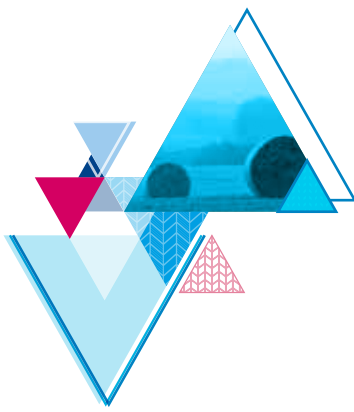


# SETTLEMENT STATEMENTS BANFF & BUCHAN

A 8

APPENDIX





# ABERDEENSHIRE LOCAL DEVELOPMENT PLAN



## APPENDIX 8 BANFF AND BUCHAN SETTLEMENT STATEMENTS

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# ABERCHIRDER

## Vision

Lying to the north of the A97, Aberchirder acts as a rural service centre. The centre of the settlement is designated as a Conservation Area and the older part of the town follows a strict grid pattern. Set within undulating farmland, Cleanhill Wood acts as a natural barrier to development to the west side of the settlement while development to the south side has been restricted to protect the overall setting of the village and to limit development on the southern side of the A97. Fewer restrictions affect development on the eastern and northern sides of the settlement. Future development must ensure Aberchirder's attractive setting, historic features and role are maintained.

## Settlement Features

<b><i>Protected Land</i></b>	
P1	To conserve the playing field as an amenity for the village.
P2	To conserve the playground and areas of parkland as amenities for the village.
P3	For education and recreation uses.
<b><i>Other Designations</i></b>	
CA	Aberchirder Conservation Area.
BUS	Safeguarded for employment uses.

## Flood Risk

- Part of sites OP2, P3 and BUS are located adjacent to the Scottish Environment 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.

## Services and Infrastructure

- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Aberchirder or towards facilities in the wider catchment area at Banff. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Aberchirder or towards facilities in the wider catchment area at Banff. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute towards a household waste and recycling centre in Macduff.
- Health facilities: Residential development may be required to contribute towards enhanced medical facilities serving the locality.
- Open space: Possible contribution towards public realm and pathways.

## Allocated Sites

<b>OP1: West of Cranna</b>	<b>Allocation: 45 homes</b>
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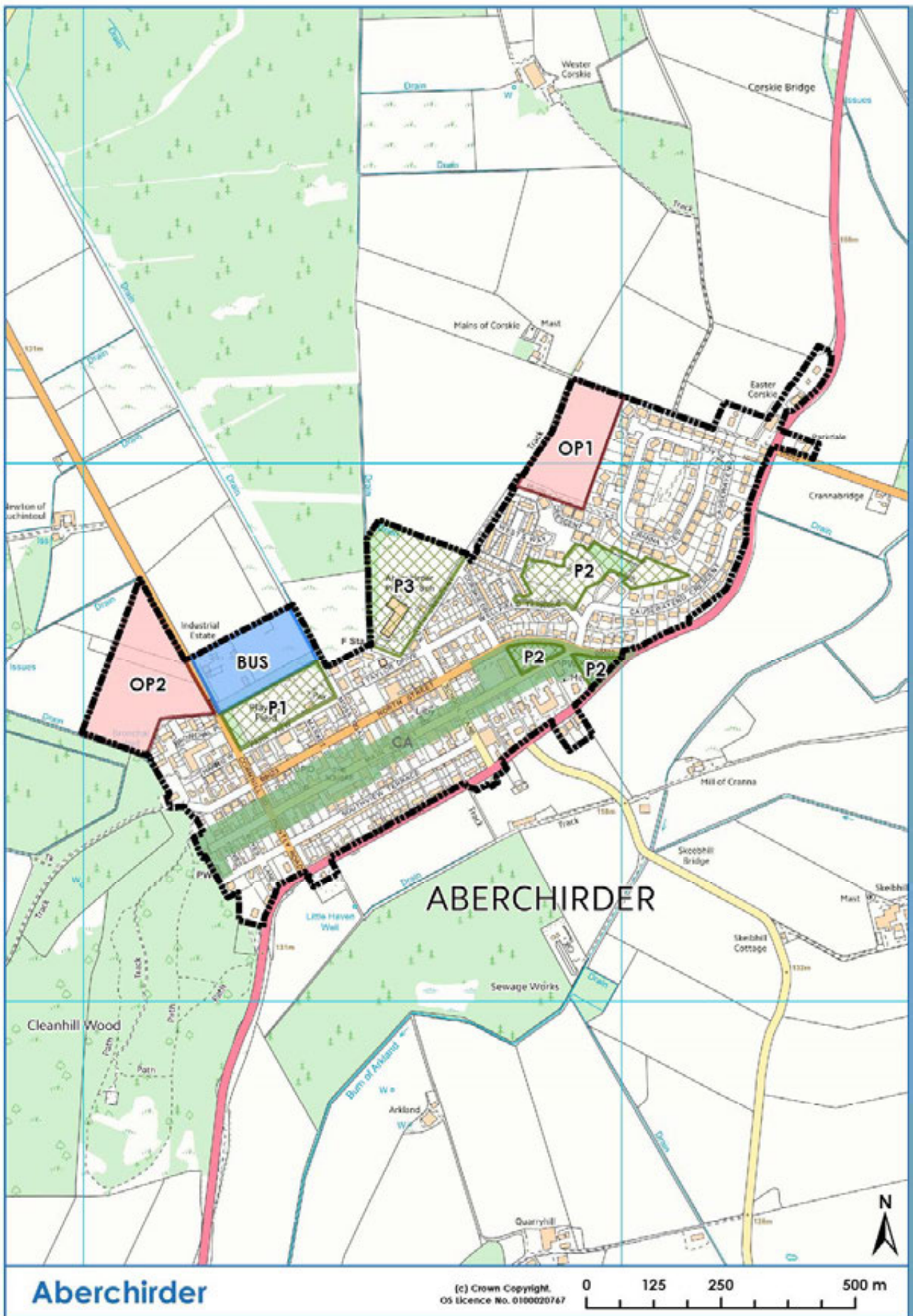
This site was previously allocated as site H1 in the 2012 LDP and is included to provide a longer term opportunity for development.

It partially overlooks the village and the design of the development should reflect both its historic character and the single storey houses in Cranna View. The principle road access is likely to be off Murray Crescent with secondary access off Cranna View (currently a footpath). It is expected that 11 affordable houses will be provided on site by the developer, integrated into the design of the development with a mix of housing tenures.

<b>OP2: Cornhill Road</b>	<b>Allocation: 65 homes</b>
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This site was previously allocated as site H2 in the 2012 LDP. It will become the new northern gateway into the village. Opportunities should be taken to ensure connectivity between the development site and existing settlement, including vehicle and pedestrian routes. For this reason, consideration should be given to using an existing vehicular access point provided off Bronchal Place. A masterplan will be required and this should demonstrate integration with the existing village and woodland, and ensure a buffer strip along the southern boundary is provided to allow maintenance of the existing drainage ditch.

It is preferred that development follows the linear layout of the village with a mix of house sizes. There is also an opportunity for new tree planting on this site's western and southern boundary to link with Cleanhill Wood to the south and screen the development. It is expected that 16 affordable houses will be provided on site by the developer, integrated into the design of the development with a mix of housing tenures.



# BANFF

## Vision

Originally developed around Banff Bay at the mouth of the River Deveron, Banff is an important administrative and service centre for the western half of northern Aberdeenshire. Most of the historic lower town and the Georgian architecture of the upper town are covered by a Conservation Area. The southern aspect of Banff is covered by the Duff House Gardens which has a Designed Landscape designation.

Its significance as a regional service centre is enhanced by its attractive coastal situation and its location on the main A98 road, making it an attractive tourist and visitor destination for North East Scotland and the Moray Firth Coast.

The development of Banff has to be considered in the context of the town of Macduff, which is located on the opposite side of Banff Bay. The two towns provide complimentary functions for each other. Located within the Regeneration Priority Area, it is important that all future development promotes regeneration in the area, including improved transport infrastructure to and from the settlement, building flood resilience, while protecting the historic character of the town to ensure the town remains a popular destination for visitors and tourists.

## Natural and Historic Environment

The Whitehills to Melrose Coast Site of Special Scientific Interest (SSSI) is located to the north and east of the settlement.

There are two scheduled monuments in Banff: Banff Castle and Old St Mary's Burial Ground, and the Duff House Designed Landscape is situated to the south of the settlement.

## Settlement Features

<b><i>Protected Land</i></b>	
P1	To conserve the setting of Banff.
P2	To conserve the area of open space at Banff Castle.
P3	To conserve Duff House Gardens.
P4	To conserve the playing fields and land used for sports and educational activities as amenities for the town.
P5	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.
P6	To conserve the setting of Banff and to conserve the golf course.
P7	Marks the strategic landscaping required for sites OP1 and OP2.
<b><i>Reserved Land</i></b>	
R1	For a cemetery extension.
<b><i>Other Designations</i></b>	
TC	Banff town centre.
CA1	Banff - Scotstown Conservation Area.
CA2	Banff Conservation Area.

## Flood Risk

- Parts of Banff are in an area identified by the Scottish Environment Protection Agency as an area potentially vulnerable to flooding.

## Services and Infrastructure

- Local transportation infrastructure: Land for a link road between the A97 and A98 should be safeguarded in sites OP2 and OP4. A proportionate Scottish Transport Appraisal Guidance (STAG) appraisal of all route options will be undertaken before the technical appraisal.
- Community facilities: All development must contribute to the enhancement of the capacity of the library and approved community facilities in Banff. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Banff. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute towards a new household waste and recycling centre in Macduff.
- Health facilities: All residential development must contribute towards a new health centre in Macduff.
- Open space: Open space contributions should include one sports pitch, land for allotments, and cycleway linkages to the existing settlement. Improvements to the coastal path, and the landscaping and the woodland recreational network based upon Duff House Woods and Lusylaw Woods, where open space contributions are required out with development sites. Possible contribution towards the Public Realm.

## Allocated Sites

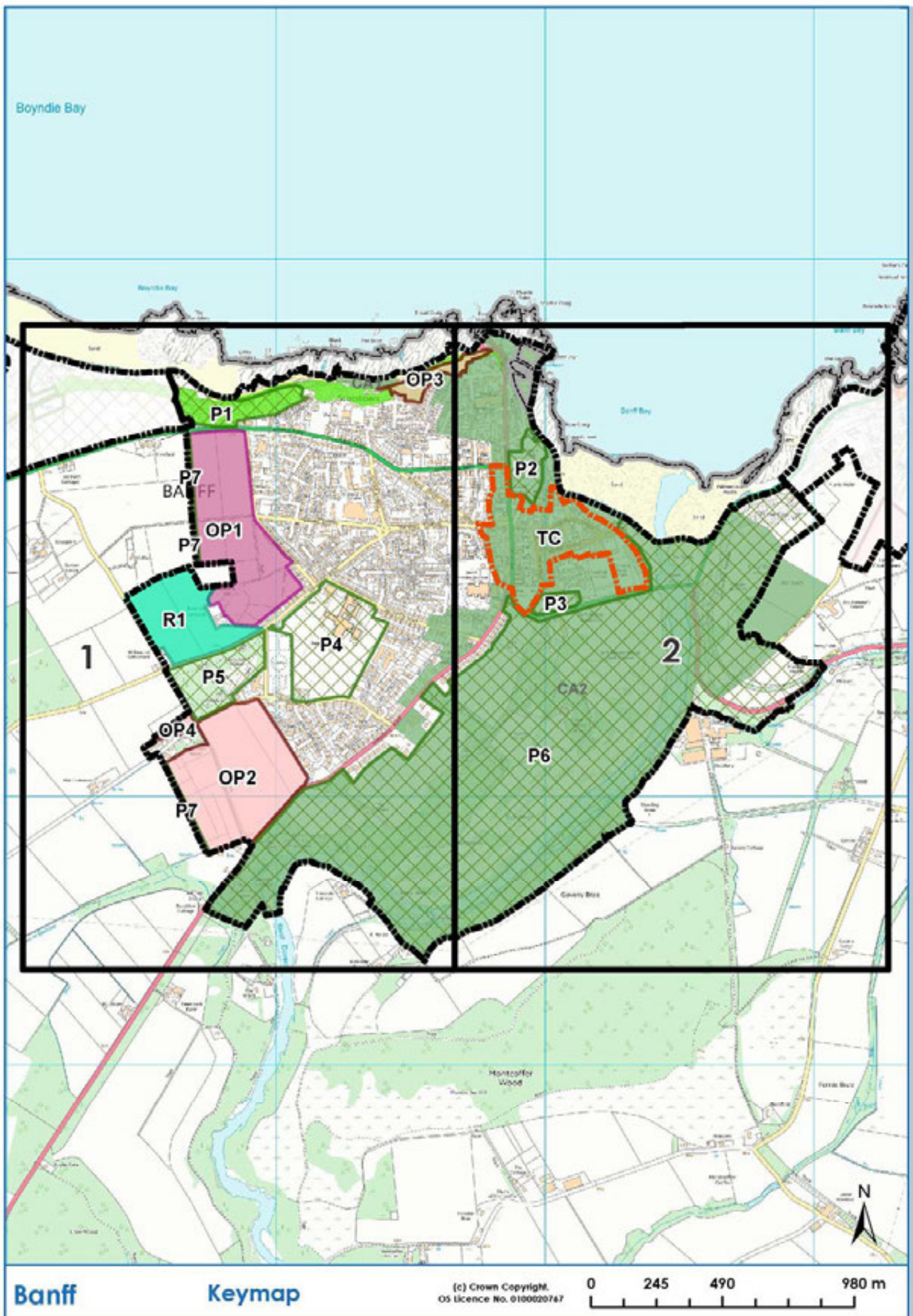
<p><b>OP1: Goldenknowes</b></p>	<p><b>Allocation:</b> 400 homes, community facilities, leisure and retail units</p>
<p>This site was previously allocated as site M1 in the 2012 LDP. Community facilities are required on this site, which includes recreation facilities, including one additional grass pitch for community use. Retail uses on the site should be restricted to those associated with a neighbourhood centre, so as not to conflict with objectives for Banff Town Centre.</p> <p>Located along the western edge of Banff, the development site is visible to those approaching the settlement from the northwest. For this reason strategic landscaping should be planted along the western site boundary to minimise potential adverse impacts to the setting of Banff.</p> <p>The Council has an aspiration to link the A97 with the A98 and consideration should be given to identifying a route through this site for a potential bypass for Banff. This will initially have to be the subject of a proportionate Scottish Transport Appraisal Guidance (STAG) appraisal.</p> <p>A masterplan will be required for the whole of this site to ensure the community and leisure facilities, retail units and strategic open space are accommodated on the site. Two of Scottish Water’s cast iron water main pipes cross the site and may need to be diverted. Once a masterplan has been received and approved, it is anticipated that development of the site may continue through the development of parts of the site. The Goldenknowes Road and Lusylaw Road are likely to be the main point of access, in order to avoid impacting on the A98, a principal A-class road in Aberdeenshire.</p> <p>Development should be orientated to factor in weather conditions given its open coastal location with a mix of house sizes. It is expected that 100 affordable houses will be provided on site by the developer, integrated into the design of the development, which should include a range of detached, semi-detached and terraced house types. Where the site rises towards the summit of Gallow Hill, development should not be overbearing on existing properties.</p>	

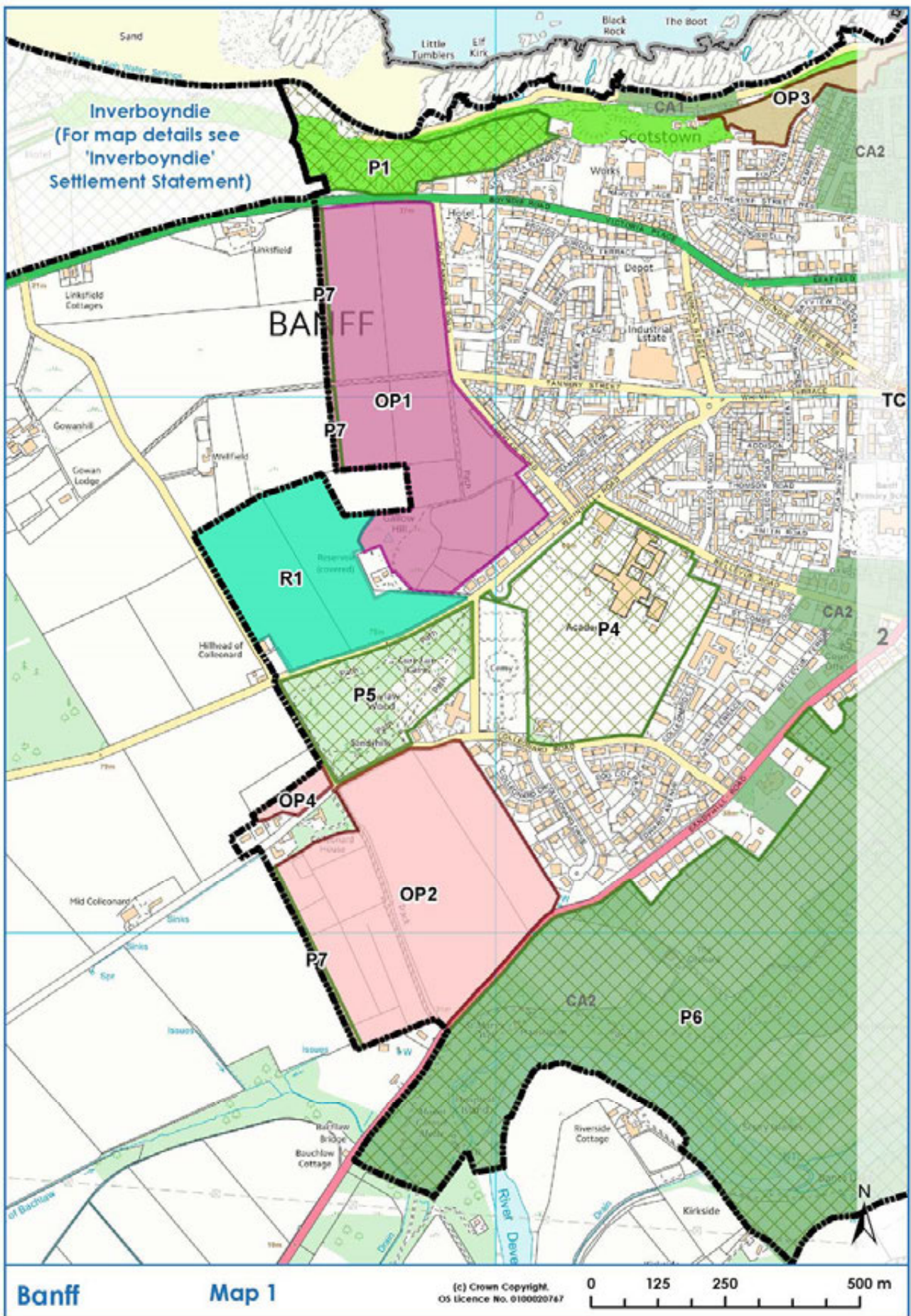
<b>OP2: Colleonard Road</b>	<b>Allocation: 295 homes</b>
<p>This site was previously allocated as site H1 in the 2012 LDP. The site will become the southern gateway into Banff and is situated north of the Banff Conservation Area and Duff House Gardens and Designed Landscape. This corner of Banff is heavily wooded, and the site presents an opportunity to link Lusylaw Wood and Wrack Wood.</p> <p>Vehicular access to the site is likely to be from the A97 and Colleonard Road, which requires widening. There is an existing access track off the A97, which leads to Colleonard House and splits the site in two.</p> <p>The Council has an aspiration to link the A97 with the A98 and consideration should be given to identifying a route through this site for a potential bypass for Banff. This will initially have to be the subject of a proportionate Scottish Transport Appraisal Guidance (STAG) appraisal.</p> <p>Two core paths are located in close proximity to the north of the site and suitable connections to them should be made through the site layout.</p> <p>A masterplan will be required for the whole of this site to demonstrate integration with the existing town, to ensure the strategic open space is accommodated along the western boundary of the site, and to include the route for a potential link road between the A97 and A98. Once a masterplan has been received and approved, it is anticipated that development of the site may continue through the development of parts of the site.</p> <p>Development should be orientated to exploit the southern aspect of the hill slope, particularly for solar collection and be sympathetic to the style of existing houses along Colleonard Crescent and Colleonard Drive. It is expected that 73 affordable houses will be provided on site by the developer, integrated into the design of the development, which should provide a mix of housing tenures.</p>	

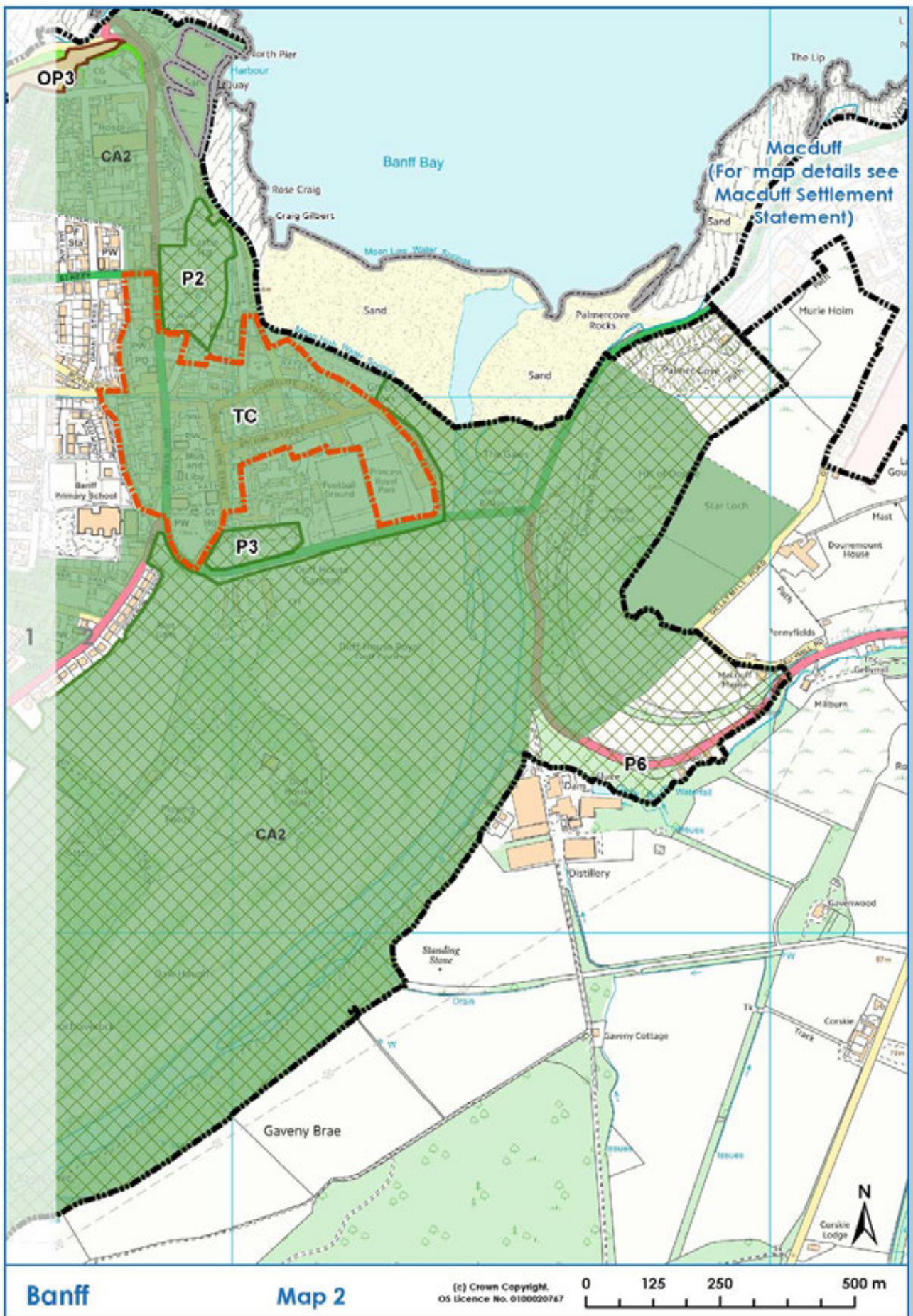
<b>OP3: A953 Quayside to Scotstown</b>	<b>Allocation: 29 homes</b>
<p>This site was previously allocated as site EH1 in the 2012 LDP. Planning permission has been granted for the development of 13 houses and 12 flats on part of the site (application reference BB/APP/2009/3876 dated 02/08/2011). It is located next to two rows of single storey houses with dormer roof extensions in the Scotstown Conservation Area, and development should complement the linear layout and design of these protected houses. There is an opportunity to integrate the site into Scotstown by incorporating the low stone wall that runs parallel to the road and connecting to the core path, which runs along the northern boundary of the site. It is expected that 7 affordable houses will be provided on site by the developer.</p>	

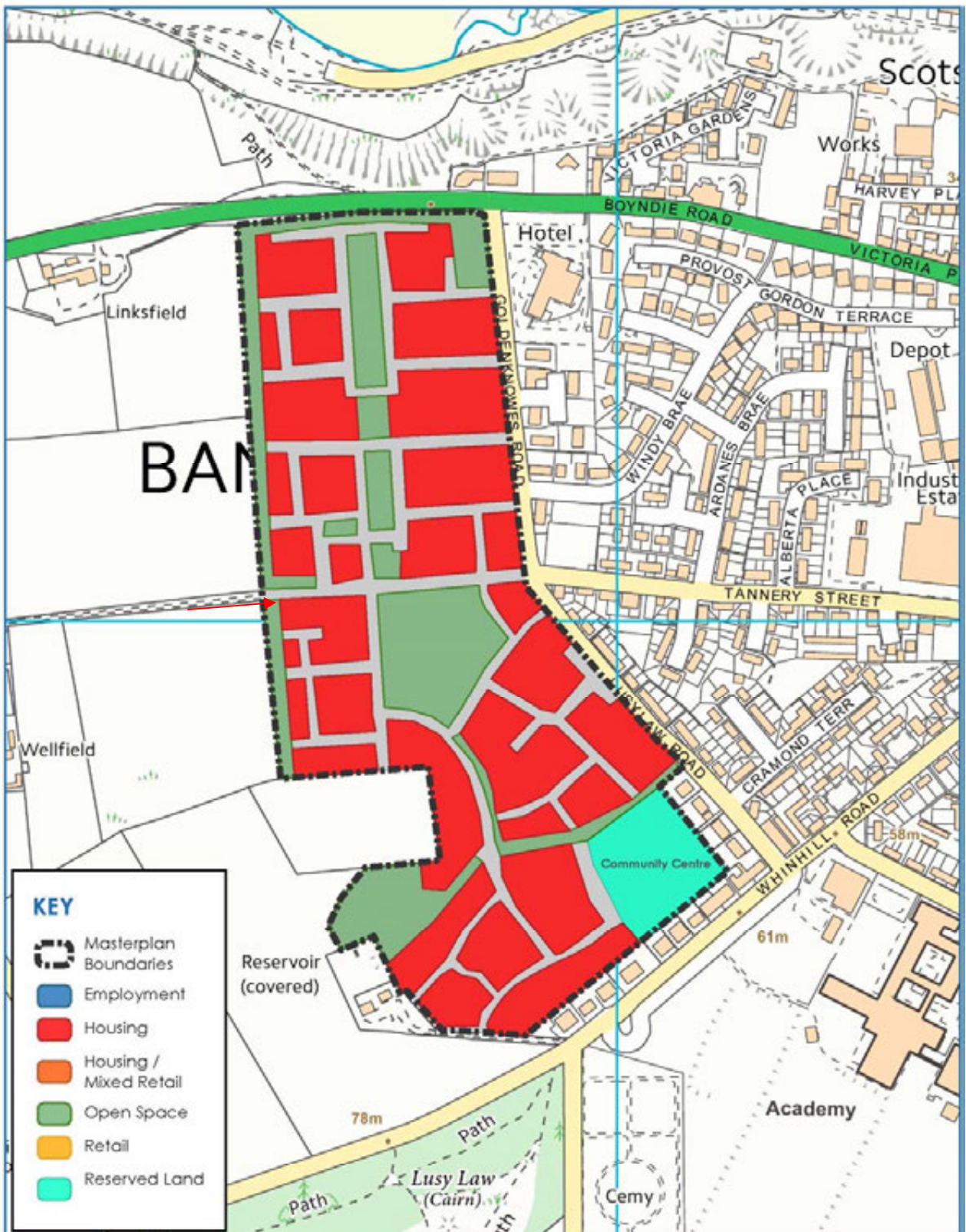
<b>OP4: North of Colleonard House</b>	<b>Allocation: 5 homes</b>
<p>This site was previously allocated as site EH2 in the 2012 LDP. Development should be orientated in a linear layout and reflect the design of the single storey houses adjacent to Colleonard House. This area is characterised by tree belts and woodland and it is preferred that the line of trees adjacent to the road are retained. A core path is located in close proximity to the site at Lusylaw Wood and suitable connections to it should be made through the site layout.</p> <p>Part of this site may need to be reserved for a link road between A97 and A97 in order to safeguard the route for a potential bypass for Banff.</p>	











## Banff Masterplan

Banff

Associated Opportunity Sites: OP1

Agreed Date: 27/01/2015

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## CAIRNBULG AND INVERALLOCHY

### Vision

The villages of Cairnbulg and Inverallochy lie adjacent to one another approximately 6km east of Fraserburgh within the Regeneration Priority Area. Historically both fishing villages, the harbour still remains to the northwest of the settlements, while Inverallochy Golf Course forms the eastern boundary. The coast at this point is part of an important geological site with good examples of rock exposures along the shore and a raised beach/ fossil cliff/sand dune complex which is important for breeding, overwintering and feeding birds. The older parts of the settlement are characterised by traditional buildings densely spaced, whereas more recent expansion of the settlement to the south and west is of more modern design.

Future development in the settlement should provide a choice of housing, while also attempting to adopt some of the characteristics of the old village to reaffirm the settlement's unique built fabric and attractive coastal setting.

### Natural and Historic Environment

Cairnbulg to St Combs Coast Site of Special Scientific Interest (SSSI) and Cairnbulg to St Combs Local Natural Conservation Site (LNCS) are located to the north of the settlement.

To the south lies the remains of Cairnbulg Airfield, an archaeological site listed in the Sites and Monuments Record, which the settlements have encroached onto.

### Settlement Features

<b>Protected Land</b>	
P1	To conserve the setting of Cairnbulg and Inverallochy.
P2	To conserve the play area and parkland as amenities for the village
P3	To conserve the playing field and recreation ground as amenities for the village
P4	Marks the proposed strategic landscaping required for sites OP1 and OP2.
P5	For education and recreation uses.
<b>Reserved Land</b>	
R1	For a new cemetery and a link road from Rathen Road.
<b>Other Designations</b>	
CA	Cairnbulg/ Inverallochy Conservation Area.

### Flood Risk

- There is a risk of flooding from fields adjacent to sites OP1 and OP2. These are located adjacent to the Scottish Environment 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 will be required.

### Services and Infrastructure

- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Cairnbulg and Inverallochy, including the village hall and or towards facilities in the wider catchment area at Fraserburgh. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Cairnbulg and Inverallochy or towards

facilities in the wider catchment area at Fraserburgh. These may be identified in the Community Plan or relevant Community Action Plan.

- Health facilities: All residential development must contribute towards the extension of Saltoun Surgery or Finlayson Street Practice in Fraserburgh.

### Allocated Sites

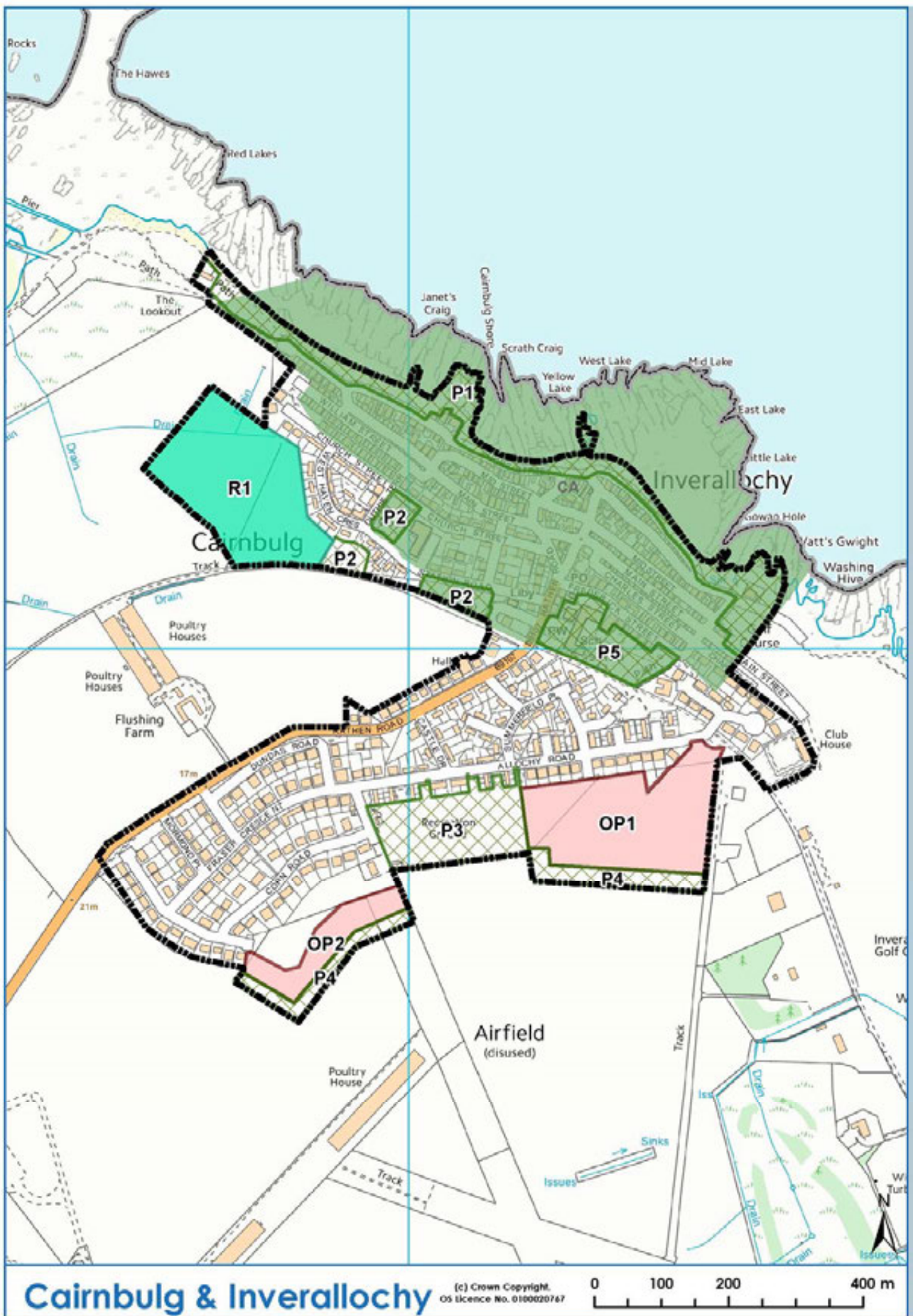
<b>OP1: South of Allochy</b>	<b>Allocation: 85 homes</b>
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This site was previously allocated as site H2 in the 2012 LDP. Located on the southern edge of the settlements and on Cairnbulg Airfield, the development site is visible to those approaching from the south. For these reasons strategic landscaping should be planted along the southern boundary to minimise potential adverse impacts on the setting of the settlements and the adjacent archaeological site. The design of new housing should be sympathetic to the style of existing houses next to the site. It is expected that 21 affordable houses are provided on site by the developer, integrated into the design of the development which includes a mix of housing tenures.

Vehicular access points off Allochy Road are likely to be the most appropriate. Offsite open space contributions to connect to and contribute towards the upgrading of the national coastal path, which is adopted as a core path, could be considered. A masterplan will be required to demonstrate integration with the existing settlements and to ensure strategic planting is provided along the southern boundary. A Flood Risk Assessment may be required.

<b>OP2: Fraser Crescent South</b>	<b>Allocation: 10 homes</b>
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This site was previously allocated as site H3 in the 2012 LDP for up to 12 houses. Development on this site has begun with planning permission granted for 10 houses. It is anticipated that 8 houses will be developed by 2017, with the remaining 2 between 2017 and 2022. Located on the southern edge of the settlements and on Cairnbulg Airfield, the development site is visible to those approaching from the south. For these reasons strategic landscaping should be planted along the southern boundary to minimise potential adverse impacts on the setting of the settlements and the archaeological site. A Flood Risk Assessment may be required.



## CORNHILL

### Vision

Cornhill is a small rural settlement situated to the southwest of Banff on the crossroads of the A95 and B9023. The village contains a number of amenities including several small local businesses, sports pitches, village hall and post office. The village has a character that reflects its origins around the crossroads and subsequent organic growth along Mid Street. The built form generally reflects individual or small groups of one to one and a half storey homes. Mid Street reflects a distinctive pattern by having the oldest properties hard against the current road line while on the southern side, long gardens separate the road from the houses. Mature tree features mark the oldest part of the village and contribute to making the place distinctive. While demand for development is likely to be low it is important that the distinctive character of the village is maintained.

### Settlement Features

<b><i>Protected Land</i></b>	
P1	To conserve the playing field and recreation ground as amenities for the village.
P2	To conserve the tree belt to protect the character of the village.
P3	For the construction of a new primary school (2.4ha).

### Flood Risk

- There is a risk of flooding from fields adjacent to OP1, which are located within the Scottish Environment Protection Agency's indicative 1 in 200 year flood risk area. A Flood Risk Assessment will be required.

### Services and Infrastructure

- Primary education: All residential development must contribute towards a new school for the community.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Cornhill, including the local hall, or towards facilities in the wider catchment area at Banff. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Cornhill or towards facilities in the wider catchment area at Banff. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute towards a household waste and recycling centre in Macduff.
- Health facilities: All residential development must contribute towards an extension to Portsoy Medical Practice.



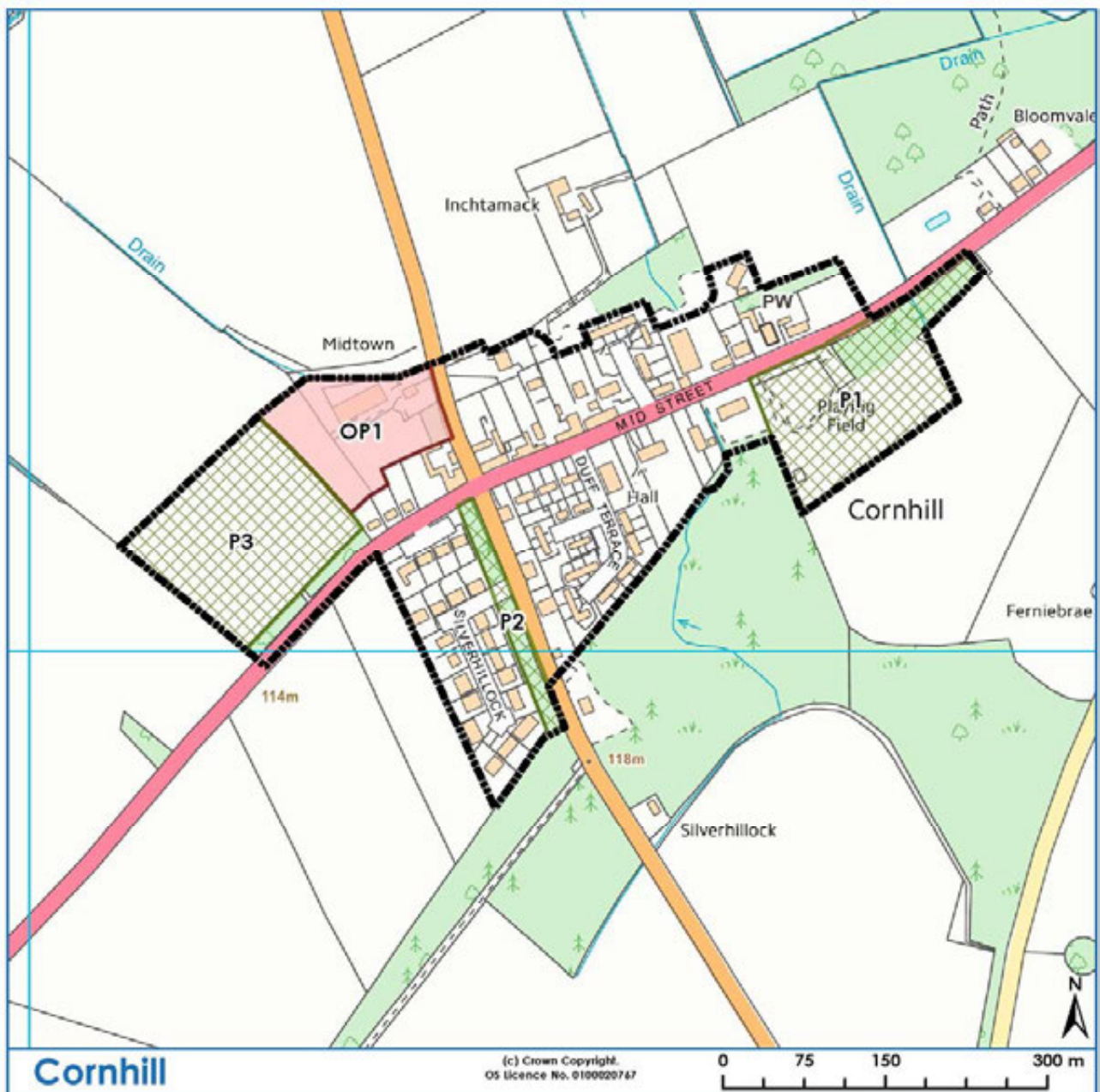
## Allocated Sites

**OP1:** Midtown

**Allocation:** 25 homes and link road to site P3 from the B9023

This site was previously allocated as site H1 in the 2012 LDP. Development on part of this site has begun; planning permission has been granted for 8 houses. Vehicular access into site P3, must be provided, which is reserved for a primary school. A buffer strip will be required alongside a drainage ditch to the northwest of the site, to ensure it can be accessed for maintenance. A Water Impact Assessment will be required for the District Metered Area. Development on the site will be served from a trunk water main so 24 hour water storage will be required at each property. A Flood Risk Assessment will be required.

Development on the site should retain the block of woodland in the southeast corner, which contributes to the sense of place.



## CROVIE

### Vision

Crovie is a unique and traditional Banffshire fishing village built on a narrow ledge between the base of the cliffs forming the east side of Gamrie Bay and the sea. The entire settlement is designated as a Conservation Area. The scenic coastal setting and historic character of Crovie must be protected to ensure the settlement remains a popular and attractive destination for tourists and visitors. No new development sites are proposed.

### Natural and Historic Heritage

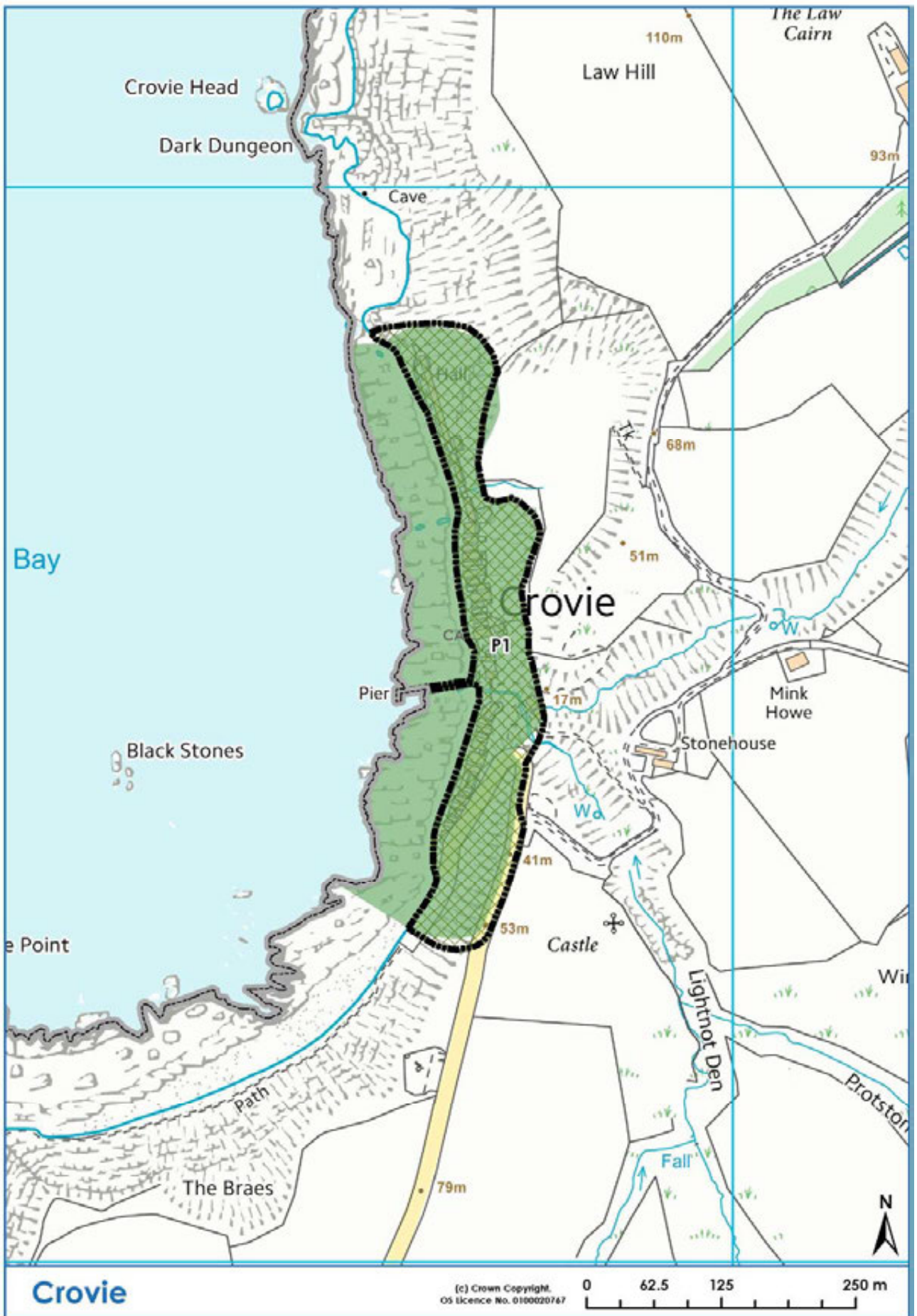
Troup, Pennan and Lion's Heads Special Protected Area (SPA), Gamrie and Pennan Coast Site of Special Scientific Interest (SSSI), and Gardenstown to Strangles Point Local Natural Conservation Site (LNCS) are located to the west of the settlement.

### Settlement Features

<b><i>Protected Land</i></b>	
P1	To conserve the setting of the settlement.
<b><i>Other Designations</i></b>	
CA	Crovie Conservation Area.

### Services and Infrastructure

- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Crovie or towards facilities in the wider catchment area at Banff/Macduff. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Crovie, including coastal paths, or towards facilities in the wider catchment area at Banff/Macduff. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute towards a household waste and recycling centre in Gardenstown.



## CRUDIE

### Vision

Crudie is a dispersed village centred around an existing Primary School located to the southeast of Banff and southwest of Fraserburgh. Its main role is to act as a focus for community activity, based on the library and primary school, which serve the wider rural area. Demand for homes in this area may be low but an opportunity has been provided for development to sustain these services, and organic growth may be permitted. The allocated site is likely to be developed at a relatively slow rate to meet the capacity of waste water treatment.

### Settlement Features

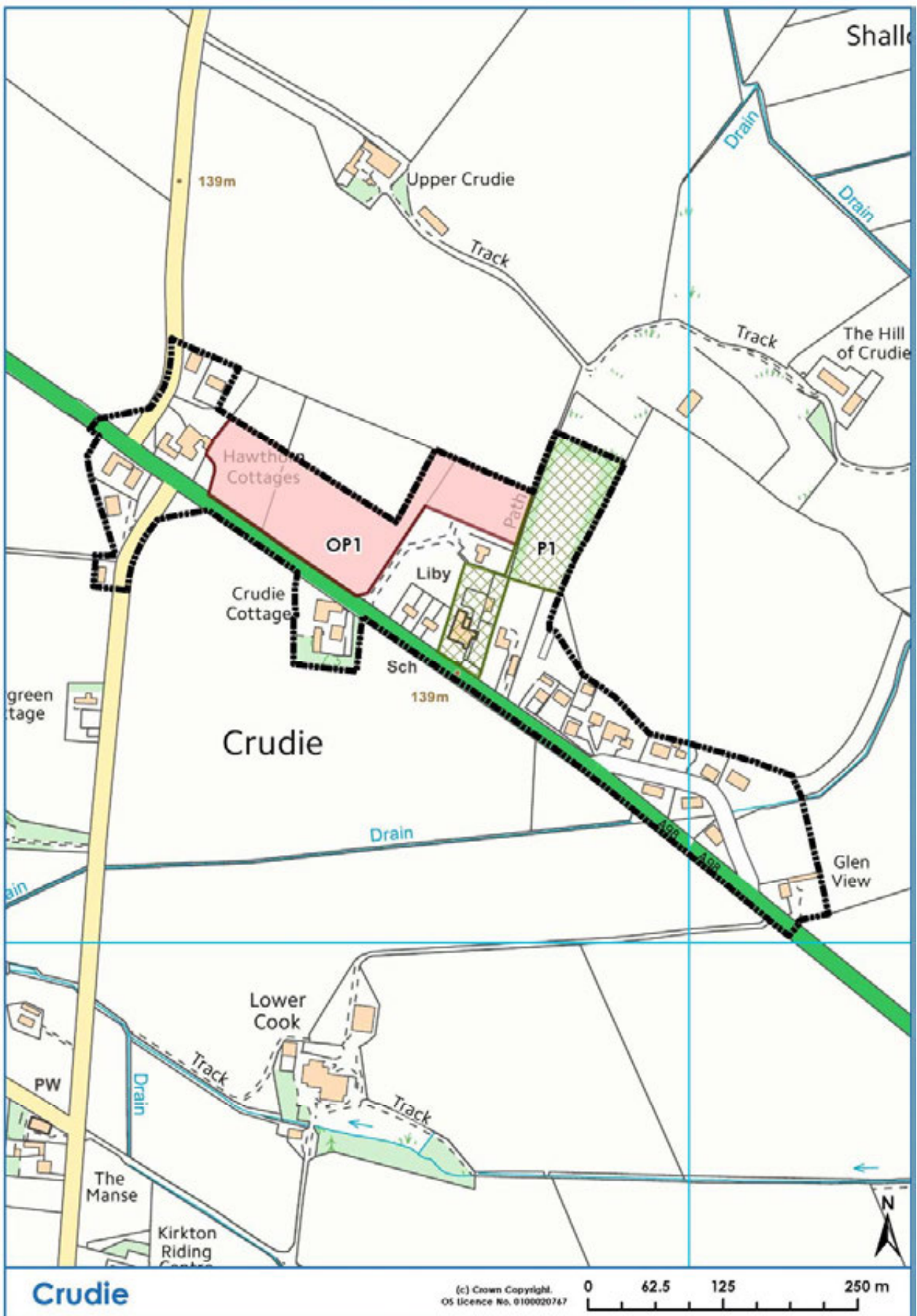
<b>Protected Land</b>	
P1	For education and recreation uses.

### Services and Infrastructure

- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Crudie or towards facilities in the wider catchment area at Banff/Macduff. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Crudie or towards facilities in the wider catchment area at Banff/Macduff. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute towards a household waste and recycling centre in Gardenstown.
- Health facilities: All residential development must contribute towards upgrading the health centre in Gardenstown or providing a new health centre in Macduff.

### Allocated Sites

<b>OP1: Land at Hawthorn Croft</b>	<b>Allocation: 14 homes</b>
<p>The site was previously allocated as site EH1 in the 2012 LDP. It has the potential to link the two built up areas of Crudie together. The design of the development should be sympathetic to the style of existing houses adjacent. There is the potential to link with the path along its eastern boundary that runs directly to Crudie Primary school. It is expected that 3 affordable homes will be provided on site by the developer, integrated into the design of the development which provide a mix of house tenures. Development on the site will be served from a trunk water main so 24 hour water storage will be required at each property.</p> <p>The A98 is a principal A-class road in Aberdeenshire and consideration could be given to taking vehicular access off Hawthorn Crescent, to the east of the site, which also leads the northern portion of the site. One house has been built on Hawthorn Crescent in 2008 but there has been no interest in further development.</p>	



# FORDYCE

## Vision

Fordyce is a historic settlement located at the foot of Durn Hill. Protected by Conservation Area status, the village has remained largely unchanged in modern times. The existing church, castle, wooded setting and distinctive architecture styles which include private gardens make Fordyce an attractive and 'green' village. Limited future development is acceptable and organic growth may be permitted, which should respect the existing architectural styles and materials palette found within the settlement.

## Natural and Historic Heritage

The Fordyce Castle and St Tarlogan's Church scheduled monument are found within the settlement.

## Settlement Features

<b><i>Protected Land</i></b>	
P1	To conserve the community woodland.
P2	For education and recreation uses, as amenities for the village.
<b><i>Other Designations</i></b>	
CA	Fordyce Conservation Area.

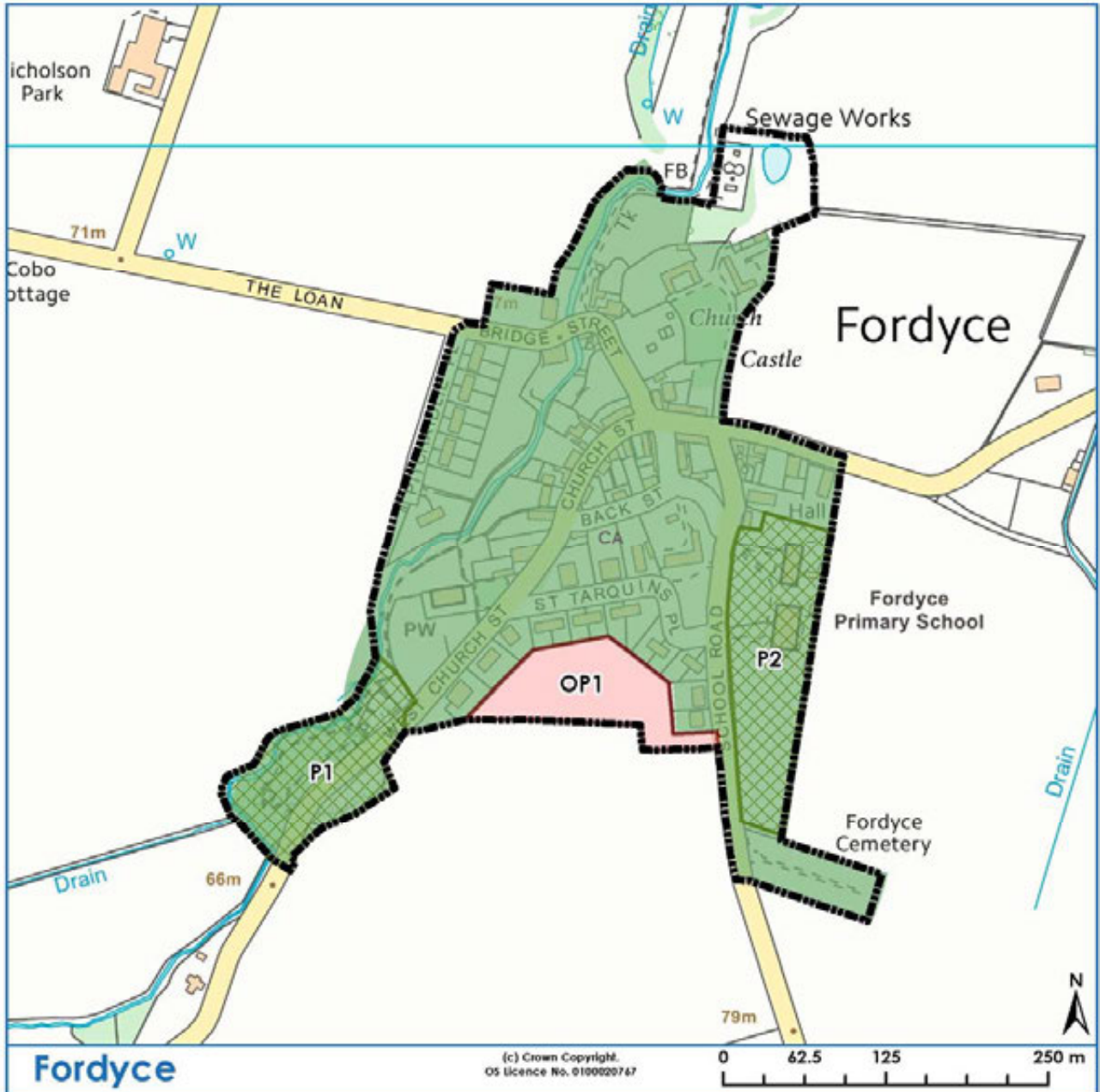
## Services and Infrastructure

- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Fordyce, including the local public hall, or towards facilities in the wider catchment area at Banff. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Fordyce or towards facilities in the wider catchment area at Banff. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute towards a household waste and recycling centre in Macduff.
- Health facilities: All residential development must contribute towards an extension to Portsoy Medical Practice.

## Allocated Sites

<b>OP1: West Church Street</b>	<b>Allocation: 5 homes</b>
This site was previously allocated as site EH1 in the 2012 LDP. The site is being actively marketed by the owner, Seafield Estates.	
The majority of Fordyce is included within a conservation area, and development on this site must be sympathetic in terms of its layout and design. A low density development is preferred on this site as it would reflect the density pattern in the Fordyce, which decreases from its centre. The development could be orientated along a curved road to emulate Back Street and St Tarquins Place, with the main point of access taken off School Road. Consideration should be given as to whether there is an opportunity to link this site to West Church Street as national planning policy discourages cul-de-sacs and it would echo the street layout in Fordyce.	

It is expected that 1 affordable house will be provided on site by the developer, integrated into the design of the development. Development on the site will be fed directly from the trunk water main so 24 hour water storage will be required at each property.



# FRASERBURGH

## Vision

Fraserburgh serves as a major employment and service centre within north eastern Aberdeenshire. It is one of Europe's premier fishing harbours and its growth has been tied to the fortunes of the industry ever since its early origins. Fraserburgh offers a wide range of services with good shopping and leisure facilities.

Bounded on the north and east by the sea, Fraserburgh has expanded inland without the landward physical constraints of many of the smaller coastline settlements. The north has undergone extensive housing regeneration and new tourism and recreation opportunities are being provided with the ongoing regeneration of the lighthouse and beach. It is essential that this effort continues during the plan period in order to fully realise the potential Fraserburgh has to be a vibrant place to live, work and visit. A retail park in the south-east has added to the large scale employment areas on the east and north boundaries. Significant employment and housing land allocations have been made to the north, west and south of the town and these should be developed during the plan period.

Key settlement objectives should be to deliver housing choice within the Regeneration Priority Area and to build flood resilience within the settlement during the plan period.

## Natural and Historic Environment

There are three environmental designations along Fraserburgh's coastline. Rosehearty to Fraserburgh Coast Site of Special Scientific Interest (SSSI) and Aberdour Bay to Kinnaird Head Local Natural Conservation Site (LNCS) are located to the north of the settlement. Fraserburgh Bay LNCS is located to the east of the settlement.

There are three scheduled monuments in Fraserburgh: a World War Two pill box at Fraserburgh Bay, and the Wine Tower and Kinnaird's Head Castle to north of the harbour.

## Settlement Features

<b>Protected Land</b>	
P1	To conserve Saltoun Gardens, playing fields, tennis courts, bowling green, putting green, play areas and cricket ground, and is reserved for community uses.
P2	For education and recreation uses.
P3	For education, recreation and community uses.
P4	For leisure uses.
<b>Reserved Land</b>	
R1	For a park, and sport and recreation facilities.
<b>Other Designations</b>	
BUS1 - BUS2	Safeguarded for employment uses.
BUS3	Safeguarded for employment uses with a link road to OP3.
BUS4 - BUS5	Safeguarded for employment uses.
TC	Fraserburgh town centre.
CA1	Fraserburgh Central Conservation Area
CA2	Fraserburgh Broadsea Conservation Area.



## Flood Risk

- Parts of Fraserburgh are in an area identified by the Scottish Environment Protection Agency (SEPA) as an area potentially vulnerable to flooding.
- Part of sites OP2, OP3, CC1, R1 and BUS3 are located on or adjacent to SEPA's indicative 1 in 200 year flood risk area, or has a small watercourse running through or adjacent to the site. A detailed Flood Risk Assessment will be required to accompany any future development proposals for these sites and an appropriate buffer strip may be required adjacent to the existing watercourse.

## Services and Infrastructure

- Strategic drainage and water supply: A water impact assessment and a drainage impact assessment will be required for sites OP1 and OP2.
- Primary education: All residential development must contribute towards a new school or a permanent extension to one of the existing primary schools.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Fraserburgh. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Fraserburgh. These may be identified in the Community Plan or relevant Community Action Plan.
- Health facilities: All residential development must contribute towards health services in Fraserburgh.
- Open space: Open space contributions should include allotments, a park along the western boundary, new cemetery, and two full size 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 coastal path should be made through site layouts.

## Allocated Sites

<b>OP1: Kirkton Development</b>	<b>Allocation:</b> 600 homes, 4ha employment land, and sites for a new primary school, health centre and cemetery
<p>This site was previously allocated as site M1 in the 2012 LDP. A masterplan has been agreed for the whole of this site which is required to demonstrate integration with the existing town, and to set out where the school, health centre, cemetery and employment land will be accommodated on the site. It is anticipated that development of the site may continue through development of parts of the site.</p> <p>There is an opportunity to emulate the historic grid layout of the town, thereby creating a sense of place with a mix of house sizes. It is expected that 150 affordable houses, including housing for rent, will be provided on site by the developer, integrated into the development which should include a range of house tenures. It is preferred that the employment land is located in the eastern part of the site, close to the A90, with vehicular access arranged to separate, as far as possible, commercial and freight movements from residential traffic. An access direct to the A90 gateway roundabout may offer potential in this regard, subject to detailed design and assessment. However, this will need to be evaluated in a full Transport Impact Assessment, which will be required to resolve the site's transport issues. Opportunities should also be taken to ensure connectivity between the development site and existing settlement, including vehicle and pedestrian routes. Land for a new primary school requires to include recreation facilities. Core</p>	

paths are located in close proximity to the site and suitable connections to it should be made through the site layout.

**OP2:** Land to West of Boothby Road

**Allocation:** 590 homes and land for two full size grass pitches with changing facilities

This site was previously allocated as site H1 in the 2012 LDP. A masterplan has been agreed for the whole of this site, R1, BUS3 and OP3, which is required to demonstrate integration with the existing town and shared road access points, to ensure flood risk from drains are accommodated, and to set out where the sports pitches and changing facilities will be located on the site. The masterplan has been prepared by only one of three known landowners of these sites and it may be revised in the future. Furthermore, it is anticipated that development of site OP2 may continue through development of parts of the site.

The linear layout of the site provides an opportunity to emulate the historic grid layout of the town, thereby creating a sense of place with a mix of house sizes. It is expected that 147 affordable houses will be provided on site by the developer, integrated into the development which should include a range of house tenures. Opportunities should also be taken to ensure connectivity between the development site and existing settlement, including vehicle and pedestrian routes.

A core path runs along the eastern boundary of the site and suitable connections to it should be made through the site layout.

A buffer strip, which is required to allow maintenance of an existing drainage ditch that is prone to flooding, provides an opportunity to enhance of the nature conservation value of this area, and could form part of the open space obligations for this site with site R1. A Flood Risk Assessment will be required.

**OP3:** Phingask

**Allocation:** 16.5ha employment land

This site was previously allocated as site E1 in the 2012 LDP. A masterplan has been approved for the whole of this site, R1, BUS3 and OP2, which is required to demonstrate integration with the existing town and shared road access points, to ensure flood risk from drains are accommodated, and to set out where the sports pitches and changing facilities will be located on the site. The masterplan has been prepared by only one of three known landowners of these sites and it may be revised in the future. Furthermore, it is anticipated that development of site OP3 may continue through development of parts of the site. A Flood Risk Assessment will be required.

Vehicular access into the site is most likely to be taken off a new roundabout on the A98 and a link road from BUS3. Access off the B9031 is possible, but it is unlikely to be appropriate for increased volumes in vehicular traffic.

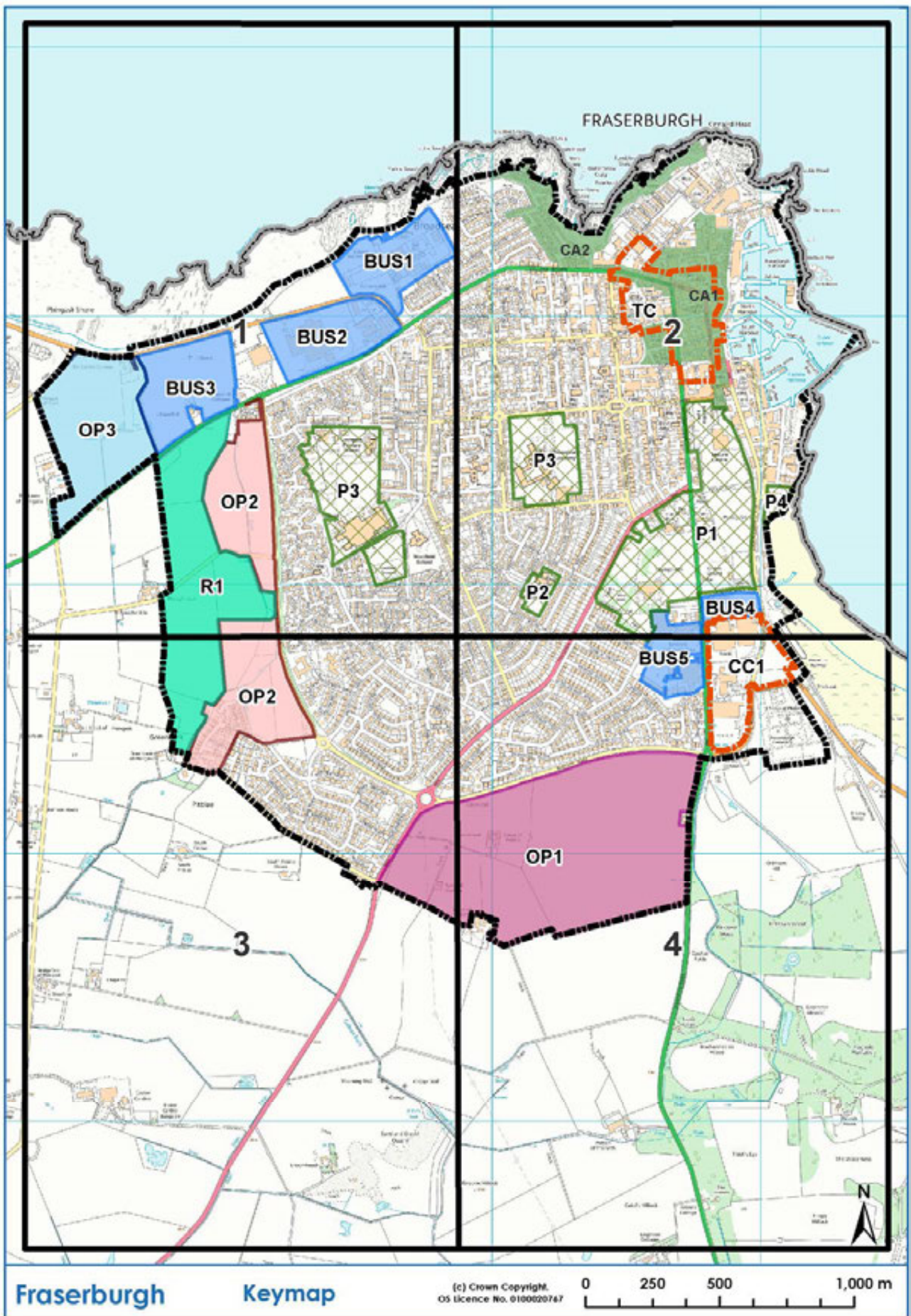
A core path runs along the northern boundary of the site and suitable connections to it should be made through the site layout.

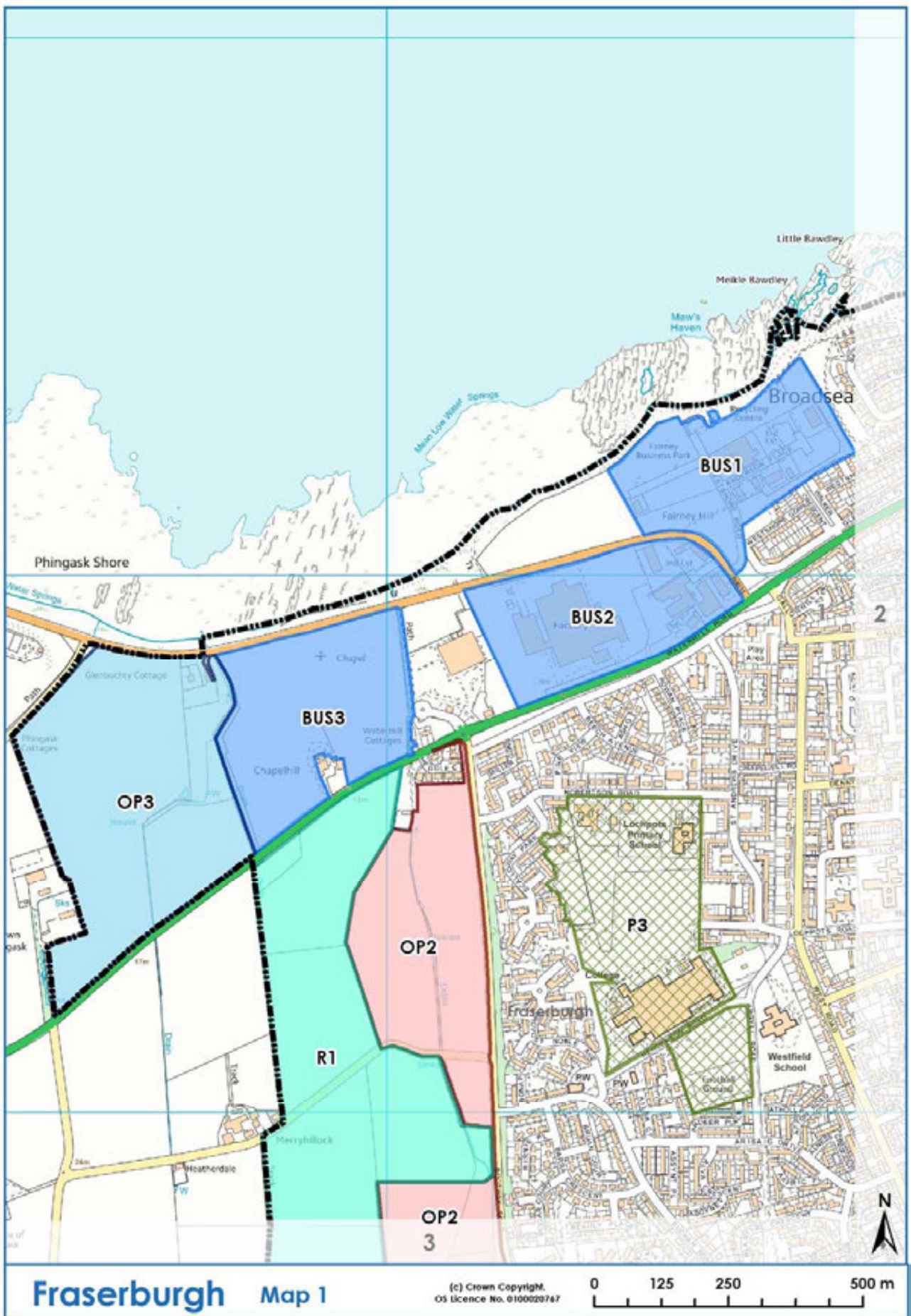
Buffer strips that are required to allow maintenance to two drainage ditches in the site could be pursued as part of the open space contributions for the site if designed appropriately.

**CC1:** South Harbour Road Commercial centre

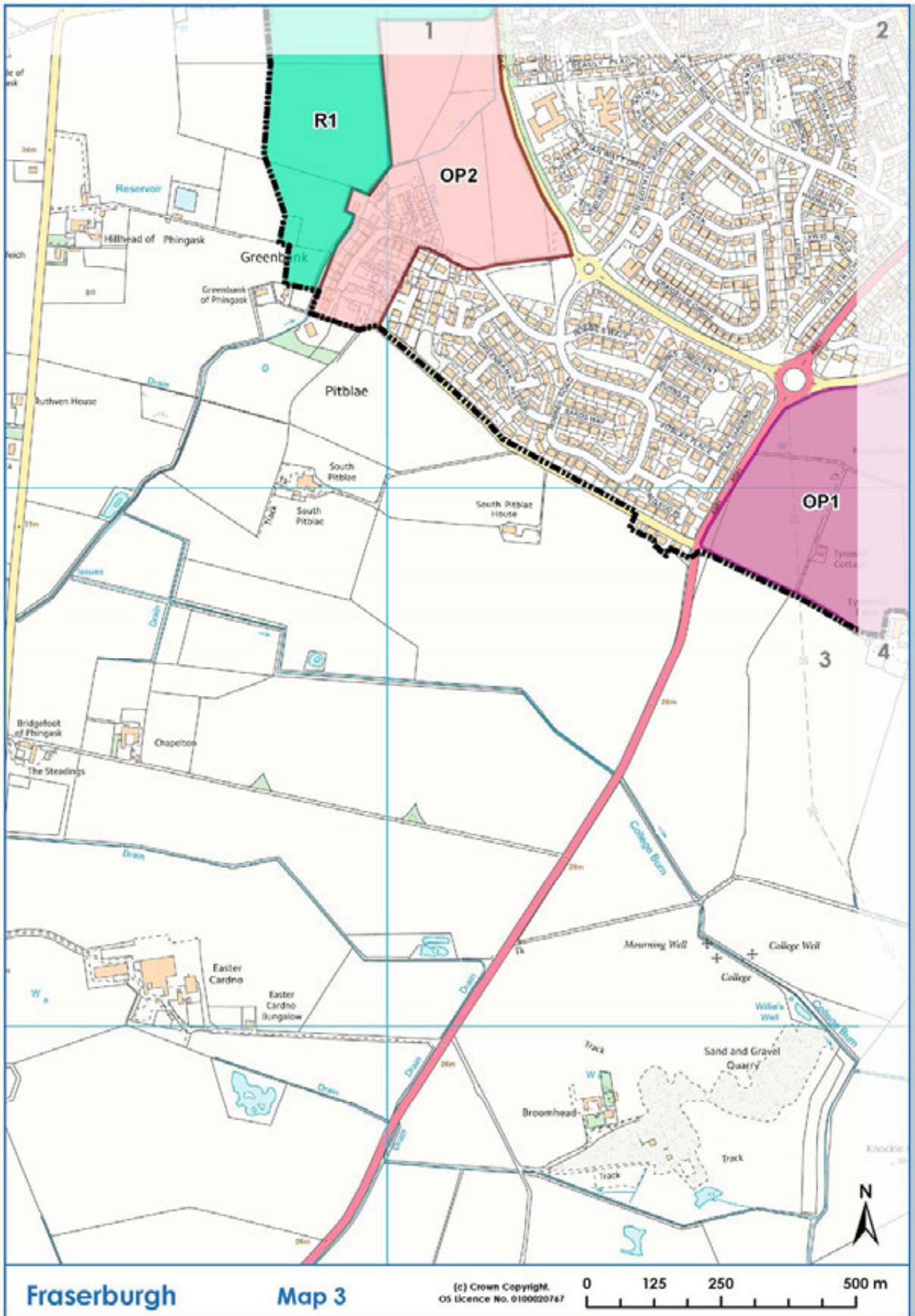
**Allocation:** Bulky comparison outlets

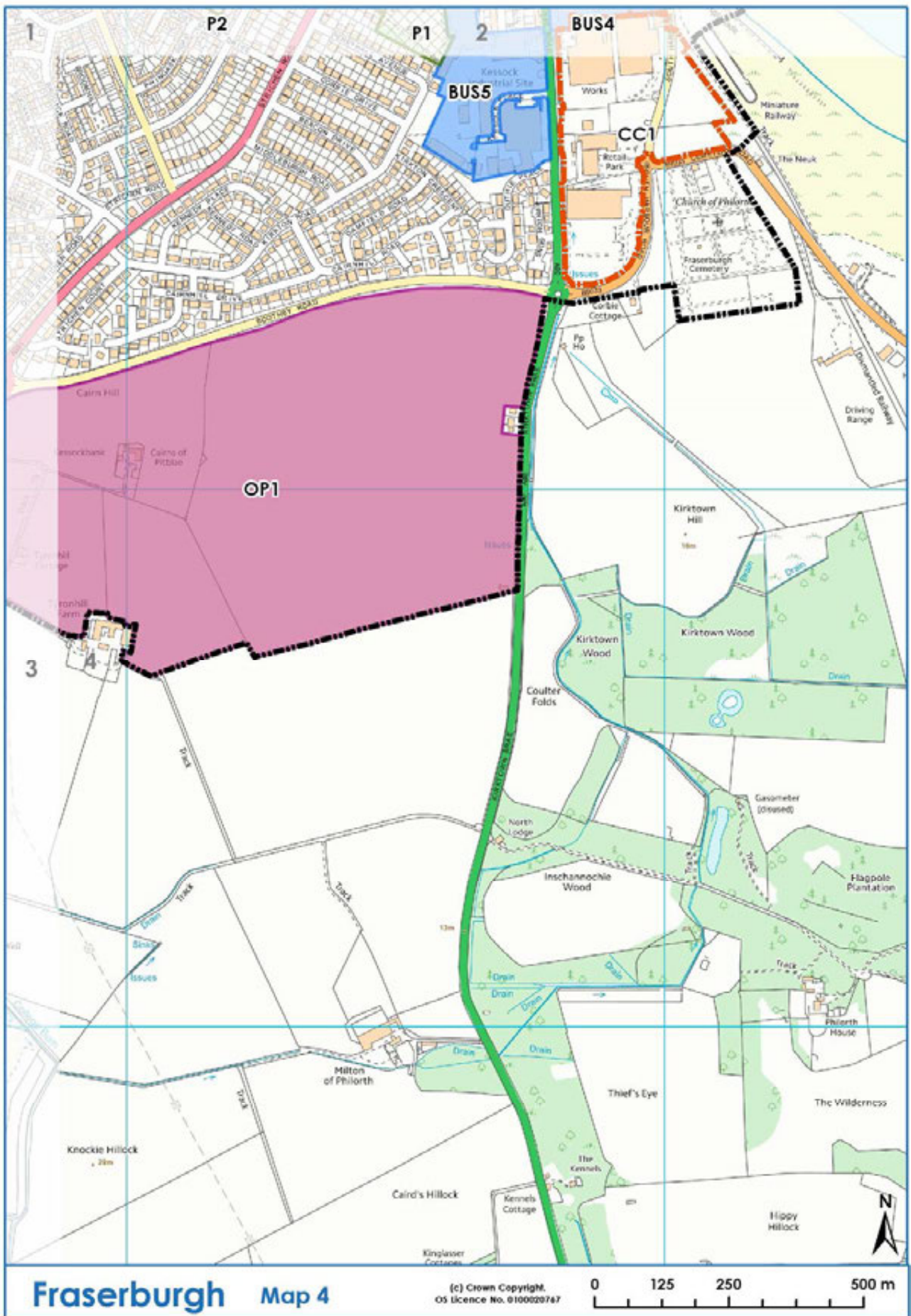
This site was previously allocated in the 2012 LDP. It is the preferred location for bulky comparison outlets if town centre sites are not available. A Flood Risk Assessment will be required. A core path is located in close proximity to the site and suitable connections to it should be made through the site layout.





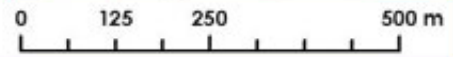




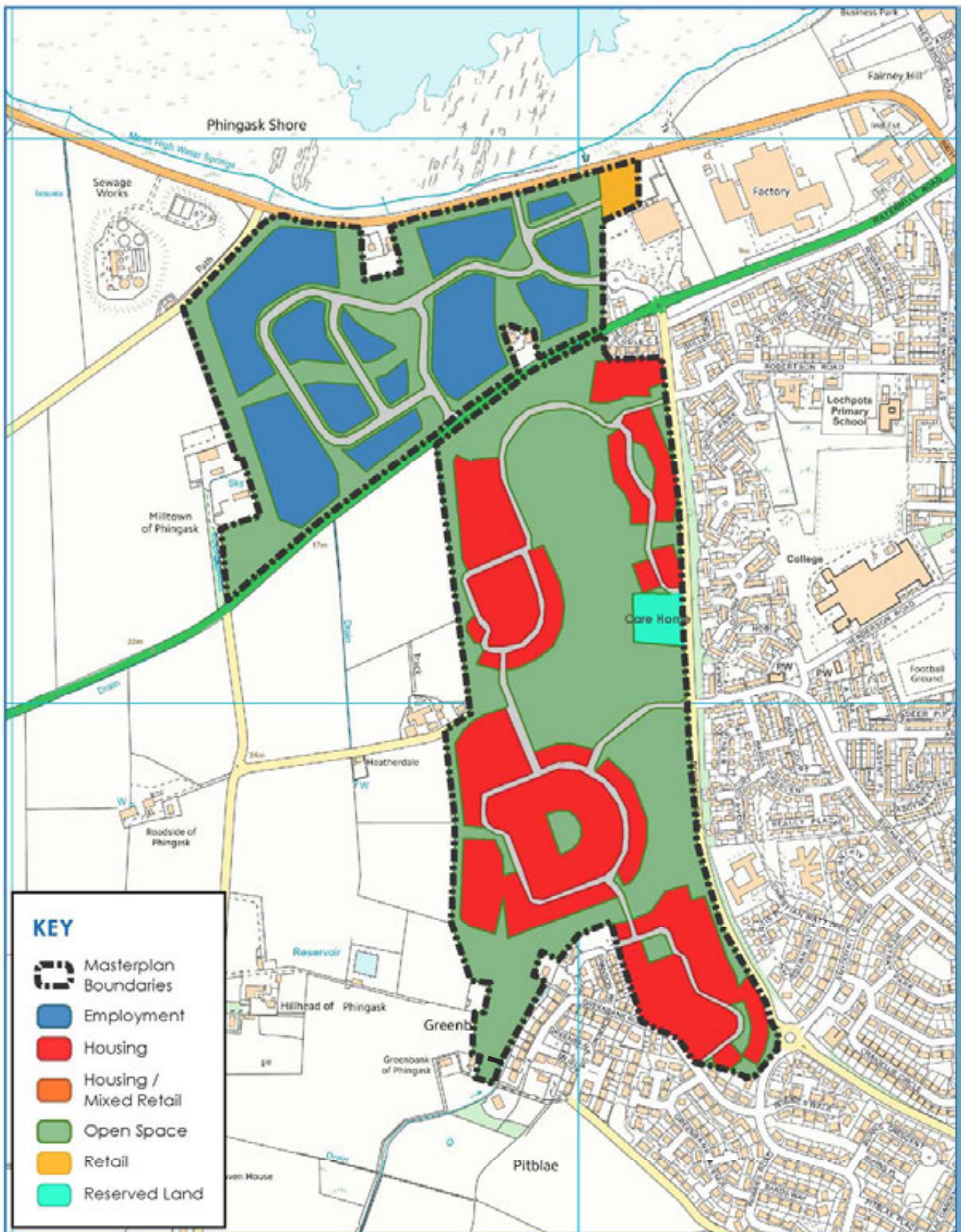


**Fraserburgh Map 4**

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## Merryhillock Masterplan

Fraserburgh

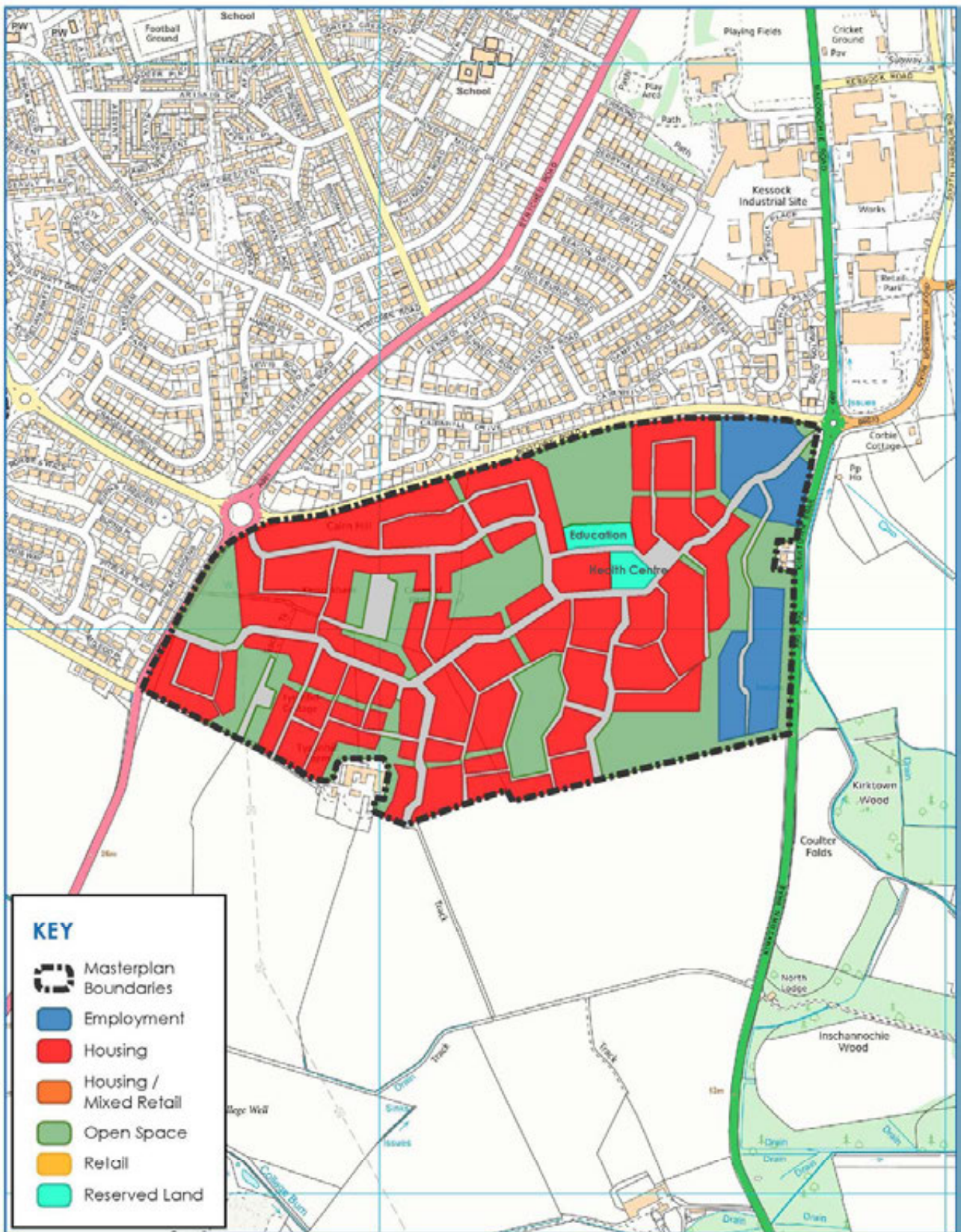
Associated Opportunity Sites: OP2, OP3 & BUS3

Agreed Date: 19/08/2014

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## Kirkton Masterplan

Fraserburgh

Associated Opportunity Sites: OP1

Agreed Date: 25/11/2014

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# GARDENSTOWN

## Vision

Gardenstown has one of the most spectacular settings of any coastal village in Aberdeenshire and the older part of the settlement, climbing up the steep cliff from the harbour, has been designated as a Conservation Area. More recent development of both public and private sector housing has taken place at the top of the cliff. Historically a fishing village, its setting and character has made it a popular tourist destination. A handful of shops are located on the upper and lower areas of Gardenstown, but it is predominantly residential.

New development within the lower part of the settlement is severely constrained by street and building layout. However there are two housing allocations within the upper part of the settlement, and organic growth may be permitted. Located within the Regeneration Priority Area it is essential that future housing development includes a range of housing types and tenures to meet local need, while respecting the existing character and setting of the settlement.

## Natural and Historic Environment

Gamrie and Pennan Coast Site of Special Scientific Interest (SSSI) and Tarlair to Gardenstown Local Natural Conservation Site (LNCS) are located to the northwest of the settlement.

Two scheduled monuments, Castle Findown and St John's Church, are located to the west of the settlement.

## Settlement Features

<b><i>Protected Land</i></b>	
P1	To conserve the setting of the village.
P2	Marks where strategic landscaping will be required to improve the boundary treatment of the settlement for site OP1.
<b><i>Other Designations</i></b>	
CA	Gardenstown Conservation Area.

## Flood Risk

- Parts of Gardenstown are in an area identified by the Scottish Environment Protection Agency as an area potentially vulnerable to flooding.

## Services and Infrastructure

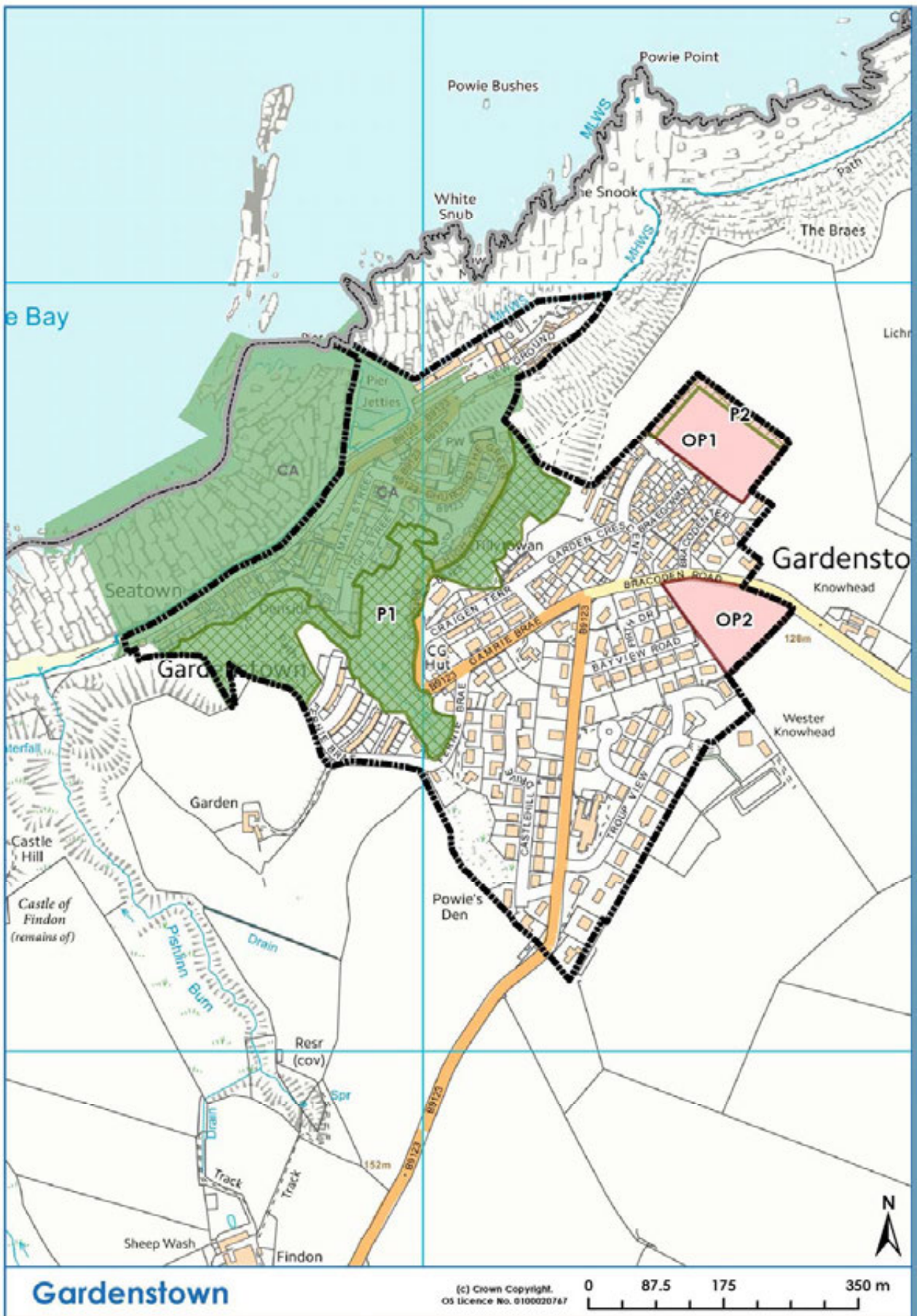
- Strategic drainage and water supply: Strictly no surface water to sewer from all new developments due to risk of flooding in the village.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Gardenstown or towards facilities in the wider catchment area at Banff/Macduff. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Gardenstown or towards facilities in the wider catchment area at Banff/Macduff. These may be identified in the Community Plan or relevant Community Action Plan.

- Waste and recycling: All development must contribute towards a household waste and recycling centre in Gardenstown.
- Health facilities: All residential development must contribute towards upgrading the health centre in Gardenstown or providing a new health centre in Macduff.
- Open space: All residential development could contribute towards a coastal path between Gardenstown and Crovie.

### Allocated Sites

<b>OP1: Troup View</b>	<b>Allocation: 25 homes</b>
<p>This site was previously allocated as site EH1 in the 2012 LDP. Located along the upper eastern edge of Gardenstown, the development is visible along the coastline and from the sea. For this reason strategic landscaping (P2) should be planted along the northern and eastern site boundary to minimise potential adverse impacts on the setting of the village and wider landscape.</p> <p>Vehicular access should be taken through Morven View Road and Braegowan Road with an opportunity for pedestrian access through Bracoden Terrace.</p> <p>Design of new houses should take account of the prominent coastal location and be sympathetic to the style of existing houses adjacent to the site. As such, terraces and semi-detached houses would be more appropriate on this site. It is expected that 6 affordable houses will be provided on site by the developer, integrated into the design of the development, which provides a mix of housing tenures.</p>	

<b>OP2: Bracoden Road</b>	<b>Allocation: 11 homes</b>
<p>This site was previously allocated as site EH2 in the 2012 LDP. Located next to a principle road into Gardenstown, consideration should be given to orientating the houses to face onto Bracoden Road to create a safe and welcoming environment. For this reason, consideration should be given to taking access of Bracoden Road. Access could also be taken off Bayview Road to improve connectivity and provide existing pupils with a more direct route to Bracoden Primary School. It is expected that 2 affordable houses will be provided on site by the developer, integrated into the design of the development, which should include detached and semi-detached houses so as to reflect existing house styles that neighbour the development site and provide a mix of housing tenures.</p>	



# INVERBOYNDIE

## Vision

Inverboyndie is a small village located at the mouth of the Burn of Boyndie. It includes the Banff Links dune system, which connects Inverboyndie to Banff, less than 1km away. As such, the Banff Links, and land north of the A98 have been safeguarded from development to protect Inverboyndie's setting and to prevent its coalescence with Banff. In light of this, there is very little housing in Inverboyndie. However, a large industrial estate is located to the west and a caravan site to the north.

During the plan period efforts should be made to retain the character and setting of Inverboyndie to ensure it continues to be a settlement popular with tourists and visitors. Employment opportunities should be promoted on the allocated site to meet the objectives of the Regeneration Priority Area.

## Natural and Historic Environment

Inverboyndie beach breaks up the Whitehills to Melrose Site of Special Scientific Interest (SSSI), which is located to the northwest and east of the settlement. Cullen to Whitehills Local Natural Conservation Site (LNCS) is located to the northwest of the settlement.

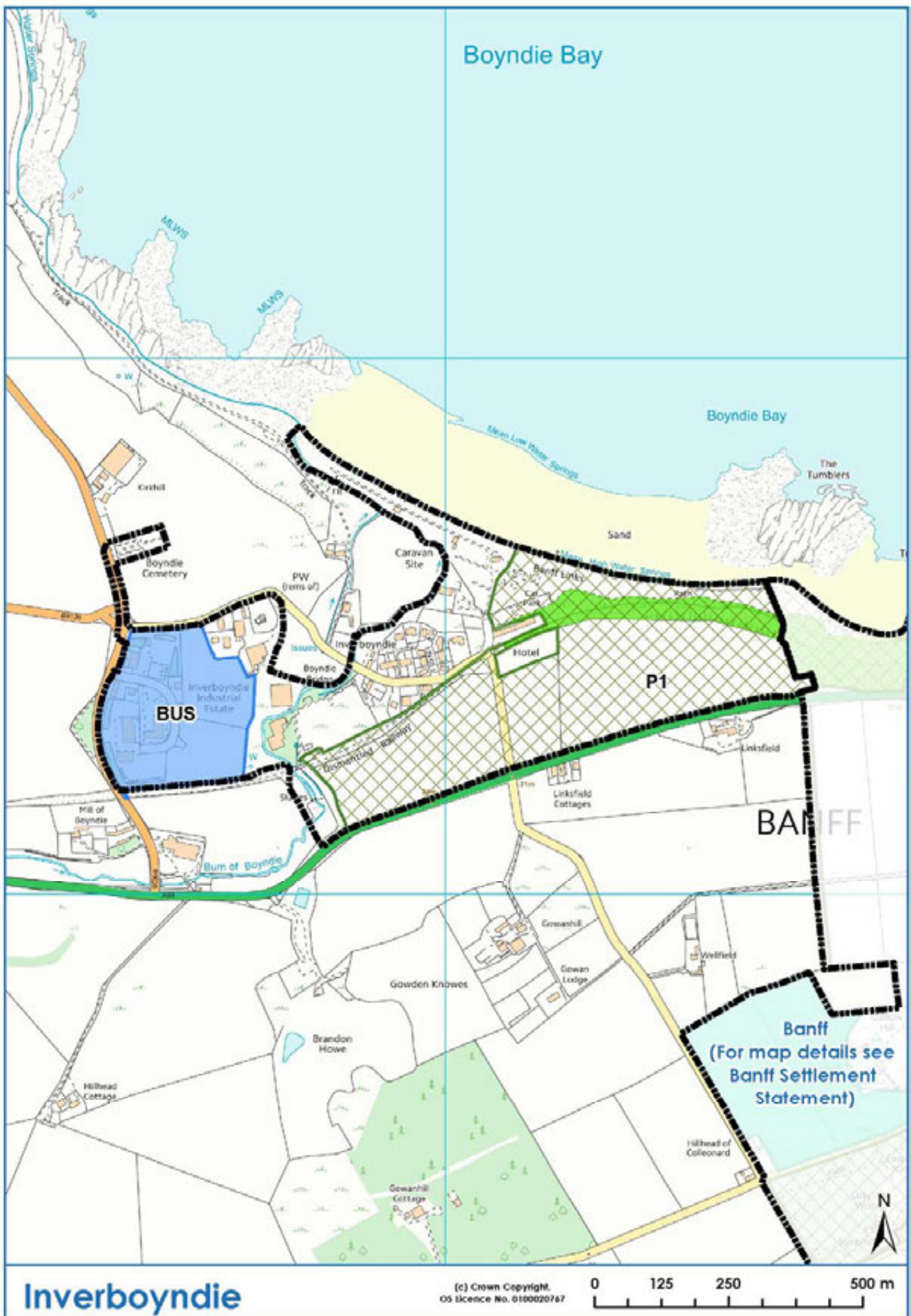
In the centre of Inverboyndie, overlooking the lower part of the settlement is the St Brandan's Church, which is largely enclosed by a stone wall.

## Settlement Features

<b><i>Protected Land</i></b>	
P1	To conserve the play area as an amenity for the village, to safeguard the former railway line and the setting of Inverboyndie and Banff, and to prevent coalescence between these settlements.
<b><i>Other Designations</i></b>	
BUS	Safeguarded for employment uses. An appropriate buffer strip will be required adjacent to the existing Boyndie Burn.

## Services and Infrastructure

- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Inverboyndie or towards facilities in the wider catchment area at Banff. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Inverboyndie or towards facilities in the wider catchment area at Banff. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: Developer contributions towards a new Household Waste and Recycling Centre in Macduff may be required.



## MACDUFF

### Vision

Situated on Banff Bay across the estuary from Banff and located within the Regeneration Priority Area, Macduff was first developed as a fishing harbour, around which the settlement has expanded. Fishing vessels still use the harbour, but the principal use is now shipbuilding, ship repair and tourism. Existing buildings reflect the fishing, shipbuilding and tourism activities, past and present. Its town centre stands alongside the working port and maintaining the adjacent business and industrial potential is a high priority.

There are a number of opportunities for future housing and employment development on the southern edge of the settlement. Development to the west is constrained by topography and a need to retain separation of Macduff from Banff (to ensure local identity is maintained) and to the east by the Royal Tarlair Golf Course. New development should provide housing choice within the Regeneration Priority Area and not detract from the attractive setting of the settlement.

The wider area is popular with tourists, for example the neighbouring settlements of Banff, Pennan and Gardenstown. During the plan period, a key settlement objective should be to promote the regeneration of the waterfront, focussing on marine and tourism industries, as a means of strengthening the local economy.

### Natural and Historic Environment

The Whitehills to Melrose Coast Site of Special Scientific Interest (SSSI) is located to the north of the settlement.

Macduff Market Cross scheduled monument is located to the west of the settlement.

### Settlement Features

<b><i>Protected Land</i></b>	
P1	To conserve the playground, war memorial and recreation land at The Knowes.
P2	To conserve the playing field and play areas as amenities for the town.
P3	For education and recreation uses.
<b><i>Other Designations</i></b>	
BUS	Safeguarded for employment uses.
TC	Macduff town centre.

### Flood Risk

- Parts of Macduff are in an area identified by the Scottish Environment Protection Agency (SEPA) as an area potentially vulnerable to flooding.
- Part of site CC1 is located adjacent to SEPA'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 will be required.

### Services and Infrastructure

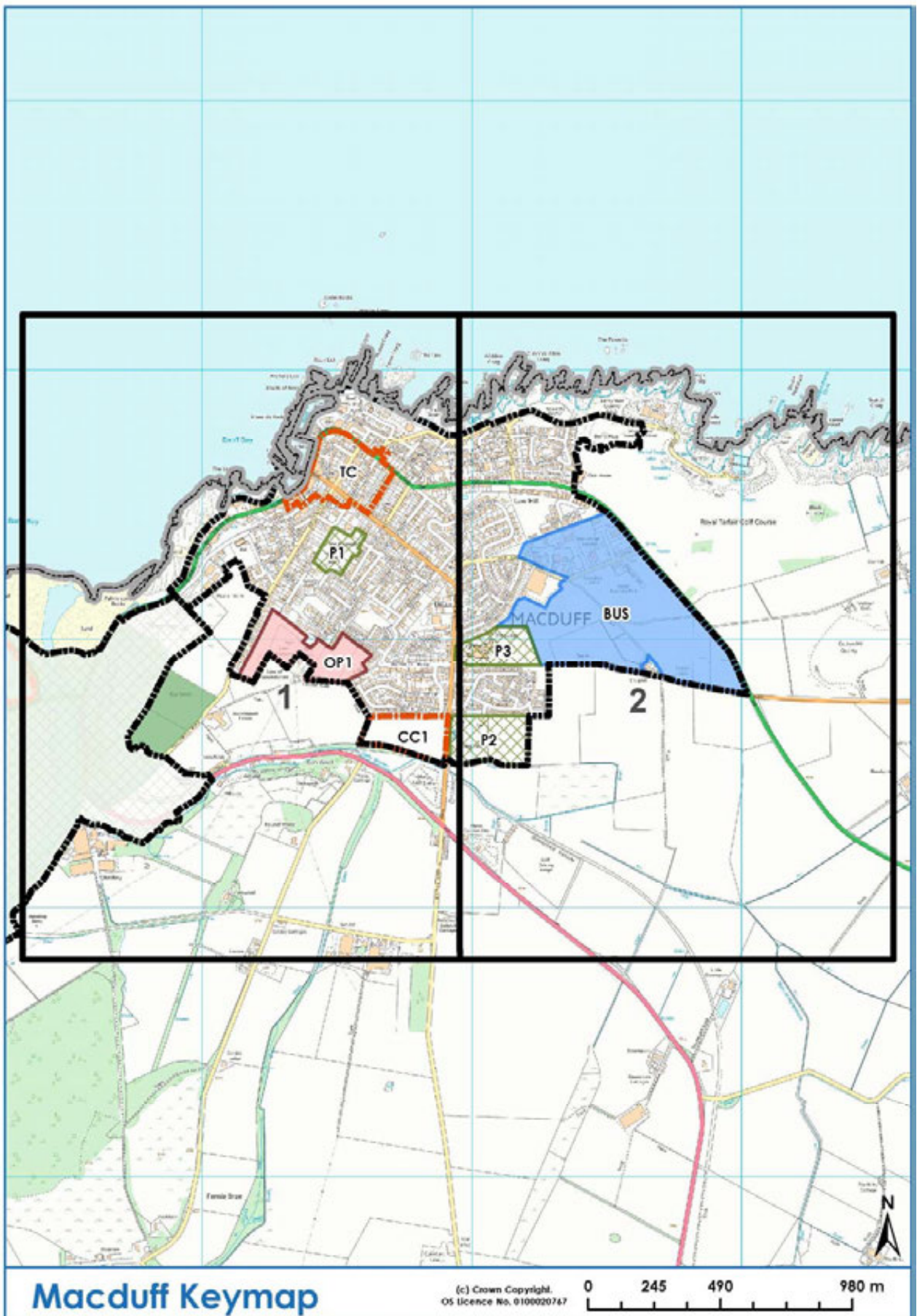
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Macduff, including Macduff Aquarium, or towards facilities in the wider catchment area at Banff. These may be identified in the Community Plan or relevant Community Action Plan.

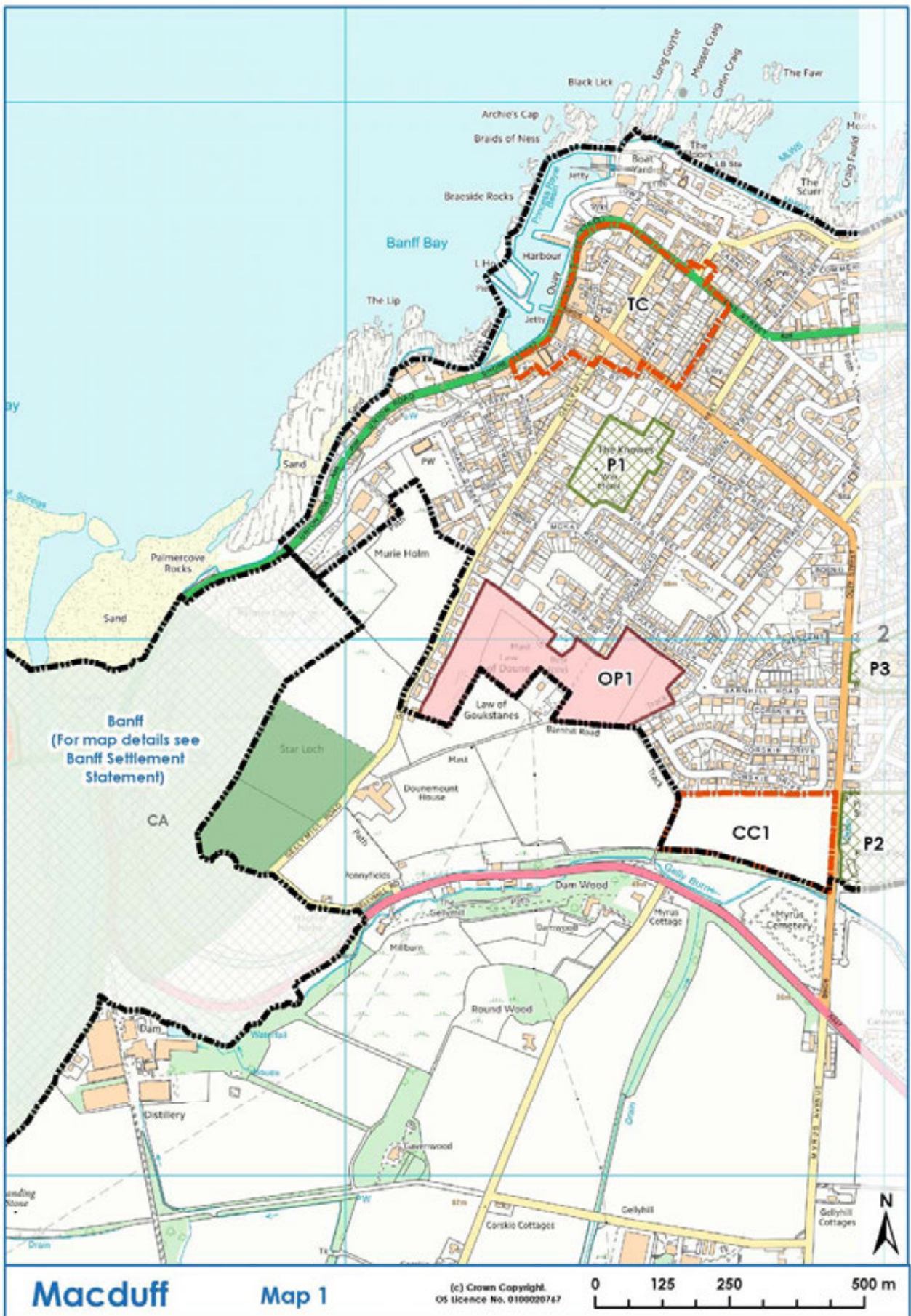


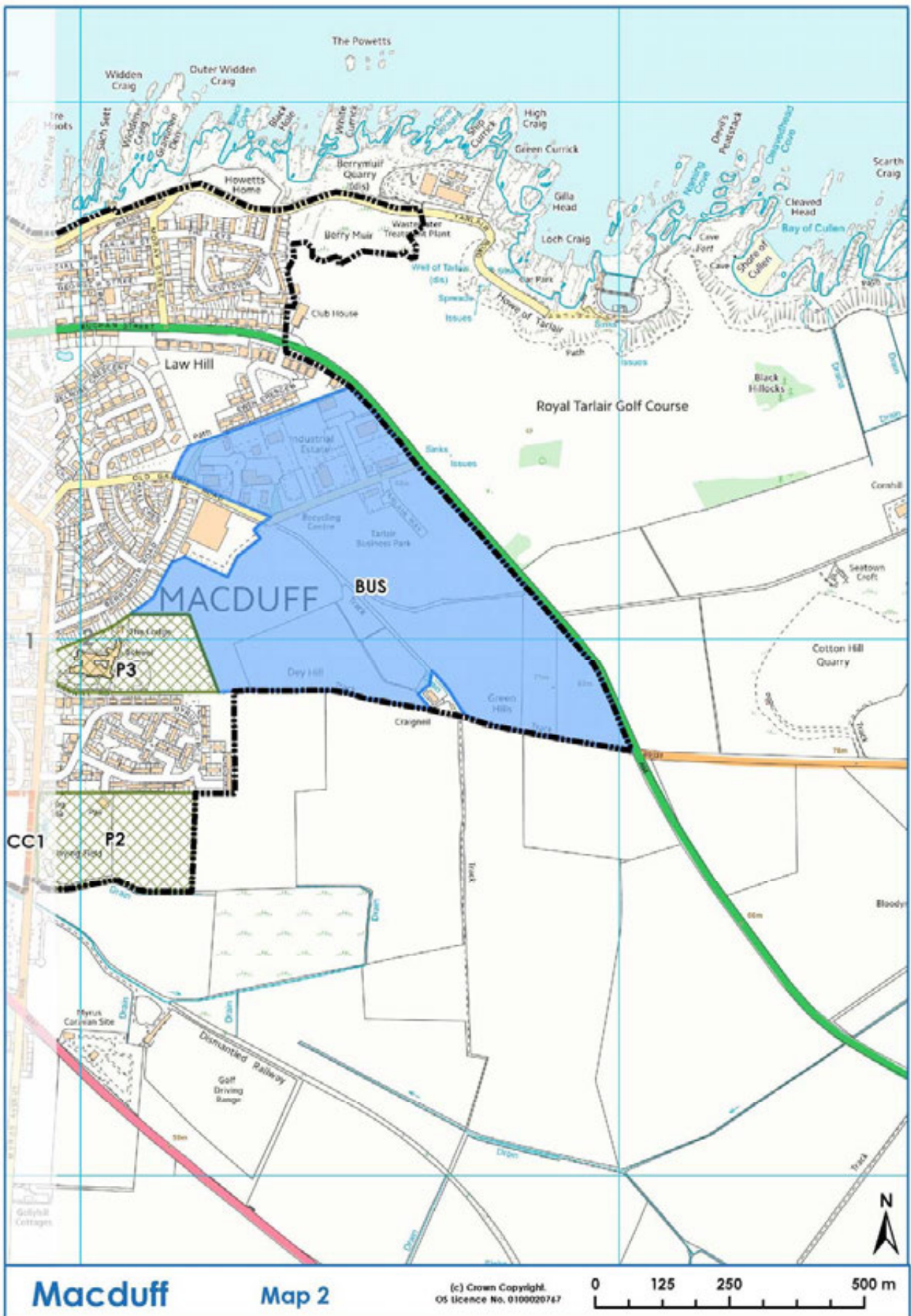
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Macduff or towards facilities in the wider catchment area at Banff. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute towards a replacement household waste recycling centre (1ha) on site BUS.
- Health facilities: All residential development must contribute towards a new health centre in Macduff.
- Open space: Open space contributions should include play park provision and enhancement of the public realm, including the town centre and the coastal path between Macduff Marine Aquarium, Macduff Harbour and Banff.

### Allocated Sites

<b>OP1: Law of Doune</b>	<b>Allocation: 85 homes</b>
<p>This site was previously allocated as site EH1 in the 2012 LDP. The site is enclosed on three sides by housing developments and rises in two distinct parts towards a covered reservoir and sub-station. As a result, this limits potential vehicle access points into the site. The Law of Doune Road is likely to provide the principal point of access, with Gellymill Road, Firth Drive and Barnhill Road providing potential pedestrian and emergency access opportunities. Core paths run along the southern boundary and in close proximity to the site, and suitable connections to them should be made through the site layout, which include the upgrade of cycling facilities. A masterplan will be required for the site to demonstrate integration with the existing town.</p> <p>Development should be orientated to exploit the southern aspect of the hill slope, particularly for solar collection with a mix of house types that emulate a linear/grid street layout, which is characteristic of Macduff. It is expected that 21 affordable houses will be provided on site by the developer, integrated into the design of the development, which should include a range of detached, semi-detached and terrace houses so as to echo the design themes provided in the neighbouring streets.</p>	
<b>CC1: Corskie Drive/B9026 Commercial centre</b>	<b>Allocation: 4ha for large format stores and land for a new health centre</b>
<p>This site was previously allocated in the 2012 LDP. It is the preferred location for large format stores if town centre sites are not available. Vehicular access into the site should be taken from the B9026. Corskie Drive and a core path leading to Bernhill Road provide opportunities to improve pedestrian connectivity to this site. Land will be required for a new health centre within the site.</p> <p>A buffer strip will be required where Gelly Burn runs adjacent to the site to ensure it can be accessed for maintenance. The buffer strip will be in an area identified at risk from flooding from Gelly Burn and could form part of the open space obligations for the site. A Flood risk Assessment will be required.</p>	







## MEMSIE

### Vision

Memsie has grown to be a commuter village for the town of Fraserburgh, on which it is largely dependent on for employment and services. With the exception of the existing commercial development, the built up area is wholly residential and with little character. Set within large, flat open fields, Memsie has expanded from a small group of buildings centred around the A981/B9032 cross-roads, to principally along the B9032. This is due to two major constraints: restricted direct access off the A981 and, due to no waste water treatment infrastructure, the need to use private septic tanks. All future development within Memsie will require to contribute towards primary education and infrastructure provision.

### Natural and Historic Heritage

Immediately southeast of the settlement is the Cairn of Memsie, a scheduled monument.

### Settlement Features

<b><i>Protected Land</i></b>	
P1	To conserve the area of woodland.
P2	Strategic landscaping.
P3	For the construction of a new primary school (2.4 ha).

### Flood Risk

- A small watercourse runs along the south boundary of the P3 site and it is adjacent to an area identified as at risk from flooding. A Flood Risk Assessment may be required.

### Services and Infrastructure

- Strategic drainage and water supply: Insufficient capacity at Memsie Cairn Stone septic tank. Scottish Water will initiate a growth project at Memsie Cairn Stone ST, if demand exceeds available capacity.
- Primary education: All residential development must contribute towards new primary school provision.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Memsie or towards facilities in the wider catchment area at Fraserburgh. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Memsie or towards facilities in the wider catchment area at Fraserburgh. These may be identified in the Community Plan or relevant Community Action Plan.
- Health facilities: All residential development must contribute towards health services in Fraserburgh.

## Allocated Sites

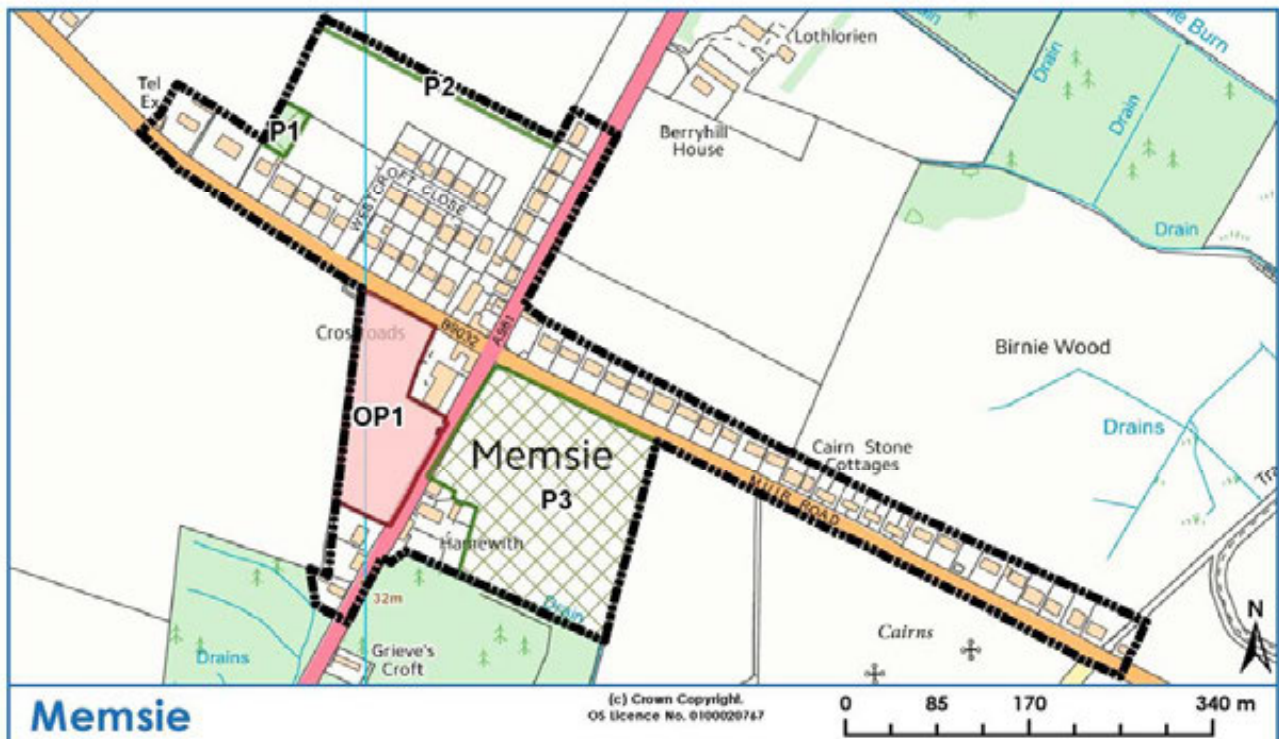
### OP1: Crossroads

**Allocation:** 15 homes

This site was previously allocated as site H2 in the 2012 LDP. It faces onto the A981 and B9032 and creates an opportunity to link houses to the south of the site with the built up area of Memsie. This site also lies on the main southern approach in Memsie and consideration needs to be given to creating a welcoming development that integrates with the village. It is unlikely that vehicular access off the A981 will be permitted, leaving only a single point of entry from the B9032. Access into the site, which is currently a field, is taken from the A981 and could provide an opportunity for pedestrian access to the adjacent bus stop and proposed school site, or as an emergency access route.

The location, triangular layout and varying scales of neighbouring buildings create an opportunity for a uniquely designed development with a mix of house sizes. A narrow band of trees, which runs parallel to the A981, contributes to the setting of Memsie and provides an opportunity to contribute to the open space obligations for the site. It is expected that 3 affordable houses will be provided on site by the developer, integrated into the design of the development, which should include a range of house tenures.

Development will be fed directly from a trunk water main so 24 hour water storage will be required at each property.



## NEW ABERDOUR

### Vision

New Aberdour is a small 18<sup>th</sup> century planned village located 7 miles west of Fraserburgh just inland from the Moray Firth within the Regeneration Priority Area. Built in an L shape radiating from the church, the village has seen limited growth and the current form of the village has changed very little over the years.

As well as the existing housing allocation, organic growth may be permitted. There are currently infrastructure constraints affecting the village which may require a scale of development not matched by demand to overcome, as development has proceeded on a small and incremental scale to date.

### Settlement Features

<b>Protected Land</b>	
P1	To conserve the bowling green.
P2	To conserve the market stance and the setting of the settlement.
P3	To conserve the playing field as an amenity for the village
P4	To conserve the area of woodland.
P5	For community, recreation and education uses.

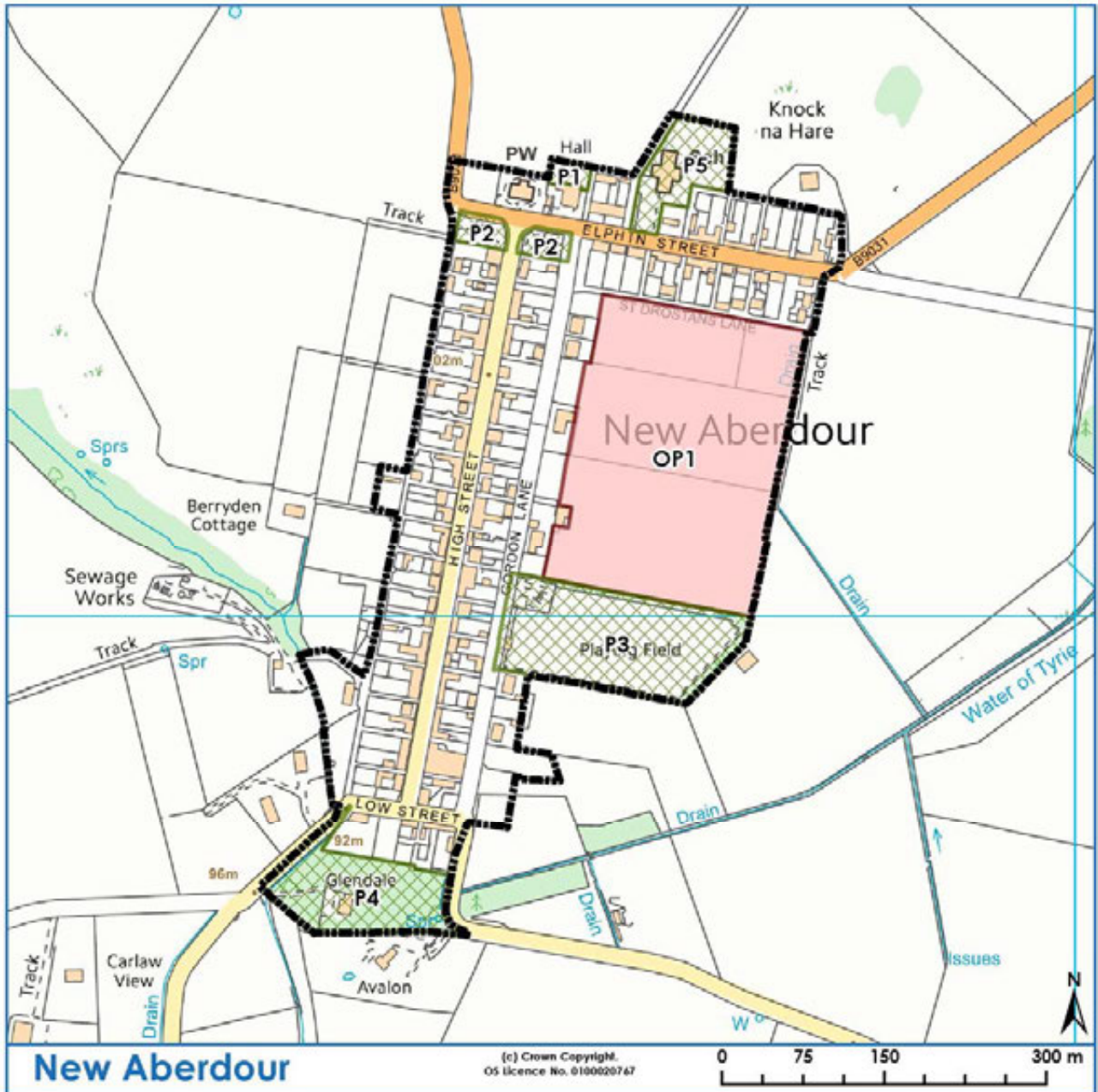
### Services and Infrastructure

- Strategic drainage and water supply: There is limited capacity at New Aberdour Waste Water Treatment Works. Scottish Water will initiate a growth project, should demand from committed development exceed available capacity.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in New Aberdour or towards facilities in the wider catchment area at Fraserburgh. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in New Aberdour, including the provision of play park, or towards facilities in the wider catchment area at Fraserburgh. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute towards a household waste and recycling centre in Macduff.
- Health facilities: All residential development must contribute towards an extension of the Central Buchan Practice in New Pitsligo.
- Open space: All residential development should contribute towards coastal paths from Rosehearty to New Aberdour.

### Allocated Sites

<b>OP1: St Drostans Lane</b>	<b>Allocation: 48 homes</b>
This site was previously allocated as site H1 in the 2012 LDP. The scale of this site will consolidate the village and development should be orientated to emulate a linear/grid street layout, which is characteristic of New Aberdour, with a mix of house sizes. It is expected that 12 affordable houses will be provided on site by the developer, integrated into the design of the development, which should include a range of detached and semi-detached houses so as to echo the design themes provided in the neighbouring streets.	

Vehicular access is likely to be taken off Gordon Lane and from St Drostan's Lane, which require upgrading. There is an opportunity for minor/emergency access to be taken from a lane lit by two street lights between Elphin Street and St Drostan's Lane. A buffer strip may be required alongside a drainage ditch, which runs along the eastern boundary of the site, to ensure it can be accessed for maintenance. It could also form part of the open space obligations for this site.





## NEW BYTH

### Vision

New Byth is a small planned village located approximately 25km southwest of Fraserburgh. In part due to not being located on a direct route to any major settlement, New Byth has seen a number of services close over recent years including the primary school, post office and shop. These closures have had a negative impact on the settlement, illustrated by the fact the school building sits empty and awaiting redevelopment.

Over the years many of the original houses, especially on Main Street, which were built hard against the road line, have been demolished and their replacement set back from the road. Unique amongst the planned settlements in this area is the use of red sandstone rather than granite, which is very prominent along Bridge Street and the southern end of Main Street. Recent developments have incorporated red fyfe stone into their design.

### Settlement Features

<b>Protected Land</b>	
P1	To conserve the setting of the square.
P2	To conserve the playing field and playground.

### Services and Infrastructure

- Strategic drainage and water supply: There is limited capacity at the existing waste water treatment works.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in New Byth or towards facilities in the wider catchment area at Banff/Macduff. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in New Byth or towards facilities in the wider catchment area at Banff/Macduff. These may be identified in the Community Plan or relevant Community Action Plan.
- Health facilities: All residential development must contribute towards an extension to the Central Buchan Practice.
- Open space: All development should contribute towards the Public Realm of the town centre.

### Allocated Sites

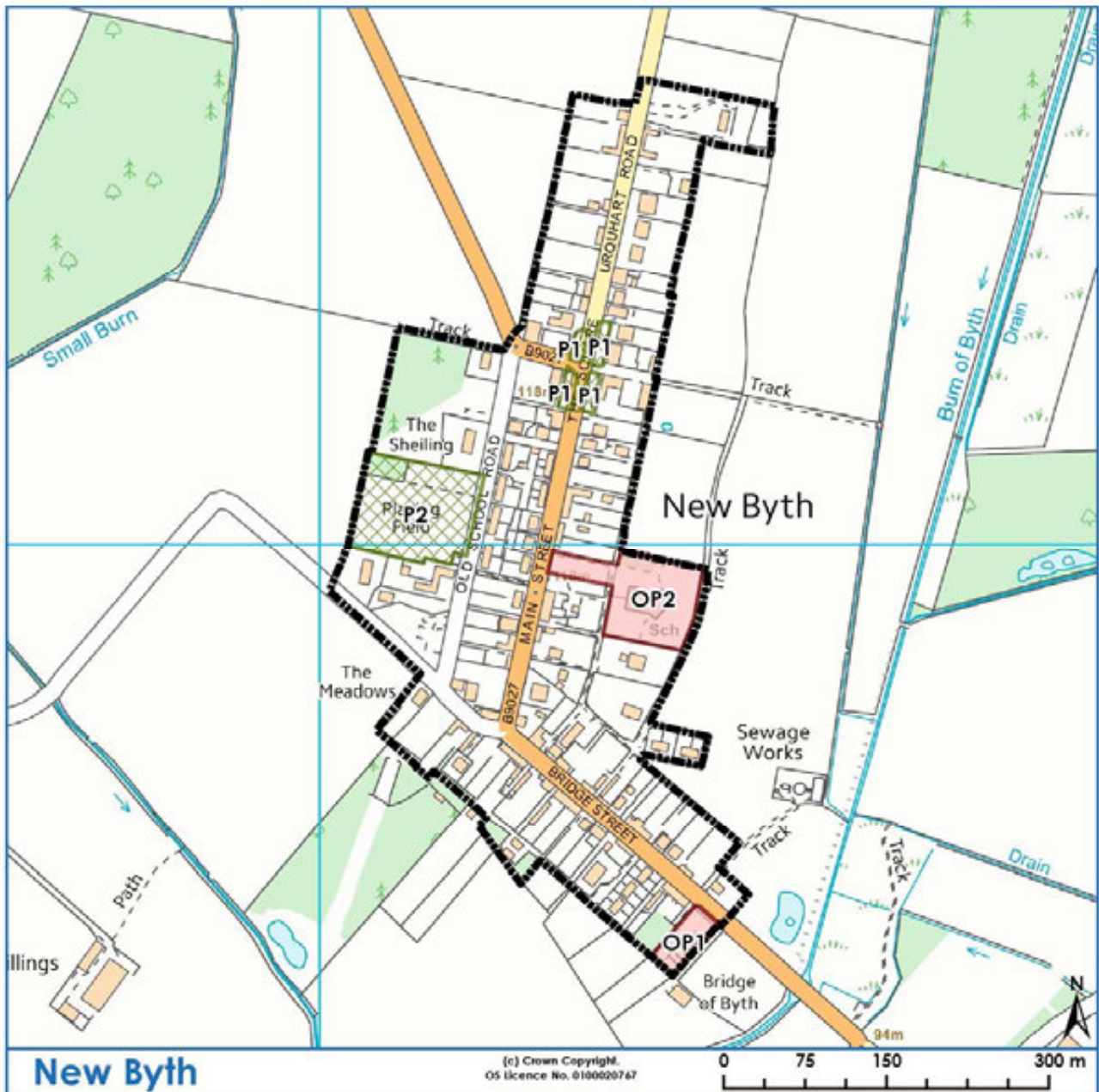
<b>OP1: Bridge Street</b>	<b>Allocation: 6 homes</b>
<p>This site was previously allocated as site H1 in the 2012 LDP. An established tree belt on the site runs alongside Bridge Road and softens the approach into New Byth. It also complements the open rear garden opposite and the row of trees south-west of the site. For this reason these trees should be retained, which could contribute to the site's public open space obligations.</p> <p>Vehicular access can be taken from an existing track south of the site, which will have to be shared to allow the farmer access to neighbouring fields.</p>	

Located on the south-eastern edge of New Byth, the development site will be visible to those approaching from the south. For this reason, the design of new houses should be sympathetic to the style and colour of existing houses that neighbour the street. Consideration should be given to the layout and design of the semi-detached to the properties on Bridge Terrace. It is expected that 1 affordable house will be provided on site by the developer, integrated into the design of the development which provide a mix of housing tenures.

**OP2:** Former New Byth Primary School

**Allocation:** 12 homes

This site is a new allocation and proposes the redevelopment of the former primary school. Planning permission has been granted on this site to demolish the primary school and build 12 houses on the site, although work has yet to commence.



## PENNAN

### Vision

Pennan is a small historic fishing village situated within a striking and attractive coastal setting popular with visitors and tourists. The entire settlement and some of the surrounding area are designated as a Conservation Area. The historic and traditional characteristics of the settlement should be protected. No new development sites are proposed.

### Natural and Historic Heritage

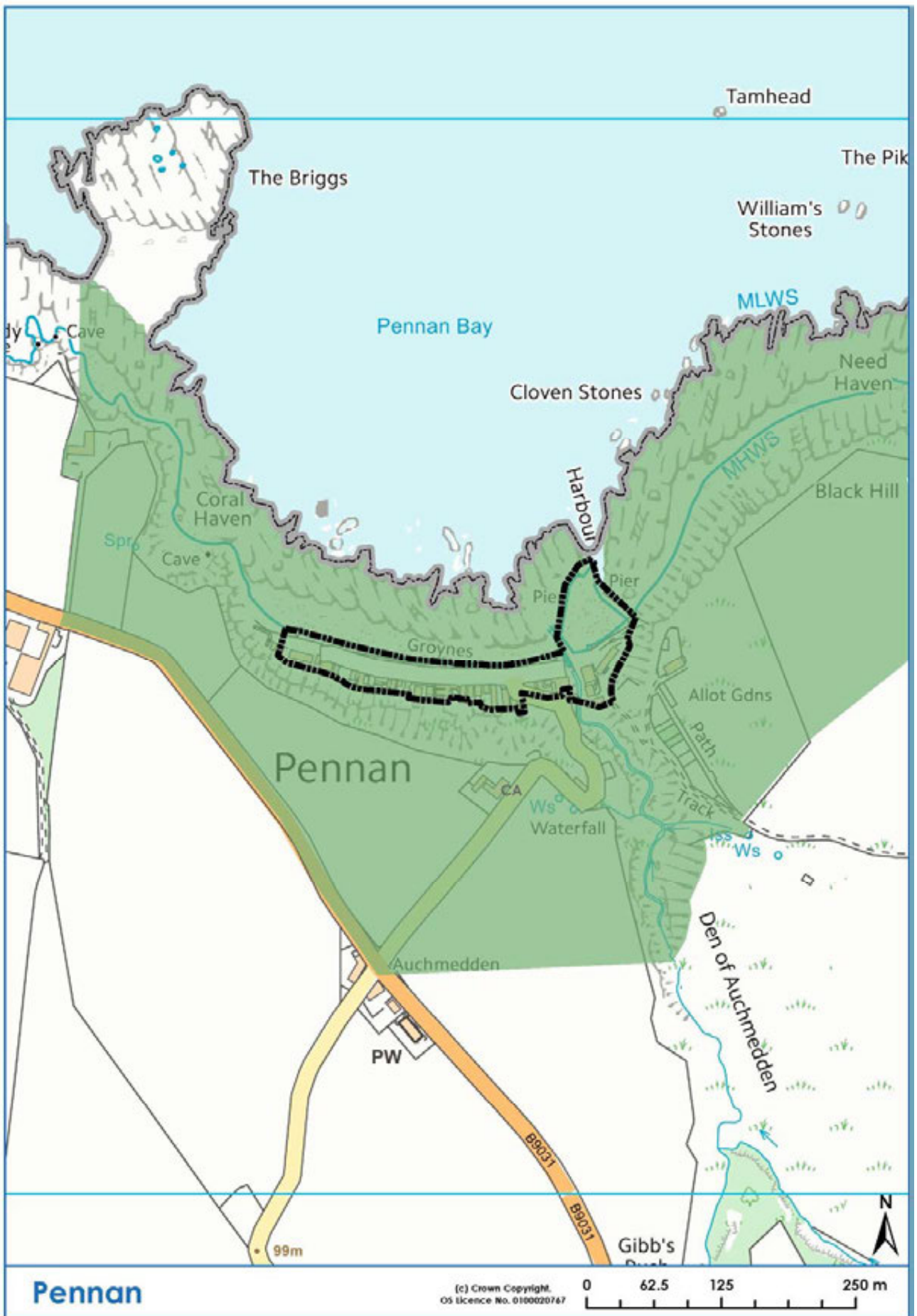
There are a number of environmental designations surrounding Pennan. Troup, Pennan and Lion's Heads Special Protected Area (SPA), Gamrie and Pennan Coast Site of Special Scientific Interest (SSSI), and Gardenstown to Strangles Point Local Natural Conservation Site (LNCS) are located to the north of the settlement. To the southeast of Pennan is the Den of Auchmedden LNCS.

### Settlement Features

<i>Other Designations</i>	
CA	Pennan Conservation Area.

### Services and Infrastructure

- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Pennan, including the local village hall, or towards facilities in the wider catchment area at Banff/Macduff. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Pennan or towards facilities in the wider catchment area at Banff/Macduff. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute towards a household waste and recycling centre in Macduff.



# PORTSOY

## Vision

Portsoy is an attractive fishing town located approximately 11km west of Banff within the Regeneration Priority Area. The settlement has grown up around its 16<sup>th</sup> century and later 19<sup>th</sup> harbours. It is characterised by its densely built old town. Expansion inland is in the form of the more planned hilltop town centre and incremental extensions. The Soy Burn runs through the Soy Loch and the village towards the harbour. The Soy Loch may have limited capacity to accommodate high in-flow rates without overtopping and causing surface water flooding issues downstream. The built heritage quality of much of the settlement is recognised by its coverage by a Conservation Area.

The settlement contains a number of existing local services including local shops, hotels, sports facilities, primary school and petrol station. There are four housing and one mixed use allocations identified within Portsoy, predominantly on the western side of the settlement. Future development of these sites will require to contribute towards infrastructure and health care provision within the settlement. Improving flood resilience within the town will also need to be addressed during the plan period.

## Natural and Historic Environment

Cullen to Stakeness Coast Site of Special Scientific Interest (SSSI) and Cullen to Whitehills Local Natural Conservation Site (LNCS) are located to the north of the settlement.

## Settlement Features

<b><i>Protected Land</i></b>	
P1	To conserve the playground, cemetery, and the setting of the settlement.
P2	To conserve the playing fields and recreation ground as amenities for the village.
P3	For education and recreation uses.
<b><i>Other Designations</i></b>	
CA	Portsoy Conservation Area.

## Flood Risk

- Parts of Portsoy are in an area identified by the Scottish Environment Protection Agency (SEPA) as an area potentially vulnerable to flooding.
- Part of site OP3 and OP4 are located adjacent to SEPA'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.

## Services and Infrastructure

- Strategic drainage and water supply: All development may be required to contribute towards local sewer mains reinforcement depending on outcome of network analysis.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Portsoy or towards facilities in the wider catchment area at Banff. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Portsoy or towards facilities in the wider

catchment area at Banff. These may be identified in the Community Plan or relevant Community Action Plan.

- Health facilities: All residential development must contribute towards an extension to Portsoy Health Centre.
- Open space: All residential development could contribute towards the Portsoy/Whitehills/Sandend coastal path.

## Allocated Sites

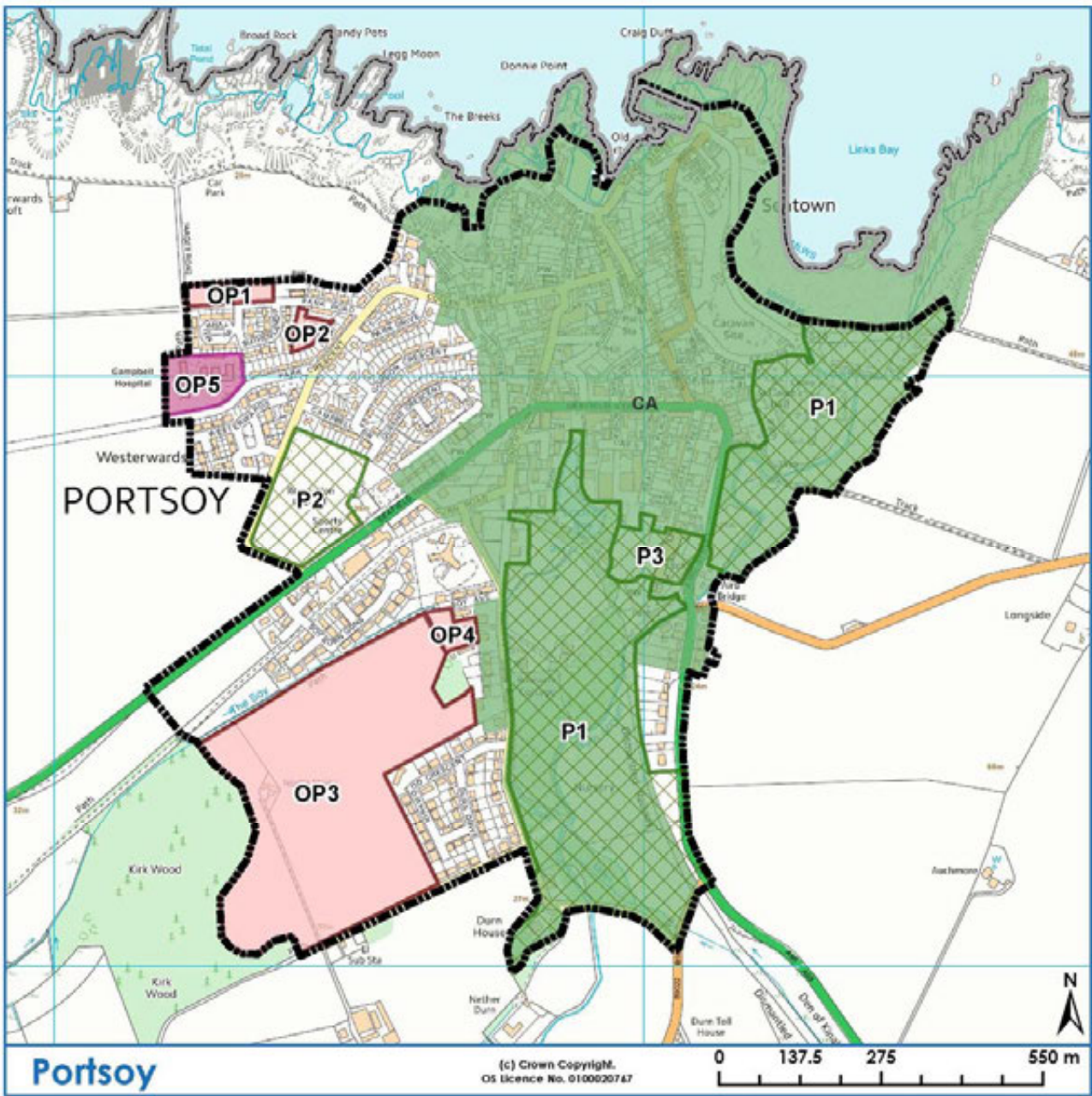
<b>OP1: Target Road</b>	<b>Allocation: 10 homes</b>
<p>This site was previously allocated as site H1 in the 2012 LDP. The location of the site could make it appropriate for each house to have individual or shared vehicle access points, as it is a linear site on a minor road that leads to the shoreline. It is expected that 2 affordable houses will be provided on site by the developer, integrated into the design of the development which provide a mix of housing tenures.</p>	

<b>OP2: Depot, Park Road</b>	<b>Allocation: 6 homes</b>
<p>This site was previously allocated as site H2 in the 2012 LDP. Originally a council depot, a site investigation should be undertaken by the developer to identify whether remediation of contamination is required. Surrounded by existing development on all sides, vehicular access can only be taken from Park Road. Design of new houses should be sympathetic to the style of existing houses that neighbour the development site and not adversely impact on their amenity. It is expected that 1 affordable house will be provided on site by the developer, integrated into the design of the development which provide a mix of housing tenures.</p>	

<b>OP3: Durn Road</b>	<b>Allocation: 125 homes</b>
<p>This site was previously allocated as site H3 in the 2012 LDP. The scale of this site will consolidate the development around Durn Drive with Portsoy. However, adequate attenuation in SUDS to address surface water flooding from the Soy Burn will be required. Main vehicular access points are likely to be taken from Soy Burn Gardens to the north and Durn Avenue to the south, with secondary accesses taken from Kirkwood Crescent and Soy Avenue. Consideration should be given to linking the layout of this site with the OP4 site. A Core Path runs along the northern boundary of the site and suitable connections to it should be made through the site layout. A masterplan will be required to demonstrate integration with the existing settlement, proposed access routes and to ensure that risk of flooding from the Soy Burn is accommodated. A Flood Risk Assessment may be required.</p> <p>Design of new houses should be sympathetic to the style of existing houses that neighbour the development site and not detract from the setting of the Portsoy Conservation Area. It is expected that 31 affordable houses will be provided on site by the developer, integrated into the design of the development which provide a mix of housing tenures.</p>	

<b>OP4: Soy Avenue</b>	<b>Allocation: 9 homes</b>
<p>This site was previously allocated as site EH1 in the 2012 LDP. It is identified as an opportunity site should development on the OP3 site resolve flood risks associated with the Soy Burn.</p> <p>Main vehicular access will be taken from Soy Avenue, but consideration should be given to linking the layout of this site with the OP3 site. Adequate attenuation in SUDS to address surface water flooding from the Soy Burn will be required. Design of new houses should be sympathetic to the style of existing houses that neighbour the development site and not detract from the setting of the Portsoy Conservation Area. It is expected that 2 affordable houses will be provided on site by the developer, integrated into the design of the development which provide a mix of housing tenures. A Flood Risk Assessment may be required.</p>	

<b>OP5: Former Campbell Hospital</b>	<b>Allocation: Mixed use including housing/employment</b>
<p>This site is a new allocation and proposes the redevelopment of the former Campbell Hospital site. This site has been cleared of development with only the stone boundary walls, a garage, the main gate and mature trees remaining. A planning application is pending for 22 houses on the whole site. Bounded by housing on three sides, consideration needs to be given to the proposed uses and pedestrian linkages. The site represents an opportunity for residential uses of mixed tenure and/or start-up or small to medium scale businesses to occupy all or part of a serviced site.</p> <p>Main vehicular access will be taken from Park Crescent, and consideration should be given to the design of the road layout that enables the expansion of Portsoy further west.</p>	





## RATHEN

### Vision

Rathen serves as a settlement core to a large rural area, and is also a commuter village being well located in relation to Fraserburgh, St Fergus Gas Terminal and Peterhead. The settlement has a primary school, but is reliant on a wide range of services and employment elsewhere.

Rathen is located adjacent to the A90 trunk road and has grown from a loosely clustered collection of buildings within a rural community to a settlement in its own right. There is one existing housing allocation and, further growth of the settlement is currently constrained by the capacity and quality of primary school provision, road junction safety onto the A90 and that there are no Waste Water Treatment Works serving Rathen. Therefore these issues will require to be addressed.

### Natural and Historic Environment

Located to the north of Rathen, the 12<sup>th</sup>-13<sup>th</sup> century St Ethernan's Church is built on the remains of an earlier 6<sup>th</sup> century church and is designated a scheduled monument.

### Settlement Features

<b><i>Protected Land</i></b>	
P1	Marks the proposed strategic landscaping required for Site OP1.
P2	To conserve a playground and recreation ground as amenities for the village.
P3	To conserve an area of woodland and the setting of the village.
P4	To conserve an area of woodland.
P5	For education, recreation and community uses.
<b><i>Reserved Land</i></b>	
R1	For a cemetery extension.

### Flood Risk

- Part of site OP1 is located adjacent to the Scottish Environment Protection Agency's (SEPA) 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.

### Services and Infrastructure

- Strategic drainage and water supply: There is no public waste water treatment provision in the area and the Scottish Environment Protection agency (SEPA) will need to be consulted and full authorisation sought for relevant licensing of private treatment.
- Primary education: All residential development must contribute towards a new school or an existing primary school.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Rathen or towards facilities in the wider catchment area at Fraserburgh. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Rathen or towards facilities in the wider catchment area at Fraserburgh. These may be identified in the Community Plan or relevant Community Action Plan.
- Health facilities: Residential development may be required to contribute towards enhanced medical facilities serving the locality.

## Allocated Sites

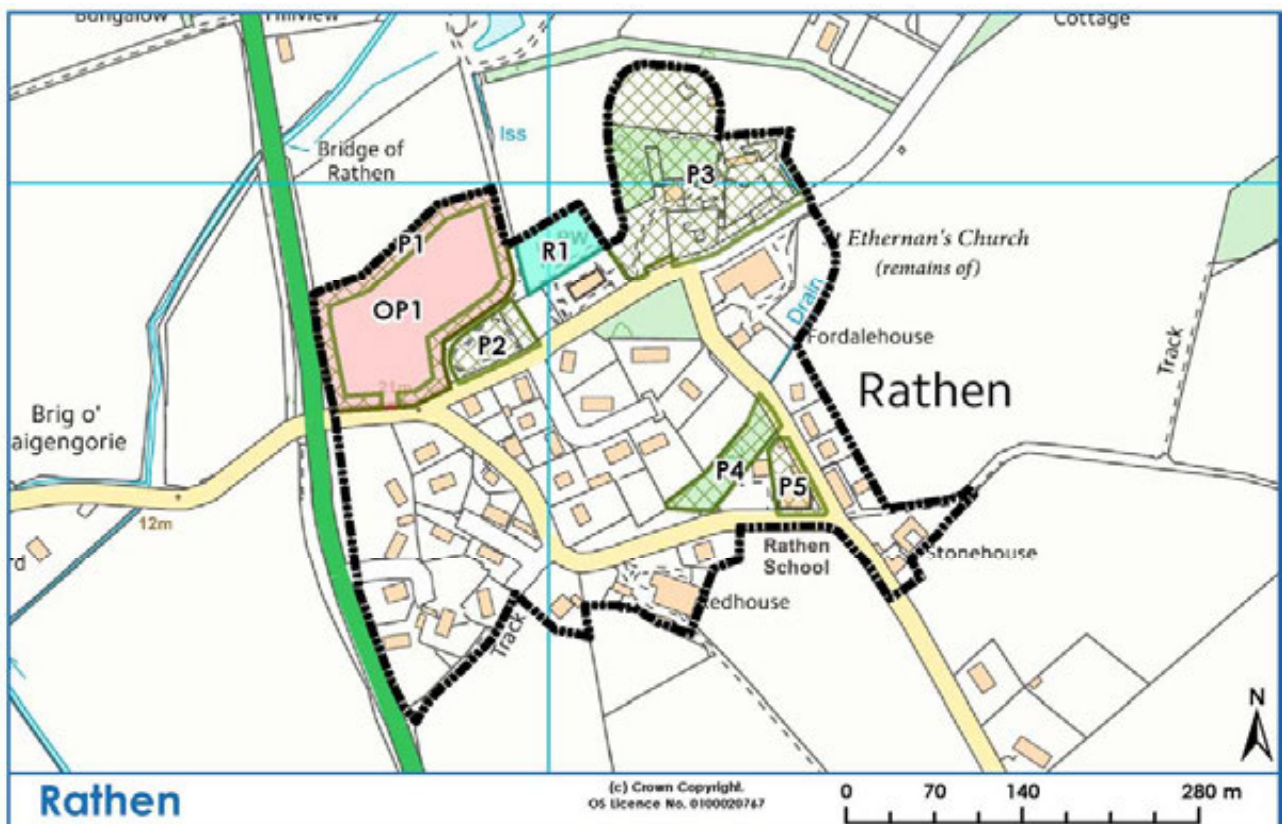
### OP1: Bridge of Rathen

**Allocation:** 10 homes

This site was previously allocated as site H1 in the 2012 LDP. Located along the northern edge of Rathen, the development site is visible to those approaching the village from the north. For this reason strategic landscaping should be planted along the northern and western boundaries to minimise potential adverse impacts to the setting of Rathen and to provide a clear boundary to the settlement.

The design of the whole development should be sympathetic to the organic style of existing houses and property boundary treatments, including hedges, trees, and low rise stone walls and fences, and not detract from the setting of the adjacent Rathen (West) Parish Church, a listed building. To minimise any adverse impacts on the setting of the church and to integrate the development within the existing village, consideration should be given to siting the development, including high fences, back from the main road into Rathen. For these reasons strategic landscaping should be planted along the southern and eastern boundaries. It is expected that 2 affordable houses will be provided on site by the developer, integrated into the design of the development which provide a mix of housing tenures.

A mini Water Impact Assessment will be required and a Flood Risk Assessment may be required. As there is no public sewer in Rathen a Drainage Impact Assessment will be required.



# ROSEHEARTY

## Vision

Rosehearty is an attractive coastal settlement located within the Regeneration Priority Area. It is a commuter village being well located in relation to Fraserburgh which lies approximately 7km east of Rosehearty. The village has a number of existing local services including a primary school, hotels and shops. Originally built around the harbour, Rosehearty has expanded south over the years.

There are a number of existing housing allocations within Rosehearty and future development must not detract from the existing attractive setting of the town. New development will be required to contribute towards infrastructure and health care provision.

## Natural and Historic Environment

Rosehearty to Fraserburgh Coast Site of Special Scientific Interest (SSSI) and Aberdour Bay to Kinnaird Head Local Natural Conservation Site (LNCS) are located to the north of the settlement.

Overlooking Rosehearty from the southeast are two scheduled monuments: Pitsligo Castle, which is largely enclosed by a stone wall and Pittuie Castle.

## Settlement Features

<b>Protected Land</b>	
P1	To conserve the setting of Rosehearty.
P2	Marks the proposed strategic landscaping required for sites OP1 and OP2.
P3	For education and recreation uses.

## Flood Risk

- Parts of Rosehearty are in an area identified the Scottish Environment Protection Agency (SEPA) as an area potentially vulnerable to flooding.
- A small watercourse with a culverted section crosses site OP1. A Flood Risk Assessment may be required.
- Part of site OP2 is located adjacent to SEPA'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.

## Services and Infrastructure

- Local transportation infrastructure: Sites OP1 and OP4 will be required to provide the start of a link road between Pitsligo Street and Castle Street.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Rosehearty or towards facilities in the wider catchment area at Fraserburgh. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Rosehearty or towards facilities in the wider catchment area at Fraserburgh. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute towards a household waste and recycling centre in Macduff.

- Health facilities: All residential development must contribute towards the extension of Saltoun Surgery or Finlayson Street Practice in Fraserburgh.
- Open space: Open space contributions should include strategic landscaping on the edge of the sites OP1 and OP2 to provide a clear boundary for the settlement.

## Allocated Sites

<b>OP1: South of Ritchie Road</b>	<b>Allocation: 50 homes and 2 ha employment land</b>
<p>This site was previously allocated as site M1 in the 2012 LDP. Located along the southern edge of Rosehearty, the development site is visible to those approaching the village from the south. For this reason strategic landscaping should be planted along the southern and western boundary to minimise potential adverse impacts to the setting of Rosehearty and to provide a clear boundary to the settlement. Buffer strips may be required alongside watercourses that run and along the northern boundary and through the centre of the site, to ensure they can be accessed for maintenance. The strategic landscaping and buffer strips could also form part of the open space obligations for this site. A Flood Risk Assessment may be required.</p> <p>Future development in Rosehearty is likely to be to the south of the village, between Pitsligo Street and Castle Street, and a link road should be provided through the site, which could double as secondary access to Cairnhill Road. A core path is located in close proximity to the site and the link road would provide the opportunity to connect to it. The existing track to the east of the site and Cairnhill Road will require widening.</p> <p>A masterplan will be required to demonstrate integration with the existing village, and to ensure the employment land, strategic landscaping and link road are accommodated.</p> <p>The site will act as the new 'gateway' into Rosehearty and should be designed with this in mind. Consideration should be given to designing the development that would not give the appearance of urban sprawl (i.e. replicating neighbouring development styles). For example, it could reflect the historic part of Rosehearty and/or include vibrant colours typically seen in coastal settlements. The employment units and houses could be similarly designed to give a unified appearance on the site. It is expected that 12 affordable houses will be provided on site by the developer, integrated into the design of the development which provide a mix of housing tenures.</p>	

<b>OP2: Murison Drive</b>	<b>Allocation: 10 homes</b>
<p>This site was previously allocated as site H1 in the 2012 LDP. Located along the western edge of Rosehearty, the development site is located in a prominent coastal location. For this reason strategic landscaping should be planted along the western boundary to minimise potential adverse impacts to the setting of Rosehearty and to provide a clear boundary to the settlement. A buffer strip may be required for a watercourse that runs alongside the northern site boundary, to ensure it can be accessed for maintenance. The strategic landscaping and buffer strip could also form part of the open space obligations for this site. A Flood Risk Assessment may be required.</p> <p>The site is currently accessed from Mid Street via an existing business, but if there are ownership issues, access could be taken from Murison Drive.</p> <p>The design of new houses should be sympathetic to the historic character of existing houses in neighbouring streets, and that the risk of surface water flooding is taken account of. It is</p>	

expected that 2 affordable houses will be provided on site by the developer, integrated into the design of the development which provide a mix of housing tenures.

**OP3: Cairhill Croft**

**Allocation: 40 homes**

This site was previously allocated as site H2 in the 2012 LDP and is included to provide an opportunity for development should there be demand.

The layout of the site will be influenced by the topography of the site, which drops down and becomes increasingly rocky in the northeast corner. Vehicular access is provided into the site from Malcolm Forbes Court, and additional links with Pitsligo Place and Hillview Crescent could be considered. In order to provide the opportunity to develop south of this site, consideration should be given to providing at least vehicle access points along the southern boundary into the adjacent fields. The design of new houses should be sympathetic to the style of existing houses that neighbour the development site. It is expected that 10 affordable houses will be provided on site by the developer, integrated into the design of the development which provide a mix of housing tenures.

**OP4: Cairnhill Road**

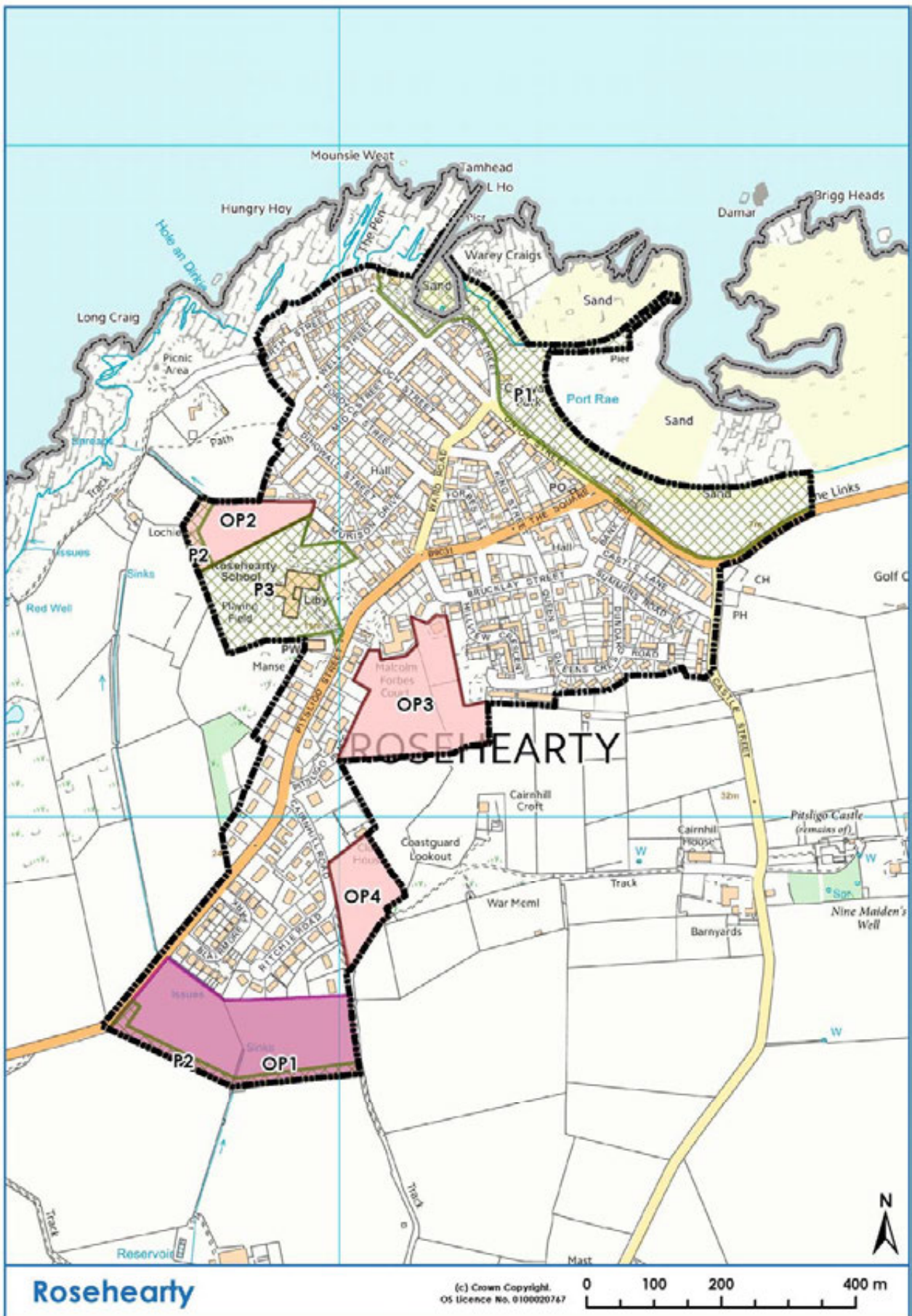
**Allocation: 10 homes**

This site was previously allocated as site H3 in the 2012 LDP and is included to provide an opportunity for development should there be demand.

The existing field rises up sharply and site overlooks the village. As such, the design of the development should respect the historic character of Rosehearty. It is expected that 2 affordable houses will be provided on site by the developer, integrated into the design of the development which provide a mix of housing tenures.

A core path runs along the southern boundary of the site and suitable connections to it should be made through the site layout.

Future development in Rosehearty is likely to be to the south of the village, between Pitsligo Street (through site OP1) and Castle Street, and a link road should be provided through the site, mostly likely along its southern boundary.



# SANDEND

## Vision

Sandend is a small fishing village situated where the Fordyce Burn flows into the firth at Sandend Bay. The settlement is located within the Regeneration Priority Area to the east of Portsoy. The old part of the village is made up of traditional cottages and has been designated as a Conservation Area. There are a number of local businesses within the village including the caravan park and fish wholesalers. Future development in the settlement should not detract from the attractive coastal setting of the village.

## Natural and Historic Environment

Cullen to Stakeness Coast Site of Special Scientific Interest (SSSI) and Cullen to Whitehills the Local Natural Conservation Site (LNCS) are located to the northeast of the settlement.

## Settlement Features

<b>Protected Land</b>	
P1	To conserve the playing field and playground as amenities for the village, and the setting of the settlement.
<b>Other Designations</b>	
CA	Sandend Conservation Area.

## Flood Risk

- Parts of Sandend are in an area identified by the Scottish Environment Protection Agency (SEPA) as an area potentially vulnerable to flooding.
- Part of site OP1 is located adjacent to SEPA'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.

## Services and Infrastructure

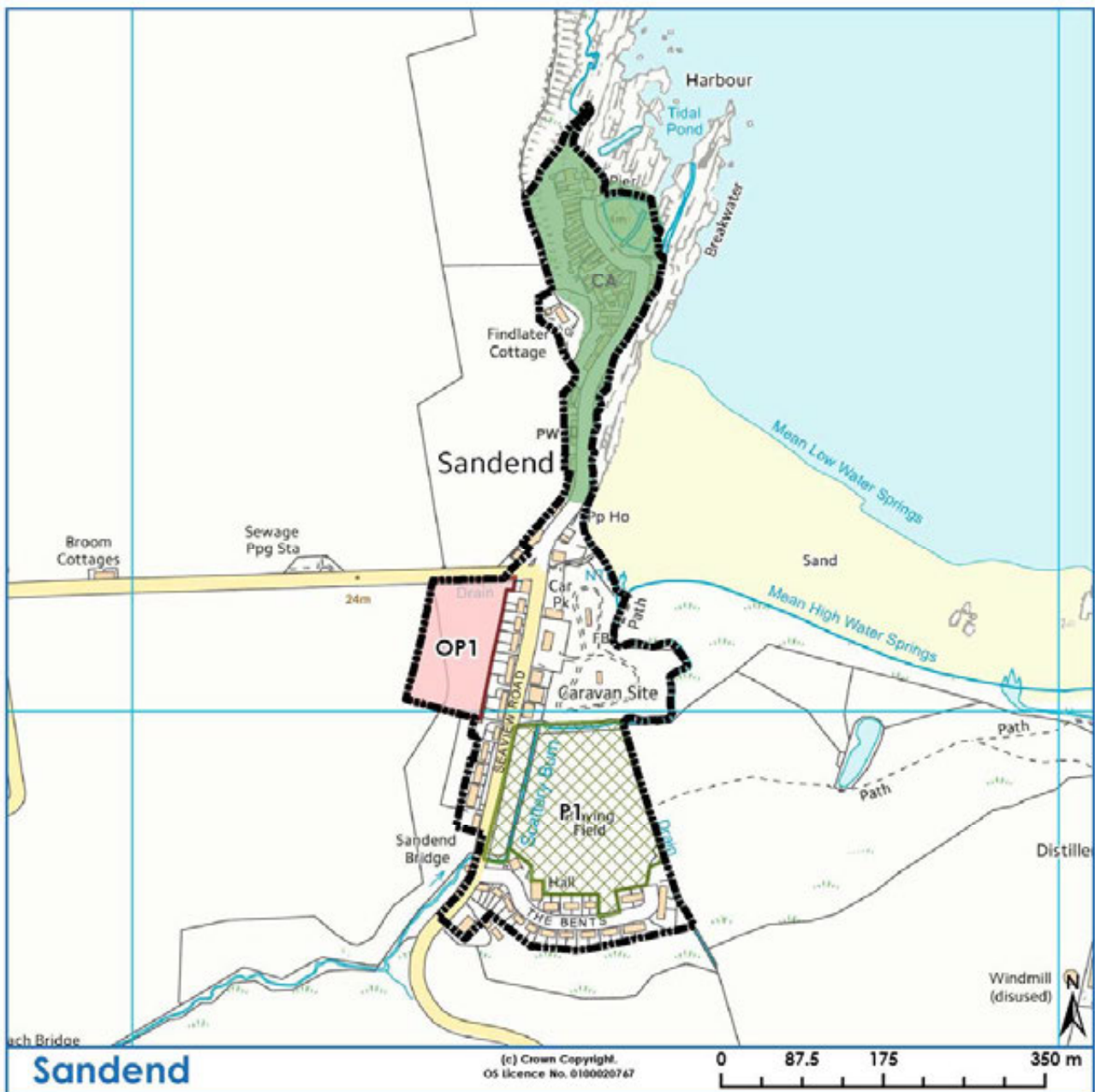
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Sandend, including the local public hall, or towards facilities in the wider catchment area at Banff. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Sandend or towards facilities in the wider catchment area at Banff. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute towards a household waste and recycling centre in Macduff.
- Health facilities: All residential development must contribute towards an extension to Portsoy Medical Practice.
- Open space: All residential development should contribute to improving local built heritage.

## Allocated Sites

**OP1: Rear of Seaview**

**Allocation: 8 homes**

This site was previously allocated as site EH1 in the 2012 LDP. The development site overlooks existing houses on Seaview Road and is visible to those approaching the settlement from the east. For these reasons, development should be orientated in a linear layout to reflect the existing houses along Seaview Road, and designed to respect the historic character and coastal setting of the village. It is expected that 2 affordable houses will be provided on site by the developer, integrated into the design of the development which provide a mix of housing tenures. A Flood Risk Assessment may be required.





## SANDHAVEN AND PITTULIE

### Vision

Sandhaven is a small fishing village situated between Fraserburgh and Rosehearty within the Regeneration Priority Area. Immediately to the west of Sandhaven is the even smaller village of Pittulie. Both are characterised by traditional housing styles, and Sandhaven pier and harbour provide an attractive coastal setting. The villages contain limited local services due to the proximity to Fraserburgh, although there is a primary school. Future development should not detract from the setting of the village and respect the existing vernacular.

### Natural and Historic Environment

Rosehearty to Fraserburgh Coast Site of Special Scientific Interest (SSSI) and Aberdour Bay to Kinnaird Head Local Natural Conservation Site (LNCS) are located to the north and east of the settlements.

### Settlement Features

<b><i>Protected Land</i></b>	
P1	To conserve the setting of Pitullie.
P2	To conserve the recreation ground.
P3	For education and recreation uses.

### Flood Risk

- Parts of Sandhaven and Pitullie are in an area identified by the Scottish Environment Protection Agency (SEPA) as an area potentially vulnerable to flooding.
- Part of site OP1 is located adjacent to SEPA'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.

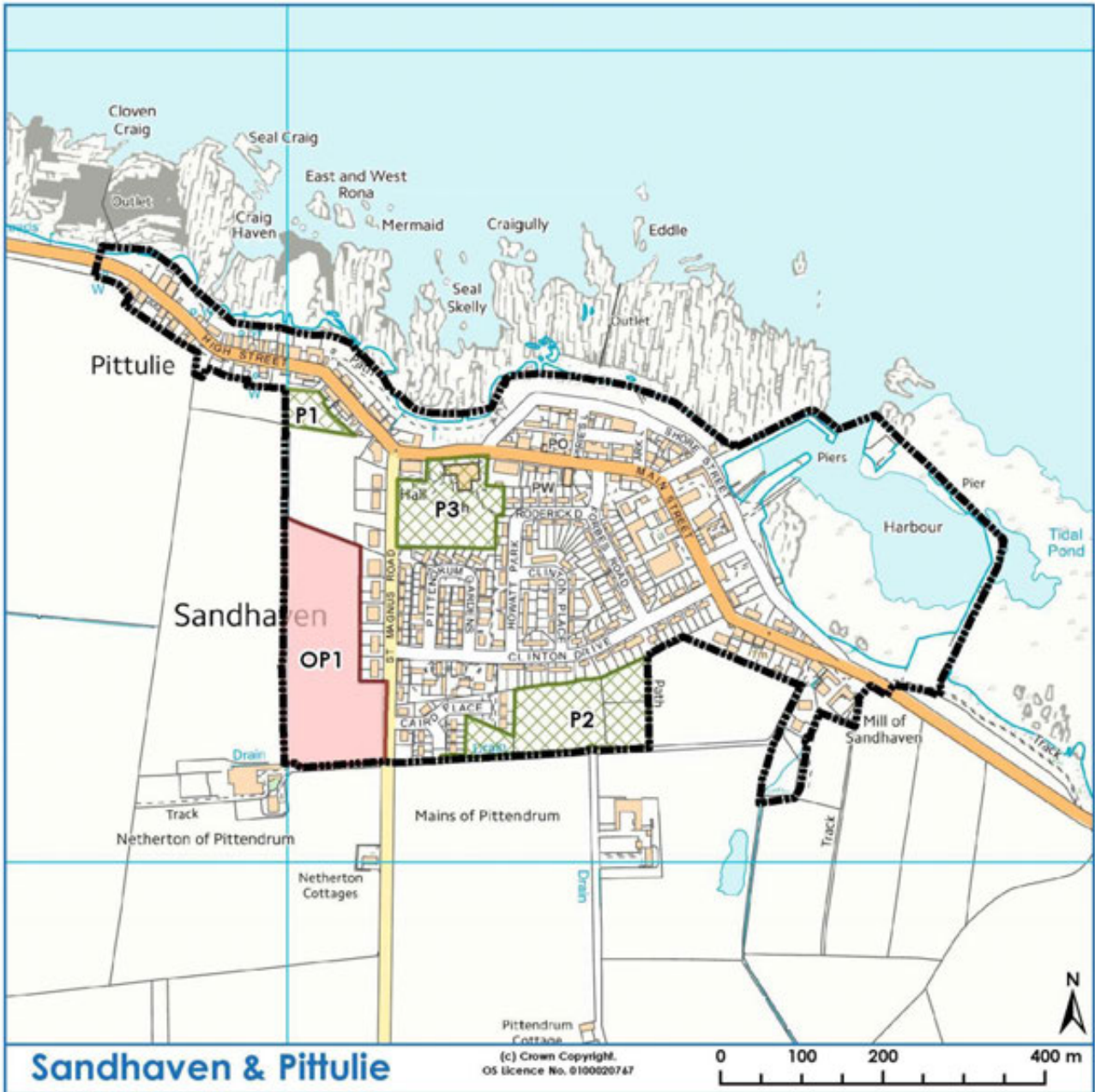
### Services and Infrastructure

- Health facilities: All residential development must contribute towards the extension of Saltoun Surgery or Finlayson Street Practice in Fraserburgh.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Sandhaven and Pittulie, or towards facilities in the wider catchment area at Fraserburgh. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Sandhaven and Pittulie, or towards facilities in the wider catchment area at Fraserburgh. These may be identified in the Community Plan or relevant Community Action Plan.

### Allocated Sites

<b>OP1: St Magnus Road</b>	<b>Allocation: 31 homes</b>
This site was previously allocated as site H1 in the 2012 LDP. Located along the western edge of Sandhaven, the development site will be visible to those approaching from the west and from Pittulie. For these reasons the design of new houses should respect the historic character of Pittulie and include a range of detached and semi-detached houses so as to echo the design theme of existing houses on St Magnus Road and proposed houses at Netherpton Park. In order	

to provide the opportunity to develop west of this site, consideration should be given to providing at least two vehicles access points along the western boundary into the adjacent field. It is expected that 7 affordable homes will be provided on site by the developer, integrated into the design of the development which provide a mix of house tenures. A core path is located in close proximity to the site and suitable connections to it should be made through the site layout.



# TYRIE

## Vision

Tyrie is a small rural settlement located 6 miles southwest of the fishing town of Fraserburgh within the Regeneration Priority Area. Tyrie is characterised by ribbon development along Bell Terrace with Tyrie Primary School located on a separate site to the south of the settlement.

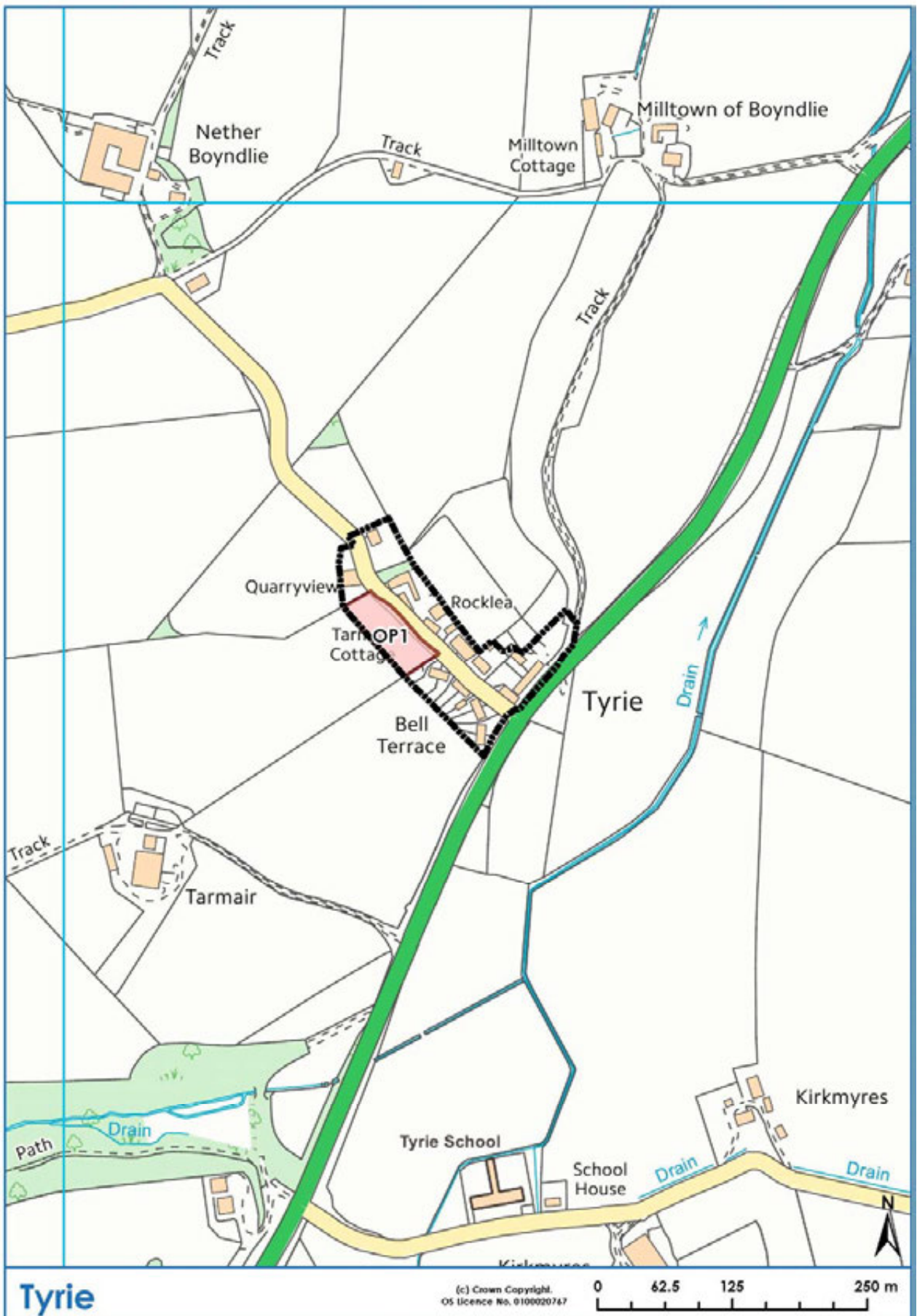
The settlement has one existing housing allocation and organic growth during the plan period may be also be permitted. Further development of the settlement will ensure existing services are sustained.

## Services and Infrastructure

- Strategic drainage and water supply: There is limited capacity at the Tyrie Belle Terrace septic tank.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Tyrie or towards facilities in the wider catchment area at Fraserburgh. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Tyrie or towards facilities in the wider catchment area at Fraserburgh. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute toward household waste and recycling centre in Macduff.
- Health facilities: All residential development must contribute towards the extension of Saltoun Surgery or Finlayson Street Practice in Fraserburgh.

## Allocated Sites

<b>OP1: Kirk Park Netherton</b>	<b>Allocation: 6 homes</b>
<p>This site was previously allocated as site EH1 in the 2012 LDP and is included to provide an opportunity for development should there be demand.</p> <p>It is located on uneven ground and given that Tyrie is characterised by ribbon development of varying architectural styles, this site could be considered appropriate for individual building plots of single and one-and-a-half storey houses. However, consideration should be given to providing vehicular access through the site and to the field behind, preferably adjacent to the existing track to the south of the site, in order to provide the opportunity for further development to the rear of the site.</p> <p>Should the whole site be developed under a single planning application, it is expected that 1 affordable house will be provided on site by the developer, integrated into the design of the development.</p>	



# WHITEHILLS

## Vision

Situated within the regeneration priority Area, Whitehills is a small coastal settlement located to the west of Banff and Macduff, and to the east of Portsoy. Along the coastal and harbour area, traditional buildings cluster around each other, painted distinctively in a variety of colours. The town has since developed inland and to the east, and is characterised by lower density, modern housing which has little in common with the traditional buildings. New development will require contributing towards the future expansion of the primary school to meet future need.

## Natural and Historic Environment

Whitehills to Melrose Coast and Cullen to Stake Ness Coast Sites of Special Scientific Interest (SSSI), and the Cullen to Whitehills Local Natural Conservation Site (LNCS) are located in proximity to the settlement.

## Settlement Features

<b><i>Protected Land</i></b>	
P1	To conserve the setting of Whitehills.
P2	To conserve the playing field and recreation ground as amenities for the settlement.
P3	Marks the proposed strategic landscaping required for site OP1.
P4	For education and recreation uses.
<b><i>Other Designations</i></b>	
CA	Whitehills Conservation Area.

## Flood Risk

- Parts of Whitehills are in an area identified by the Scottish Environment Protection Agency as potentially vulnerable to flooding.

## Services and Infrastructure

- Primary education: All residential development must contribute towards education provision at Whitehills Primary School.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Whitehills or towards facilities in the wider catchment area at Banff. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Whitehills or towards facilities in the wider catchment area at Banff. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute towards a household waste and recycling centre in Macduff.
- Health facilities: All residential development must contribute towards a new health centre in Macduff.
- Open space: All residential development should contribute towards a footway between Ladysbridge and Whitehills.

## Allocated Sites

**OP1: Knock Street**

**Allocation: 30 homes**

This site was previously allocated as site H1 in the 2012 LDP. Located along the eastern edge of a plateau overlooking the lower coastline and sea, the development site is visible to those approaching from the south and east. For this reason strategic landscaping should be planted along the northern and eastern boundary to minimise potential adverse impacts on the setting of Whitehills and provide a boundary treatment.

The development site has a single point of vehicular access off Knock Street, but given the likelihood that it may expand further south, consideration should be given to providing one or more vehicle access points along the southern boundary, into the adjacent field. Should the whole field be developed, it will provide additional vehicular access into this development site from Loch Street.

This edge-of-settlement site provides an opportunity for the new houses to echo the colours painted on the traditional buildings along the seafront, and contribute to Whitehills sense of place. Consideration could also be given to the design of the new houses reflecting the style of the traditional buildings. It is expected that 7 affordable houses will be provided on site by the developer, integrated into the design of the development, which should include a range of detached and semi-detached houses and provide a mix of housing tenures.

