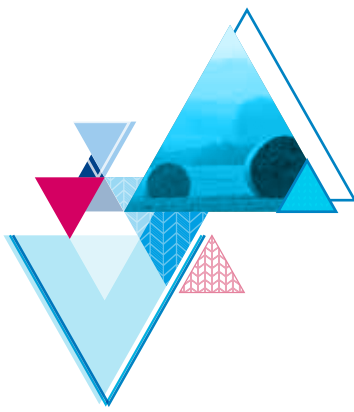


SETTLEMENT STATEMENTS BUCHAN

A 8

APPENDIX





ABERDEENSHIRE LOCAL DEVELOPMENT PLAN 2017

APPENDIX 8
BUCHAN SETTLEMENT STATEMENTS

CONTENTS

ARDALLIE	205	NEW DEER	238
AUCHNAGATT	207	NEW LEEDS	241
BODDAM	209	NEW PITSLIGO	242
CRIMOND	212	OLD DEER	245
CRUDEN BAY	214	PETERHEAD	247
FETTERANGUS	218	RORA	262
HATTON	221	ST COMBS	264
LONGHAVEN	224	ST FERGUS	267
LONGSIDE	226	ST FERGUS GAS TERMINAL	270
MAUD	228	STRICHEN	272
MINTLAW	231	STUARTFIELD	275



KEY	
	Retail Centres
	Protected Areas
	Reserved Land
	Transport Safeguard Areas
	Existing Employment Land
	Strategic Reserve Employment Land
	Employment Land
	Housing Land
	Mixed Use Types
	Greenbelt
	Green Network
	Conservation Areas

ARDALLIE

Vision

Ardallie is a small settlement located within easy commuting distance to Peterhead, Mintlaw and Ellon. Future development within the settlement must meet local housing need and ensure the existing road into Ardallie is upgraded to improve local access.

Natural and Historic Environment

The Stirling Hill Local Nature Conservation Site (LNCS) is located to the east of the settlement.

Settlement Features

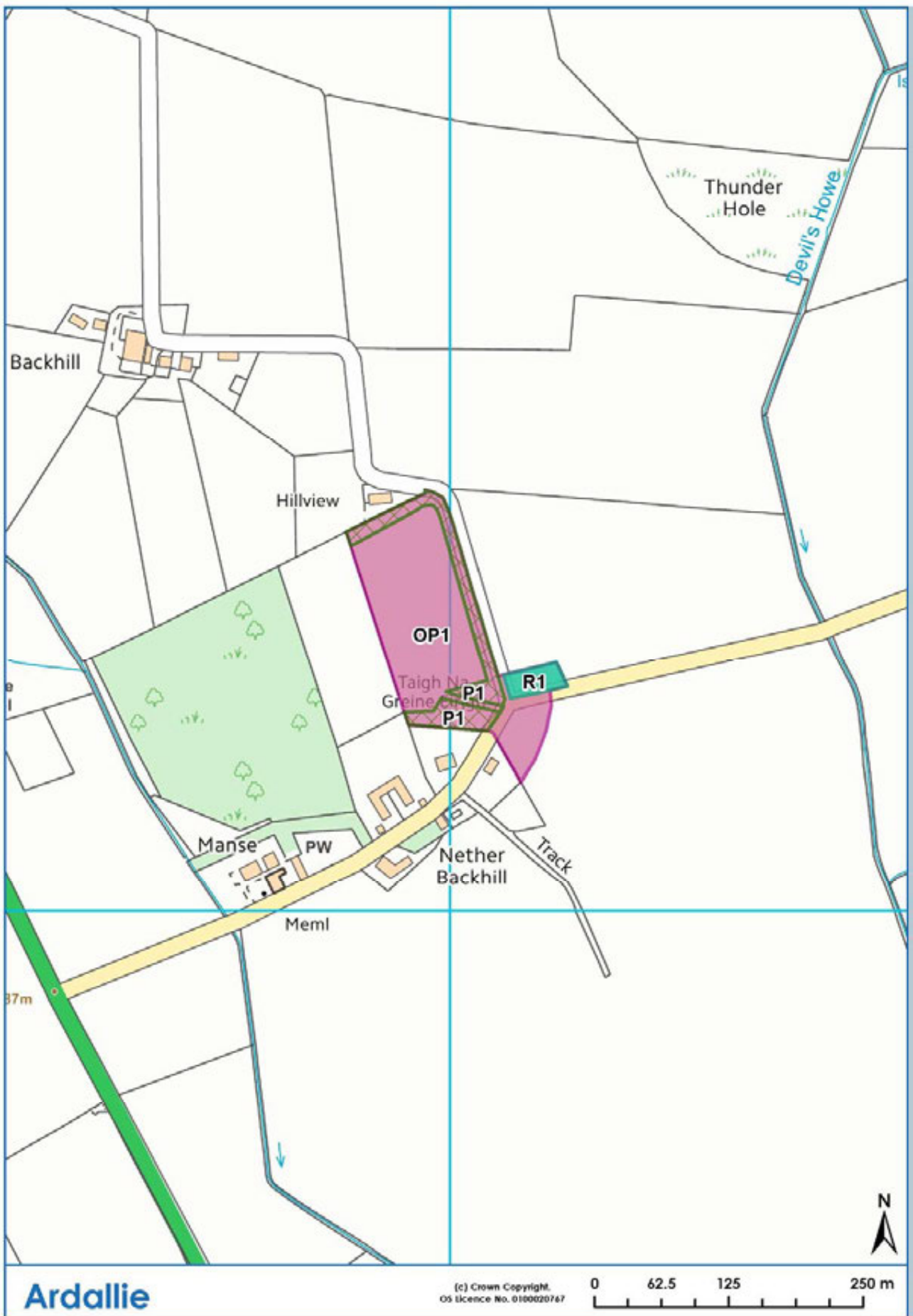
Protected Land	
P1	Marks the proposed strategic landscaping required for site OP1.
Reserved Land	
R1	For a sustainable drainage system (SUDS) for site OP1.

Services and Infrastructure

- Strategic drainage and water supply: No public wastewater treatment available.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Ardallie or towards facilities in the wider catchment area at Hatton or Mintlaw. 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 Ardallie or towards facilities in the wider catchment area at Hatton or Mintlaw. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute towards a household waste and recycling centre in Hatton or Mintlaw.
- Health facilities: All development must contribute towards the extension of Cruden Medical Group Facilities (Hatton Surgery and Cruden Bay Surgery).

Allocated Sites

OP1: Land at Nether Backhill	Allocation: 10 homes and 0.3ha employment land (6 small units)
<p>The site was previously allocated as M1 in the 2012 LDP. Development of the site is dependent on significant alterations to the existing road to upgrade it to an adoptable standard between the site and the A952. Strategic landscaping should be implemented within protected site P1 and SUDS should be provided within reserved site R1.</p> <p>Consideration will need to be given as to how and where the mix of uses are sited on the development site to ensure there is no adverse impact on local residential amenity. It is expected that 2 affordable homes will be provided on site by the developer which are integrated into the design of the development. Scale and design of proposed housing should be sympathetic to existing houses in Ardallie.</p>	



AUCHNAGATT

Vision

Auchnagatt is located at the junction between the A948, B9030 and Braemo Road adjacent to the Ebrie Burn. Although there are existing services, including a shop, primary school, village hall and play area, the closure of the hotel identifies that the village no longer has the service role that it once had for the surrounding rural community. Existing services in Auchnagatt should be sustained during the plan period, and provide opportunity for the development of housing and employment land on the allocated sites will assist this. Organic growth of the settlement will be permitted during the plan period.

Settlement Features

Protected Land	
P1	To conserve the path/cycle link from the A948 to the Formartine and Buchan Way.
P2	To conserve the approach and setting of Auchnagatt.
P3	For education and community uses associated with the school.
Reserved Land	
R1	For a sustainable drainage system (SUDS) for Site OP1.

Flood Risk

- Parts of sites OP1 and R1 are located adjacent to the Scottish Environment Protection Agency's indicative 1 in 200 flood risk area, or have a small watercourse running through or adjacent to the site. A flood risk assessment of OP1 will be required.

Services and Infrastructure

- Strategic drainage and water supply: Mains extension required and there is no available waste water treatment works capacity. Scottish Water will initiate a growth project once development meets the 5 criteria.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Auchnagatt or towards facilities in the wider catchment area at Mintlaw. 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 Auchnagatt or towards facilities in the wider catchment area at Mintlaw. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute towards a household waste and recycling centre in Auchnagatt or Mintlaw.
- Health facilities: All development must contribute towards an extension to Mintlaw Surgery.

Allocated Sites

OP1: South of A948	Allocation: 16 homes and 0.5ha employment (8 small business units)
This site was previously allocated as M1 within the 2012 LDP. Future development of the site should look to incorporate two access points; via the A948 to the north of the site and the unnamed side road to the south of the site. It is recommended that strategic landscaping is implemented to protect the amenity of existing properties in Auchnagatt and reduce the visual	

impact on local road users. Development design should also seek to provide pedestrian and cycle connections with the core path network, notably the Formartine and Buchan Way which passes through the settlement.

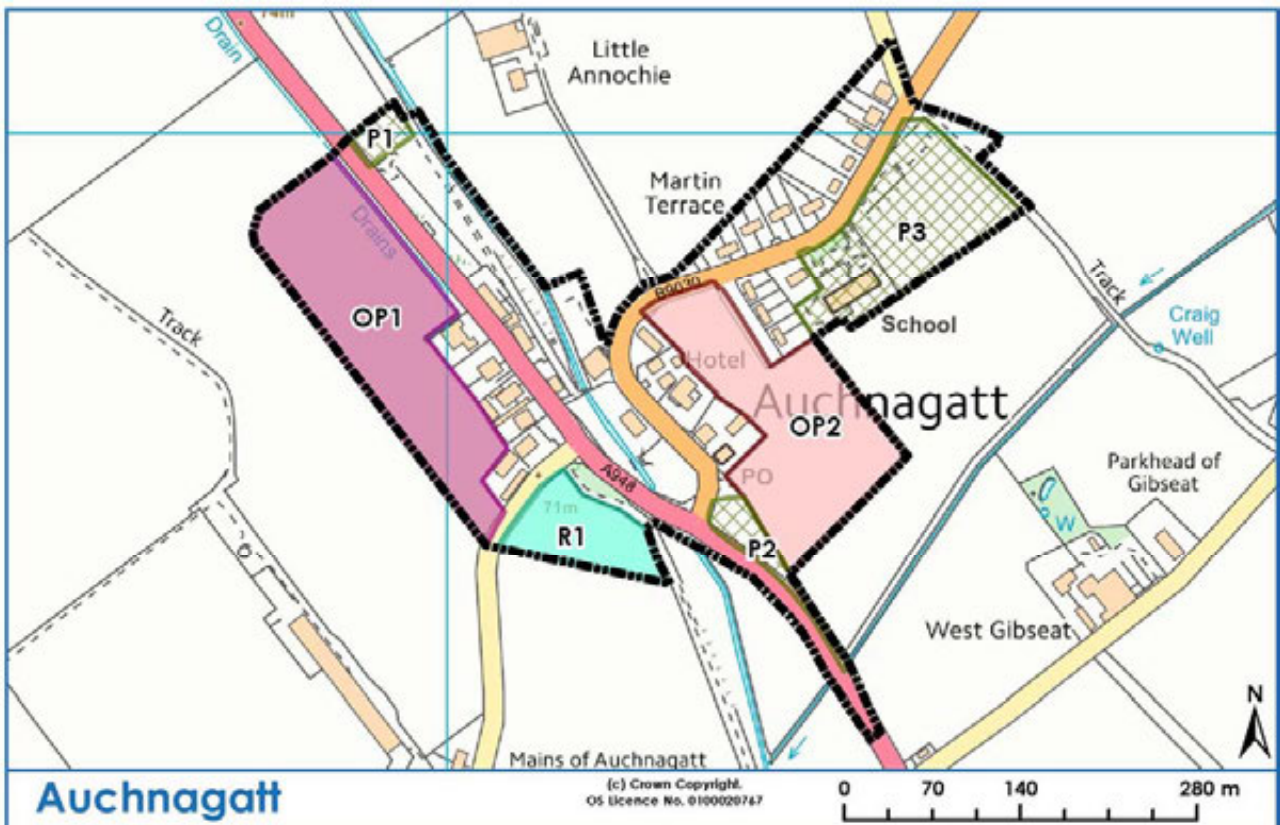
Consideration will need to be given as to how and where the mix of uses are sited on the development site to ensure there is no adverse impact on local residential amenity. It is expected that 4 affordable homes will be provided on site by the developer which are integrated into the design of the development. A flood risk assessment may be required. SUDs for the site should be provided on reserved land to the southeast (R1).

OP2: Land at Annochie Place

Allocation: 31 homes

This site was previously allocated as H1 within the 2012 LDP. Future development of the site should incorporate two access points, via Annochie Place and the B9030 south of the former post office where a spur already exists, to provide a linkage through the settlement. Development design should also seek to maximise pedestrian and cycle connections with the existing settlement and the core path network, notably the Formartine and Buchan Way. The site is highly visible to those approaching Auchnagatt from the south, therefore it is recommended that strategic landscaping is implemented along the southern site boundary to protect the setting of the village.

It is expected that 7 affordable homes will be provided on site by the developer which are integrated into the design of the development.



BODDAM

Vision

Boddam is a small commuter settlement 1.5km south of Peterhead and within the Energetica area and strategic growth area. Lying to the east of the A90, Boddam was originally a fishing village, and grew significantly when RAF Buchan was located on the terminus of the former Boddam railway line in the 1950s. The core of the village is now a Conservation Area. It has a small local economy, with the main industrial activity at the harbour and part of the former RAF Buchan base. The juxtaposition of the historic core with the more modern buildings of the RAF base is a marked contrast. There is a primary school in the village. Future development should sustain local services.

Major energy developments, including several large transformer stations are proposed to the northwest of Boddam under proposals set out in the National Planning Framework 3. These will have significant implications on the landscape around Boddam.

Natural and Historic Environment

There are four environmental designations close to Boddam: Stirling Hill Local Nature Conservation Site (LNCS) to the west and Buchan Ness to Collieston Coast Special Protection Area (SPA) to the east, Buchan Ness to Collieston Special Area of Conservation (SAC) to the south east, and Bullers of Buchan Coast Site of Special Scientific Interest (SSSI) also to the south east.

Boddam Castle scheduled monument is located immediately to the east of the settlement.

Settlement Features

<i>Protected Land</i>	
P1	To conserve the setting of Boddam.
P2	To conserve the playing fields and play area as an amenity for the village.
P3	To conserve the play area as an amenity for the village.
P4	To conserve the setting of Boddam.
P5	Safeguarded for a pedestrian/cycle/rail crossing underneath the A90.
<i>Other Designations</i>	
CA	Boddam Conservation Area.

Flood Risk

- Boddam is in an area identified by Scottish Environment Protection Agency as being potentially vulnerable to flooding.

Services and Infrastructure

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

- Waste and recycling: All development must contribute towards a household waste and recycling centre in Boddam or Peterhead.
- Health facilities: All development must contribute towards a new health centre in Peterhead.

Allocated Sites

OP1: Mains of Boddam Caravan Site	Allocation: 5 homes
<p>This site was previously allocated as site H1 in the 2012 LDP. Mains of Boddam Farm can be identified on maps dating back to the late 19th century, originally situated out with the settlement to the west of the historic harbour village. The site is now surrounded on all sides by more recent development.</p> <p>Future development of the site should seek to complement the surrounding housing development.</p> <p>Previously allocated for 6 units, this has been reduced to 5 homes unless a second link can be achieved via Queen Walk or Gordon Avenue. It is assumed that the primary access will be taken via Manse Terrace. It is expected that 1 affordable home be provided by the developer.</p>	
OP2: East of Inchmore Gardens	Allocation: 9 homes
<p>This site was previously allocated as site H2 within the 2012 LDP. Access to the site can be taken via an existing point on Inchmore Gardens, with future development of the site forming a natural extension to this existing residential street. The design of the development should take advantage of the coastal setting and views to the east from the site and housing units should be sited accordingly while respecting the existing layout of housing on Inchmore Gardens. It is expected that 2 affordable homes will be provided on the site by the developer, integrated into the design of the development.</p> <p>A flood risk assessment will be required for this site.</p>	
OP3: Land at Rocksley Drive	Allocation: 6 homes
<p>This site was previously allocated as EH1 in the 2012 LDP. Located immediately to the east of the A90, it is recommended that bunding and strategic landscaping along the western site boundary is included in any future design of the site to screen views to and from the development and trunk road.</p> <p>Housing size and design should complement neighbouring houses to the east of the development site on Rocksley Drive. There are also opportunities to connect with the core path network to the southeast and southwest of the site.</p> <p>Access should be taken from Rocksley Drive via the existing road network used by neighbouring properties to the south of the development site. It is expected that 1 affordable home is provided by the developer, integrated into the design of the development.</p>	

CRIMOND

Vision

Located along the A90 nine miles northwest of Peterhead, Crimond sits within the regeneration priority area and is a key commuter settlement for Peterhead. During the next plan period it is important for Crimond to see housing development to meet local regeneration objectives and to sustain and grow existing services within the settlement. In order to avoid conflicts with the A90 trunk road, a strategy of developing to the south of this road is promoted. All future development must contribute towards access roads to the south of the settlement to facilitate future growth. The settlement has been identified for organic growth opportunities to support the primary school roll.

Natural and Historic Environment

The Loch of Strathbeg Special Protection Area (SPA), Ramsar, Site of Special Scientific Interest (SSSI) and Strathbeg to Rattray Local Nature Conservation Site (LNCS) are all located to the north and northeast of the settlement.

The Crimonmogate Garden and Design Landscape is located to the northwest of the settlement.

Settlement Features

<i>Protected Land</i>	
P1	To conserve the Crimond belts as significant linear woodland features.
P2	For education and community uses.

Flood Risk

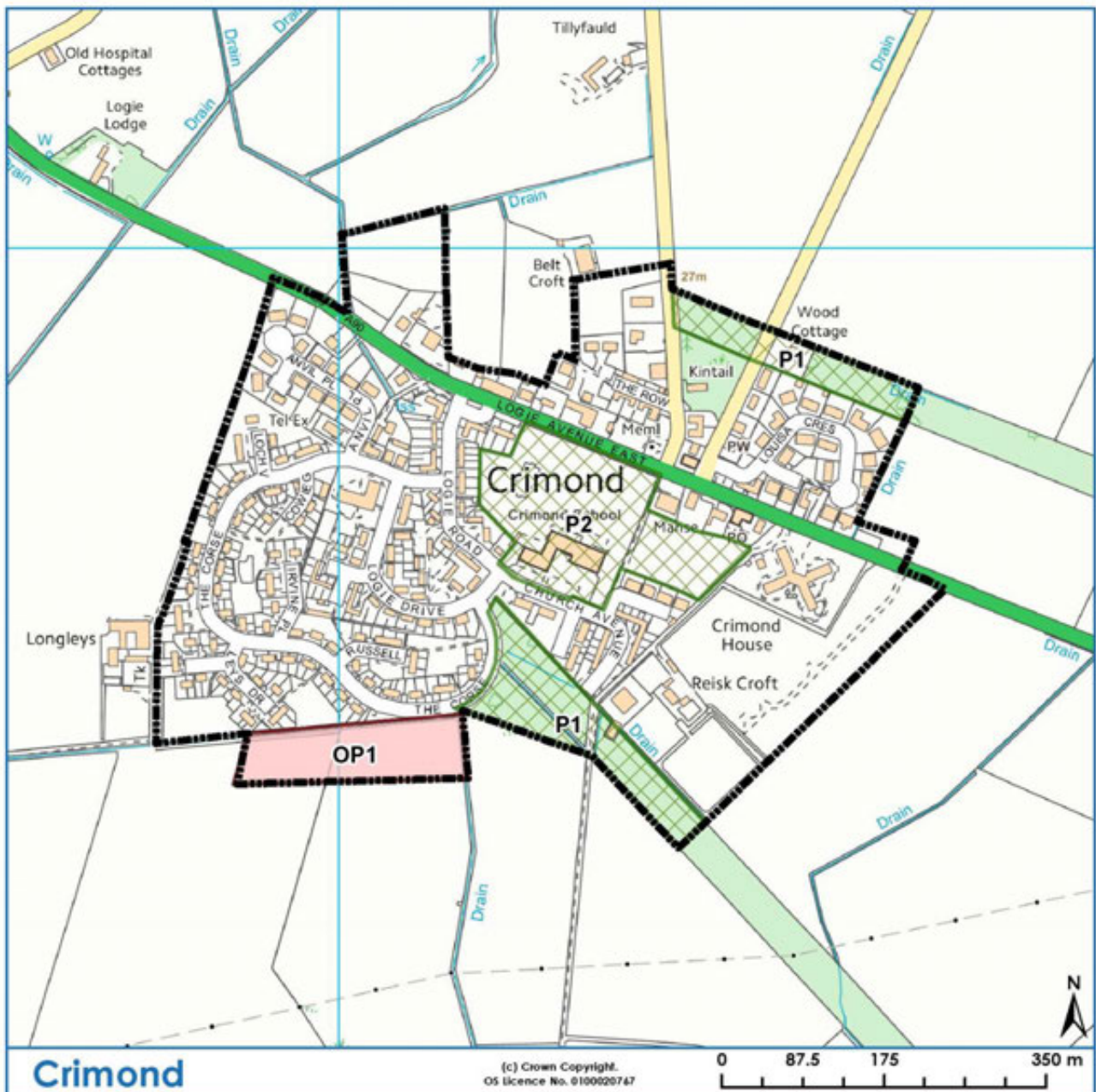
- A small watercourse runs along the site boundary of site OP1 therefore it may be at risk of flooding. A flood risk assessment may be required.

Services and Infrastructure

- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Crimond or towards facilities in the wider catchment area at Fraserburgh. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Crimond or towards facilities in the wider catchment area at Fraserburgh. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute towards a household waste and recycling centre in Crimond or Fraserburgh

Allocated Sites

OP1: South of the Corse	Allocation: 25 homes
<p>This site was previously allocated as EH1 within the 2012 LDP. It is located immediately to the south of the existing settlement and can be accessed via The Corse road.</p>	
<p>Development design should take into account the neighbouring area of open space to the north of the site and pedestrian links should be provided. Housing design should also take into account the style of neighbouring housing in Leys Drive and The Corse in relation to building scale and materials.</p>	
<p>The developer will be expected to provide 6 affordable homes which are integrated into the design of the development. A flood risk assessment may be required.</p>	



CRUDEN BAY

Vision

Situated on the coast and within the Energetica Corridor, Cruden Bay is a small tourist and commuter settlement serving both Aberdeen and Peterhead. The local hotels, links golf course and distinctive dwellings along Harbour Street and in the older parts of the village are key features in the settlement. Much of the historic harbour area is covered by Conservation Area status while the adjacent beach and dunes provide an attractive setting for the settlement. Future development should respect the existing qualities of the town, while contributing to the objectives of the wider Energetica Corridor vision to create a high quality lifestyle and leisure location. Strategic landscaping will ensure that future development does not detract from the existing setting and amenity of the village.

Natural and Historic Environment

The designated sites of Buchan Ness to Collieston Coast Special Protection Area (SPA); Buchan Ness to Collieston Special Area of Conservation (SAC); Bullers of Buchan Coast Site of Special Scientific Interest (SSSI) and Cruden Bay Local Natural Conservation Site (LNCS), all lie to close-by the settlement.

Settlement Features

Protected Land	
P1	To conserve the setting of Cruden Bay and the football pitch at Mill Park, play area, tennis court and bowling green and contributes to green network.
P2	Marks the proposed strategic landscaping required for site OP1 and OP2.
P3	Safeguarded for a pedestrian path/cycleway/railway line.
P4	For potential expansion of the school.
Other Designations	
CA	Port Erroll Cruden Bay Conservation Area.

Flood Risk

- Parts of sites OP1 and OP2 are located adjacent to the Scottish Environment Protection Agency's indicative 1 in 200 flood risk area, or have a small watercourse running through or adjacent to the site. 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

- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Cruden Bay or towards facilities in the wider catchment area at Peterhead. 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 Cruden Bay or towards facilities in the

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

- Waste and recycling: All development must contribute towards a household waste and recycling centre in Cruden Bay or Peterhead.
- Health facilities: All development must contribute towards the extension of Cruden Medical Group Facilities (Hatton Surgery and Cruden Bay Surgery).
- Open Space: Open space contributions may be required towards the extension of the cemetery at Cruden Parish Church, existing play provision, cycleway and footpath linkages to the existing settlement and improvements to the national coastal path including any future upgrades to Ladies Bridge.

Allocated Sites

OP1: Land at Aulton Road	Allocation: 200 homes, 2ha employment land and community facilities
<p>This site was previously allocated as site M1 in the 2012 LDP. Located along the western edge of Cruden Bay, the development site is visible to those approaching the settlement from the south. For this reason strategic landscaping should be planted along the western site boundary to minimise potential adverse impacts to the setting of Cruden Bay. Locating open space along the western boundary may provide an opportunity to do this effectively and will also provide a connection with existing woodland to the northwest of the site adjacent to the Water of Cruden.</p> <p>A masterplan for the site will be required which coordinates with site OP2 located immediately to the south. Design of new housing should be sympathetic to the style of existing houses which neighbour the development site, including the recently developed EH2 site. Opportunities should also be taken to ensure connectivity between the development site and the existing settlement, including vehicle and pedestrian routes. It is expected that 50 affordable homes be provided by the developer, integrated into the design of the development which provide a mix of housing types.</p> <p>As detailed within the settlement statement, proportionate developer contributions towards education, healthcare, transport and open space will be required. A new roundabout on the A975 providing access to the OP1 and OP2 sites on the western approach to Cruden Bay will be required. There is a small water course adjacent to the site. SEPA have also required that a flood risk assessment be undertaken to address known flooding issues on Aulton Road.</p>	

OP2: South of Aulton Road	Allocation: 41 homes
<p>This site was previously allocated as site H1 in the 2012 LDP. Located on the western edge of Cruden Bay immediately to the south of the A975 and site OP1, site OP2 is visible to those approaching the settlement from the south. For this reason strategic landscaping should be planted along the western boundary to minimise potential adverse impacts to the setting of Cruden Bay. Due to its proximity to site OP1, a masterplan which covers both sites is required to ensure design coherence and connectivity between the two sites is considered. It is expected that a range of house types are provided and 10 affordable homes provided to meet local need.</p> <p>Proportionate developer contributions towards education, healthcare, transport and open space will be required. A new roundabout on the A975 providing access to the OP1 and OP2 sites on the western approach to Cruden Bay will be required. SEPA have also required that a flood risk assessment be undertaken.</p>	

OP3: Brick and Tile Works**Allocation: 220 homes**

This site was previously allocated as site EH1 in the 2012 LDP. Originally a brick and tile works, the remnants of this former use are still evident on this brownfield site. There is currently an existing consent for the site for 216 homes (APP/2011/0360). If this planning consent were to lapse, any future development of the site would need to secure significant improvements to the local highway network, as identified following a DMPTAG assessment (2014). These works would include upgrading Auchiries Road, together with enhancement to the geometry and visibility at the junctions with the A90 and the A975, at either end of Auchiries Road.

Site investigation should be undertaken by the developer to identify the nature and extent of any ground contamination, with any necessary remediation being secured in connection with development at the site.

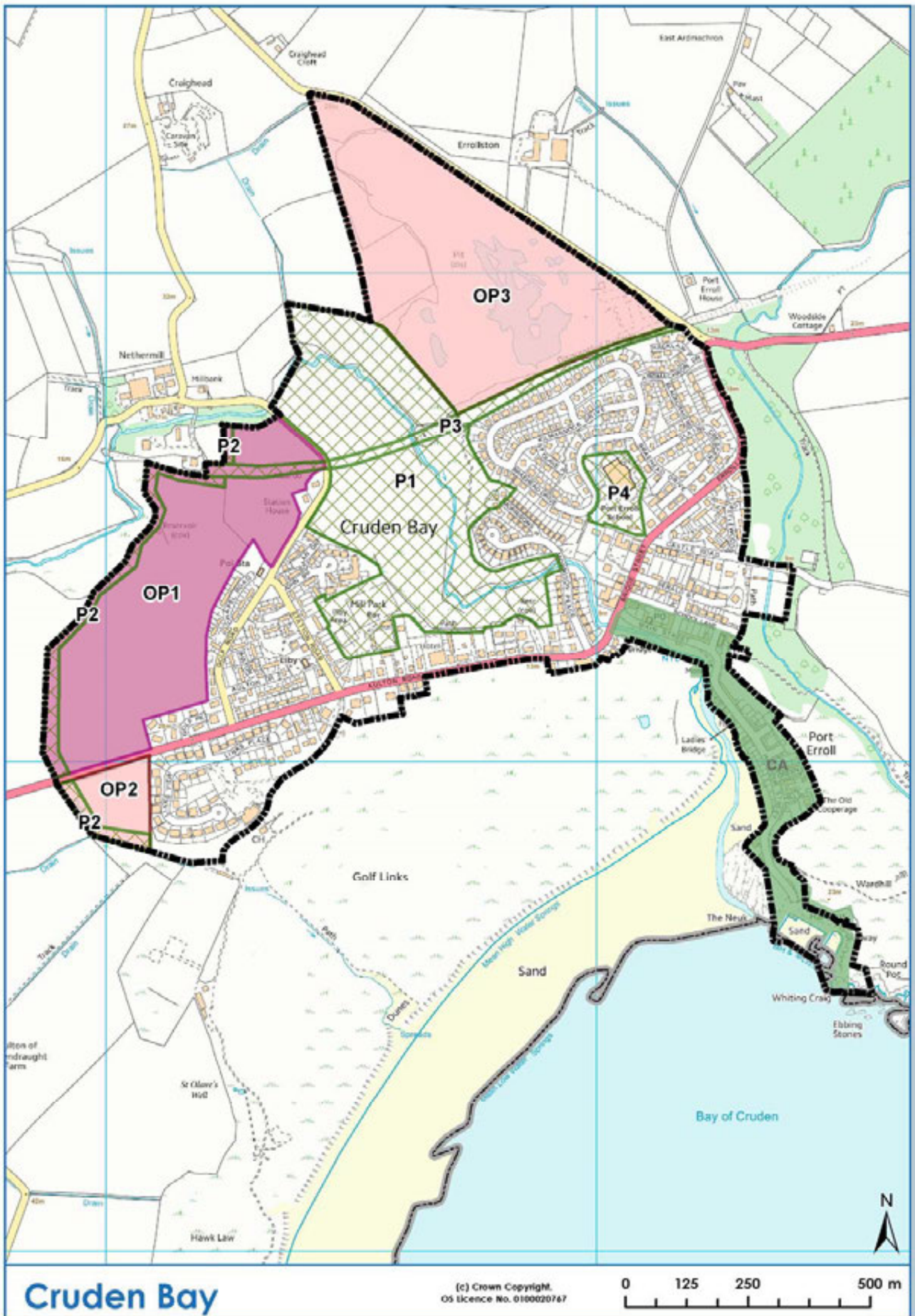
A substantial proportion of the site should be retained as open space, including making provision for the enhancement of grassland and aquatic habitats and safeguarding nature conservation interest at the site.

Pedestrian and cycle connections with protected area P3, safeguarded to provide a pedestrian and cycleway link, and with existing housing to the south, should be ensured.

Future development of the site should respect the existing vernacular of the settlement.

The incorporation of 25% affordable homes will be expected, in accordance with policy H2.

A flood risk assessment will be required.



FETTERANGUS

Vision

Fetterangus is a small rural settlement located to the north of Mintlaw. Local services include a primary school, play area and public house. The last plan period saw some expansion to the settlement with the development of new homes across two sites. Future development of the settlement should ensure that existing services are sustained and upgraded where necessary to meet increased local need. As well as the existing allocations, organic growth may be permitted during the plan period.

Settlement Features

Protected Land	
P1	Marks the proposed strategic landscaping required for sites OP1 and OP2.
P2	To conserve the area of open space in The Square.
P3	To conserve the bowling green and playing fields.
P4	To conserve a tree belt.
P5	To conserve the playing field.
P6	For education and community uses.
Reserved Land	
R1	For a car park and pavilion for the playing field.

Flood Risk

- Parts of sites OP2 and R1 are located adjacent to the Scottish Environment Protection Agency's indicative 1 in 200 flood risk area, or have a small watercourse running through or adjacent to the site. A flood risk assessment may be required.

Services and Infrastructure

- Strategic drainage and water supply: Limited capacity at the waste water treatment works. Scottish Water will initiate a growth project if required, 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 Fetterangus or towards facilities in the wider catchment area at Mintlaw. 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 Fetterangus or towards facilities in the wider catchment area at Mintlaw. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute towards a household waste and recycling centre in Fetterangus or Mintlaw.
- Health facilities: All development must contribute towards an extension of Mintlaw Surgery.
- Open space: Contributions could be required for a path between the playing field and the remains of Fetterangus Church.

Allocated Sites

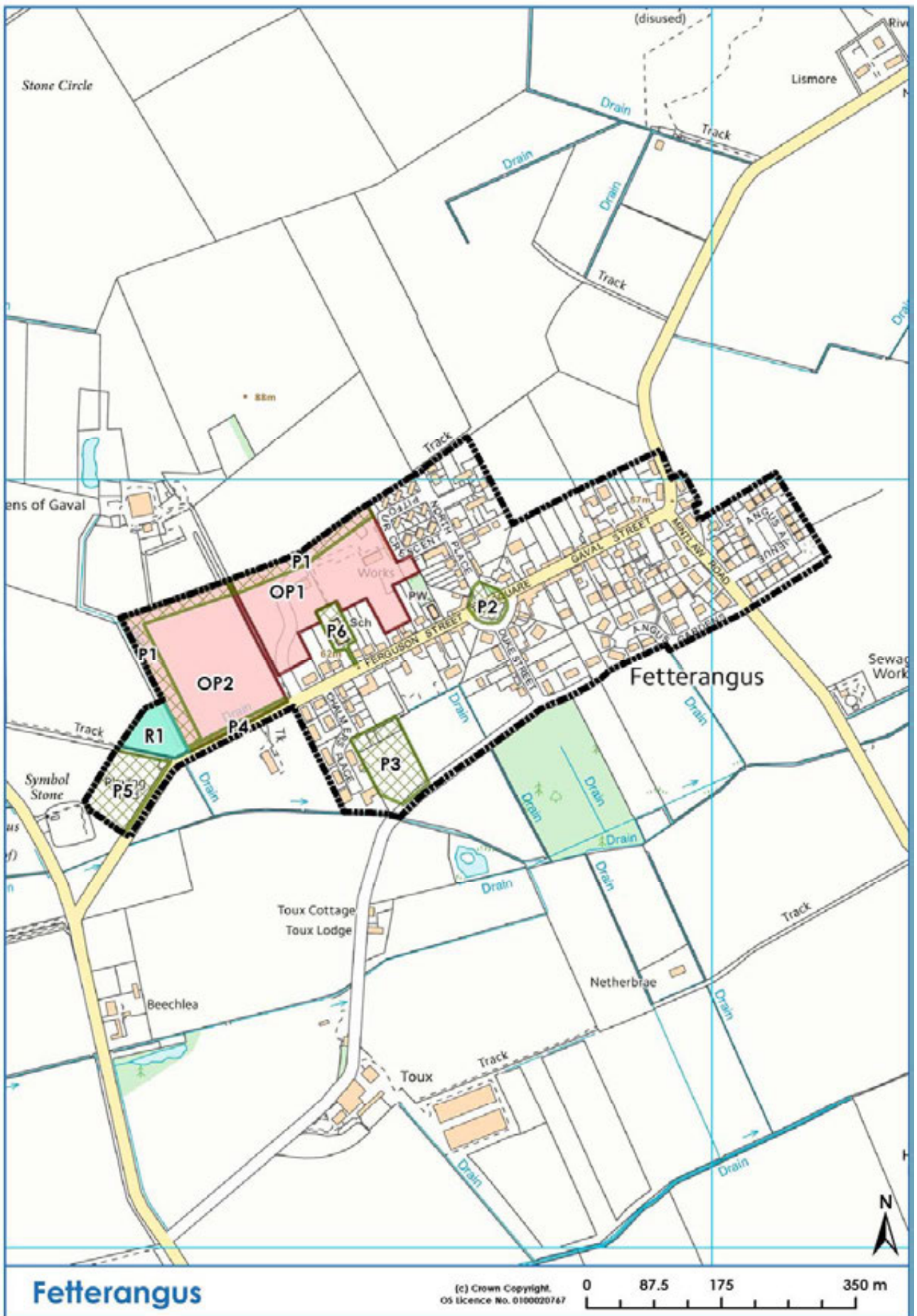
OP1: Land North of Ferguson Street	Allocation: 26 homes
---	-----------------------------

This site was previously allocated as H1 within the 2012 LDP and a masterplan is required to coordinate the development of OP1, OP2 and R1. A planning application for 10 homes covering the western half of the site has been approved and construction has started on a plot by plot basis. Future development of the eastern part of the site must ensure integration with existing development to the western part in terms of design and access. Providing a spur for access to the adjacent greenfield land to the west (OP2) to allow further development or integration to occur is also recommended. Pedestrian links with the core path network to the southwest of the settlement are also recommended.

Developer contribution towards local road widening and significant alterations to the existing junction to Greens of Gavel will be required. Strategic landscaping will also be required along the northern boundary of the site to reduce landscape and visual impact. It is expected that at least 6 affordable homes are provided by the developer, integrated into the design of the development.

OP2: Land Adjacent to Playing Fields	Allocation: 27 homes
---	-----------------------------

This site was previously allocated as H2 within the 2012 LDP. A masterplan is required to coordinate the development of OP1, OP2 and R1. Development of the site should take into consideration the neighbouring opportunity site to the east (OP1) in terms of access, layout and design. A pedestrian and cycle link to the recreational ground to the southwest should also be provided, which will in turn connect the site with the core path network. Developer contribution towards local road widening and significant alterations to the existing junction to Greens of Gavel will be required. Strategic landscaping along the northern and western boundaries will also be required to reduce potential visual impact and protect the setting of the village. It is expected that at least 6 affordable homes are provided by the developer integrated into the design of the development. A flood risk assessment may be required.



HATTON

Vision

Hatton is located within the Energetica area and serves as both a service centre for the surrounding rural area and as a commuter village for Peterhead, Ellon and Aberdeen. There is a range of services in the village, including a primary school. Although predominantly residential, the main employment opportunity is provided by a national bakery, and there is land safeguarded for employment use and an employment land allocation to the south of the A90.

Hatton is surrounded by undulating agricultural land, and the main part of the village is set at a higher level than the main road, rising from the valley formed by the Water of Cruden. To the north of Main Street the hillside falls away steeply only to rise again towards Hatton Farm Road making this area difficult to develop. To the east of Station Road, the land rises to create a plateau, which is partially protected as site P1 to conserve the setting of Hatton. A tree planting scheme at Auchlethan Farm creates a natural barrier to further growth of the village to the southwest. Organic growth of the settlement will be permitted during the plan period.

Settlement Features

Protected Land	
P1	To conserve the setting of Hatton and the skateboard park, tennis courts and playing field, and is reserved for education uses.
P2	To conserve the playing field as a recreational amenity for the settlement.
Other Designations	
BUS	Safeguarded for employment uses.

Flood Risk

- Parts of sites OP2 and OP3 are located adjacent to the Scottish Environment Protection Agency's indicative 1 in 200 flood risk area, or have a small watercourse running through or adjacent to the site. A flood risk assessment may be required.

Services and Infrastructure

- Strategic drainage and water supply: There is currently insufficient capacity at Hatton of Cruden 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 Hatton or towards facilities in the wider catchment area at Peterhead. 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 Hatton or towards facilities in the wider catchment area at Peterhead. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute towards a household waste and recycling centre in Hatton or Ellon.
- Health facilities: All development must contribute towards the extension of Hatton Surgery.

Allocated Sites

OP1: Land of Northfield **Allocation: 40 homes**

This site was previously allocated as H1 within the 2012 LDP. It is anticipated that access to the site will be taken from Main Street to the south of the site. Planning consent for the access was previously approved by the Council however this has subsequently expired. Future development of the site should be sympathetic towards existing housing design within Hatton in terms of scale and materials. The design of the development should also ensure pedestrian and cycle links with the wider settlement are provided to promote road safety and active travel. It is expected that 10 affordable homes are provided by the developer integrated into the design of the development. A flood risk assessment may be required.

OP2: Land Adjacent to Park View **Allocation: 15 homes**

This site was previously allocated as EH1 within the 2012 LDP. Design of the site will need to address the level change between Park View road and the site, which sits lower than the road. Housing design should complement existing houses on Park View in terms of scale and materials. It is expected that 3 affordable homes are provided by the developer. A flood risk assessment may be required.

OP3: Off Station Road **Allocation: 21 homes**

This site was previously allocated as EH2 within the 2012 LDP. Planning permission in principle for residential development on the site has been granted (APP/2004/2977 and APP/2011/2388). Access to the site is constrained therefore an appropriate solution requires to be agreed with the Council prior to development. Design of the development should take into consideration the rural character of the site and existing woodland should be retained where possible. A pedestrian and cycle link should be provided across the burn which forms the northern site boundary to link the site with the neighbouring recreational area, core path network and wider settlement to the north and east. Design of the site should also allow for possible vehicular access to the adjacent greenfield land to the south to allow further development or integration to occur in the future. It is expected that 5 affordable homes are provided by the developer, integrated into the design of the development. A flood risk assessment may be required.

OP4: East of A90 **Allocation: 0.8ha employment land**

This site was previously allocated as E1 within the 2012 LDP. Any future development of the site for employment uses should take into consideration neighbouring land uses including residential properties to the northeast. Screen planting along the northern and eastern site boundaries will reduce the visual impact of development and protect the setting of the village.

OP5: Land at Hatton Vale **Allocation: 15 homes**

This site involves the southward extension of development of allocated site OP3, planning permissions granted for the development of which make provision for access to the site. The design of the development should take account of the rural character of the site and existing trees should be retained where possible. A pedestrian and cycle route should be provided to link to the crossing of the burn to be provided in conjunction with the development of OP3 to the north. It is expected that at least 4 affordable homes will be provided by the developer, integrated into the design of the development. A flood risk assessment may be required.

LONGHAVEN

Vision

Longhaven is a small community located within the Energetica area that provides basic services for its surrounding rural area including a shop, village hall and primary school. The settlement sits adjacent to and is dominated by a fast flowing section of the main Peterhead to Aberdeen trunk road (A90) and as a result, potential growth is restricted to the north side of this road for reasons of public safety. Longhaven Primary School is forecast to be under capacity during the plan period therefore development is promoted to sustain this local service. The settlement has been identified for organic growth opportunities to further support the primary school roll.

Natural and Historic Environment

The Buchan Ness to Collieston Coast Special Protection Area (SPA) is located to the east of the settlement, while Stirling Hill Local Nature Conservation Site (LNCS) is located to the north.

Settlement Features

Protected Land	
P1	For education, community, sport and recreation uses.

Flood Risk

- Parts of sites OP1 and P1 have a small watercourse running through or adjacent to the site. A flood risk assessment may be required.

Services and Infrastructure

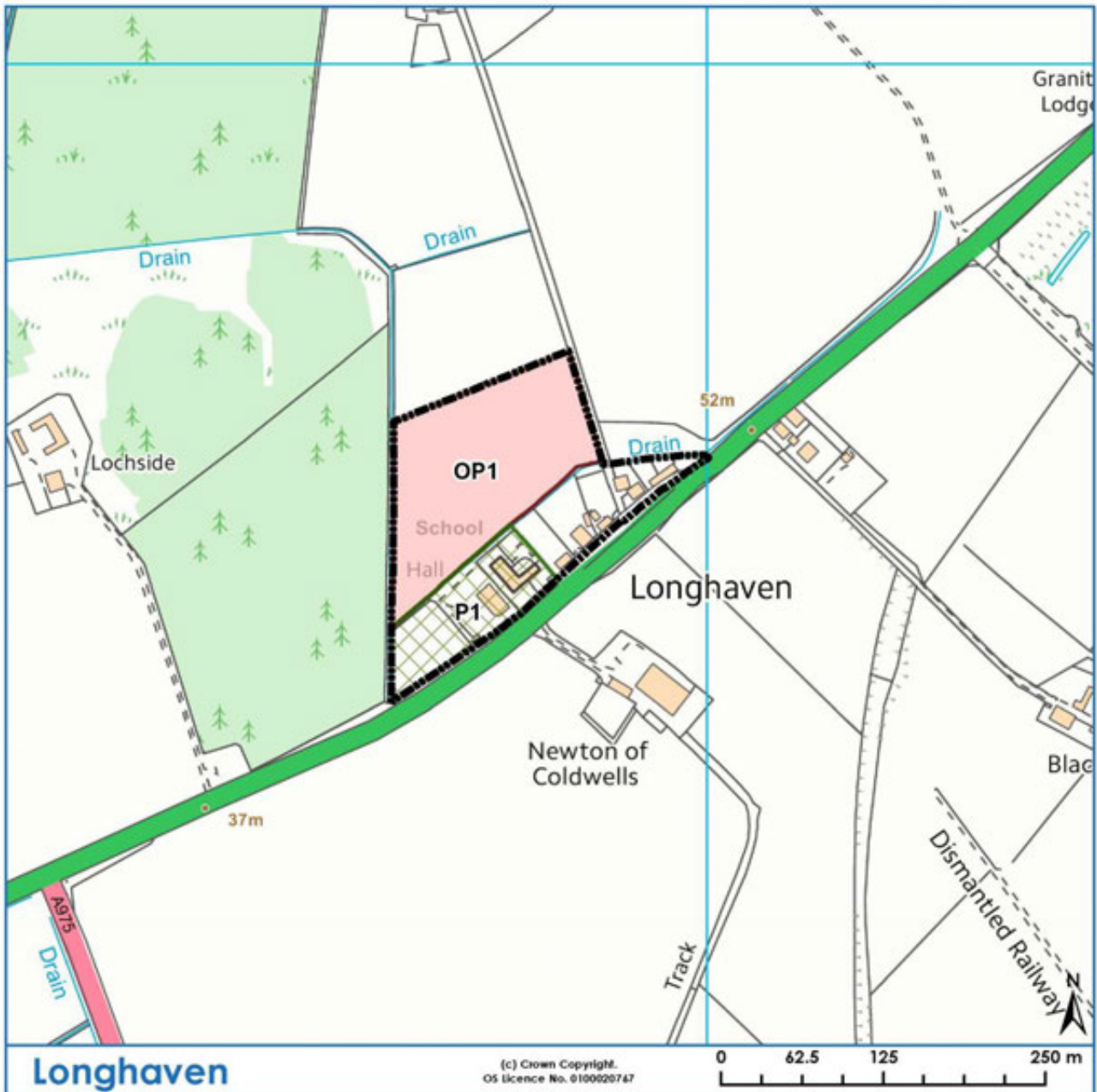
- Strategic drainage and water supply: No public wastewater treatment available. Advice from the Scottish Environment Protection Agency should be obtained on any proposal for private waste water treatment, including in relation to authorisation requirements.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Longhaven or towards facilities in the wider catchment area at Peterhead. 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 Longhaven or towards facilities in the wider catchment area at Peterhead. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute towards a household waste and recycling centre in Longhaven or Peterhead.
- Health facilities: All development must contribute towards the extension of Cruden Medical Group Facilities (Hatton Surgery and Cruden Bay Surgery).

Allocated Sites

OP1: Land Adjacent to Longhaven School	Allocation: 30 homes
This site was previously allocated as site H1 within the 2012 LDP. It remains the only logical location for the provision of additional housing within the settlement. Access to the site can be taken via the existing access track which links Longhaven with the farms to the north.	

New housing should be sympathetic to the traditional style of existing housing which is generally of 1.5 storeys with traditional slate roofs, while appropriate landscaping will ensure that landscape and visual impact to and from the local road network is minimised (A90). A flood risk assessment may be required.

Development of this site will contribute towards maintaining Longhaven Primary School roll and sustaining the existing village shop.



LONGSIDE

Vision

Longside is a small commuter village located on the A950 to the west of Peterhead. The settlement is bound to the north by a golf course and the South Ugie Water and to the south, east and west by agricultural land. The village contains various local services including a primary school, sports facilities, shops and local businesses. The town has grown slowly over many years and exhibits a character that is not dominated by volume housing development. This contributes significantly to its charm. Organic growth of the settlement will be permitted during the plan period.

Settlement Features

Protected Land	
P1	To conserve the golf course and the setting of Longside.
P2	To conserve woodland, tennis courts and a bowling green as amenities for the community.
P3	To conserve the setting and amenity of the south east part of Longside.
P4	For education and community uses.
Other Designations	
BUS	Safeguarded for employment uses.

Flood Risk

- Part of site OP2 is vulnerable to surface water flooding and 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 Longside or towards facilities in the wider catchment area at Mintlaw. 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 Longside or towards facilities in the wider catchment area at Mintlaw. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute towards a household waste and recycling centre in Longside or Mintlaw.
- Health facilities: All development must contribute towards an extension to Mintlaw Surgery.

Allocated Sites

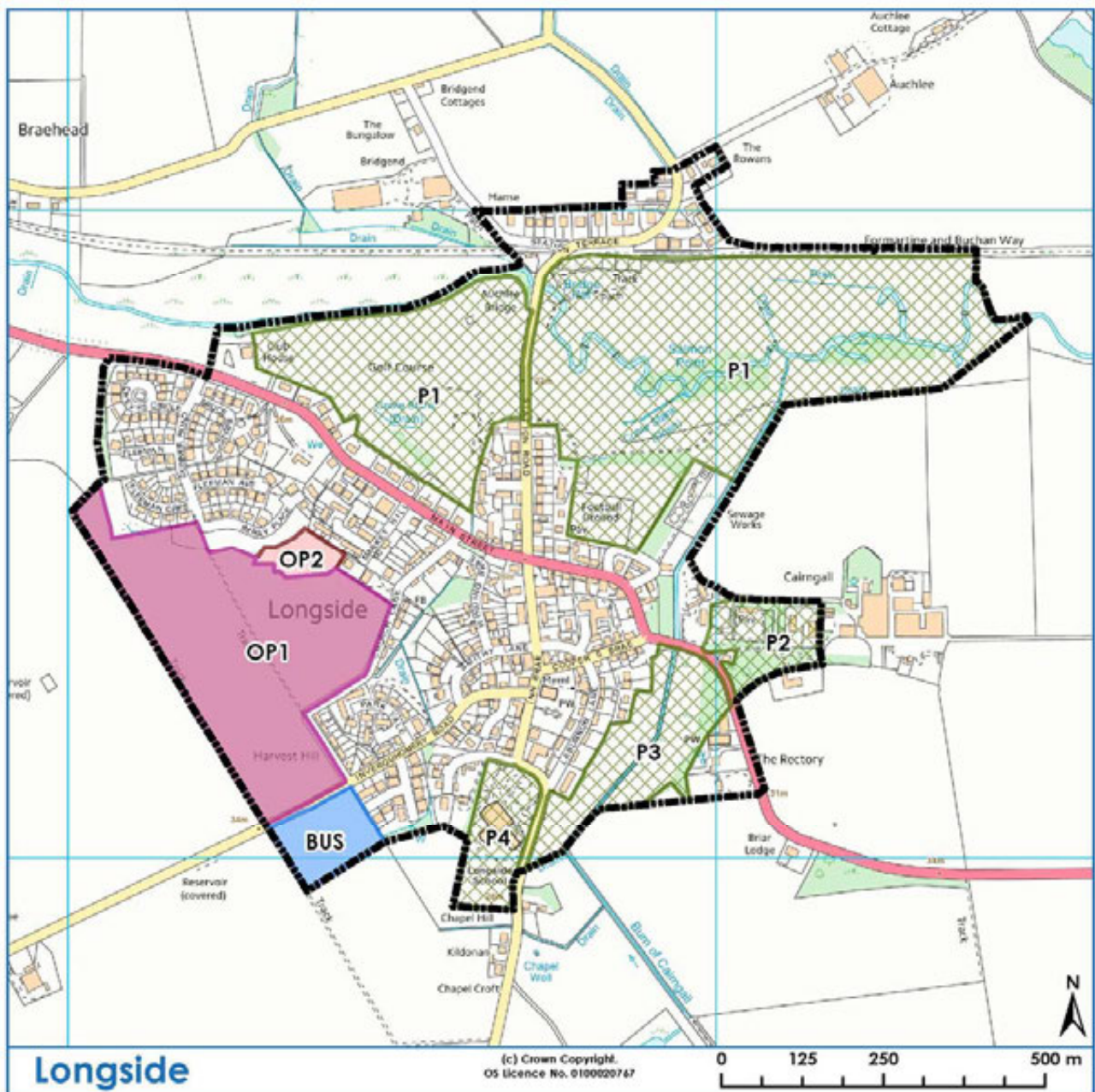
OP1: Land at Skinner Road	Allocation: 73 homes, 1.7ha employment land and community facilities
<p>This site was previously allocated as M1 within the 2012 LDP. Due to the scale of the allocation, a masterplan will be required. The design and layout of the development should take into consideration the undulating topography of the site and include strategic landscaping along the south-western site boundary to minimise the visual impact from the local road network to the south and west. Housing design should complement neighbouring residential development to the north and east in terms of scale and materials. To promote active travel, it is important that pedestrian and cycle connections with the wider settlement are provided as part of the masterplan. There are also opportunities to provide connections with the local core path network</p>	

via the core path which runs along the south western site boundary. It is expected that 18 affordable homes are provided by the developer, integrated into the design of the development. The developer should also seek to provide of range of housing types to meet local need. A flood risk assessment may be required.

OP2: Land to the South of Skinner Road

Allocation: 17 homes

This is a small scale site for 17 homes which previously formed part of M1 which was allocated within the 2012 LDP. Design of the development should take into consideration new housing being built to the northeast and the mixed use allocation (OP1) to the south. Vehicular and pedestrian connections to these sites should be integrated into the site layout. Housing design should seek to complement neighbouring residential development in terms of scale and materials. It is expected that 4 affordable homes are provided by the developer. A flood risk assessment may be required.



MAUD

Vision

Maud is a rural service centre for its surrounding area and a commuter village. Lying 2km south of the A950 Banff to Peterhead road, Maud was originally developed around a cattle mart and train station, both of which were located at its centre and have since closed, along with Maud Hospital. These were major employers in the area, but the mart has since been redeveloped, which includes a community service centre, and the disused railway line has become part of the Formartine and Buchan Way, and its station a business centre. It is important that Maud continues to diversify and continue the expansion of tourism and small business development as a means of continuing to offer potential for increasing employment opportunities. The settlement has been identified for organic growth opportunities to encourage future growth.

Settlement Features

Protected Land	
P1	To conserve the football ground, bowling green, play area and recreation ground as amenities for the village.
P2	To conserve the setting of Maud.
P3	To conserve the Formartine and Buchan Way as an extension of a major component of the regional green network.
P4	For education and community uses.

Flood Risk

- Part of site OP1 is located adjacent to the Scottish Environment Protection Agency's indicative 1 in 200 flood risk area, or have a small watercourse running through or adjacent to the site. A flood risk assessment may be required.

Services and Infrastructure

- Strategic drainage and water supply: There is capacity at Maud Waste Water Treatment Works, however it is insufficient to treat all sites allocated for both Maud and New Deer. 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 Maud or towards facilities in the wider catchment area at Mintlaw. 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 Maud or towards facilities in the wider catchment area at Mintlaw. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute towards a household waste and recycling centre in Maud or Mintlaw.
- Health facilities: All development must contribute towards an extension to Mintlaw Surgery.

Allocated Sites

OP1: Land at Castle Road **Allocation: 75 homes**

This site was previously allocated as H1 in the 2012 LDP. It is required that a joint masterplan is prepared covering sites OP1 and OP2 to ensure vehicular and pedestrian connectivity between the two sites. It is anticipated that access to OP1 will be taken via Castle Road. Design of the site should also allow for possible vehicular access to the adjacent greenfield land to the east to allow further development or integration to occur in the future. Consideration should also be given to providing a connection to the core path which runs along the southern site boundary. The pond in the northern section of the site will require to be carefully integrated into the design of the development, possibly as an area of open space or relating to SUDs. It is expected that 18 affordable homes are provided by the developer. A flood risk assessment may be required.

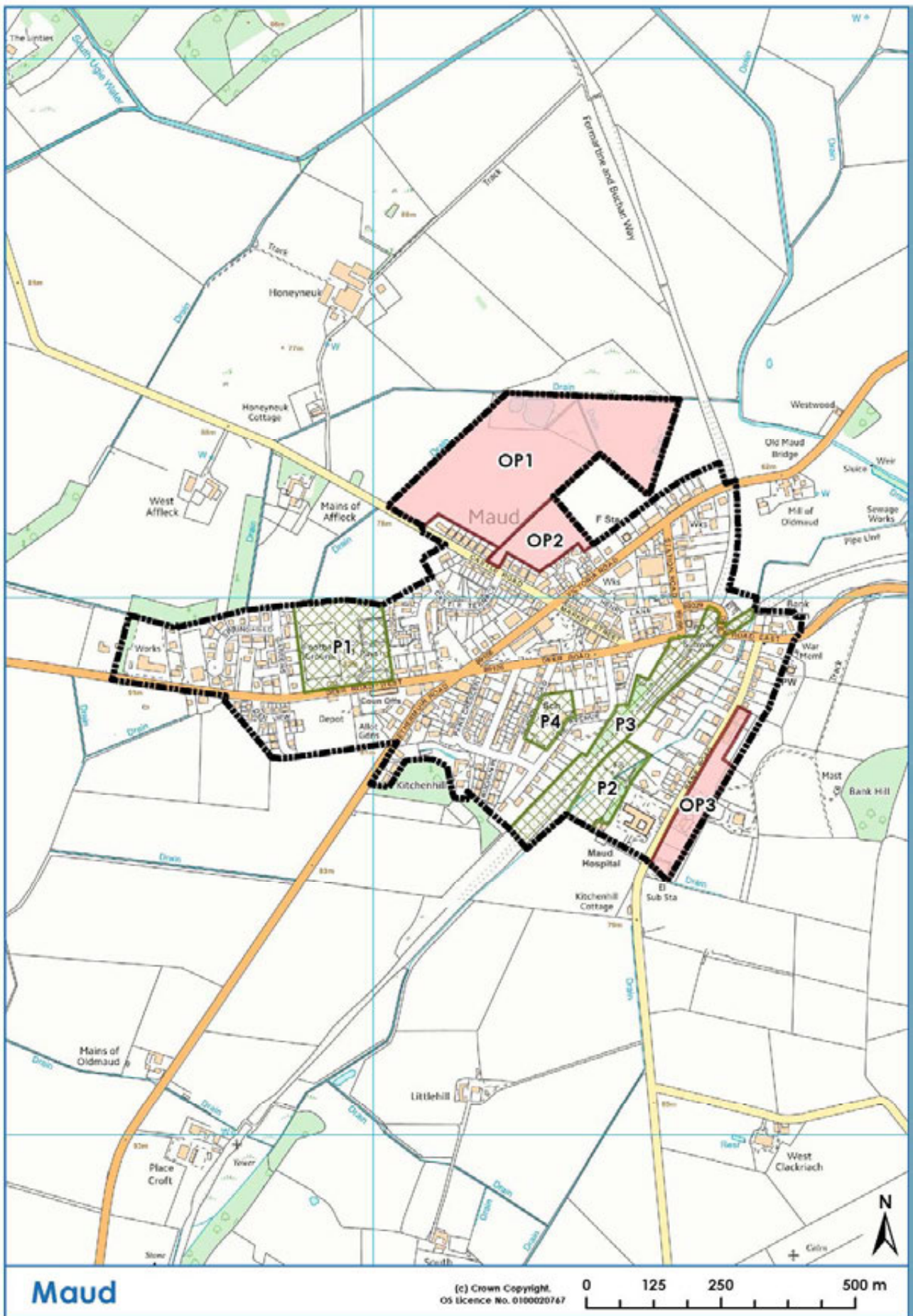
OP2: Land at Castle Road East **Allocation: 32 homes**

This site was previously allocated as EH1 in the 2012 LDP. It is required that a joint masterplan is prepared covering sites OP1 and OP2 to ensure vehicular and pedestrian connectivity between the two sites. It is anticipated that access to OP1 will be taken via Castle Road. Design of the site should also allow for possible vehicular access to the adjacent greenfield land to the northeast to allow further development or integration to occur in the future. Consideration should also be given to providing a connection to the core path which runs along the southern site boundary.

Strategic landscaping is recommended along the southern boundary of the site to protect the amenity of neighbouring properties to the south. It is expected that 8 affordable homes are provided by the developer, integrated into the design of the development.

OP3: Land at Bank Road East **Allocation: 10 homes**

This site was previously allocated as EH2 within the 2012 LDP. This is a committed site which is currently under construction on a plot by plot basis. Future development of remaining plots should seek to complement neighbouring properties in terms of design and scale.



MINTLAW

Vision

Mintlaw, strategically located at the crossroads of the A952 and A950, serves both as a commuter village for Peterhead and Aberdeen, and also a service centre for the surrounding rural area. Set within two landscape character areas, the surrounding land is low undulating agricultural land interspersed with very small pockets of trees to the east and larger areas of woodland to the west, including Aden Country Park, which acts as a natural barrier to development and a significant amenity for the town. It has a varied economic base which is centred on the industrial estate located at the western edge of the settlement. There is a wide range of services in the village including a library, doctor's surgery, secondary school and two primary schools. The large roundabout at the junction of the A952 and A950 creates a significant space which helps characterise the town. Previous plans have recognised the success of Mintlaw as a place and have made significant allocations for new housing and employment land.

Natural and Historic Environment

The Pitfour Lake Local Nature Conservation Site (LNCS) is located to the west of the settlement.

Settlement Features

Protected Land	
P1	To conserve an area of woodland.
P2	To conserve the recreation ground as a local amenity
P3	To conserve Aden Country Park.
P4-5	To conserve an area of woodland to enhance the amenity of the Buchan Way.
P6	To conserve the play area and open space for amenity purposes.
P7	Marks the proposed strategic landscaping required for sites OP1 and OP2.
P8	For education, sport, recreation and community uses.
Reserved Land	
R1	For a district heating scheme or combined heat and power plant for site OP2.
R2	For a roundabout.
Other Designations	
CA	Old Deer Conservation Area.
BUS1 - BUS2	Safeguarded for employment uses.

Flood Risk

- Parts of sites OP1, OP2, OP5, R1, R2 and BUS2 are located adjacent to the Scottish Environment Protection Agency's indicative 1 in 200 flood risk area, or have a small watercourse running through or adjacent to the site. A flood risk assessment may be required.

Services and Infrastructure

- Local transportation infrastructure: All development will require significant alterations to the A-road network and local road widening.
- Strategic drainage and water supply: There is limited capacity at Mintlaw waste water treatment works. Scottish Water have initiated a growth project.
- Primary education: All residential development must contribute towards increasing primary capacity and the rezoning of Mintlaw Primary School as there is an issue of capacity at this school and Pitfour.

- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Mintlaw. 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 Mintlaw. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute towards a household waste and recycling centre in Mintlaw.
- Health facilities: All development must contribute towards an extension to Mintlaw Surgery.
- Open space: Open space contributions may be required towards allotments, existing play provision, extension to Old Deer Cemetery and two full size grass pitches and associated pavilion.

Allocated Sites

OP1: Land at Nether Aden	Allocation: 500 homes, business, community, services for the elderly, neighbourhood retail centre and 5ha employment land
<p>This site was previously allocated as M1 within the 2012 LDP. A development framework for the site has been agreed and a masterplan covering sites OP1 and OP5 is currently being prepared. An area of land for a new education facility (minimum 2.4ha) is required to be reserved on site as part of the development.</p> <p>There are existing woodland belts surrounding the site which should be retained as part of the masterplan (P1 and P7). The existing field boundaries are also tree-lined and should be incorporated into the masterplan and retained where possible. Vehicular access to the site should be provided from the A952 to the east via a new roundabout and via the unnamed road to the north of the site. Pedestrian and cycle links with the core path network and existing settlement to the north should be maximised to promote connectivity. It is expected that 125 affordable homes are provided by the developer, integrated into the design of the development, and a mix of housing types should be provided to meet local need. A flood risk assessment may be required.</p>	
OP2: Land at Northwoods	Allocation: 600 homes and facilities for the elderly
<p>This site was previously allocated as H1 within the 2012 LDP. A masterplan and development framework for the site have been approved. Phase 1 of the development (86 homes) which forms the eastern section of the development site has planning consent and is currently under construction. A new primary school and facilities for the elderly are required to be provided on site. Off-site provision of a district heating scheme or combined heat and power plant (R1) and roundabout (R2) are also required as part of the development.</p> <p>Existing woodland which forms the eastern and northern site boundaries is required to be retained as part of the masterplan. Additional woodland planting across the site will provide the opportunity to create habitat and green networks. Vehicular access points to the site should be provided from the east (A952) and via the unnamed road to the north. Pedestrian and cycle links with the core paths which bound the site to the north, east and south, including the Formartine and Buchan Way, and the existing settlement to the south should be maximised to promote connectivity, including a suitable route to Mintlaw Academy. It is expected that 150 affordable homes are provided by the developer, integrated into the design of the development, and a mix of housing types should be provided to meet local need. A Flood Risk Assessment may be required.</p>	

OP3: Former Artlaw Crescent/ Nether Aden Road **Allocation: 20 homes**

This site was previously allocated as H3 within the 2012 LDP. Access to the site should be taken via Artlaw Crescent. Housing design should be sympathetic towards existing housing styles on Nether Aden Road and Artlaw Crescent. Development design should also seek to maximise pedestrian connections with existing housing to the west.

It is expected that 5 affordable homes are provided by the developer, integrated into the design of the development, and a mix of housing types should be provided to meet local need.

OP4: South of Playing Field **Allocation: 34 homes**

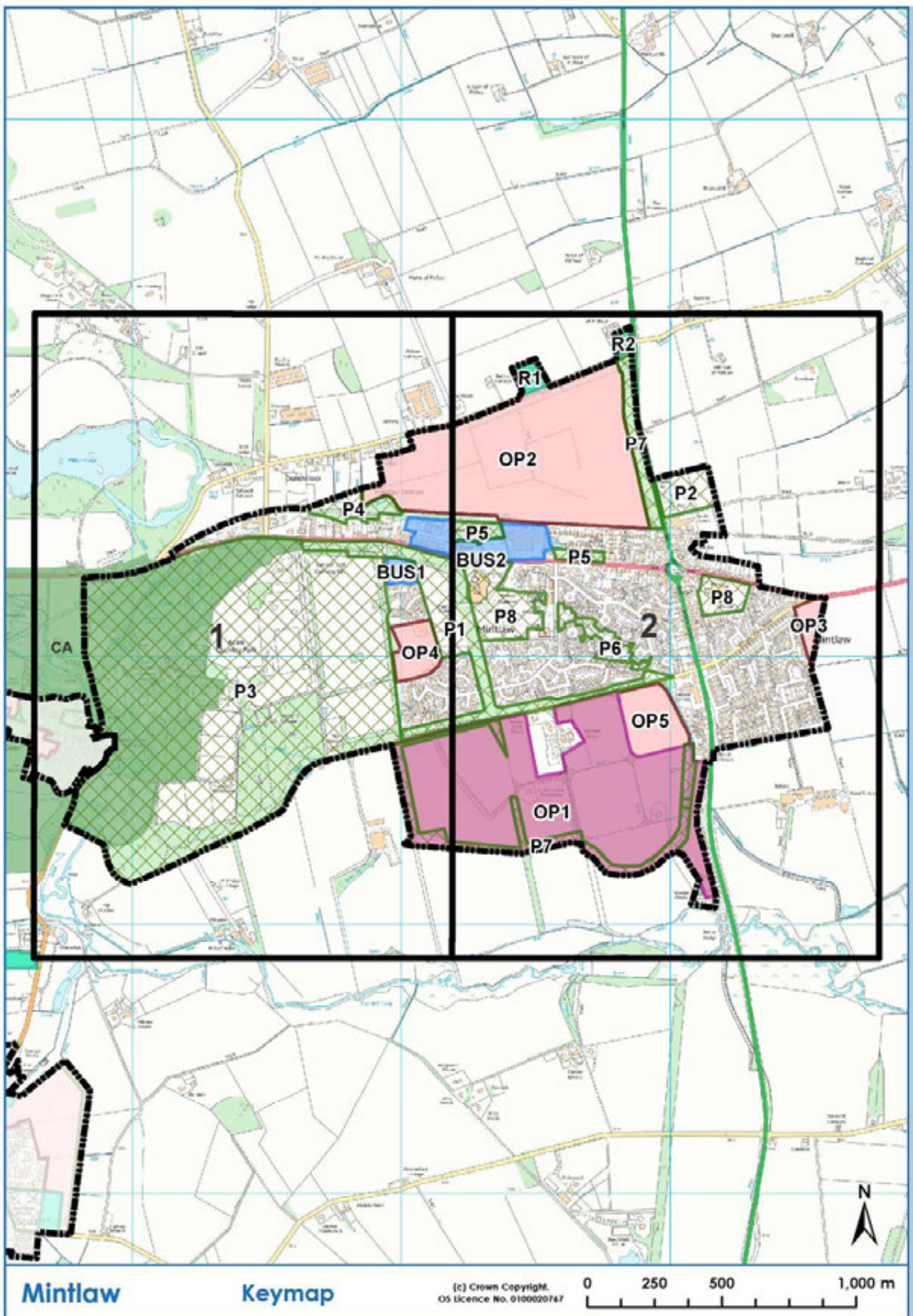
This site was previously allocated as EH2 within the 2012 LDP. Development of this site provides the opportunity for new housing in an attractive setting due to existing woodland and open space to the east and west. Access to the site should be via Newlands Road and a new through road which provides a linkage with Station Road (A950) to the north of the site. This should be provided as part of the development. Housing scale and design should complement existing housing to the north and south, while pedestrian connections to neighbouring housing should be maximised to increase connectivity within the settlement.

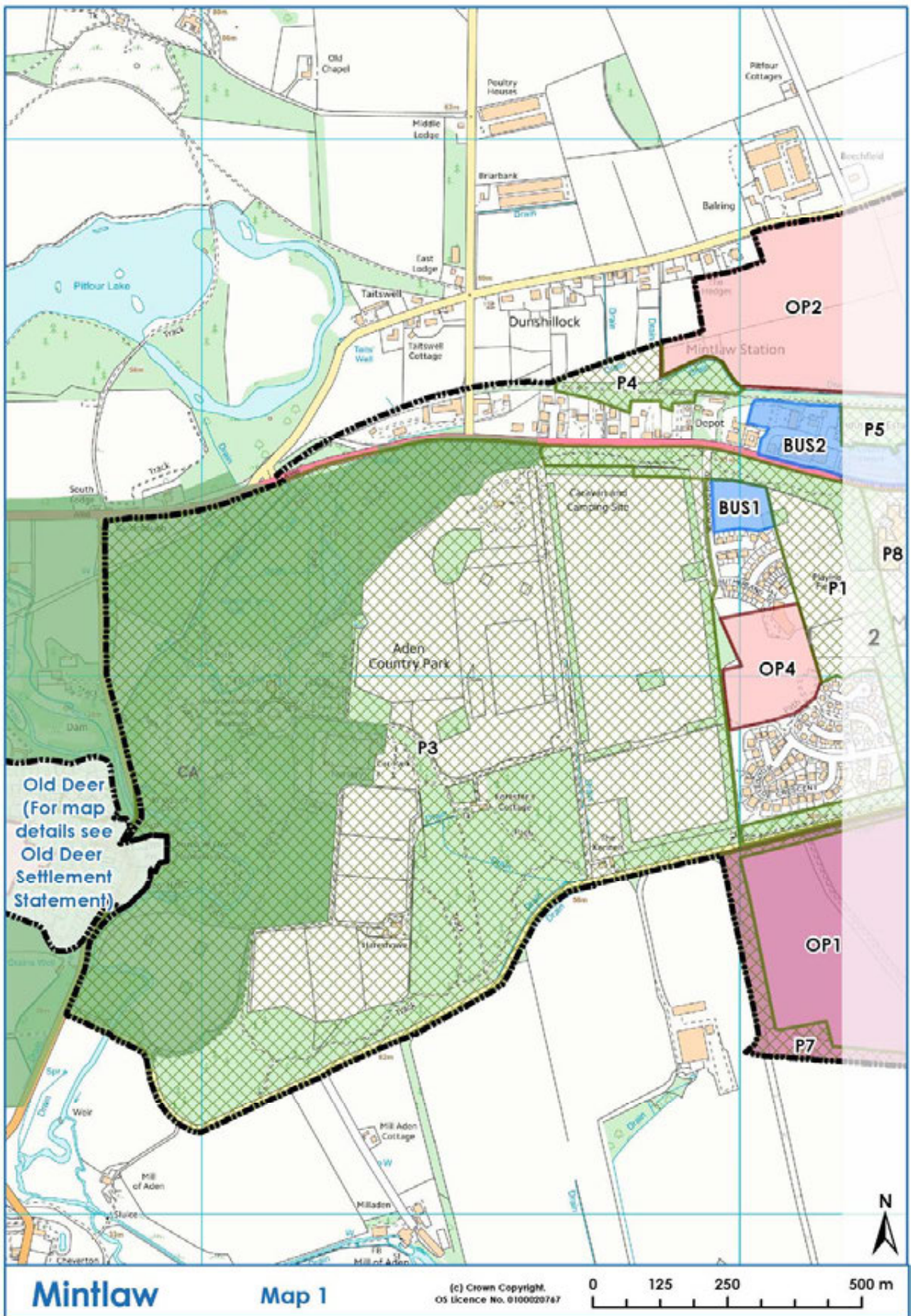
It is expected that 8 affordable homes are provided by the developer, integrated into the design of the development, and a mix of housing types should be provided to meet local needs.

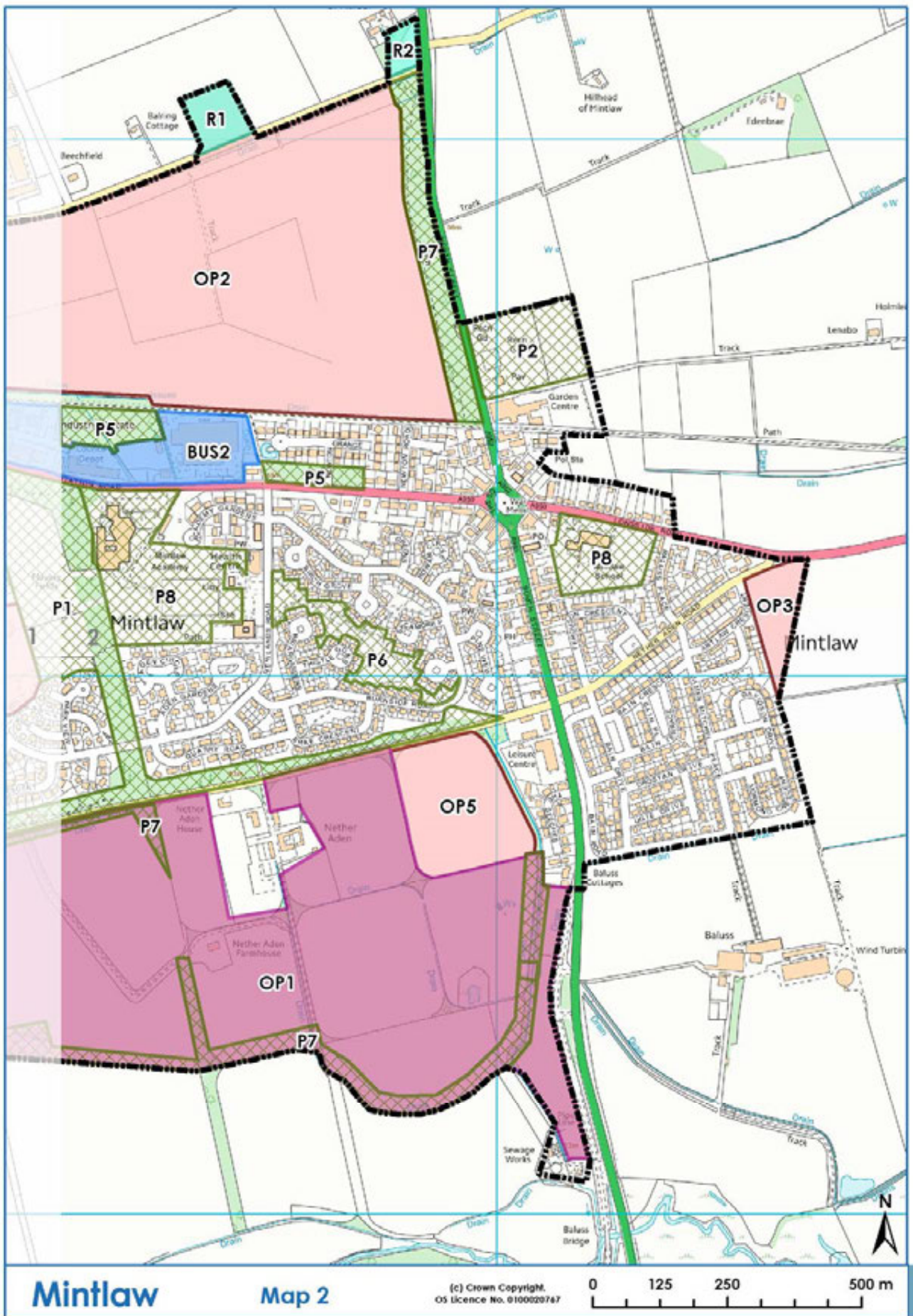
OP5: South of Nether Aden Road **Allocation: 50 homes**

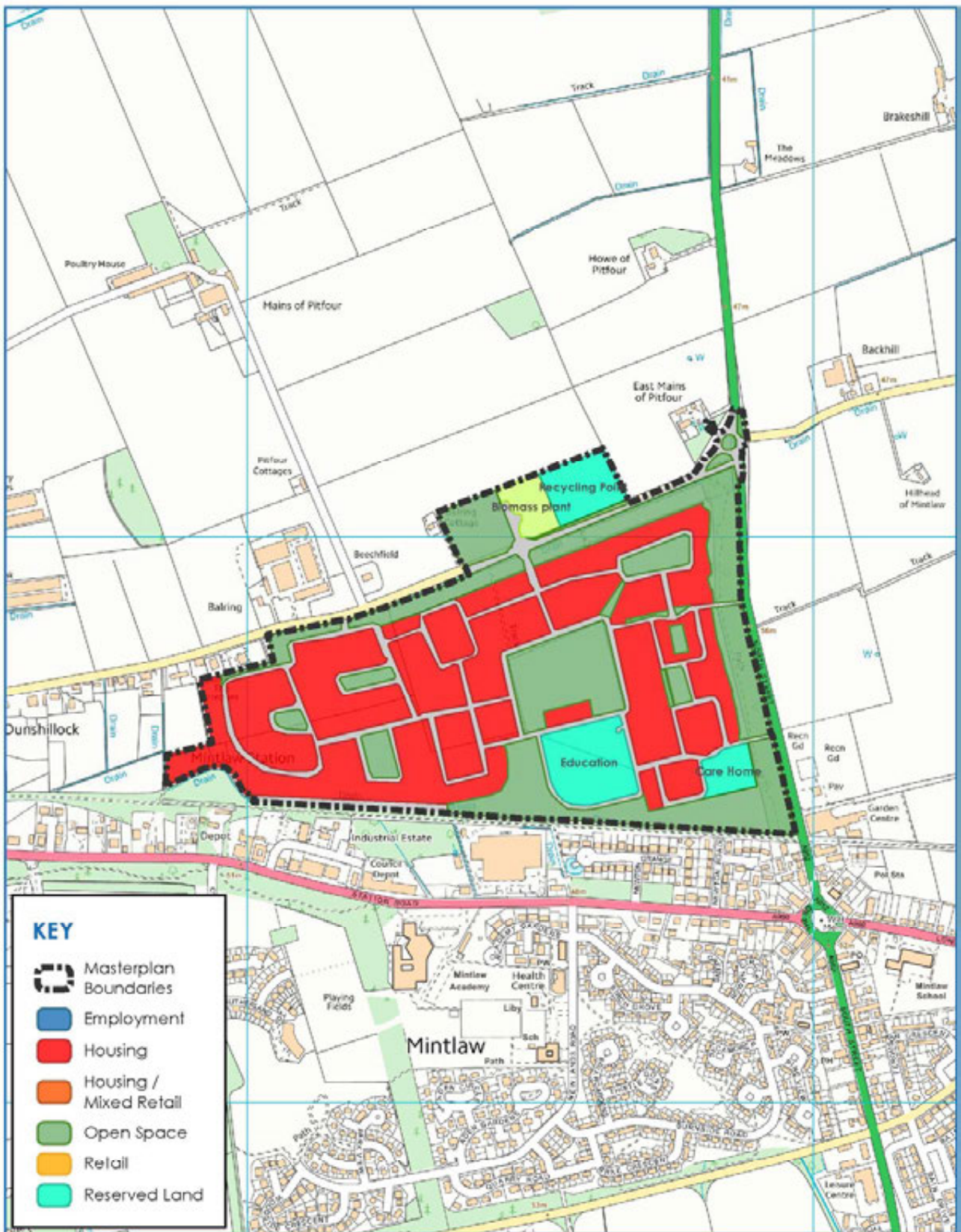
This site was previously allocated as EH3 within the 2012 LDP. The site sits immediately to the east of the large mixed-use site OP1. It is required that a masterplan is prepared which covers sites OP1 and OP5 to ensure that the design of both sites complement one another and vehicular and pedestrian connections between the two sites are provided.

Existing woodland which forms the eastern and northern site boundaries should be retained to provide screening between the site and neighbouring land uses and to maintain the existing attractive setting of the site. Pedestrian and cycle links with the core path network and existing housing to the north should be provided to ensure connectivity with the existing settlement. It is expected that 12 affordable homes are provided by the developer, integrated into the design of the development, and a mix of housing types should be provided to meet local need. A flood risk assessment may be required.









Northwoods Masterplan

Mintlaw

Associated Opportunity Sites: OP2

Agreed Date: 09/10/2012

0 125 250 500 m



(c) Crown Copyright. OS Licence No. 0100020767

NEW DEER

Vision

New Deer is a small planned settlement predominantly characterised by ribbon development, particularly along High Street and Auchreddie Road. The church on Fordyce Terrace is a particular landmark. The settlement is located on the south side of a hill and is surrounded by undulating agricultural land broken up by pockets of woodland. There are opportunities in New Deer for further development, given the high number of amenities and local services present within the settlement. The settlement has been identified as being suitable for organic growth during the plan period.

Settlement Features

Protected Land	
P1	To conserve the recreation ground, bowling green, playground and tennis courts as local amenities
P2	To conserve the setting of the settlement.
P3	Marks the proposed strategic landscaping for Site OP2.
P4	For education and community uses.
Reserved Land	
R1	For a 2m wide strip of land to allow for a footway link to New Deer Showground.

Services and Infrastructure

- Strategic drainage and water supply: There is capacity at Maud Waste Water Treatment Works, however it is insufficient to treat all sites allocated for both Maud and New Deer. Scottish Water will initiate a growth project, should demand from committed development exceed available capacity.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in New Deer or towards facilities in the wider catchment area at Mintlaw. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in New Deer or towards facilities in the wider catchment area at Mintlaw. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute towards a household waste and recycling centre in New Deer, or Mintlaw.
- Health facilities: All development must contribute towards the reconfiguration of the Central Buchan Practice in New Pitsligo.

Allocated Sites

OP1: Land at Fordyce Road	Allocation: 35 homes
<p>This site was previously allocated as H1 within the 2012 LDP. It is recommended that access to the site is taken via Fordyce Avenue. Development of the site should seek to provide pedestrian and cycle connections with the neighbouring recreation area to the east, the core path network to the north as well as the wider settlement. Design of the development may also wish to consider allowing for access to the adjacent greenfield land to the north to allow further development or integration to occur in the future.</p>	

It is recommended that existing woodland within the site and along the eastern boundary be retained where possible and integrated into the development design. Housing design should seek to complement existing housing in New Deer in terms of scale and materials used and a mix of housing types should be provided to meet local need. It is expected that 8 affordable homes will be provided by the developer, integrated into the design of the development.

OP2: Land at Auchreddie Road East

Allocation: 7 homes

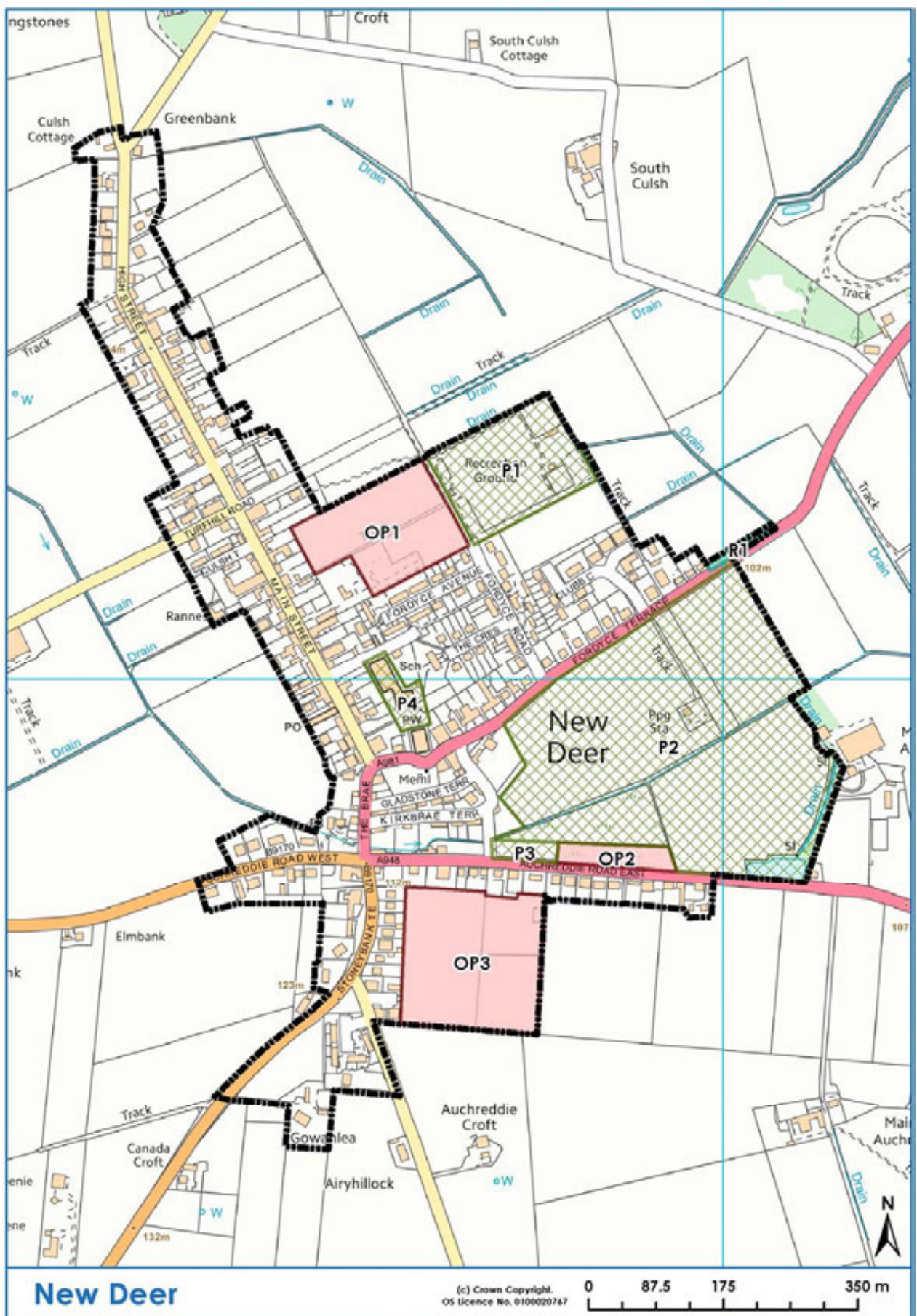
This site was previously allocated as H2 within the 2012 LDP. Planning consent for the site was granted during 2013. Future development of the site should complement existing housing located opposite the site on the A948 which consists of detached properties, each privately accessed via the A948. Design of new housing should respect that of existing properties in terms of scale and materials used. Strategic landscaping will be required along the northern, eastern and western site boundaries to protect the amenity and setting of the village.

OP3: Land at Auchreddie Croft

Allocation: 40 homes

This site was previously allocated as H3 within the 2012 LDP. It is anticipated that the development site would be accessed via Stoneybank Gardens. Due to the sites location on higher ground on the southern edge of the settlement, it is fairly visible from the north and east therefore it is recommended that strategic landscaping is implemented to protect the setting and amenity of New Deer. Boundary treatment along the northern and western site boundaries should also be considered carefully to protect the amenity of existing housing.

Housing design should respect that of existing houses in the village in terms of scale and materials, and a mix of housing types should be provided to meet local need. It is expected that 10 affordable homes will be provided by the developer, integrated in to the design of the development.



NEW LEEDS

Vision

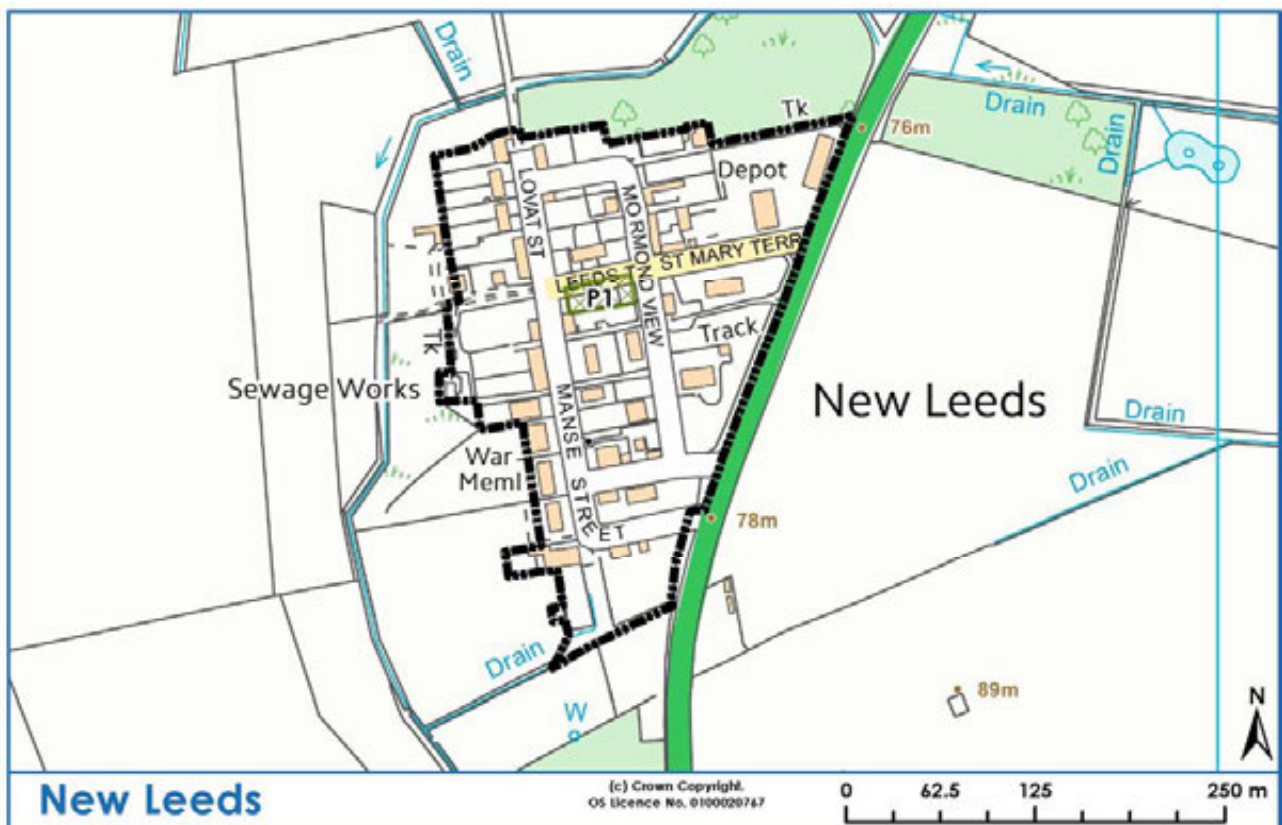
New Leeds is a small planned settlement located to the east of Strichen and this defines its character. New Leeds' remote, rural setting in the context of Aberdeenshire means there is little development pressure. The settlement has been identified for organic growth opportunities during the plan period.

Settlement Features

Protected Land	
P1	To conserve the play area as an amenity for the village.

Service and Infrastructure

- Community facilities: All residential development may be required to contribute towards facilities that serve the community in New Leeds or towards facilities in the wider catchment area at Mintlaw. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in New Leeds or towards facilities in the wider catchment area at Mintlaw. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute towards a household waste and recycling centre in New Leeds or Mintlaw.



NEW PITSLIGO

Vision

New Pitsligo is a small village located in northern Aberdeenshire approximately 10 miles southwest of Fraserburgh. Built primarily in a grid format, New Pitsligo supports a range of local services including shops, small businesses, education and health care facilities.

Development of new housing during the plan period will ensure local housing need is met and existing local services are sustained during the plan period. The settlement has been identified for organic growth opportunities to further support the settlement.

Natural and Historic Environment

The Turclossie Moss Special Area of Conservation (SAC) is located to the north of the settlement, while Cowbog Raised Bogs Local Nature Conservation Site (LNCS) is to the west.

Settlement Features

Protected Land	
P1	To conserve the areas of woodland, bowling green and war memorial as amenities for the village and a significant element of the green network
P2	To conserve the play area and open space for amenity purposes.
P3	To conserve the playing field as a local amenity.
P4	To conserve the playing field and recreation area at New Pitsligo Primary School.

Flood Risk

- Site OP2 is identified by the Scottish Environment Protection Agency (SEPA) as being at risk of flooding. A flood risk assessment may be required.

Services and Infrastructure

- Strategic drainage and water supply: There is currently limited capacity at New Pitsligo 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 New Pitsligo or towards facilities in the wider catchment area at Fraserburgh. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in New Pitsligo or towards facilities in the wider catchment area at Fraserburgh. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute towards a household waste and recycling centre in New Pitsligo, or Mintlaw.
- Health facilities: All development must contribute towards the reconfiguration of the Central Buchan Practice in New Pitsligo.

Allocated Sites

OP1: Land at Alexander Bell Place	Allocation: 12 homes
--	-----------------------------

This site was previously allocated as EH1 within the 2012 LDP. The site is located on an east-facing slope and development design should take this into consideration and maximise views to the east. It is anticipated that access to the site would be taken from Alexander Bell Place.

Housing design should complement neighbouring properties on Alexander Bell Place in terms of building scale and material and a range of housing types should be provided to meet local need. The local core path network runs to the north of the site and a connection to this is recommended as part of the development design. It is also expected that 3 affordable homes will be provided by the developer, integrated into the design of the development.

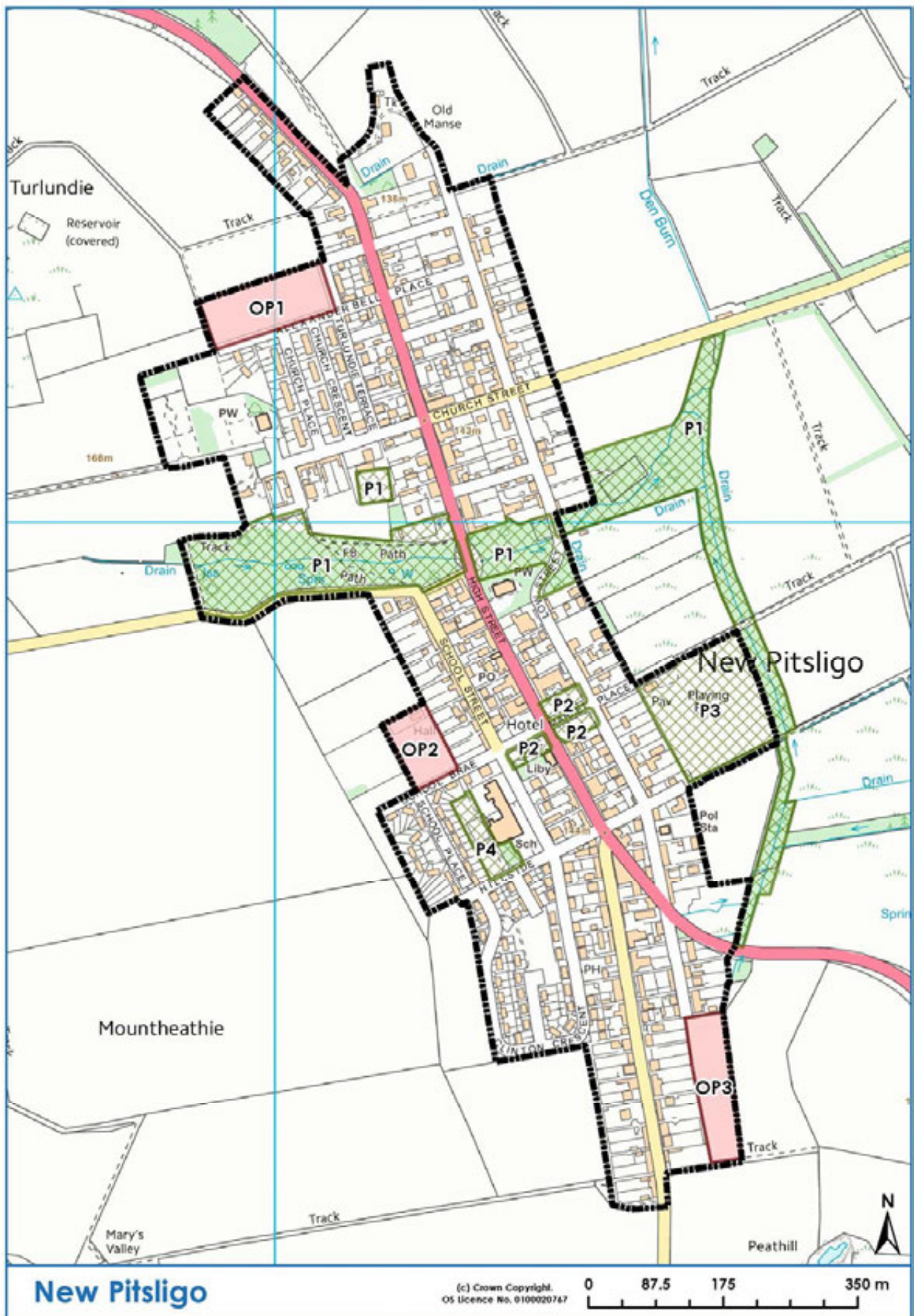
OP2: Land at Denedoch	Allocation: 10 homes
------------------------------	-----------------------------

This site was previously allocated as EH2 within the 2012 LDP. Design of the development should take into account the sloping nature of the site and should seek to maximise views to the east. It is anticipated that access to the site will be taken via School Brae.

New housing should complement neighbouring properties on School Brae, School Street and School Place in terms of scale and design taking into consideration the rural characteristics of the settlement. It is expected that 2 affordable homes will be provided by the developer, integrated into the design of the development. A flood risk assessment may be required.

OP3: Land at Low Street South	Allocation: 10 homes
--------------------------------------	-----------------------------

This site was previously allocated as EH3 within the 2012 LDP. Located on the south-eastern edge of the settlement, it is anticipated that the site would be accessed from Low Street. Development design should be sympathetic towards existing houses in the New Pitsligo, many of which are 1¹/₂ storeys and of a traditional style, built using local materials. It is expected that 2 affordable homes will be provided by the developer, integrated into the design of the development and that a mix of housing types are provided to meet local need.



OLD DEER

Vision

Old Deer serves as a commuter village for the surrounding larger settlements with Peterhead to the east and Fraserburgh to the north. The village of Old Deer and its setting has been designated as a Conservation Area. The character and setting of the village are further enhanced by having Aden Country Park to the east and the South Ugie Water to the North. The quality and diversity of the buildings in the community give it considerable charm and sense of place. The settlement has been identified for organic growth opportunities during the plan period.

Natural and Historic Environment

The Pitfour Lake Local Nature Conservation Site (LNCS) is located to the north of the settlement.

The Old Deer Parish Church and Deer Abbey Scheduled Monuments are located to the east and west of the settlement respectively.

Settlement Features

Protected Land	
P1	To conserve the recreation ground.
P2	To conserve an area of woodland.
Reserved Land	
R1	For a community purpose (cemetery extension).
Other Designations	
CA	Old Deer Conservation Area.

Services and Infrastructure

- Strategic drainage and water supply: There is currently limited capacity at Stuartfield waste water treatment works. A growth project will be initiated 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 Old Deer or towards facilities in the wider catchment area at Mintlaw. 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 Old Deer or towards facilities in the wider catchment area at Mintlaw. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute towards a household waste and recycling centre in Old Deer, or Mintlaw.
- Health facilities: All development must contribute towards an extension of Mintlaw Surgery.

Allocated Sites

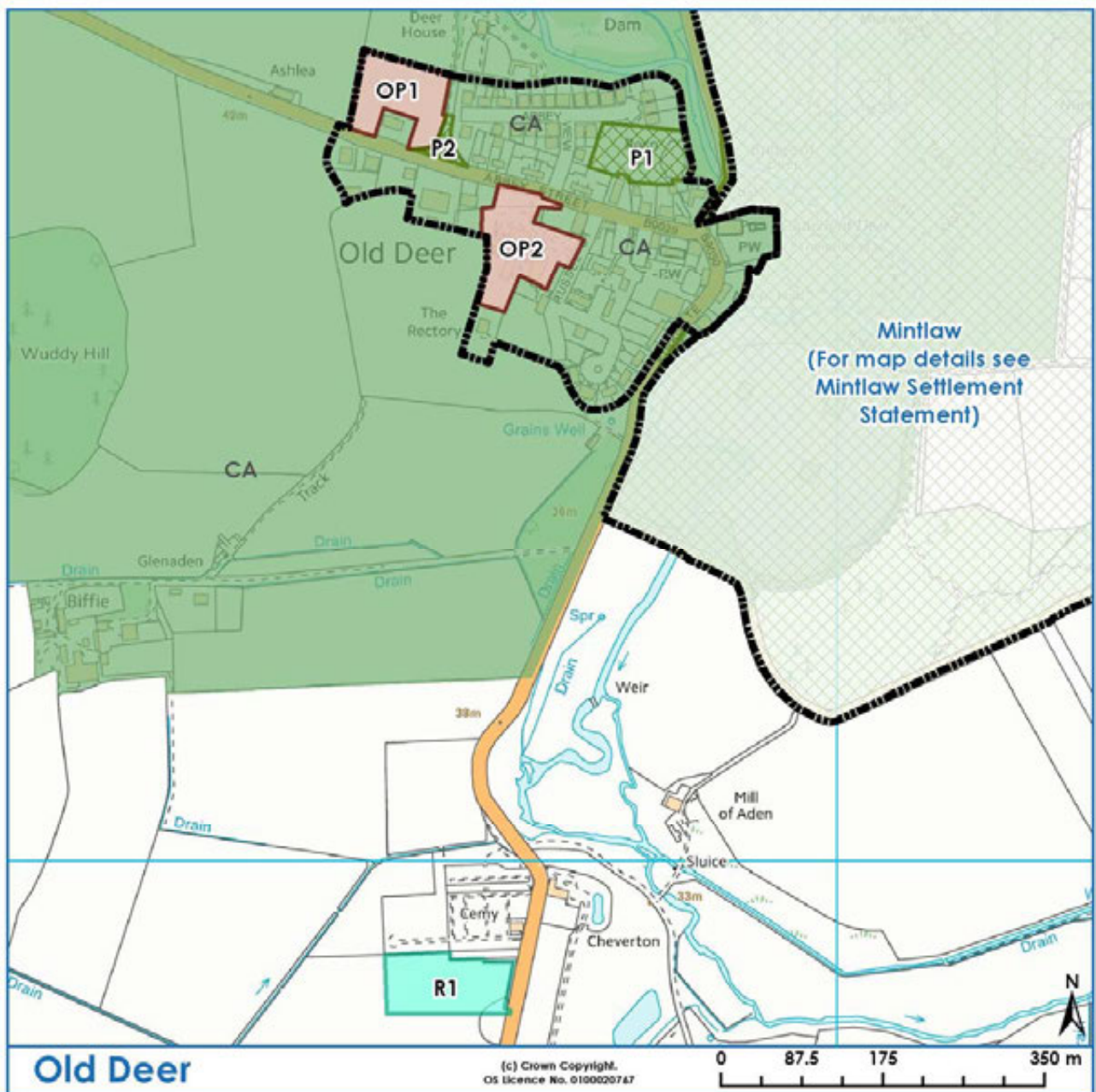
OP1: Land at Abbey Street	Allocation: 10 homes
This site was previously allocated as EH1 within the 2012 LDP. Access to the site should be taken from the southern boundary via the B9029. Located immediately to the west of the existing settlement, the site is visible to those approaching Old Deer from the west therefore strategic landscaping along the western site boundary should be implemented to conserve the attractive rural setting of the village. Design of the development should be sympathetic to existing housing	

styles in Old Deer, which includes both traditional and modern architectural styles. Future provision of a pedestrian connection to the adjacent core path should also be considered. It is expected that 2 affordable homes be provided by the developer.

OP2: St Drostans Eventide Home

Allocation: 17 homes

This is a brownfield site with planning consent for 17 homes. The site was formerly used as the St Drostans Eventide Home. Development of the site should provide a mix of housing types to meet local need and future housing design should complement that of existing housing in Old Deer. Access to the site should be taken via the existing access off Russell Street.



PETERHEAD

Vision

Peterhead is one of Aberdeenshire’s main service and employment centres and is located within the regeneration priority area. As the northern gateway of the Energetica area, Peterhead represents one of Aberdeenshire’s strategic locations in terms of the energy and oil and gas sectors. It has the potential to develop further as a high quality lifestyle, leisure and global business location. There is demand and opportunities in Peterhead for future development given the generally flat nature of the land and connectivity through the A90. Peterhead offers many different services including shops, schools and community facilities and the town has three conservation areas. The fishing industry remains an important employer in the town alongside the oil and gas sector. A significant area of land to the south of Peterhead is reserved for future energy development of national importance.

Natural and Historic Environment

There are a number of environmental designations surrounding Peterhead including Rattray Head to Peterhead Local Nature Conservation Site (LNCS) to the north, Stirling Hill Local Nature Conservation Site (LNCS) to the southwest and Buchan Ness To Collieston Coast Special Protection Area (SPA) to the south.

There are 5 scheduled monuments in and around Peterhead; one within the settlement boundary immediately north of Peterhead Bay and four to the northwest of the settlement around Inverugie.

Settlement Features

Protected Land	
P1	To conserve the green network of Peterhead and local amenity, Collieburn Park and play areas, and the setting of Peterhead.
P2	To conserve Dales Park and its setting.
P3	To provide strategic landscaping for site OP1.
P4	To conserve areas of tree belt.
P5	Forms part of Peterhead Power Station.
P6	To conserve the playing fields.
P7	For private residential school.
P8	For education and community uses.
P9	For port related activities.
P10	For education and community uses.
Reserved Land	
R1	For sport and recreation uses.
R2	For development related to Peterhead Power Station, Carbon Capture and Storage, a possible landfall for a potential international North Sea interconnector, onshore connections to support offshore renewable energy, and major energy developments as set out in National Planning Framework 3. 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.
Other Designations	
TC	Peterhead town centre.
CA1	Peterhead Central Conservation Area.
CA2	Buchanhaven Conservation Area.

CA3	Roanheads Conservation Area.
BUS1 - BUS3	Safeguarded for employment uses.

Flood Risk

- Peterhead is in an area identified by the Scottish Environment Protection Agency (SEPA) as an area potentially vulnerable to flooding.
- Parts of sites OP1, OP2, OP3, OP4, OP5, OP6, OP7, R2, CC1, P7 and BUS3 are located on or adjacent to 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 may be required to accompany any future development proposals and/or an appropriate buffer strip required adjacent to the watercourse.

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: Local mains reinforcement is required.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Peterhead. 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 Peterhead. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute towards a household waste and recycling centre in Peterhead.
- Health facilities: All development must contribute towards a new health centre in Peterhead.
- Open space: Open space contributions should include allotments, two full size grass pitches and associated pavilion footpath and cycleway linkages to Peterhead, the Formartine and Buchan Way and national coastal path. Strategic landscaping should make use of opportunities to connect areas of woodland to create a habitat network around the River Ugie Park, Collieburn and Dales Parks.

Allocated Sites

OP1: Inverugie Meadows	Allocation: 1265 homes, community facilities and 4ha employment land
<p>This site was previously allocated as M1 within the 2012 LDP. A development framework for the site has been agreed with the Council and a masterplan will also be required to be agreed prior to commencement of the development. Provision of land for a health centre may be required as part of the development, as well as significant alterations to the A90 to provide vehicular access on to the site. At least two pedestrian / cycle crossings of the trunk road (A90) are required to connect the site with the wider settlement to the east. The detailed design of these will need to demonstrate that they will provide safe and convenient routes that will be attractive to users. It is recommended that one of which links with the Buchan and Formartine Way. The site masterplan should also take into consideration the existing core path network, in particular the core path</p>	

which forms the eastern site boundary. Appropriate pedestrian and cycle connections should be provided. Strategic landscaping should be considered along the site boundaries to reduce the landscape and visual impact of the development. It is expected that 316 affordable homes will be provided by the developer, integrated into the design of the development. The developer should also provide a range of housing types to meet local need.

Design of the development should take into consideration the undulating topography of the site, existing properties located adjacent to the site, watercourses and drainage ditches and existing woodland areas. A flood risk assessment and buffer strip may be required.

OP2: Wester Clerkhill

Allocation: 250 homes

This site was previously allocated as H1 within the 2012 LDP. A masterplan which covers OP2 and OP5 immediately to the north has been agreed with the Council. Development of the site should ensure pedestrian and cycle links with the core path to the northeast of the site and neighbouring residential and recreational areas are provided to promote active travel and connectivity with the wider settlement. Design of the development must also take into consideration the two telecommunications masts located along the northern boundary of the site and not impact upon their operation.

It is expected that 62 affordable homes will be provided by the developer, integrated into the design of the development. A flood risk assessment and buffer strip may be required.

OP3: Land at West Road

Allocation: 225 homes

This site was previously allocated as EH1 within the 2012 LDP. Design of the development should take into consideration surrounding land uses including the Buchan and Formartine Way which forms the northern site boundary, new housing to the north and south and the large supermarket to the east. Pedestrian and cycle connections with these wider areas and the core paths which forms the northern, southern and western site boundaries should be integrated into the development design. There is a watercourse which flows through the north of the site from east to west. A flood risk assessment and buffer strip may be required.

Housing design should take into consideration the scale and materials used in the neighbouring residential developments to the north and south and a mix of housing types should be provided to meet local need. It is expected that 56 affordable homes will be provided by the developer integrated into the design of the development.

OP4: Land at Richmond Farm

Allocation: 130 homes

This site was previously allocated as EH2 in the 2012 LDP. This is a committed site which is currently under construction. A Flood Risk Assessment may be required.

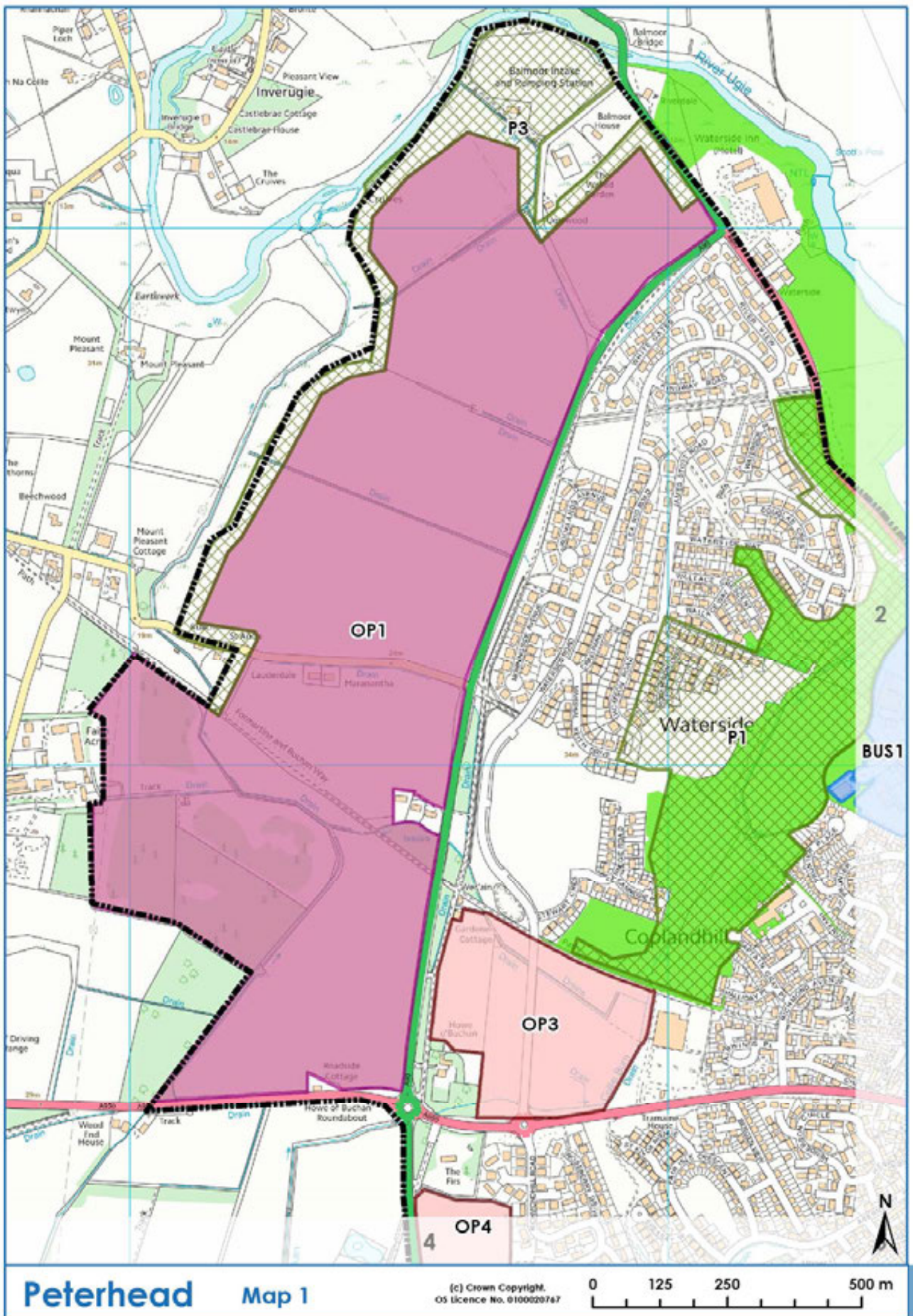
OP5: Wester Clerkhill

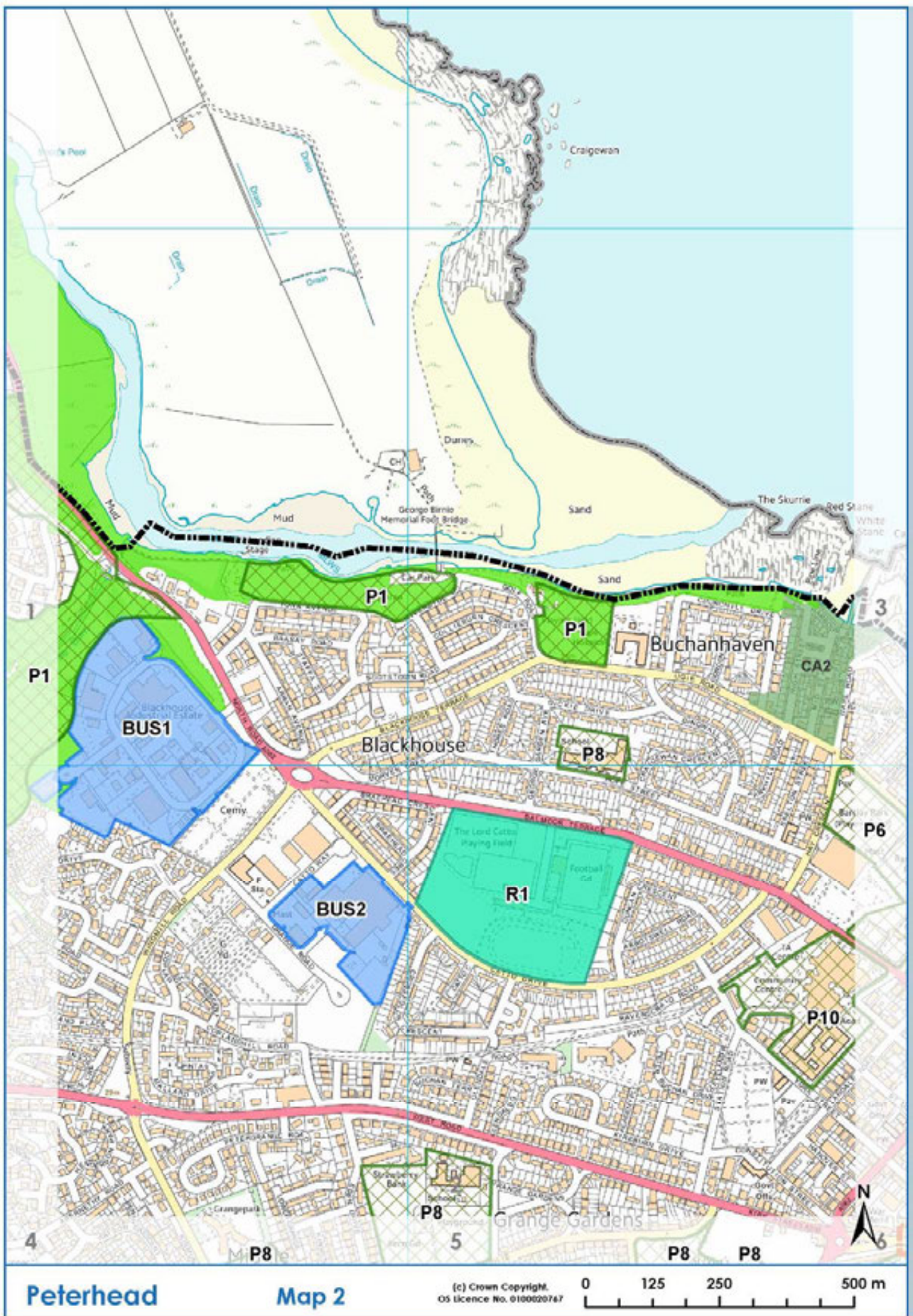
Allocation: 185 homes

This site was previously allocated as EH3 within the 2012 LDP. A masterplan which covers OP5 and OP2 immediately to the south has been agreed with the Council. This is a committed site currently under construction, which is being brought forward in phases. A Flood Risk Assessment may be required.

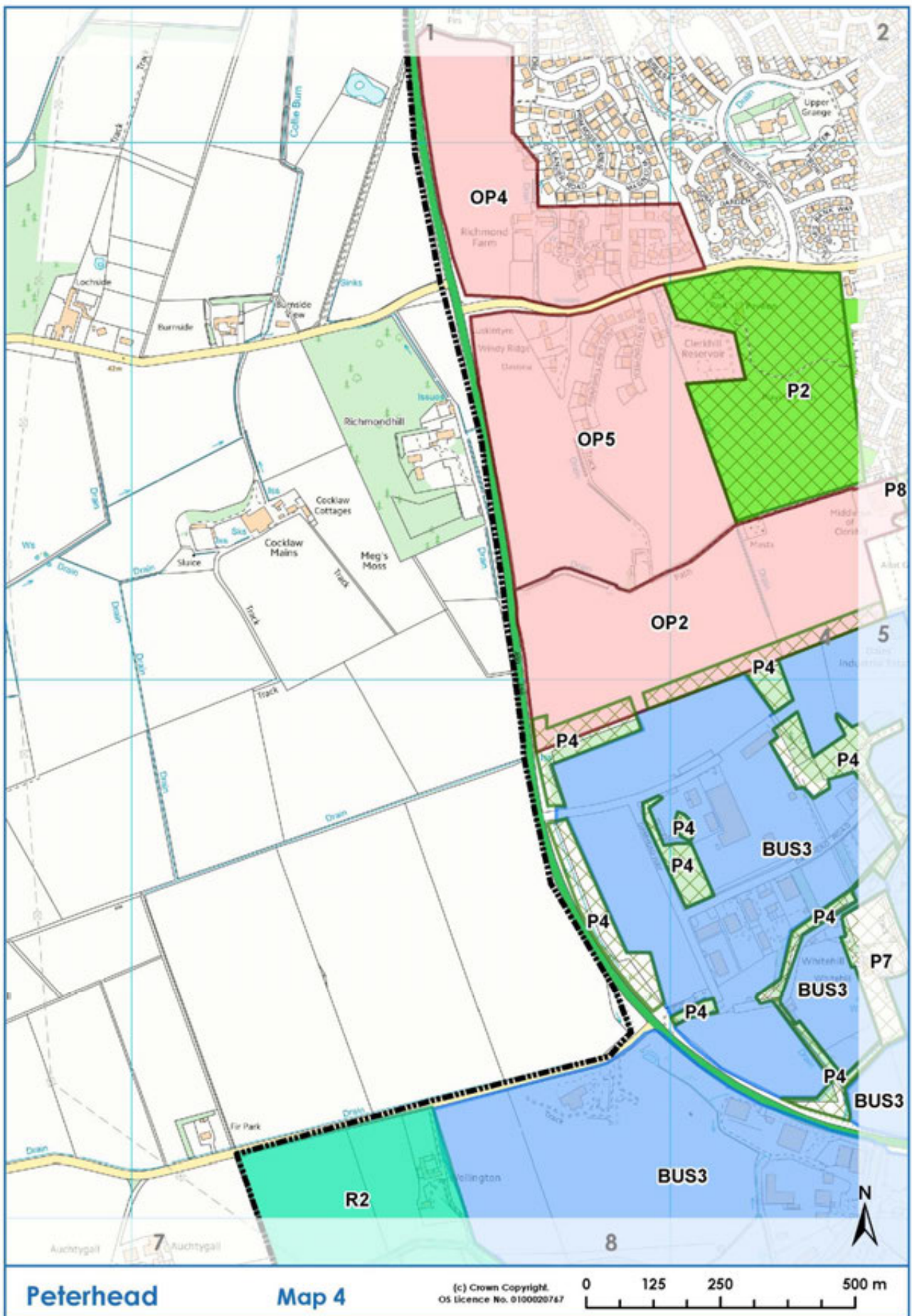
OP6: Land at Wellbank	Allocation: 16ha employment land
<p>This site was previously allocated as E1 within the 2012 LDP. This is a committed site which has been partially developed. A Flood Risk Assessment may be required.</p>	

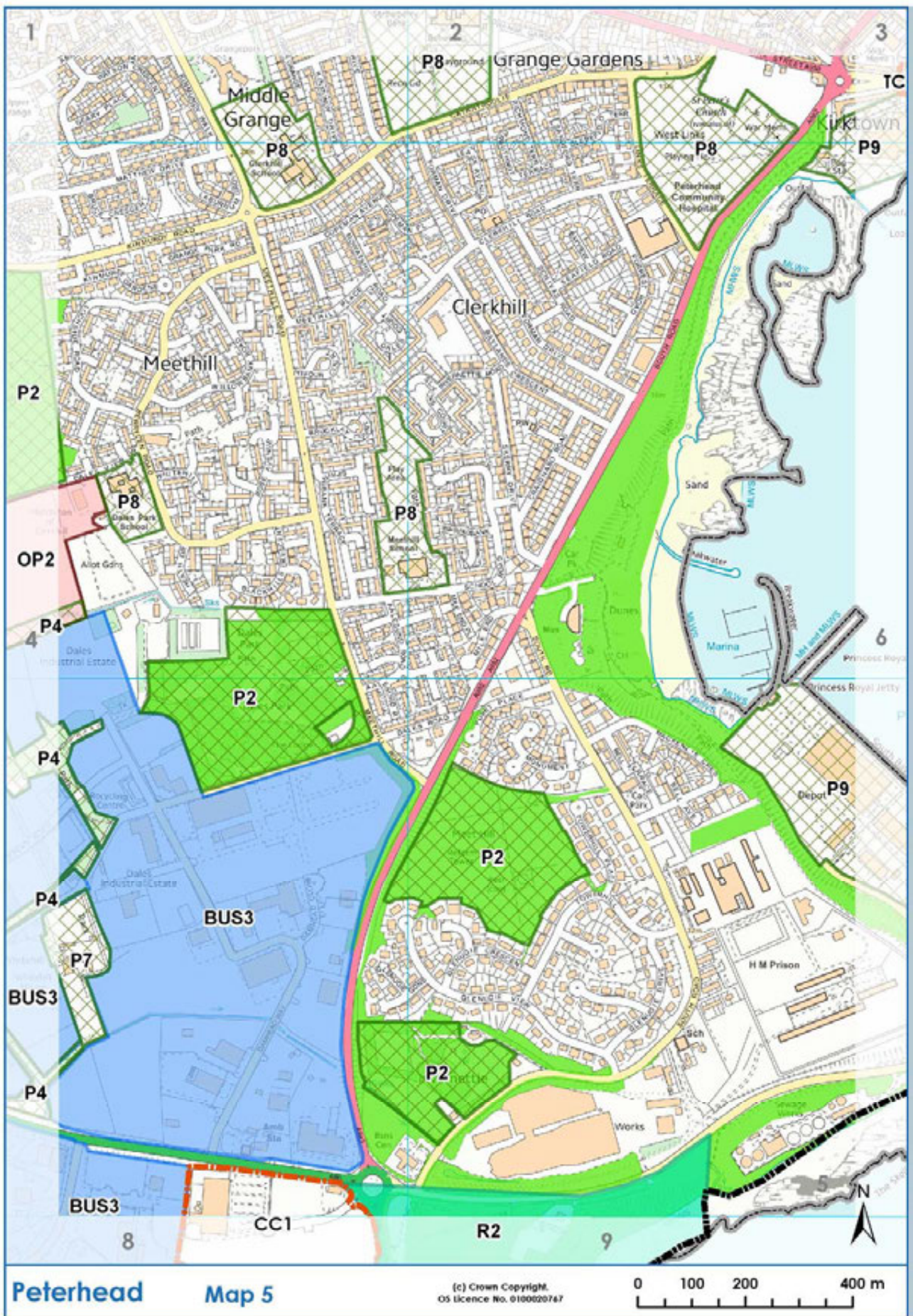
CC1: Upperton Industrial Estate	Allocation: 9.5ha Commercial Centre
<p>This site is designated as an alternative commercial centre for large format stores in Peterhead (including potential development of a supermarket). This is a committed site which has been partially developed.</p>	



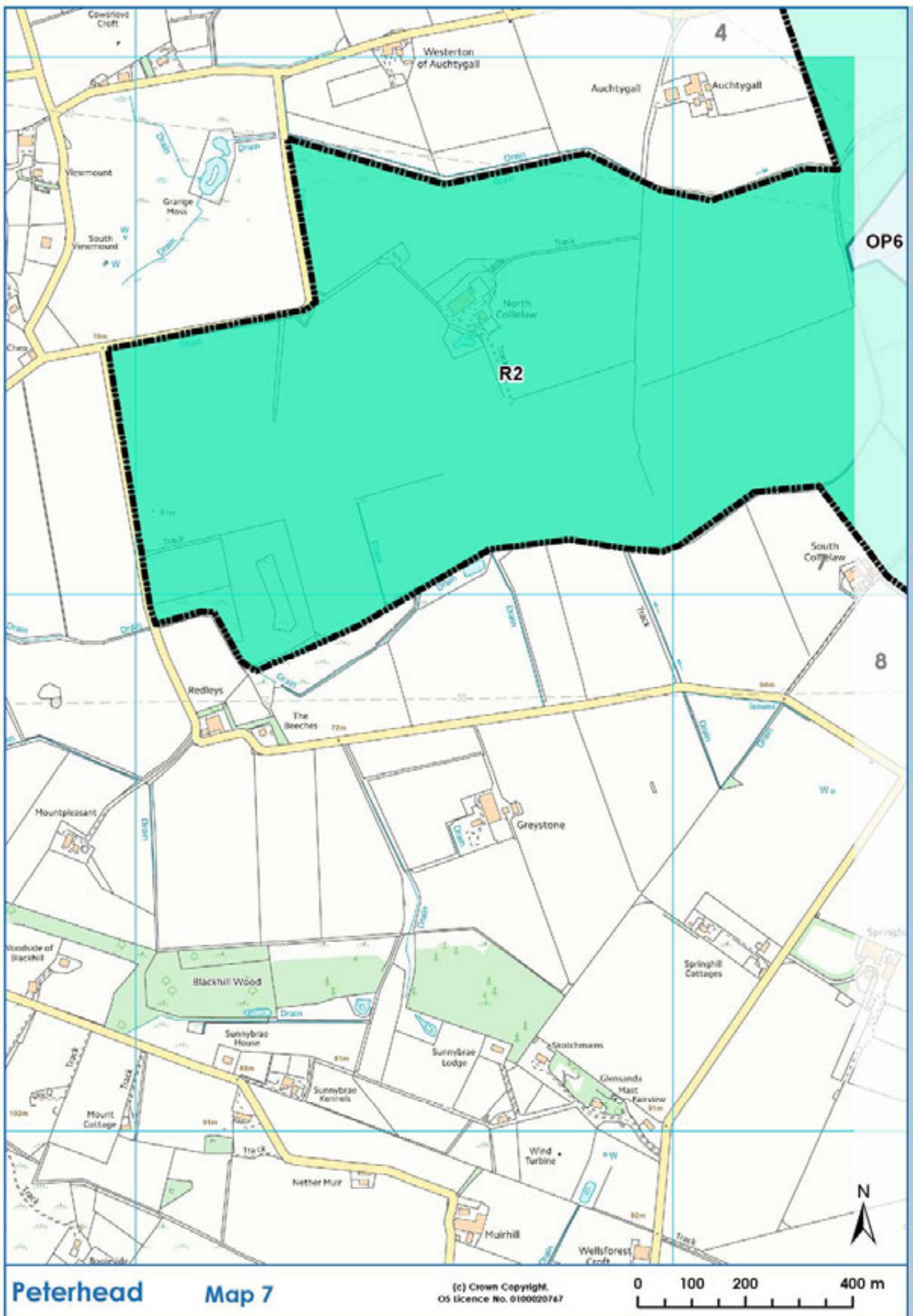


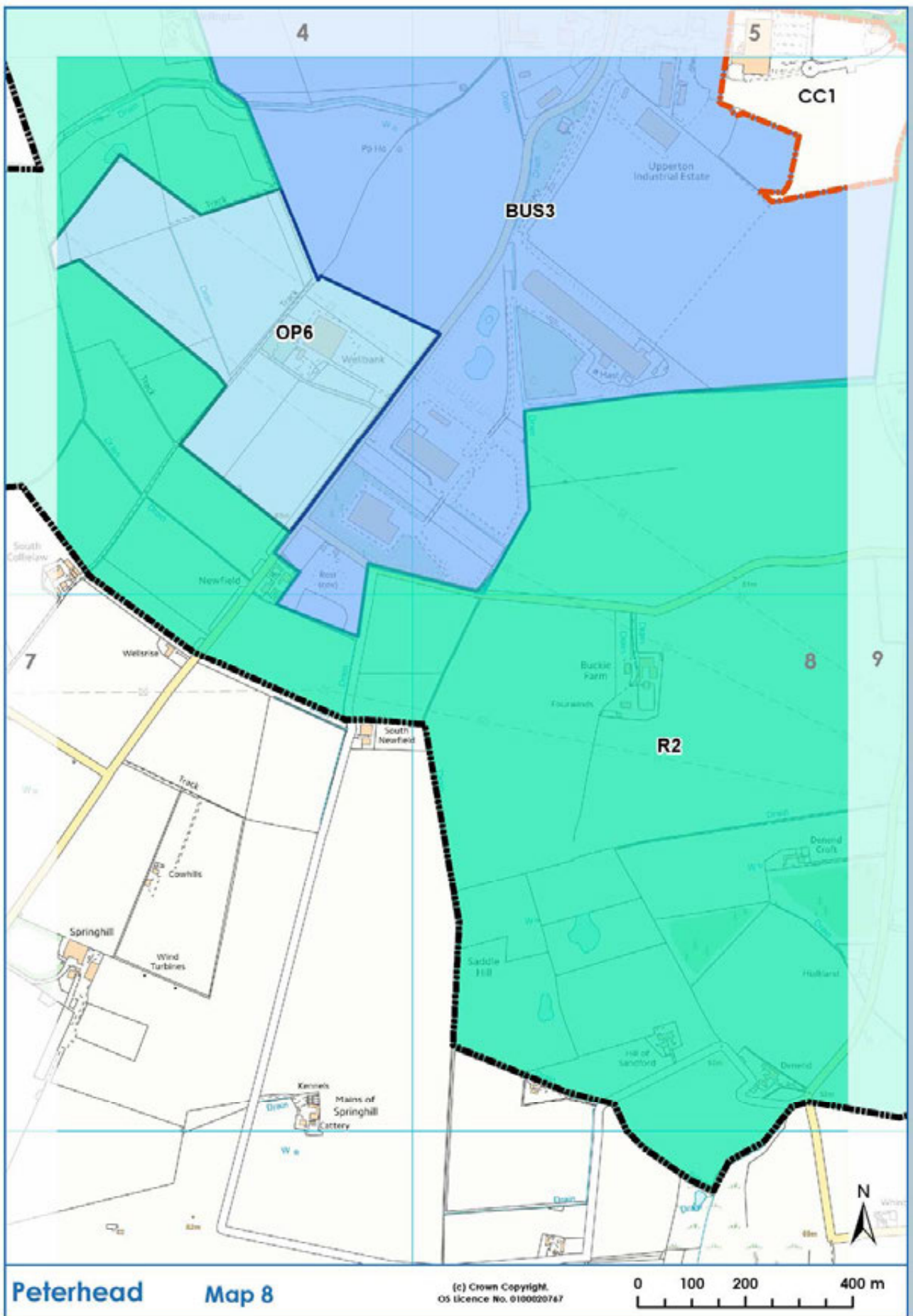


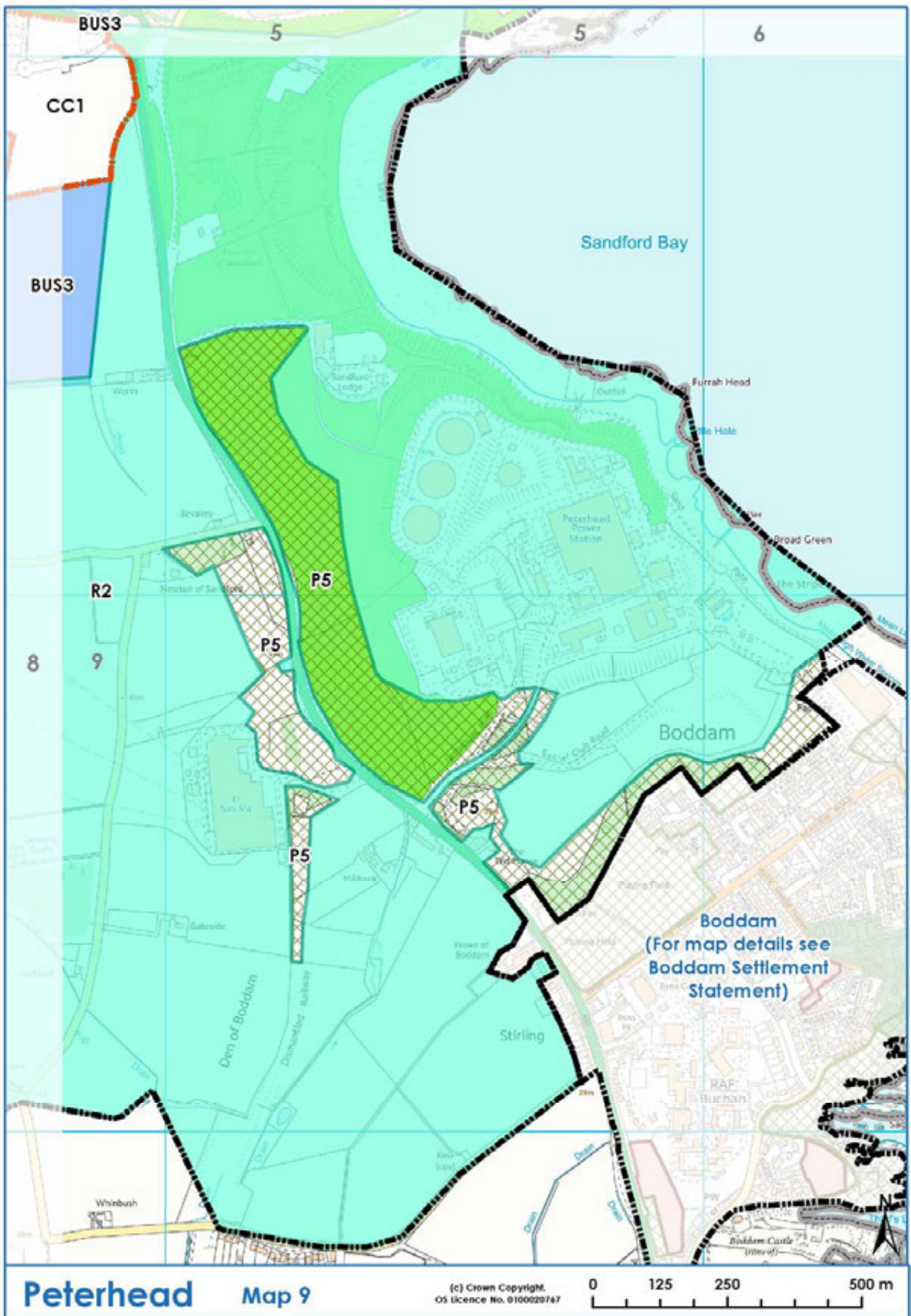


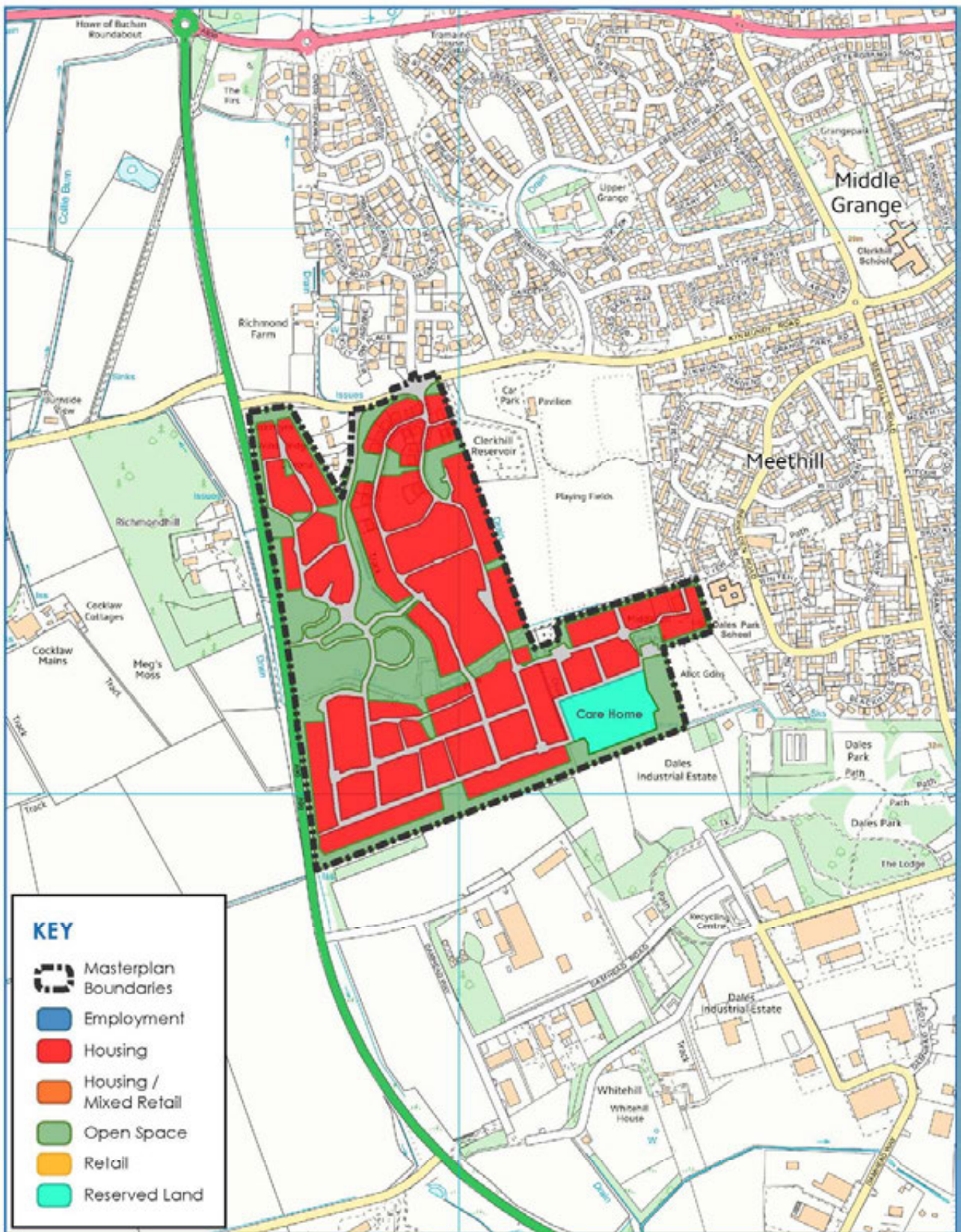












Wester Clerkhill Masterplan

Peterhead

Associated Opportunity Sites: OP2 & OP5

Agreed Date: 26/02/2013

0 125 250 500 m

(c) Crown Copyright. OS Licence No. 0100020767



RORA

Vision

Located within the regeneration priority area, Rora is a dispersed rural community which is situated to the north of the River Ugie and acts as a commuter village to Peterhead, 5.8km away. It has a small village hall located near the heart of the settlement. Rora is characterised by the horizontal parallel nature of the streets with one major vertical street running through the settlement. The settlement has been identified for organic growth opportunities to support the local primary school roll.

Natural and Historic Environment

The Rora Moss Site of Special Scientific Interest (SSSI) and Local Nature Conservation Site (LNCS) are located to the northwest of the settlement.

Settlement Features

Protected Land	
P1	Protected to provide land for a public park.

Oil and Gas Pipelines

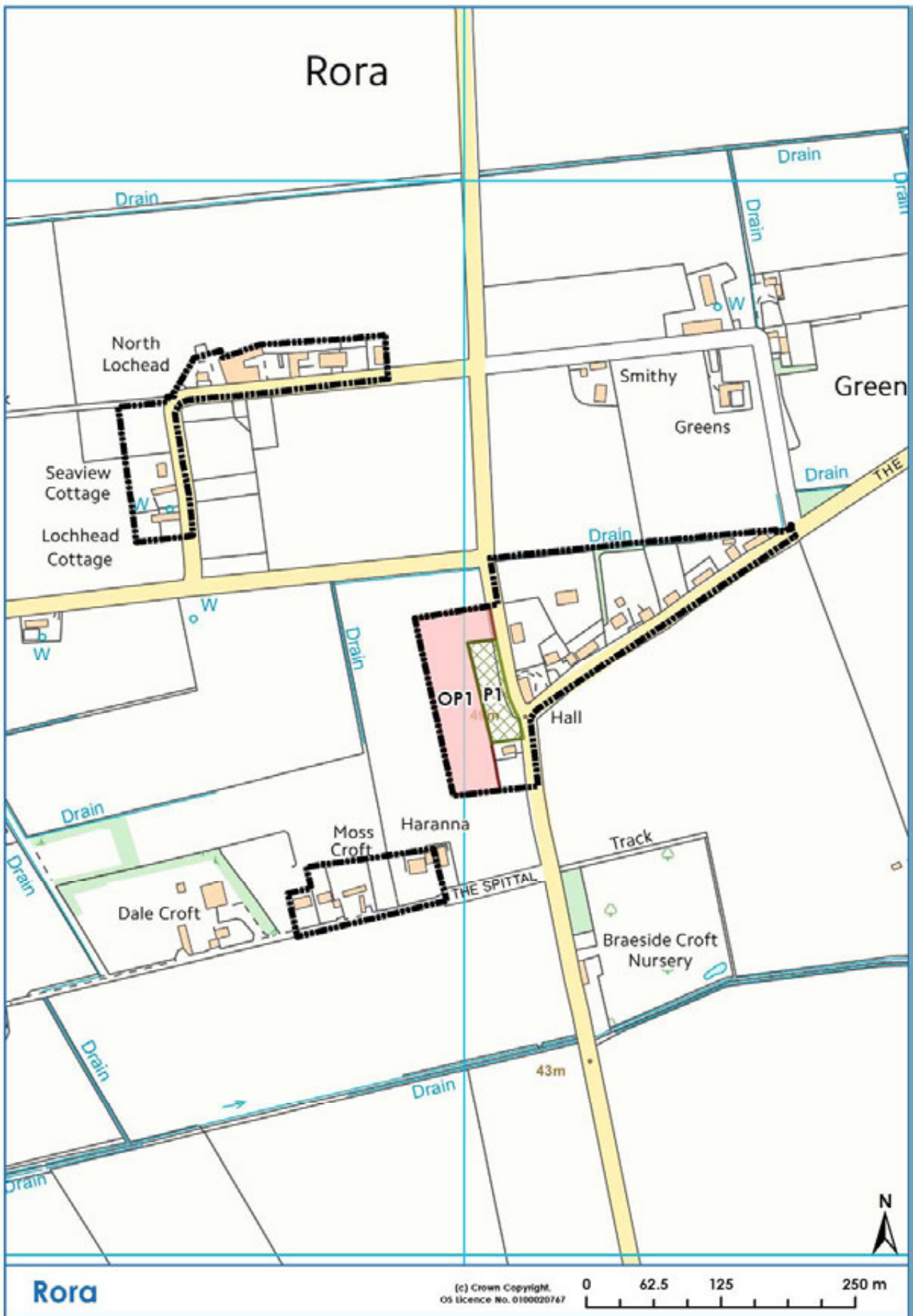
- Part of the settlement is within the Health and Safety Executive (HSE) consultation distance associated with one or more oil or gas pipelines in the vicinity. Developments within this distance must comply with Policy P4: Hazardous and potentially polluting developments and contaminated land, and with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

Services and Infrastructure

- Strategic drainage and water supply: No public wastewater treatment available.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Rora or towards facilities in the wider catchment area at Peterhead. 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 Rora or towards facilities in the wider catchment area at Peterhead. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute towards a household waste and recycling centre in Rora or Mintlaw.
- Health facilities: All development must contribute towards a new health centre in Peterhead.
- Open space: Open space contributions towards a public park (marked as P1) may be required.

Allocated Sites

OP1: Land at The Park	Allocation: 6 homes
This site was previously allocated as H1 within the 2012 LDP. The site is located centrally within the dispersed settlement of Rora, close to the local hall. Housing design should respect that of existing houses in the village which are generally detached properties of 1 and 1½ storeys and of a traditional style. It is expected that 1 affordable home will be provided by the developer, integrated into the design of the development.	



ST COMBS

Vision

St Combs is a quiet coastal village located 9km southeast of Fraserburgh surrounded by undulating agricultural land. Although a former fishing village, the fishing and shellfish industries declined following the closure of the St Combs to Fraserburgh Light Railway line in the 1960's. Located within the regeneration priority area, St Combs grew significantly in its early years and is characterised by rows of dwellings generally of 1 and 1½ storeys in height. However recent years have seen very little new development, possibly due to its isolated location away from the main road network. Opportunities are provided within St Combs for future development across two allocated sites to make best use of the existing infrastructure. The settlement has also been identified for organic growth opportunities to support the primary school roll.

Natural and Historic Environment

The Strathbeg to Rattray Local Nature Conservation Site (LNCS) is located to the southeast of the settlement, while Cairnbulg to St Combs LNCS and the Cairnbulg to St Combs Coast Site of Special Scientific Interest (SSSI) are located to the east.

The St Columba's Church scheduled monument is located immediately to the east of the settlement.

Settlement Features

Protected Land	
P1	To conserve the setting of the settlement and site of community hall.
P2	Marks the proposed strategic landscaping required for site OP1.
P3	For education and community uses.

Flood Risk

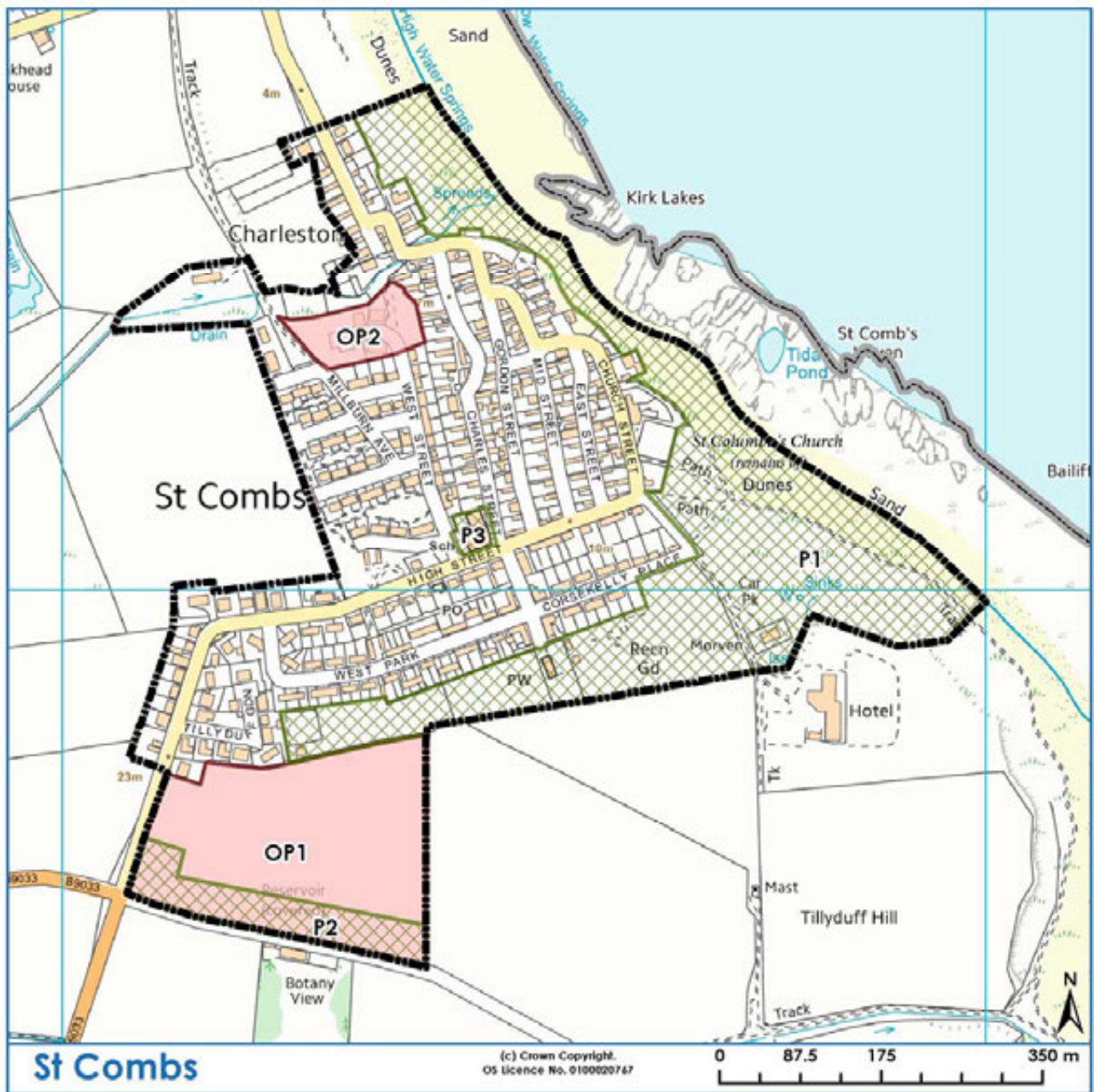
- A small watercourse is adjacent to the site and properties downstream from OP2 may be at risk from fluvial and coastal flooding issues. A flood risk assessment may be required.

Services and Infrastructure

- Community facilities: All residential development may be required to contribute towards facilities that serve the community in St Combs or towards facilities in the wider catchment area at Fraserburgh. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in St Combs or towards facilities in the wider catchment area at Fraserburgh. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute towards a household waste and recycling centre in St Combs, or Fraserburgh.
- Open space: Open space contributions towards strategic landscaping to the south of the settlement and a footpath and cycleway into the settlement and school may be required.

Allocated Sites

OP1: Land at Botany View	Allocation: 40 homes
<p>This site was previously allocated as H1 within the 2012 LDP. The site is located immediately to the south of St Combs on the approach road from the south, and consequently strategic landscaping will be required along the southern and western site boundaries to protect the setting of the village.</p> <p>Housing design should be sympathetic to the existing character of the settlement which consists of both detached modern housing and traditional cottages which formed the original fishing village. It is expected that 10 affordable homes will be provided on site by the developer, integrated into the design of the development.</p>	
OP2: Land at Millburn Avenue	Allocation: 7 homes
<p>This site was previously allocated as EH1 within the 2012 LDP. The site is being developed on a plot by plot basis with 5 of the plots already developed. The development of the remaining 2 plots should be sympathetic to the design of the existing housing. A flood risk assessment may be required.</p>	



ST FERGUS

Vision

Located within the regeneration priority area, St Fergus serves as a commuter village to Peterhead as well as to the St Fergus Gas Terminal. There is a range of facilities within the settlement which include a shop and a primary school. St Fergus has developed alongside the A90 and this, as well as a need to keep separation from St Fergus Gas Terminal, acts as an eastern boundary to the village preventing further development to the south eastern edge of the settlement.

Future development in St Fergus should seek to provide a range of housing types within the regeneration priority area and sustain existing local services. The settlement has been identified for organic growth opportunities to support the primary school roll.

Natural and Historic Environment

The Rattray Head to Peterhead Local Nature Conservation Site (LNCS) is located to the east of the settlement.

Settlement Features

<i>Protected Land</i>	
P1	As part of the exclusion zone for the St Fergus Gas Terminal.
P2	To conserve the recreation ground, woodland and setting of the settlement.
P3	For education and recreation uses.

Oil and Gas Pipelines

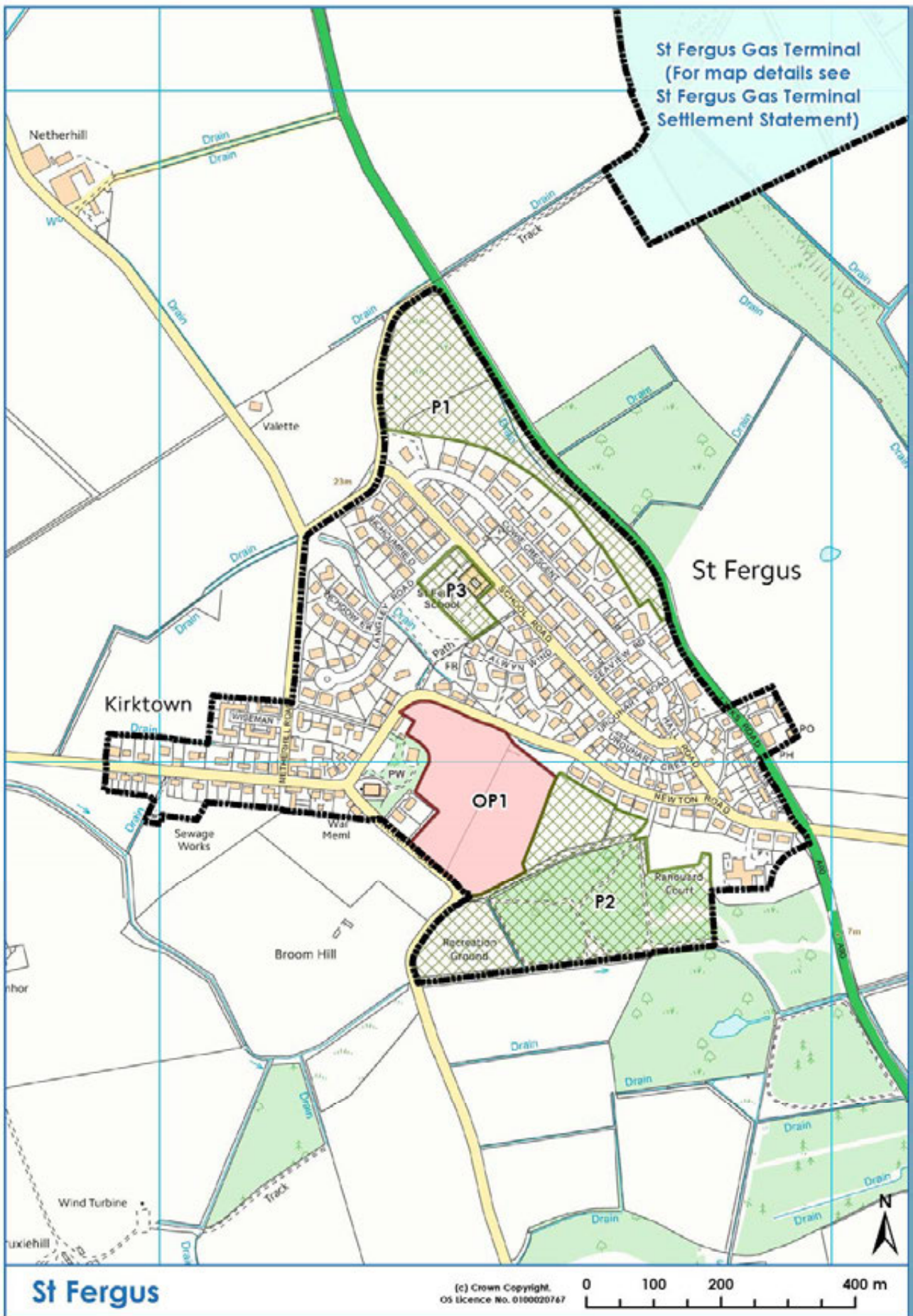
- Part of the settlement is within the Health and Safety Executive (HSE) consultation distance associated with one or more oil or gas pipelines in the vicinity. Developments within this distance must comply with Policy P4: Hazardous and potentially polluting developments and contaminated land, and with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

Services and Infrastructure

- Community facilities: All residential development may be required to contribute towards facilities that serve the community in St Fergus or towards facilities in the wider catchment area at Peterhead. 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 Fergus or towards facilities in the wider catchment area at Peterhead. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute towards a household waste and recycling centre in St Fergus, or Peterhead.
- Open space: Contributions towards new community woodland planting to connect existing areas of woodland in and around the settlement may be required.

Allocated Sites

OP1: South of Newton Road	Allocation: 55 homes
<p>This site was previously allocated as H1 in the 2012 LDP. Access to the site can be taken via Newton Road. Due to the scale of the site, a masterplan will be required. Design of development should take into account the east facing nature of the site and maximise views to the east towards the coast. The masterplan will also need to address connectivity between the site and neighbouring properties to the north. Permeability through the site allowing linkages between the recreational ground to the south, the rest of the settlement and the local core path network will also be important.</p> <p>The developer will be expected to provide 13 affordable homes, integrated into the design of the development. The developer should also provide a mix of housing types to meet local need.</p>	



ST FERGUS GAS TERMINAL

Vision

Situated between Peterhead and Fraserburgh, St Fergus Gas Terminal opened in 1977. The terminal's strategic location in the northeast has meant it has and continues to play a key role within the UK's gas industry. Any future development should be oil and gas related and contribute towards employment within the regeneration priority area.

Natural and Historic Environment

The Rattray Head to Peterhead Local Nature Conservation Site (LNCS) is located to the east of the terminal.

Settlement Features

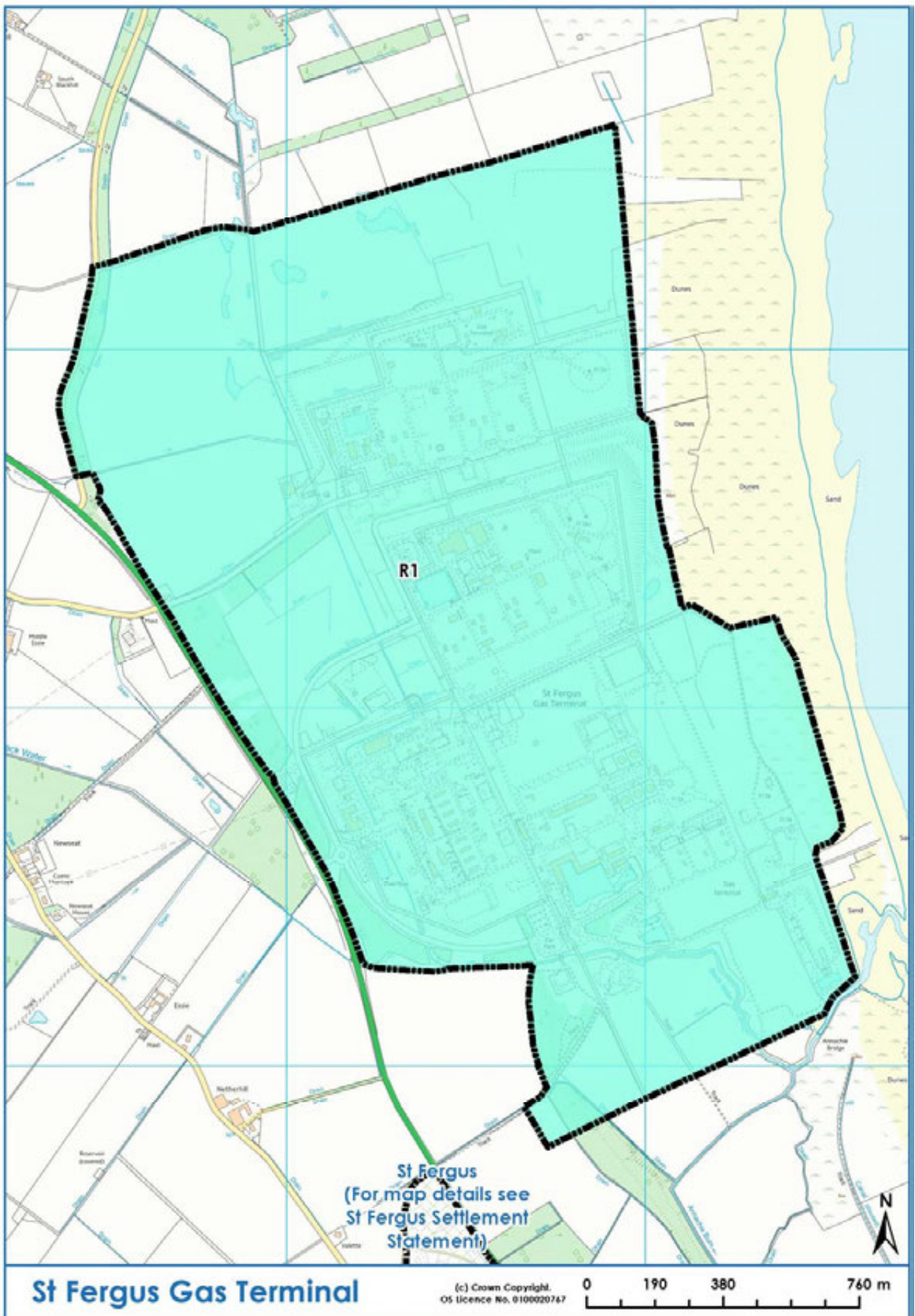
<i>Reserved Land</i>	
R1	For major oil and gas related development within St Fergus Gas Terminal.

Flood Risk

- Part of site R1 lies within the Scottish Environment Protection Agency's (SEPA) indicative 1 in 200 year flood risk area. A detailed flood risk assessment will be required to accompany any future development proposals for this site and adequate buffer strips will be required adjacent to existing watercourses.

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".



STRICHEN

Vision

Strichen serves both as a service centre for the surrounding area and as a commuter settlement to Fraserburgh and Peterhead. The town has a mixture of services including shops (including a butchers), a post office, pharmacy, bowling green and a primary school. Strichen sits within a valley formed by the North Ugie Water and four small hills, including Mormond Hill, and was developed as a planned settlement. It is largely covered by a conservation area designation and it will be a significant challenge to ensure that new development does not detract from the existing character and setting of the village. Due to the setting of Strichen within the river valley, there are limited opportunities for future development despite modest demand. However the settlement includes four housing allocations for the plan period designed to sustain community facilities. Organic growth of the settlement will also be permitted during the plan period.

Settlement Features

Protected Land	
P1	To conserve the North Ugie water as a significant part of the setting of Strichen.
P2	To conserve the Market Stance for amenity purposes.
P3	To conserve Newton Wood as a local amenity
P4	For education and community uses.
Other Designations	
CA	Strichen conservation area.

Flood Risk

- A small watercourse runs through site OP1. A flood risk assessment has been undertaken and has identified that 28 units can be constructed on site and an appropriate buffer strip will be required adjacent to the existing watercourse.
- Part of site OP4 is located adjacent to the Scottish Environment Protection Agency's indicative 1 in 200 year flood risk area. A flood risk assessment may be required.

Services and Infrastructure

- Strategic drainage and water supply: There is limited capacity at Strichen 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 Strichen or towards facilities in the wider catchment area at Mintlaw or Fraserburgh. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Strichen or towards facilities in the wider catchment area at Mintlaw or Fraserburgh. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute towards a household waste and recycling centre in Strichen, or Mintlaw.
- Health facilities: All development must contribute towards the reconfiguration of the Central Buchan Practice in New Pitsligo.
- Open space: Contributions towards open space within the settlement may be required.

Allocated Sites

OP1: Land at Burnshangie	Allocation: 28 homes
---------------------------------	-----------------------------

This site was previously allocated as H1 within the 2012 LDP for 50 homes. This allocation has subsequently been reduced due to flooding issues identified within the western section of the site. It is anticipated that access to the site will be taken via the B9093 to the south with links north to Mormond Place. The layout of the development should incorporate pedestrian and cycle links with the Formartine and Buchan Way core path, which runs to the south of the site along the disused railway, and also with the wider settlement including recreational land and the local school to the west. Strategic landscaping should be implemented as part of the design of the development to minimise the visual impact on neighbouring properties and from the local road network. It is expected that 7 affordable homes will be provided by the developer, integrated into the design of the development. A flood risk assessment and buffer strip may be required.

OP2: Hospital Brae	Allocation: 22 homes
---------------------------	-----------------------------

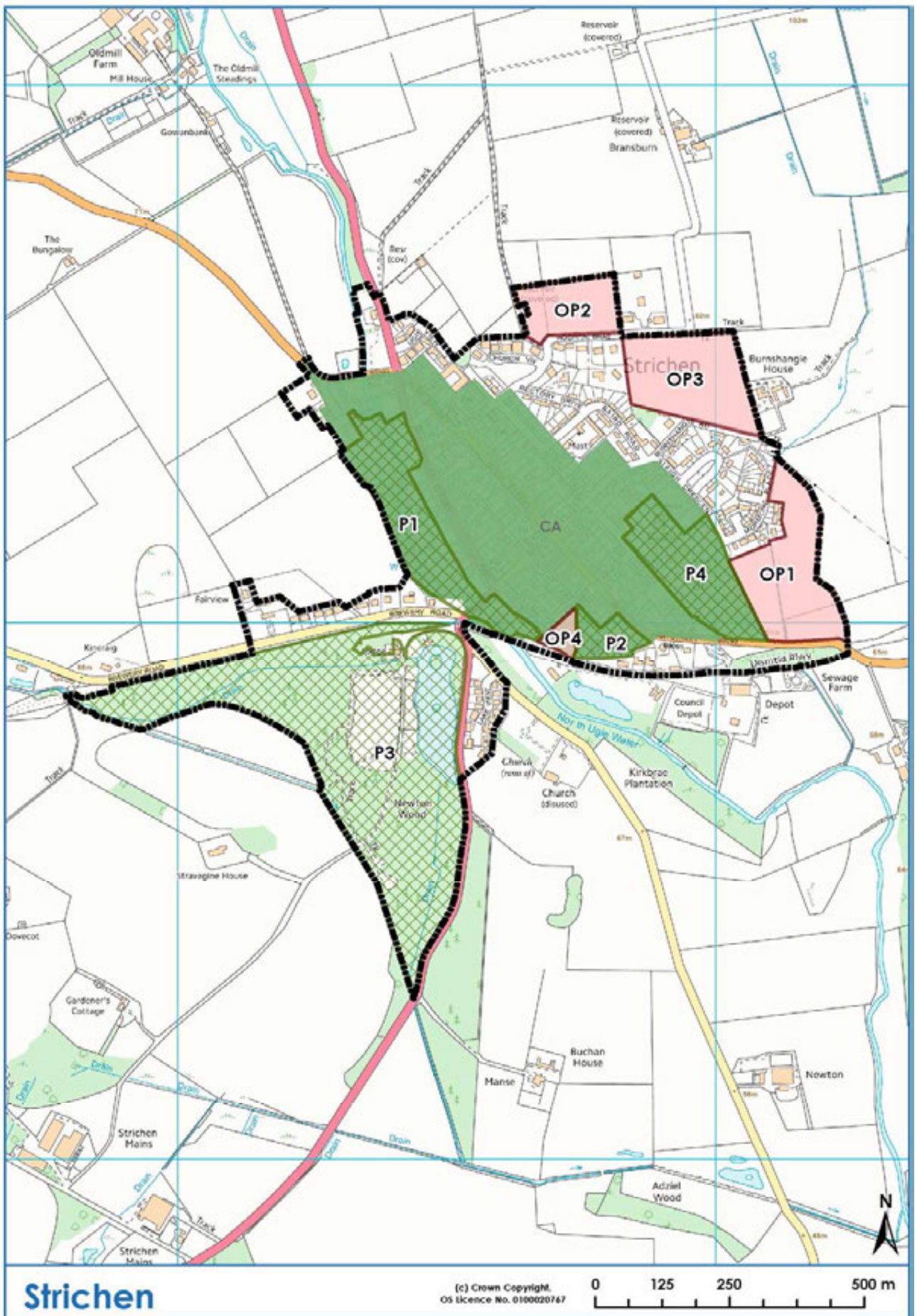
This is a newly allocated site located immediately to the north of Strichen. It is anticipated that access to the site will be taken from Hospital Brae which forms the southern site boundary. Design of the development should take into consideration the south-sloping aspect of the site and the core path which forms the western site boundary. Housing layout and design should maximise views to the south across Strichen. It is expected that 5 affordable homes will be provided by the developer, integrated into the design of the development.

OP3: West of Burnshangie House	Allocation: 18 homes
---------------------------------------	-----------------------------

This site was previously allocated as EH1 within the 2012 LDP. It is anticipated that access to the site will be taken from Burnshangie Road which will require to be upgraded. A second access from Hospital Brae may also be suitable. Design of the development should take into consideration the south-sloping aspect of the site and core path to the north of the site. Housing layout and design should maximise views to the south across Strichen. Boundary woodland should be retained where possible and integrated into the design of the site to provide screening and enhance the development. It is expected that 4 affordable homes will be provided by the developer, integrated into the design of the development.

OP4: Land at Market Terrace	Allocation: 8 homes
------------------------------------	----------------------------

This is a new allocation for the development of 8 affordable homes (tied to the Richmond Farm development in Peterhead). Access to the site should be taken via Market Terrace. A link to the existing footpath to the east of the site should be provided as part of the development. Located within the Strichen conservation area, housing design should complement that of neighbouring properties and appropriate open space should be provided on site. A flood risk assessment may be required.



Strichen

(c) Crown Copyright.
OS licence No. 0100020767

0 125 250 500 m

STUARTFIELD

Vision

Stuartfield, known locally as 'Crichie', serves as both a service centre for the surrounding rural area and as a commuter village for Peterhead and Aberdeen. Stuartfield was a planned town built with four wide streets radiating outwards from a central square, a key characteristic of the village. The settlement has several services including a small shop and a primary school. There is evidence of demand for housing in the village and there are opportunities for future development given the flat nature of the surrounding land. However given the planned layout of Stuartfield, it is important that development opportunities are well linked to the settlement by respecting its traditional layout and the diversity of house types and styles found in the older part of the town and avoiding the community being dominated by inappropriate modern layouts. Organic growth of the settlement will be permitted during the plan period.

Settlement Features

Protected Land	
P1	To conserve the setting of the settlement.
P2	To conserve the pond and open space for amenity purposes.
P3	Marks the proposed strategic landscaping required for Site OP1.
P4	To conserve the recreation ground, bowling green and tennis court as village amenities
P5	To conserve the woodland designated as Woods for People.
P6	For education facilities and to protect the area of open space leading up to the Primary School.
Reserved Land	
R1	For a sustainable drainage system.
R2	For sports, recreation and community facilities.

Flood Risk

- Parts of sites OP1, OP2, R1, R2 and P6 are located adjacent to the Scottish Environment Protection Agency's (SEPA) indicative 1 in 200 flood risk area, or have small watercourses running through or adjacent to the site. A flood risk assessment and appropriate buffer strips may be required.

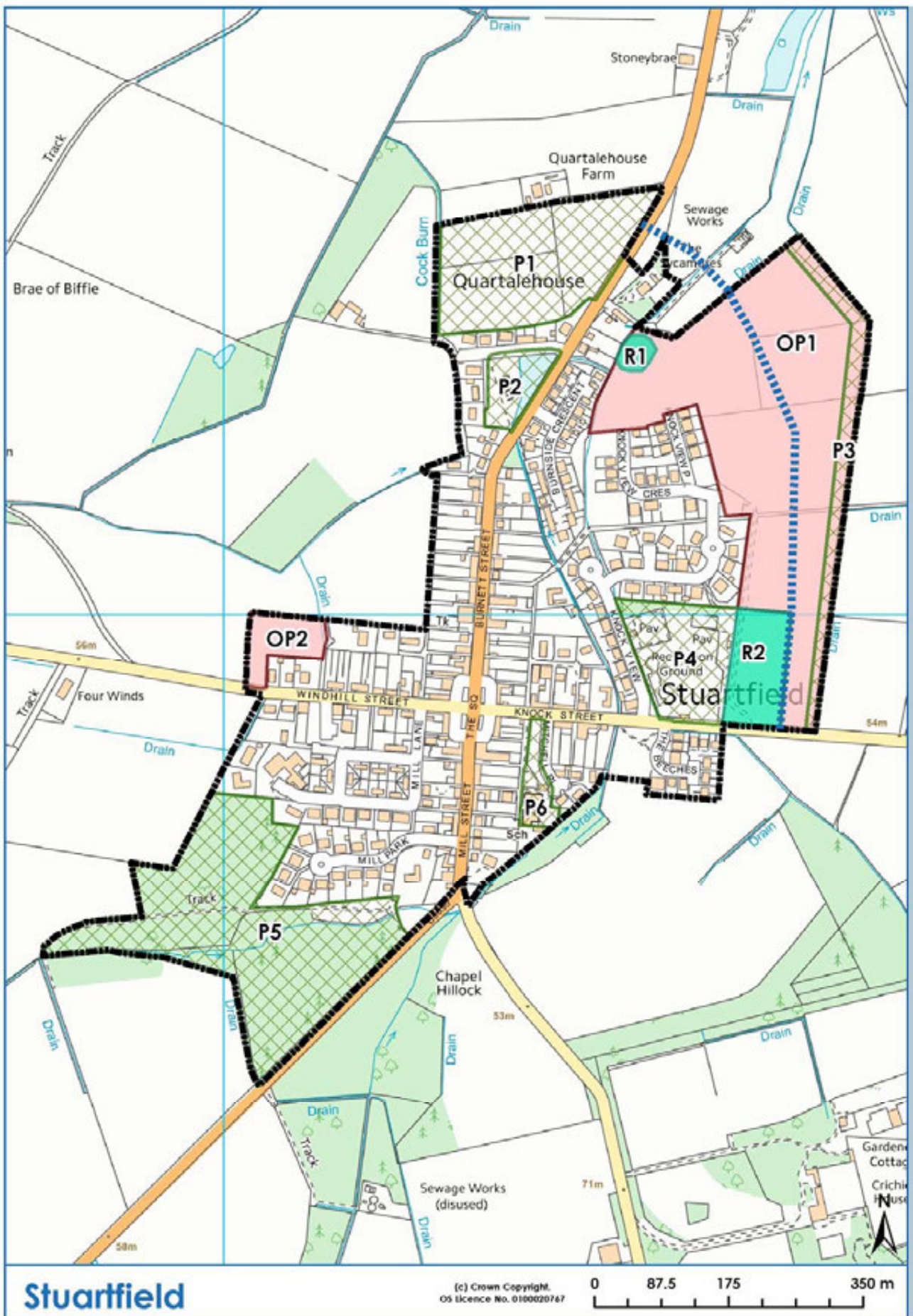
Settlement Infrastructure

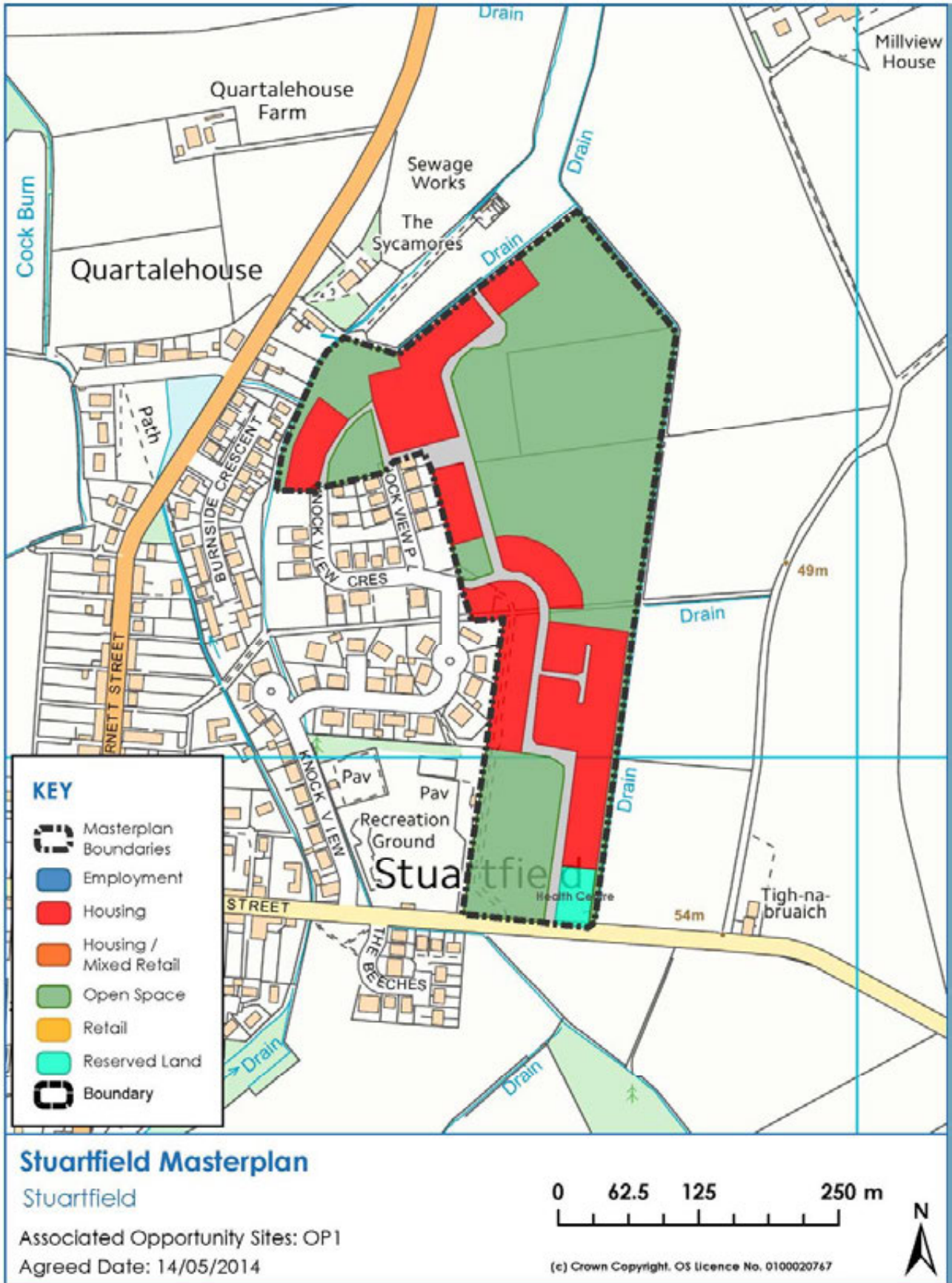
- Strategic drainage and water supply: There is currently limited capacity at Stuartfield waste water treatment works therefore Scottish Water will initiate a growth project once one development meets their 5 growth criteria.
- Local transportation infrastructure: A new link road along the eastern side of the settlement will be required through site OP1, as illustrated indicatively on the site plan.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Stuartfield or towards facilities in the wider catchment area at Mintlaw. 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 Stuartfield or towards facilities in the wider catchment area at Mintlaw. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute towards a household waste and recycling centre in Stuartfield or Mintlaw.

- Health facilities: All development must contribute towards an extension of Mintlaw Surgery.
- Open space: Contributions towards an extension to Old Deer Cemetery and improvements to existing play facilities may be required.

Allocated Sites

OP1: North of Knock Street	Allocation: 75 homes, sports and recreation facilities
<p>This site was previously allocated as H1 within the 2012 LDP. A masterplan for the site has been agreed with the Council which includes provision for sports and recreation facilities. It is anticipated that access to the site will be taken from Knock View to the south, with additional connections to new housing immediately to the west on Knock View Place and Knock View Crescent. There is potential for a further access point from the north in the future via a new link road shown as reserved land on the proposals map. The masterplan should seek to maximise permeability throughout the site, as well as provide pedestrian and cycle links with the core path network and wider settlement to encourage active travel.</p> <p>Development of the site should complement existing housing in Stuartfield in terms of scale and design, notably recently constructed housing on Knock View Place and Crescent, and a range of housing types should be provided to meet local need. Strategic landscaping is required along the eastern site boundary to protect the setting and amenity of the village. Finally, it is expected that 18 affordable homes will be provided by the developer, integrated into the design of the development. A flood risk assessment may be required.</p>	
OP2: North of Windhill Street	Allocation: 5 homes
<p>This site was previously allocated as EH2 in the 2012 LDP. It is anticipated that access to the site will be taken via Windhill Street. Design of the development should complement existing housing in Stuartfield and respect the rural character of the area, while the layout of the development should take into consideration the amenity of neighbouring residential properties to the south and east. It is expected that 1 affordable home will be provided by the developer, integrated into the design of the development. A flood risk assessment may be required.</p>	





**Provision of a new health centre is no longer required in Stuarfield as stated within NHS Grampian's response dated 7th January 2015. As stated within the 'Services and Infrastructure' section of the settlement statement all development must contribute towards an extension of Mintlaw Surgery.*