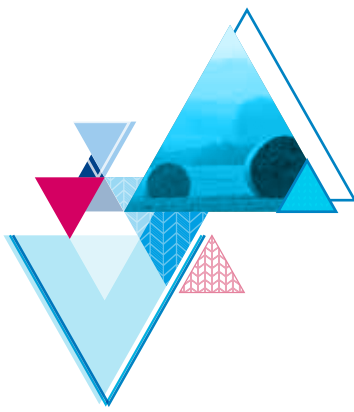


SETTLEMENT STATEMENTS FORMARTINE

A 8

APPENDIX





ABERDEENSHIRE LOCAL DEVELOPMENT PLAN



APPENDIX 8 FORMARTINE SETTLEMENT STATEMENTS

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BALMEDIE

Vision

Balmedie is a large village located roughly 5km north of Aberdeen, set between the A90 to the west and the North Sea coast to the east. The settlement is characterised by the woodland setting of Balmedie House and the long sand beaches of Balmedie Country Park. Balmedie is a key settlement in both the Energetica area and the Aberdeen to Peterhead strategic growth area (SGA). As such, Balmedie will play an important role in delivering strategic housing and employment allowances. In line with the vision of Energetica, it is expected that new development in Balmedie will contribute to transforming the area into a high quality lifestyle, leisure and global business location. Balmedie is expected to become an increasingly attractive location for development as the Aberdeen Western Peripheral Route reaches completion and decreases commuting times to Aberdeen. It is important that the individual character of the village is retained in the face of increased demand. The village currently has a range of services and facilities, which should be sustained during the period of this plan. In addition, the plan will seek to improve community facilities, including new health care provision.

Natural and Historic Environment

To the northeast of Balmedie is the Foveran Links Site of Special Scientific Interest (SSSI). Site OP3 at Menie falls partly within this designated area. The Newburgh to Balmedie Local Nature Conservation Site (LNCS) is to the east of the settlement. The north-east of site OP3 is partially within the Foveran Links SSSI.

Settlement Features

<i>Protected Land</i>	
P1	To conserve the area of open space and sports pitches as part of the green network for the village.
P2	To conserve the woodland setting of the village as part of the green network for the village.
P3	To conserve the area of open space.
P4	To conserve the land around the primary school.
<i>Reserved Land</i>	
R1	For the route of the A90 trunk road scheme.
R2	For new community facilities, including a health centre.

Flood Risk

- Sites R1 and OP1 have a small watercourse running through the site. Site OP3 has historical records of flooding from storm surge. A flood risk assessment may be required to assess bridges and culverts as a possible source of flood risk.

Services and Infrastructure

- Strategic transportation: Contributions will be required for cumulative strategic transportation improvements including interventions on the A90 and in Aberdeen City.
- Strategic drainage and water supply: An upgrade to the water supply infrastructure may be required and a water impact assessment may be requested. There is insufficient capacity at Balmedie Waste Water Treatment Works to treat all sites allocated at Balmedie, Belhelvie, Newburgh and Potterton. Scottish Water will initiate a growth project, should demand from committed development exceed available capacity.

- Primary education: All residential development must contribute to a new primary school in the catchment area.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Balmedie or towards facilities in the wider catchment area at Ellon. 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 Balmedie or towards facilities in the wider catchment area at Ellon. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute to a household waste and recycling centre in Balmedie.
- Health facilities: All residential development must contribute to a new health centre at Balmedie, located on the R2 site.
- Open space: If not provided on site, open space contributions from new residential developments should be directed towards improvements of facilities on the Oldmill Crescent Amenity Space, to a new cycle track to the football pitches near the beach with the town, to new green network links between Old Aberdeen Road and Keith Avenue, and also towards new green network links through the beach along the Egie Burn. There is a need for a burial ground in the settlement.

Allocated Sites

OP1: Land at Balmedie South	Allocation: 50 homes, 5ha employment land and 7ha strategic reserve
<p>This site was previously allocated as site M1 in the 2012 LDP. One masterplan will be required to incorporate sites OP1 and OP2 which, in addition to setting out where the employment land and houses will be located on the site, should also demonstrate how the site shall be integrated with the existing town and the surrounding countryside and coast. Access to the site will be achieved via the A90 and Egie Road. An access solution onto the A90 should be sought through the masterplan via site R1. Pedestrian and active travel links should also be sought through the masterplan, incorporating public transport and active travel routes along Egie Road. The house design should be sympathetic to the neighbouring housing styles, encompassing a range of detached, semi-detached and flatted development, as appropriate. It is expected that 12 affordable homes should be provided integrated within the site in a selection of housing types. Due to its prominent location on the edge of the settlement, a gateway feature is encouraged for access to the site from the A90, to allow a strong sense of identity and place to be created for the site and for Balmedie more generally. Landscaping will be required to provide screening of employment uses from residential areas. Open space should seek to incorporate existing waterways through the site. The tree belt on the southern periphery of the site forms a natural boundary which can be reinforced. It is encouraged to use the existing features to provide green pedestrian linkages to the wider green network of open space in Balmedie and to Balmedie Country Park. A 250mm water main runs through this site. Scottish Water should be contacted by the developer to ascertain whether a mains diversion is possible. A flood risk assessment will be required for site OP1.</p>	

OP2: Land south of Chapelwell

Allocation: 150 homes

This site was previously allocated as site H1 in the 2012 LDP. One masterplan will be required to incorporate sites OP1 and OP2 which, in addition to setting out where the employment land and houses will be located on the site, should also demonstrate how the site shall be integrated with the existing town and the surrounding countryside and beach. Access to the site will be achieved via the A90 and Eigie Road. An access solution onto the A90 should be sought through the masterplan via site R1. Pedestrian and active travel links should also be sought through the masterplan, incorporating public transport and active travel routes along Eigie Road. Ensuring that there is effective active travel connectivity between the employment land on OP1 and the homes on OP2 will be important to widen access to employment opportunities. The design of the houses should be sympathetic to the neighbouring housing styles, encompassing a range of detached, semi-detached and flatted development, as appropriate. It is expected that 37 affordable homes should be provided integrated within the site in a selection of housing types. Open space on the site should seek to incorporate existing waterways through the site and these may potentially be incorporated into SUDS provision on the sites. The tree belt on the southern periphery of the site forms a natural boundary which can be reinforced. It is encouraged to use the existing features to provide green pedestrian linkages to the wider Balmedie green network and Balmedie Country Park.

OP3: Menie

Allocation: Allocation: Two 18-hole golf courses (a championship links course and a second course); a golf clubhouse, golf academy and ancillary buildings; a driving range and short game practice area; a resort hotel (450 rooms) with conference centre and spa; 36 'golf villas'; accommodation for 400 staff (all of the foregoing comprising 'phase 1'); 950 holiday apartments in four blocks; up to 500 houses and community facilities.

This is a new allocation which has been included because there is an active outline planning permission (under reference APP/2006/4605) for its development as described above. The outline consent issued on 16 December 2008 was granted for exceptional reasons based on the predicted social and economic benefits of the proposed development. This allocation does not therefore offer or imply any support for alternative development proposals that would deviate away from the consented scheme including the conditions and section 75 agreement that form part of the outline consent. A masterplan has been approved by Aberdeenshire Council as part of planning application APP/2010/0423.

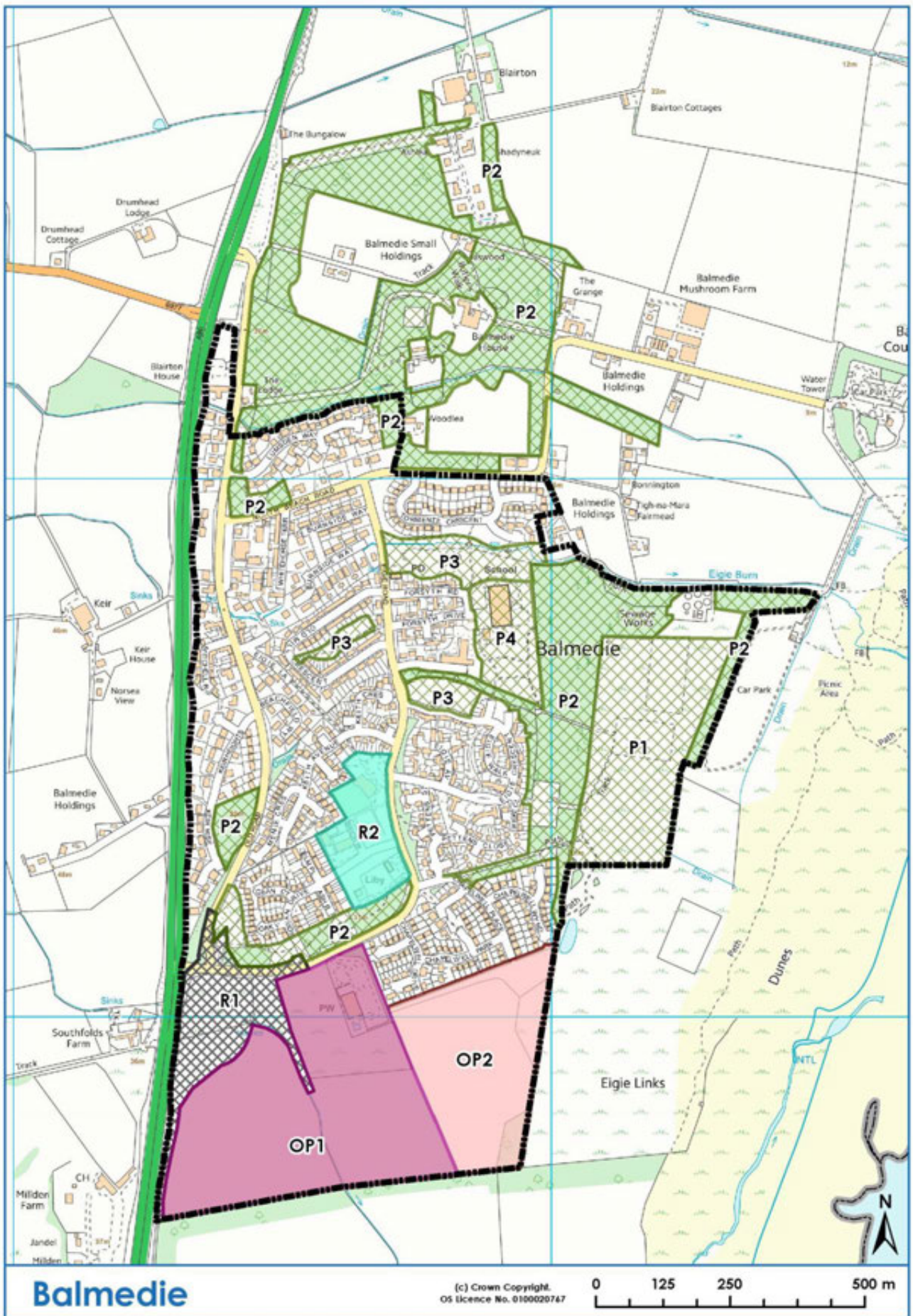
The site is environmentally sensitive and the northern part of the site is within the Foveran Links Site of Special Scientific Interest. It will be essential for robust environmental assessments to inform detailed development proposals and to ensure necessary environmental safeguards are in place. Environmental assessments and management plans concluded some years ago may require to be revised, updated, extended or amended.

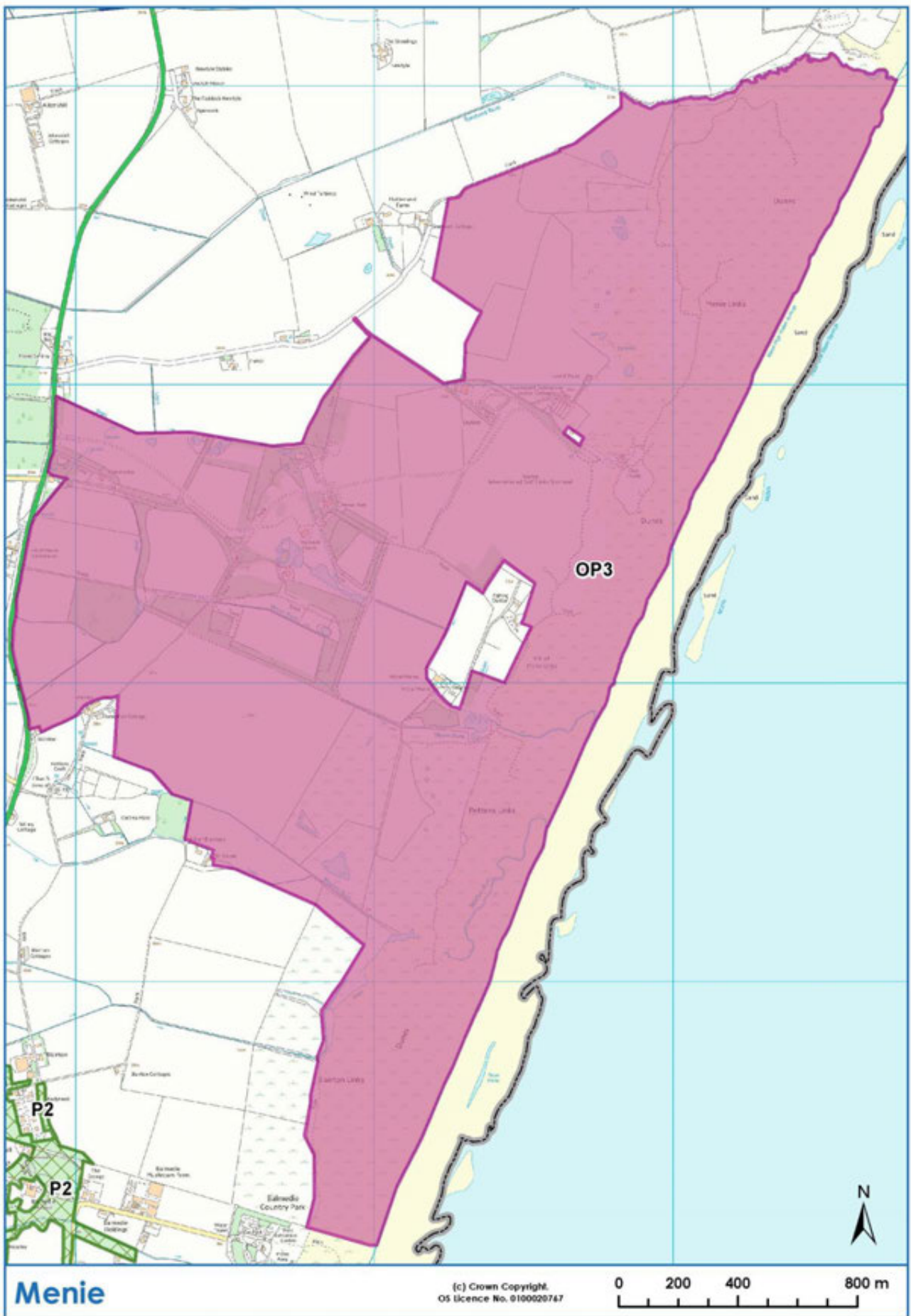
A detailed phasing plan for the whole site is required. Phase 1 must be complete before the construction of any private housing will be permitted. Phase 2 of the development should alternate resort development with residential development to deliver the first tranche of homes only after the first block of holiday apartments are completed. The holiday apartments and the golf villas are both to be occupied on a holiday letting or fractional ownership basis. A primary school, appropriate community facilities and affordable housing are required, and the timing and means of securing their delivery must be agreed by Aberdeenshire Council. Hard and soft landscaping schemes are necessary.

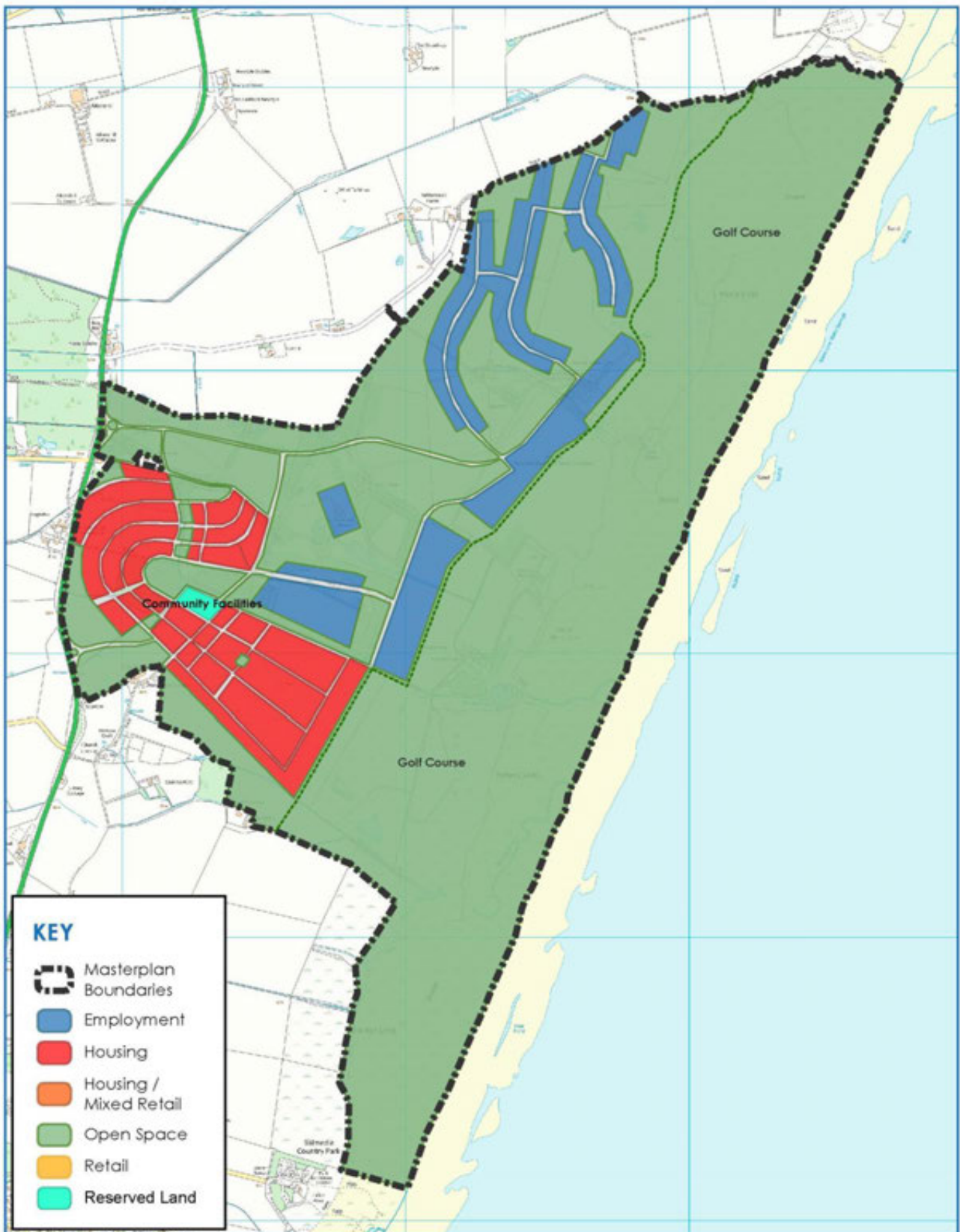
A detailed programme of road and transport improvements will be required in regard to all phases of development. Modifications to a number of road junctions in the area will be required in accordance with a transport assessment for the development. The development will need to be supported by a comprehensive travel plan and new or extended bus services must be provided. Beyond phases 1 and 2 a grade separated junction with the A90(T) will be required to be completed before any further development is permitted to be occupied. Access plans are necessary to safeguard public access.

A design review process will be required and Architecture and Design Scotland or the Aberdeen City and Shire Design Review Panel may be asked to participate in this review process. Design briefs and a construction method statement are required.

A development impact assessment for foul drainage and water supply, and a site water management plan is required. A scheme for monitoring, evaluation and mitigation of local water quality must be approved for each stage of the development. Waste management plans will be required. A flood risk assessment may be required.







Menie Masterplan

Balmedie

Associated Opportunity Sites: OP3

Agreed Date: 08/06/2010

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BARTHOL CHAPEL

Vision

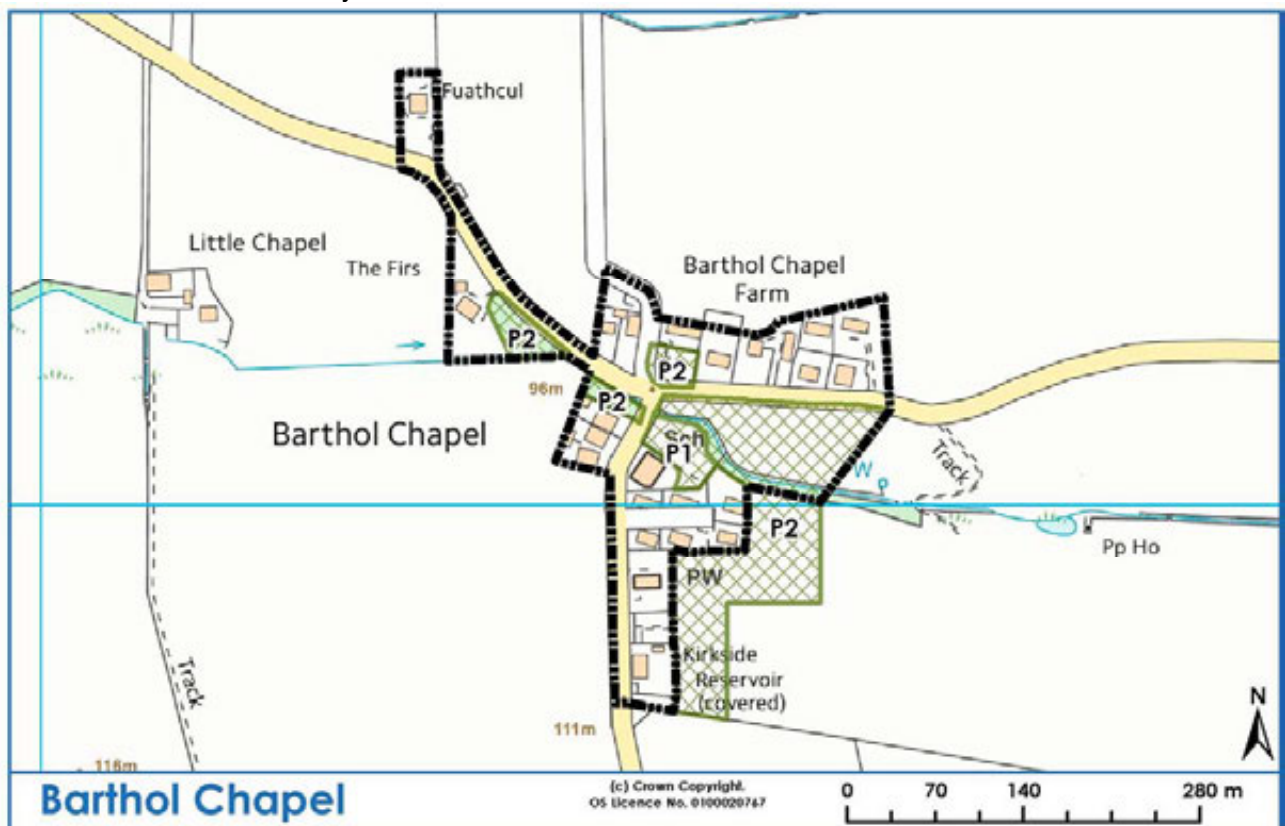
Barthol Chapel is a small rural community located within close proximity of Oldmeldrum. The settlement is characterised with its woodland setting and prominent, raised churchyard around which the settlement is clustered. Barthol Chapel is the location of the local primary school, but it has no other services. Due to its secluded location, there is little development pressure in Barthol Chapel and the key planning objective is to preserve the amenity of the settlement.

Settlement Features

Protected Land	
P1	To conserve the playing fields as a local amenity.
P2	To conserve the churchyard and landscape setting of the village.

Services and Infrastructure

- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Barthol Chapel or towards facilities in the wider catchment area at Oldmeldrum. 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 Barthol Chapel or towards facilities in the wider catchment area at Oldmeldrum. These may be identified in the Community Plan or relevant Community Action Plan.



BELHELVIE

Vision

Belhelvie is a village located north of Aberdeen and less than 2km west of Balmedie. It is located within the Energetica area and the Aberdeen to Peterhead strategic growth area. As such, Belhelvie has a role to play in contributing to the delivery of strategic housing and employment allowances. This contribution will be proportionate to the size of the existing community and will be provided through the OP1 site. In line with the placemaking vision of Energetica, it is expected that new development in Belhelvie will contribute to transforming the Energetica area into a high quality lifestyle, leisure and global business location. The existing problems of a lack of permeability in newer developments and the lack of consistency in building styles should be addressed as much as possible in new developments, in line with the principles within the “Shaping places” section of the plan.

Natural and Historic Environment

The Balmedie Quarry Site of Special Scientific Interest (SSSI) is to the north of the settlement.

Settlement Features

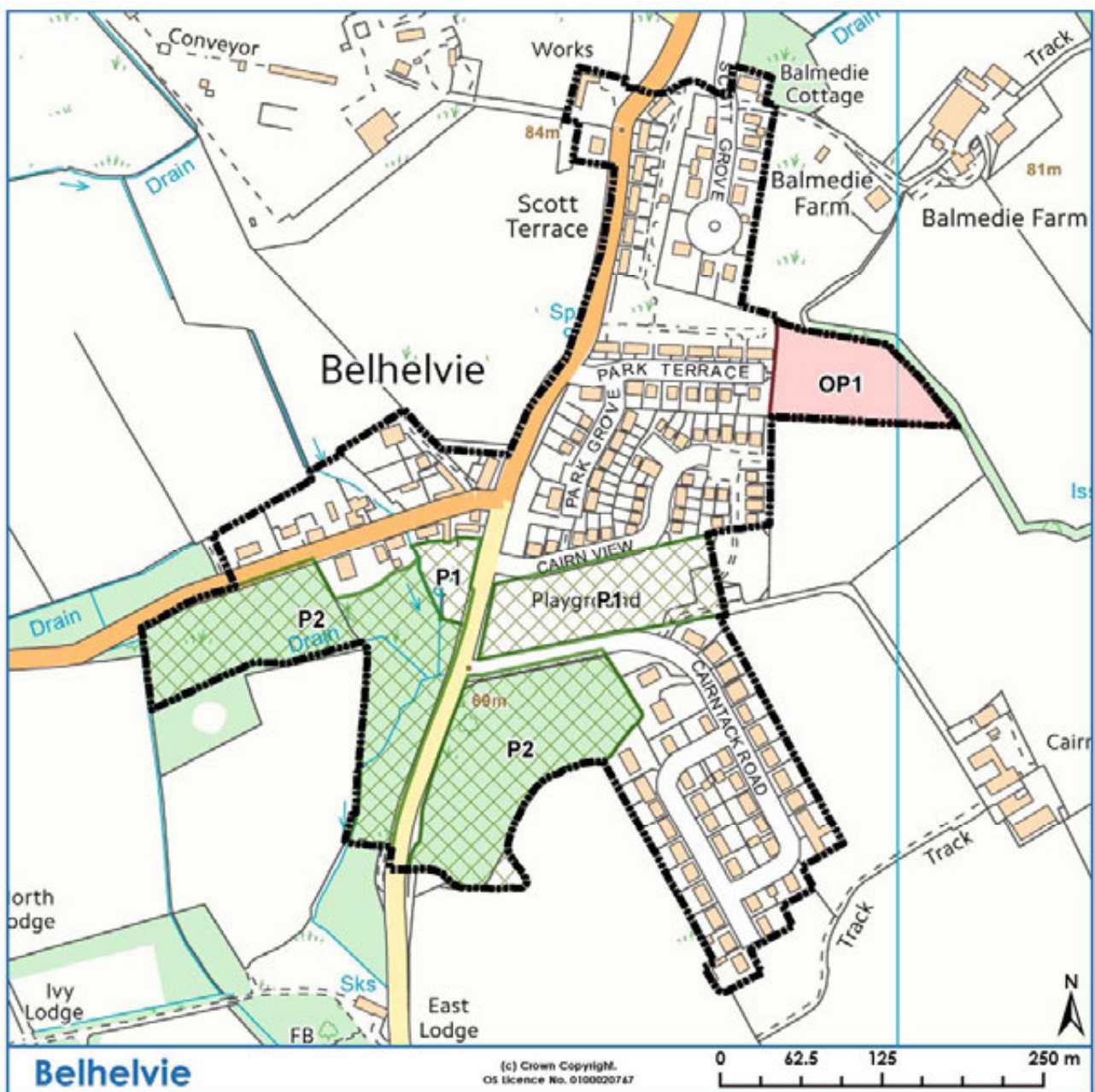
Protected Land	
P1	To conserve the recreational land and a playground as amenities for the village.
P2	To conserve an area of woodland.

Services and Infrastructure

- Strategic transportation: Contributions will be required for cumulative strategic transportation improvements including interventions on the A90 and in Aberdeen City.
- Strategic drainage and water supply: 24 hour water storage will be required on site OP1. Balmedie Waste Water Treatment Works. Further network investigation will be required.
- Primary education: All residential development must contribute to a new primary school in the catchment area.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Belhelvie or towards facilities in the wider catchment area at Ellon. 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 Belhelvie or towards facilities in the wider catchment area at Ellon. These may be identified in the Community Plan or relevant Community Action Plan.
- Health facilities: All residential development must contribute towards a new health centre at Balmedie.

Allocated Sites

OP1: East end of Park Terrace	Allocation: 10 homes
<p>This site was previously allocated as site H1 in the 2012 LDP. The site is a logical location for the development of housing as it will enable the provision of local homes without compromising the form of the settlement. The development should be sympathetic to the existing housing found in the settlement. It is expected that 2 affordable homes should be provided integrated within the site. Open space will be required on the site also, and should be linked to the existing tree line to the east of the settlement to allow greater biodiversity on the site. Access should be taken from Park Terrace and this change in ownership may constrain development. Early resolution of this issue will be promoted through the Action Programme.</p>	



BLACKDOG

Vision

Blackdog is a small settlement located on the boundary between Aberdeenshire and Aberdeen City Council. Due to its proximity to Aberdeen, Blackdog is an appropriate place for housing and employment opportunities. This is recognised in its roles in both the Aberdeen to Peterhead Strategic Growth Area (SGA) and Energetica. In line with the vision of Energetica, it is expected that new development in Blackdog will contribute to transforming the area into a high quality lifestyle, leisure and global business location. Additionally, the strategic significance of Blackdog is recognised in the large mixed-use allocation. Key planning objectives for this settlement are to meet the need for strategic housing and employment land in the Strategic Growth Area by delivering 600 new homes and employment land on site OP1, to provide improved local facilities and to develop a new village centre.

Natural and Historic Environment

The Blackdog to Bridge of Don Local Nature Conservation Site (LNCS) is to the east of the settlement.

Settlement Features

Reserved Land	
R1	Safeguarded for the route of the AWPR and A90 Balmedie-Tipperty dualling.
Other Designations	
BUS	Safeguarded for employment uses.
GB	Aberdeen greenbelt.

Flood Risk

- Part of site OP1 is located adjacent to the Scottish Environmental Protection Agency's indicative 1 in 200 flood risk area, and has multiple small watercourses running through the site. A flood risk assessment will be required.

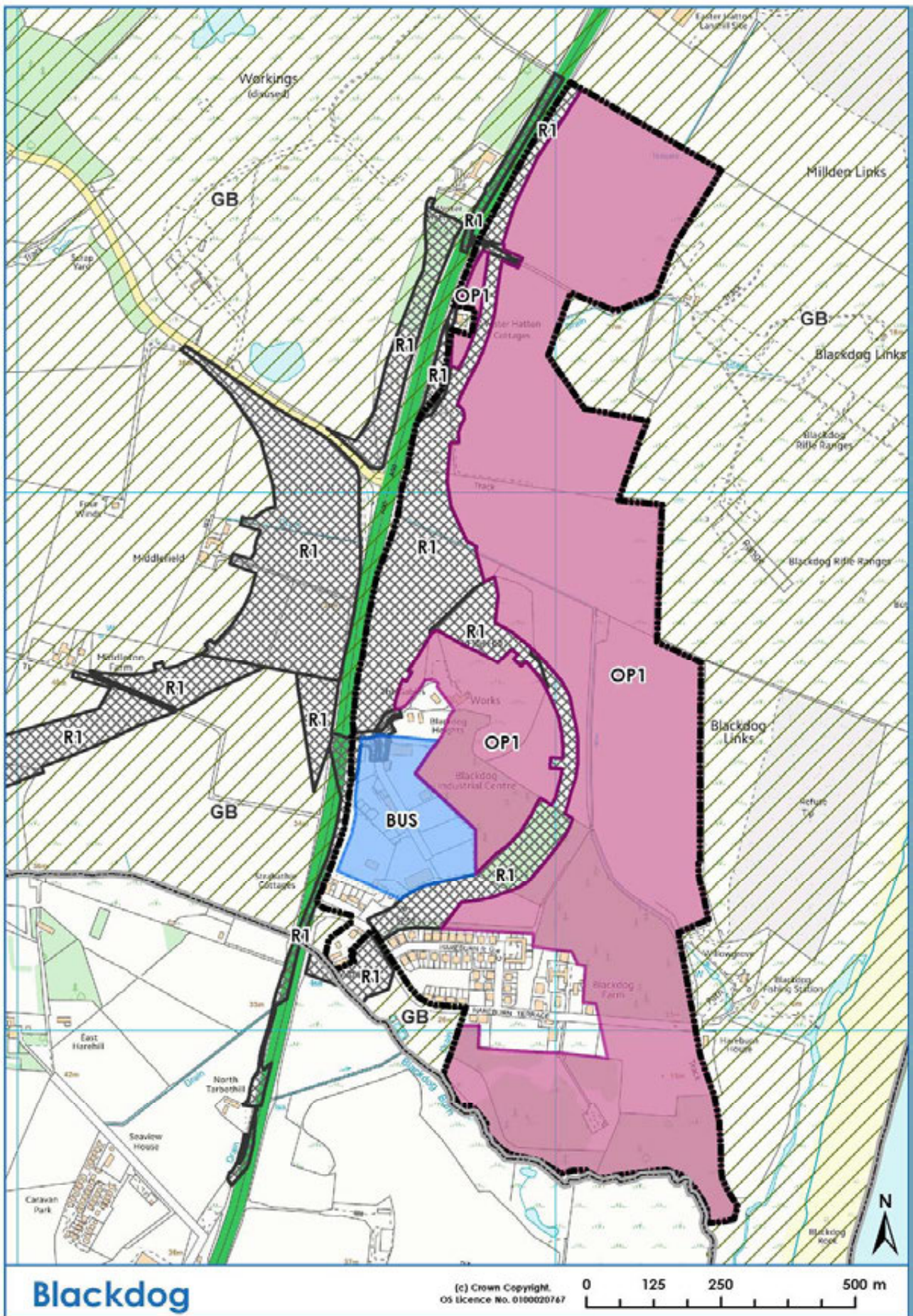
Services and Infrastructure

- Strategic transportation: Contributions will be required for cumulative strategic transportation improvements including interventions on the A90 and in Aberdeen City.
- Strategic drainage and water supply: A water impact assessment and a drainage impact assessment will be required. An upgrade to the Waste Water Treatment Works at Strathbathie will be required to accommodate development on the OP1 site. Scottish Water will initiate a growth project once one development meets their 5 growth criteria.
- Primary education: All residential development must contribute to a new primary school in the area.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Blackdog or towards facilities in the wider catchment area at Ellon. 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 Blackdog or towards facilities in the wider catchment area at Ellon. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute to a household waste and recycling centre in Balmedie.

- Health facilities: All residential development must contribute towards a new health centre at Balmedie.

Allocated Sites

OP1: Land at Blackdog	Allocation: 600 homes, 4ha employment land and 7ha strategic reserve
<p>The site was previously allocated as site M1 in the 2012 LDP. Future development of the site should seek to develop in line with the agreed masterplan. Opportunity is provided for an Economic Centre in a landmark building, to house up to 10,000m² floor space for retail units in a regional food hall to provide a showcase facility for the Region’s producers, and a hotel, as stated in the masterplan. Retail proposals that are consistent with this development brief and the agreed masterplan may be supported as an exception to policy B2, subject to the details of the proposal and, if necessary, informed by a retail impact assessment. A main distributor road will be required. Development should not be occupied before the completion of the AWPR. Land for a gypsy/traveller transit site will be required to be made available on part of the site, prior to the development of the fourth phase, as outlined in the agreed masterplan. A flood risk assessment will be required.</p>	



COLLIESTON

Vision

Collieston is an attractive village characterised by its coastal setting, with the natural harbour overlooked by housing on the slopes above. Due to its secluded location, there is little development pressure in the village. The key planning objective is to preserve the amenity and character of the settlement.

Natural and Historic Environment

The Ythan Estuary, Sands of Forvie and Meikle Loch Special Protection Area (SPA) and the Sands of Forvie and Ythan Estuary Site of Special Scientific Interest (SSSI) are located to the south-west of the settlement.

The Buchan Ness to Collieston Coast SPA is located running along the coastline from the south-west to the north-east of the settlement and the Collieston to Whinnyfold Coast SSSI is to the north-east of the settlement running along the cliffs and coastline.

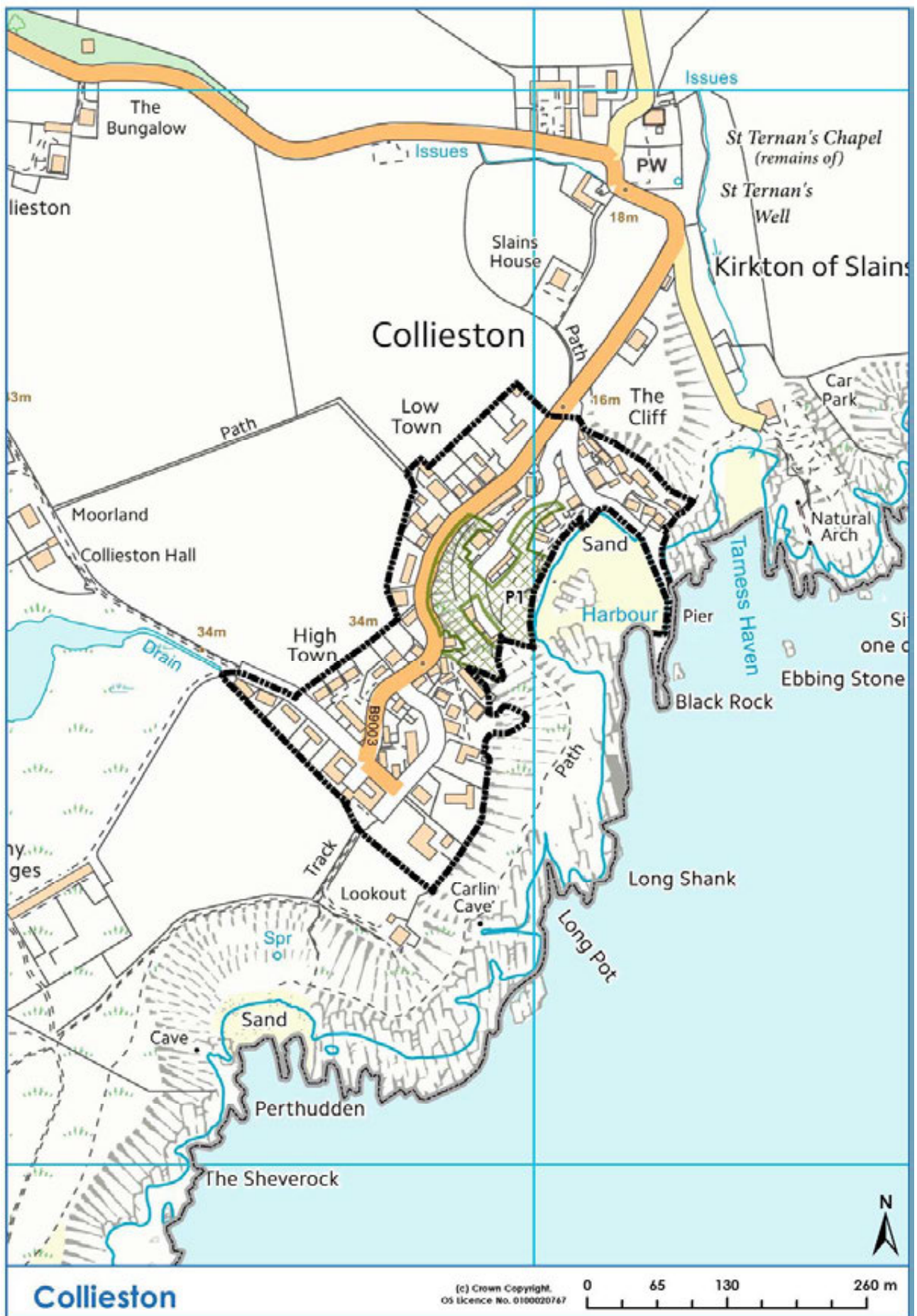
The Sands of Forvie Special Area of Conservation (SAC) is to the south-west of the village and the Buchan Ness to Collieston SAC is to the north-east.

Settlement Features

<i>Protected Land</i>	
P1	To conserve the setting of the harbour and the amenity of the settlement.

Services and Infrastructure

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



CULTERCULLEN

Vision

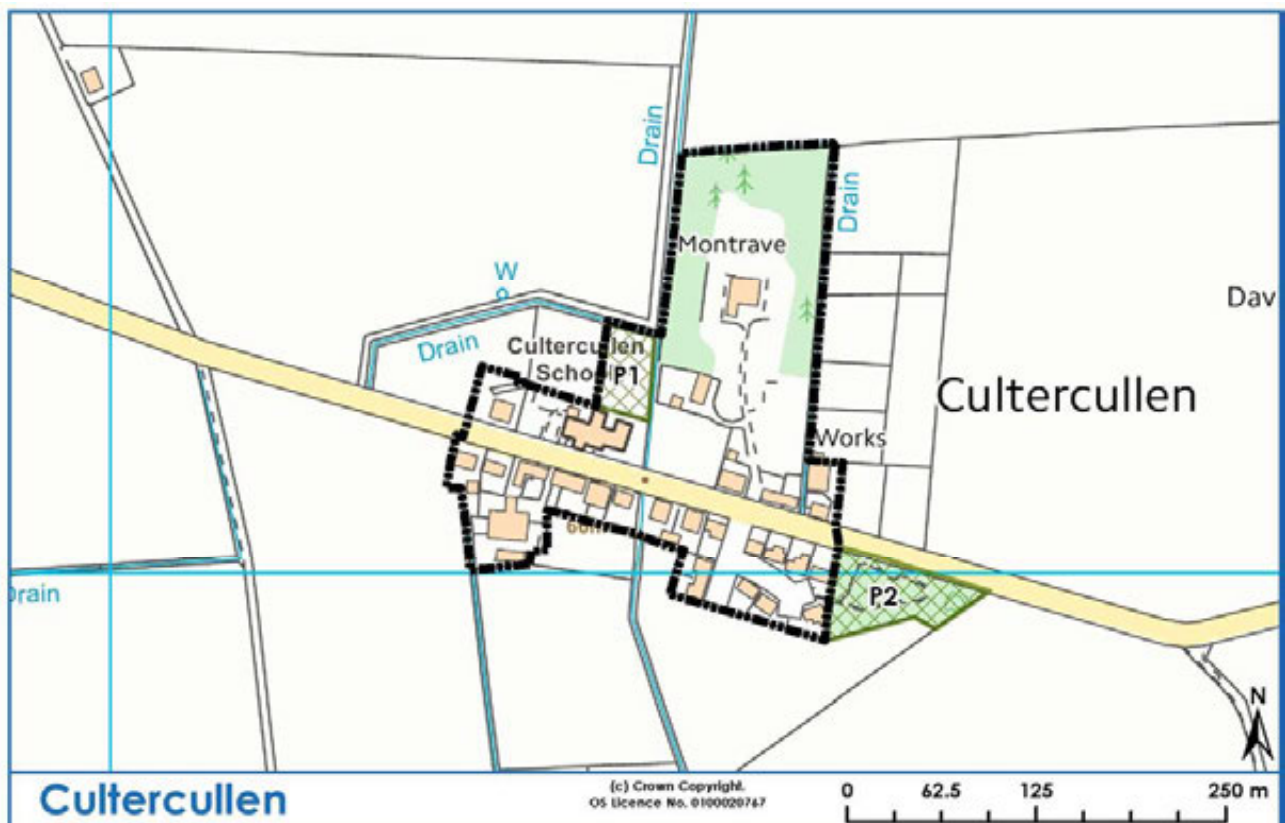
Cultercullen is a small rural community located south of Ellon. The settlement is characterised by its rural setting and through its role as the site of the local primary school. There is little development pressure in Cultercullen due to its secluded location and relative distance to major transport routes. The key planning objective is to preserve the amenity of the settlement and sustain the school roll which will be achieved through the rural development policy within shaping development in the countryside.

Settlement Features

Protected Land	
P1	To conserve playing fields.
P2	To conserve the landscape setting.

Services and Infrastructure

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



CUMINESTOWN

Vision

Cuminestown is a large village located to the east of Turriff, characterised by a high number of traditional Aberdeenshire 1½ storey homes and a number of red sandstone buildings. The village is a service centre for the nearby rural area, and it is the location of the local primary school, health centre, shops, a garage, a hotel, and an industrial estate. In addition, the village has regular public transport services to Turriff and wider Aberdeenshire. Consequently, the planning objective for Cuminestown is to maintain these services through the provision of opportunities for development of land for employment uses and new homes to meet local demand. These will continue to be met through the existing OP1 and BUS allocations.

Settlement Features

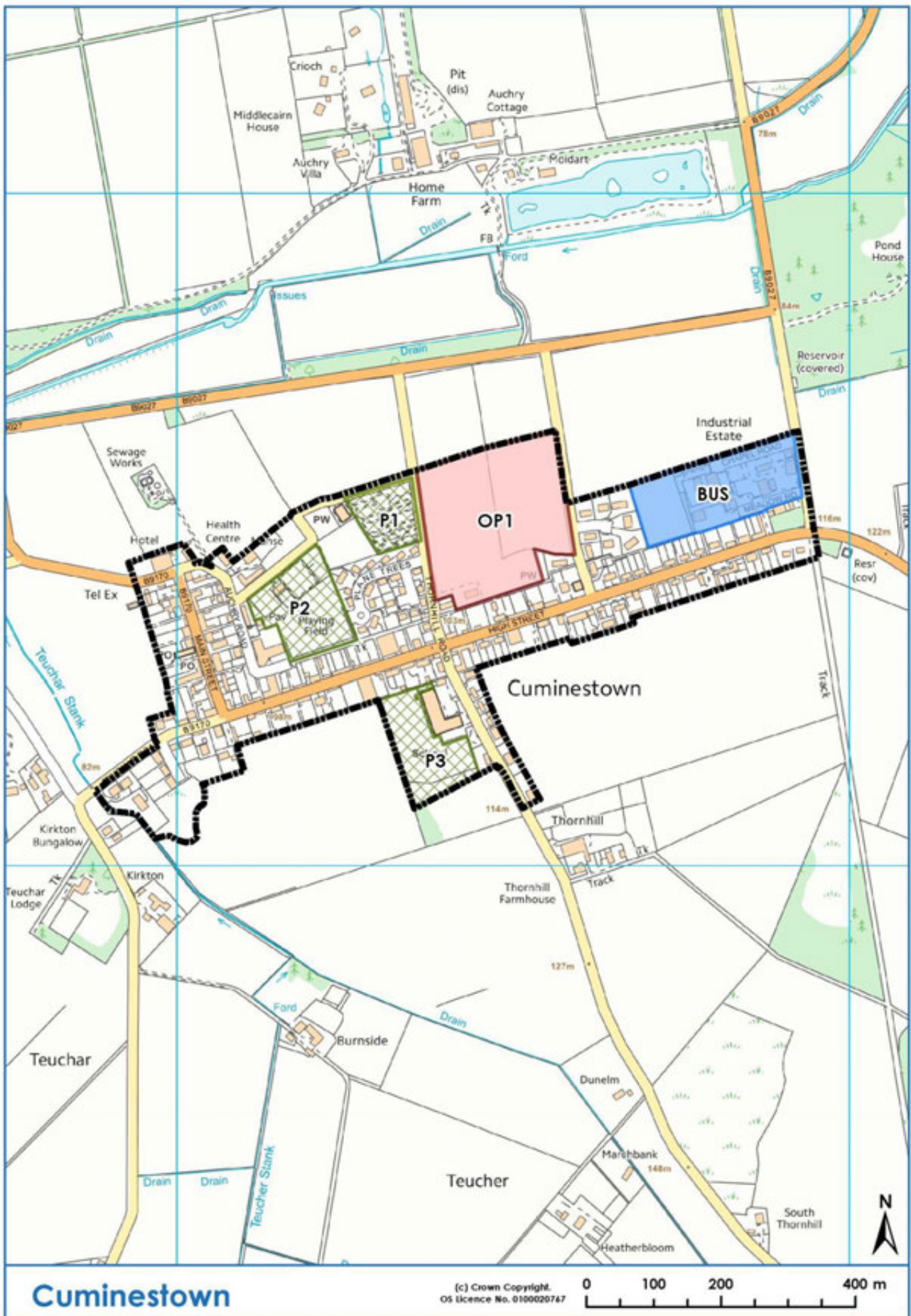
Protected Land	
P1	To conserve the cemetery.
P2	To conserve the playing fields as an amenity for the village.
P3	To conserve the recreational area of the primary school as an amenity for the village.
Other Designations	
BUS	Safeguarded for employment uses. The western, undeveloped part of the site shall be used only for <i>class 4 uses</i> .

Services and Infrastructure

- Strategic drainage and water supply: There is currently limited capacity at Cuminestown Waste Water Treatment Works. Scottish Water will initiate a growth project once one development meets their 5 growth criteria.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Cuminestown or towards facilities in the wider catchment area at Turriff. 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 Cuminestown or towards facilities in the wider catchment area at Turriff. These may be identified in the Community Plan or relevant Community Action Plan.

Allocated Sites

OP1: Chapel Brae West	Allocation: 50 homes
<p>This site was previously allocated as EH1 in the 2012 LDP. Planning permission in principle granted for five houses on part of the site in July 2012 (APP/2010/2472). This site has been retained in the plan as it remains a rational location for the development of further homes in Cuminestown. The site can contribute to maintaining the shape and form of the settlement. The site is served by two roads and this allows an opportunity to improve connectivity across the north of the village. The narrow roads surrounding the site may require widening to accommodate traffic from the development. Links to the existing adopted core paths running to the west of the site and throughout the village should be included as part of the design. The proposed houses on site should be compatible with those found in the surrounding village, with respect given to the surrounding traditional 1½ storey houses, and to the local red sandstone and grey slate building materials found in Cuminestown. Natural or artificial grey slate, dormer windows and sympathetic building materials may be appropriate. 12 affordable homes should be provided on the site. These must be integrated into the development and includes a range of types. Foul and surface water pipes cross the middle of this site. Scottish Water should be contacted by the developer to ascertain whether a mains diversion is required.</p>	



DAVIOT

Vision

Daviot is an attractive village set within rolling farmland and on the edge of Daviot Estate. The village is characterised by large areas of open community land, its historic assets and by the scenic views across the Formartine and Garioch countryside. Due to the attractive setting of the village and its proximity to large service centres, there is some development pressure which needs to be carefully managed, so as to maintain the community land and setting of the village. Consequently, the planning objectives for Daviot are to protect the amenity of the village, provide homes to meet local demand and to support local services, including Daviot Primary School.

Natural and Historic Environment

The Loanhead stone circle and enclosed cremation cemetery is a scheduled monument located to the north of the settlement just beyond the settlement boundary.

Settlement Features

Protected Land	
P1	To conserve the landscape setting of Daviot Estate.
P2	To conserve the community land as a local amenity.
P3	To conserve the open space and recreational areas as amenities for the village.
P4	To conserve the car park as an off-street parking area

Services and Infrastructure

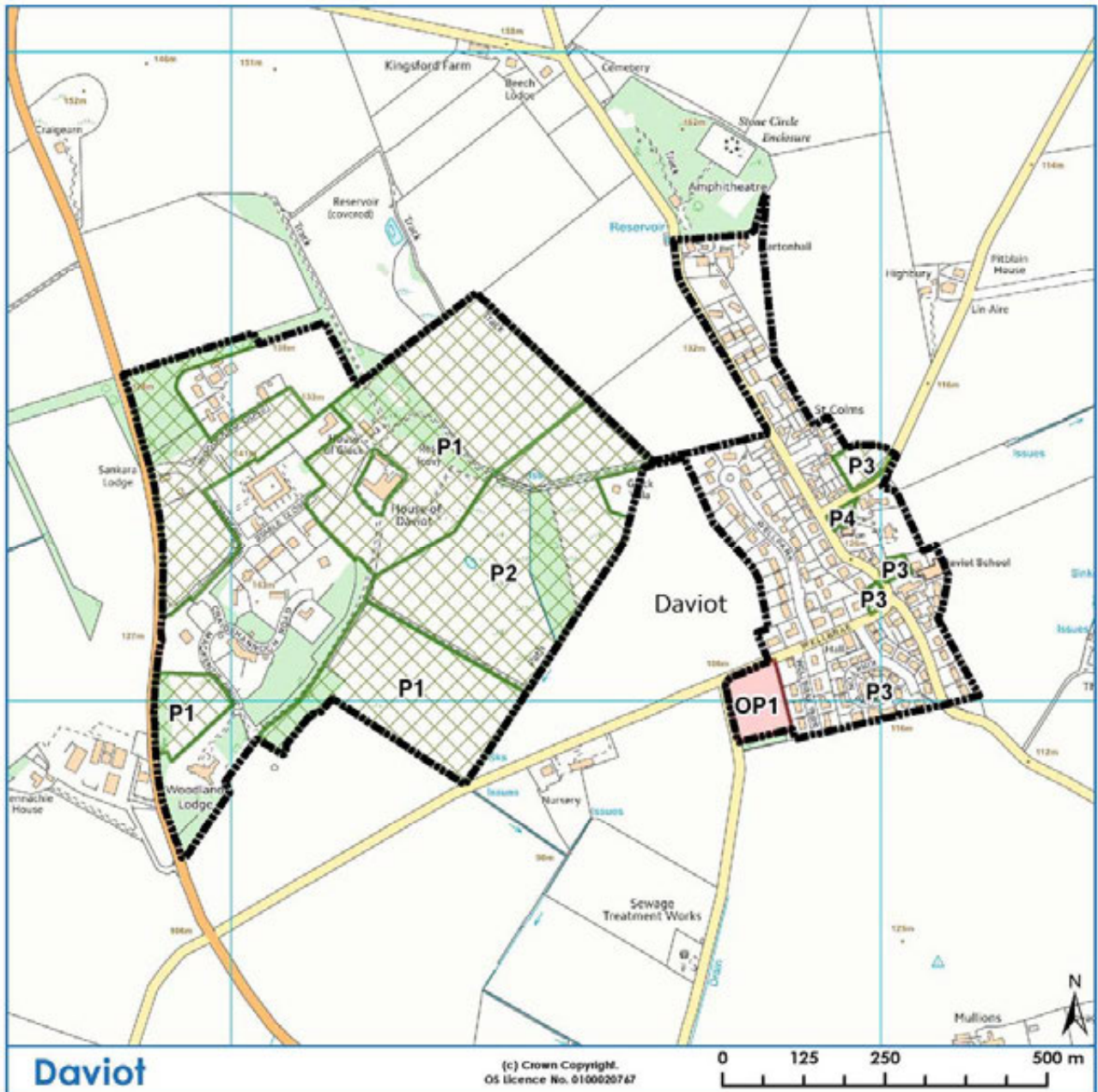
- Strategic drainage and water supply: Development will connect directly off trunk main. 24 hour water storage will be required for developments in Daviot.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Daviot or towards facilities in the wider catchment area at Oldmeldrum. 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 Daviot or towards facilities in the wider catchment area at Oldmeldrum. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute to a household waste and recycling centre in the Inverurie area.
- Health facilities: All residential development must contribute towards a new health centre in Inverurie.

Allocated Sites

OP1: Land to the south east	Allocation: 8 homes
<p>This site was previously allocated as site H1 in the 2012 LDP. The site is a logical location for development within close proximity of: the village centre; the school; and the pub, and so can help support these services. Overdevelopment will be prevented by its closely defined boundaries. The development will be well screened by mature trees along its southern boundary.</p> <p>Access to the site should be taken from Wellbrae, as this will allow the strongest linkage to be made to the village centre. Active travel links within the site are encouraged and these should link to both the village and to the surrounding countryside. A footpath linking the site with the village</p>	

and the Wellbrae core path will be required. Specific care should be taken regarding visual impact of the development from the west.

The site should be landscaped in such a way to retain the remaining trees and woodland to the south of the site to screen the development. Housing on the site should be sympathetic to the character and setting of the site and to nearby housing. The 2 affordable homes on the site must be integrated into the development and would most appropriately be small, low cost houses for sale.



ELLON

Vision

Ellon is a market town situated low within the Ythan river valley, characterised by its winding river and by large areas of park and woodland in the town's centre. The town is a service centre in Formartine and forms a key settlement within the Aberdeen to Peterhead strategic growth area, Energetica and the Aberdeen housing market area. As such, a key planning objective for Ellon will be to deliver strategic housing and employment allowances. In line with the vision of Energetica, it is expected that new development in Ellon will contribute to transforming the area into a high quality lifestyle, leisure and global business location. The town has an important role to play as a major service centre, with a variety of services located in Ellon. A key planning objective will be to sustain these services and enhance community facilities. Problems of traffic congestion and inadequate retail floor-space should begin to be addressed within the plan period by the early provision of new road infrastructure (with options including a vehicular bridge over the River Ythan from the Cromleybank site and / or the provision of an additional east-west road link); and the development of a new retail allocation at Waterton. Finally, the greenspace within the town will be protected and enhanced, with new green networks identified.

Natural and Historic Environment

The Ythan Estuary, Sands of Forvie and Meikle Loch Special Protection Area (SPA) and the Sands of Forvie and Ythan Estuary Site of Special Scientific Interest (SSSI) lie to the east of the settlement along the River Ythan, outwith the settlement boundary.

The Hill of Logie scheduled monument is to the east of the settlement and the East Kinharrachie Cairn scheduled monument lies to the west, both outwith the settlement boundary. The Ellon Castle and garden is in the centre of the settlement, and is also a scheduled monument.

Settlement Features

Protected Land	
P1	To conserve McDonald park and the golf course and contribute towards the green network.
P2	Protected to conserve the setting of Ellon Castle and surrounding woodlands and contribute towards the green network.
P3	Protected to conserve the River Ythan area and contribute towards the green network.
P4	Protected to conserve the Meadows sports facility as a local amenity
P5	Protected to conserve the playing fields as a local amenity and to contribute to the green network.
P6	Protected to conserve the bowling green as a sports facility
Reserved Land	
R1	Reserved for a new cemetery.
R2	Reserved for the existing Formartine and Buchan Way route and for a future potential railway route.
Other Designations	
BUS	Safeguarded for employment uses.
SR1	Reserved for strategic employment land (20ha) and, in the interim, land for a Gypsy/Traveller site will also be made available.

Flood Risk

- Ellon is in an area identified by Scottish Environmental Protection Agency (SEPA) as an area potentially vulnerable to flooding.
- Parts of sites OP1, OP3, CC1, BUS and R1 are located adjacent to the SEPA's indicative 1 in 200 flood risk area or have 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 will be required adjacent to the existing watercourse.
- Site CC1 is located adjacent to the SEPA's indicative 1 in 200 flood risk area and has a large watercourse (River Ythan) adjacent to the site and a small watercourse running through or adjacent to the site (Broomies Burn). A detailed flood risk assessment will be required to accompany any future development proposals for these sites and an appropriate buffer strip will be required adjacent to the existing watercourses.
- There are records of flooding on site R2. A flood risk assessment may be required depending on the use proposed.

Services and Infrastructure

- Strategic transportation: Contributions will be required for cumulative strategic transportation improvements including interventions on the A90 and in Aberdeen City.
- Local transportation: All sites will have to contribute towards improvements to the A90/A948 roundabout.
- Strategic drainage and water supply: Scottish Water has initiated a growth project at Ellon Waste Water Treatment Works. Completion is currently programmed for 2017/18, but this could be subject to change as the project progresses. Developers are encouraged to engage with Scottish Water as early as possible to discuss the needs of their development.
- Primary education: All residential development must contribute towards an increase in primary school capacity in Ellon through an extension at Meiklemill Primary School and a new primary school on site OP1.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Ellon. 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 Ellon. These may be identified in the Community Plan or relevant Community Action Plan.
- Health facilities: All residential development must contribute towards a new health centre at Ellon.
- Open space: If not provided on site, open space contributions from new residential developments should be directed towards three community sports pitches and associated facilities in the town, towards new allotments and towards green network improvements in the west of the settlement.

Allocated Sites

OP1: Cromleybank	Allocation: 980 homes, a new primary school and associated facilities, and 2ha employment land
This site was previously allocated as site M1 in the 2012 LDP. A development framework has been agreed for this site.	
A number of access points to the site will be required from South Road (B9005), and either a vehicular bridge across the River Ythan or an additional east-west link road will be required to ensure the local road network provides the necessary capacity to accommodate the traffic	

generated by the development. Public transport into the site is expected, particularly to and from the retail centre and Academy. Sustainable communities are to be encouraged, and key to this will be active travel. Permeability within the development for active travel should be promoted, and connectivity to the rest of the Ellon green network is expected in this development with opportunities existing to link into the path network along the river.

The house design should be sympathetic to the neighbouring housing styles, encompassing a range of detached, semi-detached and flatted development, as appropriate. It is expected that 245 affordable homes will be provided integrated within the site in a selection of types. Competition between retail on the site and the town centre is discouraged and retail units on the site should be designed to provide local convenience shopping or otherwise have regard to the sequential test for retailing set out in the section “Shaping business development”. Due to its prominent location on the edge of the settlement, a gateway feature is encouraged for access to the site from the B9005, to allow a strong sense of identity and place to be created for the site.

While the site largely sits low within the Ythan valley, visual impact will still be a consideration in the design. Landscaping should be employed to reduce the visual impact of the site from the south, from the A90 and from the north of the settlement, across the Ythan. It is expected that landscaping and open space on the development will link to the existing green network in Ellon. Particular opportunities exist for linking into the green network along the River Ythan to the north of the development site. Appropriate buffers should be applied to water courses running through and adjacent to the site. A flood risk assessment, water impact assessment and a drainage impact assessment will be required.

OP2: Former Academy and Academy Annex Site

Allocation: Provisionally mixed use options are being explored including housing, affordable housing, community uses, and office space.

This is a new allocation. A masterplan will be required. Due to the prominent and central location of the site within Ellon, careful consideration of the layout will be required to ensure that the advantages of the site’s location are fully realised in the masterplan. The split site gives opportunity for a development with a mix of uses. The former academy annex site potentially provides a logical location for the development of high-density housing. The main former academy site provides an excellent location potentially for community uses as the location is highly accessible for active travel and public transport. It also presents an opportunity for the consolidation of existing Aberdeenshire Council offices in Ellon, and therefore releasing existing offices for other uses. The academy site may also be suitable for social housing. It is expected that the masterplan will include active travel links to the town centre and to the recreational open spaces to the north of the site. Links to the existing adopted core path to the north of the site should also be included as part of the design.

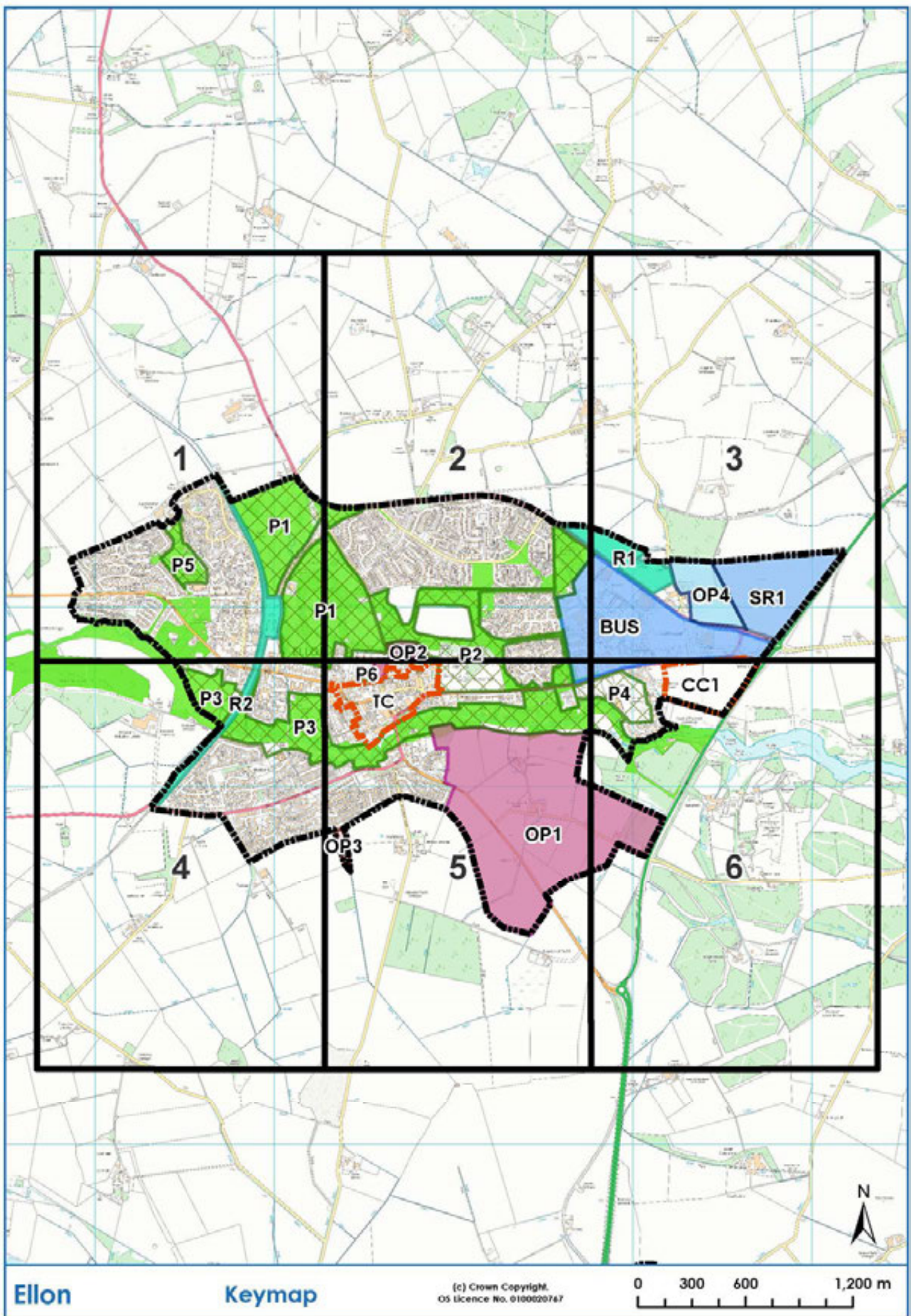
OP3: Hillhead Drive

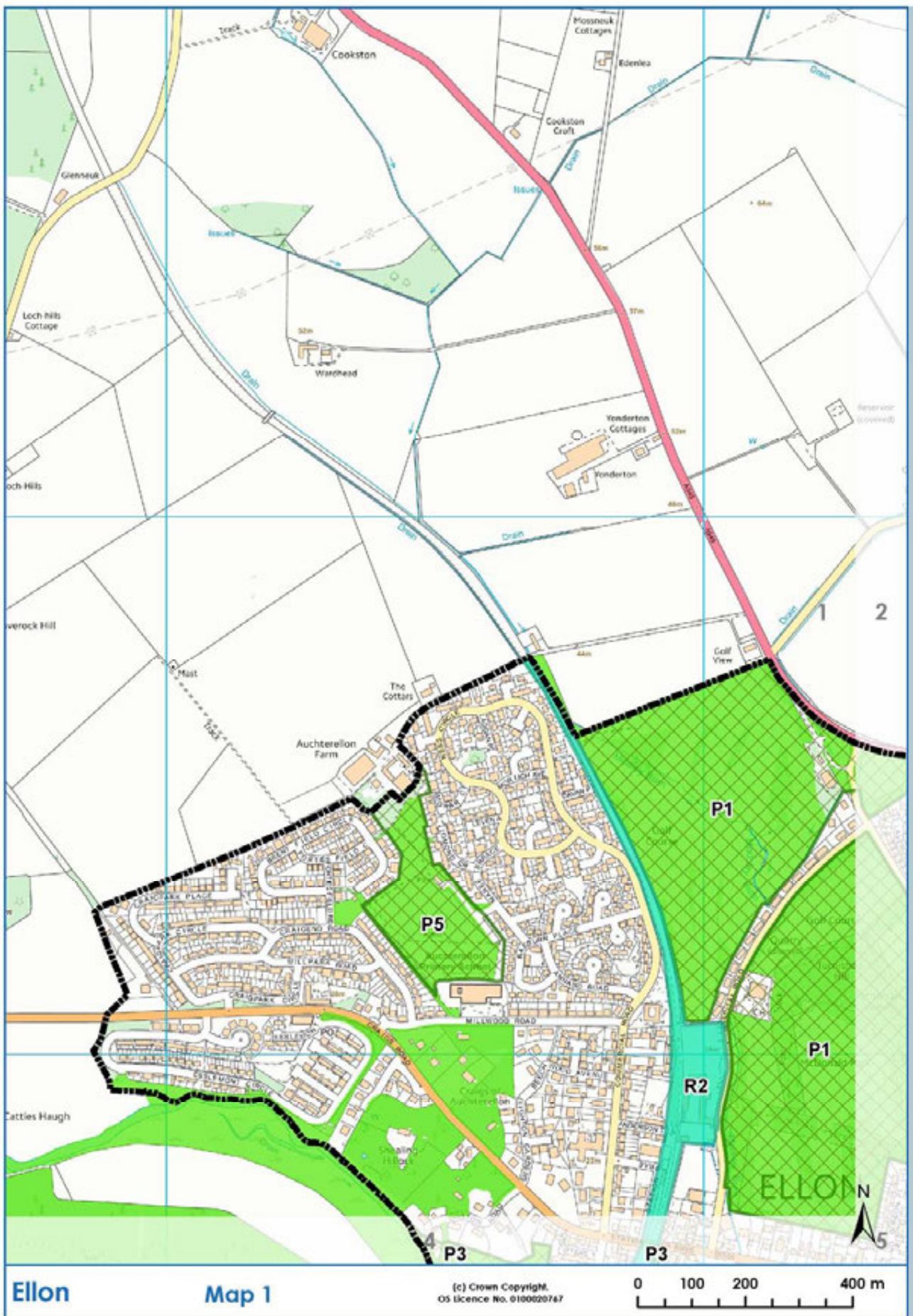
Allocation: 5 homes

This site was previously allocated as site H1 in the 2012 LDP. Future development of the site should take access to the site from the north, via Hillhead Drive. Access to the site via active travel must be incorporated also. The design of houses on the site should be sympathetic to neighbouring properties. Affordable housing should be provided integrated within the site. Due to the peninsular characteristic of the site in relation to the settlement boundary, there is a need for landscaping to minimise the visual impact of the site. Screening should also be provided to the north of the site to minimise overlooking onto existing properties and gardens on Hillhead Drive. A flood risk assessment may be required.

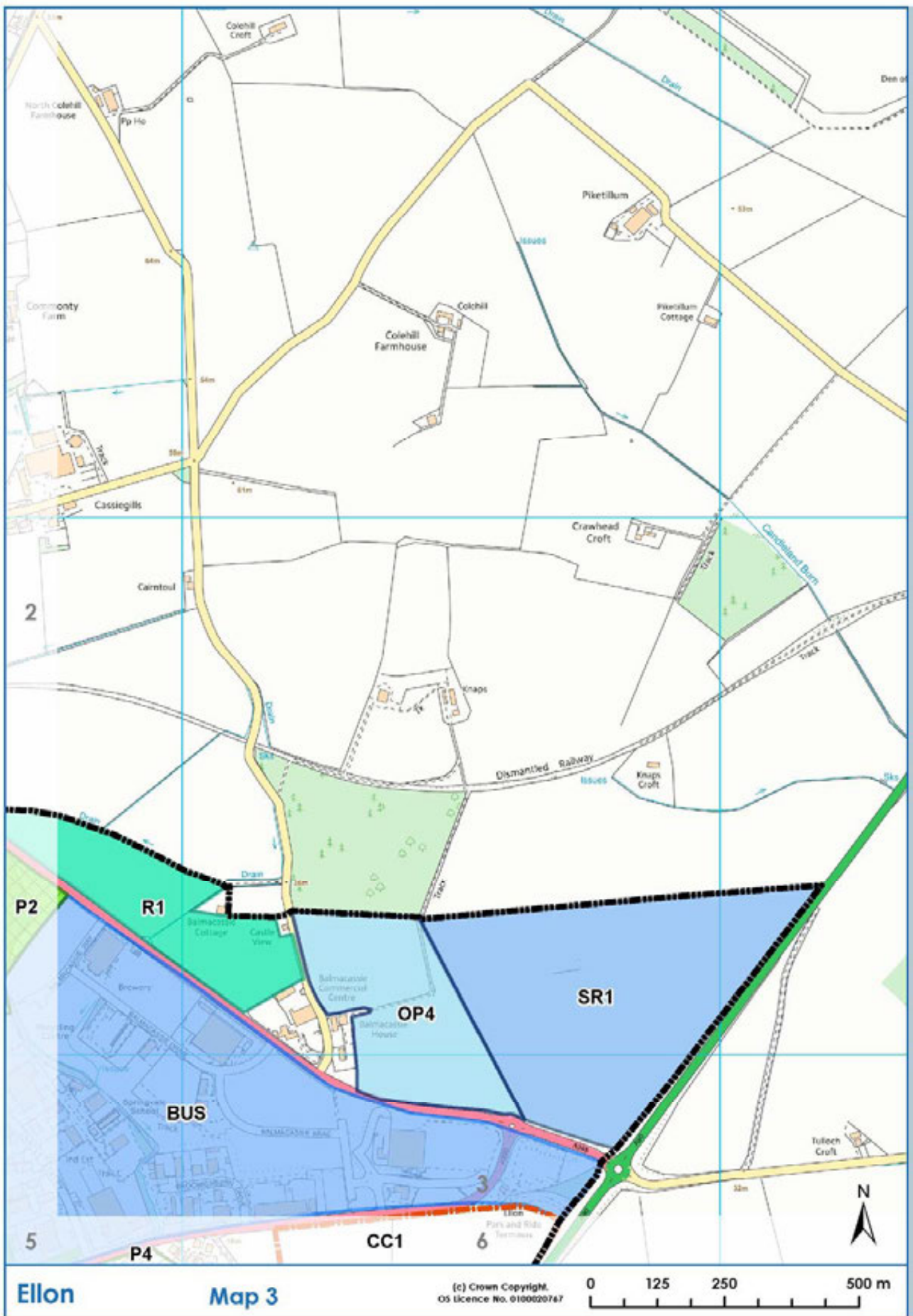
OP4: Balmacassie	Allocation: 9ha employment land
<p>This site was previously allocated as site E1 in the 2012 LDP. Access to the site will be taken from the A948 and a solution will need to be found that is acceptable to the Roads Authority and Transport Scotland. Landscaping on the south of the site will be required to mitigate the visual impact of the development from the rest of the town. Opportunities should also be taken to incorporate existing habitats and landscape features into open space and landscaping on site. Active travel links are important for allowing sustainable travel to work and are expected in this development.</p>	

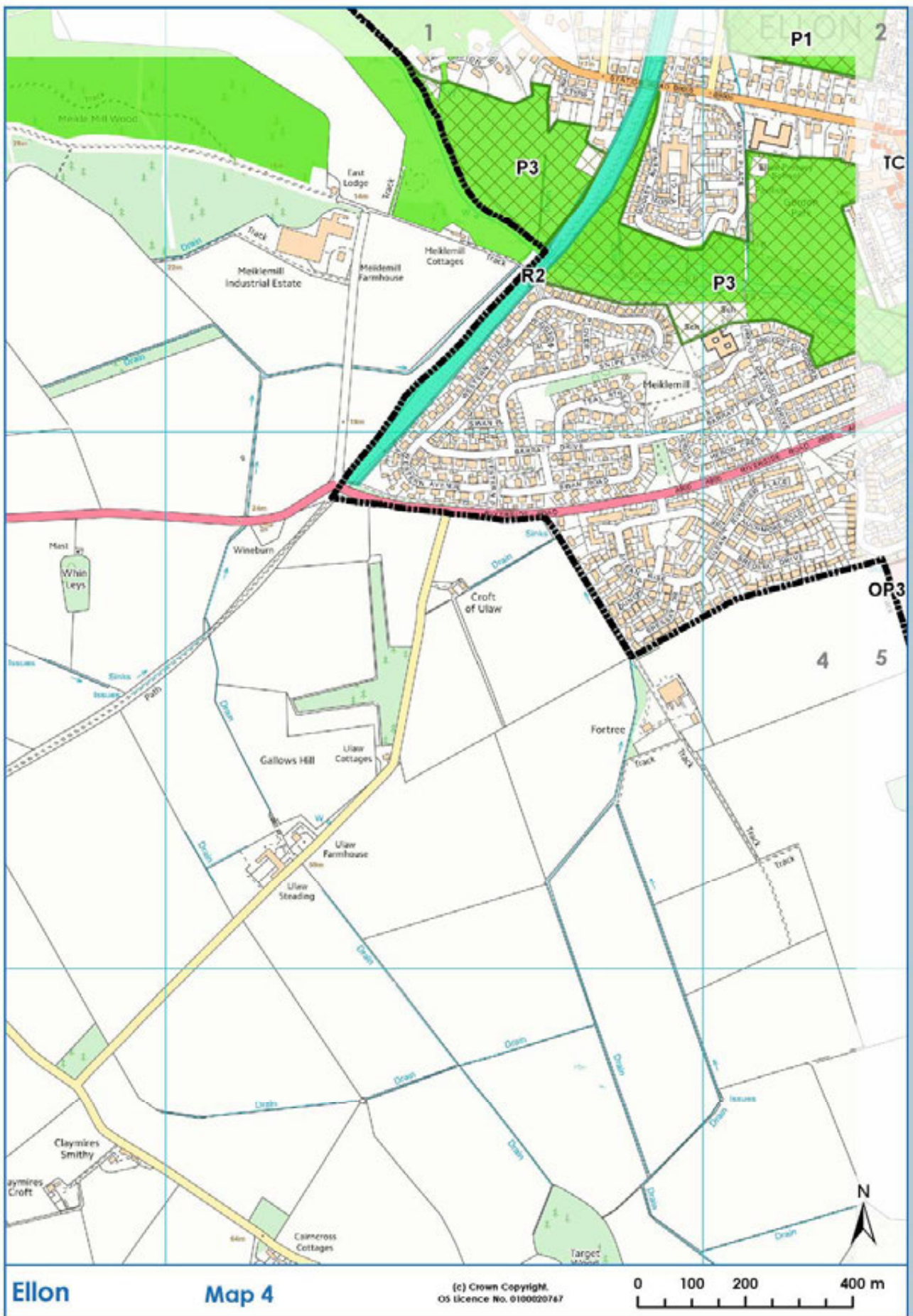
CC1: Waterton	Allocation: 10,000m² retail and leisure uses
<p>This is a new allocation. Development of the site should seek to take access via the A920 (Castle Road) with pedestrian and active travel links also. Connectivity to the neighbouring Park and Ride facility will be required to ensure a range of travel routes to the site can be accommodated. Landscaping should be employed to reduce unnecessary visual impact of the development on the rest of the settlement and surrounding countryside. A flood risk assessment may be required.</p>	

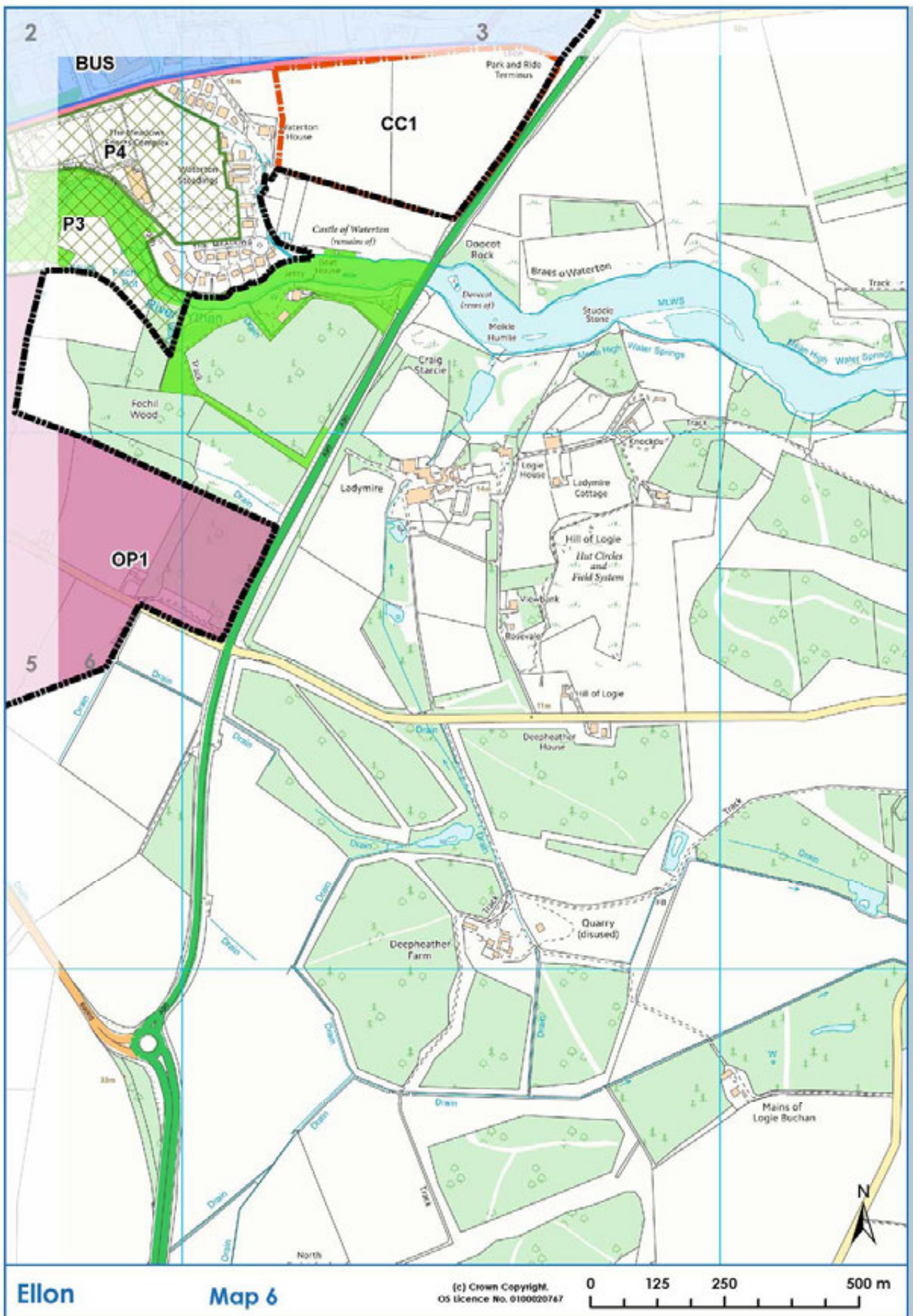












FINTRY

Vision

Fintry is a small rural settlement characterised by a number of contemporary developments and by its role as the location of the local primary school. Due to its secluded location there is little development pressure in Fintry and any demand will be accommodated by the rural development policy. The planning objective is to sustain the amenity of the village and to support the school roll, which will be achieved through the rural development policy within shaping development in the countryside.

Natural and Historic Environment

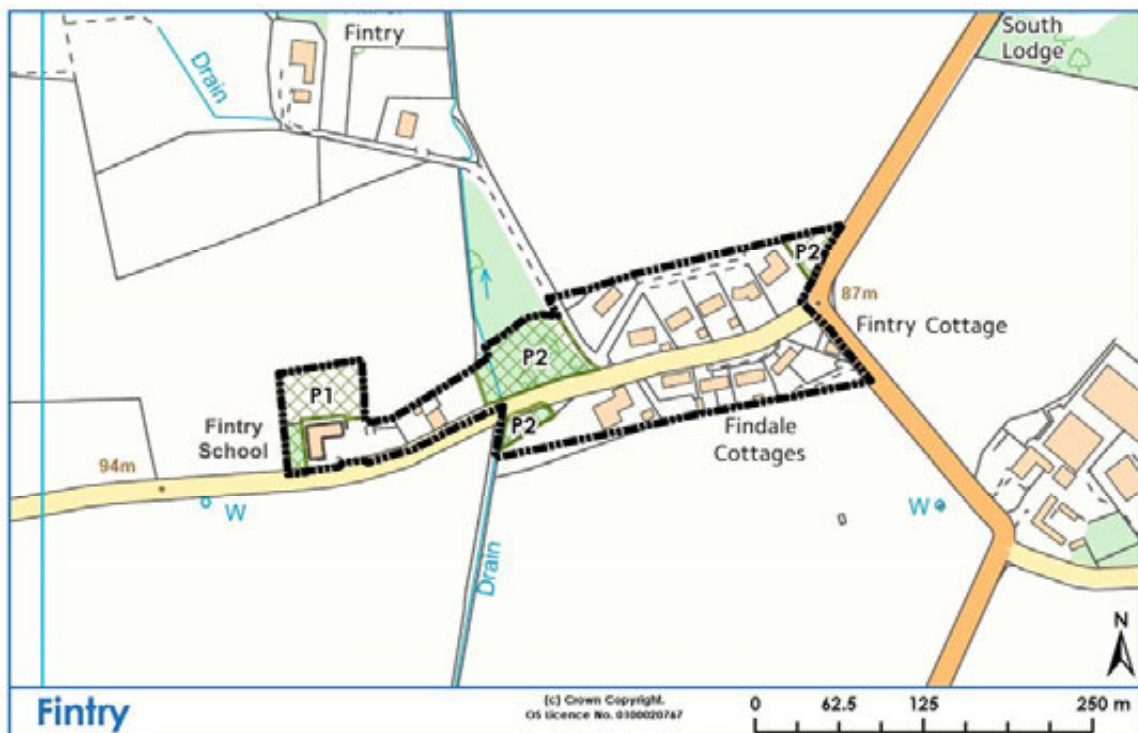
The Craigston Castle Designed Landscape is to the north-east of Fintry.

Settlement Features

Protected Land	
P1	To conserve the school playing fields as an amenity for the community.
P2	To conserve the landscape setting of the settlement.

Services and Infrastructure

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



FISHERFORD

Vision

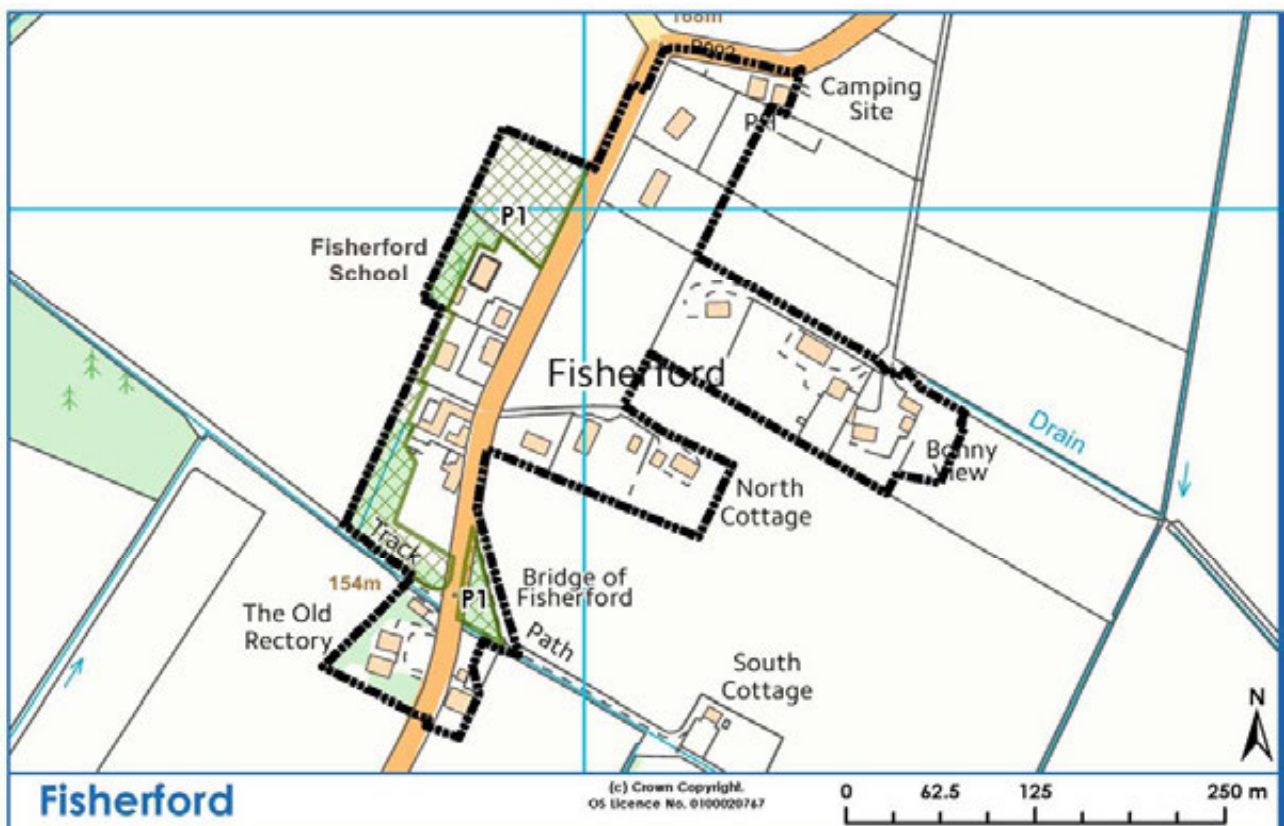
Fisherford is a small village that for its size provides key community services, including a school, public house and a camping site. The planning objectives are to preserve the amenity of the village and to sustain the school roll through the rural development policy within “Shaping development in the countryside” and infill within the settlement boundary.

Settlement Features

Protected Land	
P1	To conserve the playing fields and landscape setting of the village.

Services and Infrastructure

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



FOVERAN

Vision

Foveran is a village set within the open countryside of eastern Formartine. The village is characterised by its development along the A90 and by the Foveran Burn running through the centre of the village. Foveran is located in both the Energetica area and the Aberdeen to Peterhead strategic growth area (SGA). As such, Foveran will provide opportunity to deliver strategic housing and employment allowances according to its scale. In line with the vision of Energetica, it is expected that new development in Foveran will contribute to transforming the area into a high quality lifestyle, leisure and global business location. Due to its strategic location, there is development pressure to deliver homes and business land in the village. This shall be met through the existing allocations in the village. Another planning objective is to enhance the settlement's role as a service centre by providing improved community facilities.

Settlement Features

Protected Land	
P1	To conserve the playing fields as an amenity for the village.

Flood Risk

- Parts of sites OP1, OP2 and OP3 are located adjacent to the SEPA's indicative 1 in 200 flood risk area or have a small watercourse running through or adjacent to the site. A flood risk assessment will be required to accompany any future development proposals for these sites and appropriate buffer strips may be required adjacent to the existing watercourses.

Services and Infrastructure

- Strategic transportation: Contributions will be required for cumulative strategic transportation improvements including interventions on the A90 and in Aberdeen City.
- Strategic drainage and water supply: Water network upgrades may be required to support development. A growth project has been initiated at Blairrythan Terrace Septic Tank to include the residential developments.
- Primary education: All residential development must contribute to education facilities in Foveran.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Foveran or towards facilities in the wider catchment area at Ellon. 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 Foveran or towards facilities in the wider catchment area at Ellon. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute to a household waste and recycling centre in Balmedie
- Health facilities: All residential development must contribute towards a new health centre at Ellon.

Allocated Sites

OP1: South of Westfield Farm	Allocation: 100 homes, 2ha employment land and 3ha strategic reserve
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This site was previously allocated as site M1 in the 2012 LDP. One masterplan will be required to incorporate sites OP1 and OP2 which, in addition to setting out where the employment land and houses will be located on the site, should also demonstrate how the site shall be integrated with the existing village. A masterplan which covers OP1 and OP2 has previously been agreed with the Council on the 24/09/2013. A 12" trunk main runs through part of this site. Scottish Water should be contacted by the developer to ascertain whether this will impact on the layout of the site. A major wayleave may be required at either side of the main. The Cultercullen road to the north of the site may require widening and street lighting. A flood risk assessment may be required.

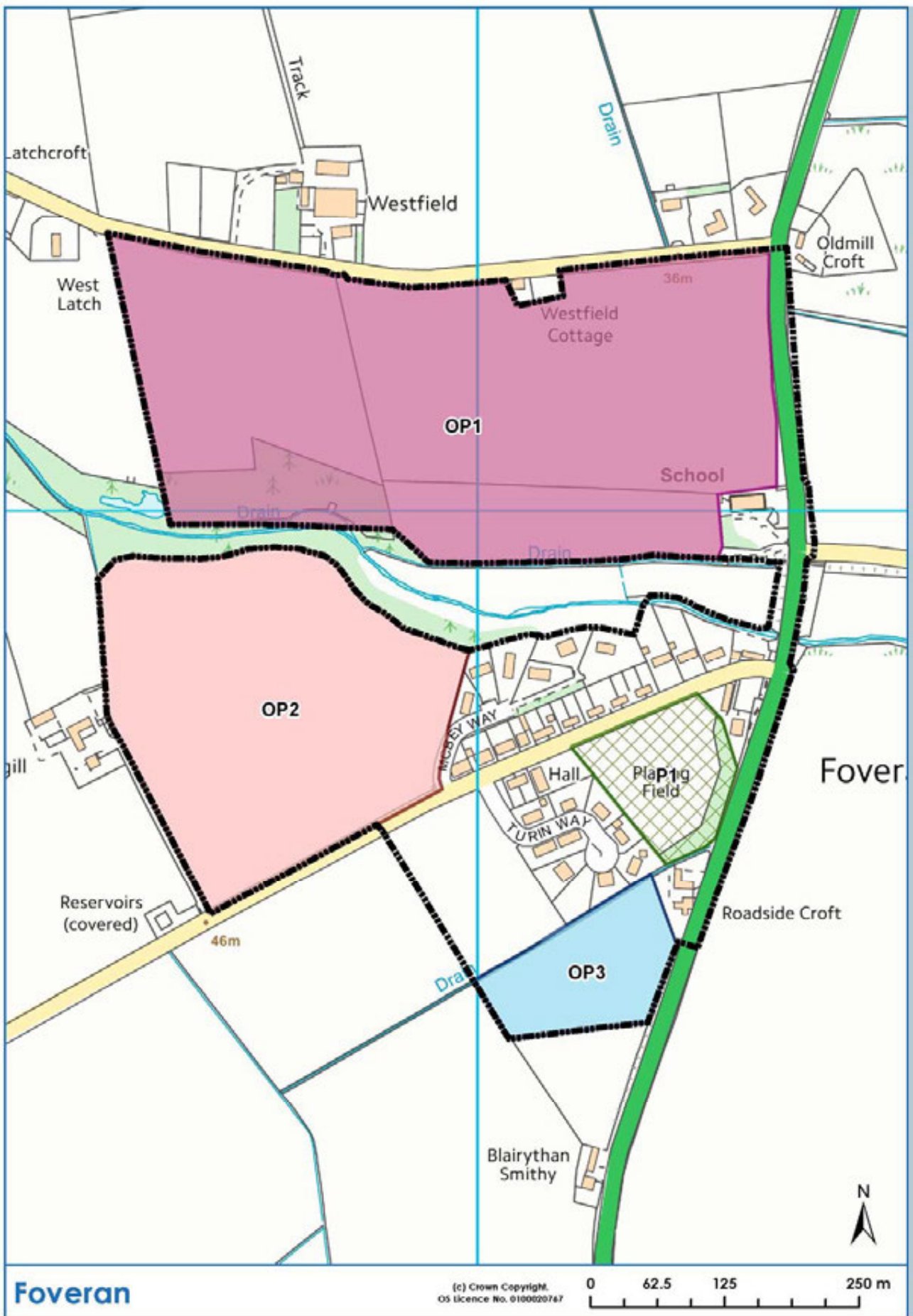
OP2: West of McBey Way	Allocation: 75 homes
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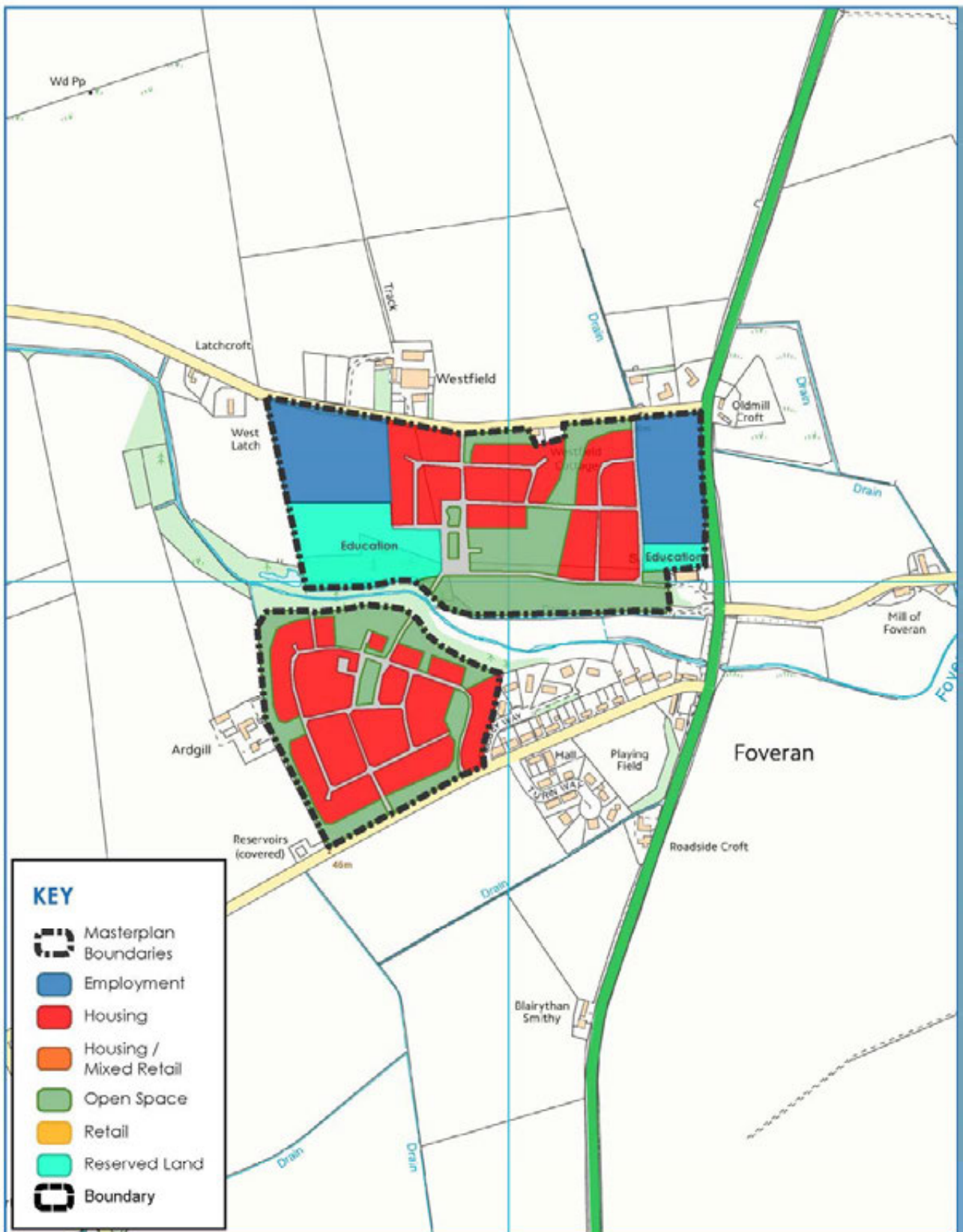
This site was previously allocated as site EH2 in the 2012 LDP. One masterplan will be required to incorporate sites OP1 and OP2 which, in addition to setting out where the employment land and houses will be located on the site, should also demonstrate how the site shall be integrated with the existing village. A masterplan which covers OP1 and OP2 has previously been agreed with the Council on the 24/09/2013.

OP3: South of Turin Way	Allocation: 1.5ha employment land
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This site was previously allocated as site E1 in the 2012 LDP. The site is allocated for employment uses and therefore access for vehicles will be important. With the planned Balmedie to Tipperty A90 dualling and the relocation of the A90 further to the east of its current route, Foveran will be well located to accommodate employment opportunities.

It is expected that the site will take access directly onto the road directly to the east of the site (the current A90), which will be feasible once the existing road has been downgraded to a local road. Access for active travel onto the site will be expected. Landscaping will be expected on the south of the site to minimise the visual impact on the approach to the village, and also to the north to minimise its impact on the homes there. The design, size and scale of units on the site should be sympathetic to neighbouring units and should seek to minimise their effect on the character and setting of the village. A flood risk assessment will be required.





Foveran Masterplan

Foveran

Associated Opportunity Sites: OP1 & OP2

Agreed Date: 24/09/2013

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FYVIE

Vision

Fyvie is a large village characterised by its historic assets and generous open space provision, with a large park to the south and the Fyvie Castle Designed Landscape to the north. The village has an important role as a key service centre for the surrounding rural community, containing a primary school, shops, an inn, garage and a post office. While an important location on the A947, opportunities for development are constrained by land ownership issues and existing designations. The planning objective is to preserve the amenity of the village and to sustain the school roll through the rural development policy within shaping development in the countryside.

Natural and Historic Environment

The Inventory Battlefield of Fyvie can be found to the north and east of the A947, incorporating most of the village of Fyvie. The Fyvie Castle Designed Landscape can be found to the north of the settlement and also across the A947 to the west of Fyvie. A proportion of the designed landscape is also within the settlement boundary to the west. The scheduled monument of Montrose's Camp is to be found to the north of the settlement.

Settlement Features

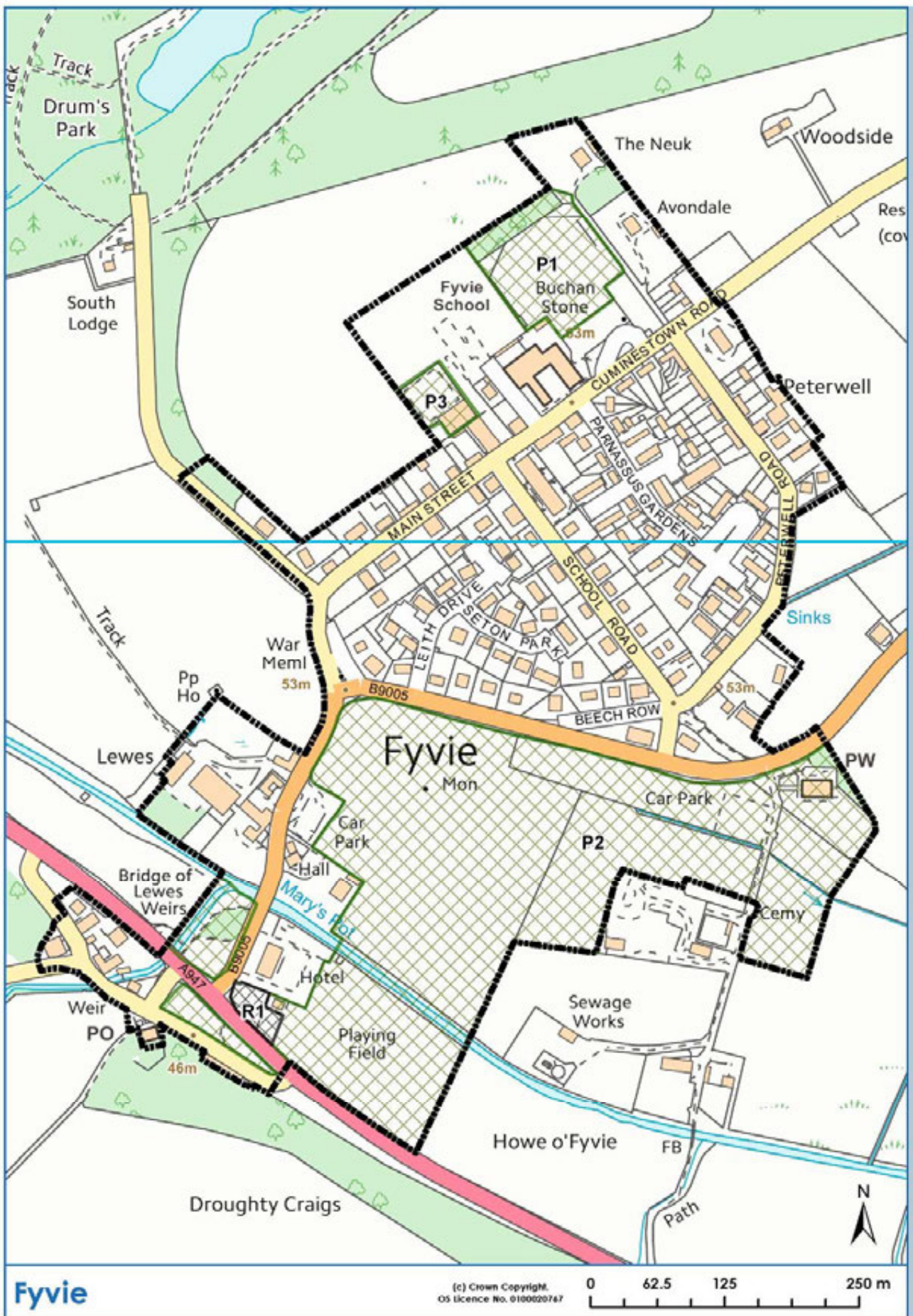
<i>Protected Land</i>	
P1	To conserve the playing fields as a local amenity.
P2	To conserve the playing field, riverside park and landscape setting of the settlement.
P3	To conserve the bowling green as a local amenity
<i>Reserved Land</i>	
R1	Reserved for a public transport mini interchange hub.

Flood Risk

- Part of the R1 site is within the fluvial extent of the SEPA flood maps. 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 Fyvie or towards facilities in the wider catchment area at Turriff. 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 Fyvie or towards facilities in the wider catchment area at Turriff. These may be identified in the Community Plan or relevant Community Action Plan.
- Health facilities: All residential development must contribute to a reconfiguration of Fyvie Oldmeldrum medical group to allow for additional capacity.
- Open space: If not provided on site, open space contributions from new residential developments should be directed towards creating and enhancing green network connections to the surrounding countryside, or as specified in the Aberdeenshire Council Open Space Strategy Audit.



GARMOND

Vision

Garmond is a small settlement located to the north of Cuminstown. It is characterised by a linear development pattern and a number of traditional 1½ storey cottages. There is some development pressure in Garmond to provide homes to meet the local need. The planning objective for the settlement is to meet this need for homes on the existing OP1 allocation.

Flood Risk

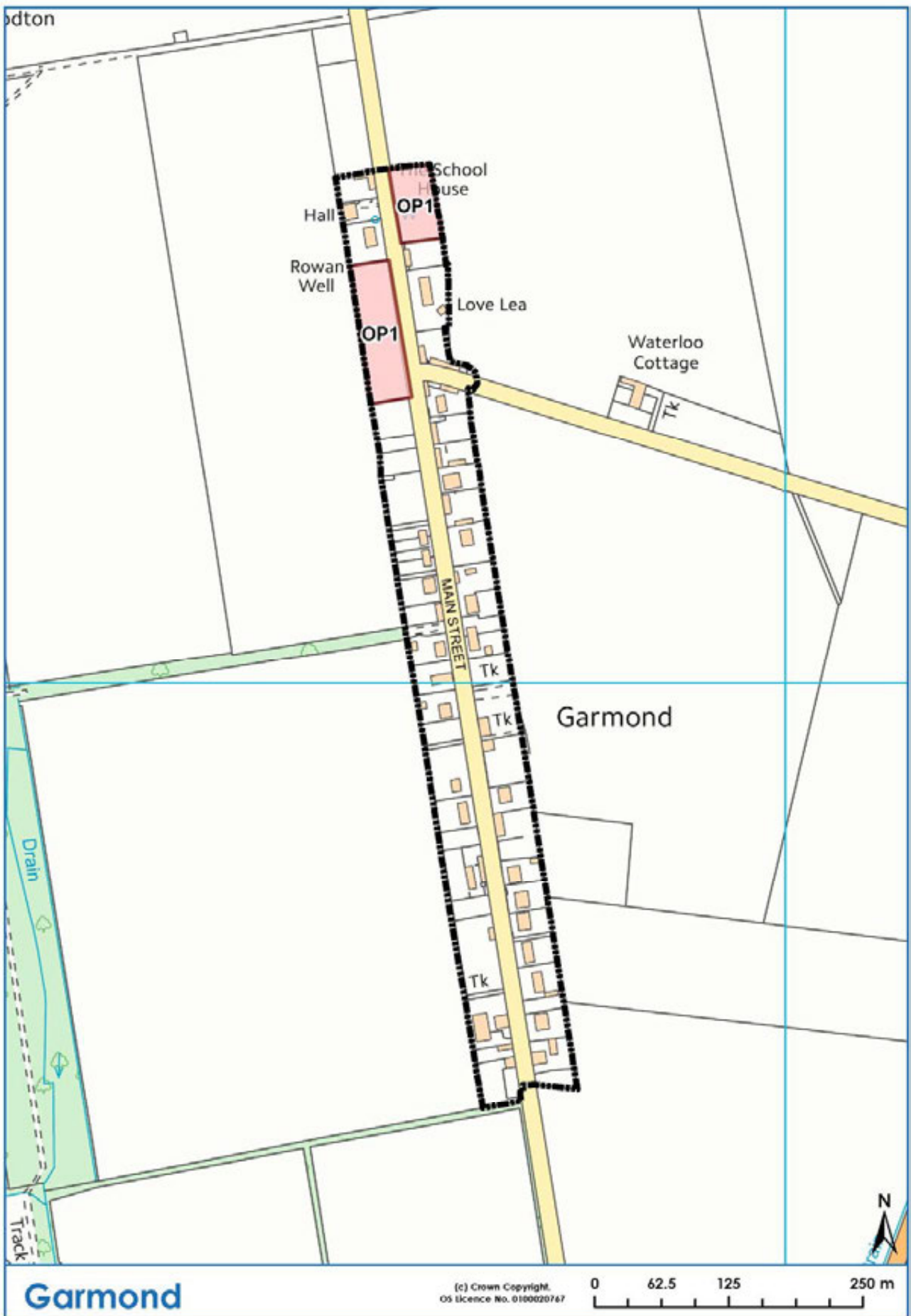
- The Scottish Environment Protection Agency (SEPA) has provided information that there may be a well within close proximity of the site, which may be indicative of a shallow groundwater table in the site. A flood risk assessment will be required.

Services and Infrastructure

- Strategic drainage and water supply: Local mains water reinforcement may be required for water infrastructure. No public waste water treatment is currently available. SEPA will need to be consulted and full authorisation sought for relevant licensing of private treatment.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Garmond or towards facilities in the wider catchment area at Turriff. 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 Garmond or towards facilities in the wider catchment area at Turriff. These may be identified in the Community Plan or relevant Community Action Plan.

Allocated Sites

OP1: Garmond North	Allocation: 10 homes
<p>This site was previously allocated as site H1 in the 2012 LDP. This site may be brought forward as one development or on a plot by plot basis. The site shall take access from Main Street. The design of the house should be complimentary to the existing houses nearby. The use of sandstone and grey slate as building materials are common in Garmond. Natural or artificial grey slate, dormer windows and sympathetically coloured building materials may be appropriate features to accommodate in the design. The surrounding buildings all maintain a strong boundary onto the street, with walls and hedges running in line with one another along the length of Main Street. It is expected that the homes on site OP1 continue this pattern. A flood risk assessment will be required for this site.</p>	



KIRKTON OF AUCHTERLESS

Vision

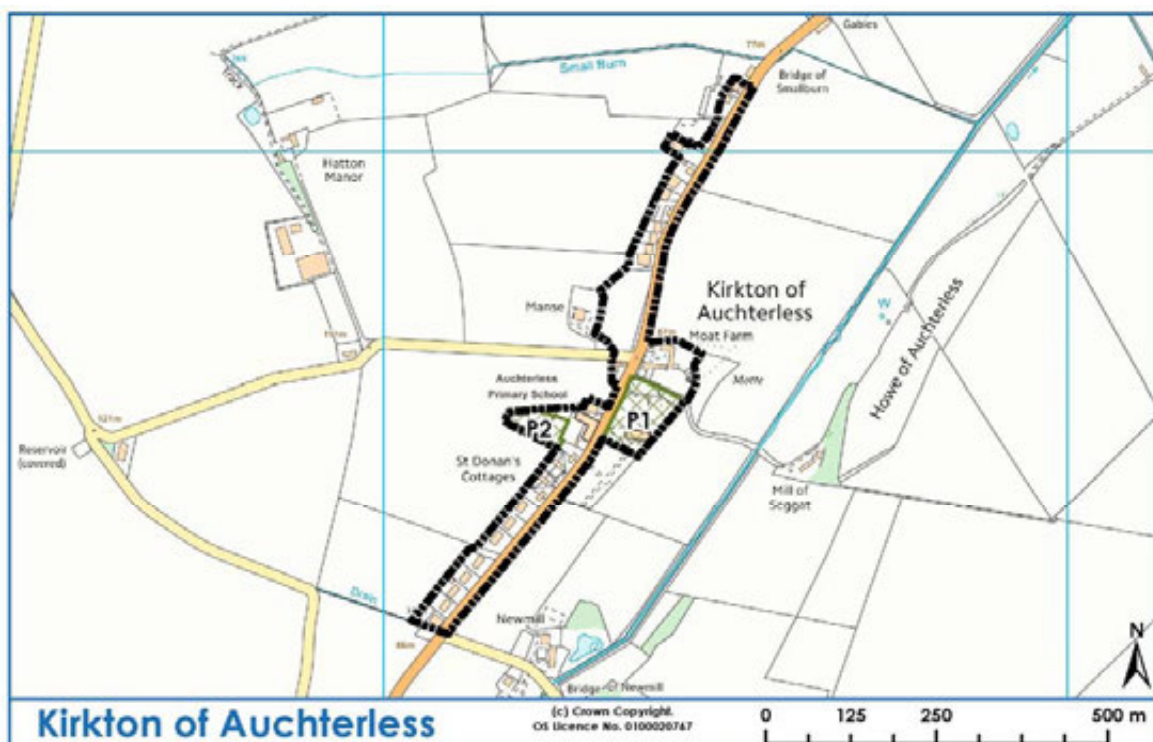
Kirkton of Auchterless is an attractive village set within rolling arable farmland. The village is characterised by its historical assets, with the prominent listed church and churchyard forming the main feature of the village. The long views of the church from the southern approach are key to the settlements sense of place. The settlement also has a primary school and public transport links. The planning objective is to preserve the amenity of the village and to sustain the school roll through the rural development policy within shaping development in the countryside.

Settlement Features

Protected Land	
P1	To conserve the setting of the church.
P2	To conserve the school playing fields and facilities as an amenity for the village.

Services and Infrastructure

- Strategic drainage and water supply: An upgrade to St Donan's Cottages Septic Tank may be required.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Kirkton of Auchterless or towards facilities in the wider catchment area at Turriff. 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 Kirkton of Auchterless or towards facilities in the wider catchment area at Turriff. These may be identified in the Community Plan or relevant Community Action Plan.
- Open space: All residential development may be required to contribute towards the provision of a new play park in the village.



METHLICK

Vision

The setting of Methlick within the valley of the River Ythan is key to the settlement's sense of place. The village provides a key role for the surrounding rural area as it has a number of services, including shops, a village hall, the local primary school and a hotel. The planning objectives for Methlick are to sustain the amenity of the village and to develop homes to meet local needs. This will be accomplished through the existing allocations to the north and south of the settlement.

Natural and Historic Environment

The Haddo House Designed Landscape can be found to the south-east of the settlement, on the southern slope of the Ythan Valley. The Bellmuir settlement, field systems and cairns scheduled monument is on the northern slopes of the Ythan Valley, to the south east of the settlement. The Bellmuir hut circles scheduled monument can also be found on the northern slopes of the Ythan Valley, to the east of site P1.

Settlement Features

Protected Land	
P1	To conserve the area around the River Ythan to maintain its contribution to the character of the village

Flood Risk

- Methlick is in an area identified by Scottish Environmental Protection Agency (SEPA) as an area potentially vulnerable to flooding.

Services and Infrastructure

- Strategic drainage and water supply: Local mains reinforcement may be required. There is currently insufficient capacity at Methlick Waste Water Treatment Works. Scottish Water will initiate a growth project once one development meets their 5 growth criteria.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Methlick or towards facilities in the wider catchment area at Oldmeldrum. 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 Methlick or towards facilities in the wider catchment area at Oldmeldrum. These may be identified in the Community Plan or relevant Community Action Plan.
- Health facilities: All residential development must contribute towards the extension or reconfiguration of Haddo Medical Group to allow additional capacity.

Allocated Sites

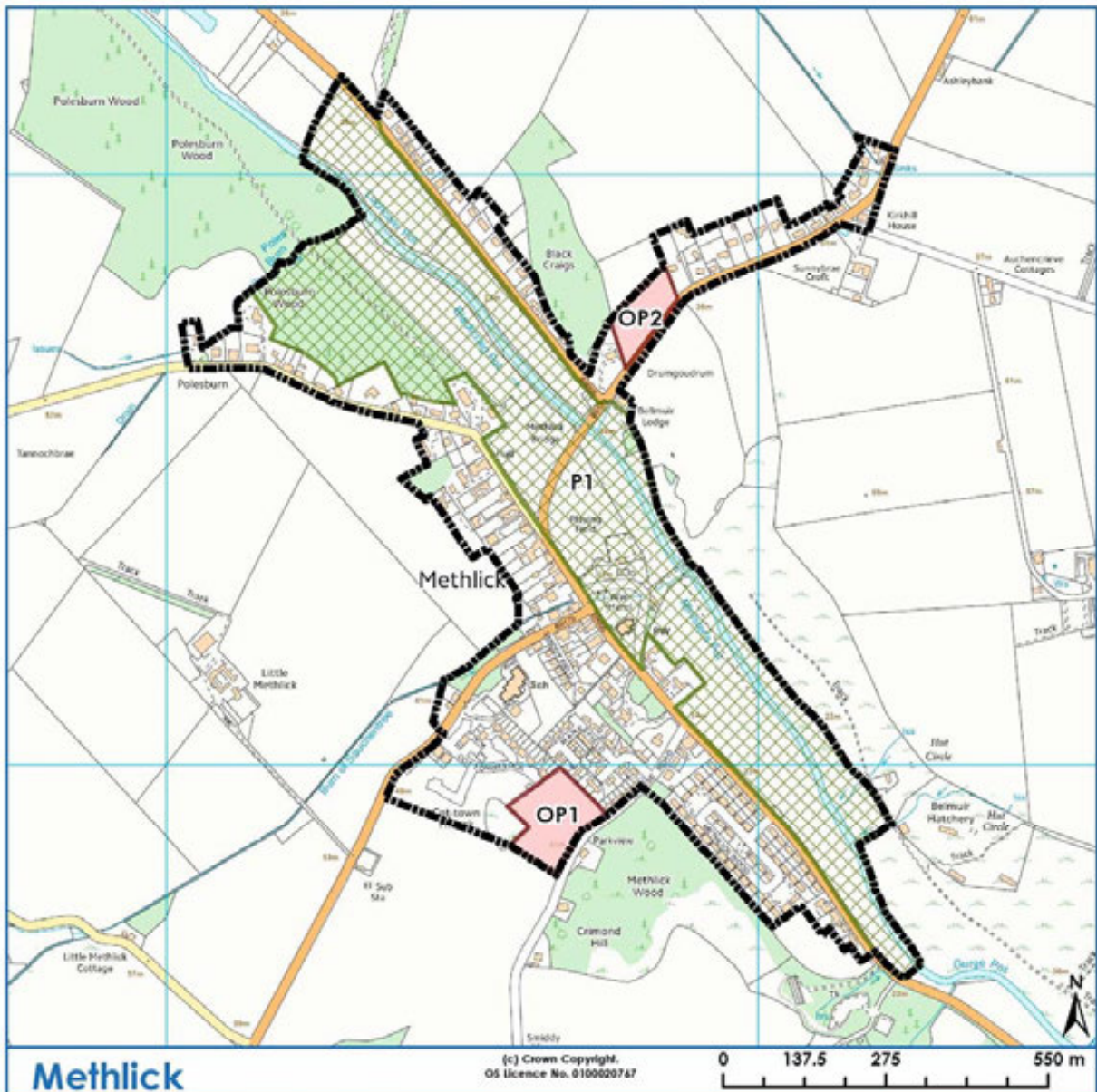
OP1: Cottonhillock	Allocation: 20 homes
This site was previously allocated as site H1 in the 2012 LDP. Future development on the site should seek to take access via Manse Road. Manse road may require widening to accommodate development on site OP1. Access for active travel should be included in the design for the site with connectivity to the surrounding open space network and countryside considered as part of the design. As the land is at the edge of the settlement, careful use of screening should be	

deployed to mitigate the visual impact of the site. Landscaping should be used to meet the open space requirements and to allow greater biodiversity on the site. Tree planting on the site would be appropriate to reflect the wooded character of Manse Road. The housing should be designed in a form that is sympathetic to neighbouring housing in the village. It is expected that the 5 affordable homes required be provided integrated within the site in a selection of types.

OP2: West of Black Craigs

Allocation: 5 homes

This site was previously allocated as site H2 in the 2012 LDP. Planning permission in principle for 5 homes has been approved subject to legal agreement. It is expected that affordable homes will be provided onsite by the developer, integrated into the design. Landscaping will be required on the site to minimise visual impact, particularly on the south and west of the site. Landscaping should provide a buffer to the adjacent woodland to the west, which is listed on the Ancient Woodland Inventory. Opportunity exists to enhance biodiversity on site by linking open space and landscaping within the site with the adjacent woodland. Tree planting would be appropriate to ensure the site is in keeping with its wooded setting.



NEWBURGH

Vision

Newburgh is a coastal village characterised by its setting adjacent to the Ythan estuary and the Sands of Forvie that together form a nationally important nature reserve. As such, any development in Newburgh must be sensitive to the settlement's unique natural heritage. Newburgh is within the Energetica area and a key planning objective will be to provide housing and employment opportunities in line with the Energetica vision which will contribute to transforming the area into a high quality lifestyle, leisure and global business location. The settlement also plays a role in providing services for the local community, including the local primary school and shops. Additional planning objectives will be to sustain these services and to sustain the amenity of the village.

Natural and Historic Environment

The Ythan Estuary, Sand of Forvie and Meikle Loch Special Protection Area (SPA) runs along the eastern boundary of Newburgh and extends north along the River Ythan towards Ellon and it also extends eastwards across the length of the estuary. The Sands of Forvie and Ythan Estuary SSSI also overlaps this designation.

The Ythan Estuary and Meikle Loch Ramsar site also spans both banks of the Ythan.

The Local Nature Conservation Site (LNCS) Newburgh to Balmedie runs along the coastline near the south of the settlement. The Foveran Links Site of Special Scientific Interest (SSSI) overlaps this designation for some of its length also.

Settlement Features

<i>Protected Land</i>	
P1	To conserve the play area and pond as local amenities.
P2	To conserve the coastal setting of the settlement.
P3	To conserve the primary school playing fields.
P4	To conserve the recreational areas and play park.
P5	To conserve the setting of the settlement.
<i>Other Designations</i>	
BUS	Safeguarded for employment uses.

Flood Risk

- Part of sites OP1, OP2 and BUS are within the Scottish Environment Protection Agency's (SEPA) indicative 1 in 200 year flood risk area, or have a small watercourse running through or adjacent to the sites. A flood risk assessment may be required.
- Part of site OP1 is at risk from surface water flooding and flooding from a nearby small watercourse to the south of the development site. A flood risk assessment may be required, as well as appropriate buffer strips.

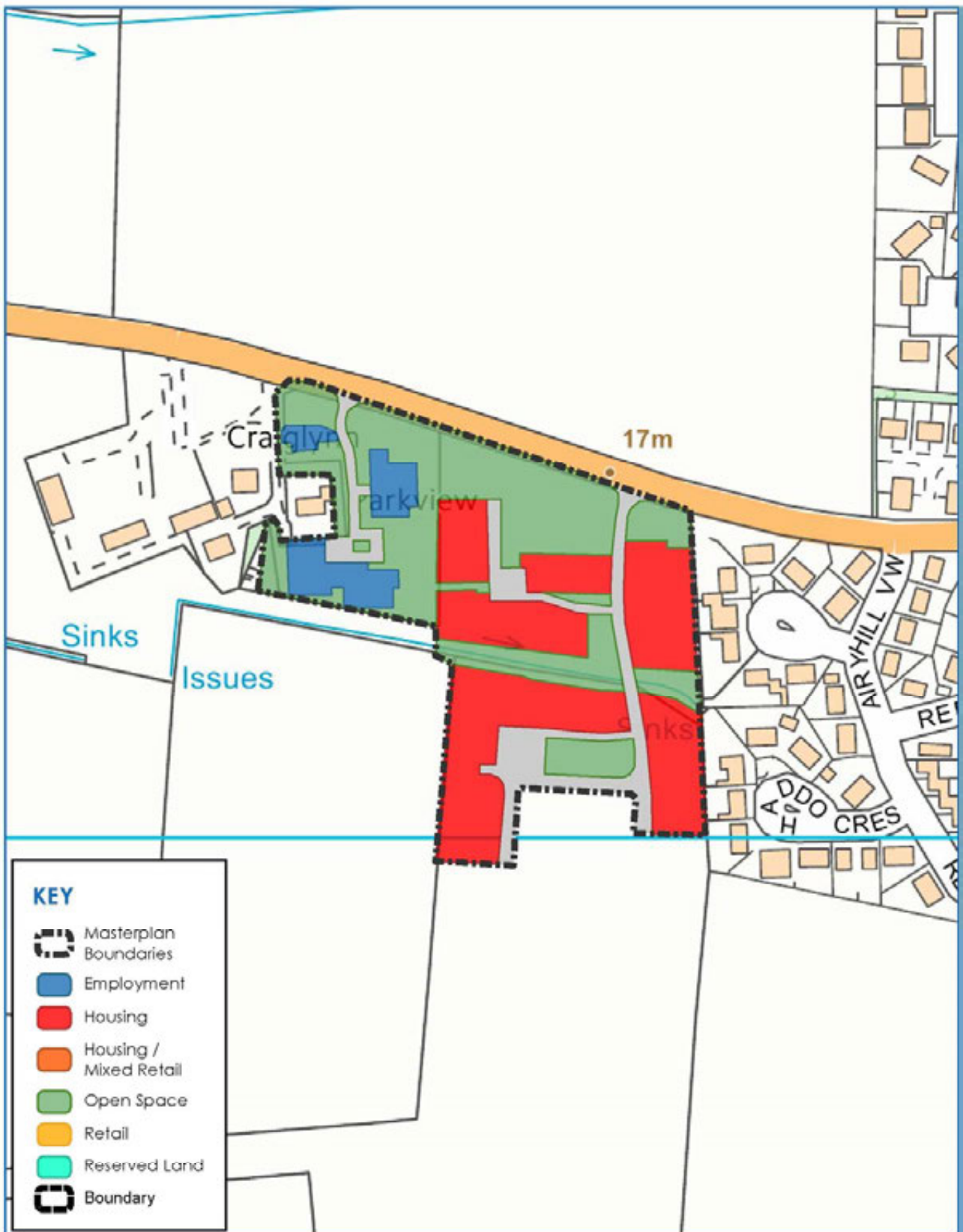
Services and Infrastructure

- Strategic drainage and water supply: There is insufficient capacity at Balmedie Waste Water Treatment Works to treat all sites allocated at Balmedie, Belhelvie, Newburgh and Potterton. 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 Newburgh or towards facilities in the wider catchment area at Ellon. 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 Newburgh or towards facilities in the wider catchment area at Ellon. These may be identified in the Community Plan or relevant Community Action Plan.
- **Waste and recycling:** All development must contribute to a household waste and recycling centre in Balmedie.
- **Health facilities:** All residential development must contribute towards a new health centre at Ellon.
- **Open space:** If not provided on site, open space contributions from new residential developments should be directed towards the creation of green infrastructure linkages between the existing open spaces in and around the settlement, including the golf course, wildlife area, play area and coastal walks, or as defined in the Aberdeenshire Council Open Space Strategy Audit.

Allocated Sites

OP1: West of Airyhall View	Allocation: Community facilities and 0.8ha employment land
<p>This site was previously allocated as site M1 in the 2012 LDP, but has been reduced in size as the housing element of up to 40 homes was completed in 2016. A masterplan is required for this site and has been agreed with Aberdeenshire Council. Development should be in line with this masterplan and not preclude future development to the south. A landscape buffer is required on the western boundary of the site access and transport provision, including a link road between the B9000 and the A975, must be provided on the site. As the site is located close to the Ythan Estuary, Sands of Forvie and Meikle Loch SPA and Ramsar, any revised masterplan or a planning application will need to contain a construction method statement to take account of the potential impacts to the qualifying interests of the Ythan Estuary, Sands of Forvie and Meikle Loch SPA and Ramsar. A flood risk assessment may be required.</p>	
OP2: Knockhall Road	Allocation: 60 homes
<p>This site was previously allocated as site H1 in the 2012 LDP. A masterplan is required for this site and has been agreed by Aberdeenshire Council. Future development of the site should be in accordance with this. Development of the site will be expected to retain the capability to provide an additional adoptable vehicular and pedestrian access from the western site boundary, to enable the site to be linked to a suitable new road should the opportunity arise in the future. A flood risk assessment will be required. As the site is located close to the Ythan Estuary, Sands of Forvie and Meikle Loch SPA and Ramsar, any future masterplan or planning application will need to contain a construction method statement to take account of the potential impacts to the qualifying interests of the Ythan Estuary, Sands of Forvie and Meikle Loch SPA and Ramsar.</p>	



Newburgh (M1) Masterplan

Newburgh

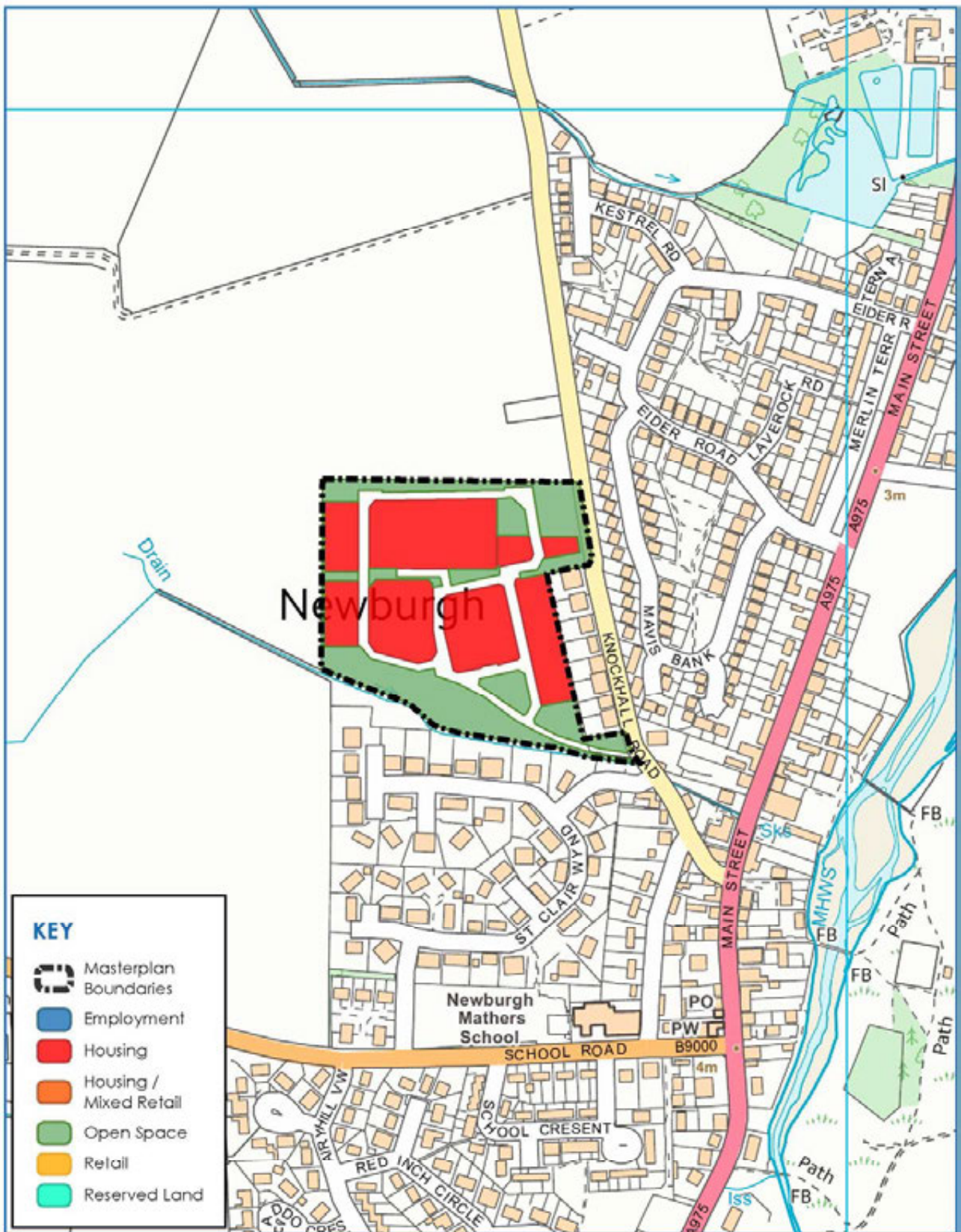
Associated Opportunity Sites: OP1

Agreed Date: 05/03/2013

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OLDMELDRUM

Vision

Oldmeldrum is a large settlement located in mid-Formartine. The town is characterised by its former role as the main market for the surrounding countryside, and as such, the Victorian market square and its location overlooking the surrounding agricultural land are key to the settlement's sense of place. Oldmeldrum still retains its role as a key settlement in providing services to the surrounding communities, including secondary and primary schools, shops, healthcare facilities and community facilities. A key planning objective will be to protect and enhance the settlement's role as a service centre, while also providing new employment opportunities and improving community facilities. Due to the settlement's services, central location within Formartine and its good transport links, there is also a demand for new homes in the settlement, and meeting this demand is also a key planning objective for the settlement. These objectives will continue to be met through the existing OP1, OP2, OP3 and BUS allocations.

Natural and Historic Environment

The Inventory Battlefield of Barra covers much of the land to the south and west of the settlement and includes a large proportion of the land within the settlement boundary to the west of Oldmeldrum.

Settlement Features

<i>Protected Land</i>	
P1	To conserve the recreational area.
P2	To conserve the playing fields.
P3	For a potential long term future expansion of Meldrum Academy
P4	To conserve the new sports pitch
<i>Other Designations</i>	
BUS	Safeguarded for employment uses.
TC	Oldmeldrum town centre.
CA	Oldmeldrum Conservation Area.

Flood Risk

- Part of sites OP2 and P3 are within 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.
- Part of site OP3 and BUS are within SEPA's indicative 1 in 200 year flood risk area, or have a small watercourse running through or adjacent to the site. A flood risk assessment may be required and an adequate buffer strip will be required adjacent to the Meadow Burn. Morphological improvements to the Meadow Burn may be required.

Services and Infrastructure

- Strategic drainage and water supply: Local mains reinforcement may be required. A Water Impact Assessment and/or a Flow and Pressure Test will be required. There is limited capacity at Oldmeldrum Waste Water Treatment Works. Scottish Water will initiate a growth project once one development meets their 5 growth criteria.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Oldmeldrum. These may be identified in the Community Plan or relevant Community Action Plan.

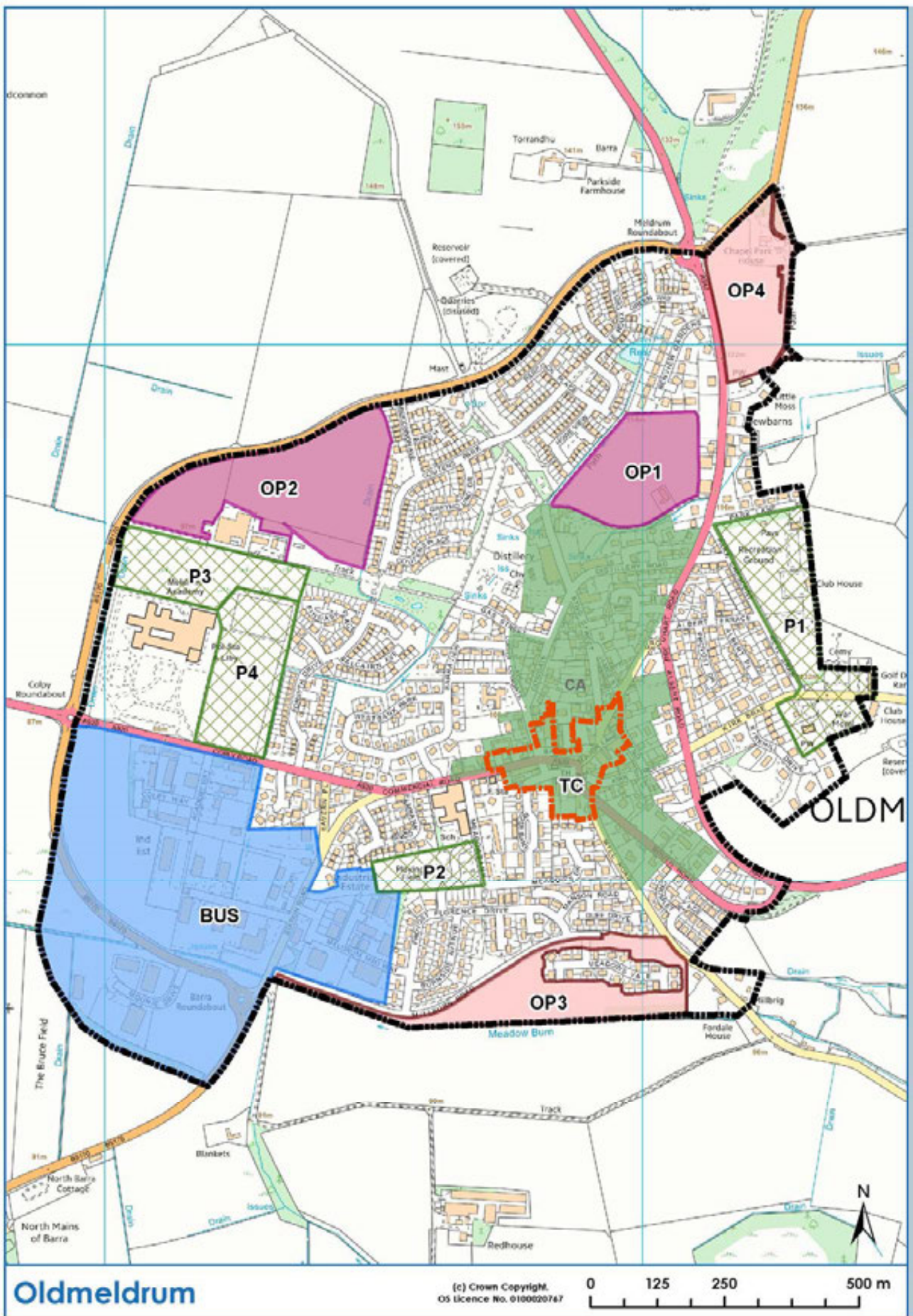
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Oldmeldrum. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute to a household waste and recycling centre in the Inverurie area.
- Health facilities: All residential development must contribute towards a reconfiguration of Oldmeldrum medical practice to provide for additional capacity.
- Open space: If not provided on site, open space contributions from new residential developments should be directed towards a new premier park and a local park in the west of the town, and to the creation of new green infrastructure linkages and paths within the settlement, or as identified in the Aberdeenshire Council Open Space Strategy Audit.

Allocated Sites

OP1: Land north of Distillery Road	Allocation: 50 homes and community facilities
<p>This site was previously allocated as site M1 in the 2012 LDP. A masterplan will be required prior to development of this site. Future development of the site will be required to provide two access points, one for use during emergencies. Safe, convenient and attractive access must be maintained for the public to use the community facilities on site. Active travel linkages into and within the development will also be required. Links to the existing adopted core path to the west of the site should be included as part of the design. As the site is on the border of the Oldmeldrum conservation area, the design of buildings on the site should seek to reflect surrounding local architectural styles and be respectful of the townscape and potential visual impact of height and scale on the surrounding streets. It is expected that 12 affordable homes will be provided, integrated within the site in a selection of housing types. Landscaping should be employed on the site to minimise the visual impact on the surrounding homes. Maintaining links to the green spaces within the town and to the open space on the site is encouraged to add choices for recreation and leisure and to encourage biodiversity on the site. A buffer to the woodland at the south should form part of the open space obligation to protect and add value to these trees in contributing to the local townscape. A water impact assessment will be required.</p>	
OP2: West of Coutens Park	Allocation: 50 homes and 4.2ha of employment land
<p>Previously allocated as site M2 in the 2012 LDP. A masterplan will be required for this site. Future development will be required to provide two accesses in case of emergencies. The design of homes should be sympathetic to surrounding existing properties. A reflection of traditional Aberdeenshire architectural styles and the use of an appropriate colour palette for the historic market town of Oldmeldrum is encouraged. Given the prominent location of the site on a hill overlooking Oldmeldrum, care must be taken in the layout and siting of the buildings to reduce visual impact and overlooking of neighbouring buildings. The careful use of appropriate landscaping is encouraged to mitigate visual impact and reduce the hard boundary created by the B9170. 12 affordable homes will be provided, integrated within the site in a selection of types. It is expected that the open space on the site will link with the existing open space networks in the town, particularly with the green space to the south of the site between Gas Street and the B9170 and with the green space between Distillery Road and Colpy Road. This is encouraged to increase leisure options on the site and to enhance biodiversity. Links to the existing adopted core paths surrounding the site to the north and south should be included as part of the design. Due to nearby sites of historic and archaeological interest, and the potential for previously unrecorded archaeology to survive in this area, a programme of archaeological works may be required within site OP2. A water impact assessment will be required. A flood risk assessment may be required.</p>	

OP3: Land South of Millburn Road	Allocation: 40 homes
<p>This site was previously allocated as site H1 in the 2012 LDP. Future development of this site should seek to ensure connectivity with the housing on Meadows Vale. Homes on the site should be designed sympathetically to the form of buildings in Oldmeldrum and show respect for the scale of surrounding buildings, particularly those in Meadows Vale. It is expected that affordable homes will be provided integrated within the site in a selection of types. Landscaping should be employed on the site to minimise visual impact of new development on surrounding houses and the countryside. Open space in the development should seek to create connections to the surrounding countryside to allow greater biodiversity leisure options. Links to the existing adopted core path to the east of the site should be included as part of the site design. Due to nearby sites of historic and archaeological interest, and the potential for previously unrecorded archaeology to survive in this area, a programme of archaeological works may be required within site OP3. A water impact assessment will be required. Foul and surface water pipes are within the boundary of this site. Scottish Water should be contacted by the developer to ascertain whether diversions are required. A flood risk assessment will be required.</p>	

OP4: Land at Chapelpark.	Allocation: 35 homes and transport interchange
<p>This site is a new allocation. In September 2016 the Council resolved to grant planning permission in principle for development of this site subject to the completion of a section 75 agreement. It is expected that the development will provide 8 affordable homes within the site. Development should ensure its potential impact on two nearby listed buildings is minimised, and strategic landscaping should be used to mitigate the impact on their setting. Additional and / or improved pedestrian crossing facilities on the A947 may be required. A drainage impact assessment is required.</p>	



PITMEDDEN AND MILLDALE

Vision

Pitmedden and Milldale are adjacent villages located approximately halfway between Ellon and Oldmeldrum on the A920. The villages are characterised by a large proportion of contemporary housing, particularly in Pitmedden where it surrounds the historic Pitmedden village centre and kirk. The village centre, kirk and nearby Pitmedden House are key to the sense of place. Pitmedden is partially located in the designed landscape of Pitmedden House and therefore development must be carefully planned to preserve the setting of this historical asset and to maintain the amenity of the settlement, which are both key planning objectives for the villages. There is some development pressure for homes and employment opportunities and a further planning objective is to meet this demand through the existing OP1 and BUS1 allocations.

Natural and Historic Environment

The Pitmedden Designed Landscape can be found to the north of Pitmedden and incorporates a large proportion of the land within the settlement boundary to the north-west, including sites BUS1, P1 and P2.

Settlement Features

Protected Land	
P1	To conserve the playing fields and recreational land.
P2	To conserve the bowling green and tennis courts.
Other Designations	
BUS1 - BUS2	Safeguarded for employment uses.

Flood Risk

- Part of sites OP1 and BUS1 is within 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 and an adequate buffer strip will be required adjacent to the existing watercourse. Realignment of the existing watercourse at site OP1 to provide additional flood storage and natural features would be welcomed.

Oil and Gas Pipelines

- Part of the settlement is within the Health and Safety Executive (HSE) consultation distance associated with one or more oil or gas pipelines in the vicinity. Developments within this distance must comply with Policy P4: Hazardous and potentially polluting developments and contaminated land, and with the HSE "Planning Advice for Developments near Hazardous Installations".

Services and Infrastructure

- Strategic drainage and water supply: A water impact assessment will be required for development to mitigate impact on Raitshill Pitmedden Service Reservoir.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Pitmedden and Milldale or towards facilities in the

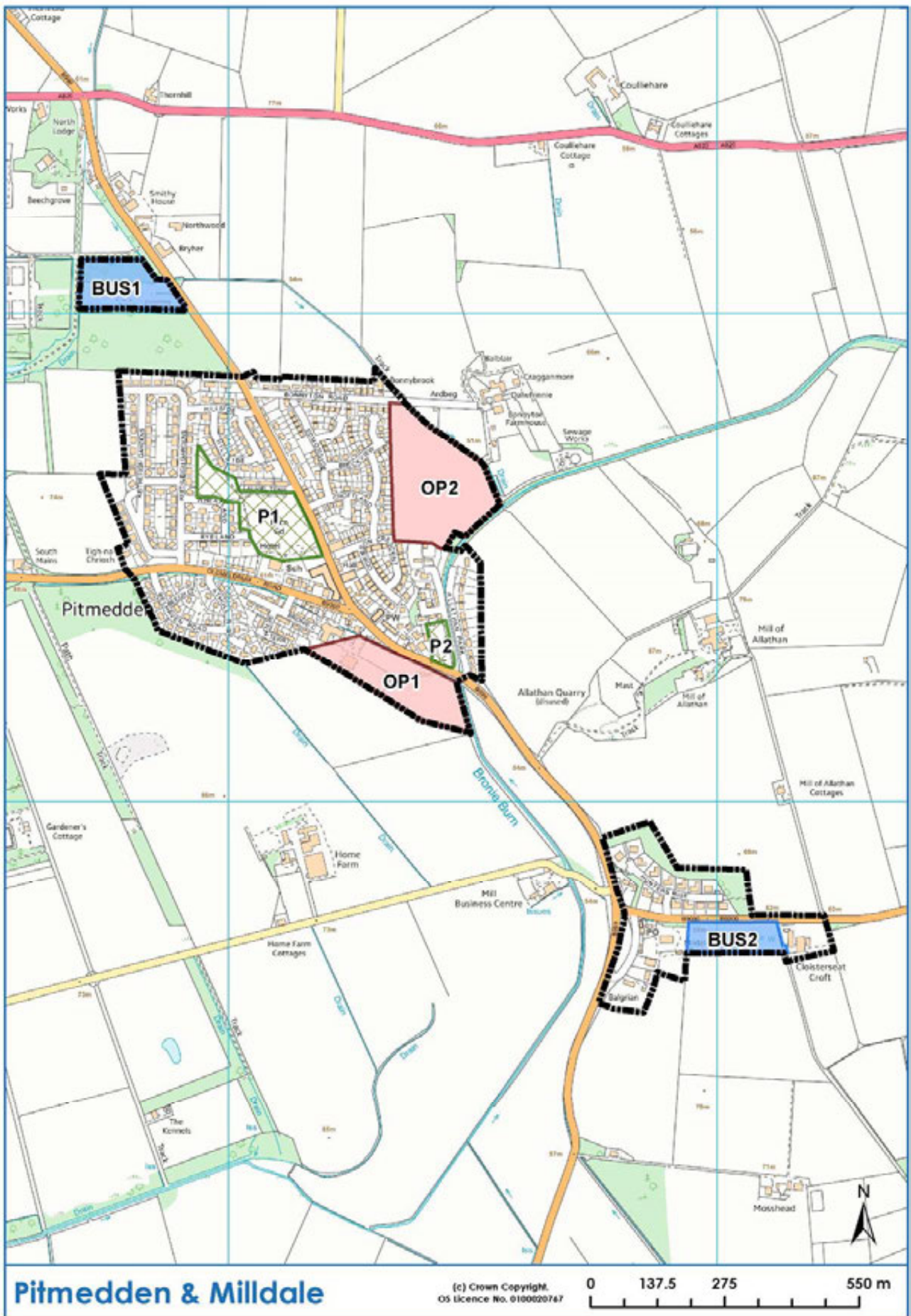
wider catchment area at Oldmeldrum. These may be identified in the Community Plan or relevant Community Action Plan.

- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Pitmedden and Milldale or towards facilities in the wider catchment area at Oldmeldrum. These may be identified in the Community Plan or relevant Community Action Plan.
- Health facilities: All residential development must contribute towards the extension or reconfiguration of Haddo Medical Group to allow additional capacity.

Allocated Sites

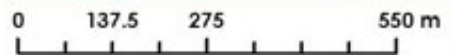
OP1: Adjacent to the medical centre	Allocation: 14 homes and community facilities
<p>This site was previously allocated as site EH1 in the 2012 LDP. Future development of the site should seek to take access via the B999, however, active travel connections between the site and the village should be ensured. While Pitmedden and Milldale contain various designs and styles of housing, development on this site should seek to be respectful to the historic setting of the village and reflect the designs of surrounding homes. Affordable homes should be incorporated into the site in a range of housing types. Landscaping should be utilised on the site to reduce negative visual impact on the surrounding countryside and help address flooding issues from the Bronie Burn. Land for community facilities (a public hall) will be required on site and public access to these will be expected in the design of the site. A flood risk assessment may be required.</p>	

OP2: Land at Bonnyton Farm	Allocation: 64 homes and public open space
<p>This is a new allocation. A masterplan will be required for this site. Two vehicular access points should be provided. This will include the reinstatement of the junction between the B999 and Inglewood, and its reconfiguration to allow for the continued safe and convenient use of the primary school car park. Bonnyton Road requires improvements to provide an additional active travel connection between the site and village. A desk top survey and site investigation may be required to determine the extent and nature of any land contamination and to identify necessary mitigation measures. Landscaping and open space should be principally focused towards the south of the site adjacent to Bronie Burn.</p>	



Pitmedden & Milldale

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POTTERTON

Vision

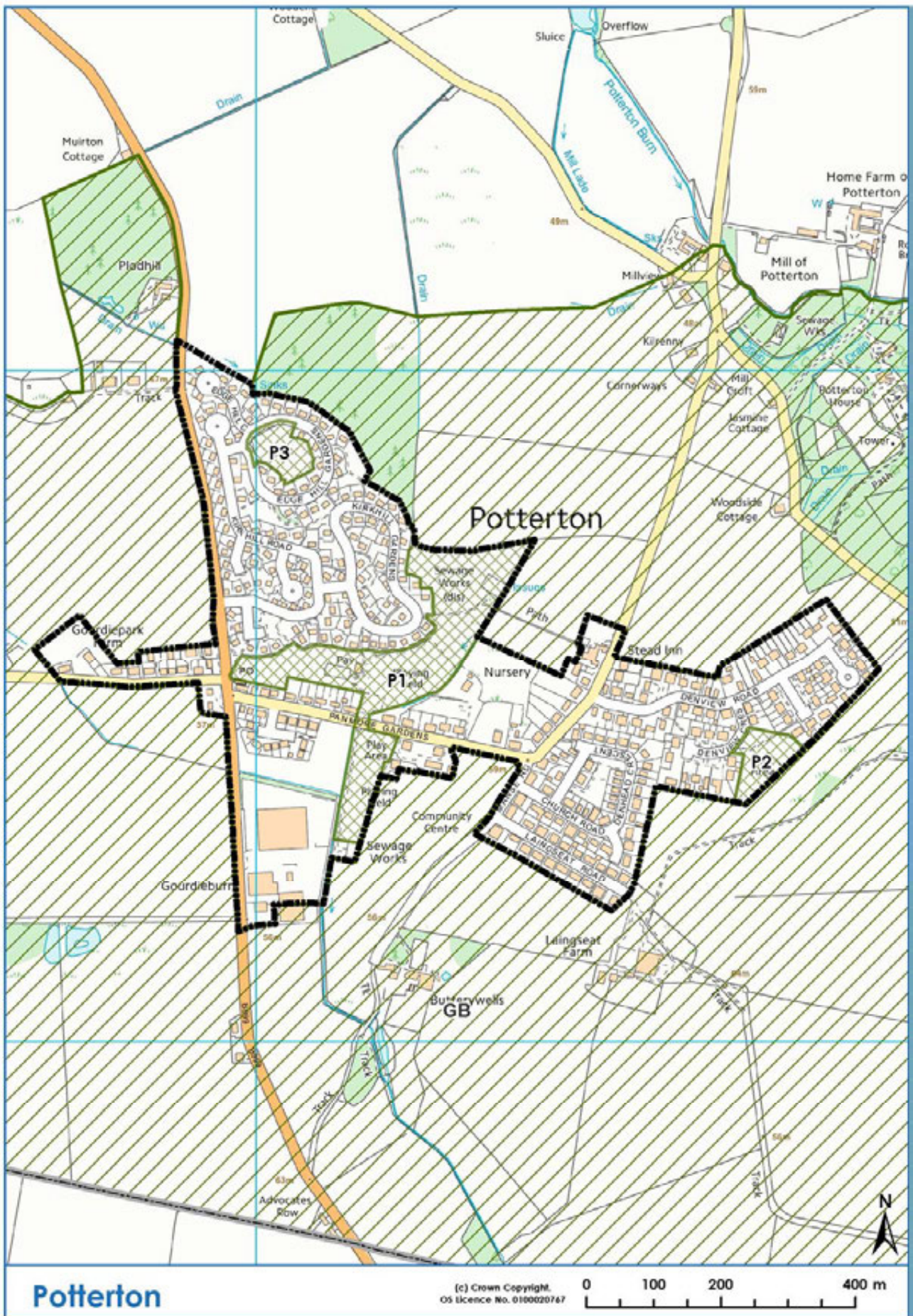
Potterton is a small village located within the Aberdeen greenbelt. It is outwith the Aberdeen to Perterhead Strategic Growth Area. The village is largely contemporary in nature, with two large 20th century housing estates forming the majority of the housing. A traditional granite church and large areas of green space form the centre of the village and remain key to the settlement's sense of place. The settlement has a limited number of services, although it has a local post office and community hall. The planning objective for the settlement is to preserve the amenity of the village, which shall be achieved through the use of protected land designations and through the application of the greenbelt policy.

Settlement Features

<i>Protected Land</i>	
P1	To conserve the playing fields and landscape setting of the village.
P2	To conserve the play facilities.
P3	To conserve the open space and landscape setting.
<i>Other Designations</i>	
GB	Aberdeen greenbelt.

Services and Infrastructure

- Strategic drainage and water supply: There is insufficient capacity at Balmedie Waste Water Treatment Works to treat all sites allocated at Balmedie, Belhelvie, Newburgh and Potterton. Network investigations may be required by new developments in Potterton. Scottish Water will initiate a growth project, should demand from committed development exceed available capacity.
- Primary education: All residential development must contribute to a new primary school in the catchment area.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Potterton or towards facilities in the wider catchment area at Ellon. 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 Potterton or towards facilities in the wider catchment area at Ellon. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute to a household waste and recycling centre in Balmedie.
- Health facilities: All residential development must contribute to a new health centre at Balmedie.



RASHIERIEVE FOVERAN

Vision

Rashierieve Foveran is ribbon development of businesses and houses along the western edge of the A90. The settlement boasts excellent road and public transport links to Balmedie, Ellon, Peterhead and Aberdeen. Rashierieve is also a settlement in both the Energetica area and the Aberdeen to Peterhead Strategic Growth Area (SGA). As such, Rashierieve will play an important role in delivering strategic employment allowances. In line with the vision of Energetica, it is expected that new development in Rashierieve will contribute to transforming the area into a high quality lifestyle, leisure and global business location. The planning objective for Rashierieve is to provide employment opportunities for employment in the SGA and Energetica area, which will be met through the existing OP1 and SR1 allocations.

Settlement Features

Other Designations	
SR1	Reserved for strategic employment land (3.5ha). A landscape buffer to the western boundary of site SR1 is required.

Flood Risk

- Part of sites OP1 and SR1 is located adjacent to the Scottish Environment Protection Agency's (SEPA) indicative 1 in 200 year flood risk areas, or has a small watercourse running through or adjacent to the site. A flood risk assessment may be required for each site.

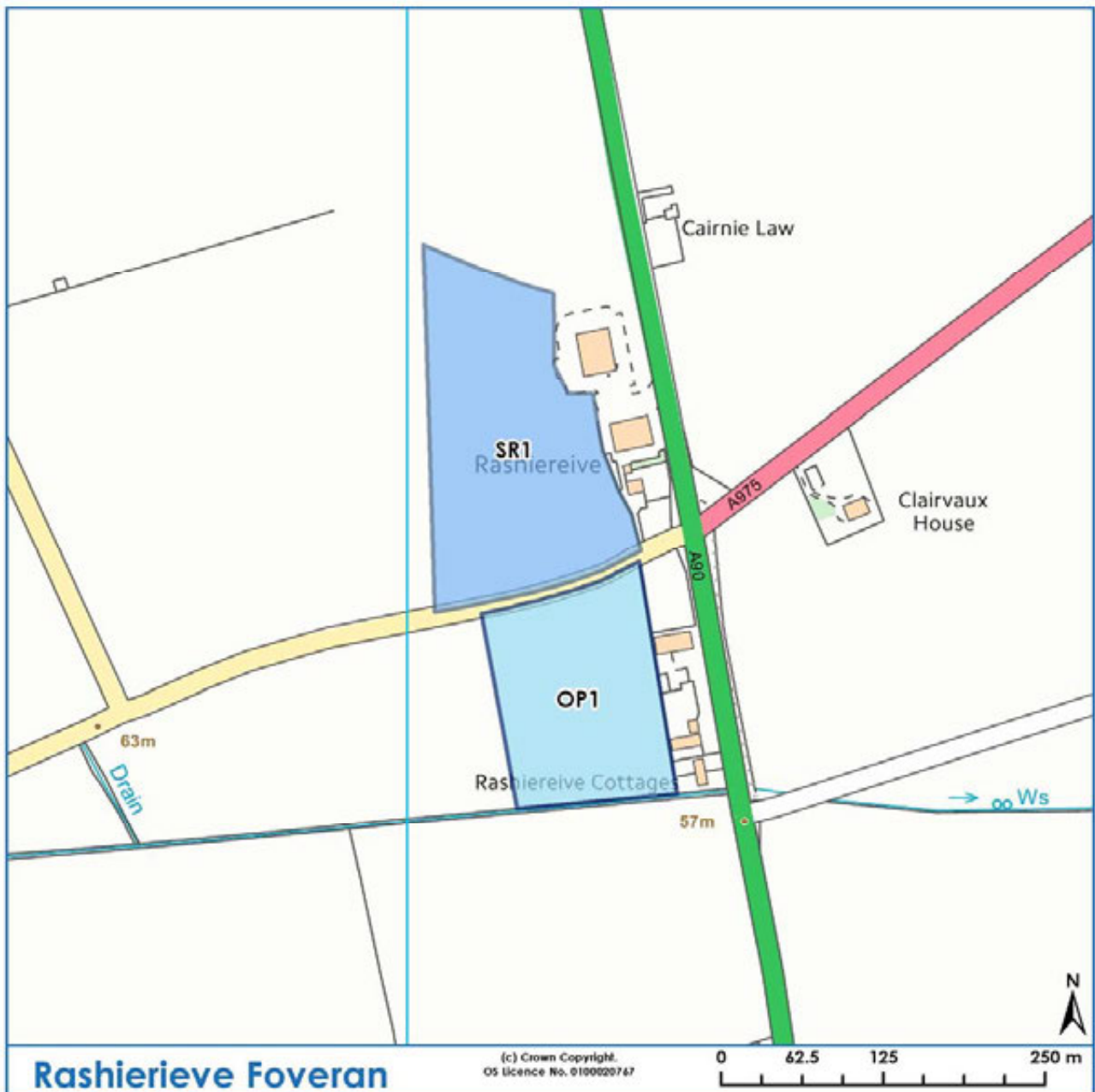
Services and Infrastructure

- Strategic transportation: Contributions will be required for cumulative strategic transportation improvements including interventions on the A90 and in Aberdeen City.
- Strategic drainage and water supply: There is no public Waste Water Treatment Works (WWTW) in Rashierieve. The nearest public treatment is in Foveran (1.5km away), where a growth project has been initiated. If any new development wishes to use private treatment SEPA will need to be consulted and full authorisation and relevant licensing sought.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Rashierieve Foveran or towards facilities in the wider catchment area at Ellon. 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 Rashierieve Foveran or towards facilities in the wider catchment area at Ellon. These may be identified in the Community Plan or relevant Community Action Plan.

Allocated Sites

OP1: Land west of Rashierieve Cottages	Allocation: 2ha employment land
This site was previously allocated as site E1 in the 2012 LDP. As an employment allocation, future road access will be a vital consideration for the site. Access will be taken from the unnamed road to the north of the site. Links to the A90 will be improved with the planned Balmedie-Tipperty dualling project and the re-routing of the A90 to the west of the settlement. As the village of Rashierieve contains housing, and is in an area of open landscape character, landscaping will be required to screen employment uses from the residential properties and provide a context for new	

built development. A landscape buffer will also be required to the western boundary of the site. To maintain the character and setting of the village and surrounding countryside, the design of units on the site must be proportionate and respectful to the scale of the surrounding village. Development must not have an unacceptable effect on the amenity of adjacent and nearby dwellings and the veterinary centre, with particular reference to noise disturbance. Design in the Energetica area must comply with the Energetica supplementary guidance. Upgrading of the unclassified road UC3 will be required. A flood risk assessment may be required.



ROTHIENORMAN

Vision

Rothienorman is a village located in the west of Formartine, approximately 11km north-west of Oldmeldrum. The village is characterised by contemporary housing developments, with 20th century cul-de-sacs and bungalows to the west, and a 21st century development to the east. The traditional Main Street links the two developments and remains key to the providing a sense of place to the village. The village is a service centre for the surrounding rural communities and a key planning objectives for the settlement will be to preserve the amenity of the village and to provide local employment opportunities. This will be achieved through the existing BUS1 allocation.

Settlement Features

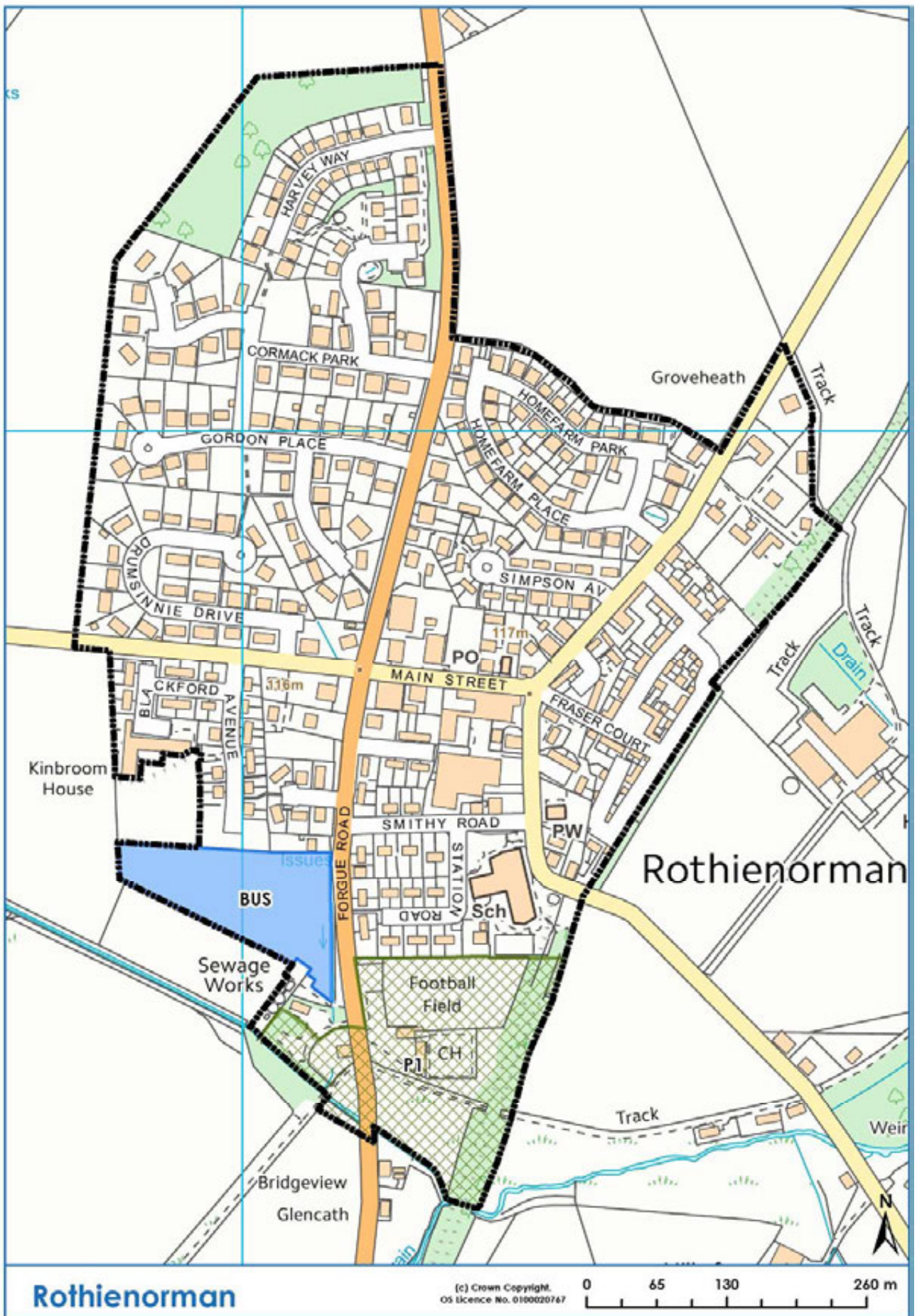
<i>Protected Land</i>	
P1	To conserve the school playing fields and local recreational facilities.
<i>Other Designations</i>	
BUS	Safeguarded for employment uses.

Flood Risk

- Part of site BUS 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

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



ST KATHERINES

Vision

St Katherines is a small, compact village located on the A947, between Fyvie and Oldmeldrum. The village is characterised by contemporary, bungalow housing and by its location surrounded by rolling countryside. Although the village has no services, it has excellent road and public transport links to nearby service centres. The planning objectives for this village are to meet local demand for homes and to support local services in nearby settlements, including Fyvie Primary School. Both objectives will be met through the existing housing allocation in the village.

Flood Risk

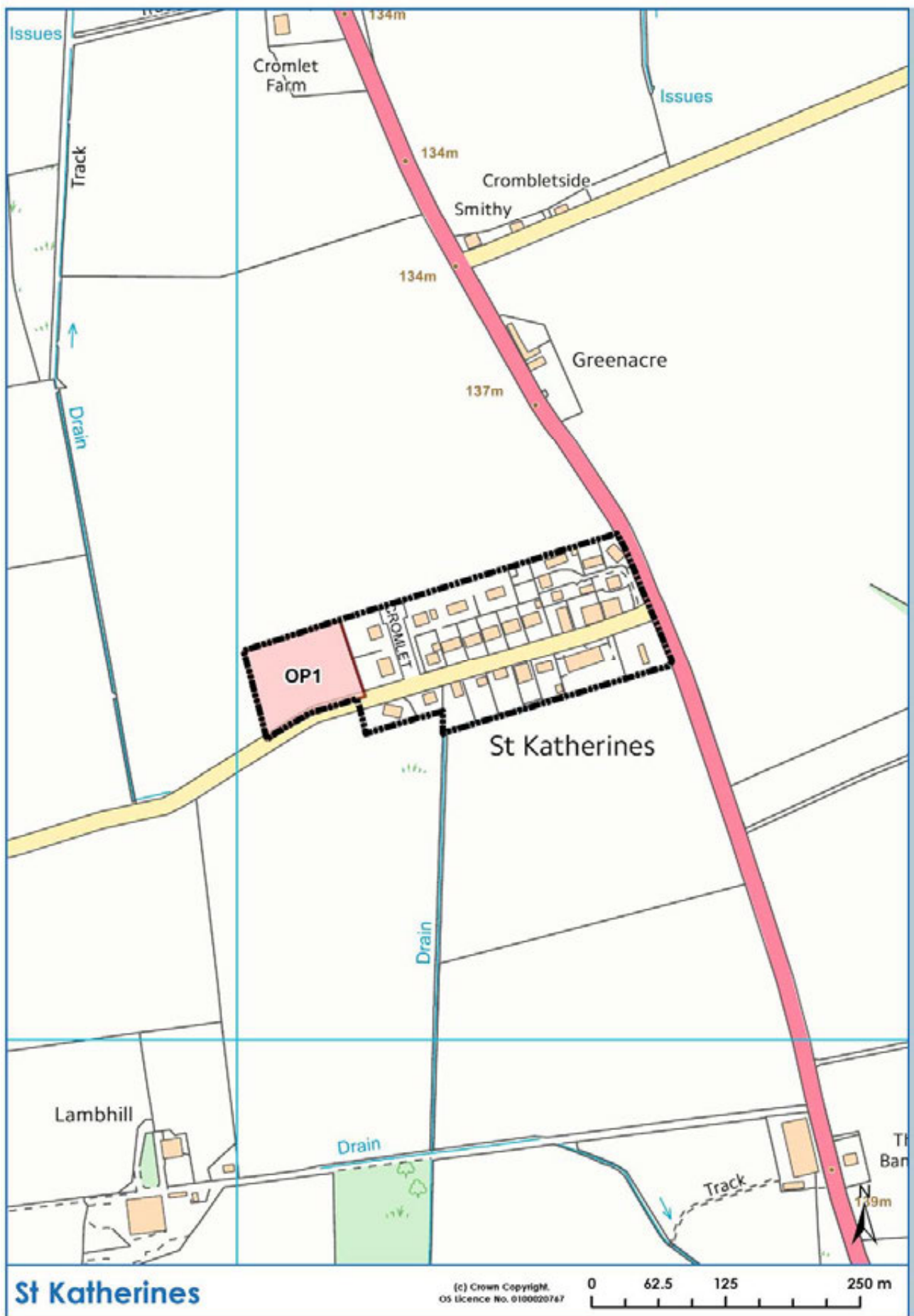
- Part of site OP2 is within the Scottish Environment Protection Agency's (SEPA) indicative 1 in 200 year flood risk area, or has a small watercourse running through or adjacent to the site. Buffer strips, adoptable drainage system and a flood risk assessment may be required.

Services and Infrastructure

- Local transportation: All development must contribute to speed reducing measures and a new access onto the A947.
- Strategic drainage and water supply: Development will connect directly to trunk main. 24 hour water storage will be required on site OP1. A mains extension is required. There is no public Waste Water Treatment Works (WWTW) in St Katherines but there is treatment at Fyvie WWTW 3.5km away. SEPA will need to be consulted and full authorisation and relevant licensing sought for private treatment.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in St Katherines or towards facilities in the wider catchment area at Oldmeldrum. 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 St Katherines or towards facilities in the wider catchment area at Oldmeldrum. These may be identified in the Community Plan or relevant Community Action Plan.
- Health facilities: All residential development must contribute to a reconfiguration of Fyvie Oldmeldrum medical group to allow for additional capacity.

Allocated Sites

OP1: Cromlet Park West	Allocation: 5 homes
<p>This site was previously allocated as site H1 in the 2012 LDP. Future development of this site should look to take access from the unnamed road running through the centre of the settlement. Active travel links should also be provided from within the development to the surrounding countryside to increase sustainable travel within Aberdeenshire, and in particular with the services in the neighbouring village of Fyvie.</p> <p>The design of houses on the site should be respectful to the setting of the village and to neighbouring housing styles. It is expected that one affordable home will be provided integrated within the site. Landscaping and screening should be employed to reduce visual impact on the countryside and to help increase biodiversity on the site.</p>	



St Katherine's

TARVES

Vision

Tarves has a distinctive character with the village square, arterial street pattern and traditional Victorian architecture all of which are key to the settlement's sense of place. This has been recognised in its designation as a conservation area. Consequently development in Tarves must be carefully managed to remain sympathetic to the historic village core. Tarves also provides services to the surrounding rural communities, including the primary school, shops and healthcare facilities. The planning objectives for the settlement are to meet the local need for homes in the Aberdeen housing market area, to meet local employment needs and to support local services. This will be achieved through the existing allocations and through a new employment land allocation in the west of the village.

Settlement Features

<i>Protected Land</i>	
P1	To conserve the playing fields.
P2	To conserve the cemetery.
P3	To conserve the playground area of the primary school.
P4	To conserve the bowling green, village square and recreation ground.
P5	To conserve the open space at the corner of Mackie Avenue and Duthie Webster Road
<i>Other Designations</i>	
CA	Tarves Conservation Area.

Services and Infrastructure

- Local transportation: All development must contribute towards road and junction improvements to the crossroads at the western edge of the settlement.
- Strategic drainage and water supply: There is limited capacity at Tarves Waste Water Treatment Works and not enough to meet all demand from the sites in Tarves. If required, a growth project will be promoted by Scottish Water once one development meets their 5 growth criteria.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Tarves or towards facilities in the wider catchment area at Oldmeldrum. 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 Tarves or towards facilities in the wider catchment area at Oldmeldrum. These may be identified in the Community Plan or relevant Community Action Plan.
- Health facilities: All residential development must contribute to the extension or reconfiguration of Haddo Medical Group to allow additional capacity.
- Open space: If not provided on site, open space contributions from new residential developments should be directed towards an additional sports pitch and to paths improvements along the surrounding core paths.

Allocated Sites

OP1: The Grange	Allocation: 100 homes, community facilities and 3ha employment land
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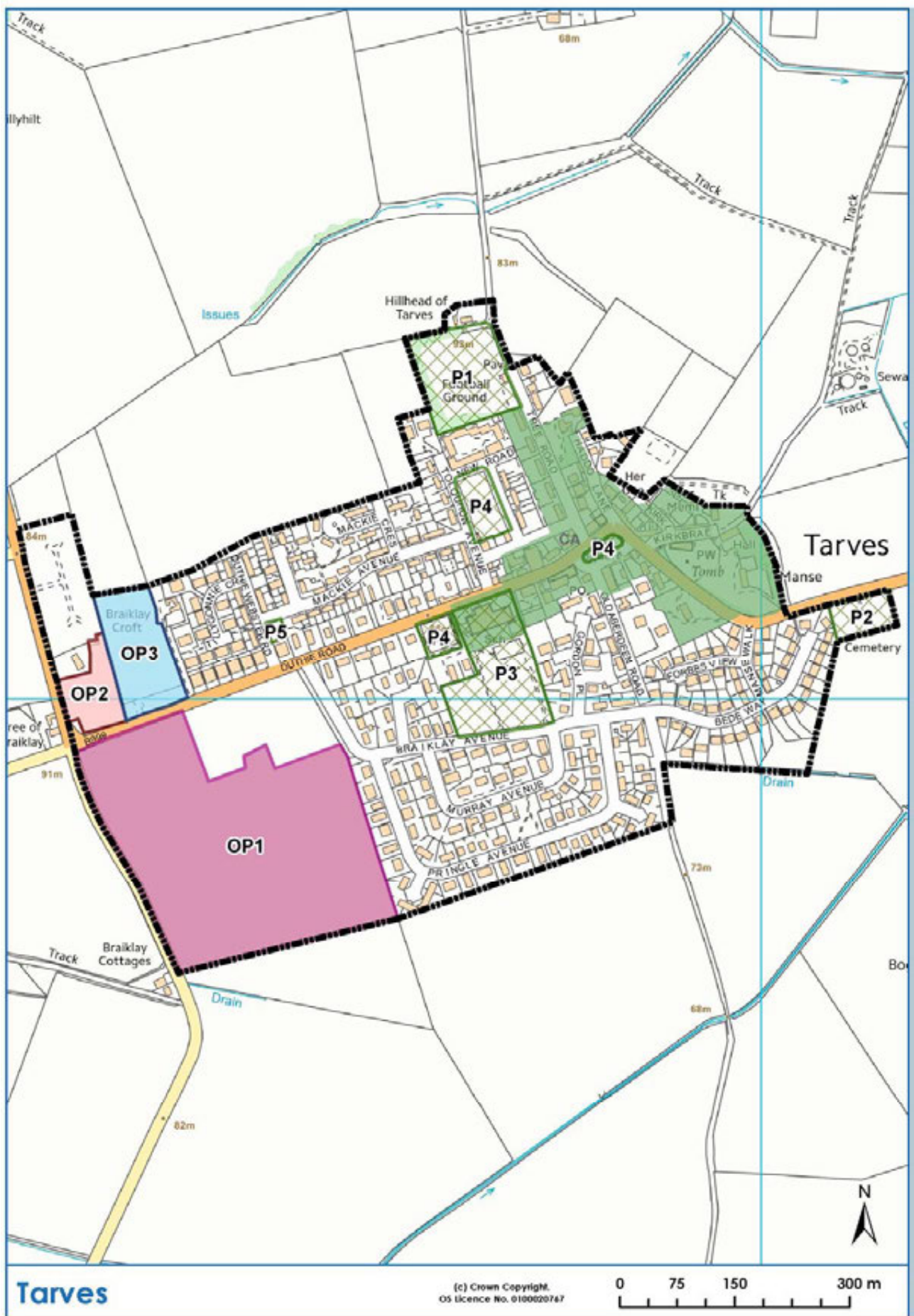
This site was previously allocated as site M1 in the 2012 LDP. A masterplan will be required for this site. A transport assessment will be required. The results of the assessment must be taken into account when proposals for development of the site are brought forward. Access arrangements must be co-ordinated with accesses to sites OP2 and OP3 to ensure that development on all three sites may have satisfactory access. Future development of the site will require at least two vehicular access points. It is expected that access will be taken from Duthie Road to the north of the site boundary, as to allow better connectivity with the rest of the village and neighbouring properties. Access for active travel is expected also, with connection to the village centre and surrounding countryside required. Links to the existing adopted core path to the north and west of the site should be included as part of the design. The site design must be mindful that a large proportion of the village lies within a conservation area which protects the Victorian village centre that is key to the village's character and sense of place. Appropriate architecture and urban design should be employed on site to reflect this historical identity and character. 25 affordable homes should be provided integrated within the site in a selection of types. As the site is at the edge of the settlement, landscaping should be utilised to minimise and soften the impact of the development on the surrounding countryside and to increase biodiversity on the site. A water impact assessment will be required.

OP2: Braiklay Park	Allocation: 10 homes
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This site was previously allocated as site H1 in the 2012 LDP. Future development should seek to take access via Duthie Road, as pavements allowing connection to the village centre and surrounding developments are already in place. Access arrangements must be co-ordinated with accesses to sites OP1 and OP3 to ensure that development on all three sites may have satisfactory access. Provision for active travel should be continued within the site also. Links to the existing adopted core path to the south of the site should be included as part of the site design. The layout, siting and design on the site must be mindful that a large proportion of the village lies within a Conservation Area which protects the Victorian village centre that is key to the village's character and sense of place. Appropriate architecture and urban design should be employed on site to reflect this historical identity and character. Two affordable homes should be provided integrated within the site. As the site is at the edge of the settlement, landscaping should be utilised to minimise and soften the impact of the development on the surrounding countryside and to increase biodiversity on the site.

OP3: Land at Braiklay Croft	Allocation: 1.3ha employment land
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This is a new allocation. While this land has been allocated for employment land, this is restricted to Use Class 4, a business that can be carried out in any residential area without detriment to the amenity of that area by reason of noise, smell, vibration, fumes or similar detrimental environmental factors. Access to the site will be taken from Duthie Road. Access arrangements must be co-ordinated with accesses to sites OP1 and OP2 to ensure that development on all three sites may have satisfactory access. Landscaping should be employed to minimise visual impact on surrounding residential properties to the east and west of the site, and also to minimise visual impact to the countryside in the north. Links to the existing adopted core path to the south of the site should be included as part of the site design.



TIPPERTY

Vision

Tipperty is a village located on the A90, within close proximity of Ellon. The village is unique in being separated into two halves to the north east and south east by the A90 and functions largely as a dormitory settlement, characterised with a high proportion of 20th Century bungalows. Although within the Aberdeen to Peterhead strategic growth area (SGA) and the Energetica area, development in Tipperty is limited by its current poor access onto the A90. These problems are expected to be alleviated for the southern part of the village after the construction of new access as part of the A90 dualling project. The planning objective for Tipperty is to preserve the amenity of the village.

Settlement Features

Protected Land	
P1	To conserve the landscape setting of the settlement and open space.
Reserved Land	
R1	For the route of the A90 Trunk Road scheme.
Other Designations	
BUS	Safeguarded for employment uses. The site lies within a pipeline consultation zone. The consultation response must be taken into account when proposals for development are being prepared. Development on this site must accord with Policy P4 (Hazardous and potentially polluting developments and contaminated land) and the Health and Safety Executive "Planning Advice for Developments near Hazardous Installations", owing to the presence of one or more oil or gas pipelines in the vicinity.

Flood Risk

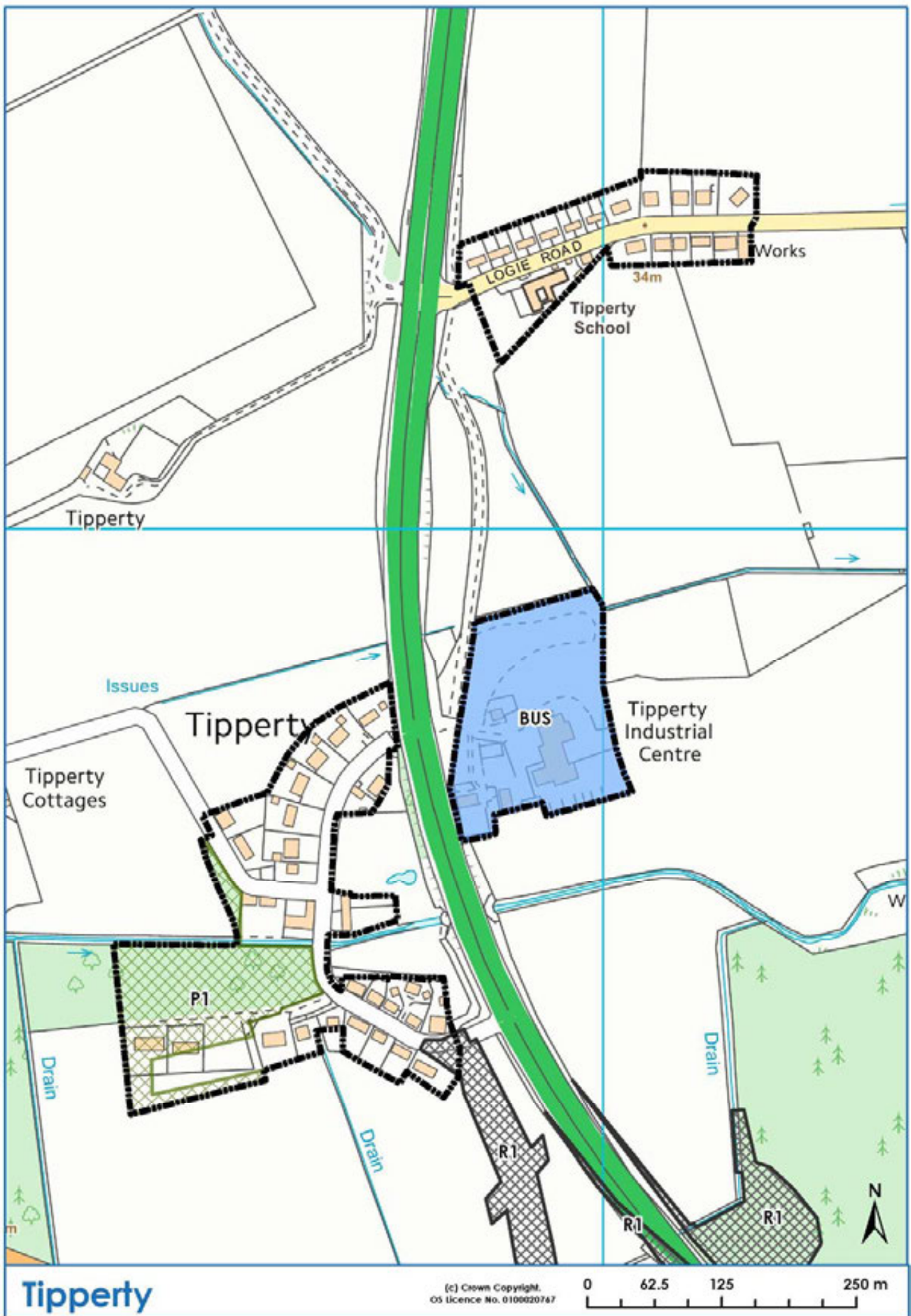
- A small watercourse and the Tarty Burn increase risk of flooding to site BUS. A Flood Risk Assessment may be required.

Oil and Gas Pipelines

- Part of the settlement is within the Health and Safety Executive (HSE) consultation distance associated with one or more oil or gas pipelines in the vicinity. Developments within this distance must comply with Policy P4: Hazardous and potentially polluting developments and contaminated land, and with the HSE "Planning Advice for Developments near Hazardous Installations".

Services and Infrastructure

- Strategic transportation: Contributions will be required for cumulative strategic transportation improvements including interventions on the A90 and in Aberdeen City.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Tipperty or towards facilities in the wider catchment area at Ellon. 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 Tipperty or towards facilities in the wider catchment area at Ellon. These may be identified in the Community Plan or relevant Community Action Plan.



TURRIFF

Vision

Turriff is a town located in the west of Formartine and is one of the three main service centres in the Area. Situated on the top of a gently sloping hill, Turriff is characterised by its role as a key service centre and former market town for surrounding agricultural communities. The red sandstone buildings, busy high street and grid street plan help provide a unique feel to the town and are key to the settlement's sense of place. As a larger settlement in Formartine, there is development pressure in the town. The planning objectives for the settlement include meeting the local demand for new housing in the rural housing market area, which shall be achieved through the existing OP1 and OP2 sites. There is also the need to provide opportunities for employment, which shall be met on sites OP1, OP3, OP4, OP5 and the BUS sites. There is also a need to sustain existing services and to provide improved community services, which can be achieved through the existing allocations and by sequential approaches to retail and office development. Finally, in the long term the potential for a new distributor road to east of the town to relieve traffic congestion in the town centre will be met on site OP1.

Settlement Features

Protected Land	
P1	To conserve the open space for recreational use.
P2	To conserve the area of open space (The Haughs) and as part of the green network.
P3	To conserve the landscape setting and the sports field and as part of the green network.
P4	To conserve the open space for recreational use and as part of the green network.
P5	To conserve the strategic tree belt and other small areas of woodland in the settlement for their recreational value and as part of the green network.
P6	Site for the replacement of Markethill Primary School.
Other Designations	
BUS1 - BUS2	Safeguarded for employment uses.
BUS3	Safeguarded for a hotel facility.
TC	Turriff town centre.

Flood Risk

- Turriff is in an area identified by the Scottish Environmental Protection Agency (SEPA) as an area potentially vulnerable to flooding.
- Part of site BUS3 is within 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. Adequate buffer strips will be required to protect the existing watercourse on site OP1. A buffer will also be required on site OP4 due to the presence of a spring close to the site.

Services and Infrastructure

- Local transportation: A distributor road, with the potential to upgrade to a bypass, will be required to the east of the settlement to relieve congestion in the town centre. All sites will be required to contribute proportionally to the first stages of this road.
- Strategic drainage and water supply: There is currently insufficient capacity available at Turriff Waste Water Treatment Works to meet the demands of all development allocated in the LDP. Scottish Water will initiate a growth project, should demand from committed development exceed available capacity.

- Primary education: All residential development must contribute to a replacement primary school in Turriff.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Turriff. 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 Turriff. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute to a household waste and recycling centre in Macduff.
- Health facilities: All residential development must contribute to an extension of Turriff Medical Practice.
- Open space: If not provided on site, open space contributions from new residential developments should be directed towards two community grass pitches with changing facilities, as well as land for allotments. An additional burial ground is also required.

Allocated Sites

OP1: Adjacent to Wood of Delgaty	Allocation: 450 homes, a new primary school and associated facilities, a new distributor road and 10ha employment land
<p>This site was previously allocated as site M1 in the 2012 LDP. A masterplan will be required for the development of this site. A minimum of two access points will be required for a development of this scale. Access via Banff Road (A947) and Balmellie Road may provide logical access points to the development through a new distributor road. (See the Services and Infrastructure section, above.) The road must be designed to minimise any damage to the Woods of Delgaty. Compensatory planting may be required. Retention of the woods and their expansion through compensatory planting should be a significant part of the open space obligations on the site. Other access points to the development can also be achieved via Delgaty Crescent to the west. Connectivity for active travel to the rest of Turriff and the wider Aberdeenshire countryside is to be encouraged and provided for on the site. Safe active travel routes are to be provided alongside the new distributor road where possible to allow permeability within the site and a greater variety of travel options to the employment opportunities. These should be designed in line with national and local best practice guidelines to ensure safety and attractiveness of routes along a busy road and throughout the development site. Links to the existing adopted core path running through and adjacent to the site should be included as part of the design. Employment land should be mixed throughout the site, and easily accessible by a variety of travel options. Housing should be designed in a sympathetic manner to surrounding properties. Turriff is located in a unique location in Aberdeenshire where red sandstone and grey slate is used extensively in the architecture. It is expected that an appropriate colour palette will be used on the site to reflect local architectural customs. It is expected that 112 affordable homes should be provided integrated within the site. Landscaping on the site will be encouraged to minimise the visual impact of the development on the rest of the settlement and surrounding countryside. Landscaping and open space should aim to link with existing open space to the south of the development site (at P1) and also with the Woods of Delgaty to enhance biodiversity and leisure opportunities on the site. Watercourses on the site may also be included in these. A flood risk assessment will be required for the site. A water impact assessment and a drainage impact assessment will also be required.</p>	

OP2: North of Shannoeks View **Allocation: 150 homes**

This site was previously allocated as sites EH1 and H1 in the 2012 LDP. A joint masterplan for sites OP2 and P6 will be required. In the masterplan, development on OP2 must be designed so that it creates a satisfactory edge to the built-up area. At the same time, the masterplan should seek a layout design that does not unnecessarily act as a barrier to possible further extension of the built-up area in this locality. A flood risk assessment and a water impact assessment and a drainage impact assessment will be required.

OP3: North east of Markethill Industrial Estate **Allocation: 1ha employment land**

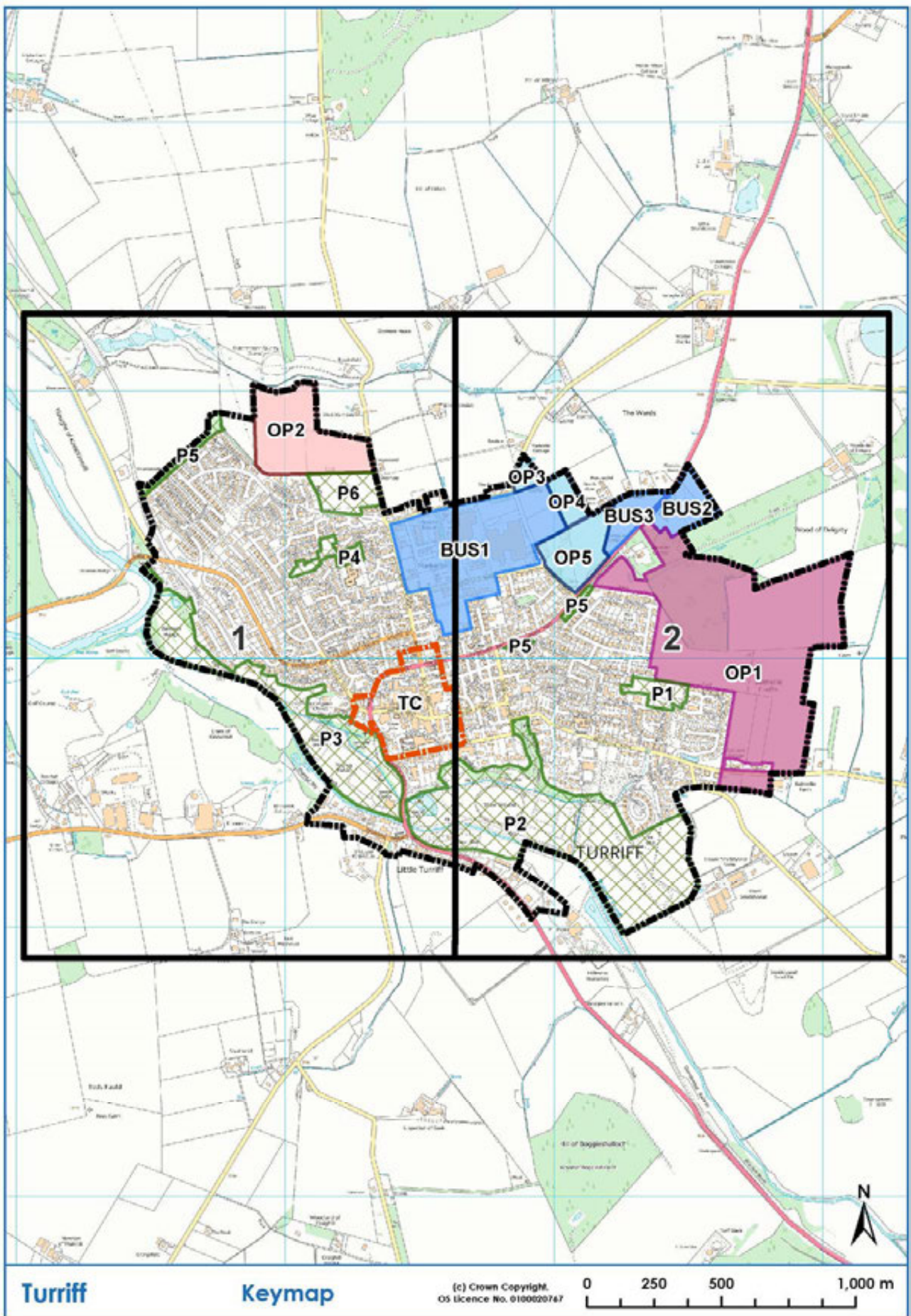
Previously allocated as site E1 in the 2012 LDP. A joint masterplan will be required for this site with OP4 and OP5. Future development of the site should seek to ensure that active travel options are integrated into the site, and that connections between the employment opportunities and the surrounding homes are created also. Links to the existing adopted core path running through site OP4 and adjacent to OP3 should be included as part of the masterplan. As the site is on a slope on the edge of town, landscaping must be employed to minimise visual impact on the surrounding countryside. Design of units on the site should seek to be respectful of the setting of the site and be proportionate in scale to the surrounding townscape. A water impact assessment is required. There could be potential issues with surface water at this site.

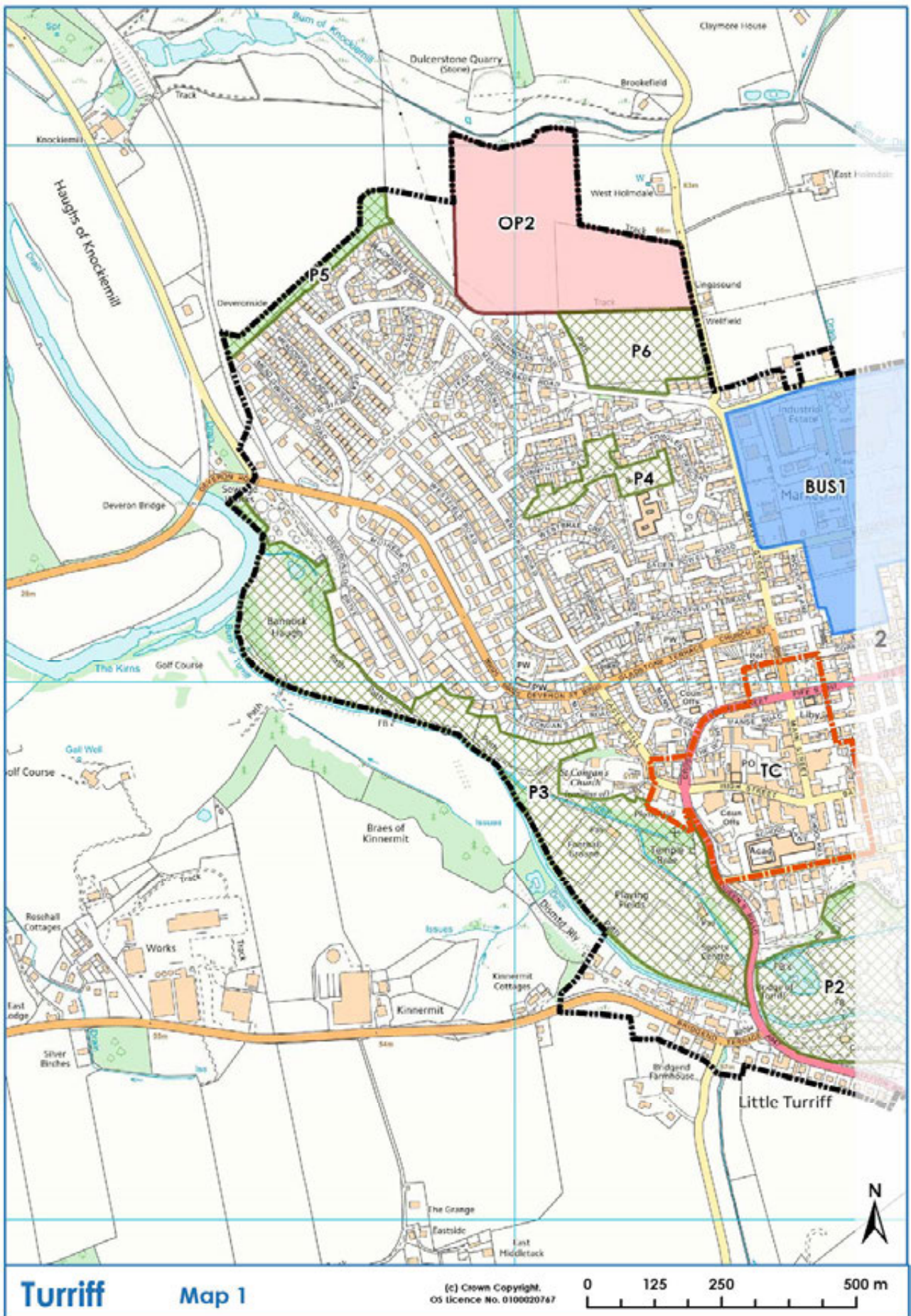
OP4: East of Markethill Industrial Estate **Allocation: 1.7ha employment land**

This site was previously allocated as site E2 in the 2012 LDP. A joint masterplan will be required for this site with OP3 and OP5. Landscaping must be employed on the site to minimise visual impact over the surrounding houses and countryside. The scale of units should be proportionate to surrounding developments and in-keeping with the townscape. Vehicular and active travel connections are expected to be made through site OP5, to allow greater permeability on the employment land. Stanley's Way, located between site OP4 and OP5 will be protected from development. Links to the existing adopted core path running through site OP4 and adjacent to OP3 should be included as part of the masterplan. A water impact assessment is required. There could be potential issues with surface water at this site.

OP5: Adjacent to Broomhill Road/ Markethill Industrial Estate **Allocation: 4.5ha employment land**

This site was previously allocated as site E3 in the 2012 LDP. A joint masterplan will be required for this site with OP3 and OP4. Landscaping must be employed on the site to minimise visual impact over the surrounding houses and businesses. The scale of units should be proportionate to surrounding developments and in-keeping with the townscape. Vehicular and active travel connections are expected to be made with site OP4 to the north and to the surrounding roads to allow greater permeability on the employment land. Stanley's Way, located between site OP4 and OP5 will be protected from development. Links to the existing adopted core path running through site OP4 and adjacent to OP3 should be included as part of the masterplan. A water impact assessment is required. There could be potential issues with surface water at this site.



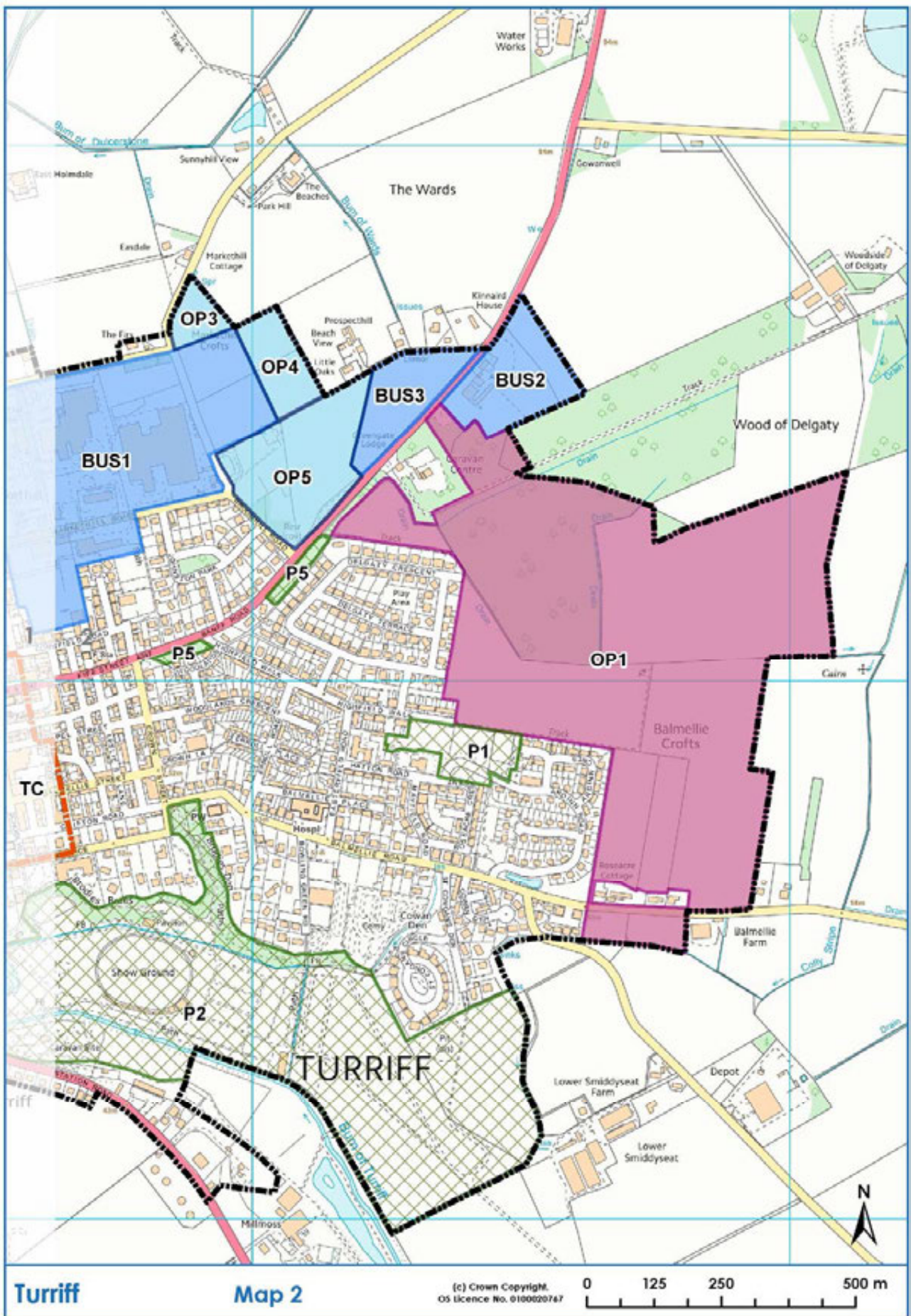


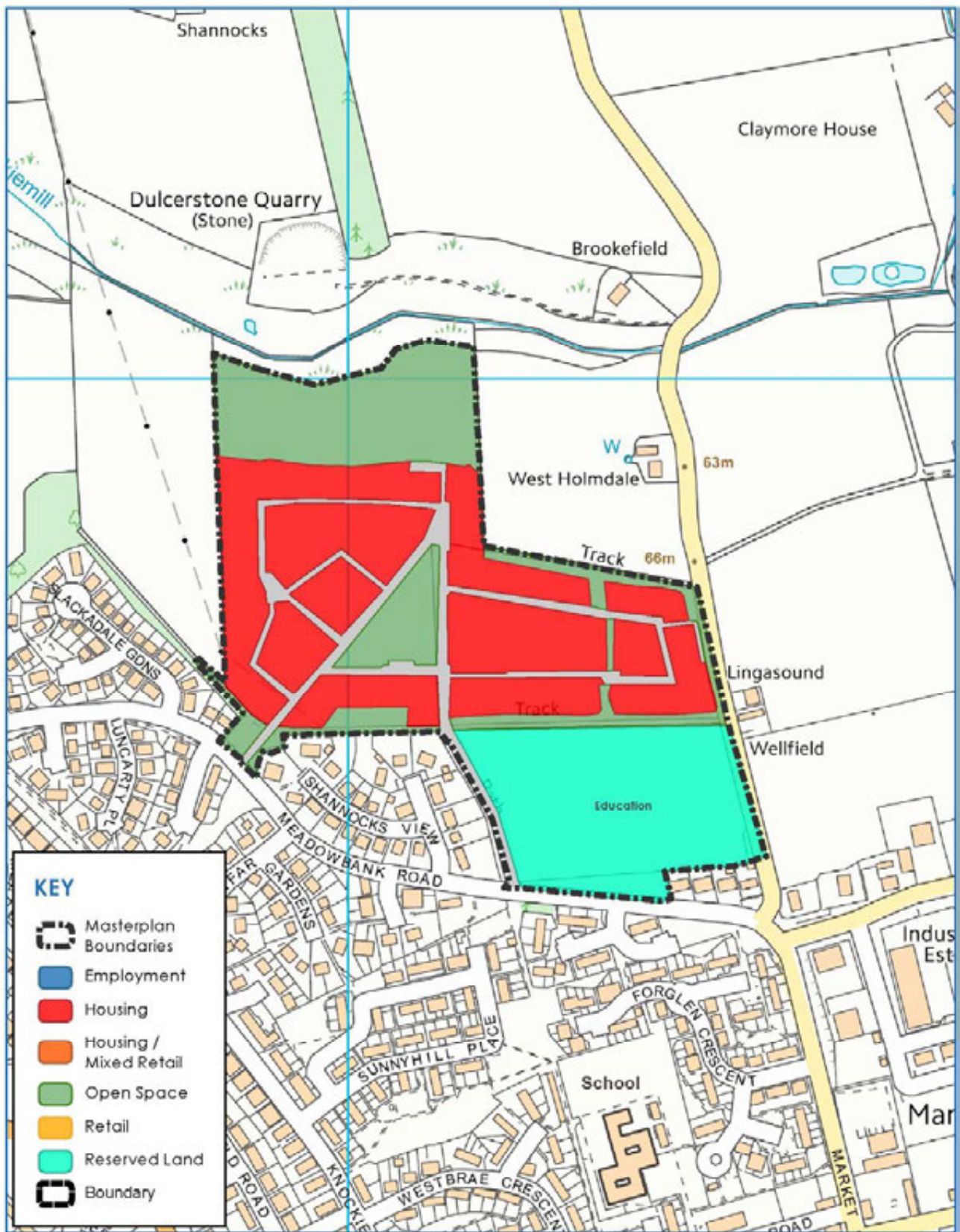
Turriff

Map 1

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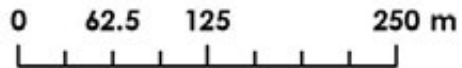


Turriff Masterplan

Turriff

Associated Opportunity Sites: OP2 & OP3

Agreed Date: 19/11/2013



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UDNY GREEN

Vision

Udny Green is a small village located in Mid-Formartine, approximately 7km east of Oldmeldrum. The village is characterised by the large village green in the centre from which it takes its name, and by the wooded, narrow roads that lead into it. The attractive setting and design of the village has led to a large proportion of the north of the village being designated as a conservation area. Therefore any development in the village needs to be carefully managed to ensure the character of the settlement is not compromised. Consequently, the planning objective for the settlement is to provide homes to meet the local need for housing while also maintaining the amenity and distinctive sense of place in the village. A further objective will be to support local services, including the primary school. These objectives will be achieved through the existing OP1 allocation.

Settlement Features

<i>Protected Land</i>	
P1	To conserve the village green.
P2	To conserve the cemeteries.
P3	To conserve the recreation area of the primary school and adjacent woodland area.
P4	To provide car parking, linkages to serve the primary school and cemetery and open space as part of the adjacent housing development.
P5-6	To conserve the amenity and setting of the village.
<i>Other Designations</i>	
CA	Udny Green Conservation Area.

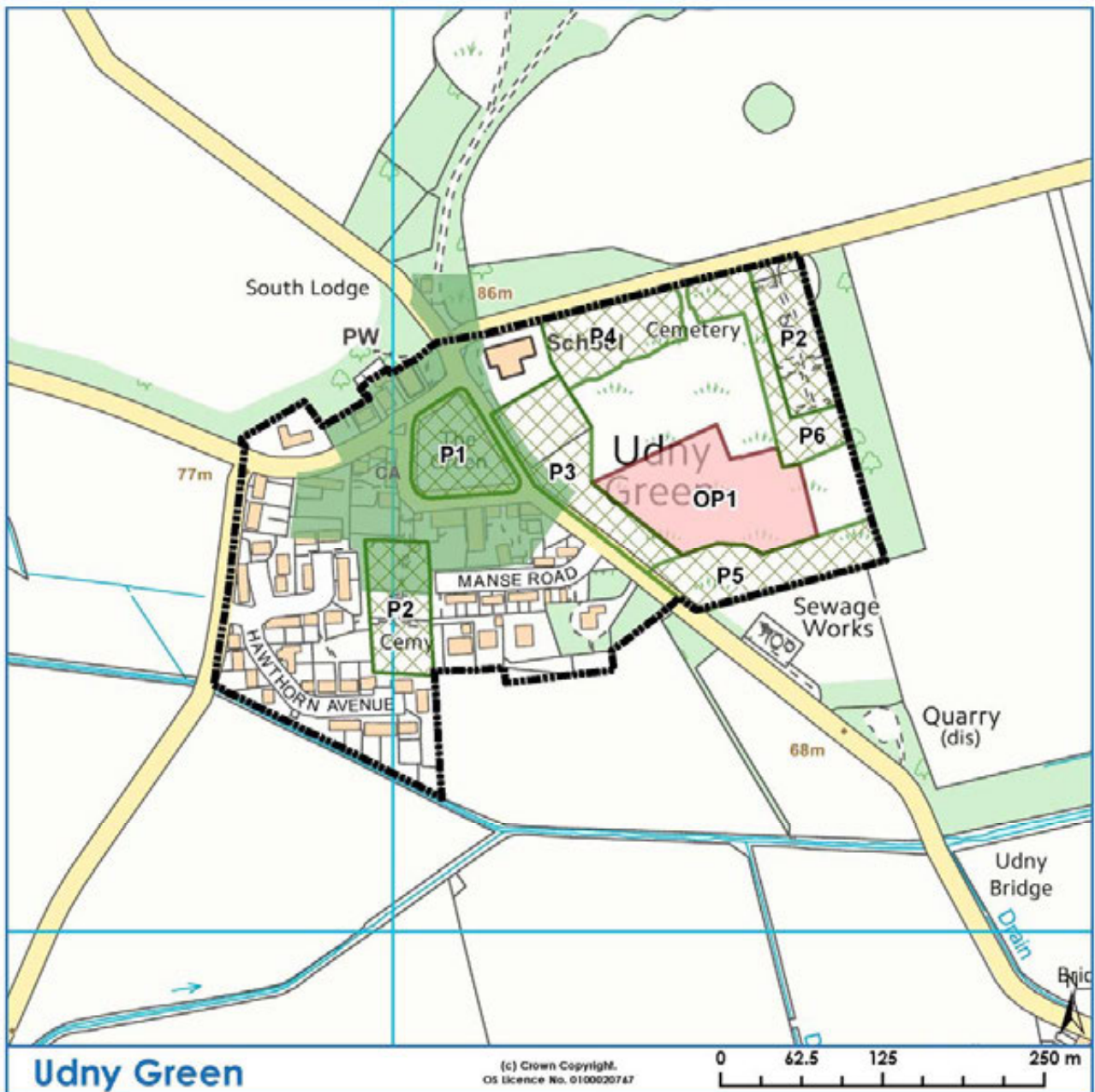
Services and Infrastructure

- Strategic drainage and water supply: A Water Impact Assessment will be required from any development to look at Raitshill Pitmedden Service Reservoir. A growth project has been initiated for Udny Green Waste Water Treatment Works.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Udny Green or towards facilities in the wider catchment area at Oldmeldrum. 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 Udny Green or towards facilities in the wider catchment area at Oldmeldrum. These may be identified in the Community Plan or relevant Community Action Plan.
- Health facilities: All residential development must contribute towards the extension or reconfiguration of Haddo Medical Group to allow additional capacity.

Allocated Sites

OP1: Opposite Bronie House	Allocation: 15 homes
<p>This site was previously allocated as site H1 in the 2012 LDP. A comprehensive design brief will be required which incorporates both the OP1 site and the housing immediately to the north of the development site. Future development of this site would be expected to take access via the recently constructed streets to the north. Active travel links to the existing adopted core path to the north of the site should be included as part of the site design. A landscape buffer should be created between the housing and the adjacent cemetery. Opportunities exist to link open space on the site with the existing tree line to the east, to enhance biodiversity on the site. The design and scale of housing should be respectful to the setting and historic character of the village and to</p>	

neighbouring styles also. It is expected that 3 affordable homes will be provided integrated within the site.



UDNY STATION

Vision

Udny Station is a small community located within close proximity to both Ellon and Oldmeldrum. The village is characterised by its former role as a stopping point on the Formartine and Buchan railway line and the Victorian and Edwardian houses on the main street are key to creating a distinctive sense of place for the village. The settlement also has contemporary developments to the north and south of the village, but has relatively few services and employment land. The planning objectives for the settlement are to meet local housing and employment land needs. Another objective is to support the existing services and facilities, including support for Cultercullen Primary School. These objectives will be met through the existing OP1 mixed use site.

Settlement Features

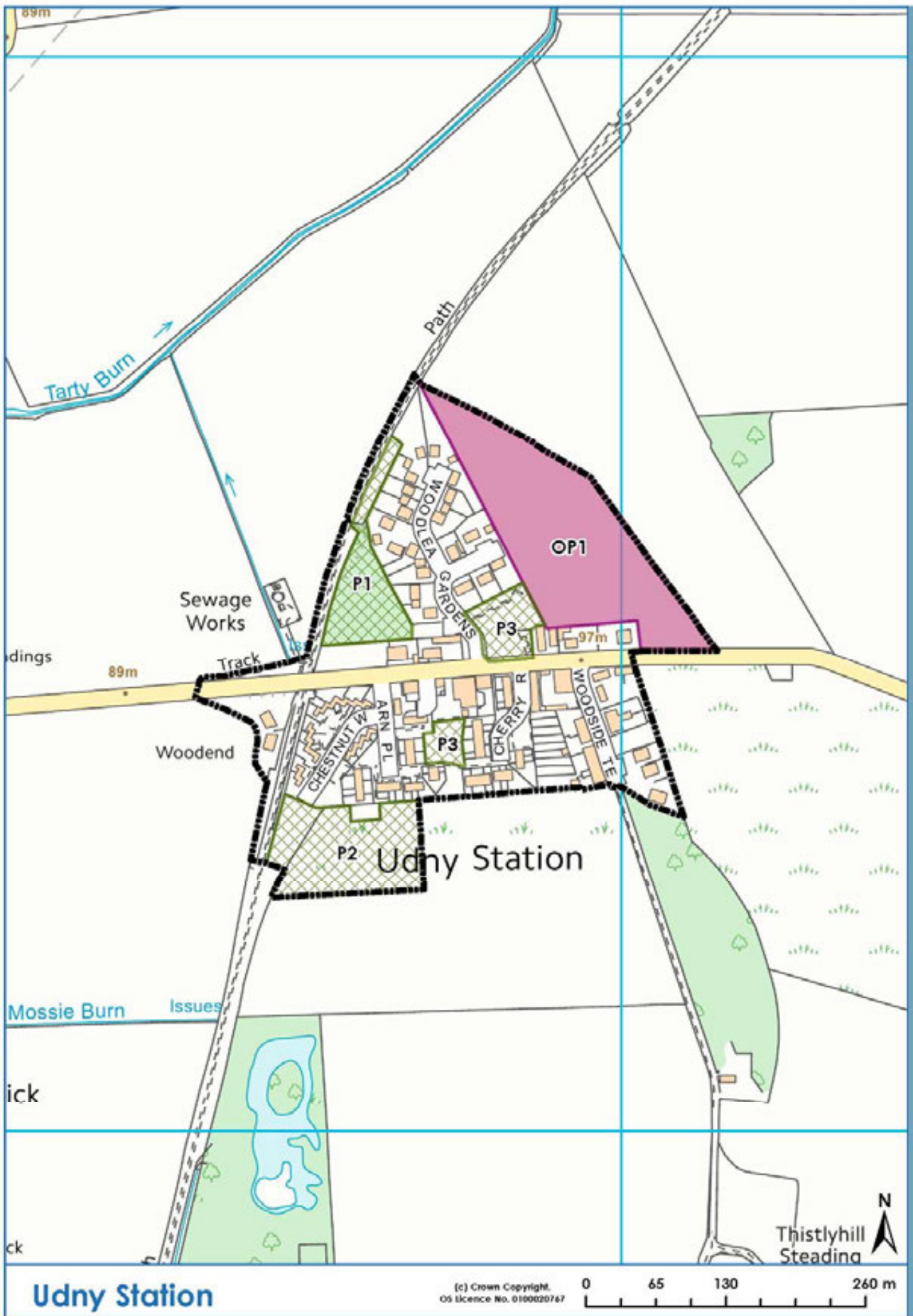
Protected Land	
P1	To conserve an area of woodland adjacent to the Formartine and Buchan Way.
P2	To conserve the sport and recreation park.
P3	To conserve the play areas.

Services and Infrastructure

- Strategic drainage and water supply: A growth project has been initiated for Udny Station Waste Water Treatment Works which shall provide capacity for the residential allocation.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Udny Station or towards facilities in the wider catchment area at Oldmeldrum. 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 Udny Station or towards facilities in the wider catchment area at Oldmeldrum. These may be identified in the Community Plan or relevant Community Action Plan.
- Health Facilities: All residential development may be required to contribute to a new health centre at Balmedie.

Allocated Sites

OP1: Woodlea East	Allocation: 35 homes and 1ha of employment land
<p>This site was previously allocated as site M1 in the 2012 LDP. Future development of this site should seek to take access from the main Udny Station road, however, connectivity between the site and the development directly west is encouraged where possible and a second access via Woodlea Gardens may be desirable. The architecture of homes on the site should be respectful of the character and architectural style of the surrounding village. It is expected that the site will provide a range of housing types and types, with employment land integrated into the design. Eight affordable homes will be required and should be provided in a mix of housing types. It is expected that suitable landscaping is provided on site to soften the visual impact of the development on the surrounding countryside. Open space on the site should seek to link with the surrounding countryside where possible to increase biodiversity and leisure options on site. Access by active travel must also be provided, and active travel routes to the employment land on the site will be expected. The surrounding footpaths will require extension, and links to the existing adopted core path running to the south-west of the site should also be included as part of the design.</p>	



WEST PITMILLAN

Vision

West Pitmillan is a site currently used as employment land. Within close proximity to Ellon and with excellent road links to Aberdeen, Peterhead and the rest of Aberdeenshire, West Pitmillan is well located to grow as an employment area, particularly after the completion of the A90 Balmedie to Tippetty dualling project. The site is also within the Aberdeen to Peterhead strategic growth area (SGA) and the Energetica area. As such, West Pitmillan will play an important role in delivering strategic employment allowances, which is the planning objective for the site. In line with the vision of Energetica, it is expected that new development in West Pitmillan will contribute to transforming the area into a high quality lifestyle, leisure and global business location.

Settlement Features

<i>Other Designations</i>	
BUS	Safeguarded for employment uses.

Flood Risk

- The Scottish Environment Protection Agency (SEPA) has indicated that there are possibly some culverted watercourses running adjacent to or through sites OP1 and SR1. A flood risk assessment may be required.

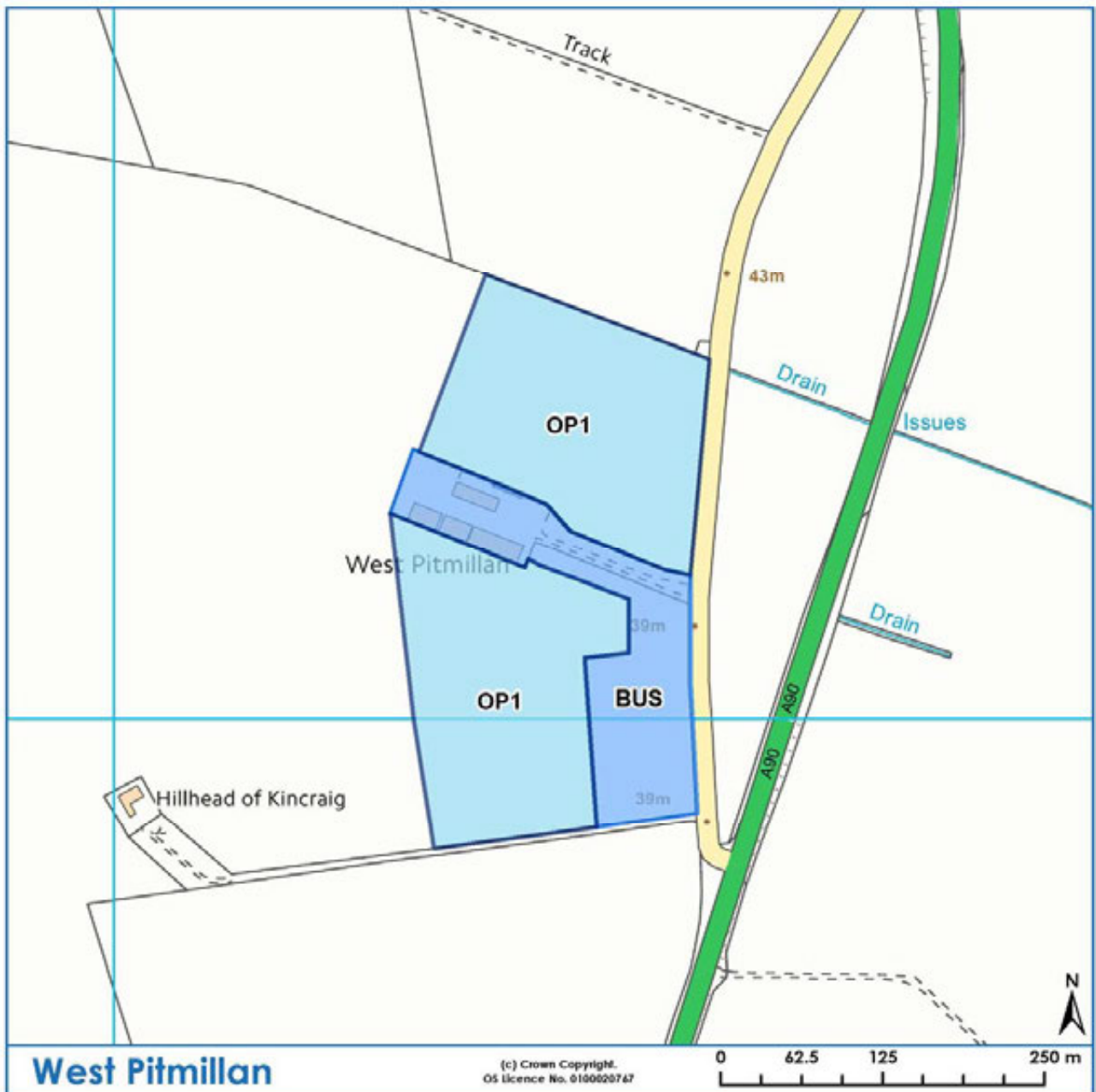
Services and Infrastructure

- Strategic transportation: Contributions will be required for cumulative strategic transportation improvements including interventions on the A90 and in Aberdeen City.
- Strategic drainage and water supply: Development will connect directly off the trunk main. 24 hour water storage will be required on site. A mains extension with pressure management is also required. There is no public Waste Water Treatment Works (WWTW) in Westfield Foveran, but there is treatment at Foveran (1.4km away) where a growth project is due to be started. SEPA will need to be consulted and full authorisation and relevant licensing sought for private treatment.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in West Pitmillan or towards facilities in the wider catchment area at Ellon. 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 West Pitmillan or towards facilities in the wider catchment area at Ellon. These may be identified in the Community Plan or relevant Community Action Plan.

Allocated Sites

OP1: West Pitmillan	Allocation: 3.1ha employment land
This site was previously allocated as site E1 in the 2012 LDP. Planning permission in principle has been approved for the development of light industrial units and store yards on this site (APP/2009/0753) and matters specified in conditions have also been approved (APP/2013/1130 and APP/2013/1876). A key feature of the site is its location in close proximity to the projected route of the Balmedie-Tippetty A90 dualling project and its projected excellent connectivity to Aberdeen, Ellon, Peterhead and the wider Formartine area. Therefore, access to the site is an	

important consideration for the future development. Access will be expected to be taken via the current A90, which will be feasible after the construction of the new A90 further to the east and the downgrading of this existing stretch of the road. Due to the relatively isolated the open landscape character and prominent location of the site, it is expected that screening and landscaping will be employed to minimise the visual impact of development. A transport assessment will be required for development in West Pitmillan. Development will connect directly off the trunk main. 24 hour water storage is required. Mains extension may be required with pressure management.



WOODHEAD

Vision

Woodhead is a small village located approximately 2km east of Fyvie. The settlement is distinctly rural in character, with active farmland surrounding and dividing the two constituent parts of the village. The village is close to larger services centres, and so there are few facilities or services in Woodhead. As there is little pressure for development in the settlement, the planning objective for Woodhead is to preserve the amenity of the settlement and to sustain the school roll through the rural development policy within shaping development in the countryside.

Natural and Historic Environment

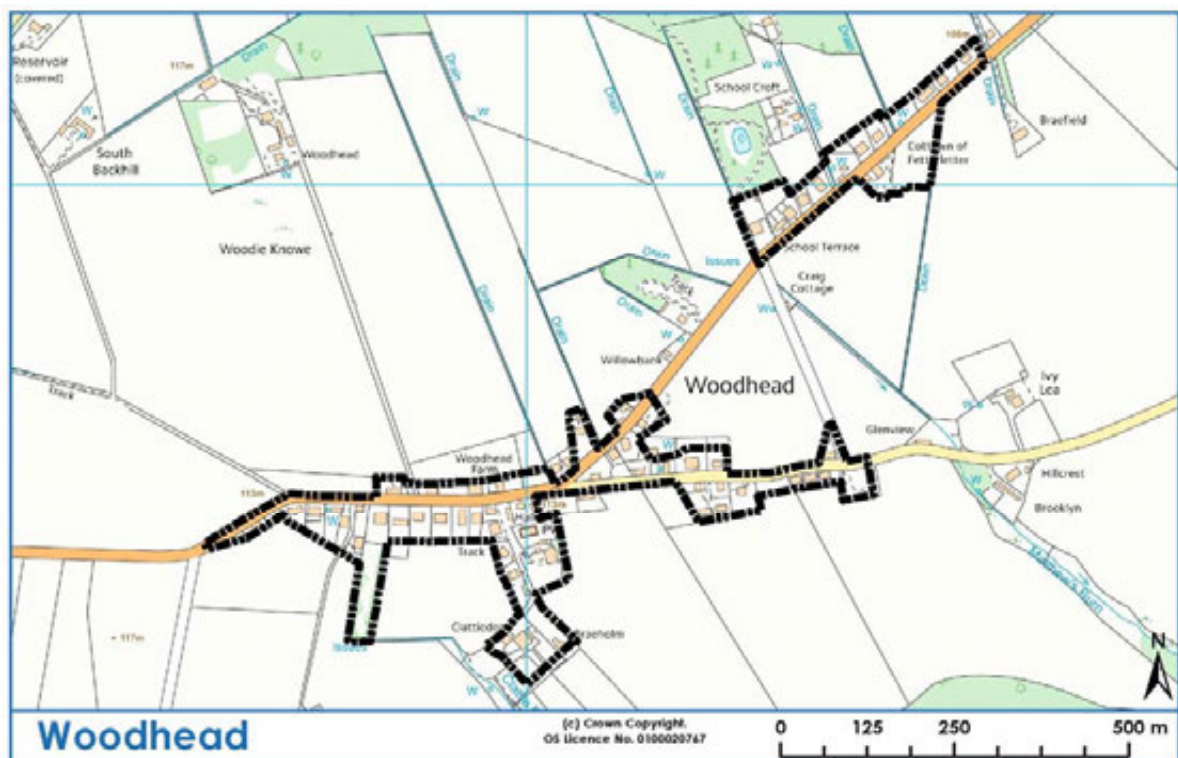
Local Nature Conservation Site (LNCS) Gight and the Gight Woods Site of Special Scientific Interest (SSSI) lies to the south of the settlement.

LNCS Windyhills and the Windy Hills SSSI can be found to the north. The Windyhills LNCS includes some areas within the settlement boundary to the north of Woodhead.

The Inventory Battlefield of Fyvie is to the west of the settlement.

Services and Infrastructure

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



YTHANBANK

Vision

Ythanbank is a small linear village, with development occurring on either side of the B9005. This pattern has recently been broken with new development to the west of the main street. The village contains a number of contemporary dwellings but still retains its rural character. Due to its proximity to Ellon and its attractive location in the farmland of the Ythan river valley, there is some development pressure in Ythanbank. Local opportunities for housing in the Aberdeen housing market area are being met on site OP1 and on individual plots on the south-east side of the Bridge of Aucheldy road. Lack of local facilities and services means that further development will be restricted.

Oil and Gas Pipelines

- Part of the settlement is within the Health and Safety Executive (HSE) consultation distance associated with one or more oil or gas pipelines in the vicinity. Developments within this distance must comply with Policy P4: Hazardous and potentially polluting developments and contaminated land, and with the HSE “Planning Advice for Developments near Hazardous Installations”.

Services and Infrastructure

- Strategic drainage and water supply: There is no public waste water treatment works in Ythanbank. The Scottish Environment Protection Agency (SEPA) will need to be consulted and full authorisation and relevant licensing sought for private treatment.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Ythanbank or towards facilities in the wider catchment area at Ellon. 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 Ythanbank or towards facilities in the wider catchment area at Ellon. These may be identified in the Community Plan or relevant Community Action Plan.
- Health facilities: All residential development must contribute towards a new health centre at Ellon.

Allocated Sites

OP1: West of B9005	Allocation: 10 homes
<p>This site was previously allocated as site H1 in the 2012 LDP. Future development on the site should seek to reflect the local urban form in regards the alignment of plot boundaries as found in the rest of the village. Landscaping in the form of hedgerows, walls or fences should be incorporated onto the site gardens. The house design should be mindful of local building forms. Future houses on the site should be proportional to surrounding properties. There is a strong use of Aberdeenshire traditional architecture in the village and this should be reflected in the architectural design on site. The use of dormer windows, grey slate and granite are possible elements for inclusion in the design. Two affordable homes should be incorporated into the site.</p>	

