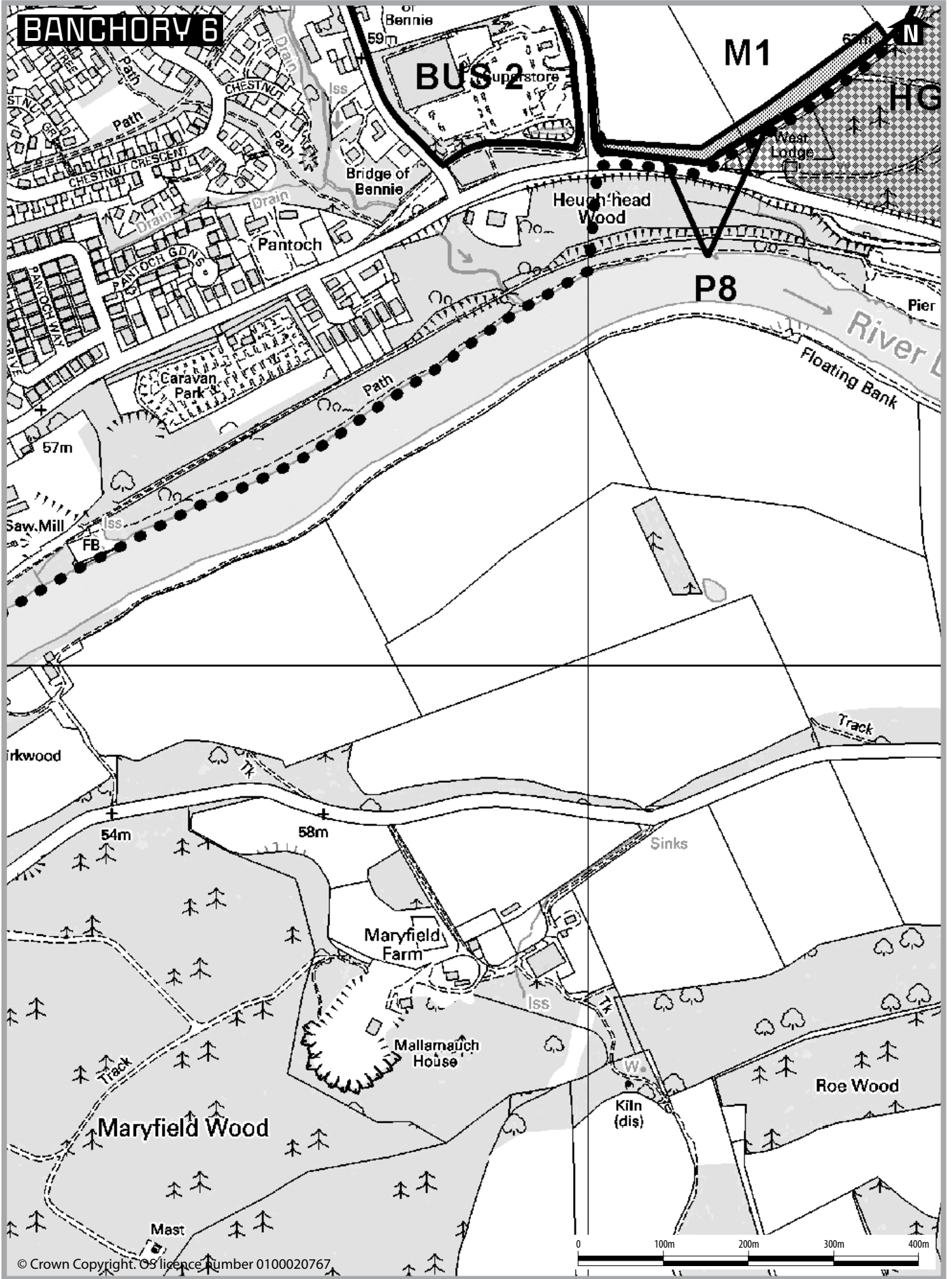




BANCHORY 5

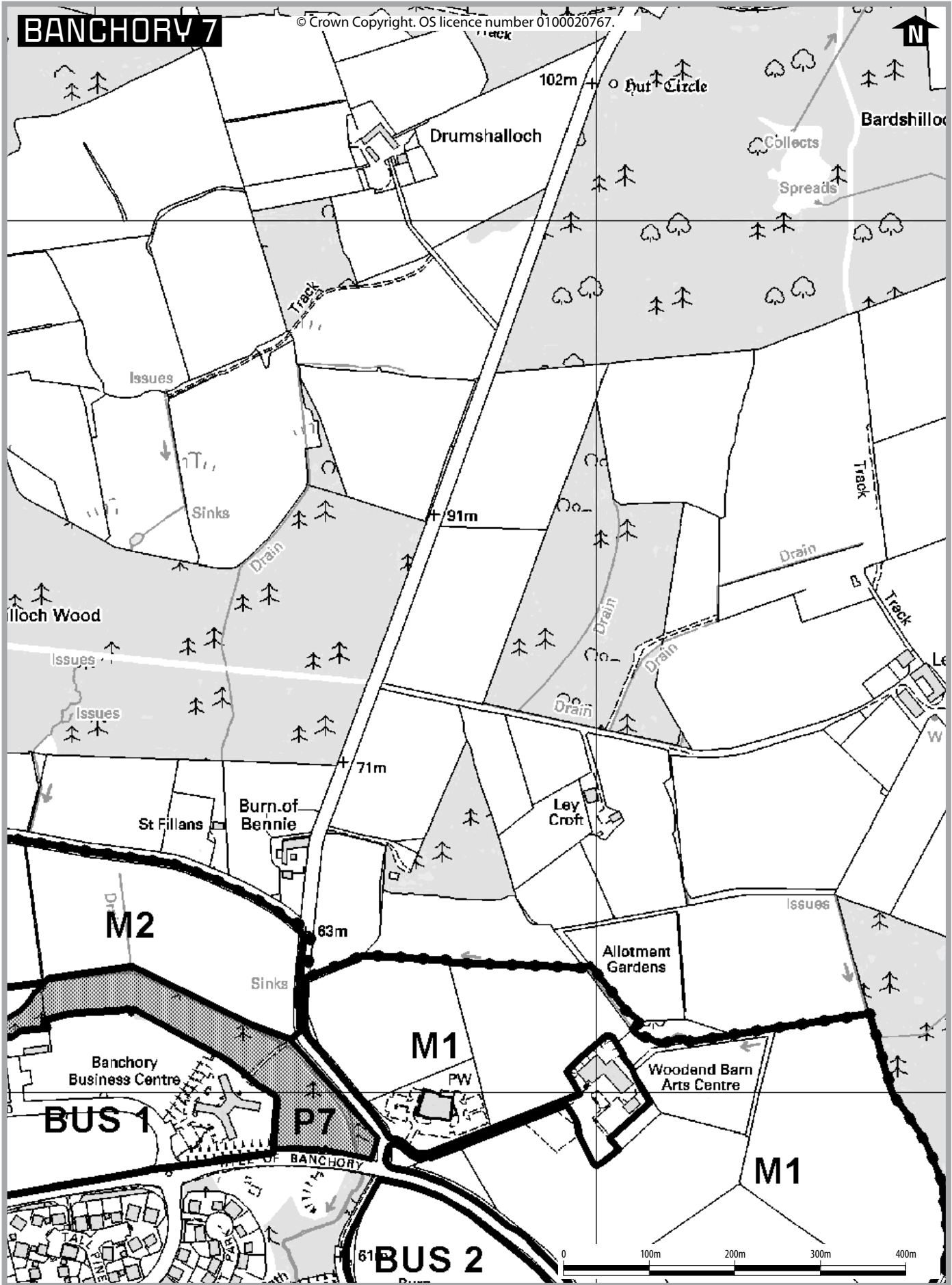


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BANCHORY 7

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CAIRNIE

Key Planning Objectives for the Settlement

- Meet local housing need.
- Sustain local services including the Primary School.

Protected Land

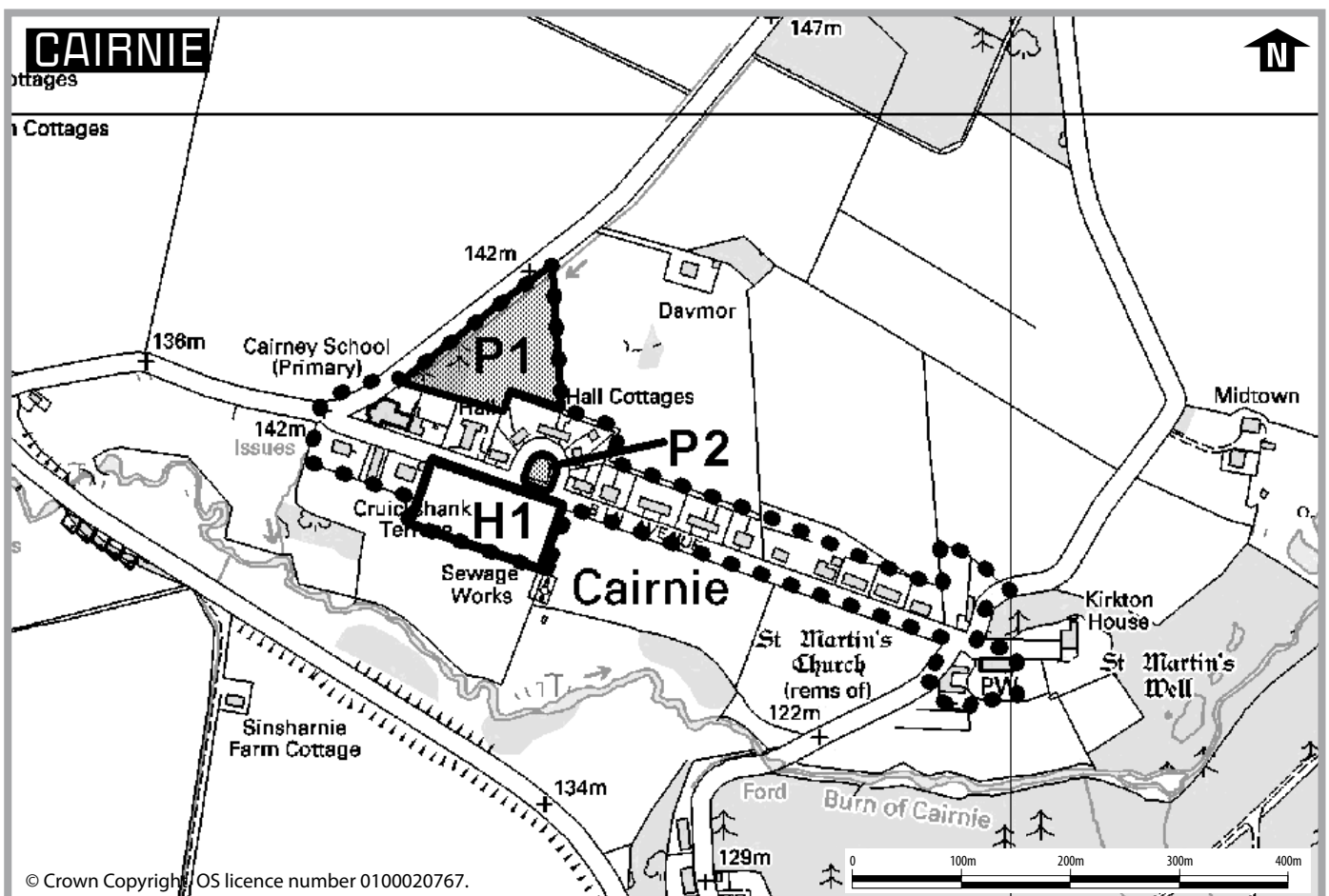
- Site P1 is protected to conserve the playingfield.
- Site P2 is protected to conserve the amenity area.

Settlement Infrastructure

- There is currently limited capacity at Cairnie WWTW and upgrades may be required to accommodate development.
- Development may be constrained by capacity at the Gordon Schools, Huntly and a contribution to education provision may be required.
- Development will require to contribute to the extension of Huntly health centre.

Proposed Site

- Site H1 is allocated for up to 8 houses.



CLATT

Key Planning Objectives for the Settlement

- Meet local housing needs.
- Sustain local services

Protected Land

- Site P1 is protected to conserve the public hall and playing fields.
- Site P2 is protected to conserve the woodland and setting.

Existing Site

- Site EH1 is carried forward from the previous local plan for 4 houses.

Settlement Infrastructure

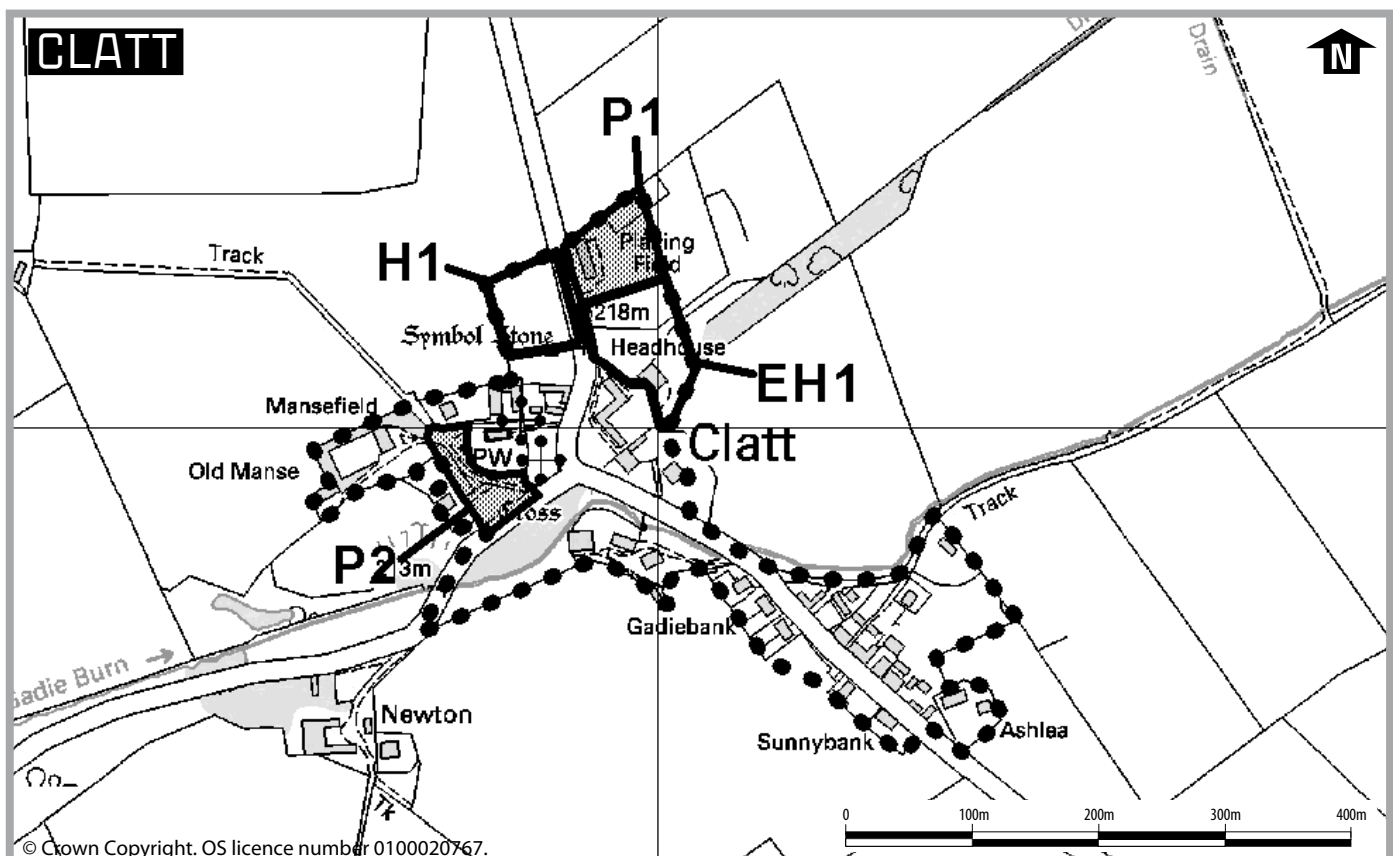
- Development may be constrained by the capacity at the Gordon Schools, Huntly and a contribution may be required towards education provision.
- Scottish Water have identified that local mains reinforcement may be required. There is currently insufficient capacity at Clatt housing septic tank and an upgrade may be required to accommodate development.

Flood Risk

- Part of site EH1 lies within SEPA's indicative 1 in 200 year flood risk area. A detailed flood risk assessment will be required to accompany any future development proposals for this site and an appropriate buffer strip will be required adjacent to the existing watercourse.

Proposed Site

- Site H1 is allocated for up to 5 houses.



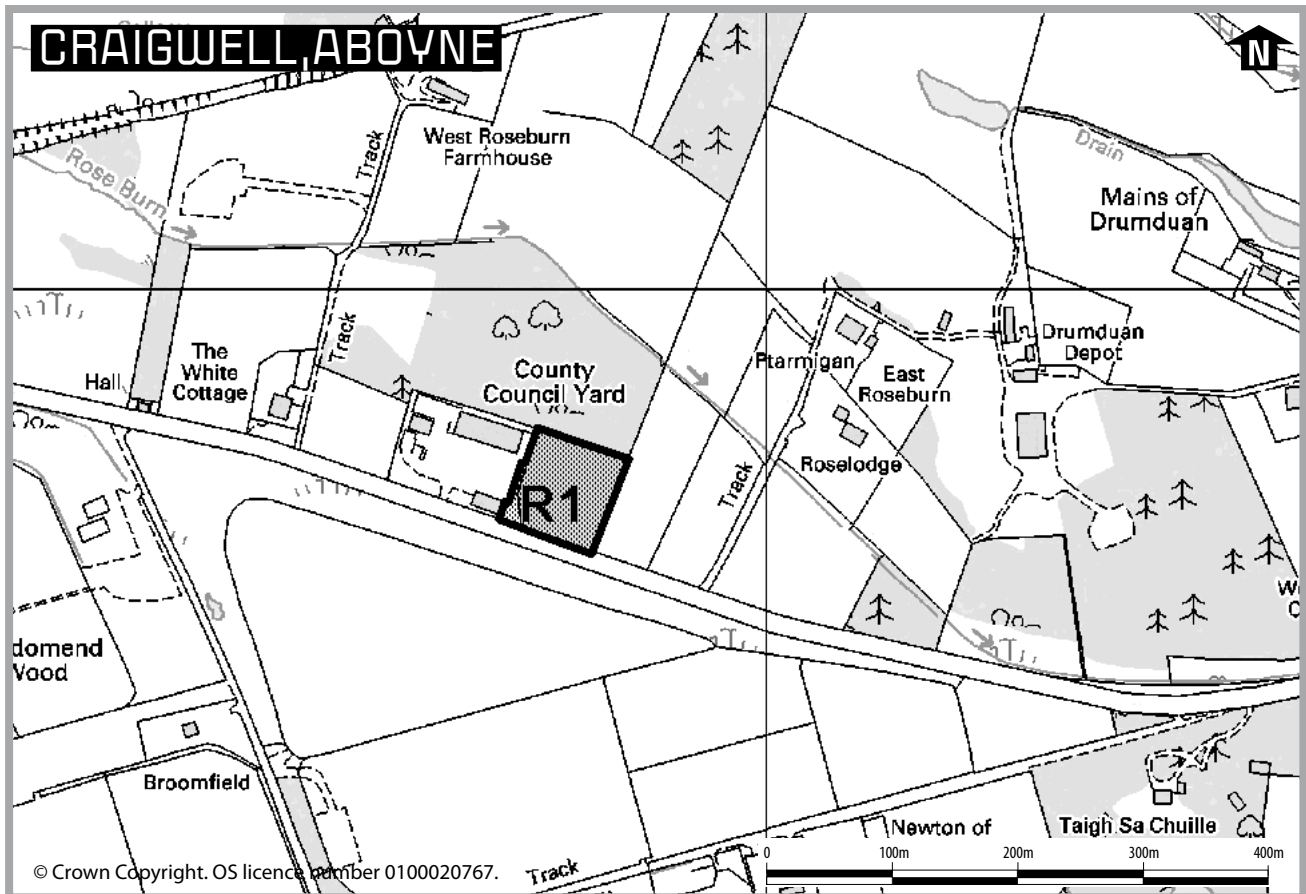
CRAIGWELL, ABOYNE

Key Planning Objectives for the Settlement

- Provision of community recycling facility

Protected Land

- Site R1 is reserved for the provision of a community recycling facility adjacent to the existing council yard.



CRATHES

Key Planning Objectives for the Settlement

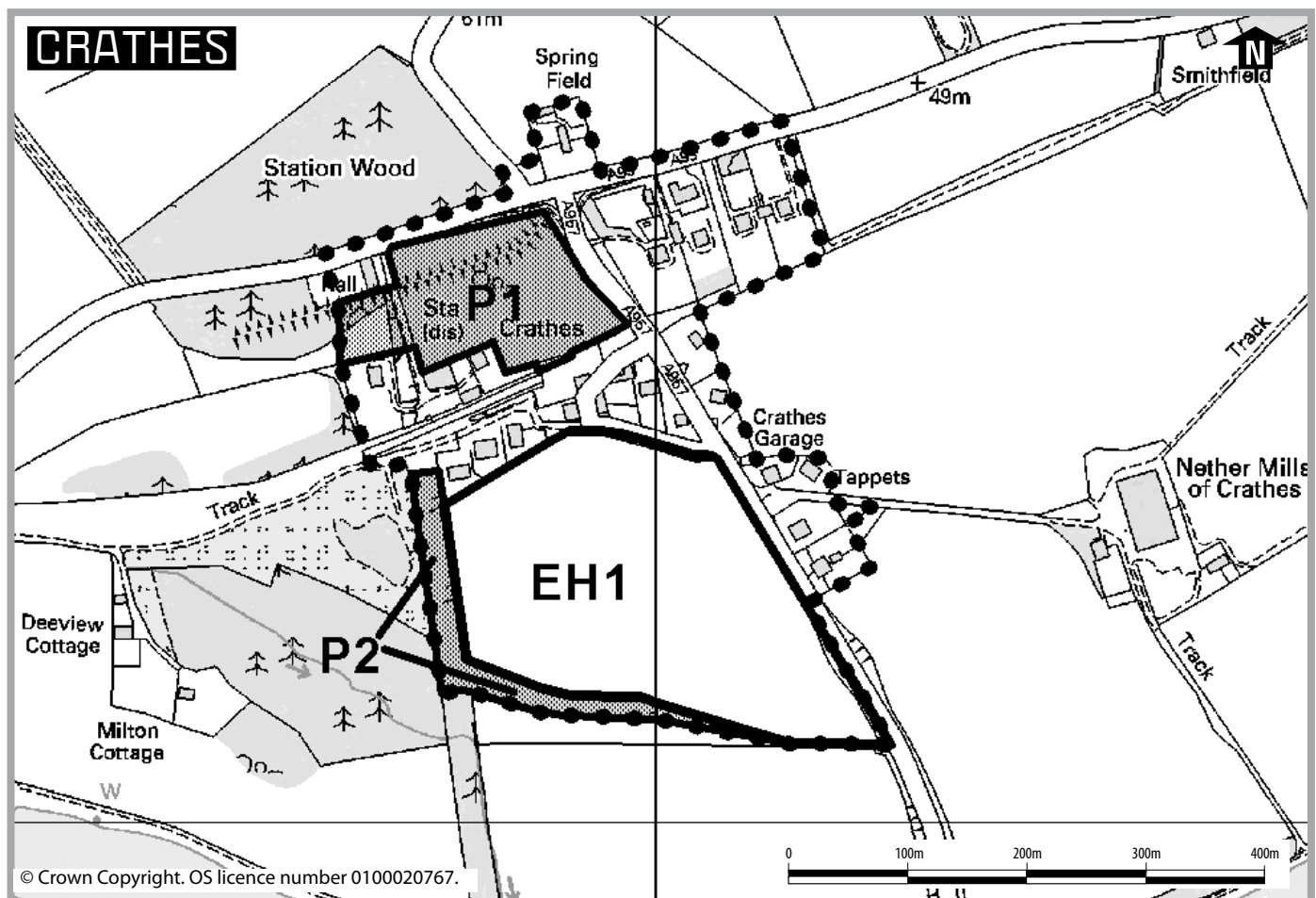
- Meet local housing needs.
- Sustain Local services.
- To resolve issues associated with existing waste water drainage.

Protected Land

- Site P1 is protected to conserve the woodland.
- Site P2 is protected to conserve the woodland tree belt and provide strategic landscaping.

Existing Site

- Site EH1 is carried forward from the previous local plan for up to 45 houses. A design brief is required for the site.
- The site is located close to the River Dee SAC and the planning application in respect of the allocated site will need to contain a construction method statement to take account of the potential impacts to the qualifying interests of the River Dee SAC.



DRUMBLADE

Key Planning Objectives for the Settlement

- Meet local housing needs.
- Sustain Primary School.

Settlement Infrastructure

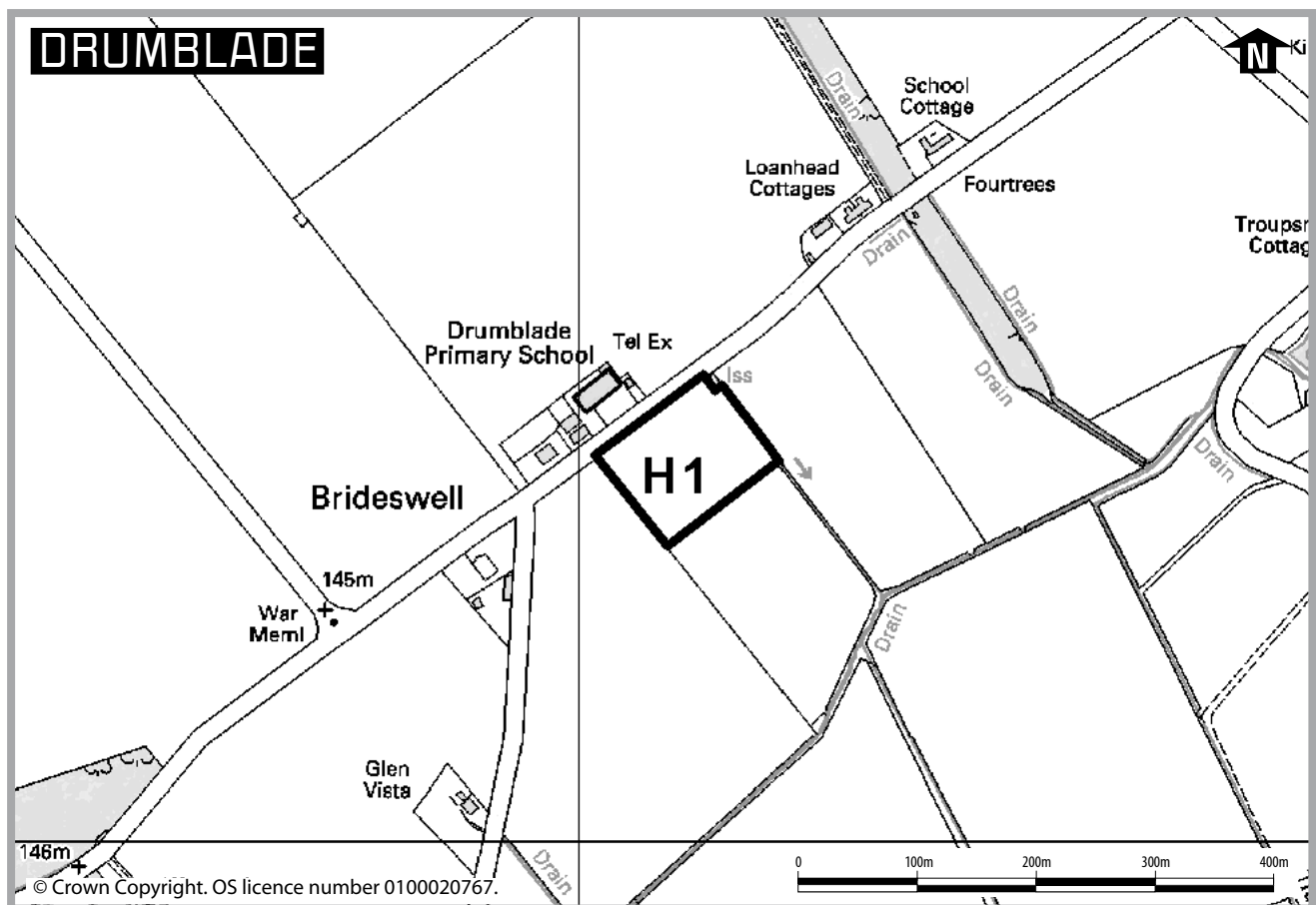
- Development may be constrained by capacity at the Gordon Schools, Huntly, and a contribution to education provision may be required.
- Development will require to contribute to the extension of Huntly health centre.
- Scottish Water have identified that local mains reinforcement may be required.

Flood Risk

- Part of site H1 is located adjacent to a small watercourse. A flood risk assessment may be required.

Proposed Site

- Site H1 is allocated for up to 5 houses.



DRUMDELGIE

Key Planning Objectives for the Settlement

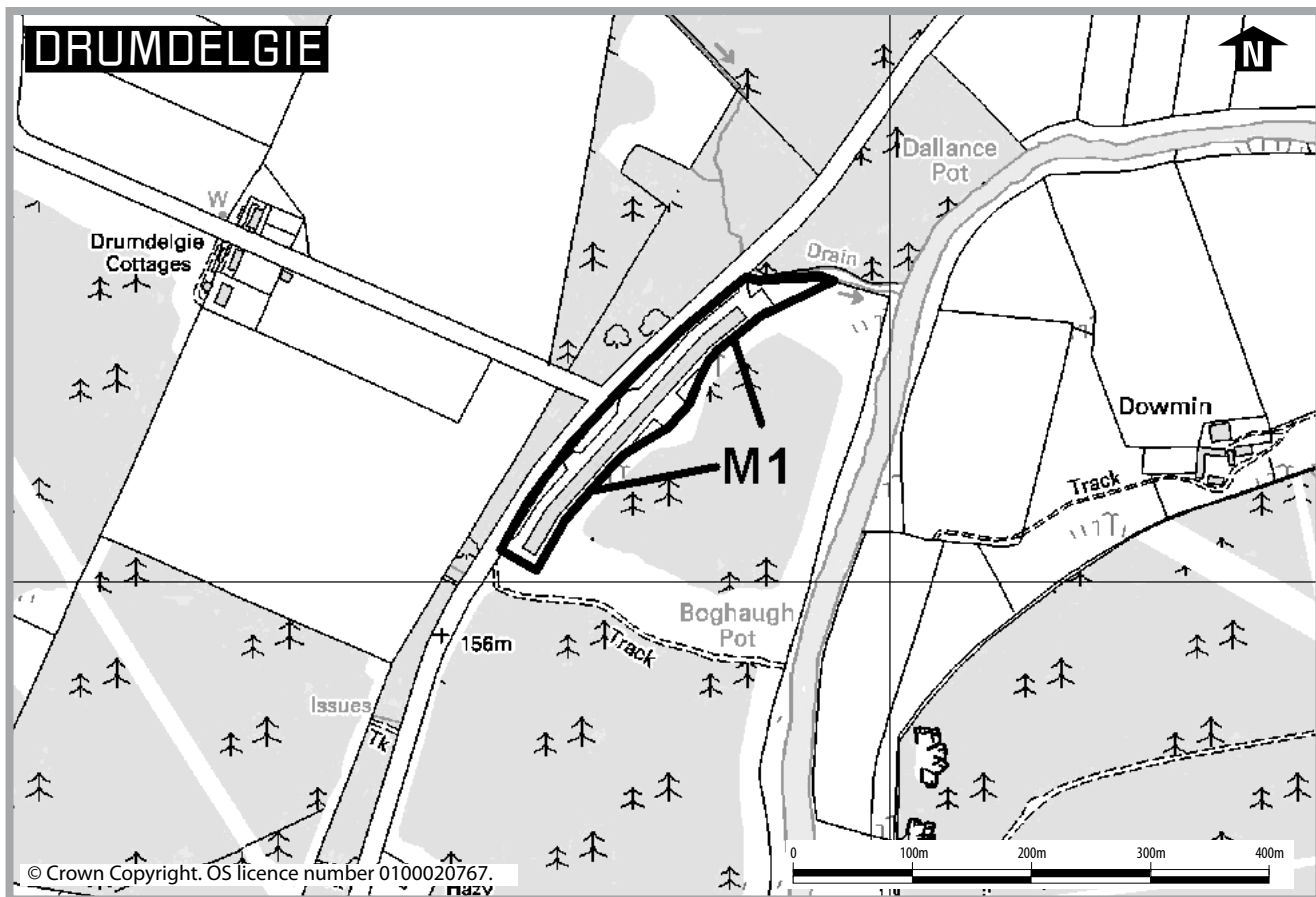
- Meet local housing needs.
- Removal of dilapidated buildings to improve amenity.

Settlement Infrastructure

- Development may be constrained by capacity at the Gordon Schools Huntly and a contribution to education provision may be required.
- Development will require to contribute to extension of Huntly health centre.
- Scottish Water have identified that local main reinforcement may be required.

Proposed Site

- Site M1 is allocated for 7 houses and 2 holiday units.



FINZEAN

Key Planning Objectives for the Settlement

- Meet local housing needs.
- Sustain local services including the Primary School.
- Maintain woodland character and setting.

Protected Land

- Site P1 is protected to conserve the playing field and park at Farquharson Park.
- Site P2 is protected to conserve the woodland.
- Site P3 is protected to conserve the woodland setting on the approach to Finzean.
- Site P4 is protected to conserve the woodland setting of Finzean.
- Site P5 is protected to conserve the woodland.
- Site P6 is protected to conserve the woodland and the setting of Finzean.

Existing Site

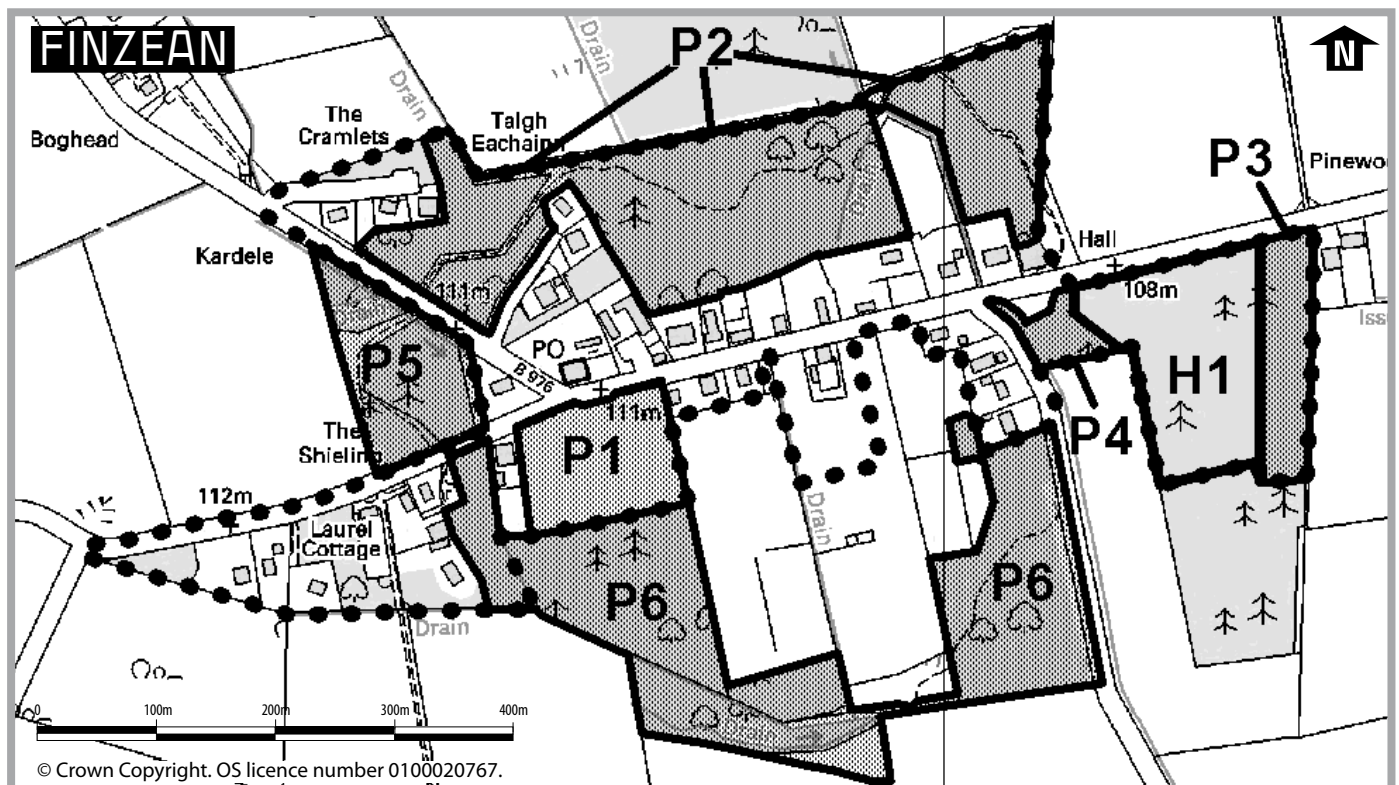
- Site EH1 at Whitestone, Finzean is carried forward from the previous local plan for 5 houses.

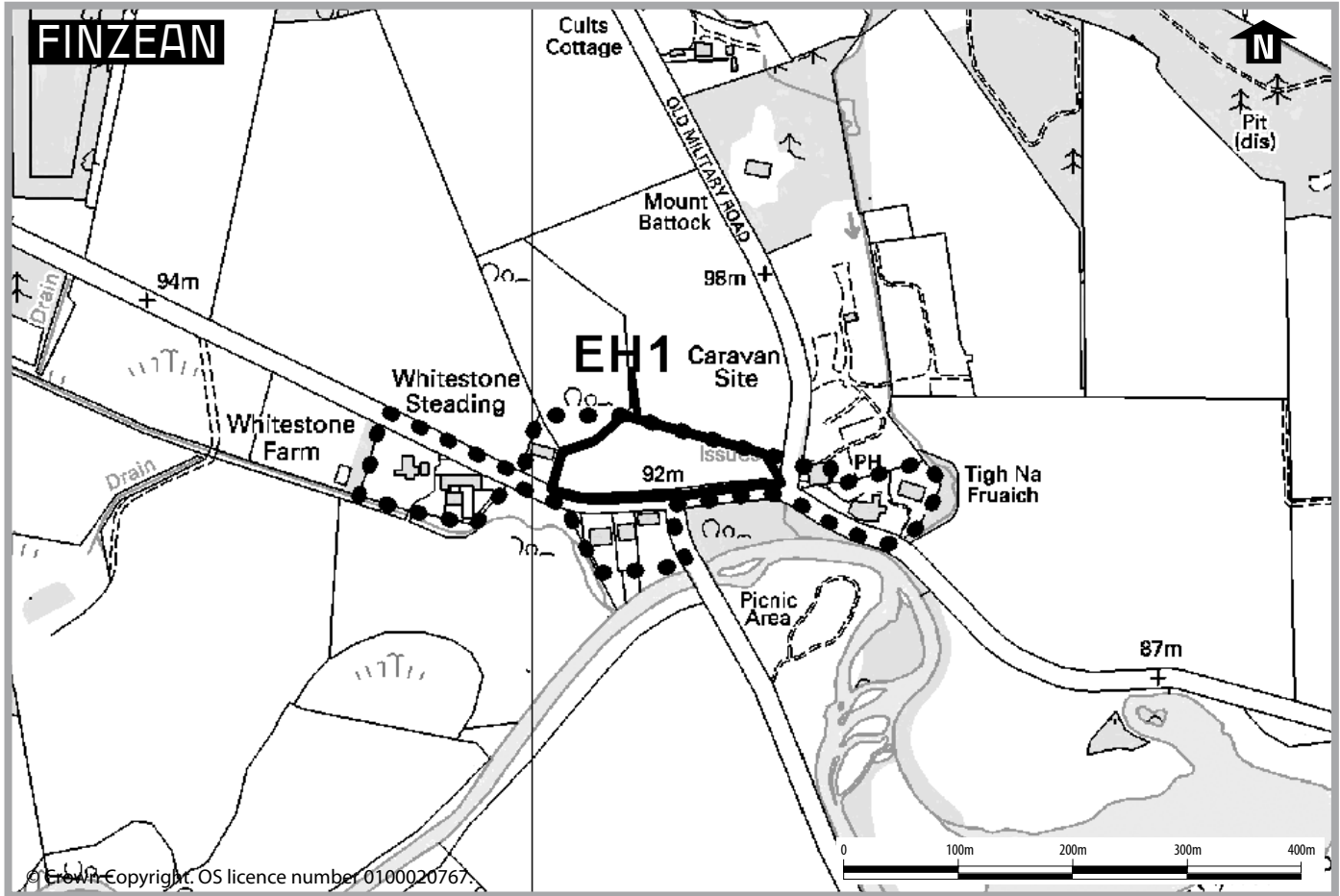
Settlement Infrastructure

- Development may be constrained by the capacity of Aboyne Academy and a contribution to education provision may be required.
- Scottish Water have identified that local mains reinforcement may be required.
- Development will require to contribute towards a new health centre in Banchory.

Proposed Site

- Site H1 is allocated for up to 10 houses with 5 houses in the first phase and 5 houses in the second phase. The woodland character of the site should be maintained.





FORGUE

Key Planning Objectives for the Settlement

- Meet local housing needs.
- Sustain local services.

Protected Land

- Site P1 is protected to conserve the playing field/park and the woodland to the east.
- Site P2 is protected to conserve the woodland.

Existing Site

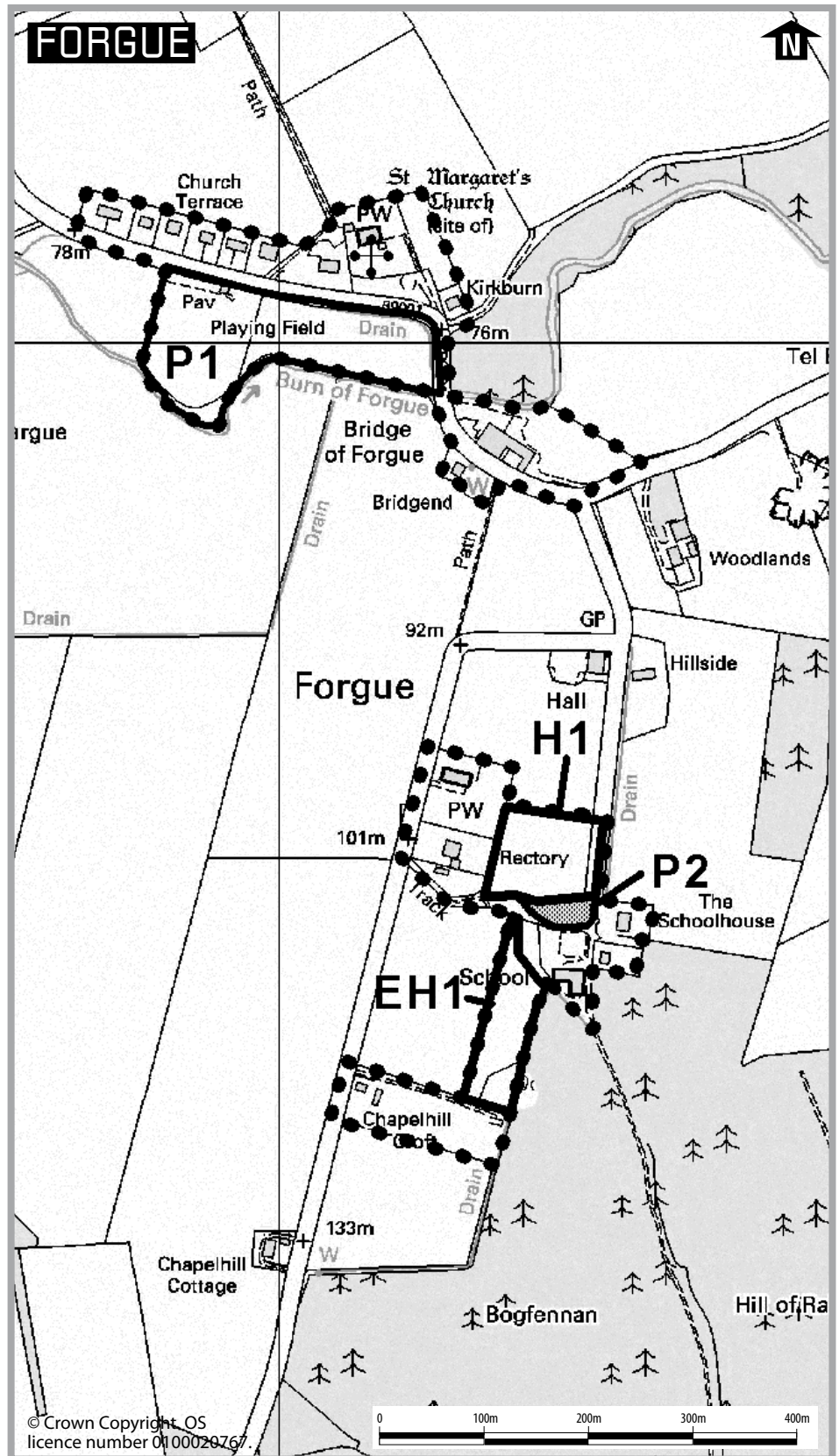
- Site EH1 is carried forward from the previous plan for 5 houses.

Settlement Infrastructure

- Development may be constrained by the capacity of the Gordon Schools, Huntly and a contribution to education provision may be required.
- Development will require to contribute to the extension of Huntly health centre.

Proposed Site

- Site H1 is allocated for up to 5 houses.



GARTLY

Key Planning Objectives for the Settlement

- Meet local housing needs.
- Sustain local services including Primary School.

Protected Land

- Site P1 is protected to conserve the amenity area.

Existing Site

- Site EH1 is carried forward from the previous local plan for 3 houses.

Settlement Infrastructure

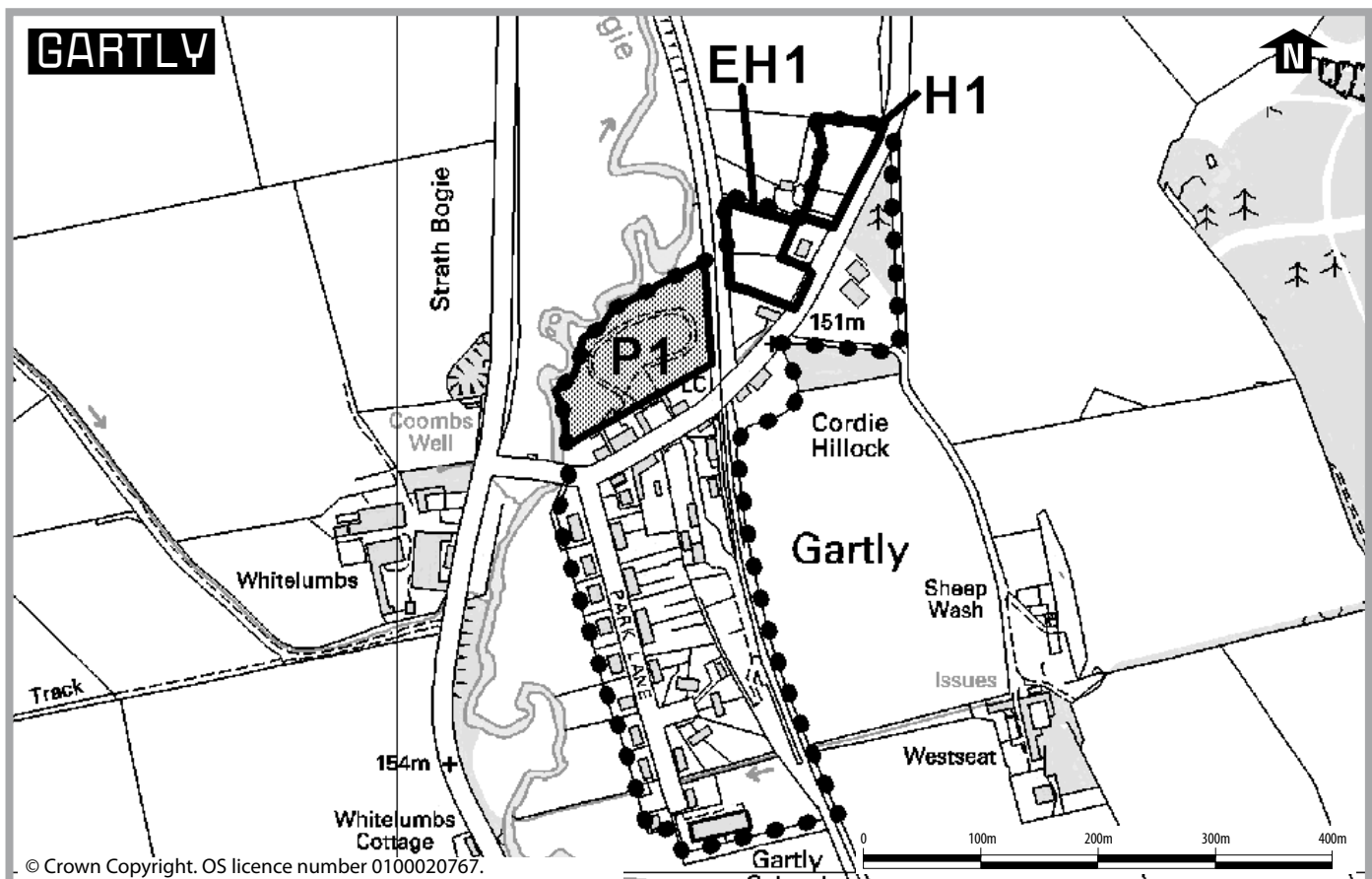
- Development may be constrained by the capacity of the Gordon Schools Huntly and a contribution to education provision may be required.
- Scottish Water have identified that local mains reinforcement may be required.

Flood Risk

- Site EH1 is susceptible to flooding due to surface water runoff. A detailed drainage impact assessment may be required in support of any planning application.
- Part of site H1 lies adjacent to Scottish Environment Protection Agency's indicative 1 in 200 year flood risk area. If a detailed flood risk assessment has not been carried out to determine this boundary, one may be required to accompany any future development proposals for this site.

Proposed Site

- Site H1 is allocated for up to 5 houses.



GLASS

Key Planning Objectives for the Settlement

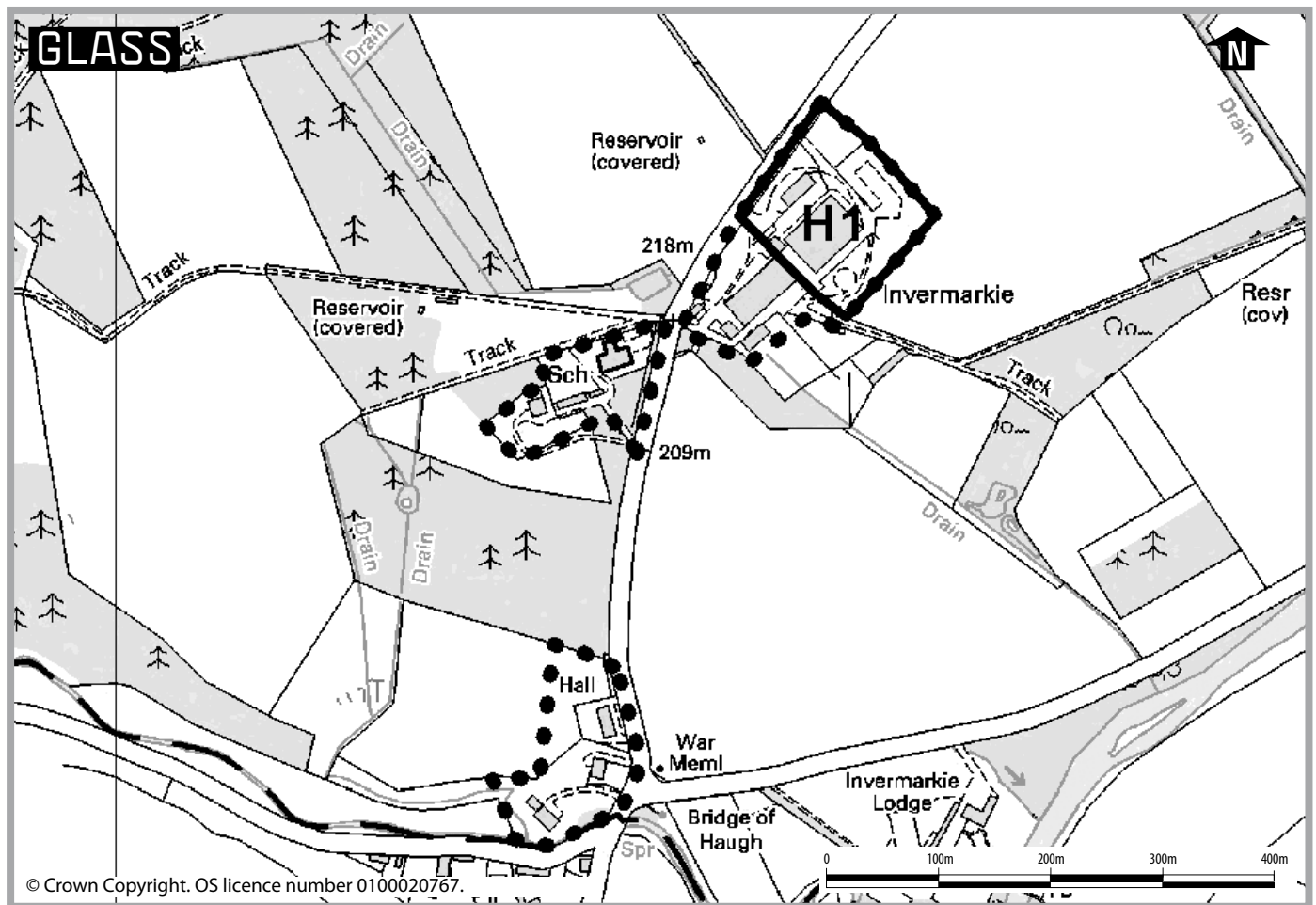
- Meet local housing needs.
- Sustain local services including Primary School.

Settlement Infrastructure

- Development may be constrained by the capacity of the Gordon Schools, Huntly and a contribution to education provision may be required.
- Scottish Water have identified that local mains reinforcement may be required.
- Development will be required to contribute to extension of Huntly health centre.

Proposed Site

- Site H1 is allocated for up to 5 houses.



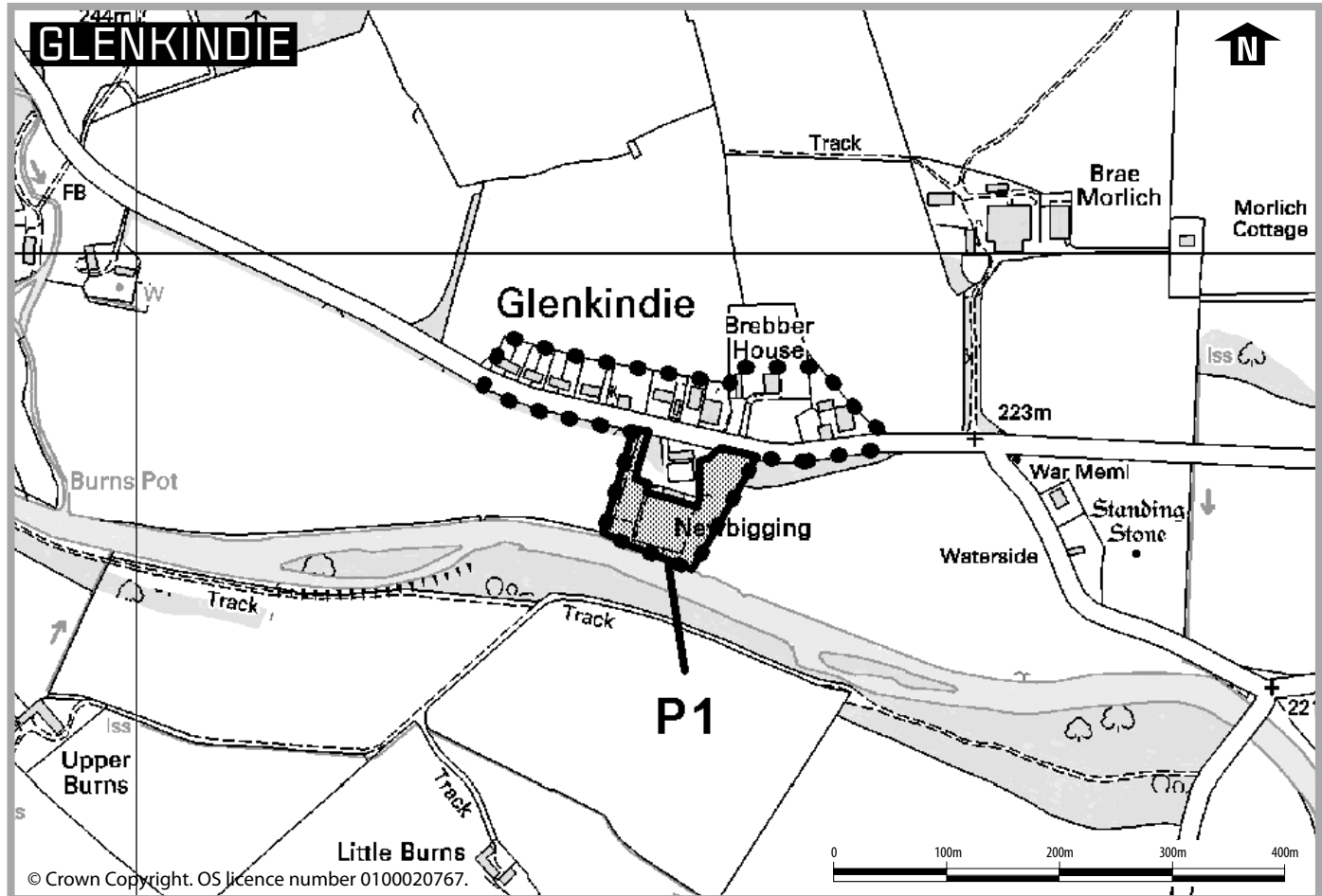
GLENKINDIE

Key Planning Objectives for the Settlement

- Preserve the amenity of the village.

Protected Land

- Site P1 is protected to conserve the bowling green and adjacent amenity land.



Key Planning Objectives for the Settlement

- Meet the demand for housing in the Strategic Growth Area.
- Sustain existing services.
- Provide opportunity for employment.
- Protect and enhance the role of the town as a sub-regional service centre.
- Protect and enhance the attractiveness of the town.

Protected Land

- Site P1 is protected to conserve the open space including Cooper Park, the recreation ground and the setting of Huntly Castle.
- Site P2 is protected to conserve the cemetery.
- Site P3 is protected to conserve the landscape buffer.
- Site P4 is protected to conserve the landscape buffer.
- Site P5 is protected to conserve the playing field.
- Site P6 is protected to conserve the cricket ground.
- Site P7 is protected to conserve the football ground.
- Site R1 is reserved for community uses and open air recreation.
- Site BUS1, BUS2, BUS3 and BUS4 are safeguarded for employment uses.
- The Huntly Conservation Area is shown hatched on the plan.
- The town centre is identified by TC and a dashed line.

Existing Sites

- Site EH1 is identified in the previous local plan for 65 houses and is carried forward at an increased density for development of up to 105 houses. Sites EH1 and H1 require to be masterplanned together.
- Site EH2 is carried forward from the previous local plan for 31 houses.
- Site EH3 is identified in the previous local plan for 30 houses and is carried forward at an increased density for development of up to 40 houses.
- Site EH4 is carried forward from the previous local plan for 10 houses.

Settlement Infrastructure

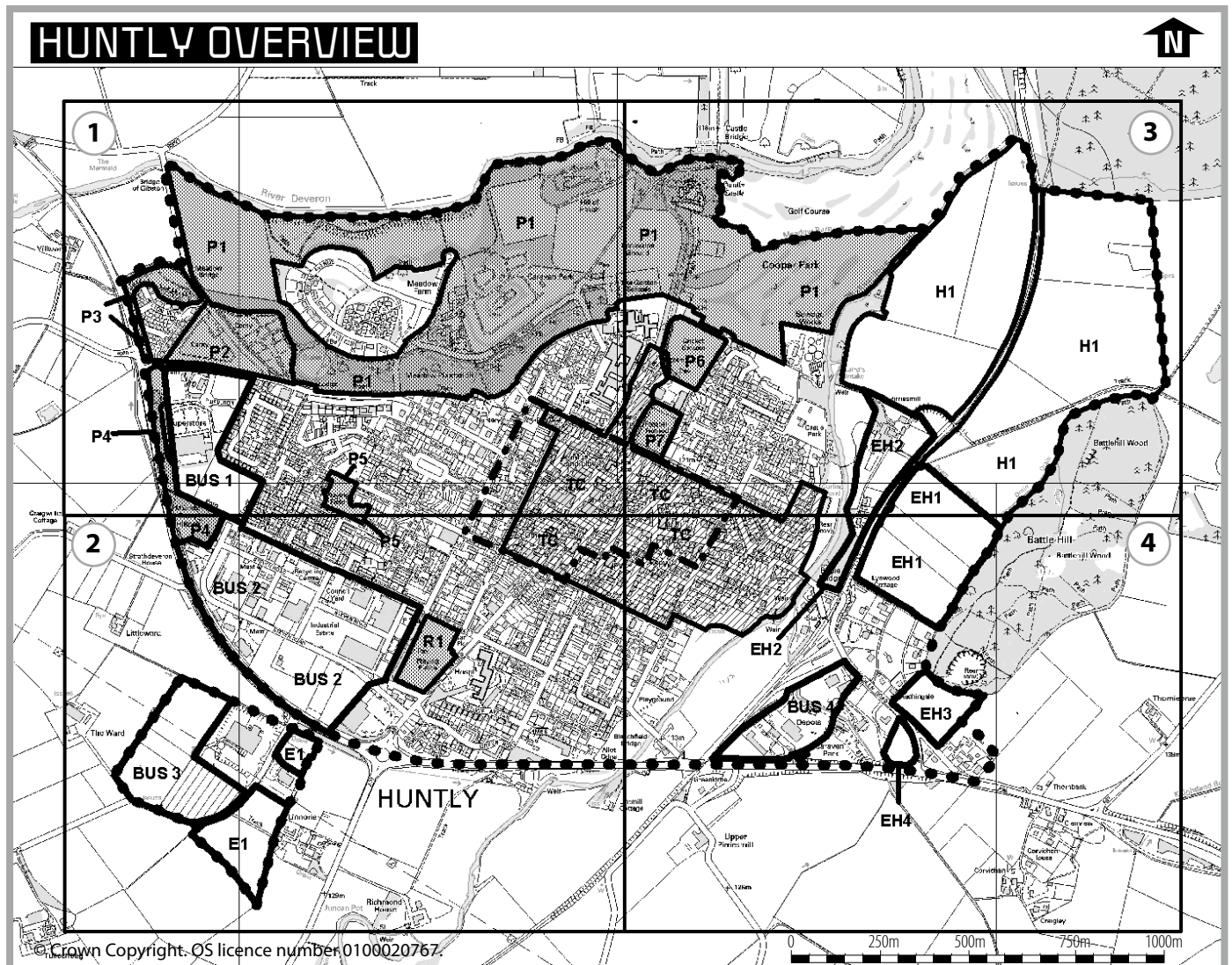
- All development in the settlement will be required to contribute to extension of the health centre, and education provision.
- Open space contributions should include two formal sports pitches.
- Scottish Water have identified that local mains reinforcement may be required. Scottish Water have also identified that there is currently no available capacity at Huntly WWTW and there are no public sewers east of the river. Development will need to be pumped across the river to an expanded WWTW.

Flood Risk

- Part of site H1 lies within SEPA's indicative 1 in 200 year flood risk area. A detailed flood risk assessment will be required to accompany any future development proposals for this site and an appropriate buffer strip will be required adjacent to the existing watercourse.
- Part of sites E1 and BUS3 are located adjacent to SEPA'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

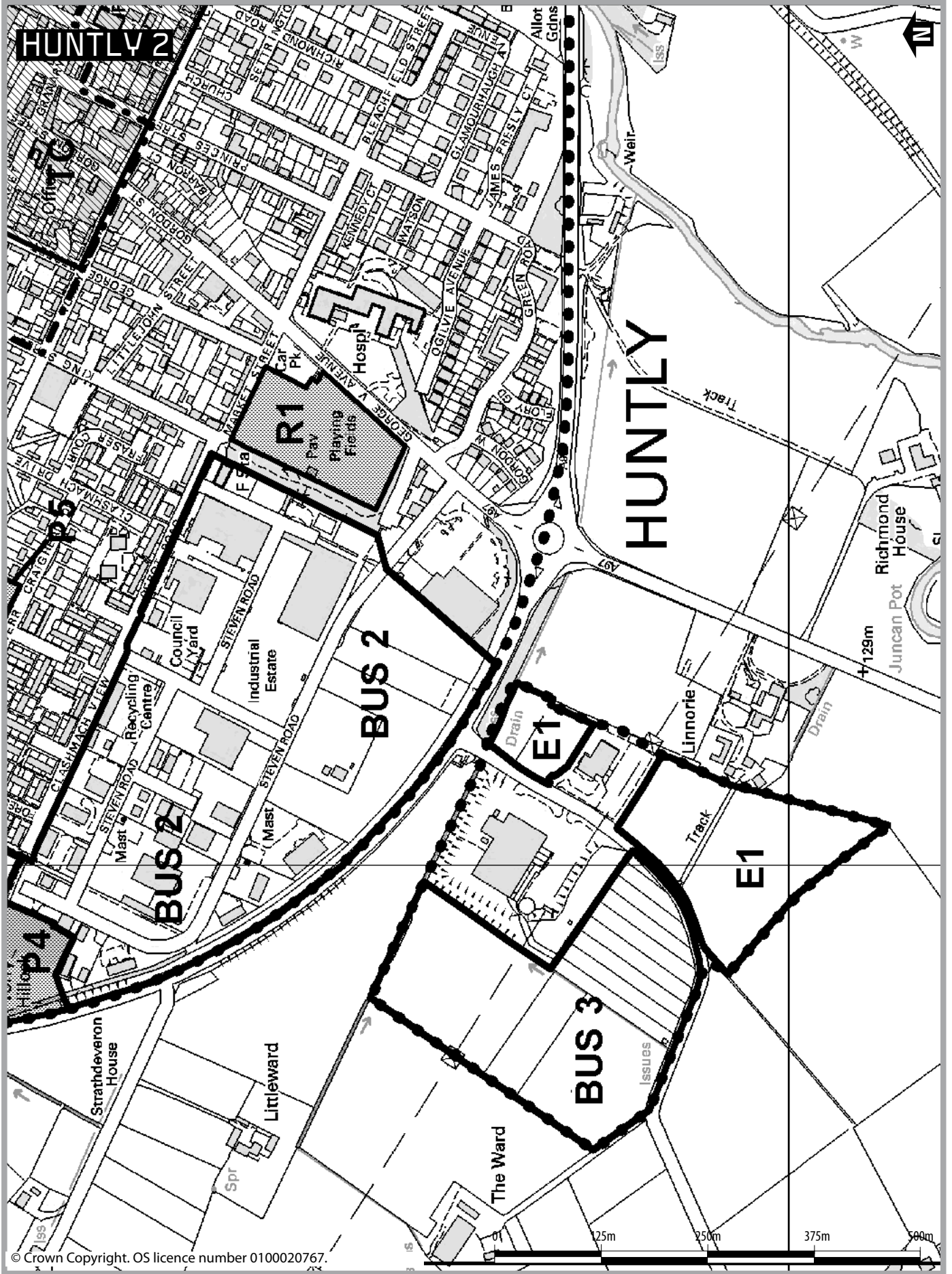
- Site H1 is allocated for up to 485 houses in the second phase of the plan. The site requires a masterplan in conjunction with site EH1.
- Site E1 is allocated for employment uses.

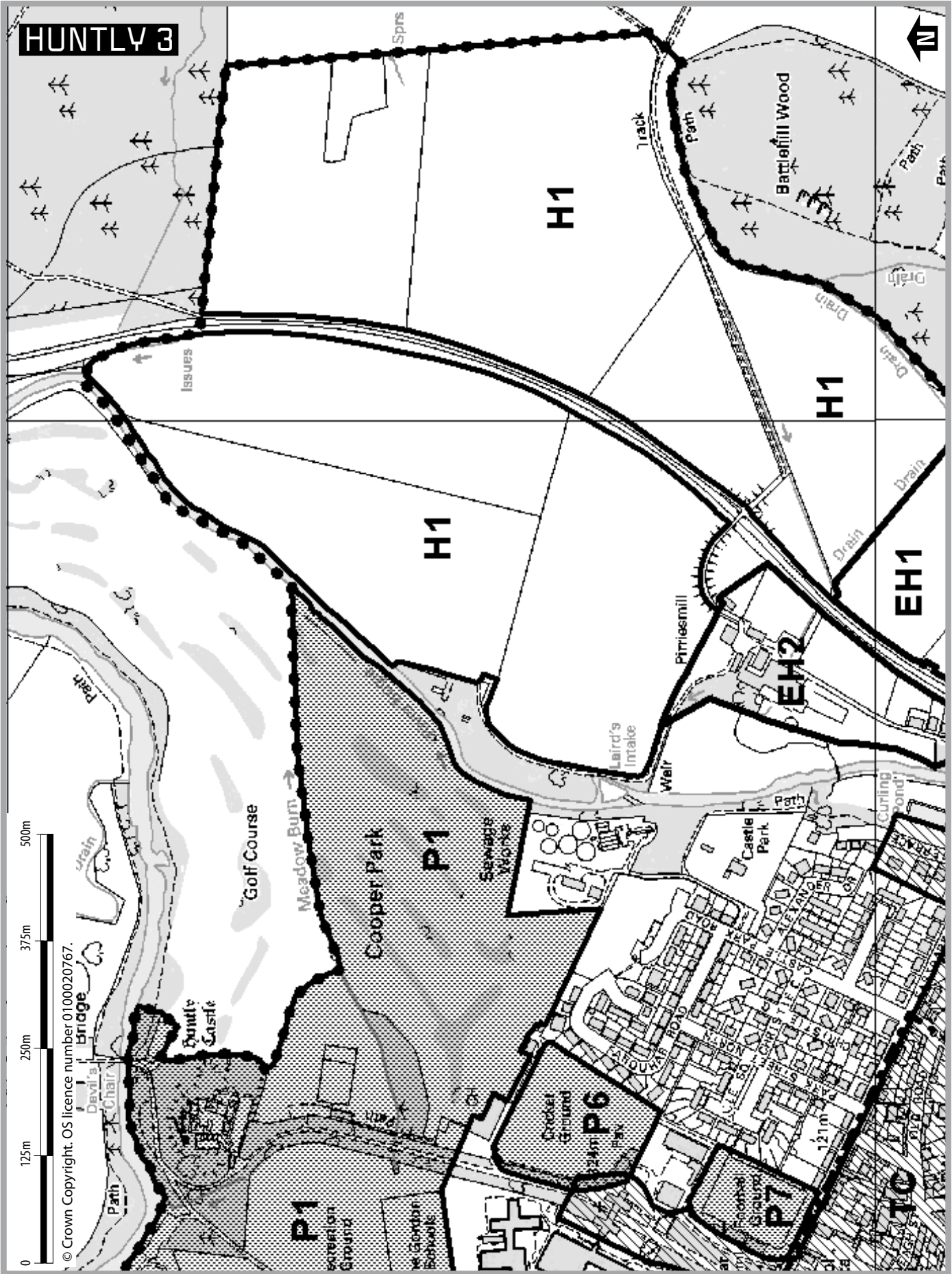


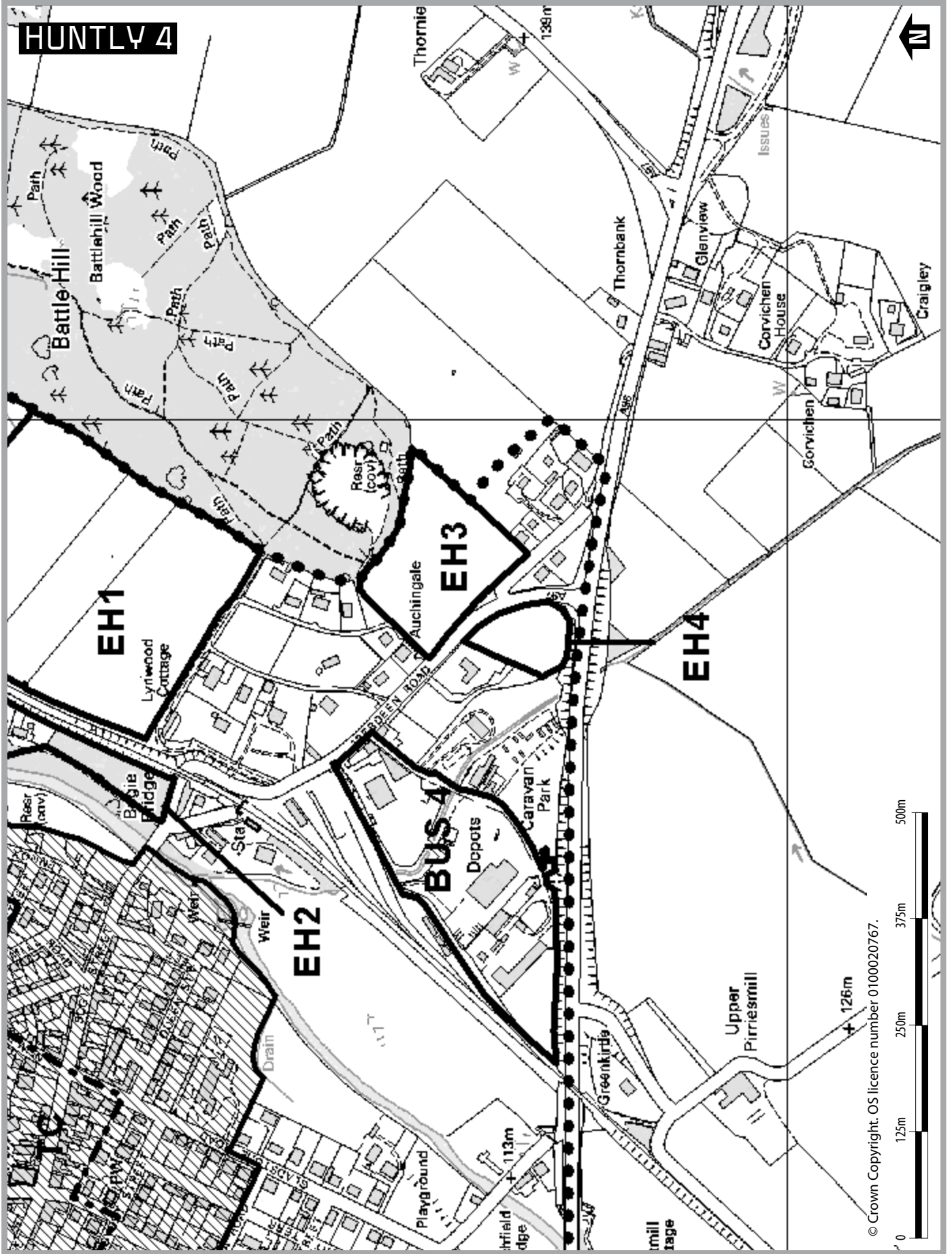
HUNTLY 1



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INCHMARLO

Key Planning Objectives for the Settlement

- Meet local housing needs.
- Sustain local services.

Protected Land

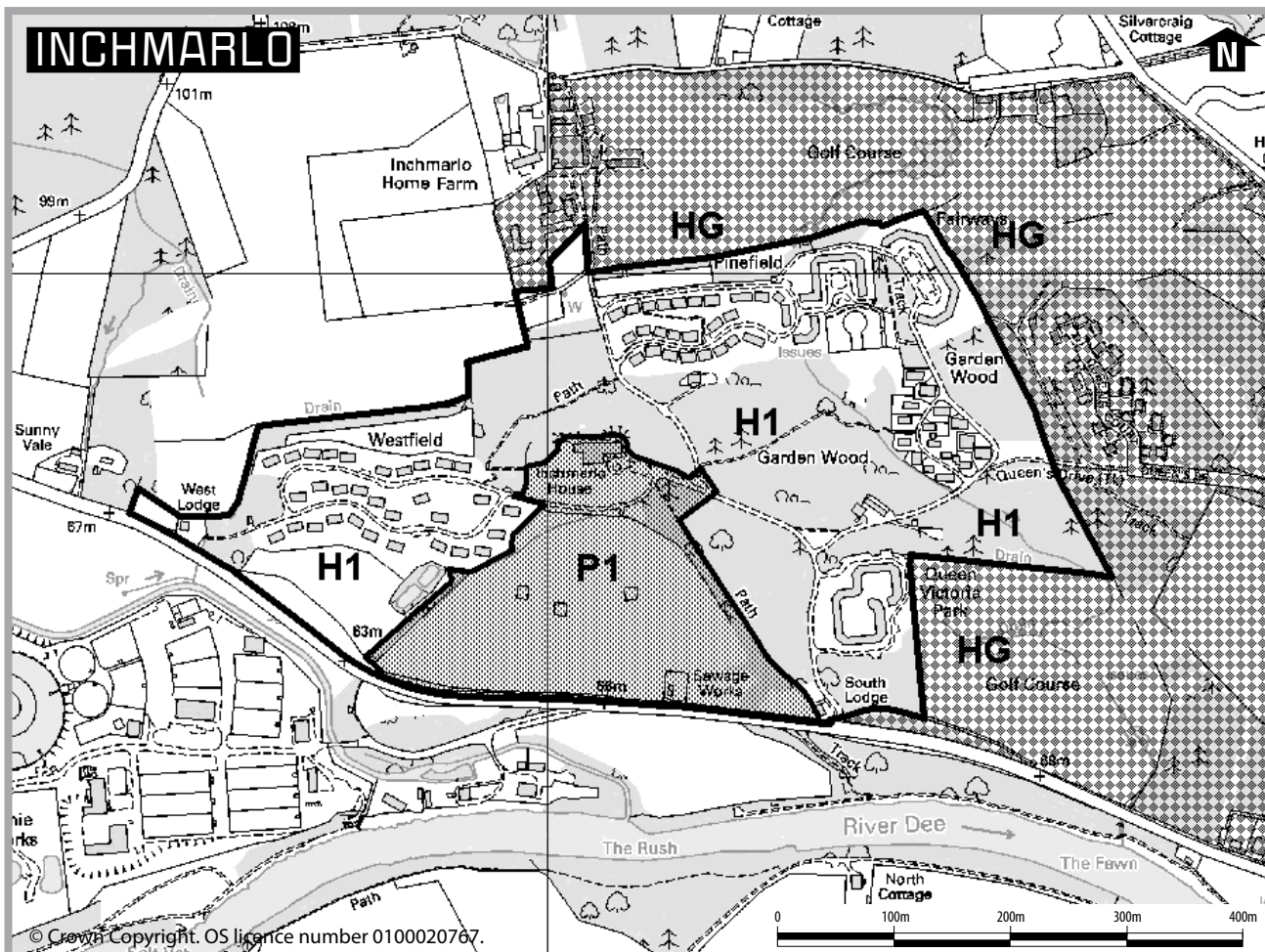
- Site P1 is protected to conserve the setting of Inchmarlo House.
- HG identifies land within the Inchmarlo Historic Garden and Designed Landscape.

Settlement Infrastructure

- Scottish Water have identified that local water main reinforcement may be required. There is currently insufficient capacity at Inchmarlo Septic Tank and upgrades will be required.
- Development will require to contribute to a new health centre in Banchory.

Proposed Site

- Site H1 is allocated for up to 60 houses, on a phased basis, as part of the Inchmarlo Continuing Care Community, subject to an appropriate masterplan being approved. The site is within the Inchmarlo Garden and Designed Landscape.
- The site is located close to the River Dee SAC and the masterplan or planning application in respect of the allocated site will need to contain a construction method statement to take account of the potential impacts to the qualifying interests of the River Dee SAC.



KEIG

Key Planning Objectives for the Settlement

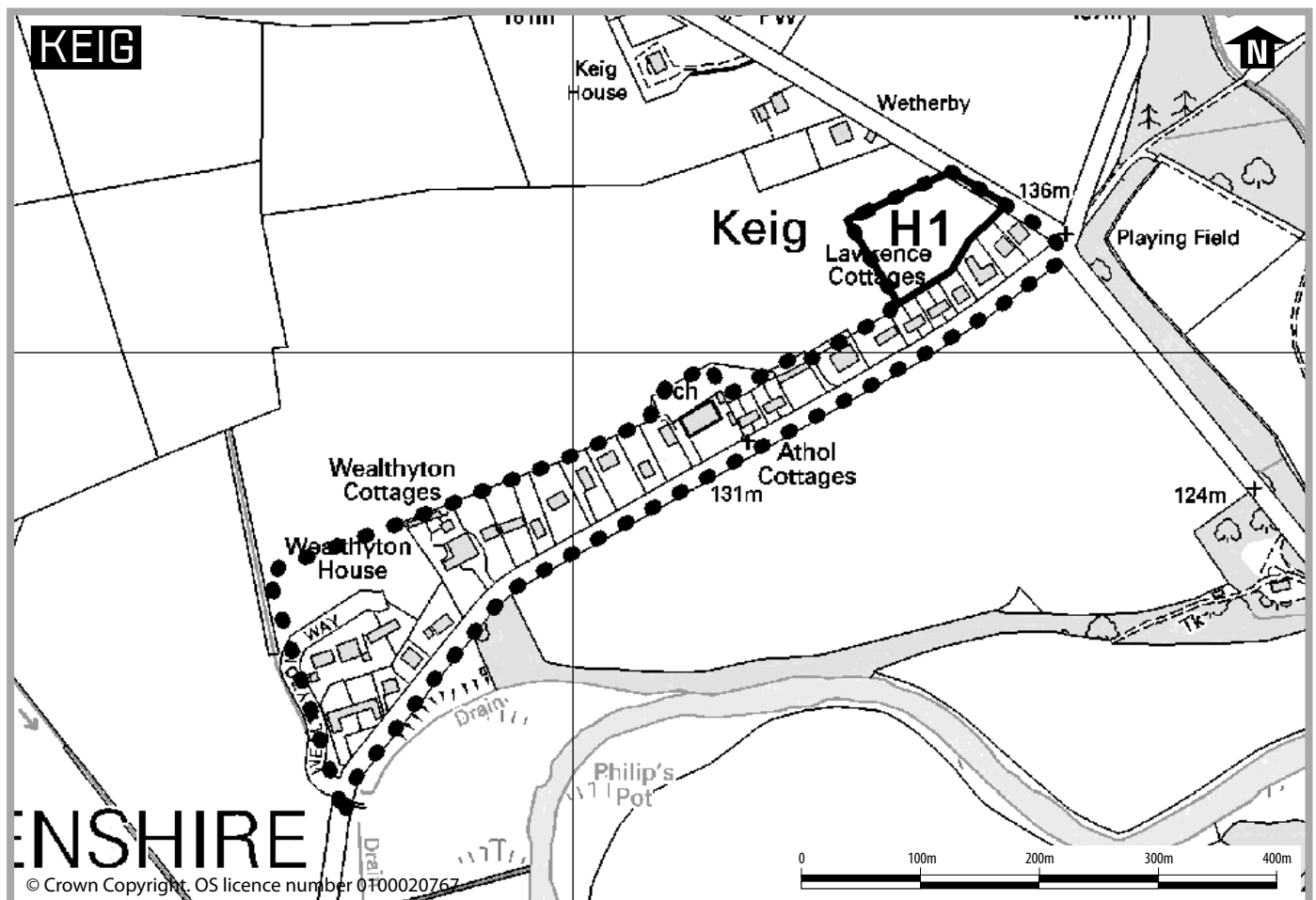
- Meet local housing needs.
- Sustain local services including the Primary School.

Settlement Infrastructure

- Scottish Water have identified that local water mains may require reinforcement. There is insufficient capacity at Keig Septic Tank and upgrades will be required.
- Development may be constrained by the capacity of Alford Academy and a contribution to education provision may be required.
- Development will require to contribute to extension of Alford health centre.

Proposed Site

- Site H1 is allocated for up to 5 houses in the second phase of the plan.



KENNETHMONT

Key Planning Objectives for the Settlement

- Meet local housing needs.
- Sustain local services including Primary School.

Protected Land

- Site P1 is protected to conserve the playing field and park.
- Site P2 is protected to conserve the setting and for nature conservation.
- Site R1 is reserved for community uses to accommodate a car park for the cemetery.
- HG identifies land within the Leith Hall Gardens and Designed Landscape.

Existing Site

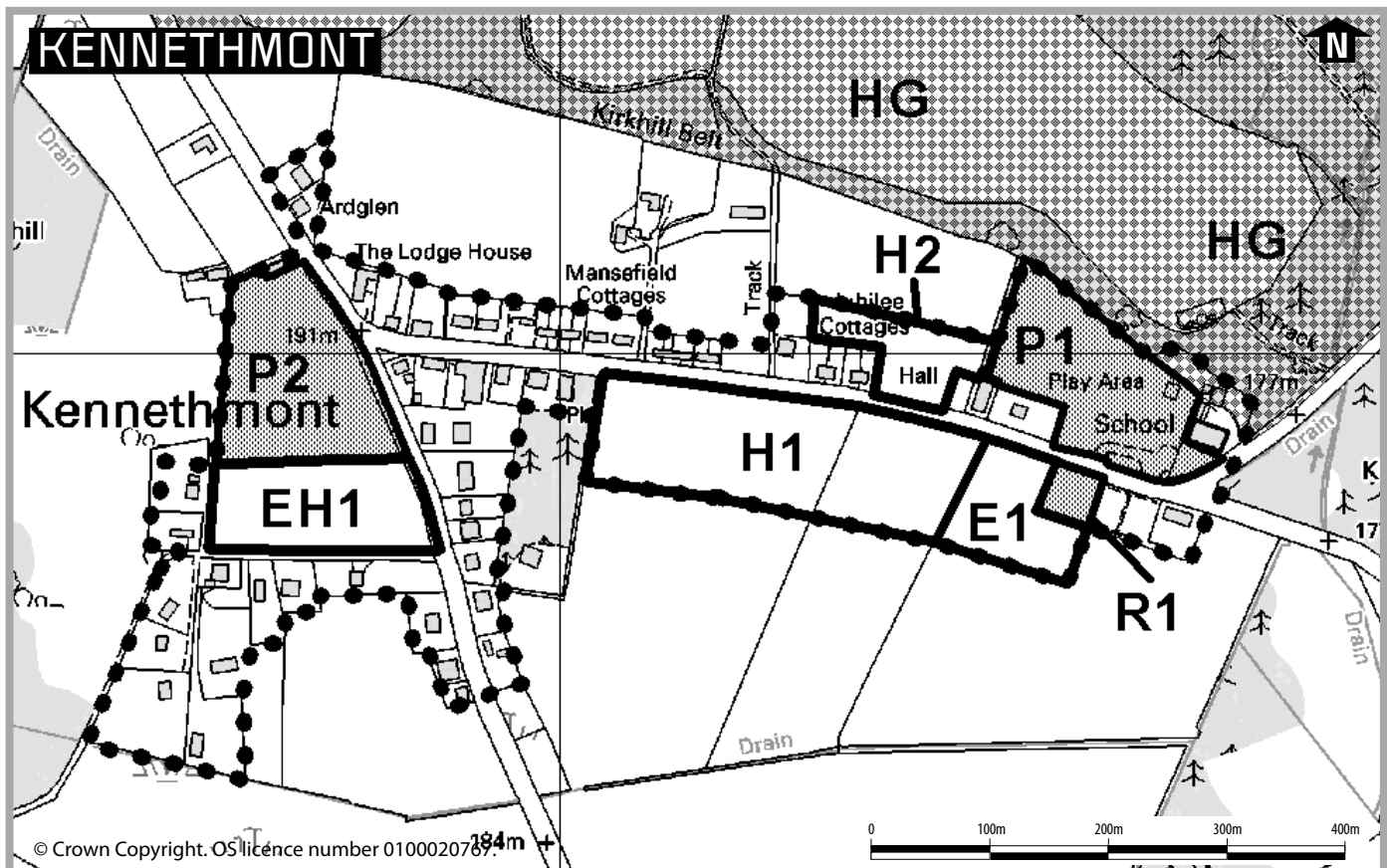
- Site EH1 is carried forward from the previous local plan for 6 houses.

Settlement Infrastructure

- Scottish Water have identified that local water mains reinforcement may be required. There is insufficient capacity at Kennethmont WWTW, and upgrades to the works will be required.
- Development may be constrained by the capacity of the Gordon School Huntly, and a contribution to education provision may be required.

Proposed Sites

- Site H1 is allocated for up to 30 houses with 15 houses in the first phase and 15 in the second phase.
- Site H2 is allocated for up to 5 houses in the first phase.
- Site E1 is allocated for employment uses.



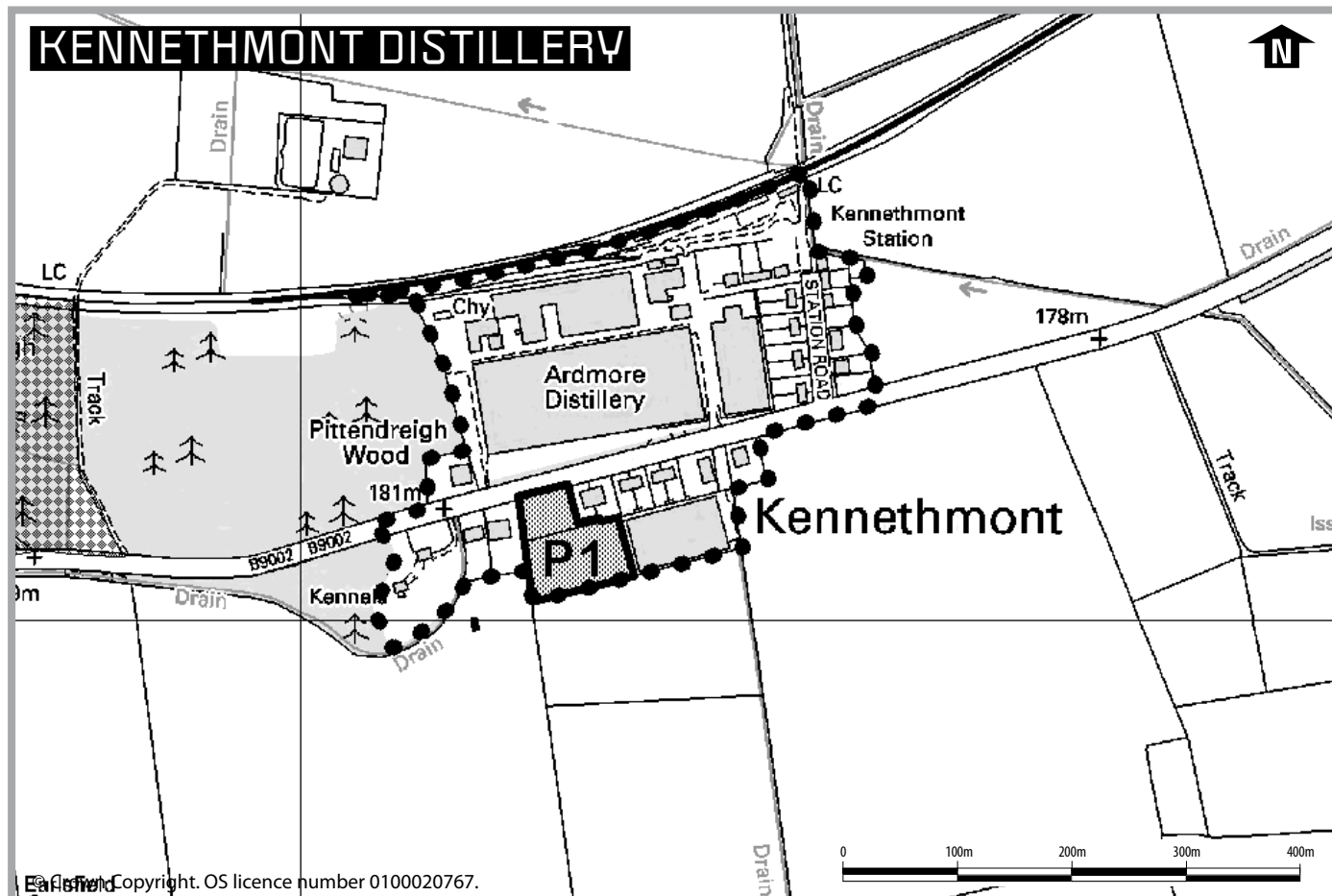
KENNETHMONT DISTILLERY

Key Planning Objectives for the Settlement

- Preserve the amenity of the village.

Protected Land

- Site P1 is protected to conserve the playing field.



KINCARDINE O'NEIL

Key Planning Objectives for the Settlement

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

Protected Land

- Site P1 is protected to conserve the playing field.
- Site P2 is protected to conserve the bowling green and tennis courts.
- Site P3 is protected to conserve the church and its setting.
- The Kincardine O'Neil Conservation Area is shown 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 20 houses. The initial development phases will be to the west of the bowling green and Canmore Place. A masterplan is required for the site showing future housing within the site as appropriate.
- Site EH2 is carried forward from the previous local plan for 8 houses.

Settlement Infrastructure

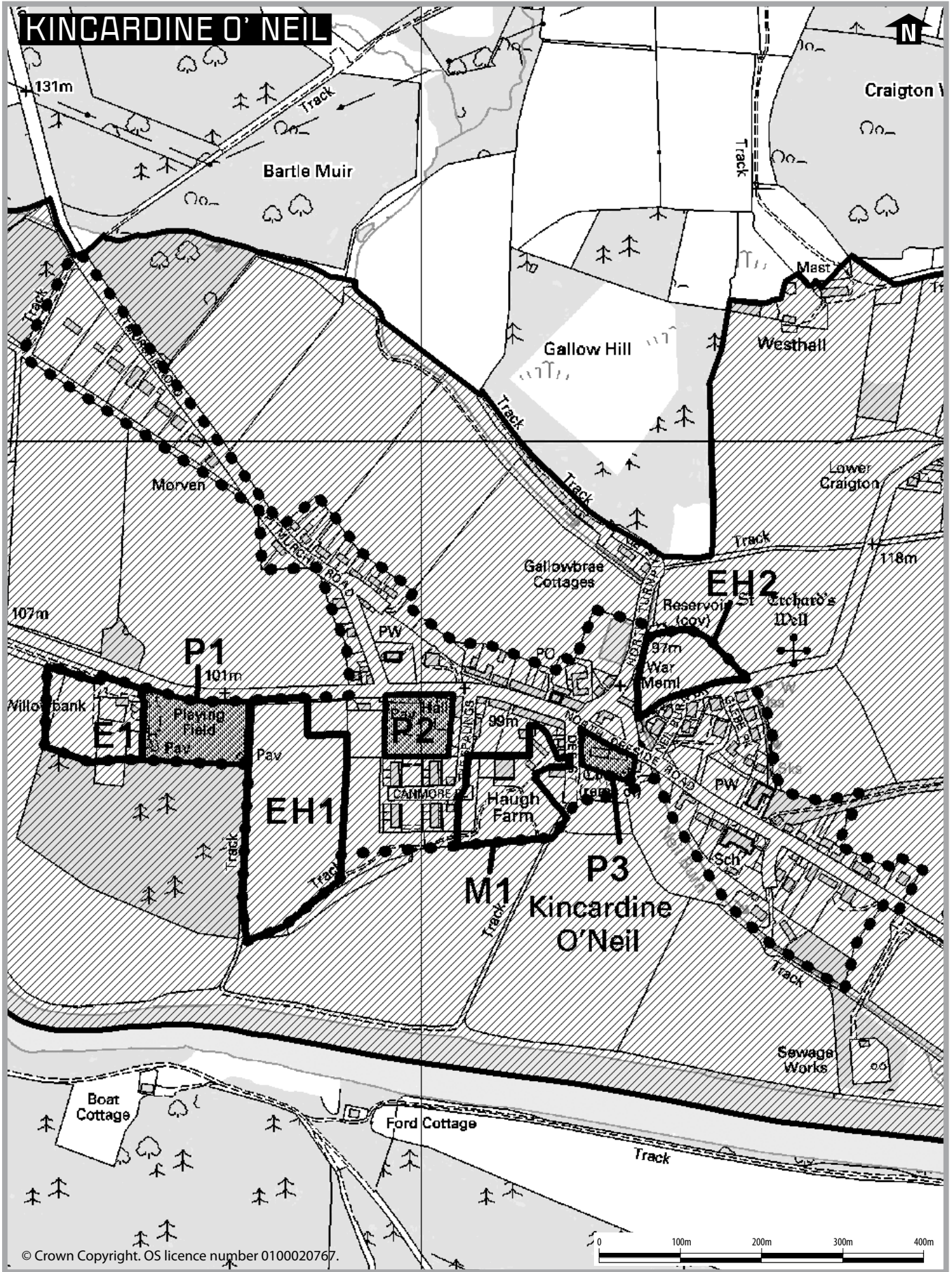
- Scottish Water have identified that local water main reinforcement may be required. There is currently limited capacity at Kincardine O'Neil WWTW and a Drainage Impact Assessment will be required for development connecting to the existing network.
- Development may be constrained by capacity at Aboyne Academy and a contribution to education may be required.
- Development may require to contribute to extension of Aboyne health centre.

Flood Risk

- Part of site M1 is located adjacent to SEPA's indicative 1 in 200 year flood risk area. A flood risk assessment may be required.
- Part of site EH2 lies within SEPA's indicative 1 in 200 year flood risk area. A detailed flood risk assessment may be required to accompany future development proposals for this site

Proposed Sites

- Site M1 is allocated for a mix of uses including 8 houses and employment uses.
- Site E1 is allocated for employment uses.
- The sites are located close to the River Dee SAC and the masterplan or planning application in respect of the allocated sites will need to contain a construction method statement to take account of the potential impacts to the qualifying interests of the River Dee SAC.



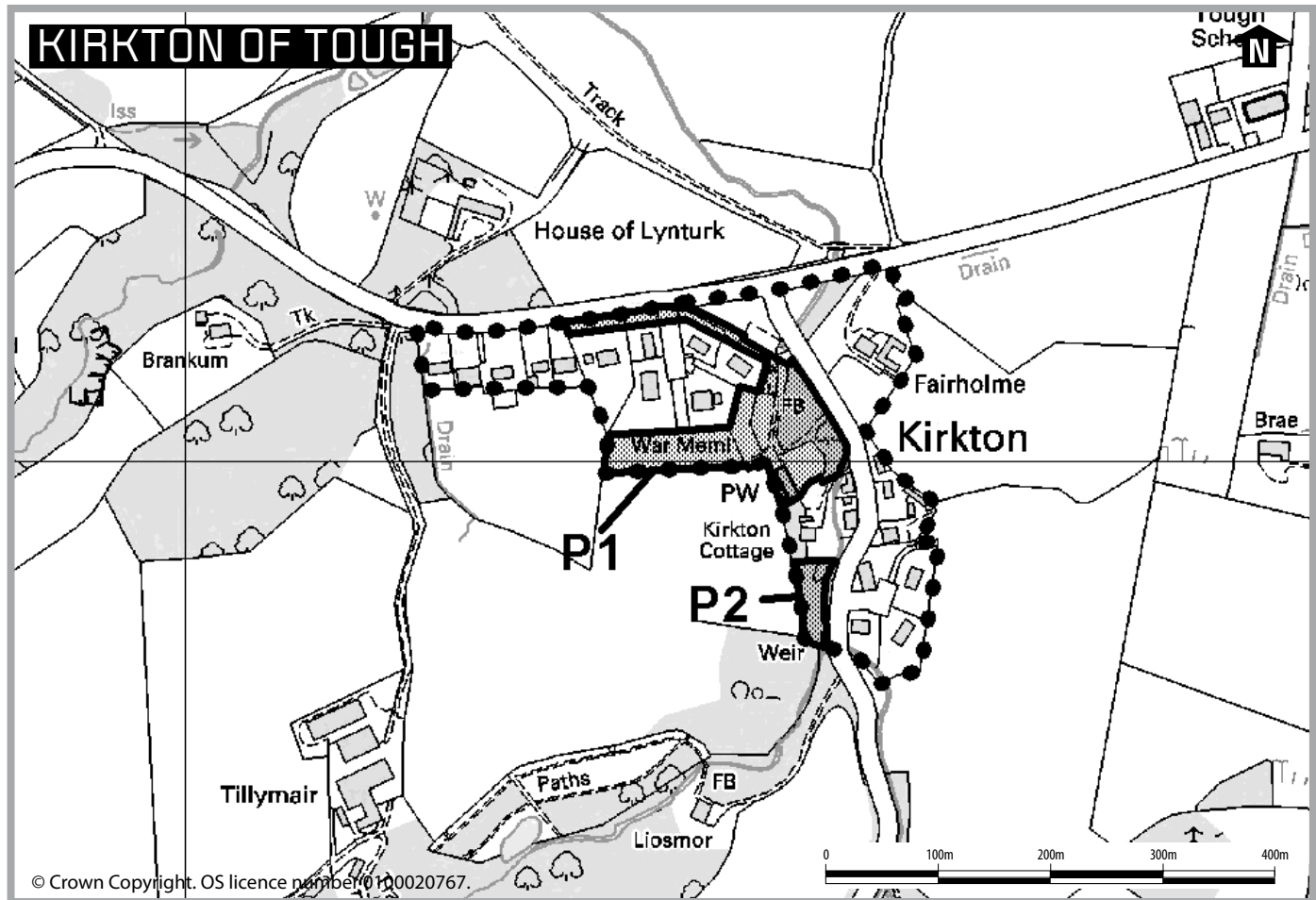
KIRKTON OF TOUGH

Key Planning Objectives for the Settlement

- Preserve the amenity of the settlement.

Protected Land

- Site P1 is protected to conserve the woodland and burial ground and to protect the setting of the church.
- Site P2 is protected to conserve amenity.



LOGIE COLDSTONE

Key Planning Objectives for the Settlement

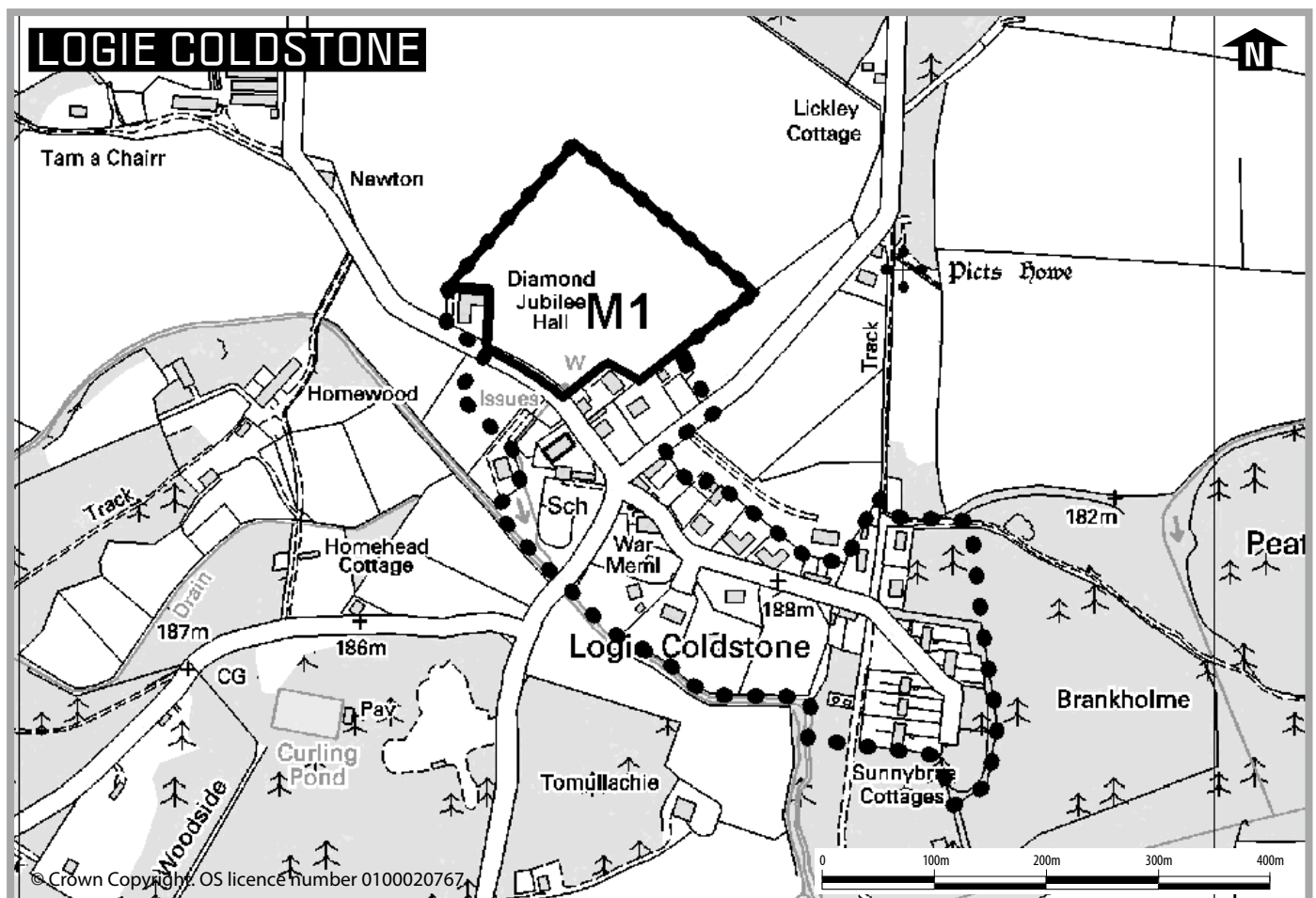
- Meet local housing needs.
- Sustain local services including Primary School.

Settlement Infrastructure

- Scottish Water have identified that local water main reinforcement may be required. Provision of a WWTW is required due to the sensitive watercourses downstream.
- Development may be constrained by capacity at Aboyne Academy and a contribution to education provision may be required.
- Development may require to contribute to extension of Aboyne health centre.

Proposed Site

- Site M1 is allocated for a mix of uses including up to 25 houses and community uses including improvements to the village hall facilities and a new play area with 15 houses in the first phase and 10 houses in the second phase.



LUMPHANAN

Key Planning Objectives for the Settlement

- Allow for the development of community facilities.

Protected Land

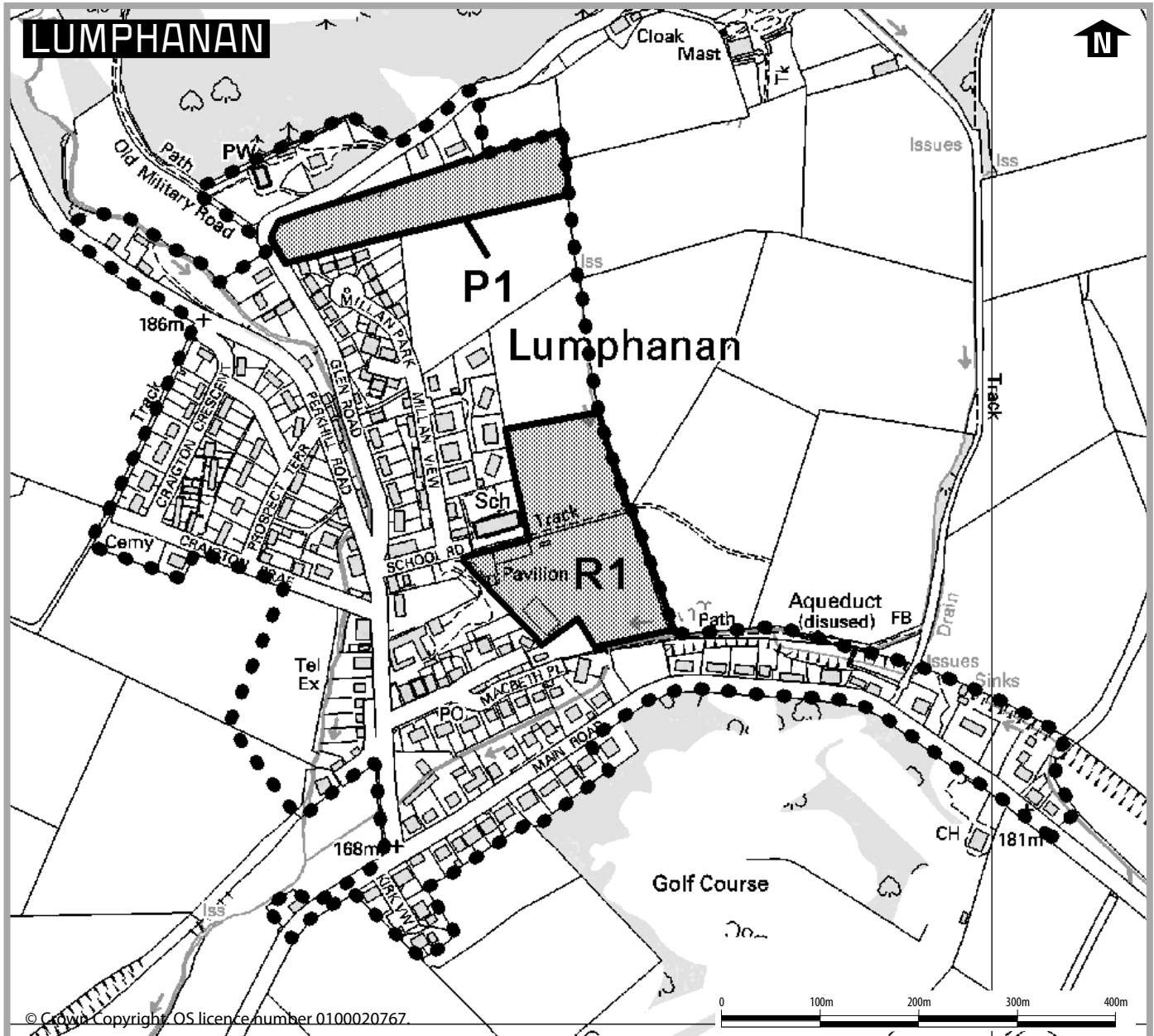
- Site P1 is protected to conserve the setting of Lumphanan.
- Site R1 is reserved for community facilities.

Settlement Infrastructure

- There is currently limited capacity at Lumphanan WWTW.
- Lumphanan Primary School cannot accommodate more development. Development is also constrained by capacity at Aboyne Academy.

Flood Risk

- Part of site R1 has a small watercourse running adjacent to the site. A flood risk assessment may be required.



LUMSDEN

Key Planning Objectives for the Settlement

- Meet local housing needs.
- Sustain local services including the Primary School.

Protected Land

- Site P1 is protected to conserve the village square.
- Site BUS is safeguarded for employment uses.

Existing Site

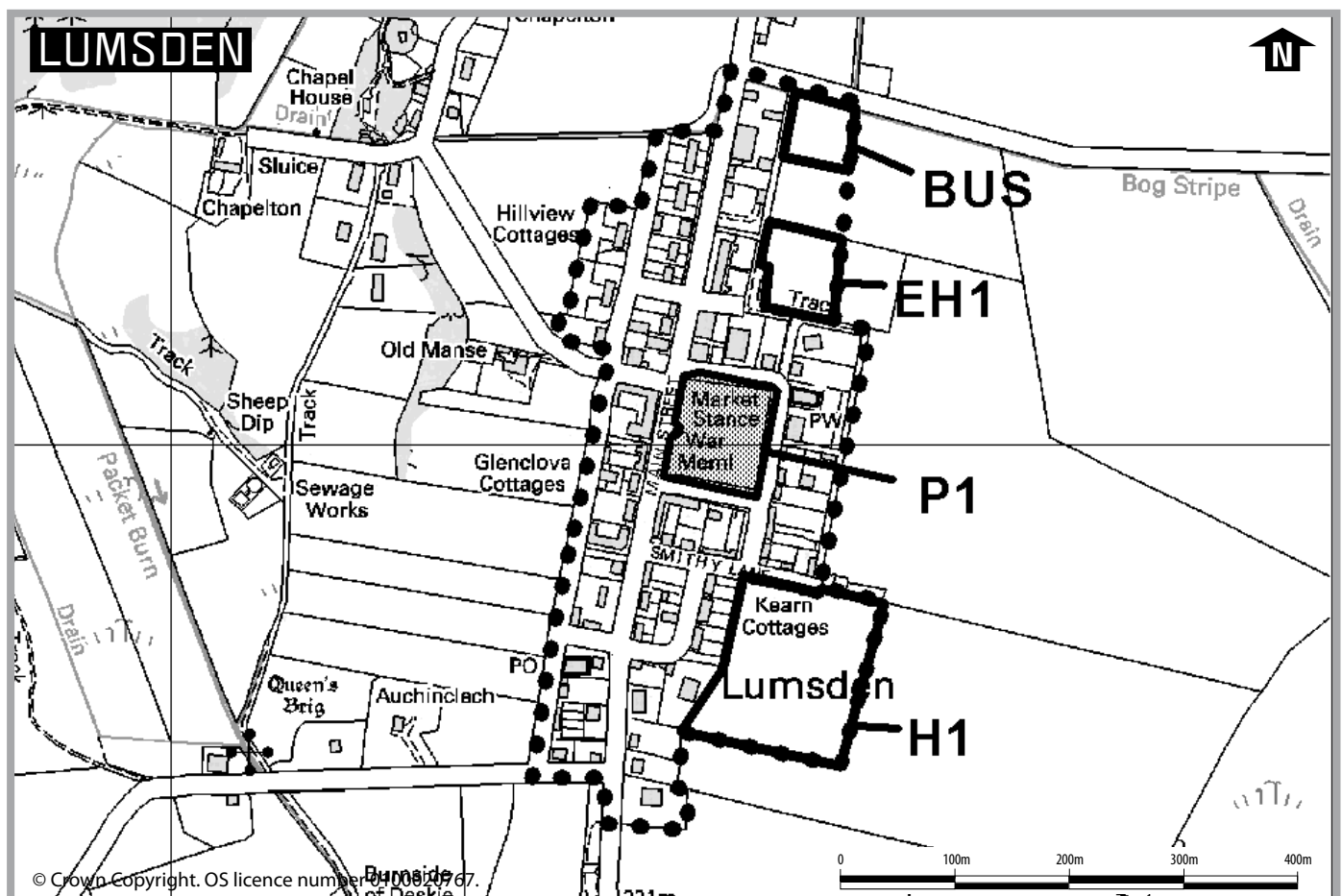
- Site EH1 is carried forward from the previous local plan for 6 affordable houses.

Settlement Infrastructure

- There is currently no treatment capacity at Lumsden WWTW.
- A new recycling point is required for the settlement.
- Development may be constrained by capacity at Alford Academy and a contribution may be required.

Proposed Site

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



MONYMUSK

Key Planning Objectives for the Settlement

- Meet local housing needs.
- Sustain local services including the Primary School.
- Preserve the conservation area.

Protected Land

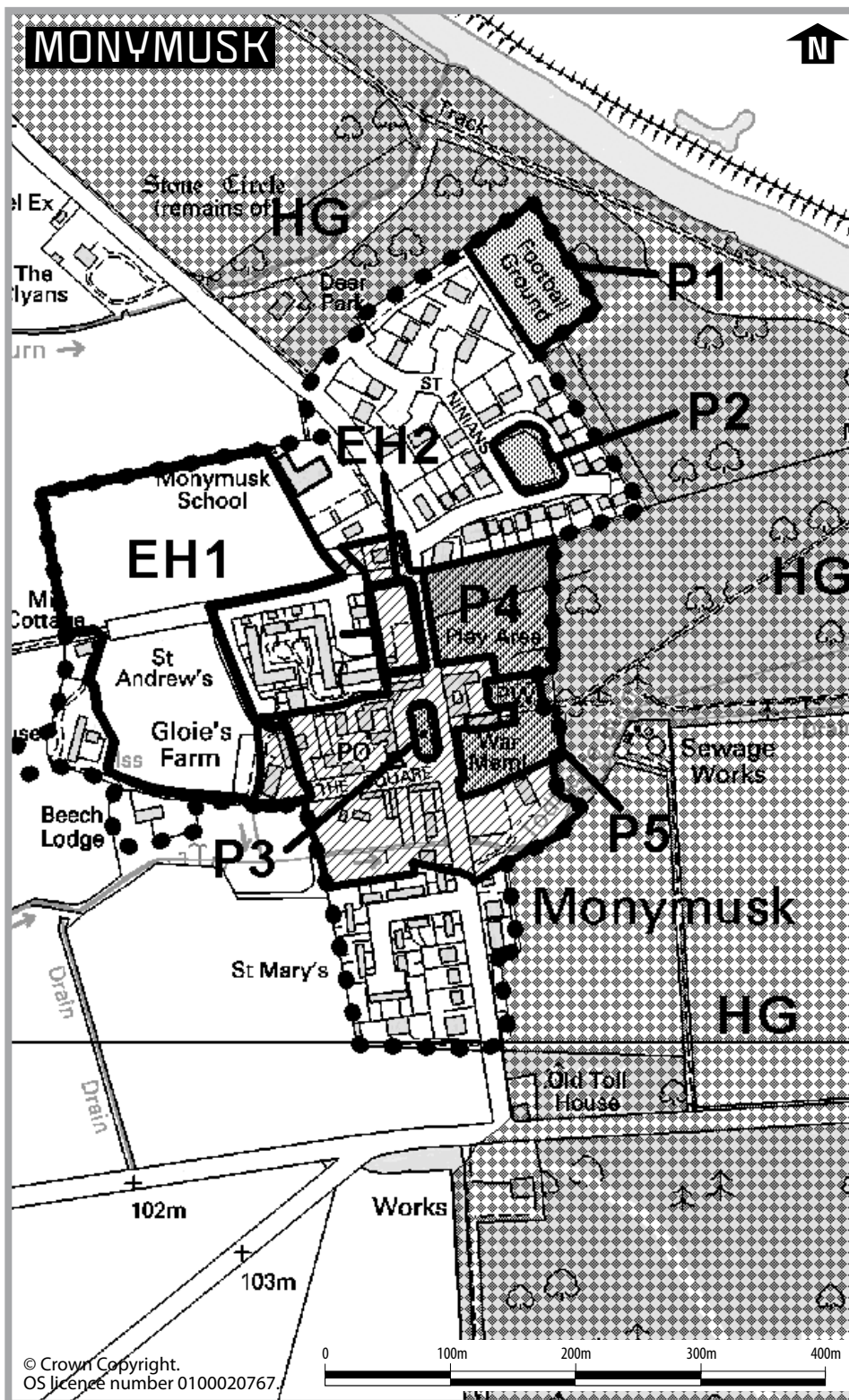
- Site P1 is protected to conserve the playing field/football pitch.
- Site P2 is protected to conserve the amenity area.
- Site P3 is protected to conserve the village square.
- Site P4 is protected to conserve the play area.
- Site P5 is protected to conserve the burial ground and setting of the church.
- The Monymusk Conservation Area is shown hatched on the plan.
- HG identifies land within the Monymusk House Gardens and Designed Landscape.

Existing Sites

- Site EH1 is carried forward from the previous local plan. The initial phases of development, of up to 43 houses, are to be adjacent to Gloies Farm and Mill House. A masterplan is required for the site.
- Site EH2 is carried forward from the previous local plan for 7 affordable houses.

Settlement Infrastructure

- There is currently limited capacity at Monymusk WWTW and a Drainage Impact Assessment will be required for development proposing to connect to the existing network.
- Development may be constrained by capacity at Alford Academy and a contribution to education may be required.
- Contribution towards a replacement health centre at Kemnay is required.



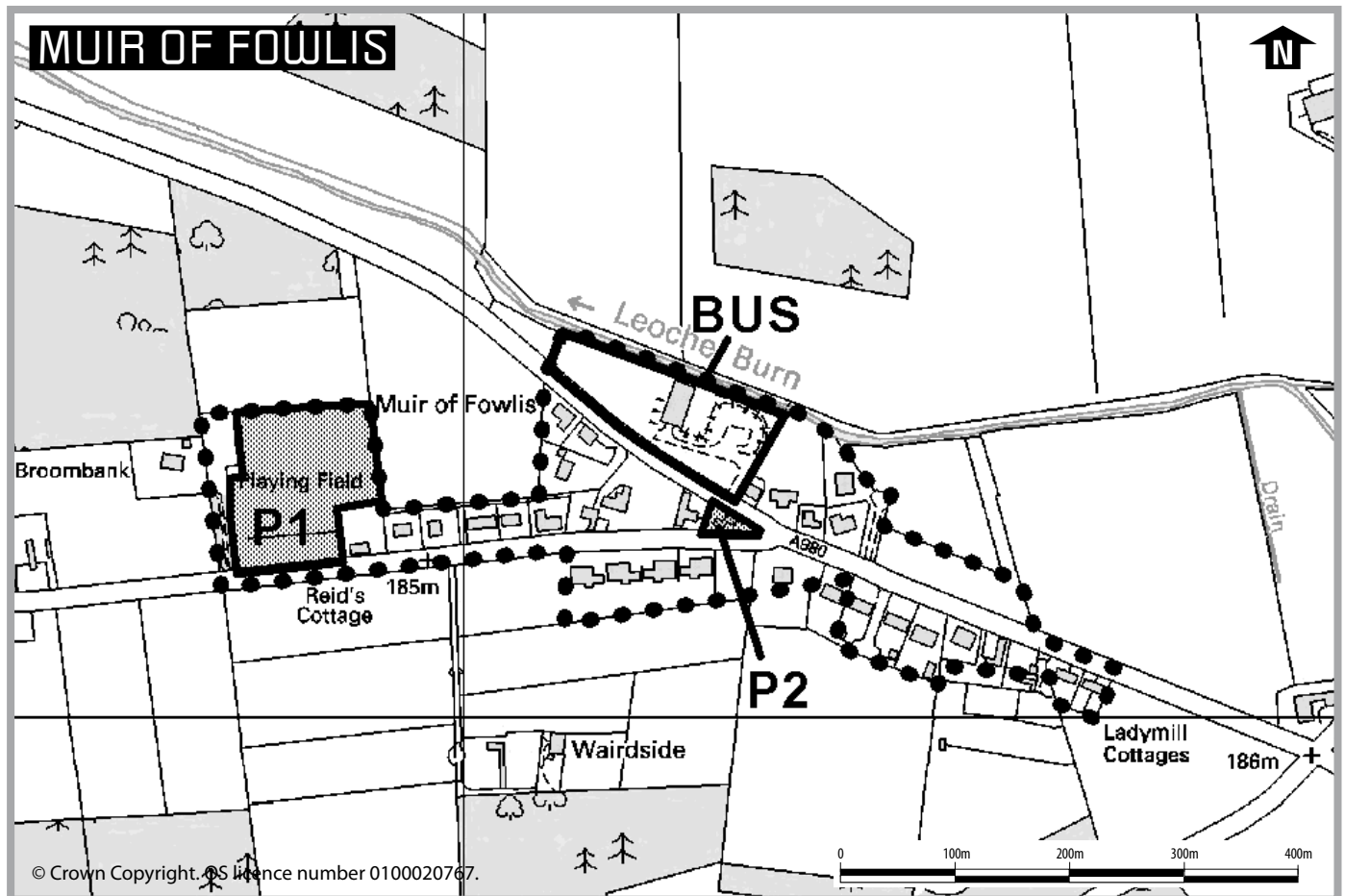
MUIR OF FOWLIS

Key Planning Objectives for the Settlement

- Preserve the amenity of the settlement.
- Provide local opportunity for employment.

Protected Land

- Site P1 is protected to conserve the playing field/football pitch.
- Site P2 is protected to conserve the amenity area.
- Site BUS is safeguarded for employment uses.



RHYNIE

Key Planning Objectives for the Settlement

- Meet local housing needs.
- Provide opportunity for local employment.
- Sustain local services including the Primary School.

Protected Land

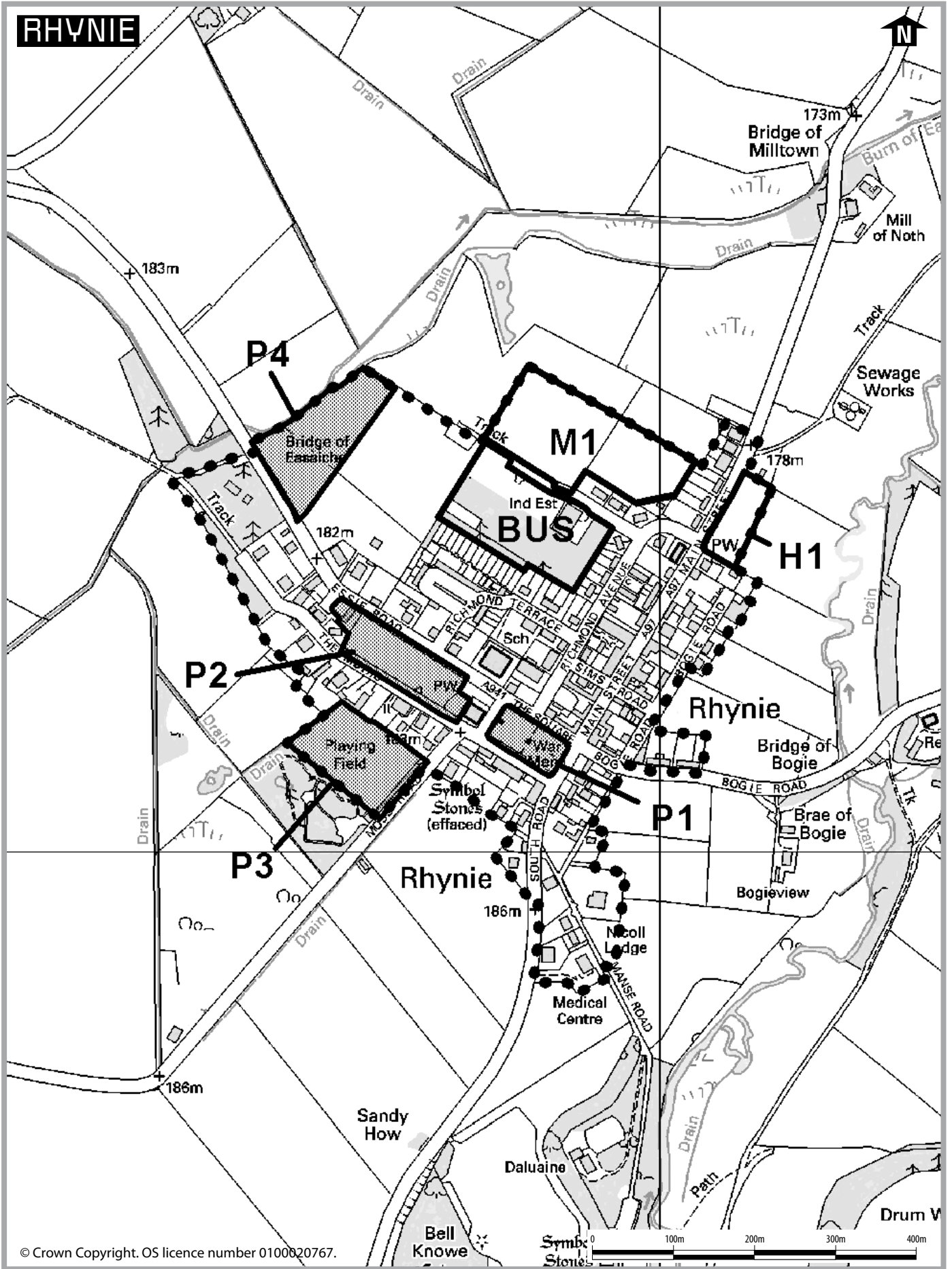
- Site P1 is protected to conserve the village square.
- Site P2 is protected to conserve the playing field and setting of the church.
- Site P3 is protected to conserve the playing field.
- Site P4 is protected to conserve the strategic landscape buffer.
- Site BUS is safeguarded for employment uses.

Settlement Infrastructure

- Scottish Water have identified that local water main reinforcement may be required. There is currently limited capacity at Rhynie WWTW and upgrades may be required to accommodate development.
- Development may be constrained by capacity at the Gordon Schools, Huntly and a contribution to education may be required.

Proposed Sites

- Site H1 is allocated for up to 5 houses in the first phase.
- Site M1 is allocated for a mix of uses including 25 houses and employment land with 10 houses in the first phase and 15 houses in the second phase and approximately 0.6ha of employment land.



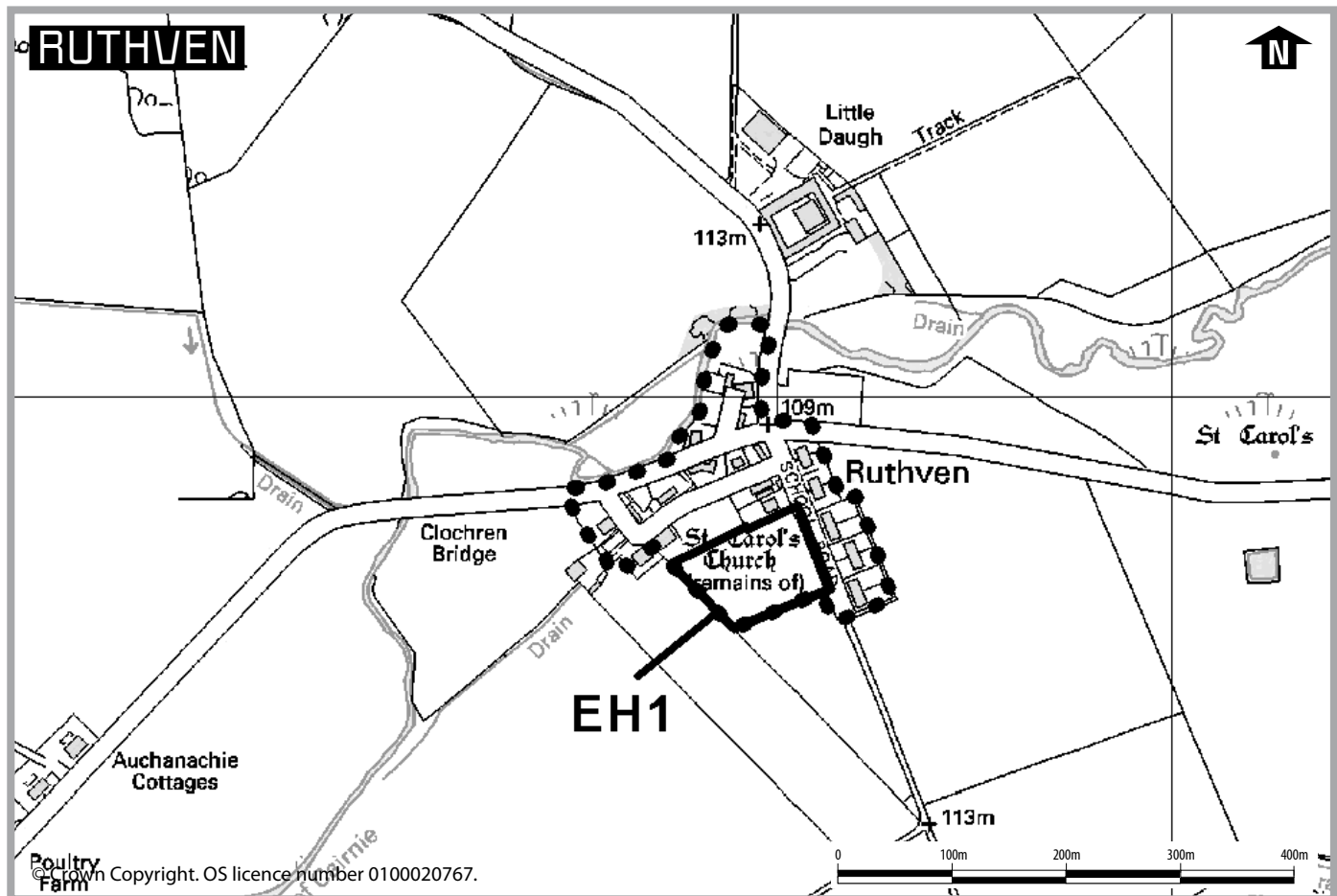
RUTHVEN

Key Planning Objectives for the Settlement

- Meet local housing needs.
- Sustain local services.

Existing Site

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



STRACHAN

Key Planning Objectives for the Settlement

- Meet local housing needs.
- Sustain local services.

Protected Land

- Site P1 is protected to conserve the playing field/football pitch.

Settlement Infrastructure

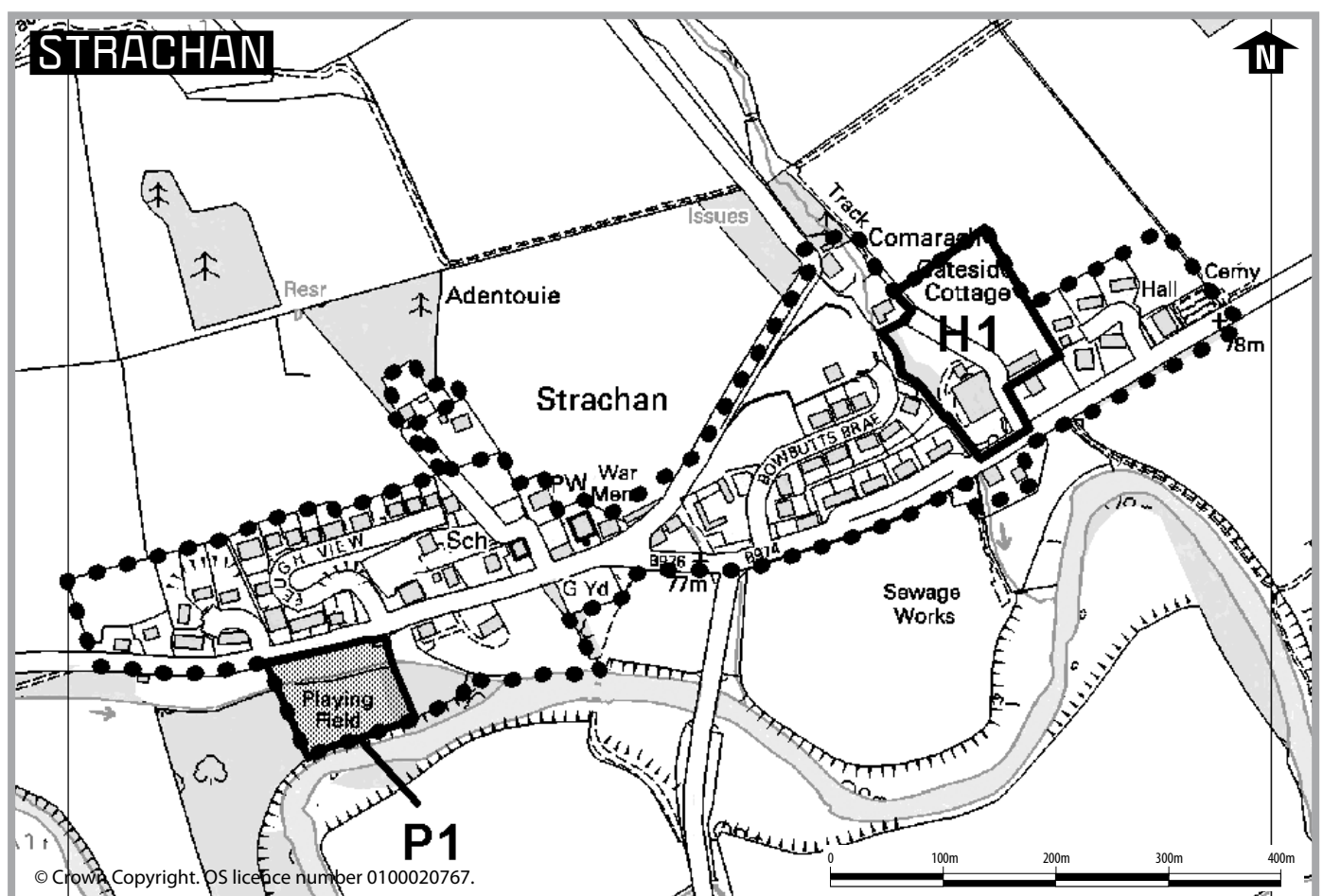
- Scottish Water have identified that local mains reinforcement may be required. The pumping stations at Strachan and Belts of Collonach may require to be upgraded.
- Development will require to contribute to a new health centre in Banchory.

Flood Risk

- Part of site H1 has a small watercourse running adjacent to the site. A flood risk assessment may be required.

Proposed Site

- Site H1 is allocated for up to 15 houses with 8 houses in the first phase and 7 houses in the second phase.



TARLAND

Key Planning Objectives for the Settlement

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

Protected Land

- Site P1 is protected to conserve the playing field.
- Site P2 is protected to conserve the amenity area.
- Site P3 is protected to conserve the landscape buffer.
- Site R1 is reserved for a cemetery extension.
- Site BUS is safeguarded for employment uses.

Existing Site

- Site EH1 is carried forward from the previous local plan for 24 houses.

Settlement Infrastructure

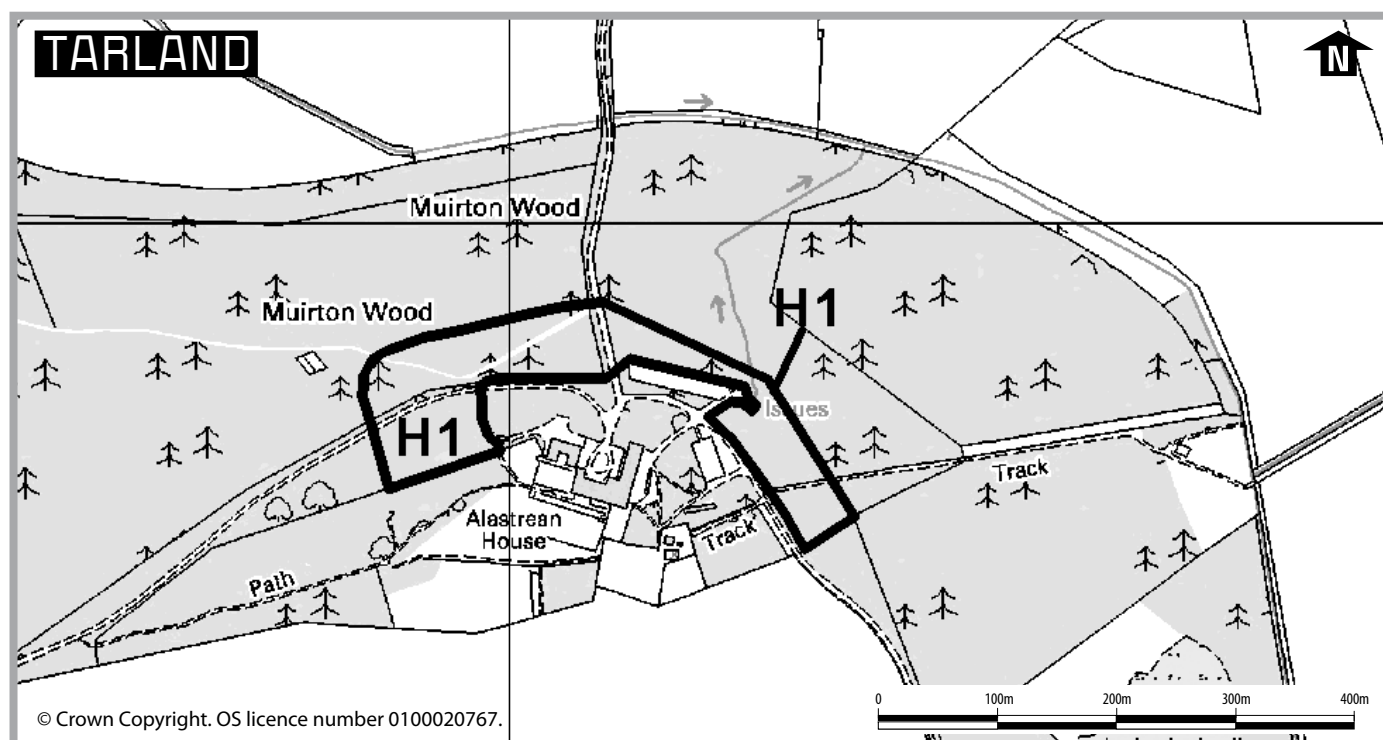
- Development may be constrained by capacity at Aboyne Academy and a contribution to education may be required.

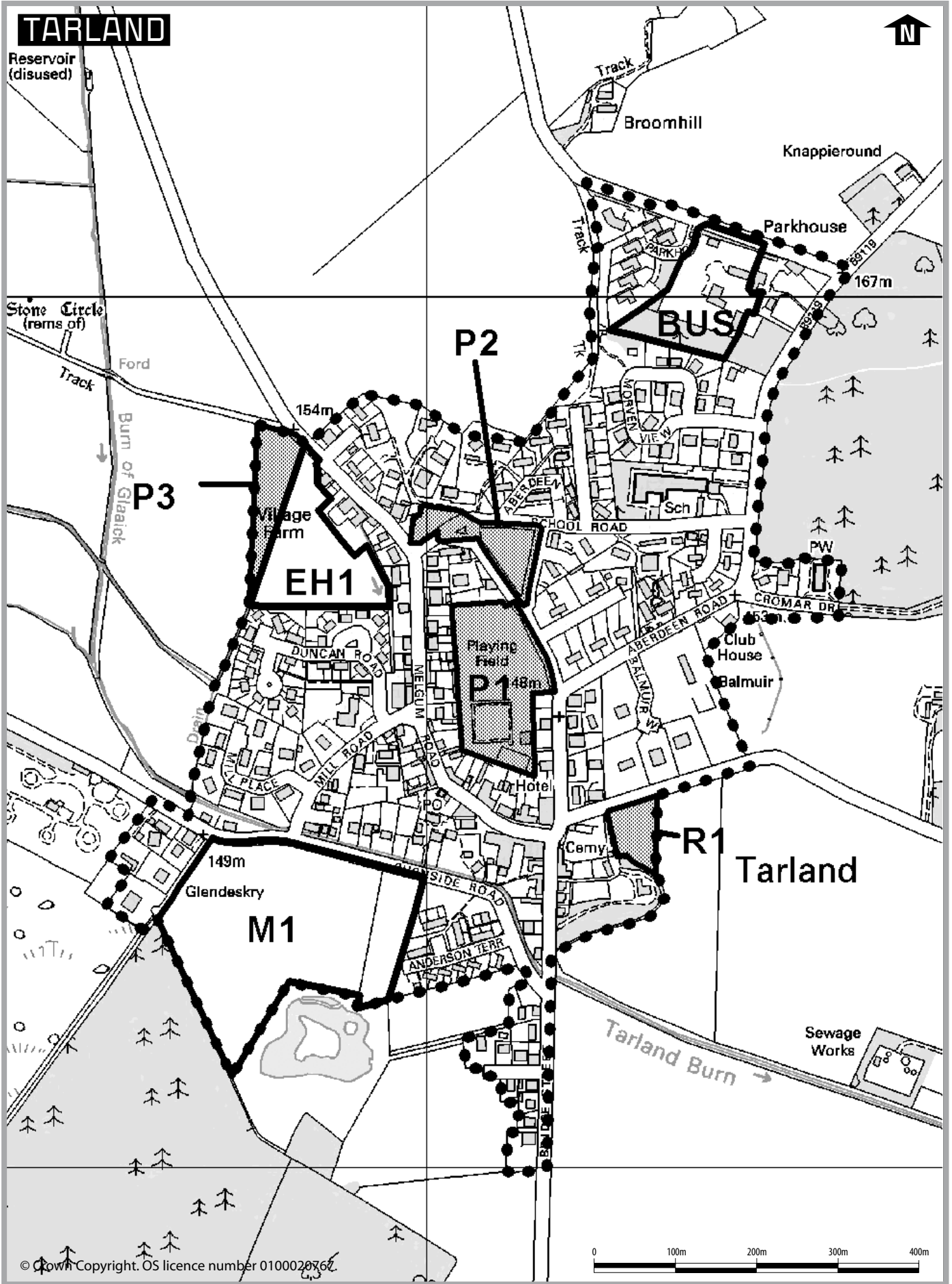
Flood Risk

- Part of sites H1 and M1 are located adjacent to SEPA'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 10 houses as part of the Alastrean House Continuing Care Community.
- Site M1 is allocated for a mix of uses including up to 50 houses and 1 ha of employment land with 30 houses in the first phase and 20 houses in the second phase. The site requires a masterplan.





TORPHINS

Key Planning Objectives for the Settlement

- Provide opportunity for local employment.
- Preserve the amenity of the village.

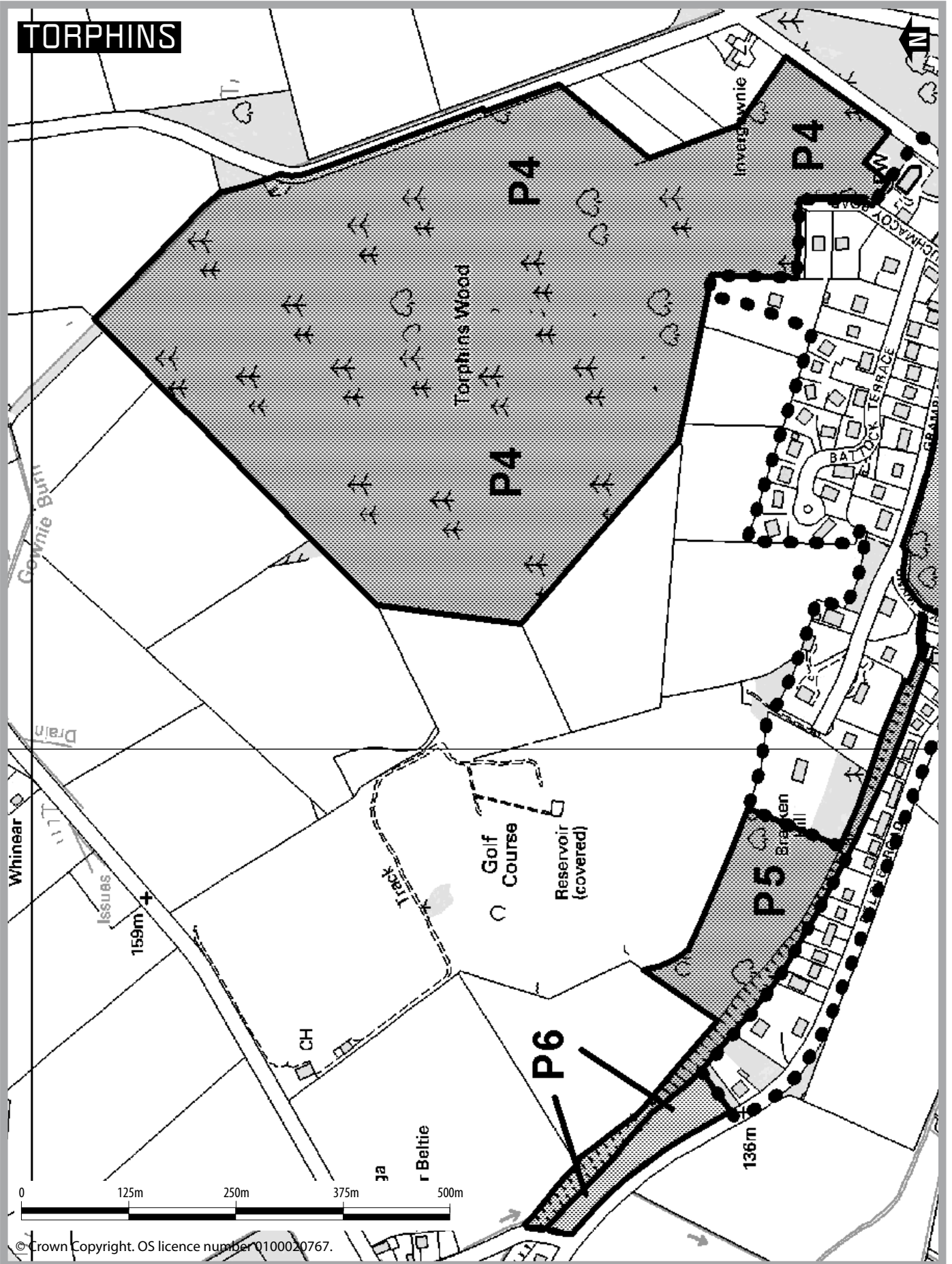
Protected Land

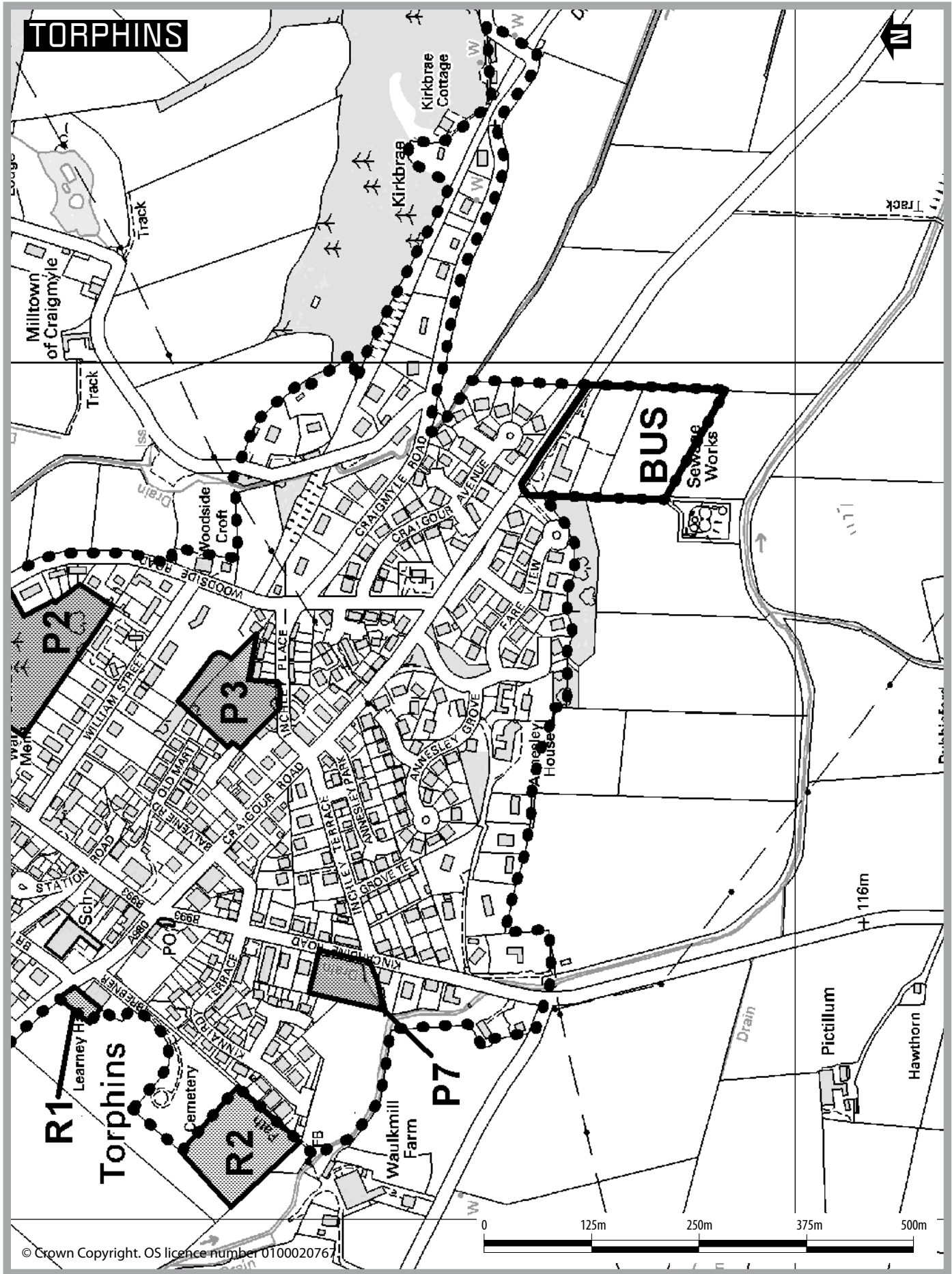
- Site P1 is protected to conserve the playing field.
- Site P2 is protected to conserve the woodland.
- Site P3 is protected to conserve the woodland.
- Site P4 is protected to conserve the woodland.
- Site P5 is protected to conserve the woodland and the route of the dismantled railway.
- Site P6 is protected to conserve the setting of Torphins to avoid coalescence.
- Site P7 is protected to conserve the woodland.
- Site R1 is reserved for the extension of Learney Hall.
- Site R2 is reserved for a cemetery extension.
- Site BUS is safeguarded for employment uses.

Flood Risk

- Part of site BUS lies within SEPA's indicative 1 in 200 year flood risk area, or is known to flood from other sources. A detailed flood risk assessment will be required to accompany any future development proposals.

TORPHINS





TOWIE

Key Planning Objectives for the Settlement

- Meet local housing needs.
- Sustain local services including the Primary School.

Protected Land

- Site P1 is protected to conserve the setting of the church
- Site P2 is protected to conserve the land adjacent to the primary school.

Settlement Infrastructure

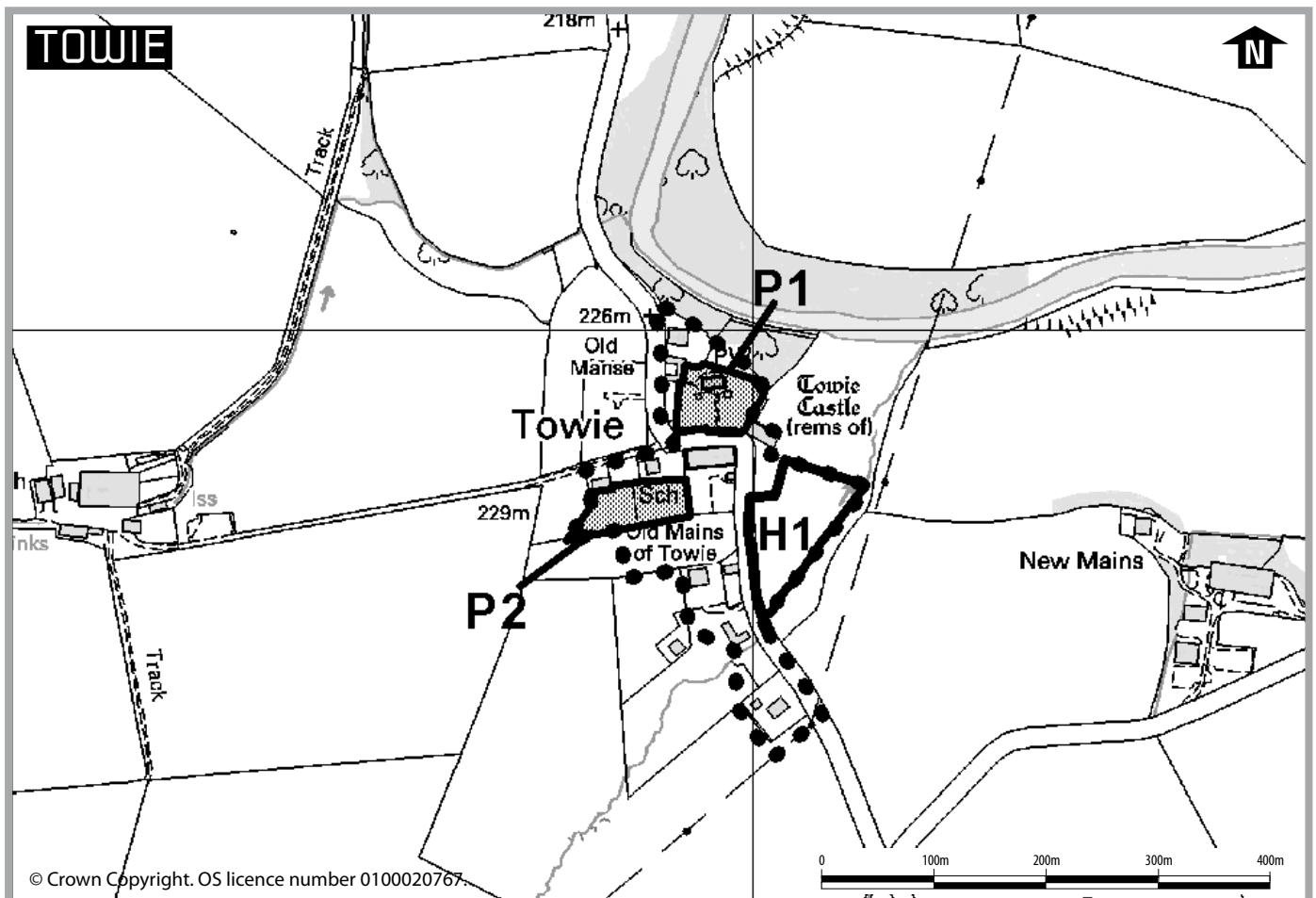
- Development may be constrained by capacity at Alford Academy and a contribution to education may be required.
- Development will require to contribute to extension of Alford health centre.

Flood Risk

- Part of site H1 is located adjacent to a small watercourse. A flood risk assessment may be required.

Proposed Site

- Site H1 is allocated for up to 5 houses. A flood risk assessment and an archaeological evaluation of the site due to the proximity to the remains of Towie Castle may be required.



WHITEHOUSE

Key Planning Objectives for the Settlement

- Provide local opportunity for employment.

Protected Land

- Site BUS is safeguarded for employment uses.

