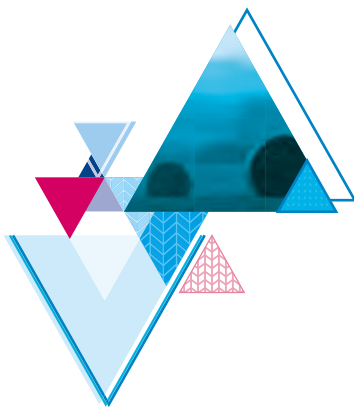


SETTLEMENT STATEMENTS KINCARDINE & MEARN'S

A 8

APPENDIX





ABERDEENSHIRE LOCAL DEVELOPMENT PLAN



APPENDIX 8 KINCARDINE & MEARNS SETTLEMENT STATEMENTS

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

ARBUTHNOTT

Vision

Arbuthnott is a small village of houses located inland from Inverbervie. Part of the character is provided by the mix of older red granite bungalows with some newer two storey modern style houses. Arbuthnott is also home to the Grassic Gibbon Centre, which attracts visitors to the area. The B967 and Arbuthnott House Gardens and Designed Landscape to the south provides a natural buffer to development. This is not an issue for Arbuthnott as there is very limited development pressure. There is however, small opportunities for growth as the settlement is identified for organic growth.

Natural and Historic Environment

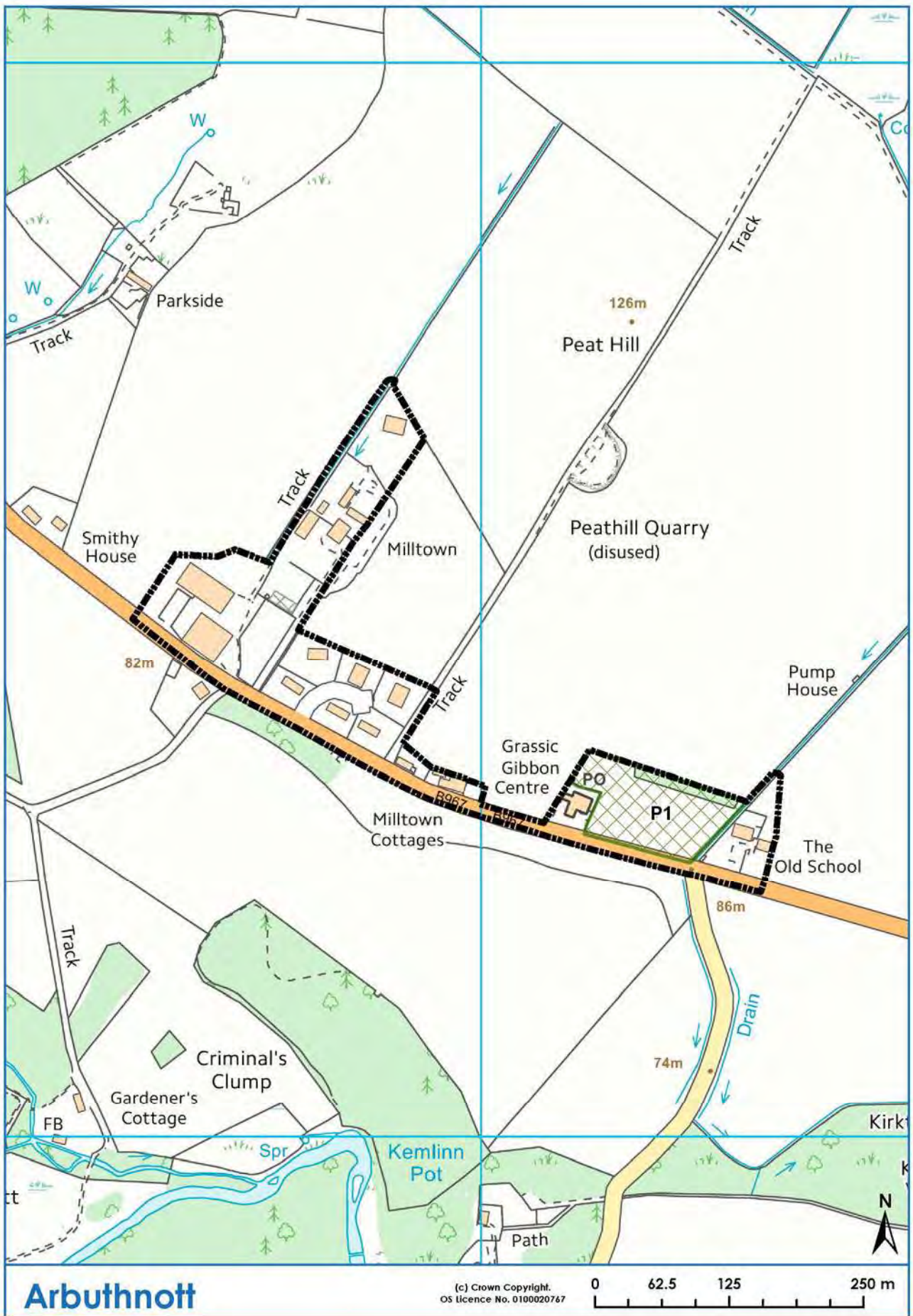
The Arbuthnott House Gardens and Designed Landscape are situated to the south of development on the southern side of the B967. There is also a scheduled monument of Arbuthnott House located to the south.

Settlement Features

<i>Protected Land</i>	
P1	To conserve the playing fields and play area as amenities for the village.

Services and Infrastructure

- Secondary education: All residential development must contribute to the provision of additional school capacity at Mearns Academy.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Arbuthnott or towards facilities in the wider catchment area at Laurencekirk or Stonehaven. 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 Arbuthnott or towards facilities in the wider catchment area at Laurencekirk or Stonehaven. These may be identified in the Community Plan or relevant Community Action Plan.



AUCHENBLAE

Vision

Auchenblae is a village which originally was fairly elongated and linear in form. More recent developments have grown the village to the east with further allocated land for housing and employment uses. Auchenblae has open space within the village and areas of woodland which both screen the village from the surrounding area and add to the character. The village also has good connections with the open countryside. There are many services within the village and it is important that these are sustained. There is an opportunity to enhance this by the future housing development. It is important that there is a mix of house sizes and types provided within the housing allocations in order to meet the housing needs of the village. In order to improve the economy and reduce travelling it is also important that employment land is provided and there is also an opportunity for the development of employment land within the OP1 allocation to the east of the settlement.

Natural and Historic Environment

The Strathfinella Local Nature Conservation Site is located to the north west of the settlement.

Settlement Features

<i>Protected Land</i>	
P1	To conserve the park, amenity area, woodland, and to protect the setting of the village.
P2	To conserve the amenity area and cemetery.
P3	To conserve the curling pond to recognise its contribution to the character of the place.
P4	To conserve the playing fields as an amenity for the village.
P5	To conserve the setting of Fordoun Parish Church and the remains of St Palladius's Chapel.
P6	To conserve the landscape setting to the east and the context this provides for the village.
<i>Other Designations</i>	
CA	Auchenblae Conservation Area.

Flood Risk

- Auchenblae is in an area identified by the Scottish Environment Protection Agency (SEPA) as an area potentially vulnerable to flooding.
- Sites OP1, OP2 and OP3 are at risk from fluvial flooding.

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

- Primary education: All residential development must contribute to the provision of additional capacity at Auchenblae Primary School.
- Secondary education: All residential development must contribute to the provision of additional capacity at Mearns Academy.

- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Auchenblae or towards facilities in the wider catchment area at Laurencekirk. 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 Auchenblae or towards facilities in the wider catchment area at Laurencekirk. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute to a replacement recycling point.
- Health facilities: Development will require to contribute towards an extension of Auchenblae Medical Centre.
- Open space: Contributions could be sought for a sports field and play equipment provision.

Allocated Sites

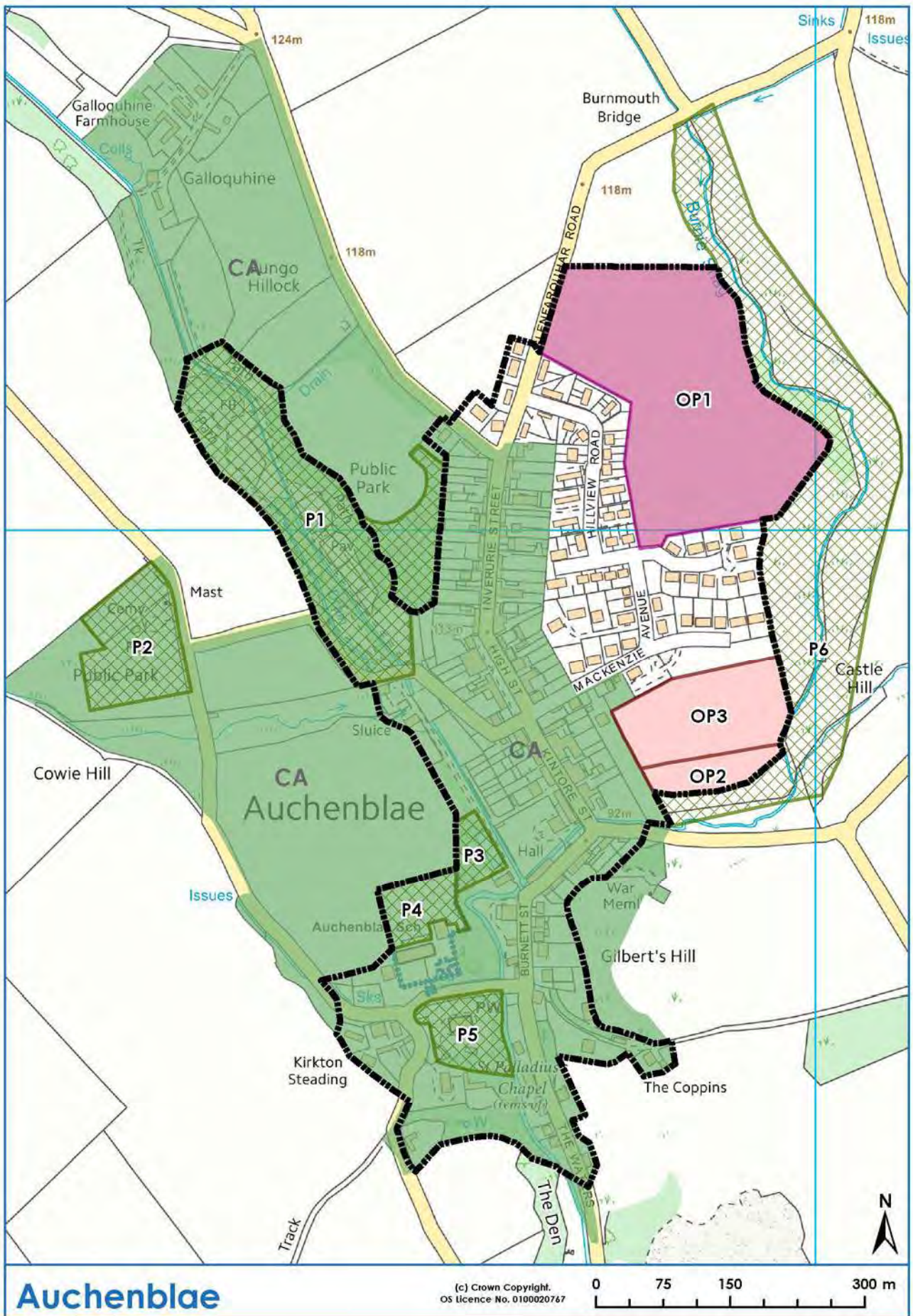
OP1: Land east of Glenfarquhar Road	Allocation: Mixed use of 75 homes and a minimum of 1ha of employment land
<p>This site was previously allocated as site M1 in the 2012 LDP. Due to the scale of development being proposed a masterplan is required for this site. Within the site there is a requirement for an area of land to be provided for a recycling point. As the site is for over 50 houses two points of vehicular access are required and these are likely to be from Glenfarquhar Road and Hillview Road.</p> <p>The land is gently sloping over the site with a higher gradient of slope towards the Burnie Shag this should be taken account of when designing the layout for the site. Due to the sites proximity to the watercourse a flood risk assessment will be required. A drainage impact assessment will also be required to ascertain the impact on the sewer network.</p> <p>It is expected that 18 affordable houses will be provided onsite by the developer and these should be integrated into the design of the development providing a mix of house types to meet local need. Thought should be given to potential screening from the recycling point and the employment land to the residential properties.</p>	

OP2: Land south of Mackenzie Avenue	Allocation: 5 homes
<p>This site was previously allocated as site H1 in the 2012 LDP. The internal road layout will need to be designed together with the design of OP3 to ensure that access can be made to the site. The land is of a similar slope to OP3 and again has the Burnie Snag running to the east meaning that the site requires a flood risk assessment.</p> <p>The tree belt to the south of the site (P6) will act as a screen to the development on approach on the Fordoun road. Local mains reinforcement may also be required before development can begin on this site.</p> <p>It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. One housing plot should be specified as being for affordable housing. The developer should engage with Aberdeenshire Council regarding delivery of this element as part of the planning application process.</p>	

OP3: South of Mackenzie Avenue

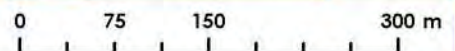
Allocation: 10 homes

This site was previously allocated as site EH1 in the 2012 LDP. This site is slightly sloping from north to south with the Burnie Snag to the east which means that a flood risk assessment may be required. The site holds planning permission which was granted in 2013 and development is anticipated to be completed in 2016. The internal road design of the site should be designed in a way that it can be linked with the OP2 site. It is expected that 2 affordable houses will be provided onsite by the developer and these should be integrated into the design of the development.



Auchenblae

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CATTERLINE

Vision

Catterline is set within a conservation area on the coast to the south of Stonehaven in Catterline Bay. This conservation area status is important in defining the character of the village and the surrounding area and should be preserved and maintained throughout the life of the plan. The village has services appropriate to its role and function including a primary school and a hotel/restaurant and a large playing field with a football pitch as well as play equipment for younger children. Despite its location there seems little appetite for change in the village and so no new allocations are made.

Natural and Historic Environment

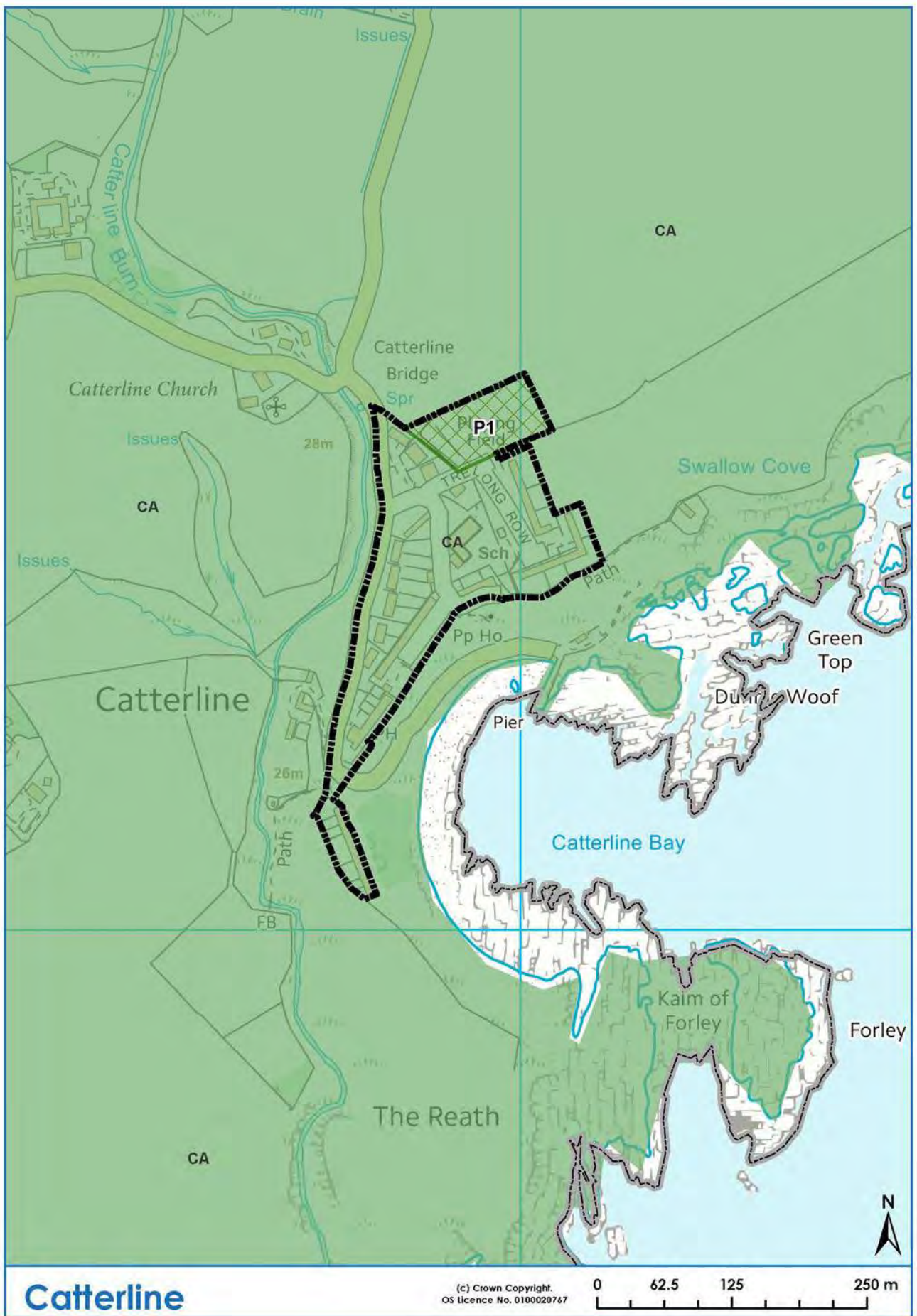
The Downie Point to Catterline Coast Local Nature Conservation Site is located to the east of the settlement. Also located to the east of the settlement is the Fowlsheugh Special Protection Area.

Settlement Features

<i>Protected Land</i>	
P1	To conserve the playing field as an amenity for the village.
<i>Other Designations</i>	
CA	Catterline Conservation Area.

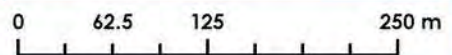
Services and Infrastructure

- Secondary education: All residential development will be required to contribute to the provision of additional capacity at Mackie Academy.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Catterline or towards facilities in the wider catchment area at Stonehaven. 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 Catterline or towards facilities in the wider catchment area at Stonehaven. These may be identified in the Community Plan or relevant Community Action Plan.



Catterline

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CHAPELTON

Vision

Chapelton will be a new town for the north of Kincardine and Mearns and will provide a mixed use settlement with shops, parks and schools within walking distances from residential properties. The development of Chapelton will be of high quality and to ensure the consistency of this over the life of the development there has been a design framework produced. It is important that within the town there are spaces for formal and informal recreation in order to provide a sense of community. Chapelton is located within the Aberdeen housing market area and the strategic growth area. As such, it has a major role in delivering development for the strategic housing and employment allowances. Improvements are also required to the public transport network through the site which will begin to be implemented through this plan period but remains a longer term goal for Chapelton.

Settlement Features

Reserved Land	
R1	Safeguarded for the Aberdeen Western Peripheral Route 'Fastlink'.
Other Designations	
GB	Aberdeen City greenbelt.

Flood Risk

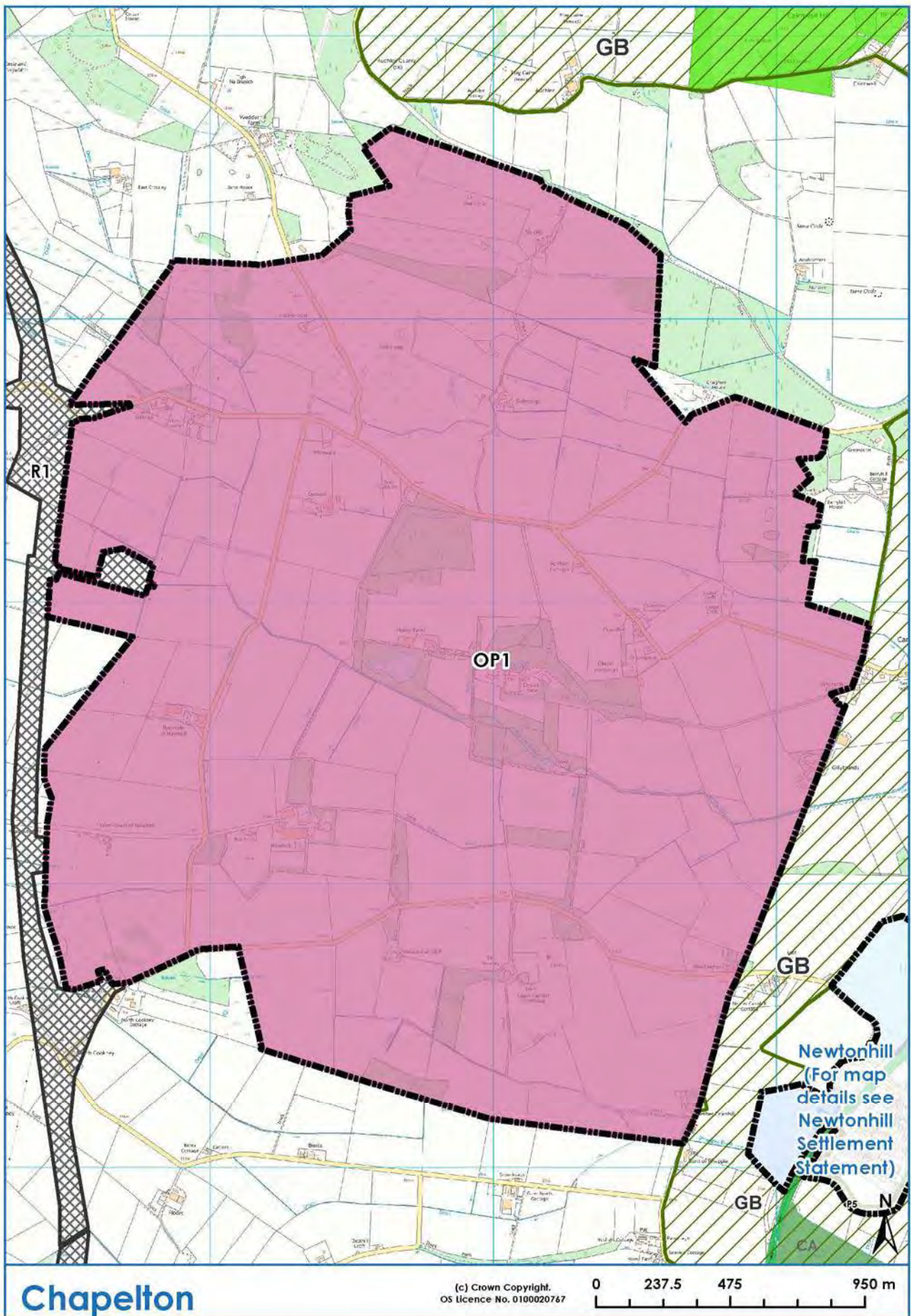
- Site OP1 is at risk from fluvial flooding and there are multiple watercourses on the site.

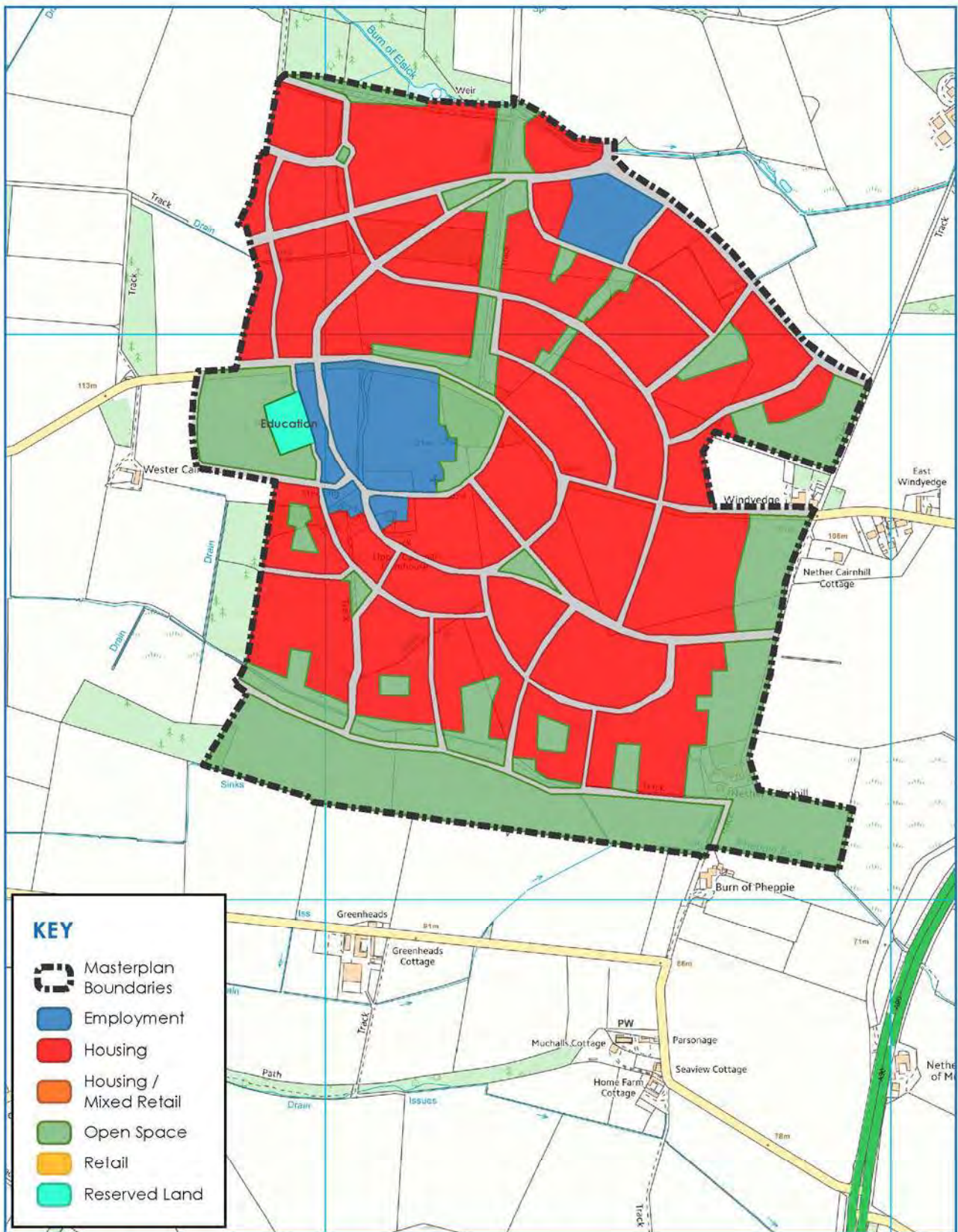
Services and Infrastructure

- Strategic transportation: Contributions will be required for cumulative strategic transportation improvements including interventions on the A90 and in Aberdeen City.
- Local transportation infrastructure: Contributions are sought for major new road infrastructure. Significant alterations to A-road and trunk road junctions will be required. There is a need to provide excellent public transport links to and from the site.
- Strategic drainage and water supply: Major water and wastewater infrastructure will be required.
- Primary education: All residential development must contribute to the provision of new primary schools.
- Secondary education: All residential development must contribute to the provision of a new secondary school.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Chapelton. 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 Chapelton. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute to a household waste and recycling centre in Chapelton.
- Health facilities: All residential development must contribute towards a new medical practice.
- Open Space: Contributions are sought for 2.5ha of allotments, a woodland park, a recreational network and land for a cemetery.

Allocated Sites

OP1: Chapelton	Allocation: Mix of uses including 4045 homes, up to 11.5ha employment land and 11ha identified as strategic reserve
<p>This site was previously allocated as site M1 in the 2012 LDP. The site requires a development framework and masterplan(s), a development framework and the first phase masterplan were agreed by Kincardine and Mearns Area Committee in June 2012. This is a committed site as there is Planning Permission in Principle for the whole site and full planning permission was granted in October 2013 for the first phase. The first phase of the site is currently under construction. The construction of development will be restricted until necessary upgrades and alterations to strategic and local road infrastructure has been completed.</p>	
<p>Within this site approximately 5 hectares of the employment land will be suitable for high quality businesses or company headquarters. There is also a requirement for a halting site for gypsy/travellers to be provided within the employment land. There is also 11 hectares of strategic reserve employment land within this site and the scale of this has increased by 5.5 hectares since the 2012 LDP due to the reconfiguration of the employment land at Newtonhill. It is also noted that for future phases assessments may be required including a drainage impact assessment and a flood risk assessment.</p>	
<p>Early engagement is also encouraged with Scottish Water regarding the non-domestic element of this allocation as the demand for water and waste water capacity will depend on the business use.</p>	



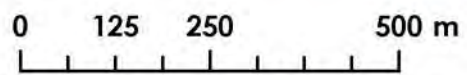


Chapelton Masterplan

Chapelton

Associated Opportunity Sites: OP1

Agreed Date: 05/06/2012



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COOKNEY

Vision

Cookney is a small village of houses and is located to the west of the Fastlink section of the Aberdeen Western Peripheral Route. Cookney is home to the listed building of Cookney Church which provides a focal point to the village along with the war memorial and seating area. The cluster is screened when approaching the settlement from the east and this should remain throughout the life of the plan as there is limited pressure for housing development in the area.

Natural and Historic Environment

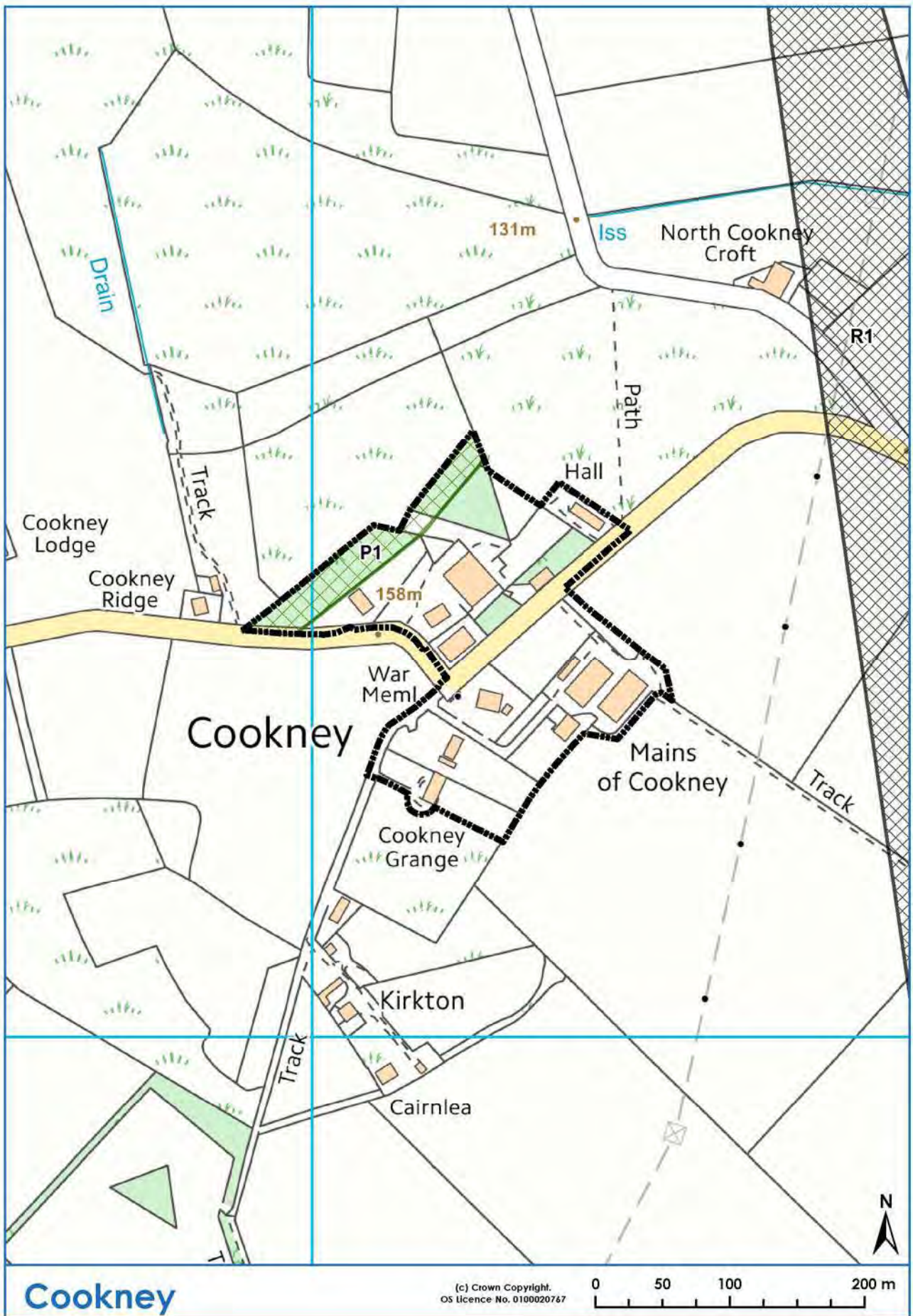
Located to the west of the development is the Red Moss, Netherley Local Nature Conservation Site and Site of Special Scientific Interest.

Settlement Features

<i>Protected Land</i>	
P1	To conserve the setting of the settlement and the woodland.
<i>Reserved Land</i>	
R1	Safeguarded for the Aberdeen Western Peripheral Route 'Fastlink'.

Services and Infrastructure

- Secondary education: All residential development will be required to contribute to the provision of additional capacity at Mackie Academy.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Cookney or towards facilities in the wider catchment area at Portlethen. 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 Cookney or towards facilities in the wider catchment area at Portlethen. These may be identified in the Community Plan or relevant Community Action Plan.



DRUMLITHIE

Vision

Drumlithie retains the character of a Mearns weaving village with a historical core with many category B and C listed buildings including weavers' cottages and the Drumlithie Steeple. The village is situated in the strategic growth area and therefore plays its part in contributing to the housing and employment allowances. The roads within this area of the village are narrow and meander through the houses keeping the traditional road layout and reinforcing this character. The newer development to the south of the village challenges the traditional settlement pattern. The village has a generous amount of open space particularly towards the western side of the village beside the school. It is important that further development within the village continues to provide open space provision. There is currently a village shop, hotel and primary school in the village and these important local services will be further sustained by the opportunity provided for further housing. A mixed use site is promoted to assist in bringing much needed local employment opportunities into the village over the plan period.

Settlement Features

Protected Land	
P1	To conserve the woodland corridor and amenity area for the village.
P2	To conserve the playing fields as an amenity for the village.
P3	To conserve the village hall and bowling green as amenities for the village.

Flood Risk

- Site OP1 is located adjacent to a small watercourse and a Flood Risk Assessment may be required.

Oil and Gas Pipelines

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

Services and Infrastructure

- Strategic transportation: Contributions will be required for cumulative strategic transportation improvements including interventions on the A90 and in Aberdeen City.
- Secondary education: All residential development must contribute to the provision of additional capacity at Mackie Academy.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Drumlithie or towards facilities in the wider catchment area at Stonehaven. 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 Drumlithie or towards facilities in the wider catchment area at Stonehaven. These may be identified in the Community Plan or relevant Community Action Plan.
- Health facilities: All residential development must contribute towards an extension of Auchenblae Medical Centre.

Allocated Sites

OP1: Adjacent to the Bowling Green. **Allocation:** Mix of uses including 30 homes and 0.5ha employment land

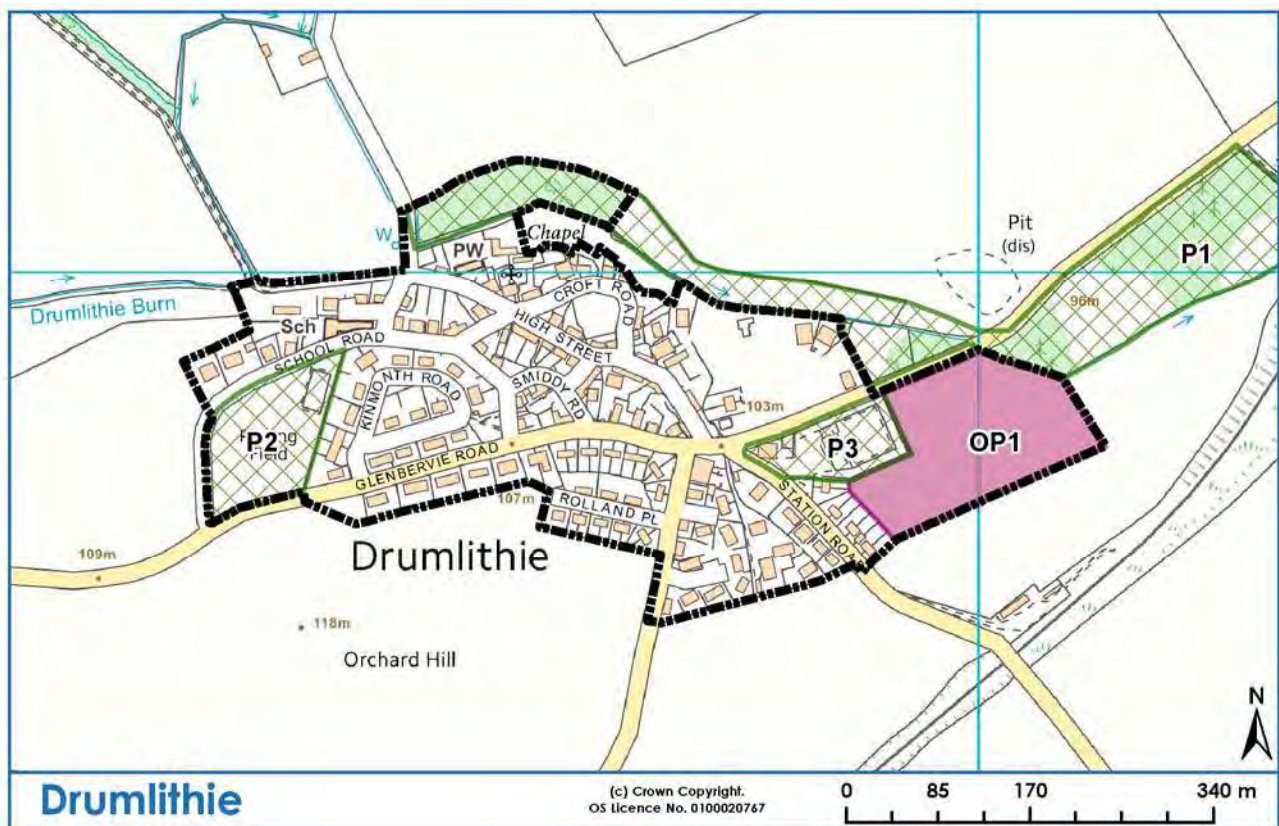
This site was previously allocated as site M1 in the 2012 LDP. A planning application is pending on part of the site for 15 homes.

For the remainder of the site a flood risk assessment may be required before development can take place. The layout of the site should also be completed in consultation with Scottish Water as there is a surface water pipe which crosses the site.

Care should be taken when landscaping the site to try and make an attempt to screen the development on approach to the settlement from Station Road. Footpaths should also connect the site to the existing settlement to ensure that there are safe routes to school.

It is expected that 7 affordable houses will be provided onsite by the developer and these should be integrated into the design of the development providing a mix of house types to link with the core of the village.

Early engagement is also encouraged with Scottish Water regarding the non-domestic element of this allocation as the demand for water and waste water capacity will depend on the business use.



DRUMOAK

Vision

Drumoak is an area of high demand for housing and is located on the A93 with development to both the north and south of the road. A tree belt screens development when approaching the settlement from the east. There is a good choice of open space including a public park. The existing services of the post office, bowling green and hall are important to the overall sense of place in the village and are important to sustain. The new primary school will also provide an important and much needed improved facility within the village allowing the school to function within capacity. Scope for development in the village is constrained by pipelines running to the west of the settlement, and the need to reflect that development in this area is specifically for local needs rather than for wider strategic objectives. No further growth of the village is necessary prior to 2022.

Natural and Historic Environment

The River Dee Special Area of Conservation and Local Nature Conservation Site are both located to the south of the settlement.

Settlement Features

<i>Protected Land</i>	
P1	To conserve the area of woodland and existing screening of the settlement.
P2	To conserve the bowling green as a local amenity.
P3	To conserve the recreation area and playing fields as amenities for the village.
P4	To conserve the woodland setting and the recreational area as amenities for the village.
P5	To conserve the area for new education provision.
<i>Reserved Land</i>	
R1	For a cemetery expansion and to conserve the setting of the parish church.

Oil and Gas Pipelines

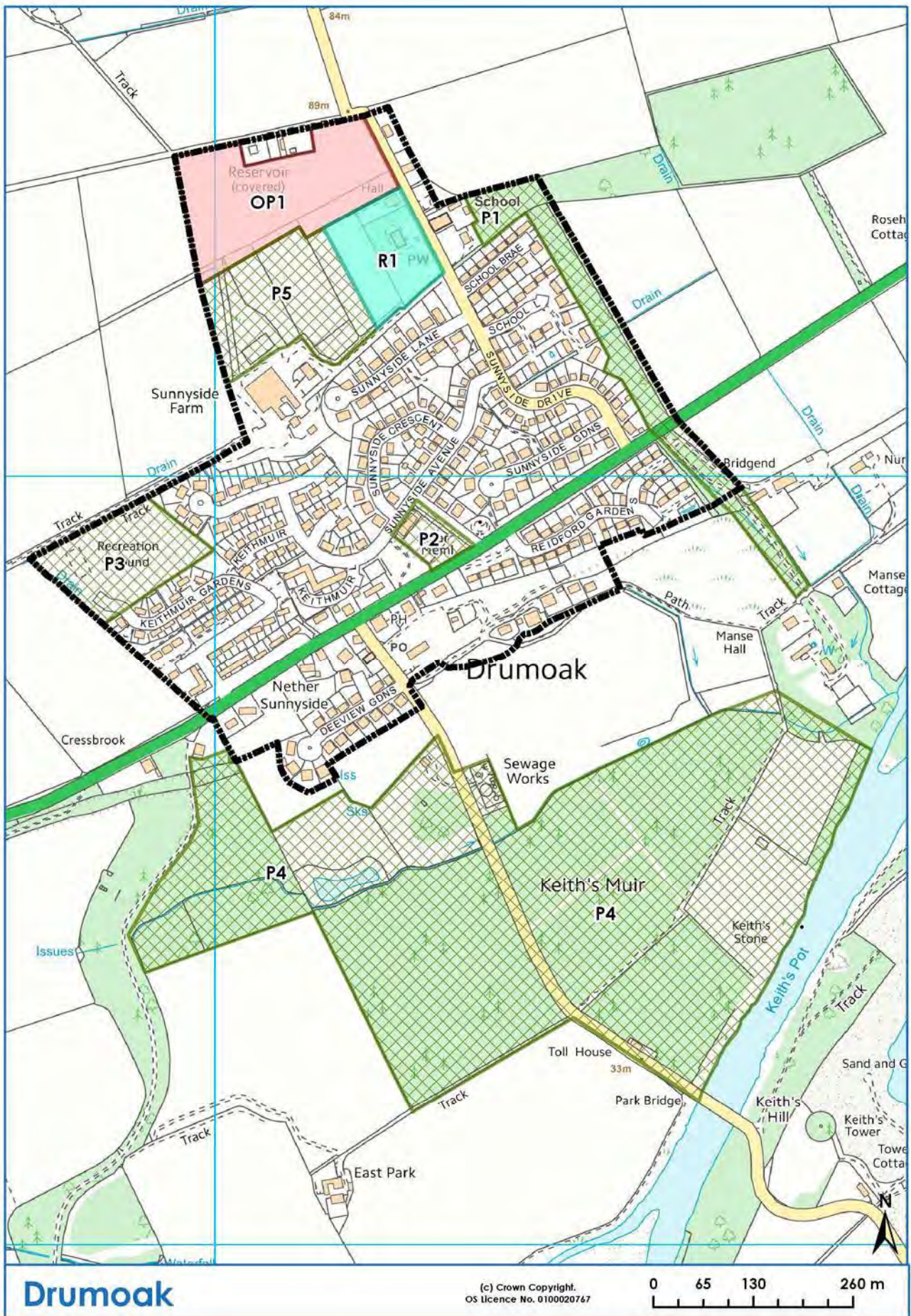
- Part of the settlement is within the Health and Safety Executive (HSE) consultation distance associated with one or more oil or gas pipelines in the vicinity. Developments within this distance must comply with Policy P4: Hazardous and potentially polluting developments and contaminated land, and with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

Services and Infrastructure

- Secondary education: All residential development must contribute to the provision of additional capacity for secondary education.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Drumoak or towards facilities in the wider catchment area at Banchory. 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 Drumoak or towards facilities in the wider catchment area at Banchory. These may be identified in the Community Plan or relevant Community Action Plan.
- Health facilities: All development must contribute towards a new health centre in Banchory.

Allocated Sites

OP1: Land to the north of Sunnyside Farm	Allocation: 44 homes
<p>This site was previously allocated as site H1 in the 2012 LDP. The development of 33 homes and associated infrastructure has been completed. Full planning permission has been granted for a further 11 homes subject to a Section 75 Agreement.</p> <p>A Drainage Impact Assessment may be required.</p>	



EDZELL WOODS AND NEWESK

Vision

Edzell Woods is located in the south of the Mearns near to the border with Angus Council and is located in the rural housing market area. Edzell Woods, the former housing for the Edzell Airbase is a privately owned estate. Within the residential development there is currently good access to open space and it is important that this is continued through the development of OP1. The infrastructure (roads, waste water and sewerage) in the village is currently maintained by the community, and there are significant infrastructure requirements to upgrade these to an adoptable standard.

Developing OP1 Newesk will allow re-use of the previously developed land at the former Edzell RAF airfield. Within site OP1 it is important that a mix of house types and sizes are provided in order to help to meet the local need for housing. Due to the scale of development it is also important that employment land opportunities continue to be provided. An upgrade to the A90 junction is also required.

Settlement Features

<i>Protected Land</i>	
P1	To conserve the woodland as an amenity for the area.
P2	To conserve the playing fields and recreational open space as an amenity for the area.
P3	To conserve the woodland as an amenity for the area.

Flood Risk

- Site OP1 is at risk from fluvial flooding and there is a watercourse on the site.

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

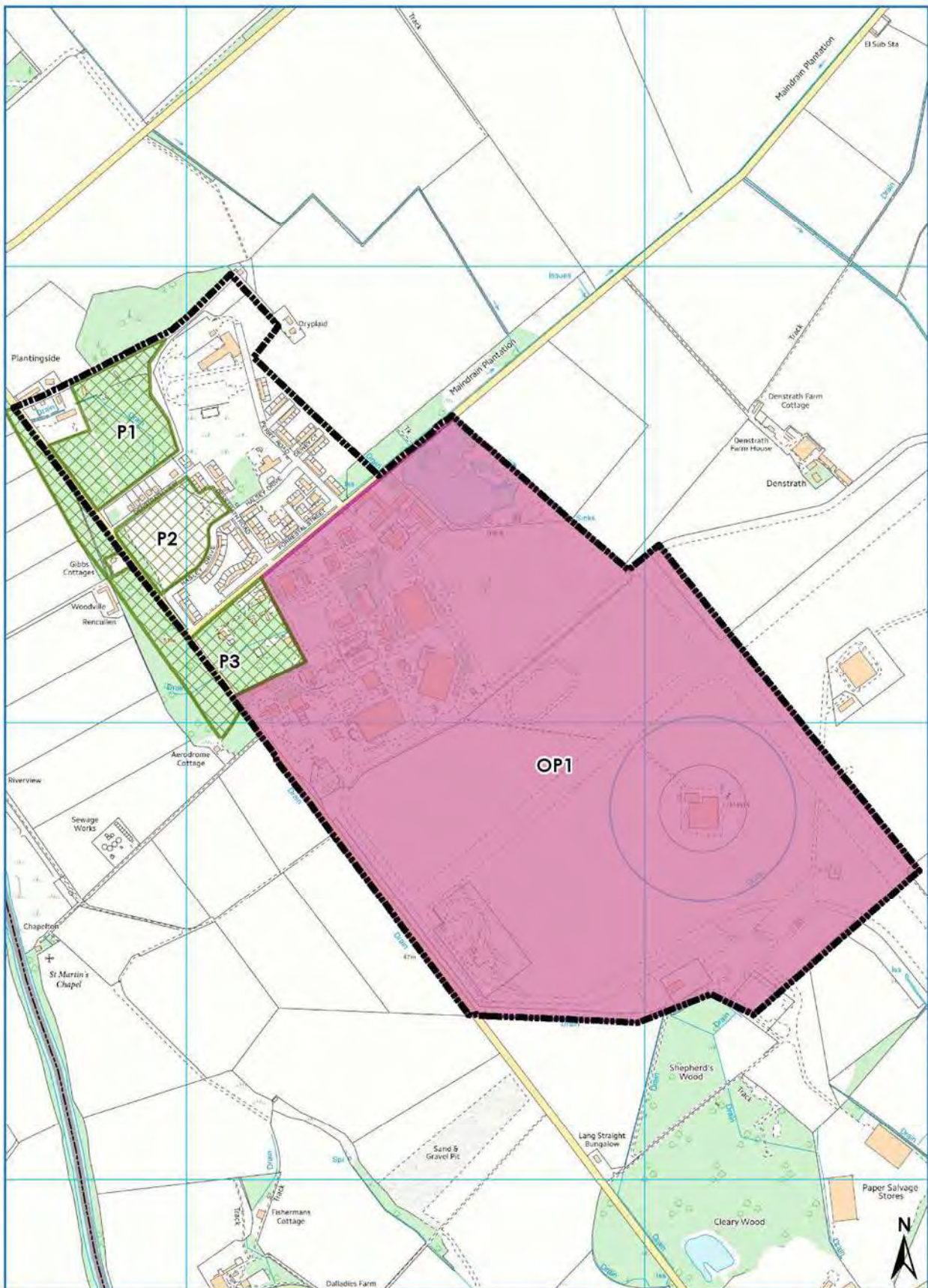
- Local transportation infrastructure: Contributions will be sought for an upgrade to the A90 junction.
- Strategic drainage and water supply: Contributions will be sought for the upgrade to the sewage works.
- Secondary education: All residential development will be required to contribute to the provision of additional capacity at Mearns Academy.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Edzell Woods and Newesk or towards facilities in the wider catchment area at Laurencekirk. 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 Edzell Woods and

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

- Waste and recycling: Development must contribute to a household waste and recycling centre in Laurencekirk.
- Health facilities: Development will require to contribute towards an extension to Laurencekirk Medical Group.

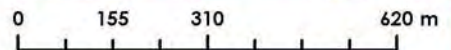
Allocated Sites

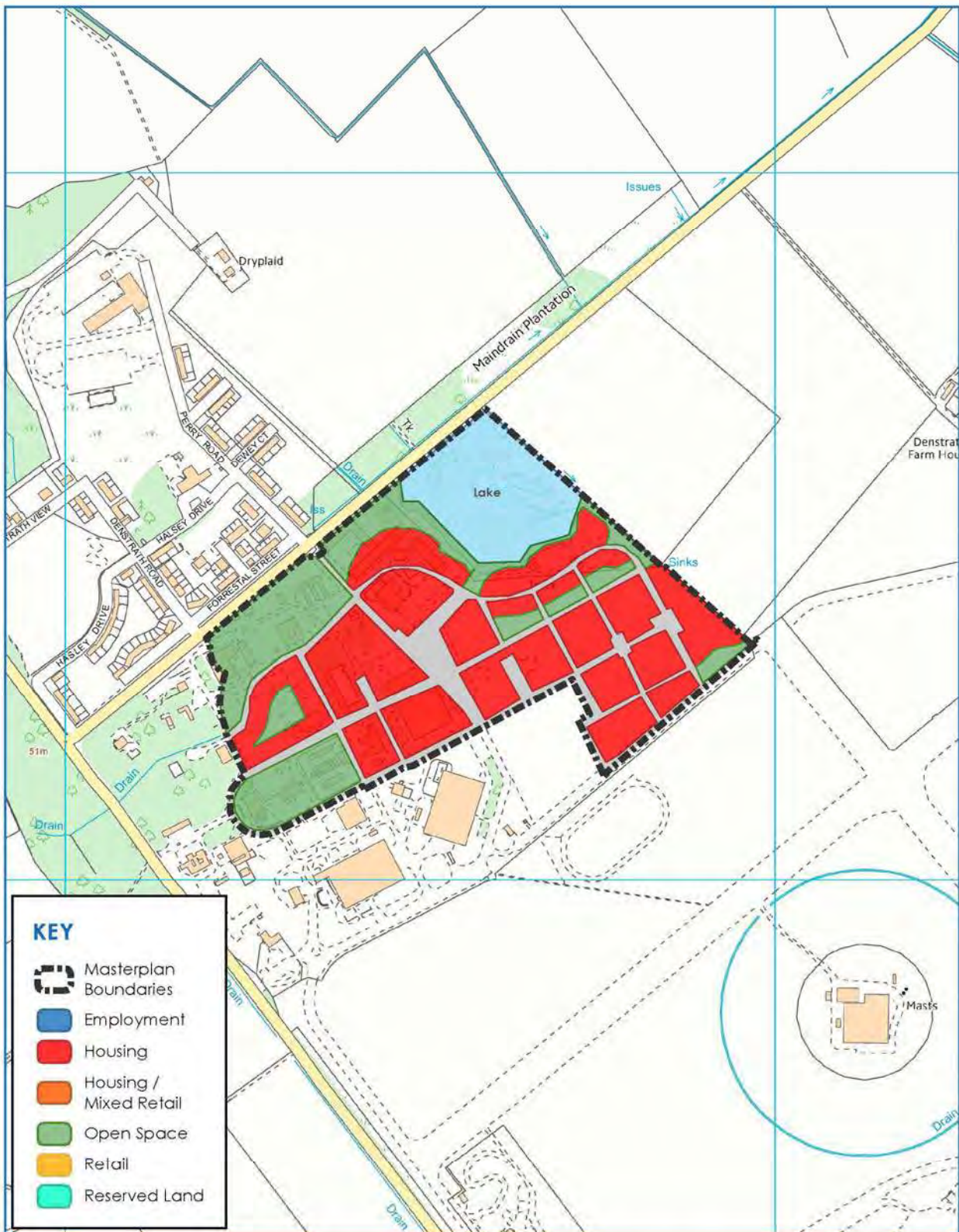
OP1: Newesk	Allocation: 300 homes and employment land
<p>This site was previously allocated as site M1 in the 2012 LDP. The site is a large flat site located close to the Angus border. The whole area of the site is subject to a masterplan, and one was approved by Kincardine and Mearns Area Committee in April 2013. Also in April 2013 Planning Permission in Principle gained delegated approved by Kincardine and Mearns Area Committee subject to a legal agreement.</p> <p>Future development should ensure that appropriate access is taken to the site and this will require A90 junction improvements along with local road improvements.</p> <p>Early engagement is encouraged with Scottish Water due to there being no public wastewater treatment available. Early engagement is also encouraged with Scottish Water regarding the non-domestic element of this allocation as the demand for water and waste water capacity will depend on the business use. SEPA has also advised that a flood risk assessment will be required to assess the risk from Black Burn.</p> <p>Due to the scale of development it is important that consideration is given to providing appropriate open space provision throughout the site. It is expected that at least 75 affordable houses will be provided onsite by the developer and these should be integrated into the design of the development to provide a mix of house types and sizes to meet local need.</p>	



Edzell Woods & Newesk

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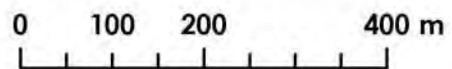


Newesk Masterplan

Edzell Woods

Associated Opportunity Sites: OP1

Agreed Date: 30/09/2013



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FETTERCAIRN

Vision

Fettercairn is located in open countryside at the intersection of 5 roads providing good links to and from the village. There is a distinctive landmark, the Royal Arch, which is situated to the south of the village on the B966 which is a clear reminder of the areas historical and architecture value. Part of the village is characterised by its conservation area status and these elements define the “place” of Fettercairn. There is little open space in the centre of the village but there is a recreation ground to the south east which provides much needed open space for the settlement. Fettercairn distillery provides local employment as well as attracting tourists into the area and is an important service which should be sustained. It is also important that through future development local housing need can be met including housing which is suitable for both first time house buyers and the elderly.

Natural and Historic Environment

There is a scheduled monument Fettercairn House to the east of the settlement.

Settlement Features

<i>Protected Land</i>	
P1	To conserve the woodland corridor as an important approach to the village.
P2	To conserve the recreation ground as an amenity for the area.
<i>Other Designations</i>	
CA	Fettercairn Conservation Area.

Flood Risk

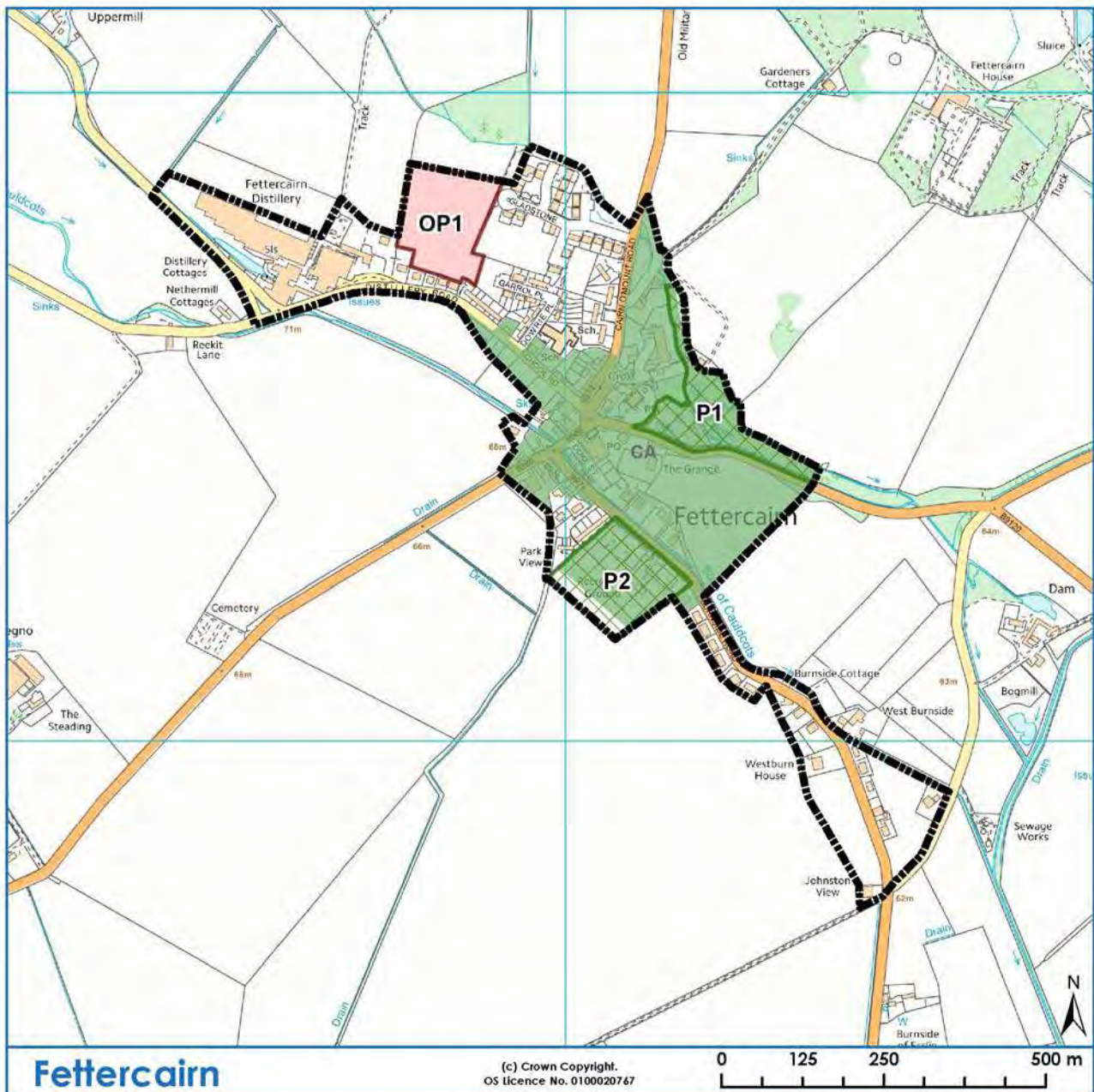
- Fettercairn is in an area identified by the Scottish Environment Protection Agency (SEPA) as an area potentially vulnerable to flooding.
- Site OP1 is at risk from fluvial flooding.

Services and Infrastructure

- Strategic drainage and water supply: There is insufficient capacity at Fettercairn Waste Water Treatment Works but a growth project has been initiated and will take into account all domestic development up to 2027.
- Secondary education: All residential development must contribute to the provision of additional capacity at Mearns Academy.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Fettercairn or towards facilities in the wider catchment area at Laurencekirk. 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 Fettercairn or towards facilities in the wider catchment area at Laurencekirk. These may be identified in the Community Plan or relevant Community Action Plan.
- Health facilities: All residential development must contribute towards an extension to Laurencekirk Medical Group.

Allocated Sites

OP1: Land to the north west of Fettercairn	Allocation: 40 homes
<p>This site was previously allocated as site H1 in the 2012 LDP. Due to the proximity of the Crichie Burn a flood risk assessment will be required. Footpath links are important and should be provided to link with Distillery Road, Garrol Place and Gladstone Gardens which in turn provides safe walking routes to school.</p>	
<p>Access may be able to be taken from Gladstone Gardens but further thought will need to be given to a second access for vehicles as this development would lead to the Gladstone Gardens Road serving more than 50 properties.</p>	
<p>It is expected that 10 affordable houses will be provided onsite by the developer and these should be integrated into the design of the development providing a mix of house types to meet local needs.</p>	



FINDON

Vision

Findon is a small village with no services, depending on Portlethen for its needs. There is limited expansion potential due to risks associated with access to the A90. Narrow roads lead around the village with an area of open space at the centre. Part of the character comes from the properties which overlook the water have their gables ends facing the water, with the properties behind fronting the water. It is important that any development in the village preserves this character.

Natural and Historic Environment

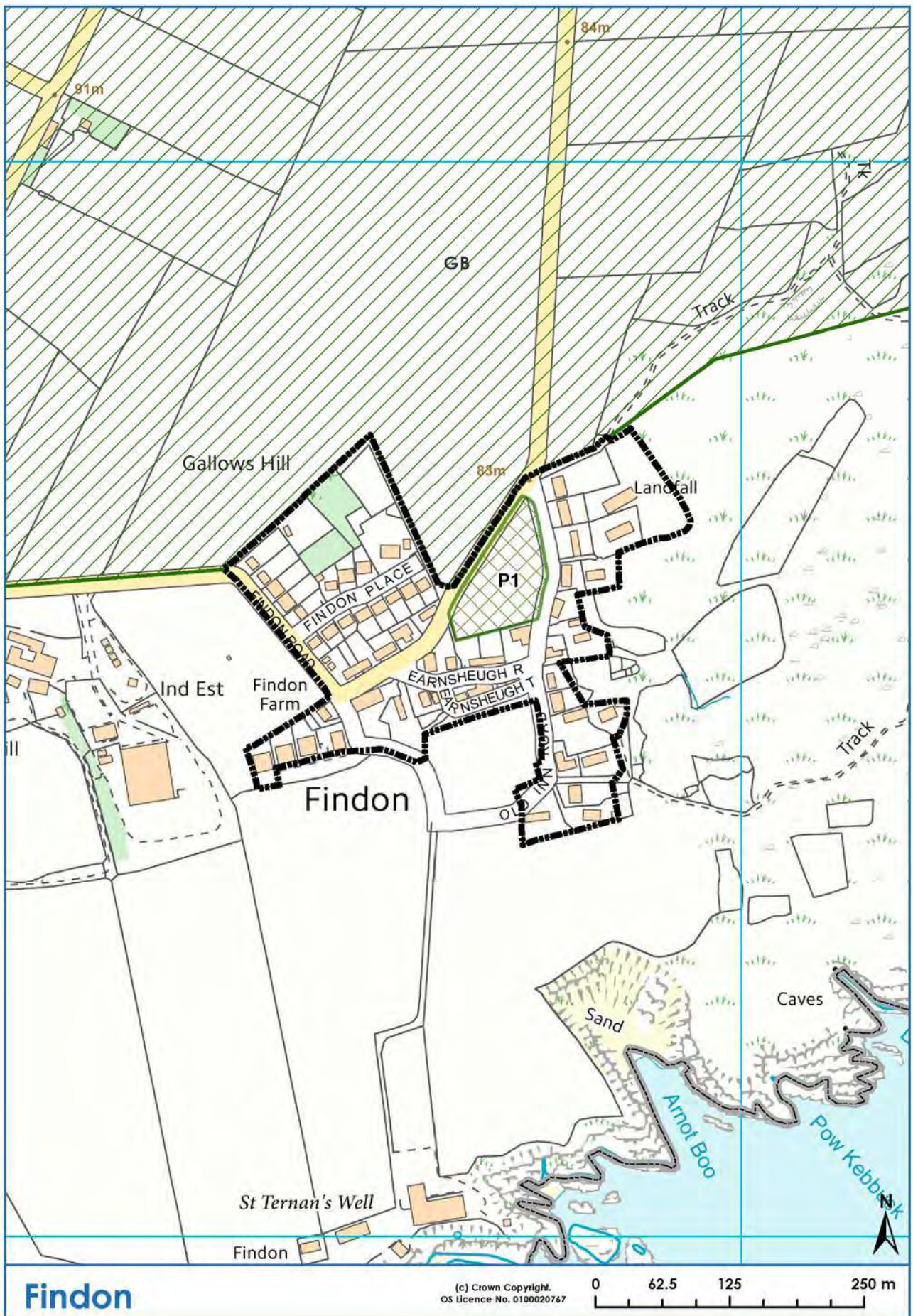
Findon Moor Site of Special Scientific Interest and Findon Local Nature Conservation Site are both located to the east of the settlement.

Settlement Features

<i>Protected Land</i>	
P1	To conserve the area of open space for environmental improvements and provide a core for the town should further development be permitted.
<i>Other Designations</i>	
GB	Aberdeen City greenbelt.

Services and Infrastructure

- Primary education: All residential development must contribute to the provision of additional capacity at Portlethen Primary School.
- Secondary education: All residential development must contribute to the provision of additional capacity at Portlethen Academy.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Findon or towards facilities in the wider catchment area at Portlethen. 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 Findon or towards facilities in the wider catchment area at Portlethen. These may be identified in the Community Plan or relevant Community Action Plan.



FORDOUN

Vision

Development in Fordoun is divided by both the railway and the trunk road, with a subway providing access to the primary school to the east of the village. The village is well screened from the A90 by a tree belt but is fairly visible when approaching from the Auchenblae direction, in particular the business site. The village has some existing services including a hotel and primary school and it is important that these can be helped to be sustained by the new housing opportunity which is promoted to contribute to meeting strategic housing demand in the strategic growth area. Poor access to the trunk road and the overall scale of the village restrict the nature of this contribution. It is important to sustain the existing business development on the employment site for the benefit of the overall economy of the village. Some of the hard standings at Fordoun airfield are used for employment purposes, including storage. There is planning permission for further development. Any future proposals at the site will be assessed against relevant policies in this plan

Settlement Features

Protected Land	
P1	To conserve the recreation ground as an amenity of the village.
P2	To conserve the playground and amenity space.
P3	To conserve the landscape buffer between Neptune Deeptech fabrication yard and Toehill Road.
Other Designations	
BUS	Safeguarded for employment uses. A core path runs along boundary of site.

Oil and Gas Pipelines

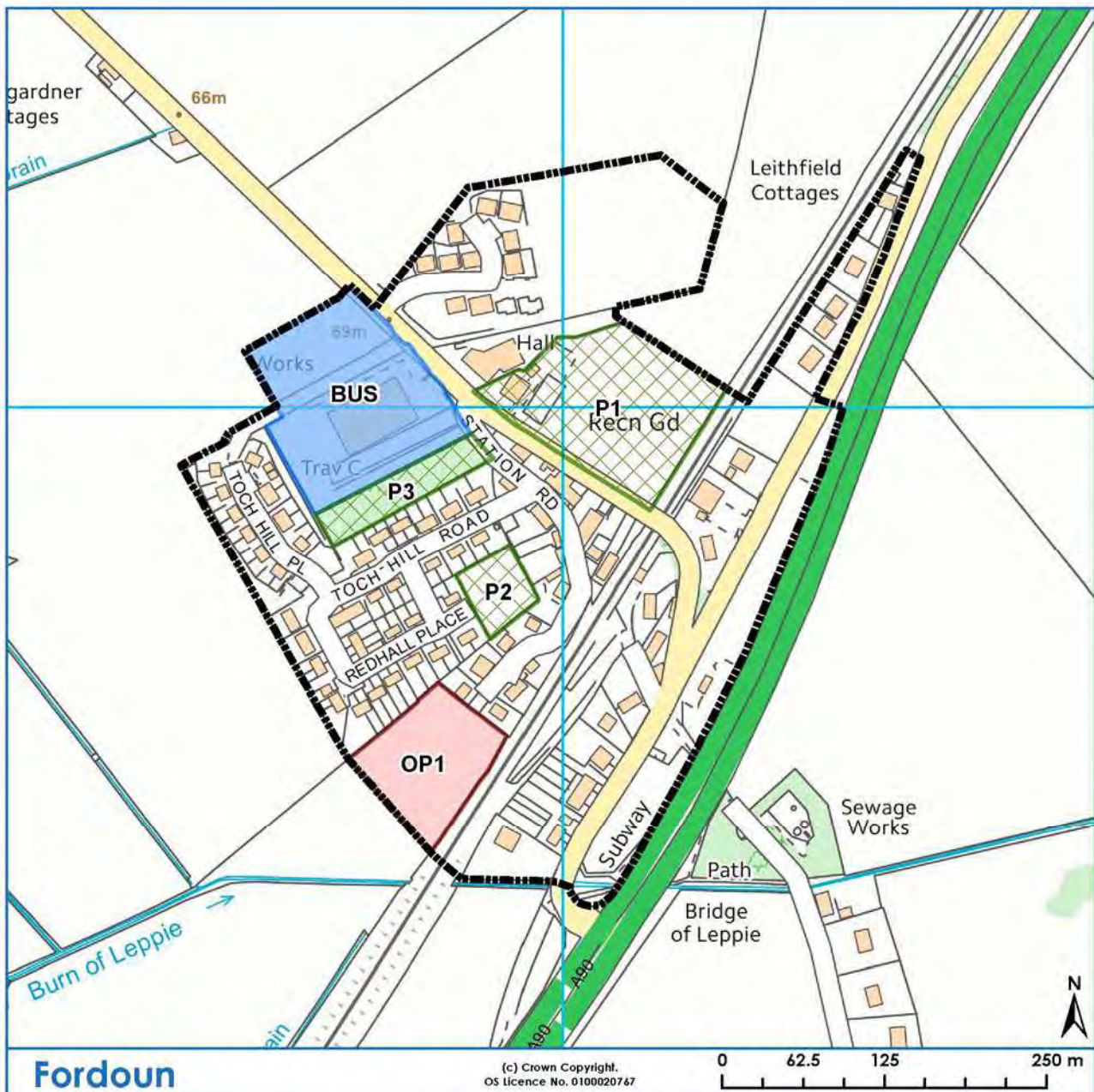
- Part of the settlement is within the Health and Safety Executive (HSE) consultation distance associated with one or more oil or gas pipelines in the vicinity. Developments within this distance must comply with Policy P4: Hazardous and potentially polluting developments and contaminated land, and with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

Services and Infrastructure

- Secondary education: All residential development must contribute to the provision of additional capacity at Mearns Academy.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Fordoun or towards facilities in the wider catchment area at Laurencekirk. 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 Fordoun or towards facilities in the wider catchment area at Laurencekirk. These may be identified in the Community Plan or relevant Community Action Plan.
- Health facilities: All residential development must contribute towards an extension to Laurencekirk Medical Group.

Allocated Sites

OP1: Station Road	Allocation: 15 homes
<p>This site was previously allocated as site H1 in the 2012 LDP. The site remains the most logical location for the expansion of the settlement as it will round off development to the south. Maintaining the current level of screening of the settlement to the A90 is important and should be considered when designing the layout of the site. Footpath accessibility is important and links with current footpaths should be created to ensure a safe route to school. Development should be built using a material that is complimentary to the existing houses on Station Road and Redhall Place. The layout of the site should also be discussed with Scottish Water due to the presence of a water pipe crossing the site and to ascertain whether a mains diversion is required.</p>	
<p>It is expected that 3 affordable houses will be provided onsite by the developer and these should be integrated into the design of the development to ensure a mix of house types to meet local housing need.</p>	



GOURDON

Vision

Gourdon is one of the fishing villages located between Stonehaven and Montrose. It is characterised by traditional development located on the steep side of Gourdon Hill and accessed by narrow meandering roads, with more modern development visible from the A92. Maintaining the character of the village is an important objective, whilst also allowing further opportunity for development to meet local needs and sustain the primary school and shop. There is an area of open space towards the centre of the village opposite the war memorial which creates a focal point. Gourdon also has employment sites at Linton Business Park, but to date these have been underutilised with a large area still waiting to be developed. It is important that over the life of the plan that the employment areas continue to be promoted to ensure that the town does not purely become a commuting town.

Natural and Historic Environment

The Inverbervie to Johnshaven Coast Local Nature Conservation Site is located to the east of the settlement.

Settlement Features

<i>Protected Land</i>	
P1	To conserve the landscape buffer to mitigate impacts from the A92 on the village.
P2	To conserve the recreation ground and the cemetery as key features of the village.
P3	To conserve the landscape buffer to maintain physical and visual separation from Inverbervie.
<i>Reserved Land</i>	
R1	Reserved for future cemetery expansion.
<i>Other Designations</i>	
BUS	Safeguarded for employment uses.

Flood Risk

- There is a record of flooding close to the BUS site. A Flood Risk Assessment may be required.

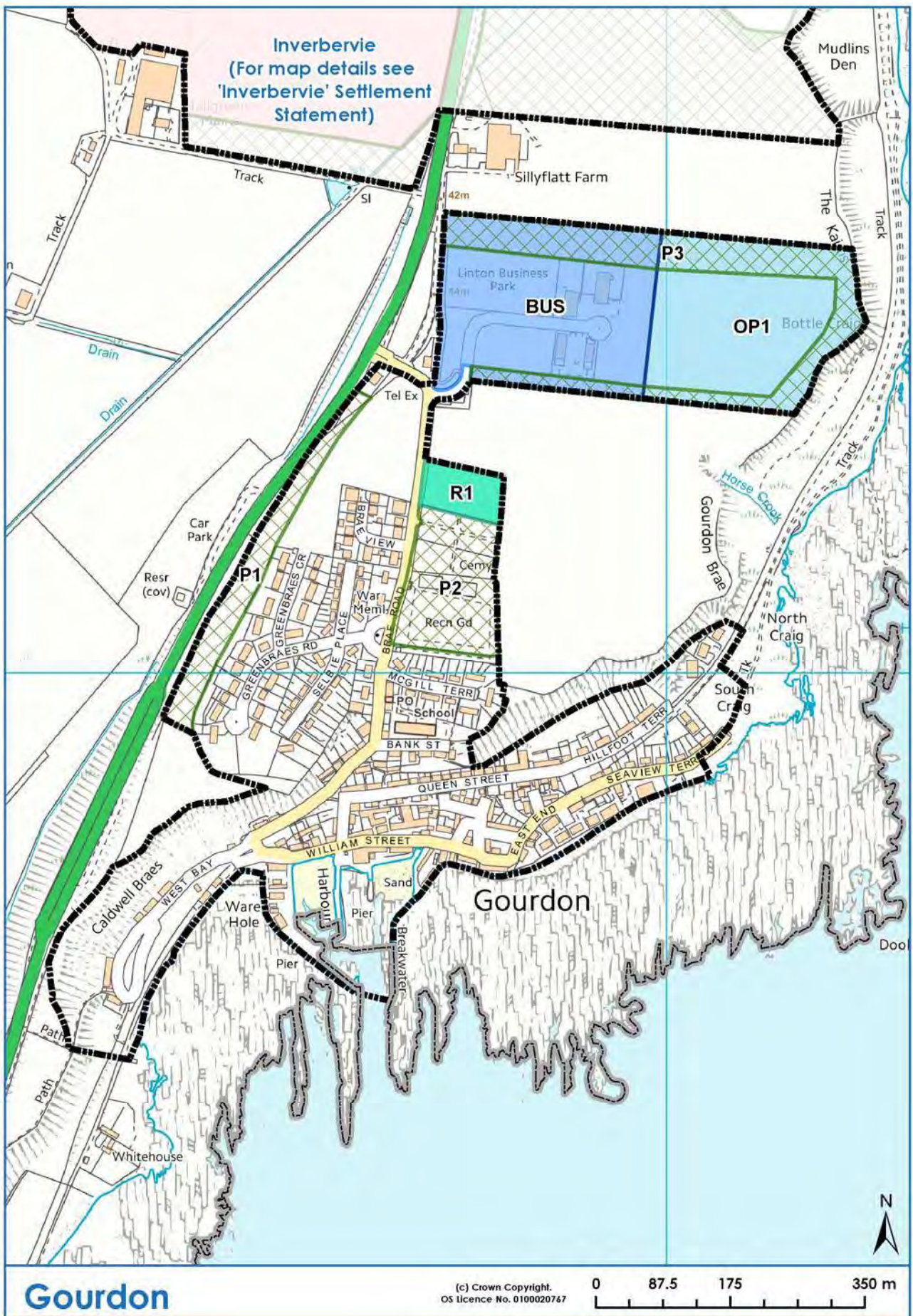
Services and Infrastructure

- Strategic drainage and water supply: There is currently limited capacity in Nether Knox Waste Water Treatment Works. Scottish Water initiated a growth project and this will take account of all domestic allocations in the LDP up to 2027.
- Secondary education: All residential development must contribute to the provision of additional capacity at Mackie Academy.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Gourdon or towards facilities in the wider catchment area at Laurencekirk or Stonehaven. 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 Gourdon or towards facilities in the wider catchment area at Stonehaven. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute to a household waste and recycling centre in Laurencekirk.

- Health facilities: All residential development must contribute towards an extension to Inverbervie Medical Group.
- Open Space: Contributions could be sought for the extension of the cemetery.

Allocated Sites

OP1: East of Linton Business Park	Allocation: Employment land with a strategic landscape buffer to the east of the site
<p>This site was previously allocated as site E1 in the 2012 LDP. The site is located to the north of the residential development of Gourdon and to the east of the BUS site. It is a flat site with no development currently on the site. Access to the site will be taken through the BUS site connecting to the existing road layout within this site. When development occurs on OP1 the area of P3 should be enhanced to ensure the screening of the employment land to the residential development.</p> <p>Early engagement is also encouraged with Scottish Water regarding the non-domestic element of this allocation as the demand for water and waste water capacity will depend on the business use.</p>	



Gourdon

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INVERBERVIE

Vision

Inverbervie is accessed by the A92 providing good transport links for the town. The town is characterised by bungalows and 1 ½ storey properties along the main street with newer development to both the north and south of the town. Inverbervie is well equipped in terms of open space and facilities including a primary school, library, shops and sports facilities which are appropriate for its roll and function with the surrounding rural communities. It is important that over the plan period that Inverbervie sustains the existing facilities as well as attracting new services and facilities into the town. Meeting local housing needs will be helped by the large allocation of 200 houses which will be developed over the plan period, it is important that within this development there is a mix of house types and sizes.

Natural and Historic Environment

The Inverbervie to Johnshaven Coast Local Nature Conservation Site is located to the east of the settlement.

Settlement Features

Protected Land	
P1 - P2	To conserve the playing fields as amenities for the village.
P3	To conserve the amenity area and the setting of Bervie Bay.
P4	To conserve the William Eddie Park as amenities for the village.
P5	To conserve the landscape buffer.
P6	To conserve the area of open space, landscape buffer, woodland shelter belt and prevent coalescence.
P7 - P8	To conserve the amenity area for the village.

Services and Infrastructure

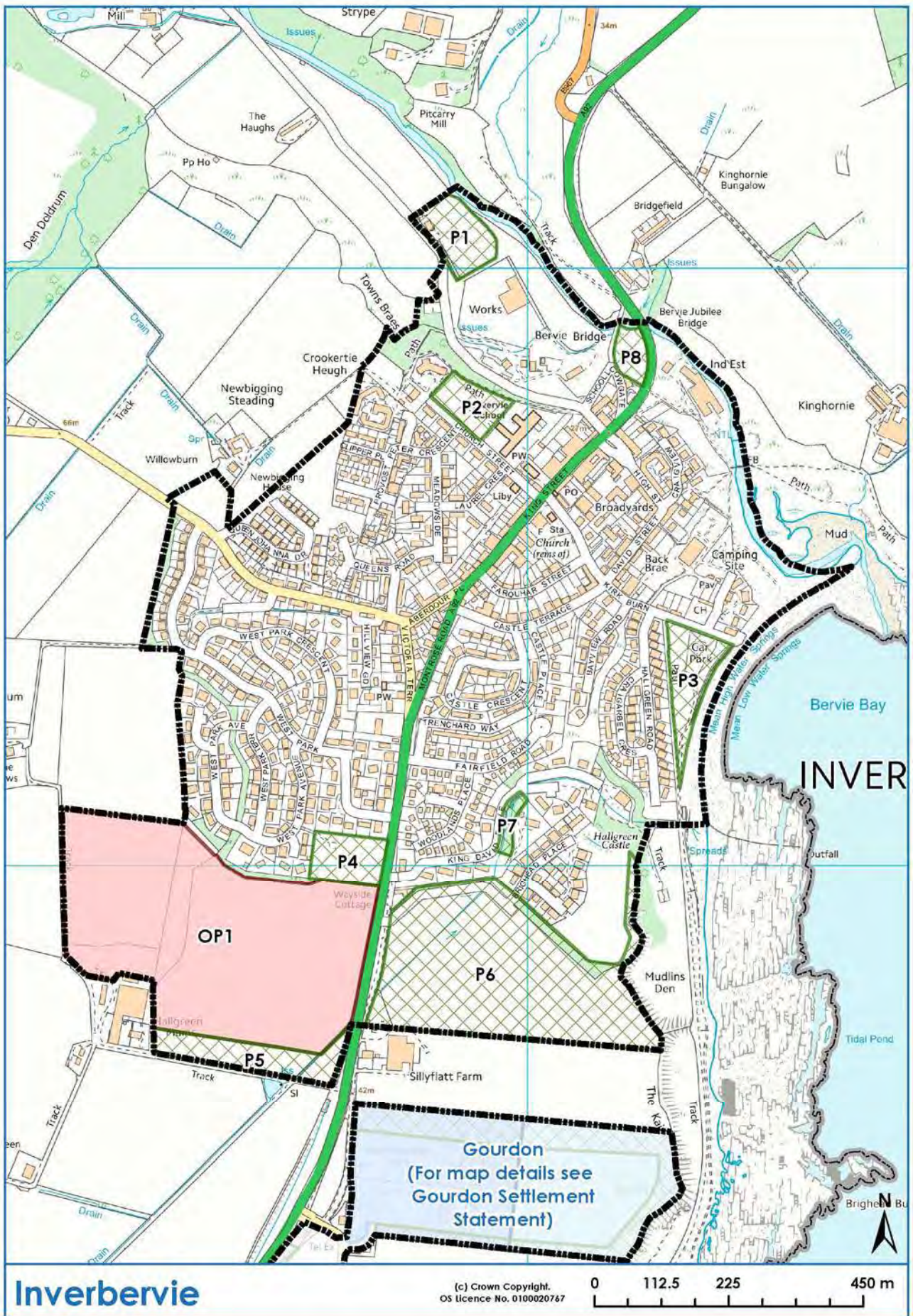
- Primary education: All residential development must contribute to the provision of additional capacity at Bervie Primary School.
- Secondary education: All residential development must contribute to the provision of additional capacity at Mackie Academy.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Inverbervie or towards facilities in the wider catchment area at Laurencekirk or Stonehaven .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 Inverbervie or towards facilities in the wider catchment area at Laurencekirk or Stonehaven. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute to an additional or replacement recycling centre with the potential for a household waste recycling centre.
- Health facilities: All residential development must contribute towards an extension to Inverbervie Medical Group.
- Open space: Contributions could be sought for allotments and a full size grass pitch.

Allocated Sites

OP1: Land to the south of West Park	Allocation: 200 homes
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This site was previously allocated as site H2 in the 2012 LDP. The site is located to the south of Inverbervie and provides a large site for the future expansion of the town. The site requires a masterplan and the first section of a new distributor road between the A92 and Townhead should be included within this site. The site slopes up from road level towards the existing houses located on West Park Avenue. There is also some trees fronting the A92 and these could be kept and enhanced to create a screening of the development and integrated into the open space requirement. It should also be noted that a core path runs along the boundary of the site adjacent to the A92 and linkages could be made to these.

It is also important that this site provides footpath connectivity to the rest of the town through the existing housing development and with the possibility of providing a footpath along the A92. A Drainage Impact Assessment may also be required for this site. There is also an overhead power cable which crosses this site and this will need to be considered and appropriate action taken. It is expected that 50 affordable houses will be provided onsite by the developer and these should be integrated into the design of the development to ensure that there is a mix of housing types and sizes to meet local needs.



JOHNSHAVEN

Vision

Johnshaven is one of the traditional Mearns coastal fishing villages on a steep slope which screens the majority of the village from the A92. The area close to the harbour has been designated as a conservation area to reflect the heritage and this helps define the character. Further housing opportunities to the north east of the village will help sustain the existing services. Lathallan School is an important asset to the economic health of the community. There is limited open space within the village particularly towards the harbour. However, there is a large area of open space to the east of the settlement beside the caravan it is particularly important to protect this area.

Natural and Historic Environment

The Inverbervie to Johnshaven Coast Local Nature Conservation Site and St Cyrus Local Conservation Site are both located to the east of the settlement.

Settlement Features

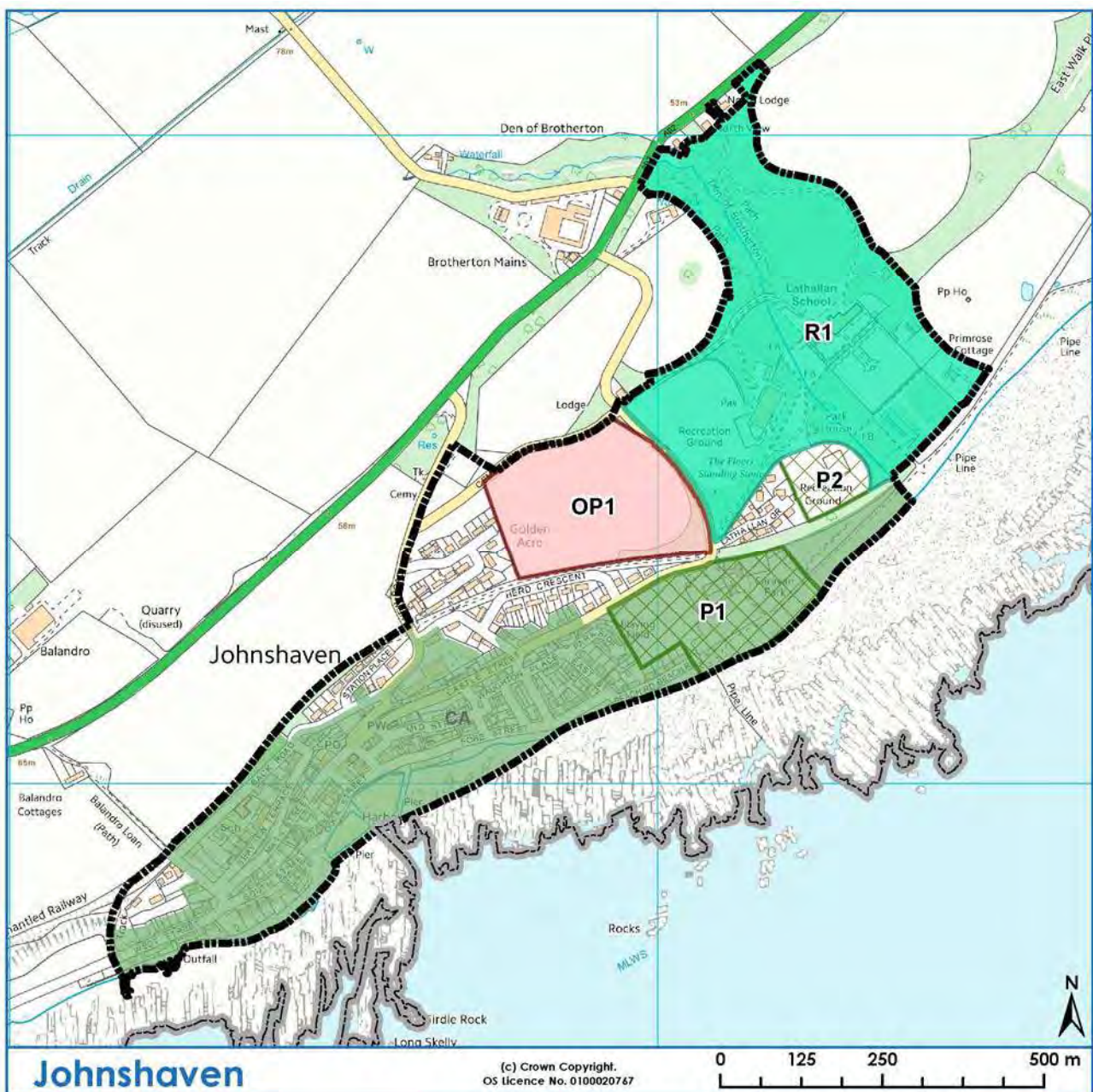
Protected Land	
P1	To conserve the recreation ground at Wairds Park as an amenity for the village.
P2	To conserve the recreation ground.
Reserved Land	
R1	Reserved for educational uses associated with Lathallan school.
Other Designations	
CA	Johnshaven Conservation Area.

Services and Infrastructure

- Primary education: All residential development must contribute to the provision of additional capacity at Johnshaven Primary School.
- Secondary education: All residential development must contribute to the provision of additional capacity at Mackie Academy.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Johnshaven or towards facilities in the wider catchment area at Laurencekirk. 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 Johnshaven or towards facilities in the wider catchment area at Laurencekirk. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute to a household waste and recycling centre in Laurencekirk.
- Health facilities: All residential development must contribute towards an extension to Inverbervie Medical Group.

Allocated Sites

OP1: Golden Acre	Allocation: 67 homes
<p>This site was previously allocated as site EH1 in the 2012 LDP. The site is located to the north of Johnshaven and slightly to the north of the Johnshaven conservation area. This site was previously granted planning permission but no progress has been made and the permission is due to lapse in 2015. Future development proposals should ensure that there are two points of access to the site and these could possibly be taken from Cemetery Road and Golden Acre. Footpath links should be created to connect with existing pathways in the village. It is also important that this site provides functional open space within the site as open space within Johnshaven is limited and this is a good opportunity to improve this. A drainage impact assessment may also be required for this site.</p>	



KIRKTON OF DURRIS

Vision

Kirkton of Durriss is a small village of houses south of the River Dee on the B9077. There is tree coverage on both sides of the road when approaching from the west which screens the village and helps define the character of the area. There is a large protected area which is important to the setting of Kirkton of Durriss and this should be maintained to conserve this area. Within this area there is a war memorial which is at the junction leading to the hall providing a focal point.

Natural and Historic Environment

The River Dee Special Area on Conservation runs through the settlement boundary and is located within a protected area. The River Dee Local Nature Conservation Site is also located to the north of Kirkton of Durriss

Settlement Features

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

Services and Infrastructure

- Secondary education: All residential development must contribute to the provision of additional capacity for secondary education.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Kirkton of Durriss or towards facilities in the wider catchment area at Banchory. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Kirkton of Durriss or towards facilities in the wider catchment area at Banchory. These may be identified in the Community Plan or relevant Community Action Plan.



KIRKTON OF MARYCULTER

Vision

Kirkton of Maryculter is a small village of predominately housing. There is modern development to the east of the village across from the future housing site OP1. There is limited development pressure within Kirkton of Maryculter but in order to meet local housing need, including affordable housing it is important that the opportunity site is developed over the plan period. Other than this development of the OP1 site there is limited scope for further development as the village is surrounded by the greenbelt acting as a natural boundary of the settlement.

Natural and Historic Environment

The River Dee Special Conservation Area, which includes all tributaries leading to the River Dee, is situated in close proximity to the settlement. The Kingcausie Local Nature Conservation Site is located to the south and east of the village.

Settlement Features

Protected Land	
P1	To conserve the cemetery and setting of the church.
Other Designations	
GB	Aberdeen greenbelt.

Services and Infrastructure

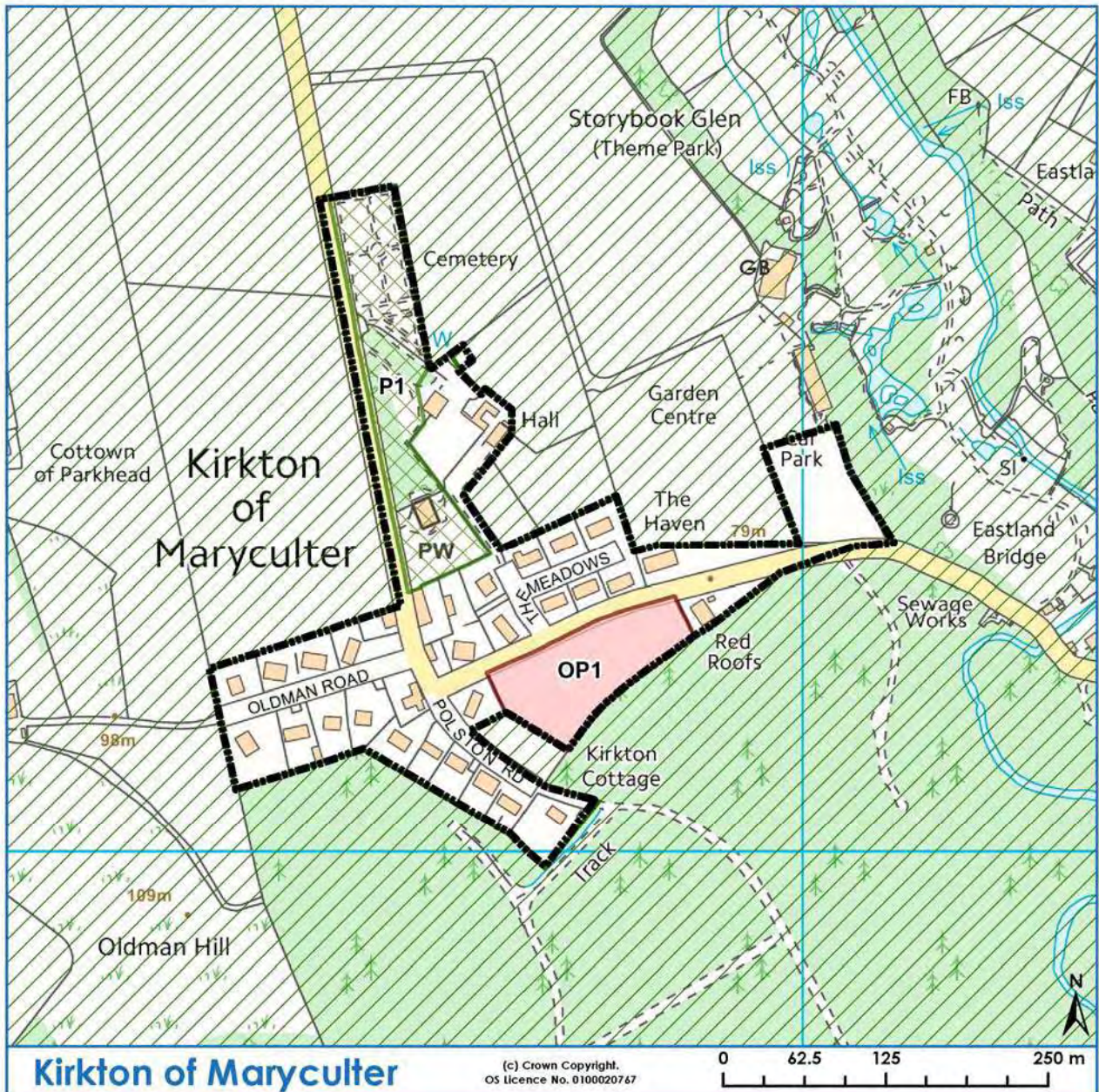
- Strategic Drainage and water supply: There is currently insufficient capacity at Maryculter Waste Water Treatment Works. Scottish Water will initiate a growth project once a development meets the 5 criteria.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Kirkton of Maryculter or towards facilities in the wider catchment area at Portlethen. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Kirkton of Maryculter or towards facilities in the wider catchment area at Portlethen. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development may be required to contribute to a household waste and recycling centre in Chapelton.
- Health facilities: All residential development may be required to contribute towards the creation of additional capacity at Peterculter Health Centre.

Allocated Sites

OP1: Land off Polston Road	Allocation: 6 homes
<p>This site was previously allocated as site H1 in the 2012 LDP. This site remains the most logical site for expansion of the village due to the restrictive nature of being surrounded by greenbelt. The site is gently sloping with a good tree coverage to the edge of the site furthest from the road and it would be beneficial to keep this tree coverage so this should be designed into the layout. The site requires a drainage impact assessment to be completed before development can be undertaken.</p>	

It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. At least one housing plot should be specified as being for affordable housing. The developer should engage with Aberdeenshire Council regarding delivery of this element as part of the planning application process.

There is a planning application in principle pending on this site for 6 units and it is anticipated that the site will be complete/nearing completion in 2016.



LAURENCEKIRK

Vision

Laurencekirk is located in the south of the Mearns and is an important service centre for the surrounding rural areas. The core of the settlement around the High Street is very linear in form and the properties are predominately sandstone. The newer development which has expanded the village in recent years takes the form of cul-de-sacs and curved roads which is a noticeable change in character from the historic core. The town has a good variety of services and is also well equipped with open space throughout the town and this should be continued through the large mixed use site. Laurencekirk is a key settlement in the Drumlithie to Laurencekirk strategic growth area and as such plays an important role in delivering both strategic housing and employment allowances. However, there are significant road infrastructure issues which need to be resolved before allocated sites can be fully developed. The outcomes of the Nestrans/Transport Scotland 'Access to Laurencekirk' study (2015) will have an impact on future applications in Laurencekirk. This study is important for the town as this may help to address the issue of providing safe access to and from the A90. A long term vision for the settlement is the provision of a northern distributor road which will begin through the development of the OP1 site, this will help to relieve town centre congestion.

Settlement Features

Protected Land	
P1	To provide a landscape buffer as an amenity for the village.
P2	To conserve the playing fields as an amenity for the village and forming part of the green network.
P3	To conserve the playground and recreation ground as an amenity for the village.
P4	To conserve Denlethen Woods as an amenity for the village and forming part of the green network.
P5	To preserve the area around Gaugers Burn as an amenity for the village.
P6	To conserve the playing fields as an amenity for the village.
Reserved Land	
R1	Reserved for cemetery expansion and to protect the existing cemetery.

Flood Risk

- Part of Laurencekirk is in an area identified by the Scottish Environment Protection Agency (SEPA) as an area potentially vulnerable to flooding.
- Site OP2 is adjacent to a small watercourse and site OP1 is adjacent to several watercourses.
- Site R1 is in close proximity to a watercourse and 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

- Local transportation infrastructure: Where appropriate, contributions will be sought for a section of distributor road around Laurencekirk (from the Fordoun Road to the A90) and a

grade separated junction with the A90. As the need for this new junction arises only in part from planned new development, it is likely that a broader range of funding sources will be utilised beyond developer obligations.

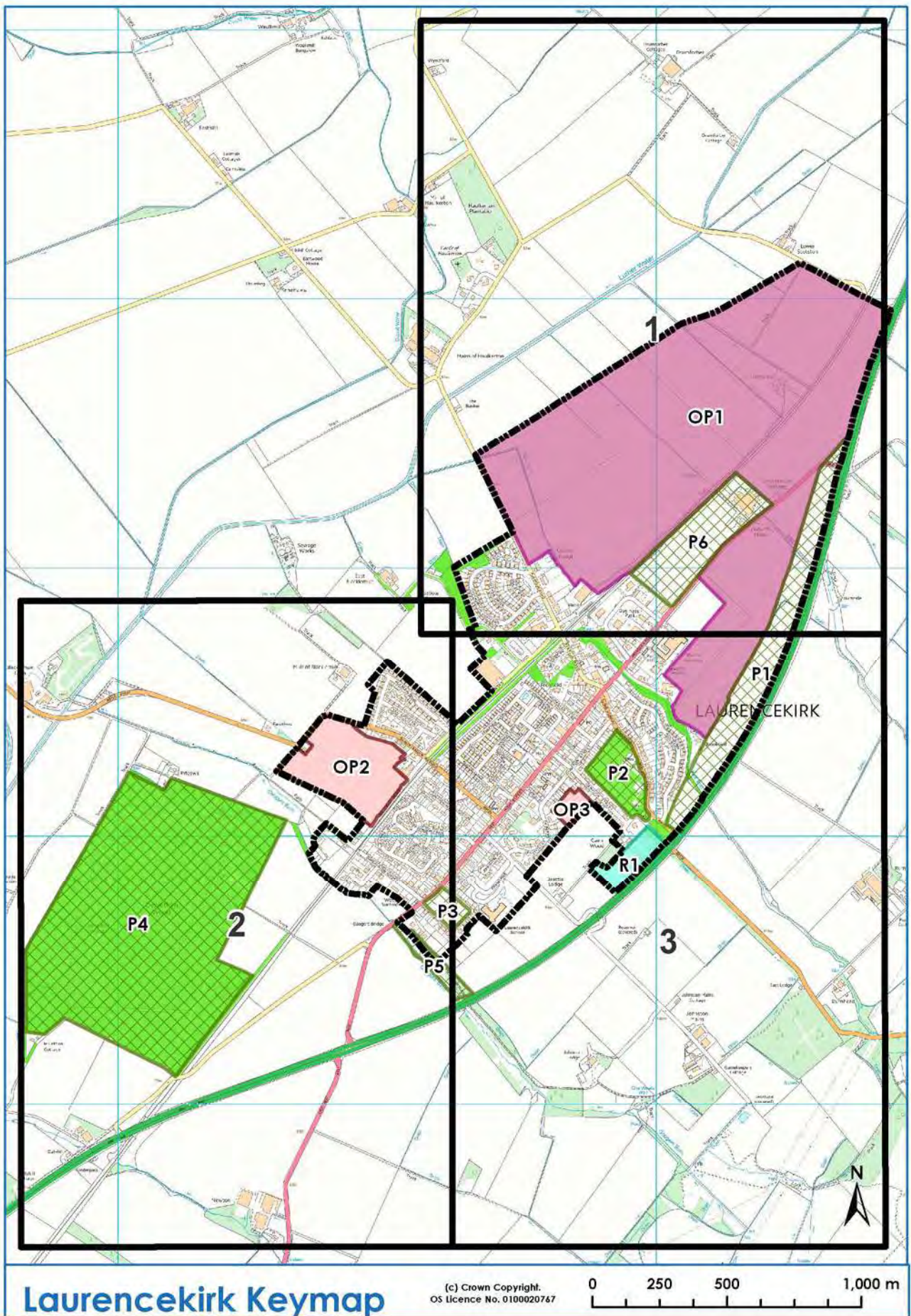
- Strategic drainage and water supply: A Strategic Water Impact Assessment of sites OP1-3 will be required. Any additional development in the town will require a large section of existing main to be upgraded. The service reservoir is also nearing capacity and will be required to be enlarged to accommodate further growth.
- Primary School: All residential development will be required to contribute to the provision of additional capacity at Laurencekirk Primary School.
- Secondary School: All residential development must contribute to the provision of additional capacity at Mearns Academy.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Laurencekirk. 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 Laurencekirk. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste facilities: All development must contribute to the upgrade of the household waste and recycling centre in Laurencekirk.
- Health facilities: All residential development must contribute towards an extension to Laurencekirk Medical Group.
- Open space: Contributions may be sought for two community grass pitches and changing facilities and allotments.

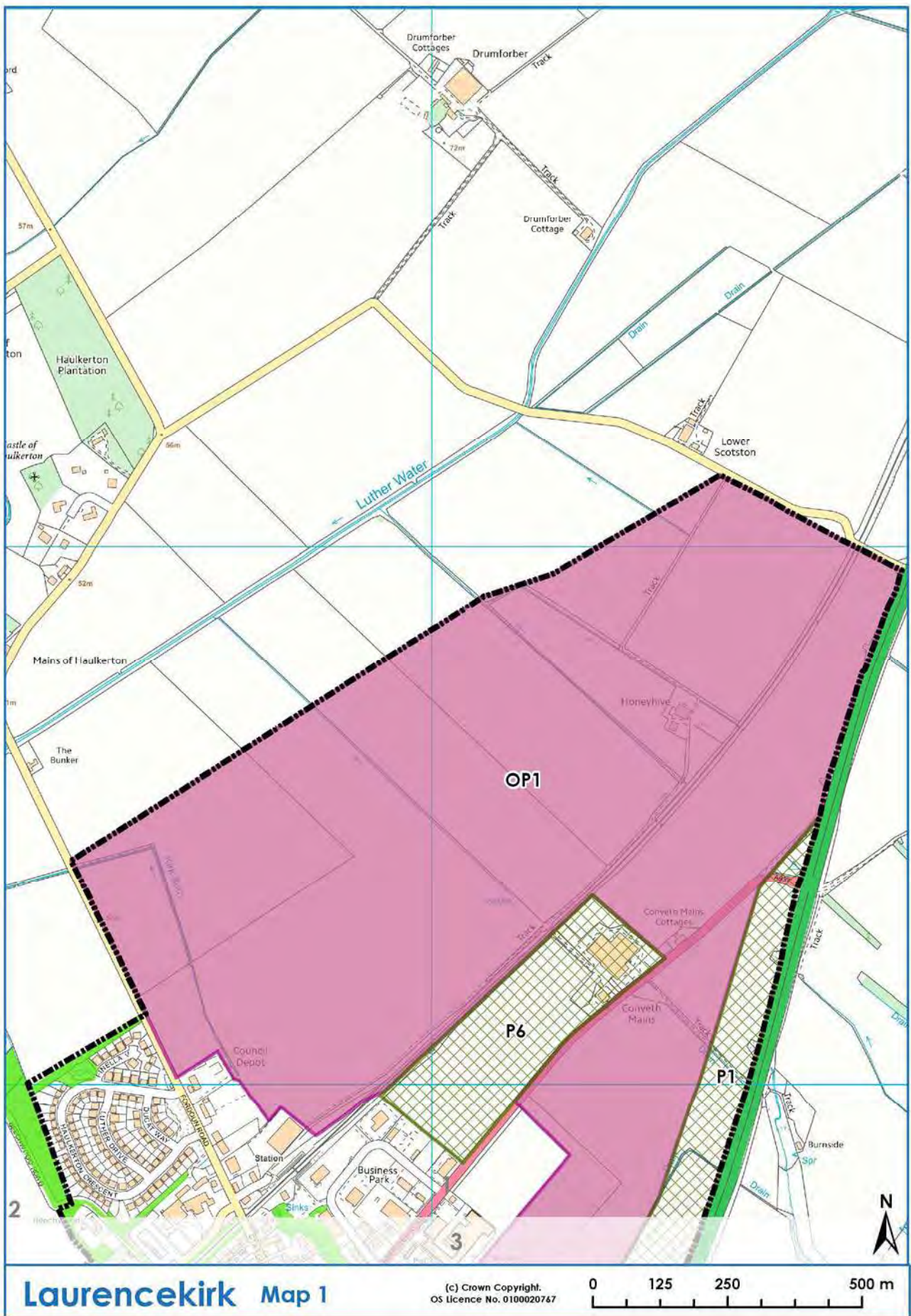
Allocated Sites

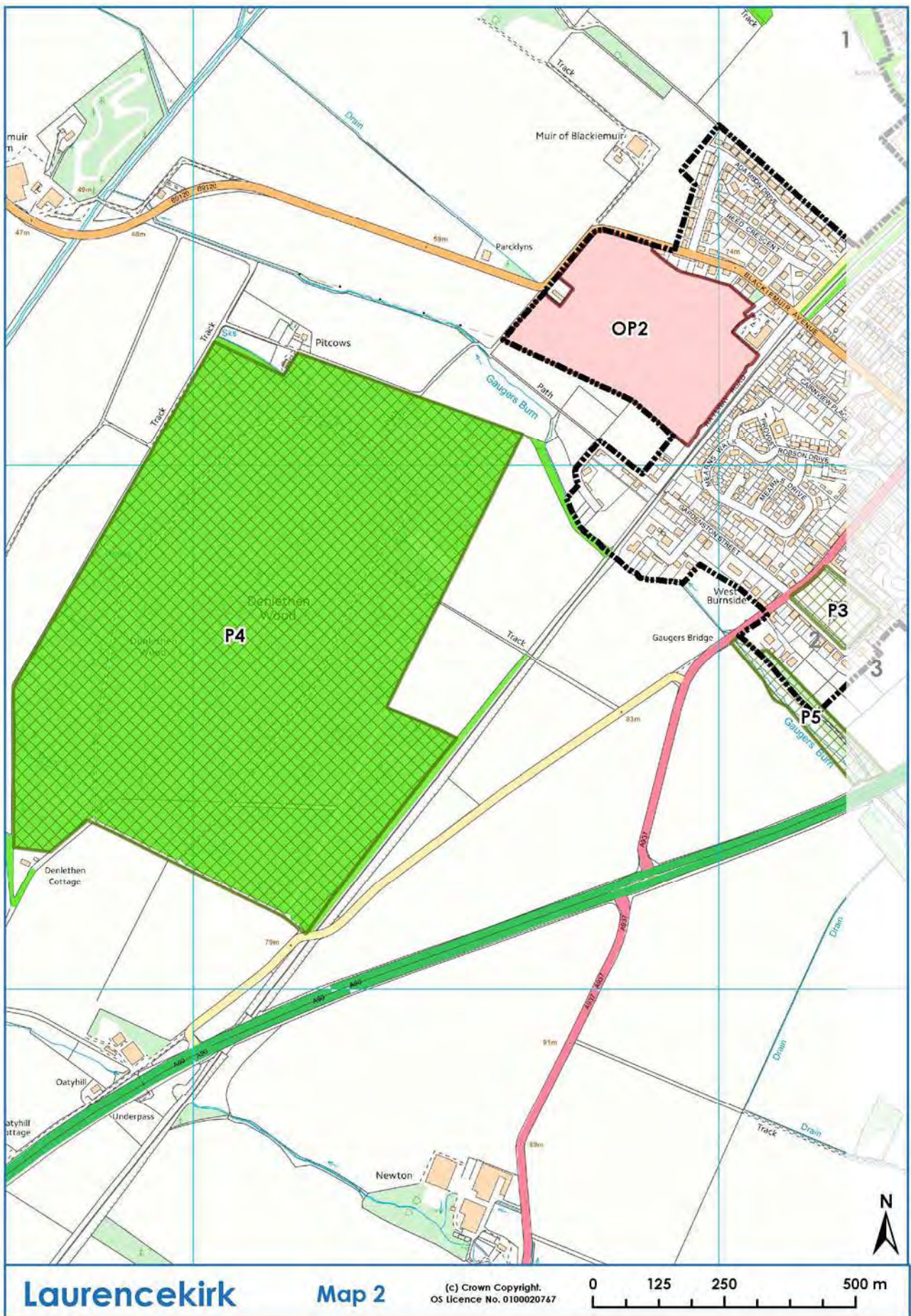
OP1: North Laurencekirk	Allocation: 885 homes, approx 11ha of employment land and approx. 16ha of strategic reserve
<p>This site was previously allocated as site M1 in the 2012 LDP. A Development Framework and masterplan(s) are required for this site and a Development Framework and masterplan were agreed by Kincardine and Mearns Area Committee in November 2013. Before development can commence on the site there are several assessments that need to be carried out including; a flood risk assessment, transport assessment, drainage impact assessment, water impact assessment, landscape plan and an environmental statement.</p> <p>Future development should ensure that appropriate vehicular access is provided for the site and this should be done in discussion with the Council's Roads and Transportation Departments. Footpaths will also require to be provided to ensure that there are safe routes to school. Within this site open space should be provided and this is important to ensure the overall amenity of the area. It is expected that 221 affordable houses will be provided onsite by the developer and these should be integrated into the design of the development to provide a mix of house types and sizes to meet local need.</p> <p>Early engagement is also encouraged with Scottish Water regarding the non-domestic element of this allocation as the demand for water and waste water capacity will depend on the business use.</p> <p>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.</p>	

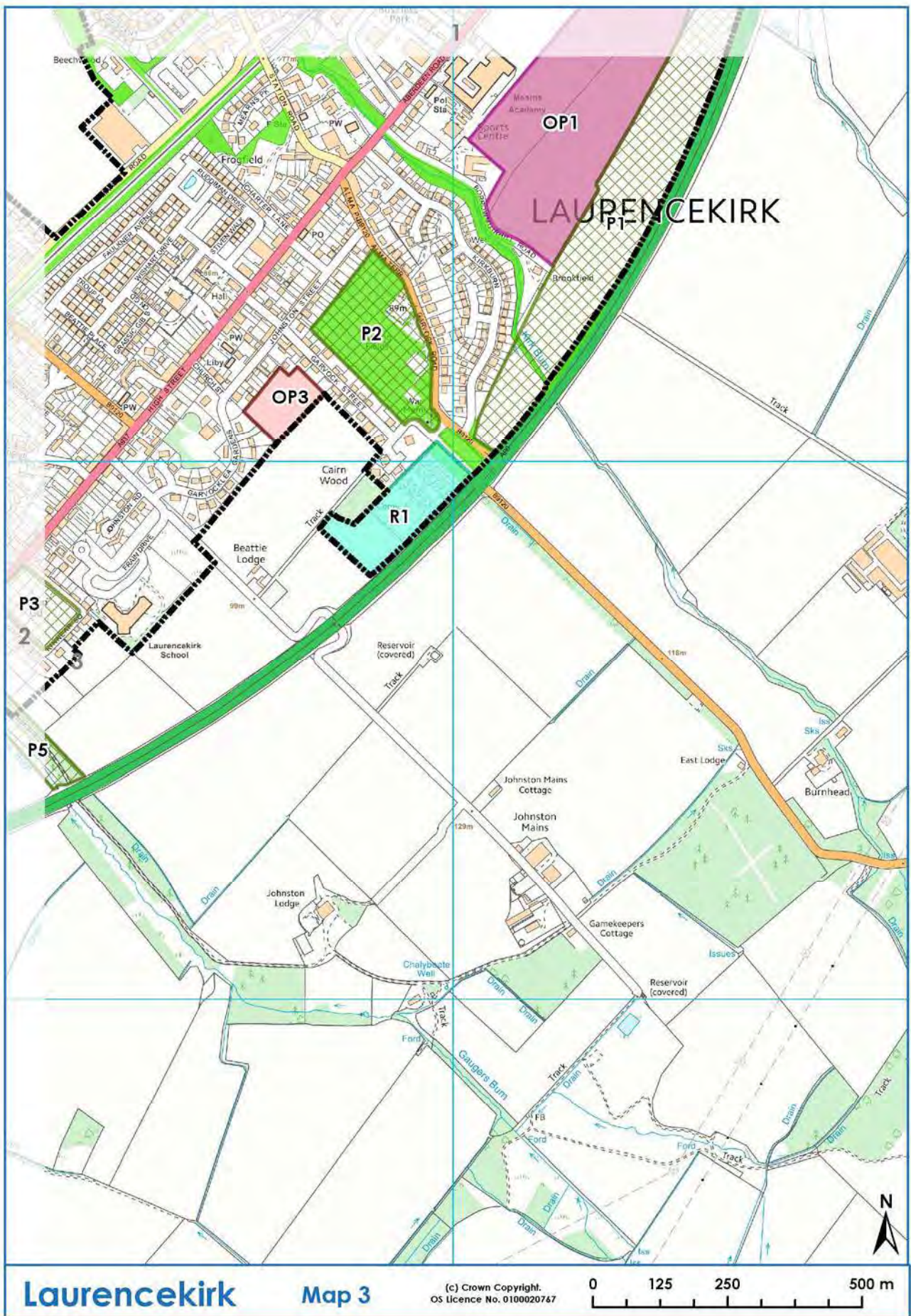
OP2: Off Blackiemuir Ave/East of Westmuir	Allocation: 210 homes
<p>This site was previously allocated as site EH1 in the 2012 LDP. The site is located to the south west of the settlement and slightly slopes away from Railway Road. The site was granted full planning permission in October 2012 for 210 homes. No progress has been made on this site to date.</p> <p>Future development should provide two access points and these could be taken from Blackiemuir Avenue and Railway Road. In order to create safe routes to the towns existing facilities including the school a footpath should be provide along Railway Road to link with existing footpaths on Blackiemuir Avenue. Open space provision is also important and consideration should be given to the layout of this to possibly provide some screening of the development on approach using the B9120. A drainage impact assessment will also be required. It should also been noted that there is a core path which runs along the southern boundary of the site adjacent to Railway Road. Connections from within the development should be made to link with this network.</p>	

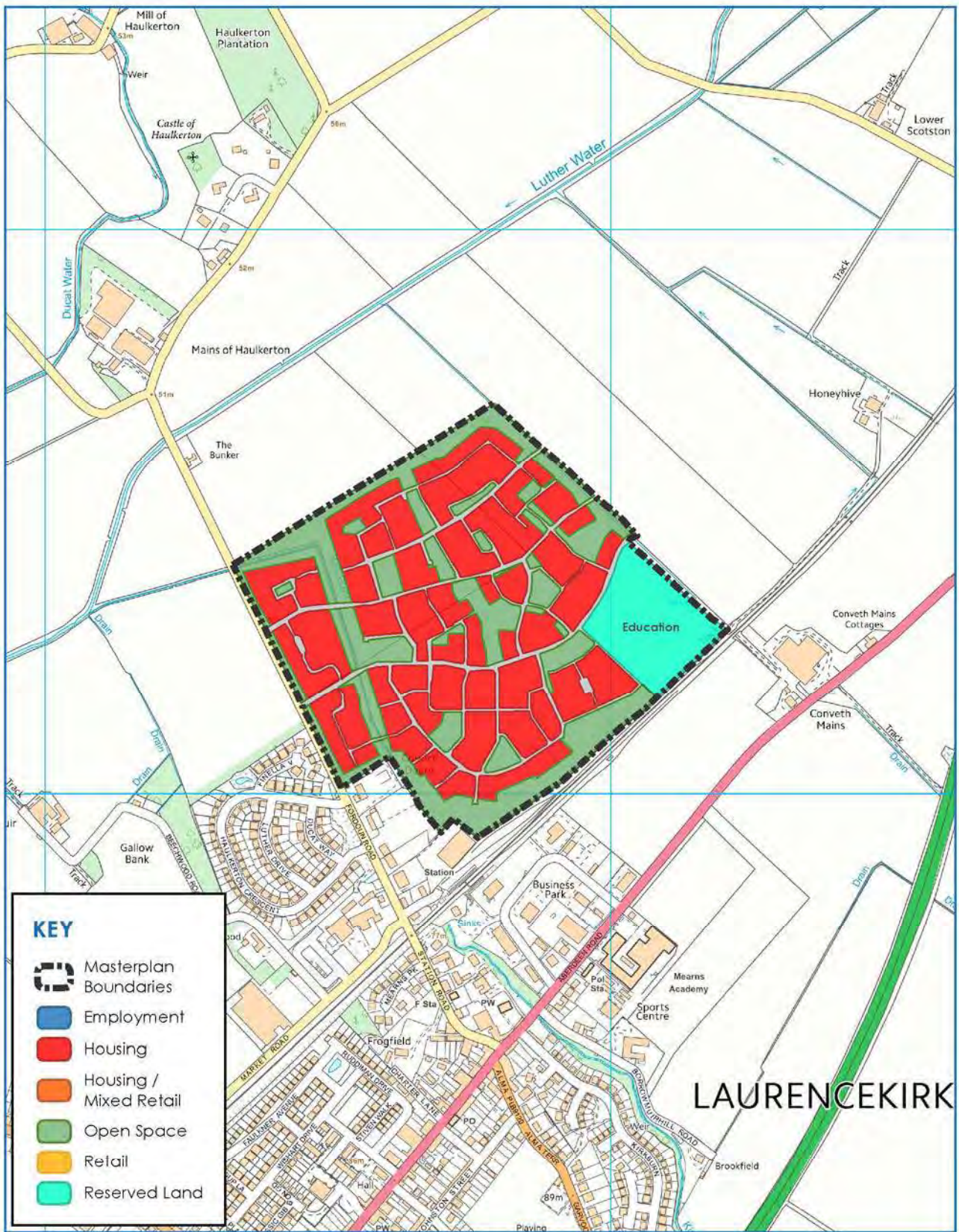
OP3: Garvocklea Phase 2	Allocation: 10 homes
<p>This site was previously allocated as site EH2 in the 2012 LDP. Access to the site should be taken from Garvocklea Gardens. The design of the development should be integrated and take account of the surrounding residential development. Open space provision is also important and thought should be given to possible options for screening the development from the surrounding areas to minimise its impact.</p> <p>It is expected that 2 affordable houses will be provided onsite by the developer and these should be integrated into the design of the development to provide a mix of house types and sizes to meet local need.</p>	









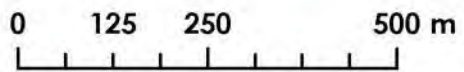


Laurencekirk (M1) Masterplan

Laurencekirk

Associated Opportunity Sites: OP1

Agreed Date: 19/11/2013



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LUTHERMUIR

Vision

Luthermuir has developed on a flat area of open land with part of the settlement taking the form of a ribbon development elongating the village along School Road. To the east of the settlement and out with the settlement boundary there is a large wooded area. There is also open space within the settlement which provides a focal point and is protected for this reason. Luthermuir is in need of a small retail facility within the village and this is an important facility to deliver within the life of the plan through the allocated development sites.

Settlement Features

<i>Protected Land</i>	
P1	To conserve the area of open space to provide a focal point for the village.
P2	To conserve the playing fields as an amenity for the village.

Flood Risk

- Site OP1 has a watercourse on the boundary of the site.

Oil and Gas Pipelines

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

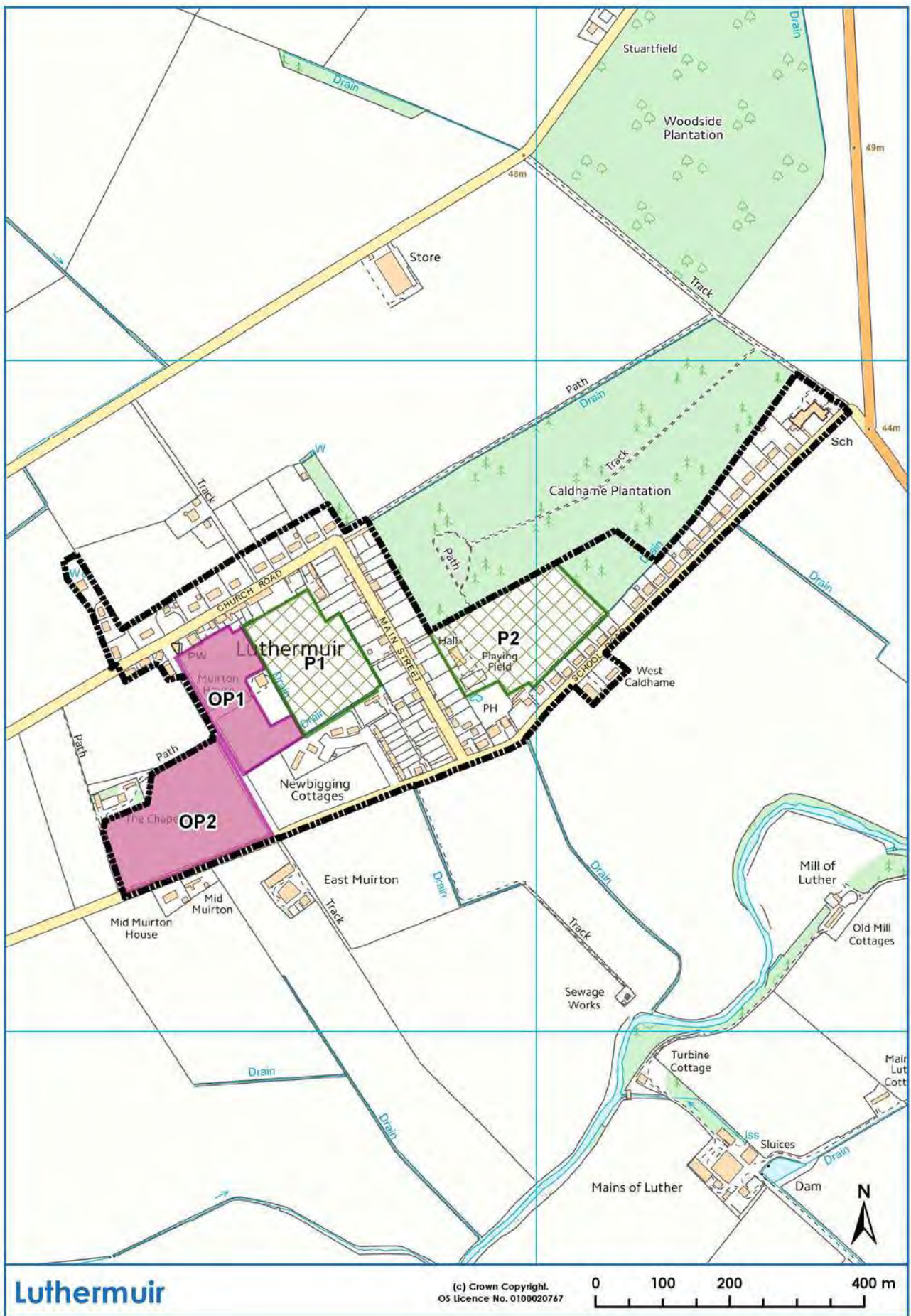
Services and Infrastructure

- Strategic drainage and water supply: There is limited capacity at Luthermuir Septic Tank and Scottish Water if required will initiate a growth project once one development meets the 5 growth criteria.
- Secondary education: All residential development must contribute to the provision of additional capacity at Mearns Academy.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Luthermuir or towards facilities in the wider catchment area at Laurencekirk. 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 Luthermuir or towards facilities in the wider catchment area at Laurencekirk. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute to a household waste and recycling centre in Laurencekirk. Contributions are sought for a local recycling point in Luthermuir.
- Health facilities: All residential development must contribute towards an extension to Laurencekirk Medical Group.

Allocated Sites

OP1: The Chapel	Allocation: Mix of uses including 25 homes, small-scale retail and employment land
<p>This site was previously allocated as site M1 in the 2012 LDP. The site is a flat site located to the west of the settlement. Access can be taken from School Road and there is also a possibility to gain access from Church Road. This should be discussed with the Council's Roads department to ensure appropriate visibility splays are in place.</p> <p>It is also important that this site provides footpaths to link to existing footpaths to allow a safe route to school as well as to other services. A core path also runs along the boundary of the site and connections should be made to link up with the network. The site also requires to be masterplanned with site OP2 and this could help to provide improved links through the sites to the existing settlement. A flood risk assessment is required.</p> <p>It is also expected that 6 affordable houses will be provided onsite by the developer and these should be integrated into the design of the development, to provide a mix of house types to meet local needs.</p>	

OP2: Land at Aberluthnott Church	Allocation: Mix of uses including 25 homes, small-scale retail and employment land
<p>This site was previously allocated as site M2 in the 2012 LDP. This is a flat site located to the western edge of the settlement. There is opportunity to gain access to this development from School Road and the development should provide a footpath along School Road to link with the existing footpaths to allow a safe route to school. A core path also runs along the boundary of the site and connections should be made to link up with the network.</p> <p>The site also requires to be masterplanned with site OP1 and this could provide improved links through both the sites with the existing settlement. SEPA have also advised that a flood risk assessment is required for the site.</p> <p>It is also expected that 6 affordable houses will be provided onsite by the developer and these should be integrated into the design of the development, to provide a mix of house types.</p>	



MARYKIRK

Vision

Marykirk is accessed by the A937 which runs through the centre of the village. There is modern development which is visible on approach to the village from the north with more traditional development in the centre of the village around the church. Flooding is a concern within Marykirk as it is situated in a potentially vulnerable area which in turn limits the expansion of the settlement. There are limited services within Marykirk at present but it is important to sustain these along with providing the opportunity through the OP1 site for further retail services and employment opportunities.

Settlement Features

Protected Land	
P1	To conserve the playing fields as an amenity for the village.
P2	To conserve the setting of the parish church, graveyard and woodland buffer.
P3	To conserve the riverside habitat and conserve the setting of the settlement.

Flood Risk

- Marykirk is in an area identified by the Scottish Environment Protection Agency (SEPA) as an area potentially vulnerable to flooding.
- Site OP1 has a watercourse on the boundary of the site.

Oil and Gas Pipelines

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

Services and Infrastructure

- Strategic drainage and water supply: There is currently insufficient capacity at Marykirk Waste Water Treatment Works. Scottish Water will if required initiate a growth project once one development meets their 5 point criteria.
- Primary education: All residential development must contribute to the provision of additional capacity at Marykirk Primary School.
- Secondary education: All residential development must contribute to the provision of additional capacity at Mearns Academy.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Marykirk or towards facilities in the wider catchment area at Laurencekirk. 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 Marykirk or towards facilities in the wider catchment area at Laurencekirk. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute to a household waste and recycling centre in Laurencekirk.
- Health facilities: All residential development must contribute towards an extension to Laurencekirk Medical Group.

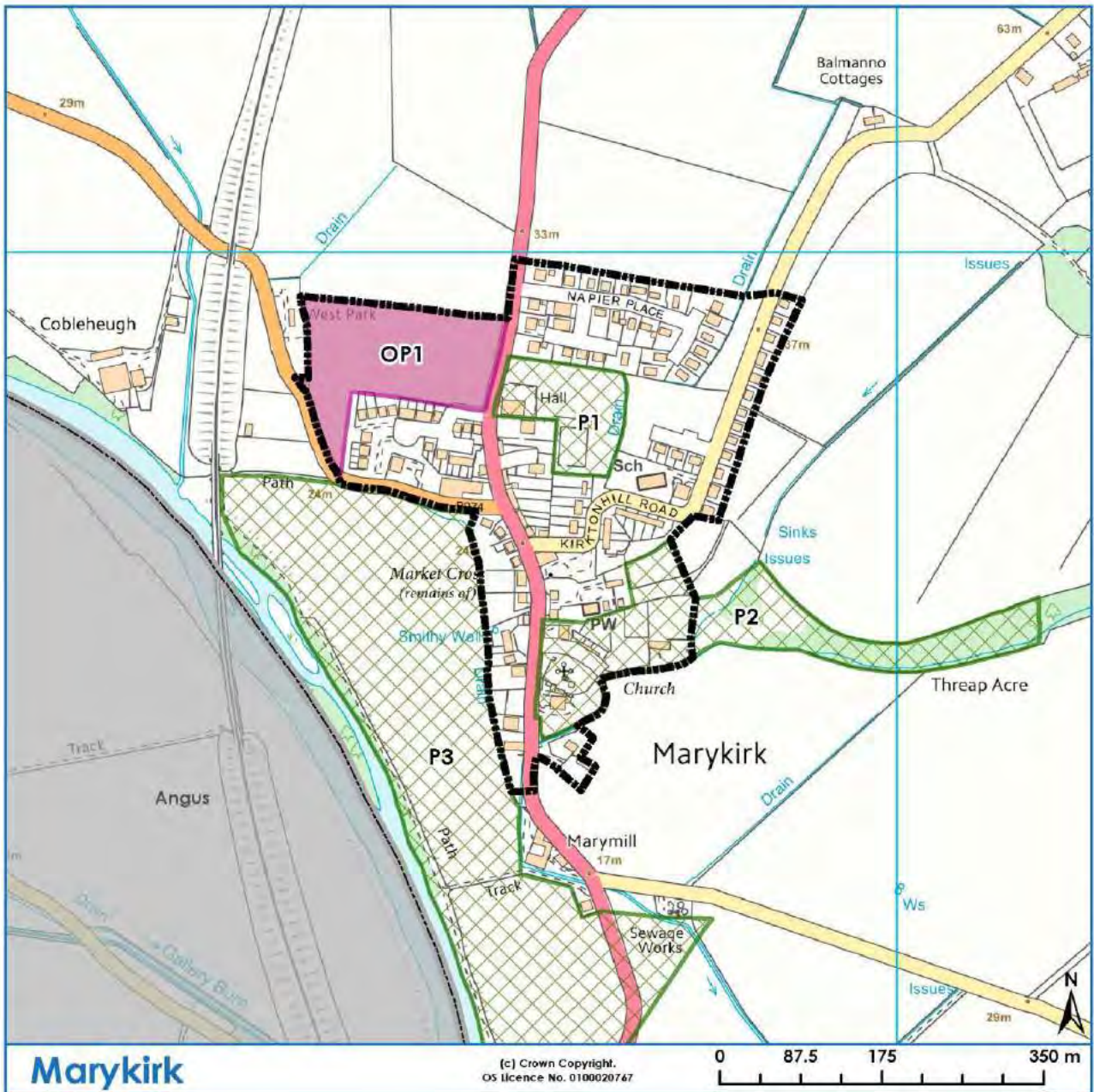
Allocated Sites

OP1: Land to the west of Marykirk	Allocation: 30 homes with employment and local retail uses
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The site was previously allocated as site M1 in the 2012 LDP. The site gained delegated approval at Kincardine and Mearns Area Committee in October 2013 subject to a Section 75 for 30 homes over two phases and 0.5ha of employment land with associated access road, SUDs and open space and part of this development is anticipated to be finished in 2017.

Future development should ensure that there is footpath connectivity with the existing settlement. A core path also runs to the south of the site and connections could be made to link up with the network. Consideration should also be given to appropriate screening of the employment land to the residential properties in the surrounding area.

A flood risk assessment may be required. There is also a bus stop situated on the northeast boundary of the site.



MARYWELL

Vision

Marywell has fairly limited residential development compared to the large amount of employment land which is situated to the east of the housing. The settlement is surrounded by the greenbelt which limits the amount of growth that can be expected. The main objective for Marywell is to provide provision for employment land and this can be provided through the BUS site which has been safeguarded for employment uses.

Settlement Features

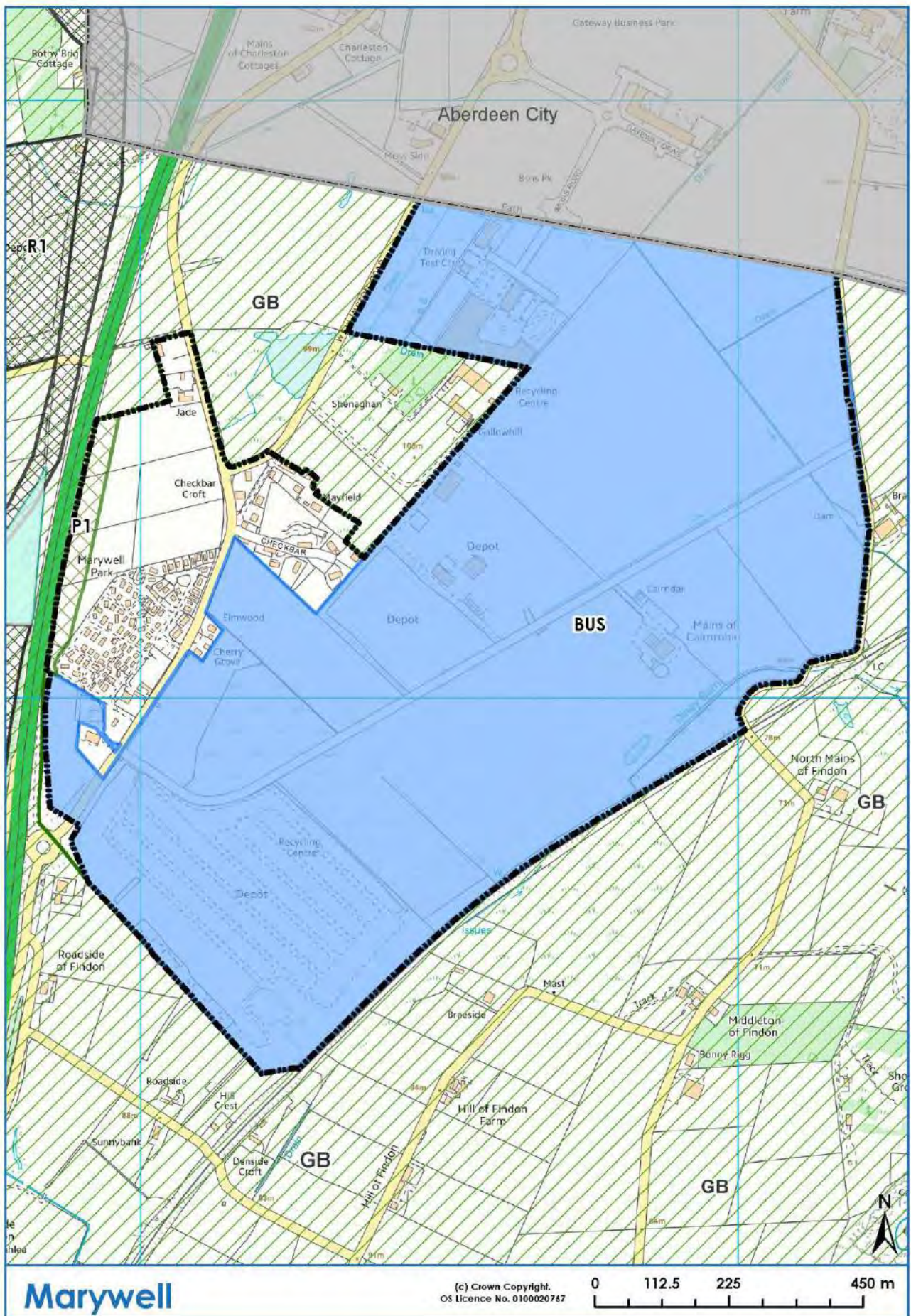
Protected Land	
P1	Protected for a landscape buffer to the west of the settlement.
Reserved Land	
R1	Reserved for the Aberdeen Western Peripheral Route.
Other Designations	
BUS	Safeguarded for employment uses.
GB	Aberdeen greenbelt.

Flood Risk

- The BUS site is a large site and the potential for run off to adjacent areas should be considered. A Drainage Impact Assessment will be required. Flood risk from small watercourses should be assessed and a Flood Risk Assessment may be required.

Services and Infrastructure

- Strategic transportation: Contributions will be required for cumulative strategic transportation improvements including interventions on the A90 and in Aberdeen City.
- Primary education: All residential development must contribute to the provision of additional capacity at Portlethen Primary School.
- Secondary education: All residential development must contribute to the provision of additional capacity at Portlethen Academy.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Marywell or towards facilities in the wider catchment area at Portlethen. 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 Marywell or towards facilities in the wider catchment area at Portlethen. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute to a household waste and recycling centre in Portlethen.
- Health facilities: All residential development must contribute towards the extension of Portlethen Medical Centre.



MILL OF URAS

Vision

Mill of Uras is situated beside the A92, the Aberdeen to Dundee coastal road. The small village of stone built houses are screened on approach from the north by a tree belt. There is a mixture of smaller single storey houses to the south of the cluster with larger two storey houses to the north. The settlement is split over two levels and the levels can be defined by the road running through the centre of the homes. In order to meet local needs there has been a small allocation made which will be delivered at help the falling school roll at Catterline Primary School. Flooding is an issue within Mill of Uras and this will need to be assessed when the allocation is brought forward.

Flood Risk

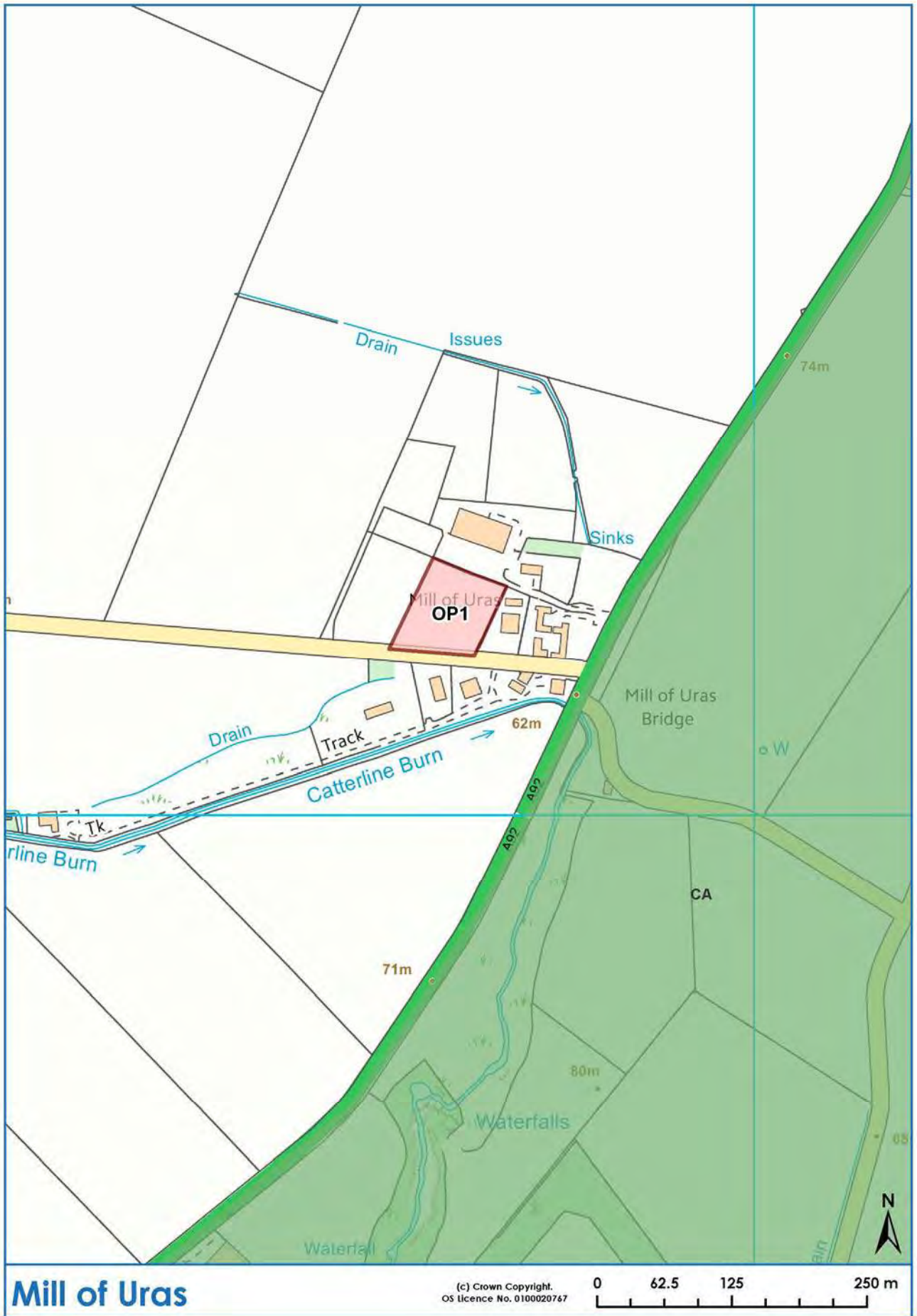
- Site OP1 has a watercourse on the boundary of the site.

Services and Infrastructure

- Secondary education: All residential development will be required to contribute to the provision of additional capacity at Mackie Academy.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Mill of Uras or towards facilities in the wider catchment area at Stonehaven. 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 Mill of Uras or towards facilities in the wider catchment area at Stonehaven. These may be identified in the Community Plan or relevant Community Action Plan.
- Health facilities: Development will require to contribute towards the reconfiguration of Stonehaven Medical Group.

Allocated Sites

OP1: Mill of Uras Paddock	Allocation: 5 homes
<p>This site is a newly allocated site. There is only one access road into this site so discussion with the council's Roads Department will be required in order to ensure appropriate access is taken to the site. The site is generally flat and the design of the housing should be of such to integrate with the other housing developments in the area which are typically stone buildings with fairly large plots.</p> <p>As flooding is an issue in the area a flood risk assessment may be required to assess the risk on neighbouring properties. A core path also runs along the boundary of the site and connections should be made to link up with the network.</p> <p>It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. One housing plot should be specified as being for affordable housing. The developer should engage with Aberdeenshire Council regarding delivery of this element as part of the planning application process.</p>	



MUCHALLS

Vision

The traditional build style within Muchalls is white terraced cottages and these typically face the sea. There has been more modern development within the village adding a range of house types including detached and semi-detached modern cottages. Large dormer windows are a particularly common feature within the village and adds to the overall character of the village which is covered by Muchalls conservation area. There is limited development pressure but any infill development or extensions to existing properties will have to ensure that it is consistent with the character of the surrounding properties. Muchalls is well screened from the A90 and this should continue to be the case throughout the next plan period. It is also important for the character of the village that it does not coalesce with Newtonhill and this should be monitored over the plan period.

Natural and Historic Environment

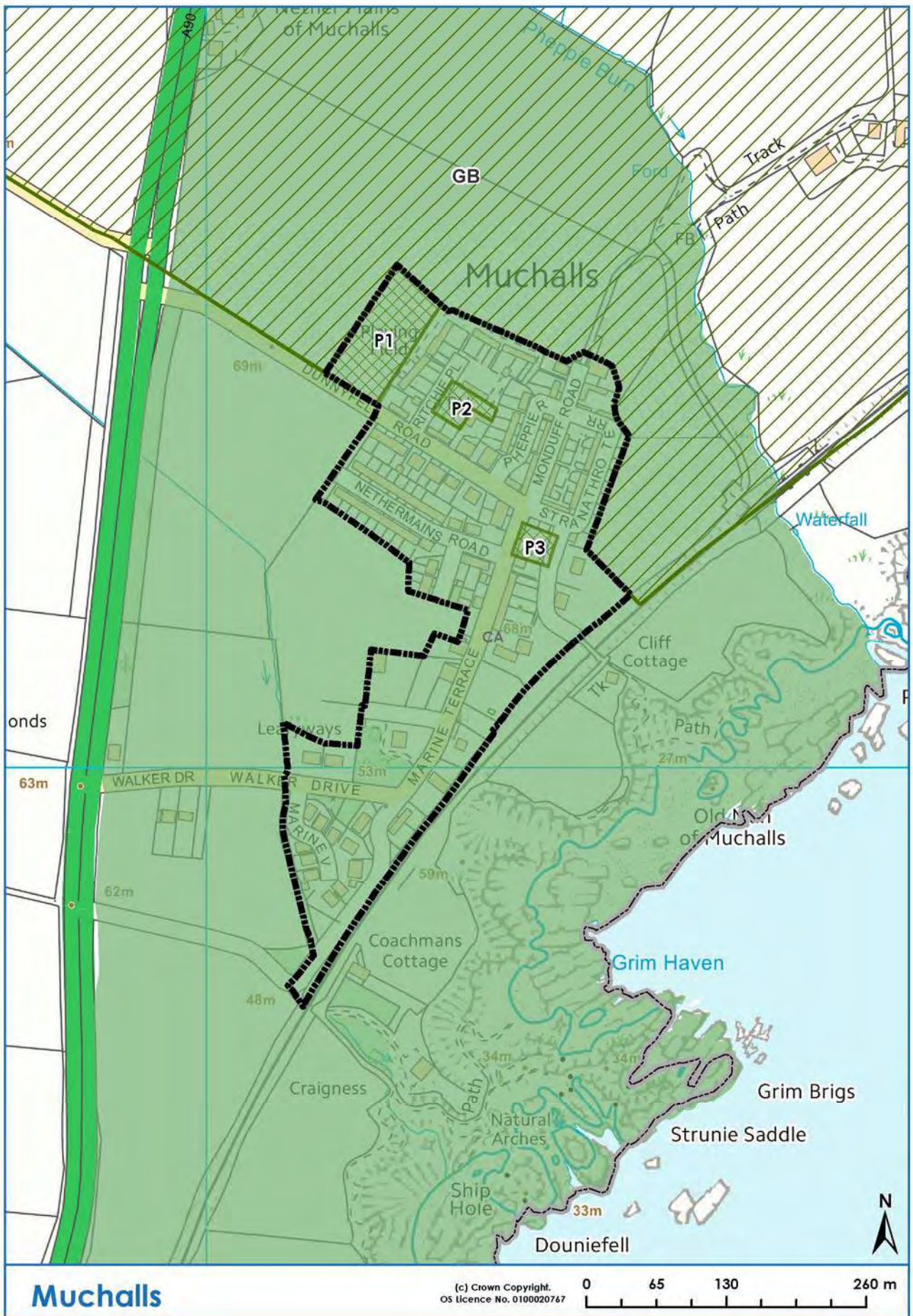
The Muchalls to Stonehaven Coast Local Nature Conservation Site is located to the east of the village.

Settlement Features

<i>Protected Land</i>	
P1	To conserve the playing field.
P2 - P3	To conserve the area of open space.
<i>Other Designations</i>	
CA	Muchalls Conservation Area.
GB	Aberdeen City greenbelt.

Services and Infrastructure

- Primary education: All residential development must contribute to the provision of additional capacity at Newtonhill Primary School.
- Secondary education: All residential development must contribute to the provision of additional capacity at Portlethen Academy.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Muchalls or towards facilities in the wider catchment area at Portlethen. 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 Muchalls or towards facilities in the wider catchment area at Portlethen. These may be identified in the Community Plan or relevant Community Action Plan.



NEWTONHILL

Vision

Newtonhill is located to the north of Kincardine and Mearns on the coast. The historic core located on the coast has some vernacular properties. The town has expanded significantly over the years and there is now modern development close to the A90. This modern high density detached and semi-detached development changes the character from that of the historic core. As Newtonhill is within the Aberdeen housing market area and the strategic growth area it is important that there is provision of employment land to contribute towards the strategic allowance. Providing housing choice is also an important aspect within the strategic growth area and the future opportunity housing site can help to contribute to this. It is also important for Newtonhill to avoid coalescence with Muchalls as each have differing characters and should remain separate. There is very limited open space in the north of the settlement but there are a couple of areas to the south which are protected due to the importance of these to the overall settlement.

Natural and Historic Environment

The Portlethen Village to Newtonhill Coast Local Nature Conservation site is located to the east of the village.

Settlement Features

Protected Land	
P1	To conserve the playground and playing fields as amenities for the village and forming part of the green network.
P2	To conserve the area of open space and allotments as amenities for the village and forming part of the green network.
P3	To conserve the recreation ground for community uses and forming part of the green network.
P4 - P5	To provide a landscape buffer.
Other Designations	
BUS	Safeguarded for employment uses.
GB	Aberdeen City greenbelt.

Flood Risk

- There is a record of flooding close to the BUS site. A Flood Risk Assessment may be required.

Services and Infrastructure

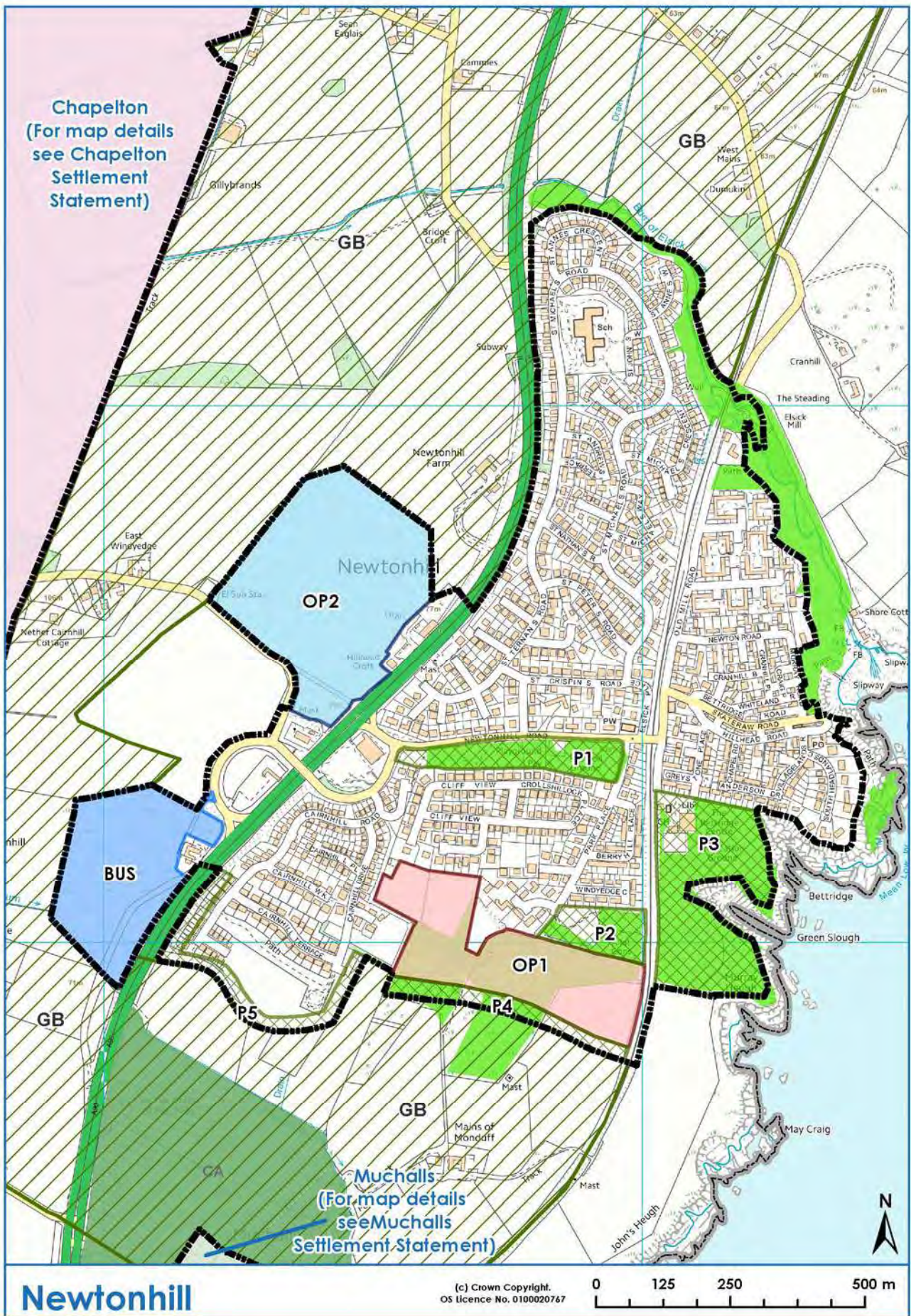
- Strategic transportation: Contributions will be required for cumulative strategic transportation improvements including interventions on the A90 and in Aberdeen City.
- Local transportation infrastructure: Contributions will be sought for a road linking Park Place and Cairnhill Drive.
- Primary education: All residential development must contribute to the provision of additional capacity at Newtonhill Primary School.
- Secondary education: All residential development must contribute to the provision of additional capacity at Portlethen Academy.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Newtonhill or towards facilities in the wider catchment area at Portlethen. 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 Newtonhill or towards facilities in the wider catchment area at Portlethen. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and Recycling: All development must contribute to a household waste and recycling centre in Chapelton.
- Health facilities: All residential development must contribute towards the extension of Portlethen Medical Centre.

Allocated Sites

OP1: Park Place	Allocation: 70 homes
<p>This site was previously allocated as site H1 in the 2012 LDP. Due to the scale of development this site requires a masterplan. Work on a masterplan is currently underway. The site is a sloping site situated to the south of the settlement and remains the most logical area for expansion for Newtonhill.</p> <p>Future development should ensure that the site has two points of access due to the scale of the development and these can be taken from Cairnhill Drive and Park Place. This would then allow a link to be made connecting these two areas.</p> <p>When developing this site it is important that consideration is also given at the same time to ensuring that the P4 buffer is developed to ensure that there is screening between this development and Muchalls. A core path also runs along the boundary and through the site and connections should be made to link up with the network.</p> <p>It is expected that 17 affordable houses will be provided onsite by the developer and these should be integrated into the design of the development to provide a mix of house types and sizes to meet local need.</p>	

OP2: Land to the west of the A90	Allocation: 12.1ha employment land
<p>The boundary of this site has been slightly reconfigured due to the relocation of the strategic reserve land to Chapelton and bringing more immediate term employment land to Newtonhill. This site is made up of land that was previously allocated as site E1 and SR1 in the 2012 LDP.</p> <p>Future development should ensure that there is appropriate screening of the development to both the residential areas of Chapelton and Newtonhill. A core path also runs along the boundary of the site and connections should be made to link up with the network.</p> <p>Early engagement is also encouraged with Scottish Water regarding the non-domestic element of this allocation as the demand for water and waste water capacity will depend on the business use.</p>	



PARK

Vision

Park is accessed via the A93 and is a small village in close proximity to Drumoak where the residents use the education facilities along with other services. Park has a recycling point and a shop which are important to maintain. The development of the housing site OP1 over the plan period will help to maintain these services in the village.

Natural and Historic Environment

The River Dee Special Area of Conservation, which includes all tributaries leading to the River Dee, is situated in close proximity to the settlement.

Oil and Gas Pipelines

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

Services and Infrastructure

- Strategic drainage and water supply: There is no public wastewater treatment available in Park, however there is sufficient capacity at Drumoak Waste Water Treatment Works approximately 1.3km away. SEPA will need to be consulted and full authorisation sought for relevant licensing of private treatment.
- Secondary education: All residential development must contribute to the provision of additional capacity for secondary education.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Park or towards facilities in the wider catchment area at Banchory. 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 Park or towards facilities in the wider catchment area at Banchory. These may be identified in the Community Plan or relevant Community Action Plan.
- Health facilities: All development must contribute towards a new health centre in Banchory.

Allocated Sites

OP1: Land to the west of Park Village Hall	Allocation: 6 homes
<p>This site was previously allocated as site H1 in the 2012 LDP. The site slopes on the northern half but is fairly flat on the southern part of the site. The site is split level therefore consideration will be required as to the layout of the site. Discussions will need to take place with the Councils Roads department regarding access to the site as access can possibly be taken from the A93 or from the unnamed road leading past the village Hall.</p> <p>It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. One housing plot should be specified as being for affordable housing. The developer should engage with Aberdeenshire Council regarding delivery of this element as part of the planning application process.</p>	



PORTLETHEN

Vision

Portlethen is mainly set between the A90 and the Aberdeen railway line but there has been more recent development in Badentoy Industrial Park to the west of the A90. There is a good mix of property types within Portlethen including bungalows, 1½ storeys and more modern detached homes. The town is relatively densely built with fairly limited open space within the main part of the town although the town does benefit from a large area of open space to the south west in Portlethen Moss. Portlethen is situated in the Aberdeen housing market area and the strategic growth area and as a result there is strong development pressure for both residential as well as employment. Portlethen is an important town for providing services to the surrounding smaller villages. Providing employment opportunities is particularly important for the town and this can be achieved over the life of the plan through development of the two employment sites. There are also local road infrastructure requirements that will need to be upgraded over the life of the plan which provides better connections to the Badentoy Industrial Estate.

Natural and Historic Environment

The Portlethen Moss Local Nature Conservation Site is located to the south west of the settlement.

Settlement Features

Protected Land	
P1	To conserve Nicol Park as an amenity for the town.
P2	To conserve the area for playing fields, conserve the woodland and protect the setting of the parish church.
P3	To conserve the playing fields, Bourtree Park and conserve community facilities.
P4	To conserve Portlethen Moss as an amenity for the town and forming part of the green network.
P5	To conserve the golf course as an amenity for the town and forming part of the green network.
P6	To conserve the setting of the stone circle as an amenity for the town.
Reserved Land	
R1	Safeguarded for the Aberdeen Western Peripheral Route.
R2	Safeguarded for a Park and Ride facility.
R3	Reserved for town centre uses and urban enhancement.
R4	Reserved for a lorry park.
Other Designations	
BUS1	Safeguarded for employment uses. There is a core path on the boundary of the site and connections could be made to this.
BUS2	Safeguarded for employment uses.
TC	Portlethen town centre.
GB	Aberdeen greenbelt.

Flood Risk

- Site OP2 is at risk from flooding due to multiple watercourses running through the site.
- Due to the presence of a watercourse in close proximity to site R2, a flood risk assessment may be required.
- Sites BUS1 and BUS2 have small watercourses within their boundaries which may be a source of flood risk. A Flood Risk Assessment may be required

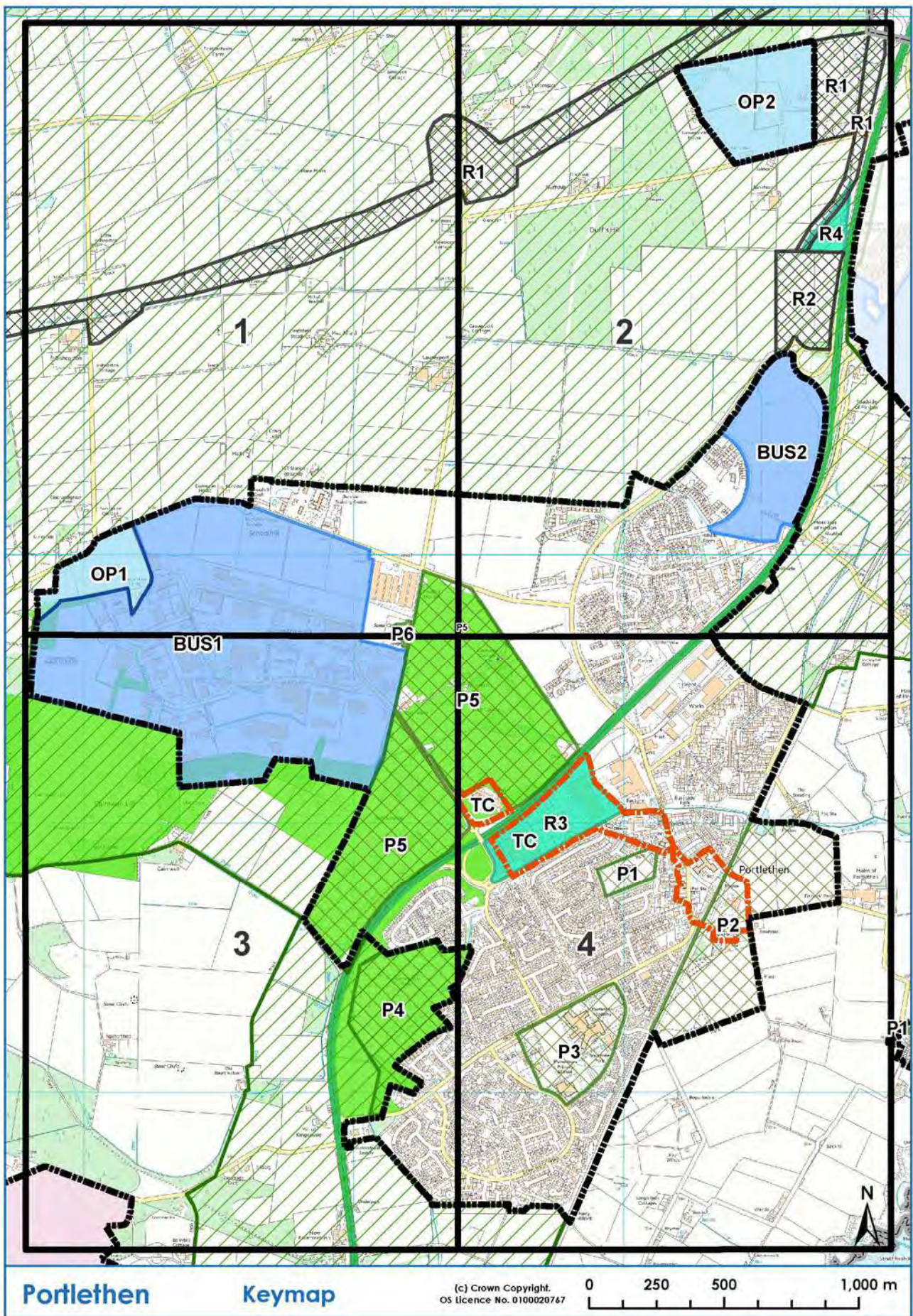
Services and Infrastructure

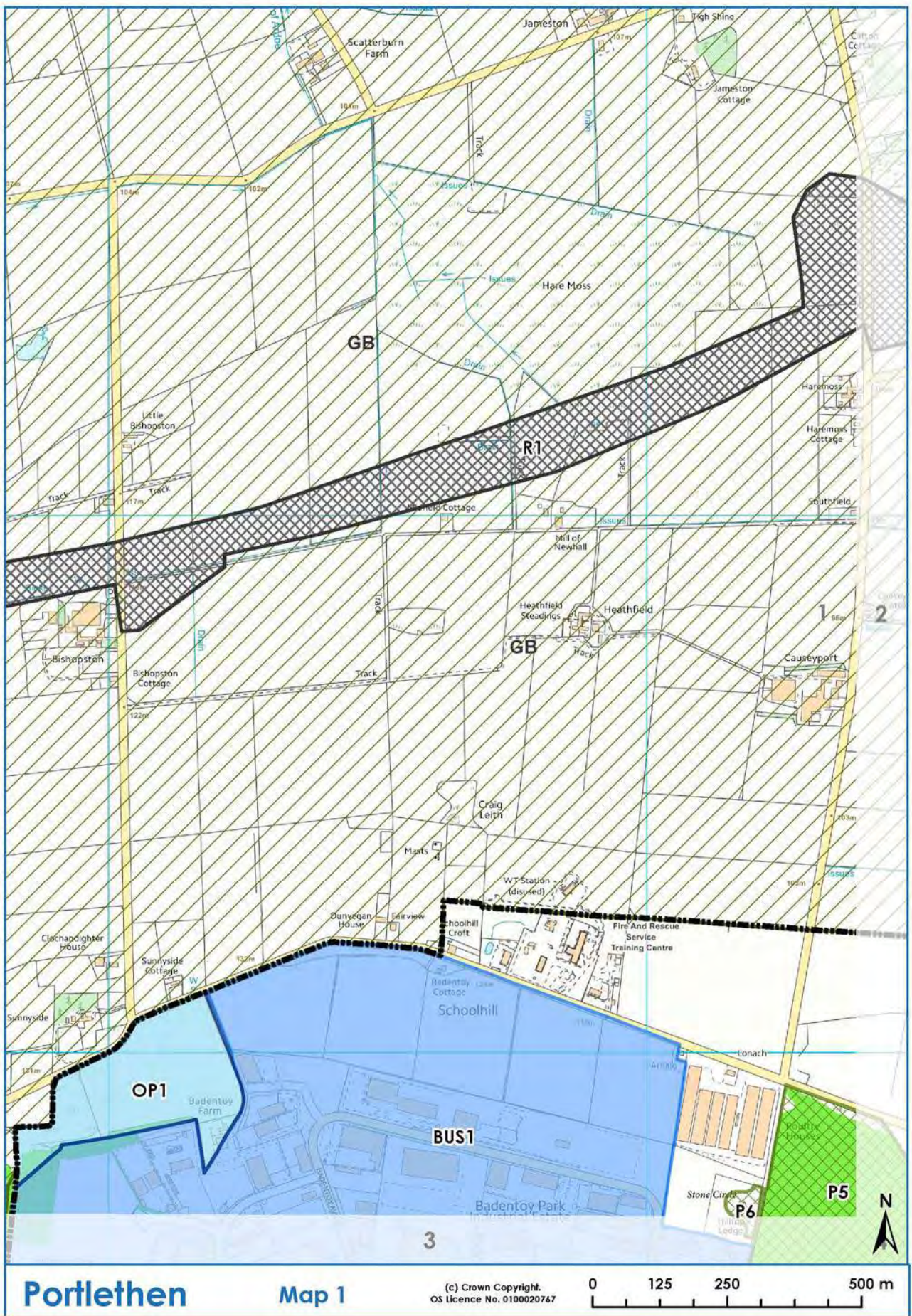
- Strategic transportation: Contributions will be required for cumulative strategic transportation improvements including interventions on the A90 and in Aberdeen City.
- Local transportation infrastructure: Contributions will be sought for a new park and ride facility and the upgrade of the link road to Badentoy Industrial Estate.
- Strategic drainage and water supply: Local network reinforcement may be required.
- Primary education: All residential development must contribute to the provision of additional capacity.
- Secondary education: All residential development must contribute to the provision of additional capacity at Portlethen Academy.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Portlethen. 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 Portlethen. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute to a household waste recycling centre in Portlethen.
- Health facilities: All residential development must contribute towards the extension of Portlethen Medical Centre.

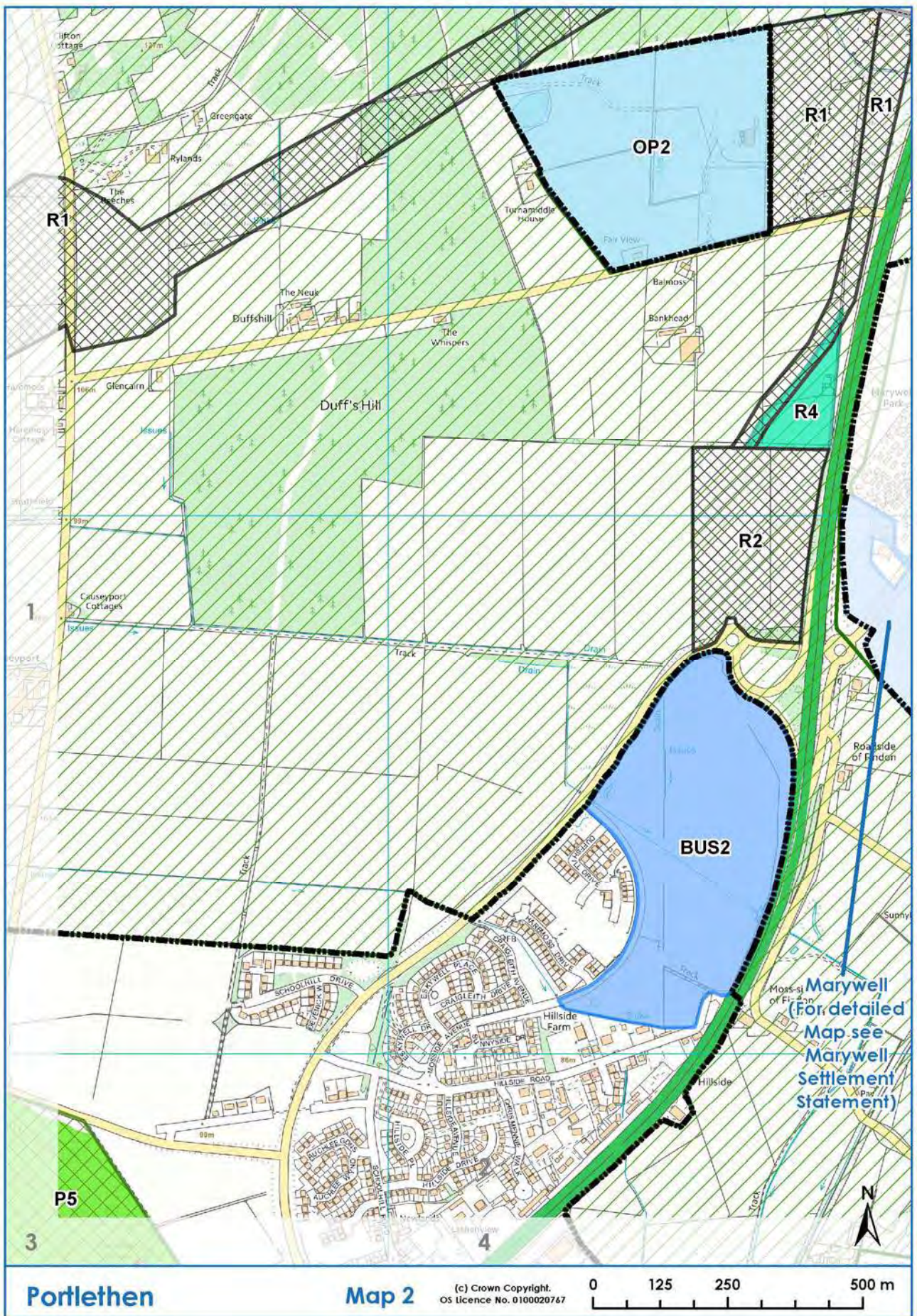
Allocated Sites

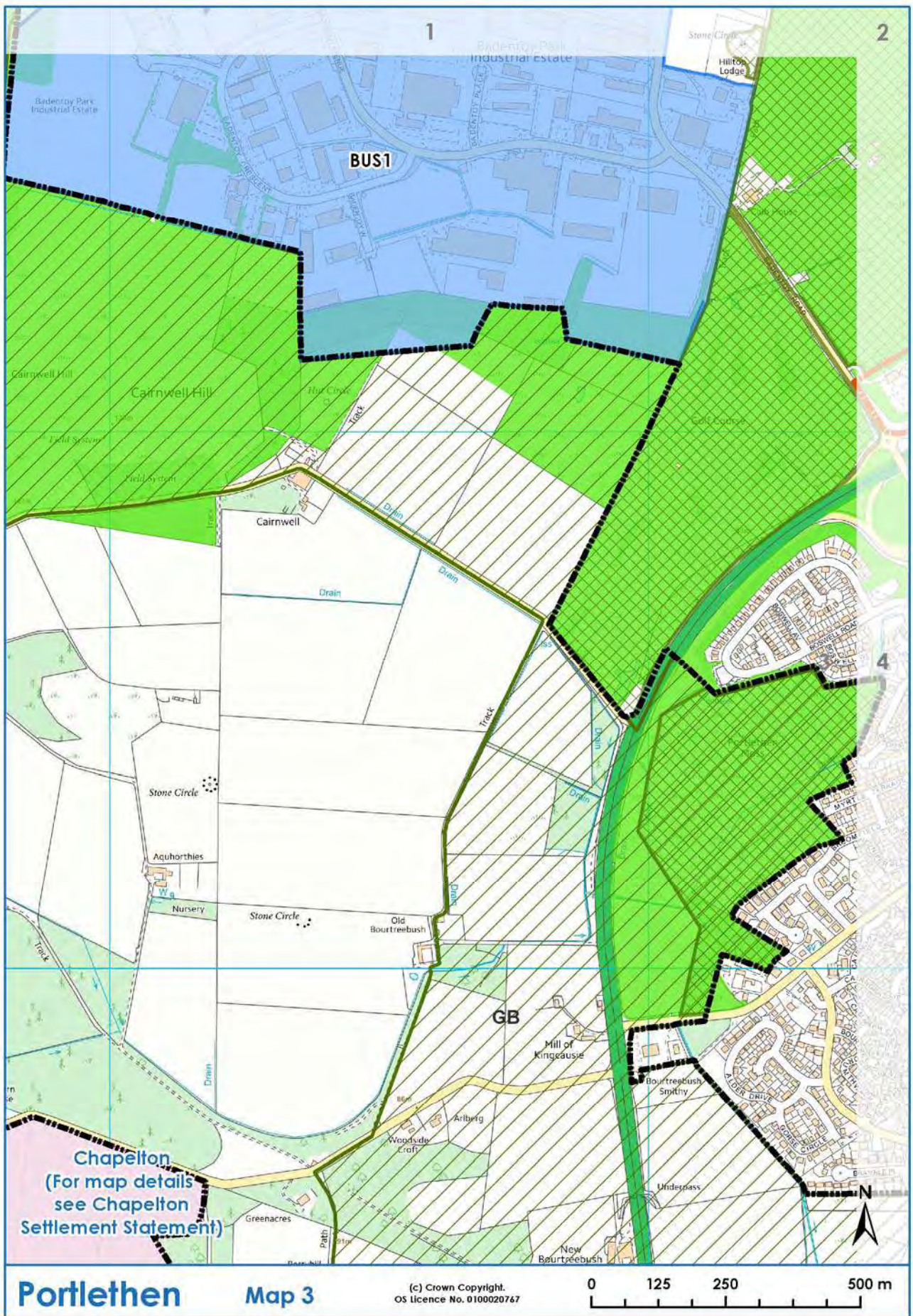
OP1: Land to Northwest of Badentoy	Allocation: 6.5ha employment land
<p>This site was allocated as site E1 in the 2012 LDP. This site is a fairly flat site and is located to the north west of the settlement and is an extension of the BUS1 site located to the east. Access to the site could possibly be taken from the road to the north but connections may also be able to be taken through the BUS site, discussion should take place with the council's Roads department regarding access. There is a core path on the boundary of the site and connections could be made to this.</p> <p>There are a number of technical assessments that will be required before development can start including environmental impact assessment, transport assessment, flood risk assessment, drainage impact assessment, landscape plan and contaminated land assessment.</p>	

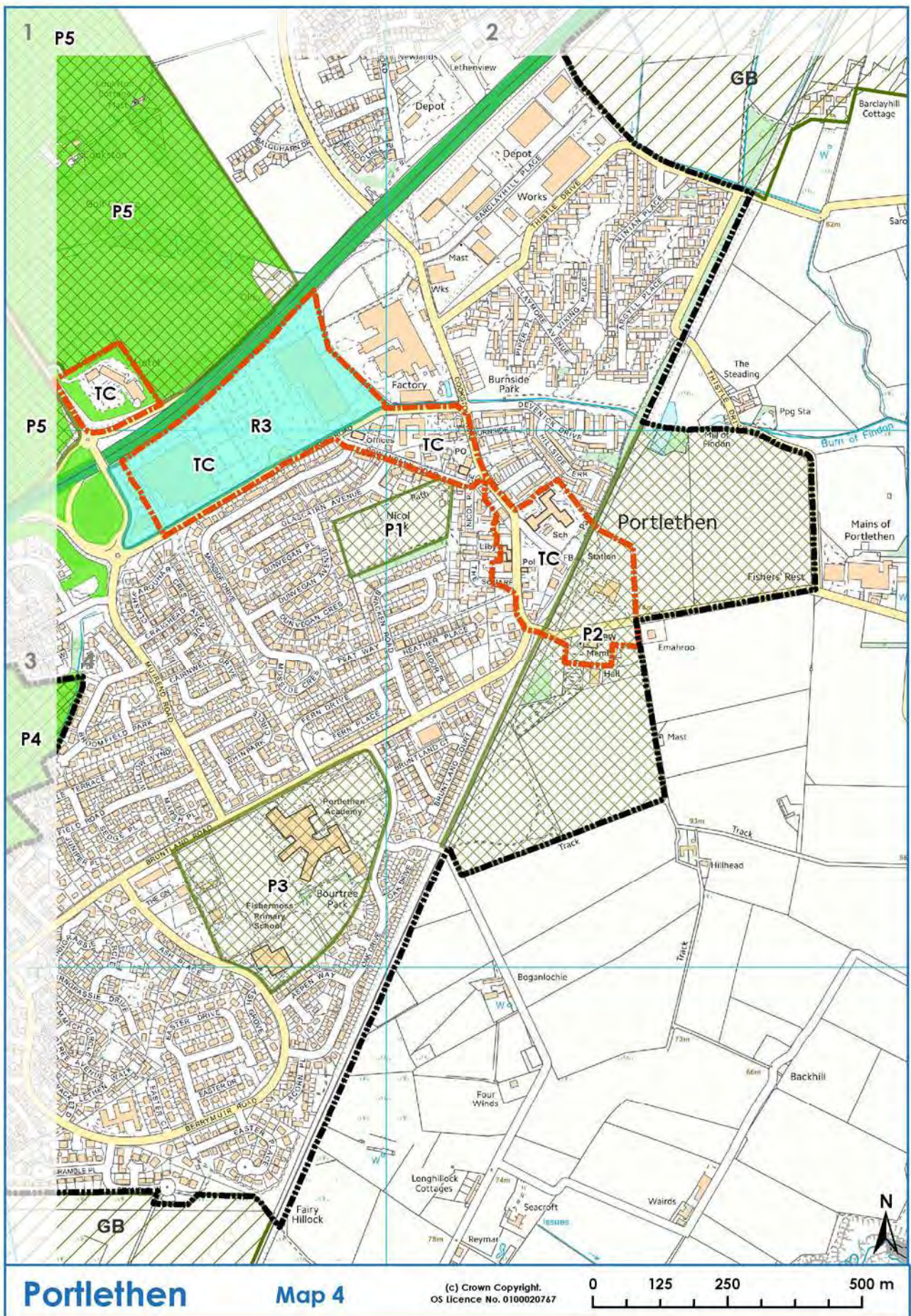
OP2: Fairview	Allocation: 15.5ha employment land
<p>This site was previously allocated as site E2 in the 2012 LDP. This site is located to the north of Portlethen and to the west of the A90.</p> <p>The employment site is allocated for an area of search for waste facilities and associated employment uses. There are a number of technical assessments that will be required before development can start including environmental impact assessment, transport assessment, flood risk assessment, drainage impact assessment, landscape plan and contaminated land assessment.</p>	











PORTLETHEN VILLAGE

Vision

Portlethen Village is a small village located on the coast and is approached by a narrow road which slopes down towards the sea. The village is predominately housing and is characterised by having mainly bungalows and 1½ storey houses. Of the 1½ storey houses there are a number that have large dormer windows which again gives a distinct character to the area. Portlethen Village relies on Portlethen to the east for services including education. However, the village does have some open space which provides a play area for children and a good amenity area. There is limited development pressure for Portlethen Village but it is important to preserve the amenity of the village with any additional infill developments or extensions to properties being in keeping with the character of the village.

Natural and Historic Environment

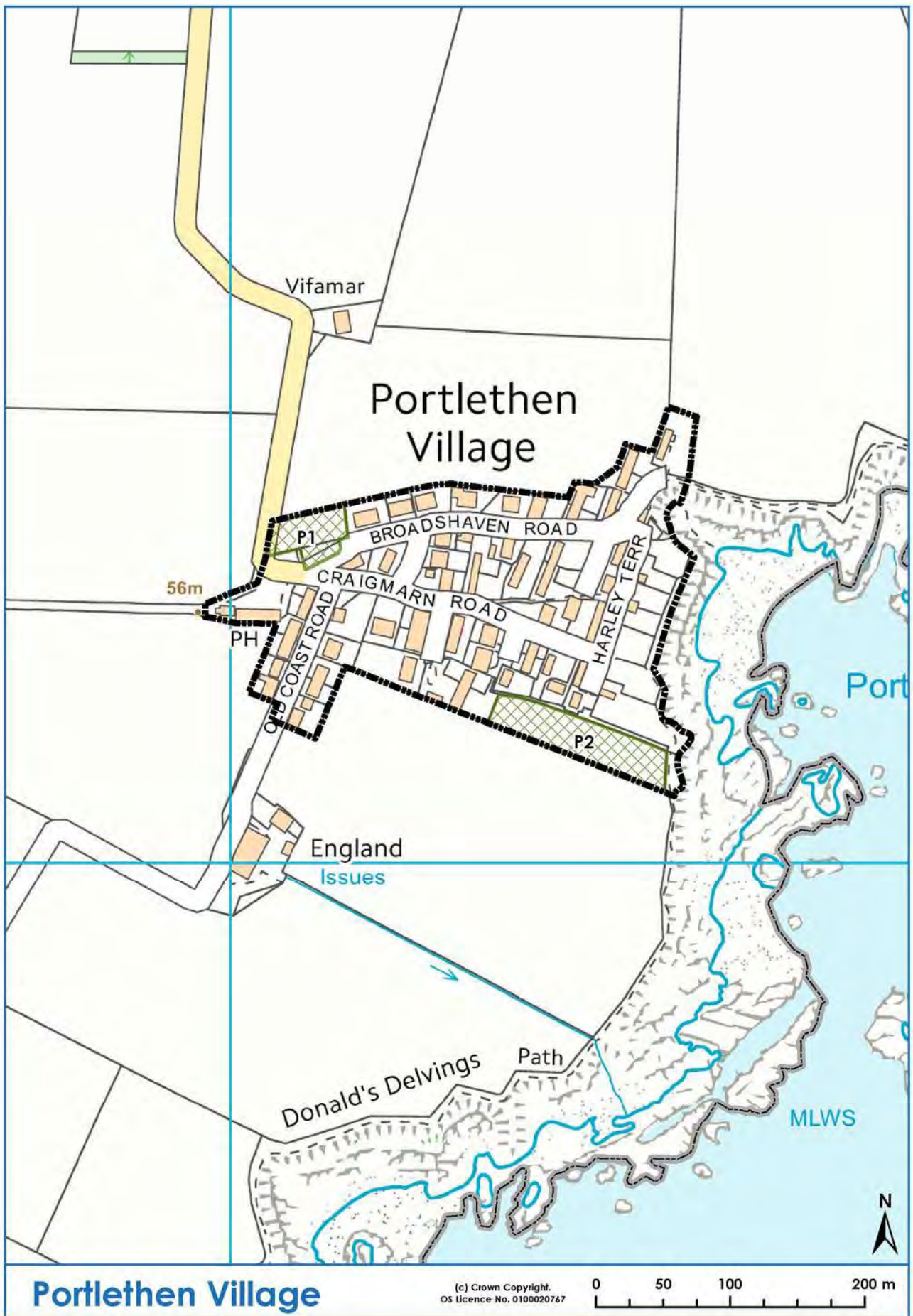
The Portlethen Village to Newtonhill Coast Local Nature Conservation Site is located to the east of the village.

Settlement Features

<i>Protected Land</i>	
P1	To conserve the play area as an amenity for the village.
P2	To conserve the setting of the village.

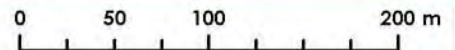
Services and Infrastructure

- Primary education: All residential development must contribute to the provision of additional capacity at Portlethen Primary School.
- Secondary education: All residential development must contribute to the provision of additional capacity at Portlethen Academy.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Portlethen Village or towards facilities in the wider catchment area at Portlethen. 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 Portlethen Village or towards facilities in the wider catchment area at Portlethen. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute to a household waste and recycling centre in Portlethen.



Portlethen Village

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ROADSIDE OF KINNEFF

Vision

Roadside of Kinneff is located on the A92 so the village benefits from good transport links. Development has occurred mostly to the west of the A92 and consists mainly of bungalows to the edge of the settlement with a few larger detached properties located towards the centre of the village. The village is fairly elongated and linear in form but the opportunity for further development will grow the village to the west rather than elongating the village any further. There are limited services and it is important that new facilities can be brought into the area including a small retail use. There is the opportunity for this through the mixed use allocation. It is also important for the village to maintain the local primary school as this provides a service for the village as well as the surrounding rural area. This can be helped with the opportunity of the development of the mixed use allocation which will bring further housing into the area. Roadside of Kinneff is also identified as a settlement that is suitable for organic growth.

Settlement Features

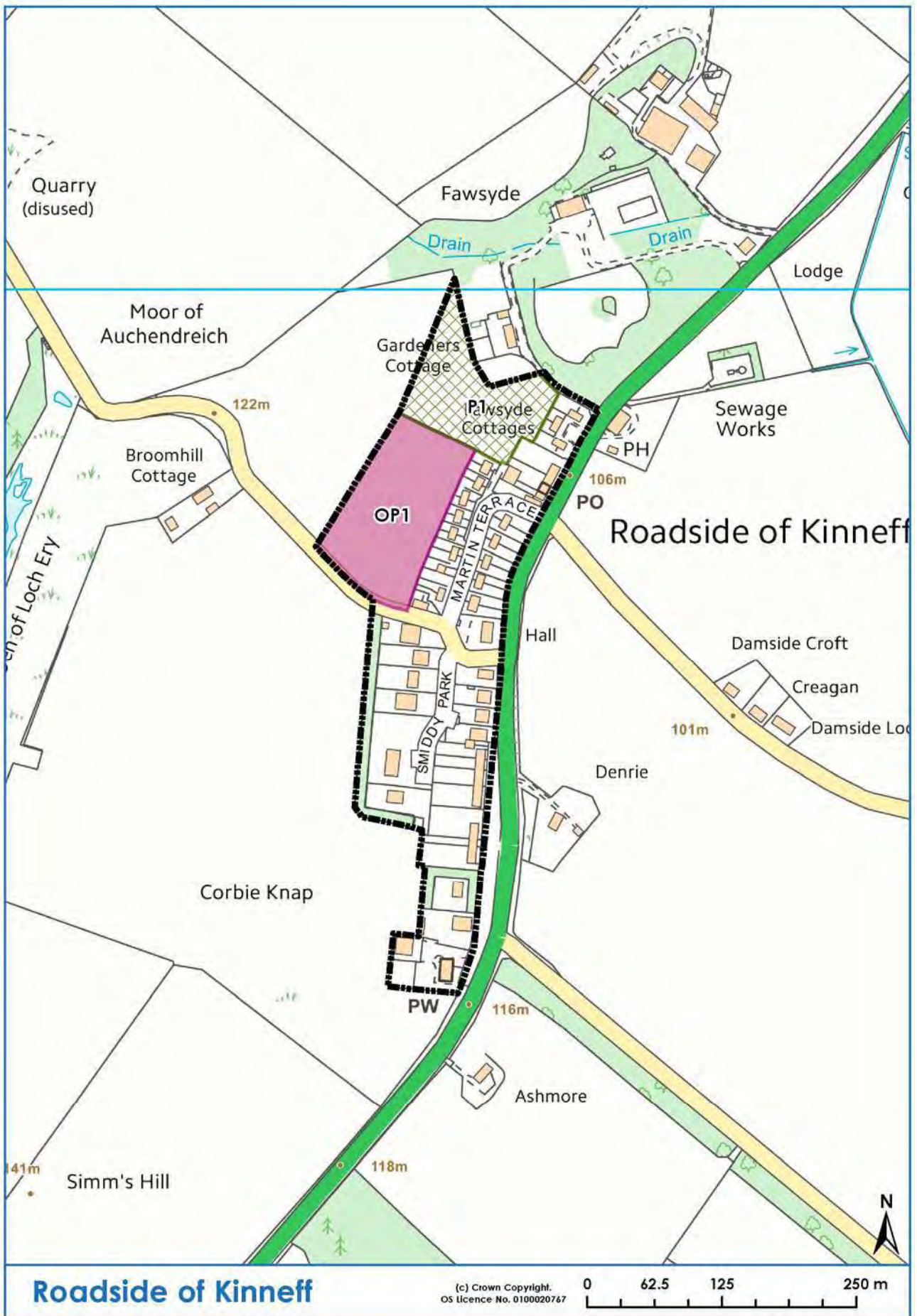
Protected Land	
P1	To conserve the playing fields as amenities for the village.

Services and Infrastructure

- Strategic drainage and water supply: There is no public wastewater treatment available. SEPA will need to be consulted and full authorisation sought for relevant licensing of private treatment.
- Secondary education: All residential development must contribute to the provision of additional capacity at Mackie Academy.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Roadside of Kinneff or towards facilities in the wider catchment area at Stonehaven. 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 Roadside of Kinneff or towards facilities in the wider catchment area at Stonehaven. These may be identified in the Community Plan or relevant Community Action Plan.
- Health facilities: All residential development must contribute towards an extension to Inverbervie Medical Group.

Allocated Sites

OP1: Land to the west of Roadside of Kinneff	Allocation: Mix of uses including 30 homes and small-scale retail use
<p>This site was previously allocated as site M1 in the 2012 LDP. The site is situated to the east of the playing fields and pathways so this should be designed into the layout of the development. The site is slightly sloping towards the north of the site and the site also slopes along the roadside with a drop from road level to the site level at parts. The road leading from the site to the rest of the settlement does not have a footpath and this will need to be provided with this development to ensure that there is a safe route for pedestrians to the existing settlement facilities as well as to the potential new retail use on the site.</p> <p>It is expected that 7 affordable houses will be provided onsite by the developer and these should be integrated into the design of the development to provide a mix of house types similar to the mix of house types on Martin Terrace.</p>	



ST CYRUS

Vision

St Cyrus is located on the main coastal road to Aberdeen which provides good transport links north and south. The traditional development is a mixture of single and 1½ storey cottages along the main street with a number of larger more modern properties in the surrounding streets. One characteristic of the houses in St Cyrus is the dormers on the cottages and this has been incorporated into some of the newer developments which maintains the character of the village. St Cyrus has some services within the village including a primary school, small shop and a hotel and these are maintained by the current housing but will be further maintained by the opportunity for future housing which will meet the needs of St Cyrus. It is also important for the village to attract new facilities and provide employment opportunities which can both be achieved through the opportunity of the mixed use site OP1.

Natural and Historic Environment

The St Cyrus National Nature Reserve St Cyrus and Kinnaber Links SSSI are to the southeast of the village, and the St Cyrus Local Nature Conservation site is located to the east.

Settlement Features

Protected Land	
P1	To conserve the area for playing fields as amenities for the village.
P2	To conserve the setting of the parish church, graveyard and the historical setting of the settlement.
P3	To conserve the amenity area and landscape buffer as amenities for the village.
P4	To conserve the area for a landscape buffer.

Flood Risk

- Small watercourses run through and on the boundary of site OP2. There may also be culverted watercourses through the site. A Flood Risk Assessment may be required.

Services and Infrastructure

- Strategic drainage and water supply: There is currently limited capacity at Nether Knox Waste Water Treatment Works. Scottish Water has initiated a growth project and will take into account all domestic allocations in the LDP up to 2027.
- Primary education: All residential development must contribute to the provision of additional capacity at St Cyrus Primary School.
- Secondary education: All residential development must contribute to the provision of additional capacity at Mearns Academy.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in St Cyrus or towards facilities in the wider catchment area at Laurencekirk. 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 Cyrus or towards facilities in the wider catchment area at Laurencekirk. These may be identified in the Community Plan or relevant Community Action Plan.
- Health facilities: All residential development must contribute towards an extension to Inverbervie Medical Group.

Allocated Sites

OP1: Roadside

Allocation: 125 homes and approx 2ha employment and retail uses

This site was previously allocated as site M1 in the 2012 LDP. A masterplan is required for this site and one site was agreed by Kincardine and Mearns Area committee in September 2014. This site is located in the south west of the settlement and fronts onto the A92. The site slopes up from the A92 and is currently used for agriculture purposes.

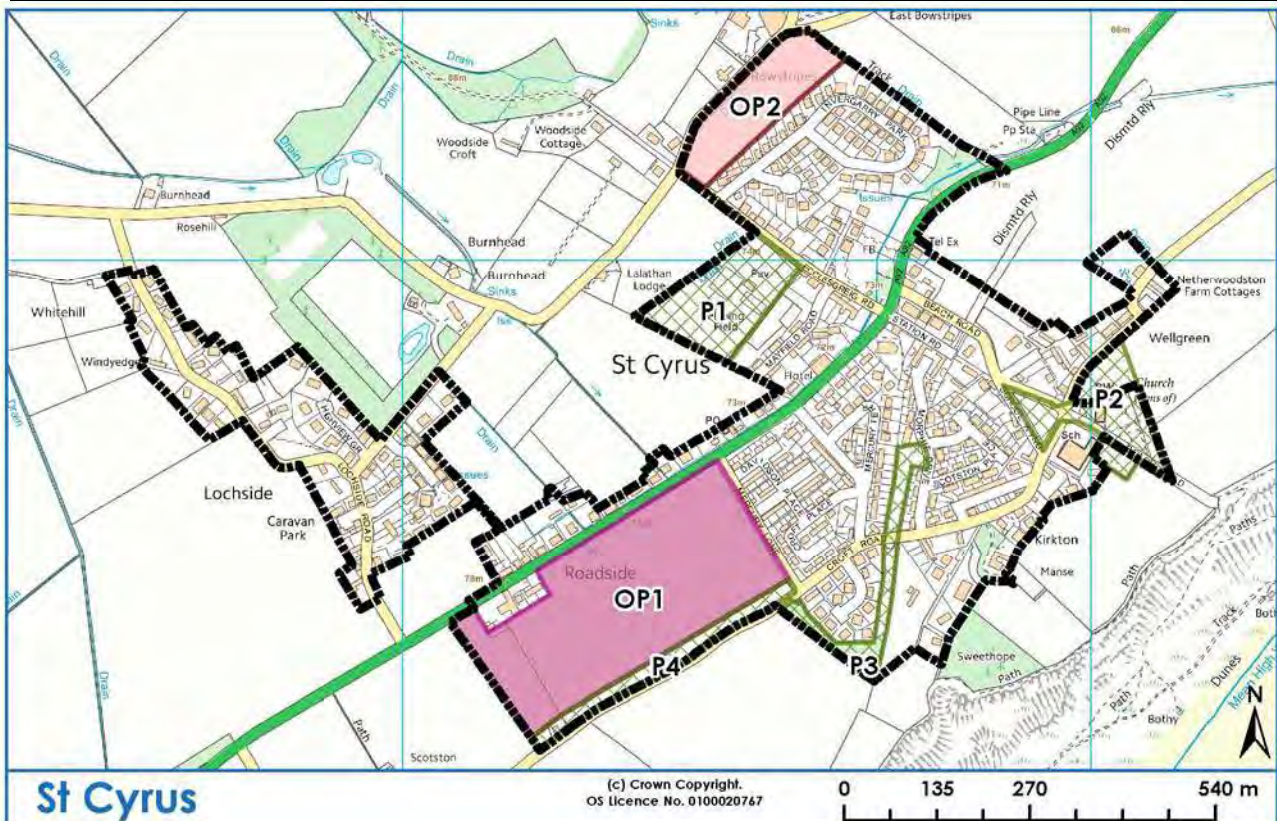
The site will require two accesses and these can possibly be taken from the A92 and Mercury Lane. In order to provide safe routes to facilities and the school a footpath should be provided along the A92. Due to the scale of the site open space is required on the site and this space should be usable open space so that it can be utilised by the community. The site is also required to provide approximately 25% of the site for retail and employment uses. This in turn will provide more local employment and bring more facilities into the area. It has also been advised that a drainage impact assessment and local mains reinforcement may be required.

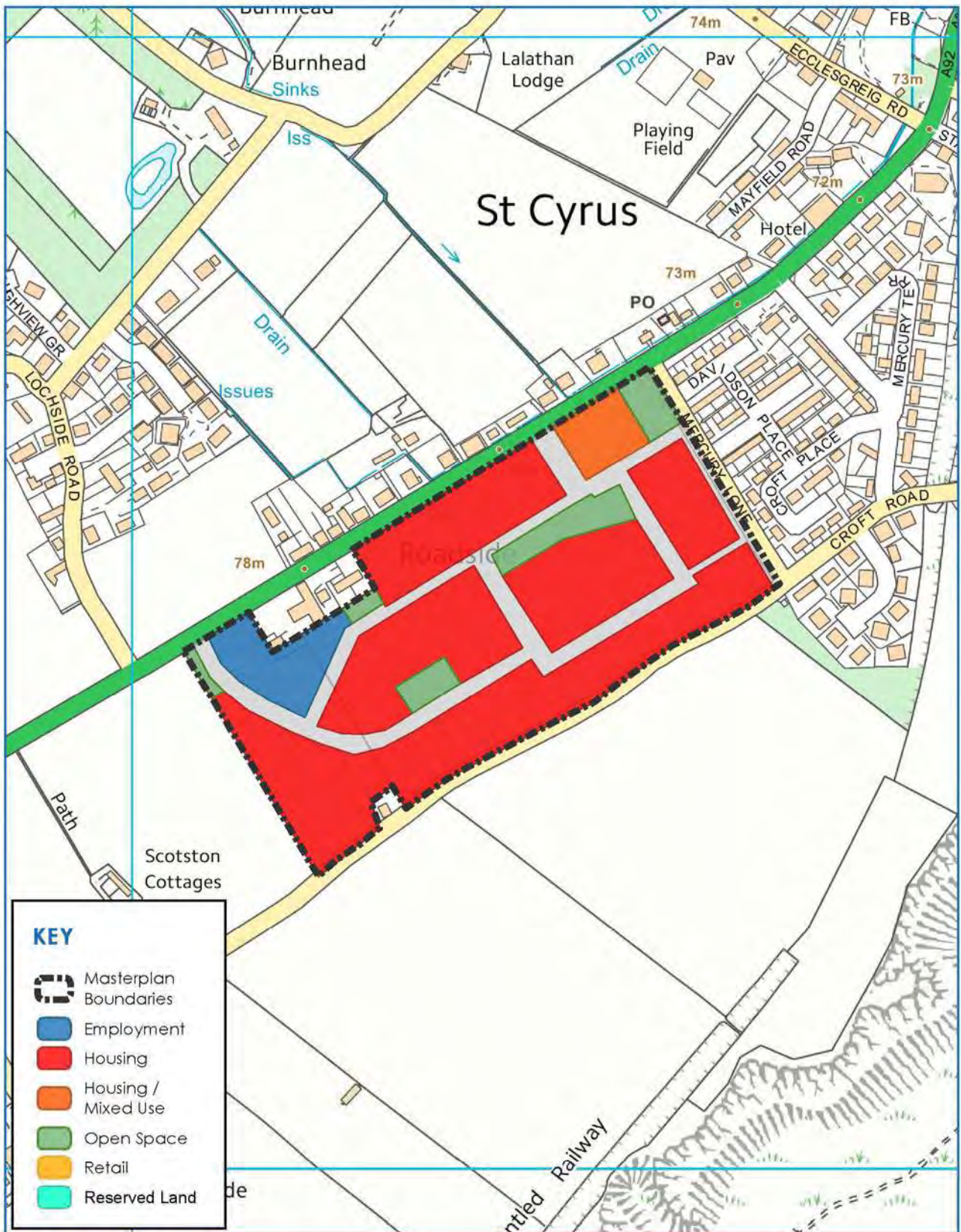
Early engagement is also encouraged with Scottish Water regarding the non-domestic element of this allocation as the demand for water and waste water capacity will depend on the business use.

OP2: East of Invergarry Park

Allocation: 15 homes

This is a committed site, previously allocated as site EH1 in the 2012 LDP. The site was granted permission in September 2013 and the site is currently under construction. It is anticipated that this site will be completed in 2017. A Flood Risk Assessment may be required.



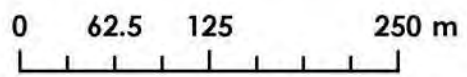


St Cyrus Masterplan

St Cyrus

Associated Opportunity Sites: OP1

Agreed Date: 23/09/2014



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STONEHAVEN

Vision

Stonehaven is located on the coast with a conservation area stretching along part of the coastline. Around the coast the development follows a grid format and is predominately terraced housing fronting directly onto the street. Away from the coast there is further development which introduces a mix of house types including semi-detached, detached and town houses which generally step away from the grid layout. A mix of house types is important to be maintained through future development and the inclusion of affordable housing is particularly important. Stonehaven is an important sub-regional service centre providing a variety of services and it is important that this is enhanced throughout the plan period. There is demand for a supermarket within the town and planning permission in principle has been granted, subject to a section 75 agreement, for a 3750m² supermarket and other development at the Ury Estate adjacent to the A957 Slug Road. Stonehaven has a strong demand for development and is located in the strategic growth area and the Aberdeen housing market area. As such, it plays an important role in delivering strategic housing and employment allowances. There is limited open space within the centre of the town but there are larger areas of open space to the edge of the town both to the north and south and these are vital to the overall amenity of the town. Flooding is also a serious issue in Stonehaven and future development will need to take account of this.

Natural and Historic Environment

The Muchalls to Stonehaven Coast Local Nature Conservation Site is located to the east of the town. There are also several Scheduled Monuments located around the edge of the town.

Settlement Features

<i>Protected Land</i>	
P1	To conserve the playing fields as amenities for the town.
P2	To conserve the area for amenity uses for the town.
P3	To conserve the playing fields as amenities for the town.
P4	To conserve Dunnottar Woodland as an amenity for the town and forming part of the green network.
P5	To conserve the area for amenity uses for the town.
P6	To conserve the playing fields, Mineralwell Park and Baird Park as amenities for the town and forming part of the green network.
P7	To conserve the setting of St Ciaran's Church.
P8	To conserve Farrochie Park as an amenity for the town.
P9	To conserve the area for the replacement of Dunnottar Primary School.
<i>Reserved Land</i>	
R1	Safeguard for the Aberdeen Western Peripheral Route 'Fastlink'.
R2	Reserved for an extension to Fetteresso Cemetery.
R3	Reserved for community facilities.
<i>Other Designations</i>	
BUS1	Safeguarded for employment uses.
BUS2	Safeguarded for employment uses. There is a core path on the boundary of the site and connections could be made to this.
BUS3	Safeguarded for employment uses. This site was previously allocated as site E1 in the 2012 LDP. 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.

TC	Stonehaven town centre.
CA1	Stonehaven Conservation Area.
CA2	Kirktown of Fetteresso Conservation Area.

Flood Risk

- Stonehaven is in an area identified by the Scottish Environment Protection Agency (SEPA) as an area potentially vulnerable to flooding.
- Site OP1 is at risk from fluvial flooding and is adjacent to a small watercourse.
- Site OP2 is at risk from fluvial flooding and has a small watercourse running through the site.
- Site OP3 is adjacent to a small watercourse.
- Site OP5 is adjacent to a small watercourse.
- Site P9 is steep and slopes towards existing properties. Surface run-off should not increase as a result of development. A Flood Risk Assessment may be required.
- A flood risk assessment may be required for site BUS3.

Oil and Gas Pipelines

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

Services and Infrastructure

- Strategic transportation: Contributions will be required for cumulative strategic transportation improvements including interventions on the A90 and in Aberdeen City.
- Strategic drainage and water supply: Network investigations will be required.
- Primary education: All residential development will be required to contribute to the provision of additional capacity at Dunnottar Primary School. However, there will be a rezoning exercise in Stonehaven.
- Secondary education: All residential development will be required to contribute to the provision of additional capacity at Mackie Academy.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Stonehaven. 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 Stonehaven. These may be identified in the Community Plan or relevant Community Action Plan.
- Health facilities: Development will require to contribute towards the reconfiguration of Stonehaven Medical Group.
- Open Space: Contributions could be sought for a cemetery extension, 2 grass pitches and land for allotments.

Allocated Sites

OP1: Carron Den	Allocation: 110 homes
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This site was previously allocated as site H1 in the 2012 LDP. The site is located to the south of Stonehaven adjacent to the A92 with Dunnottar Woods located to the south of the site. Due to the scale of development the site requires a masterplan. The site has approved Planning Permission in Principle which included a 'masterplan' for the site.

Future development should ensure that there are two points of access due to the scale of development. The development should also take into consideration the location of the open space as there could be potential to screen the development from the surrounding land uses. A Flood Risk Assessment may be required.

It is expected that 27 affordable houses will be provided onsite by the developer and these should be integrated into the design of the development to provide a mix of house types and sizes to meet local need.

OP2: Ury House East Lodge	Allocation: 205 homes
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This site was previously allocated as site H2 in the 2012 LDP. The site was allocated to enable the redevelopment of Ury House. The site is located to the north of Stonehaven and is separated from the main development by the A90. The site was granted planning permission in principle in December 2011. A matters specified in conditions application has been approved for 85 houses on part of the site.

Future development should ensure that appropriate access is gained for the site and this should be considered in consultation with the Council's Road and Transportation Departments. Consideration should also be given to providing footpath linkages with Stonehaven as well as providing safe routes to School. A core path runs along the boundary and through the site and connections should be made to the network.

A flood risk assessment may be required for this site.

It is expected that 51 affordable houses will be provided onsite by the developer and these should be integrated into the design of the development to provide a mix of house types and sizes to meet local need.

OP3: Ury House	Allocation: 25 homes
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This site was previously allocated as site H3 in the 2012 LDP. The site is located to the north of Stonehaven and is separated from the main development by the A90. The site was allocated in the 2012 LDP to enable the redevelopment of Ury House. The site currently has full planning permission pending on the site with an anticipated start date of 2015.

Future development should ensure that appropriate access is achieved for the site through discussion with the Council's Road and Transportation departments. It is also important that consideration is given to possible footpath linkages with the main development of Stonehaven. A core path runs along the boundary of the site and connections should be made to the network.

A flood risk assessment may be required. There is a pipe and a water main crossing the site and Scottish Water should be contacted by the developer to ascertain whether this will have an impact on how the site is developed.

It is expected that 6 affordable houses will be provided onsite by the developer and these should be integrated into the design of the development to provide a mix of house types and sizes to meet local need.

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.

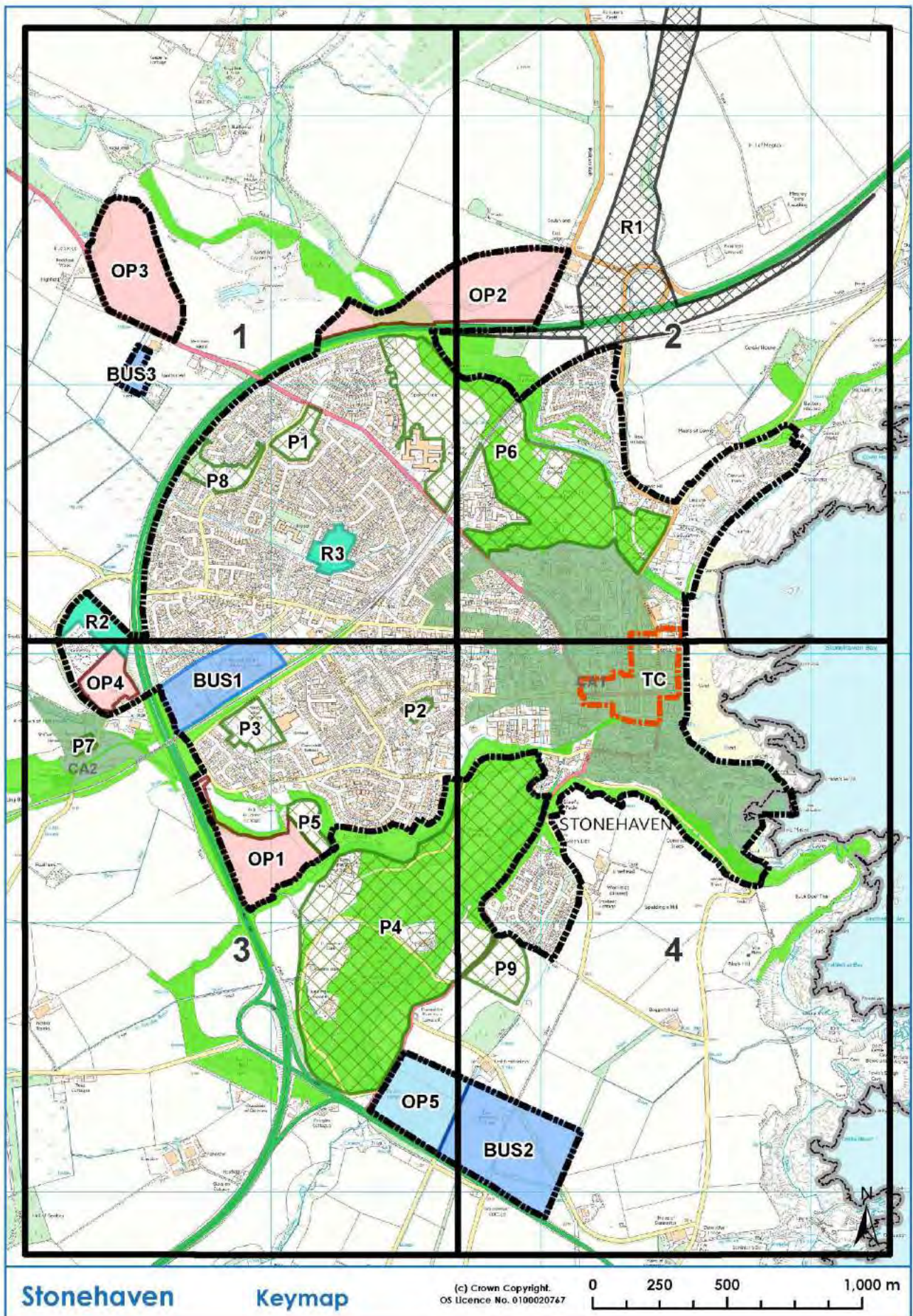
OP4: Land adjacent to Kirktown of Fetteresso **Allocation:** 50 homes

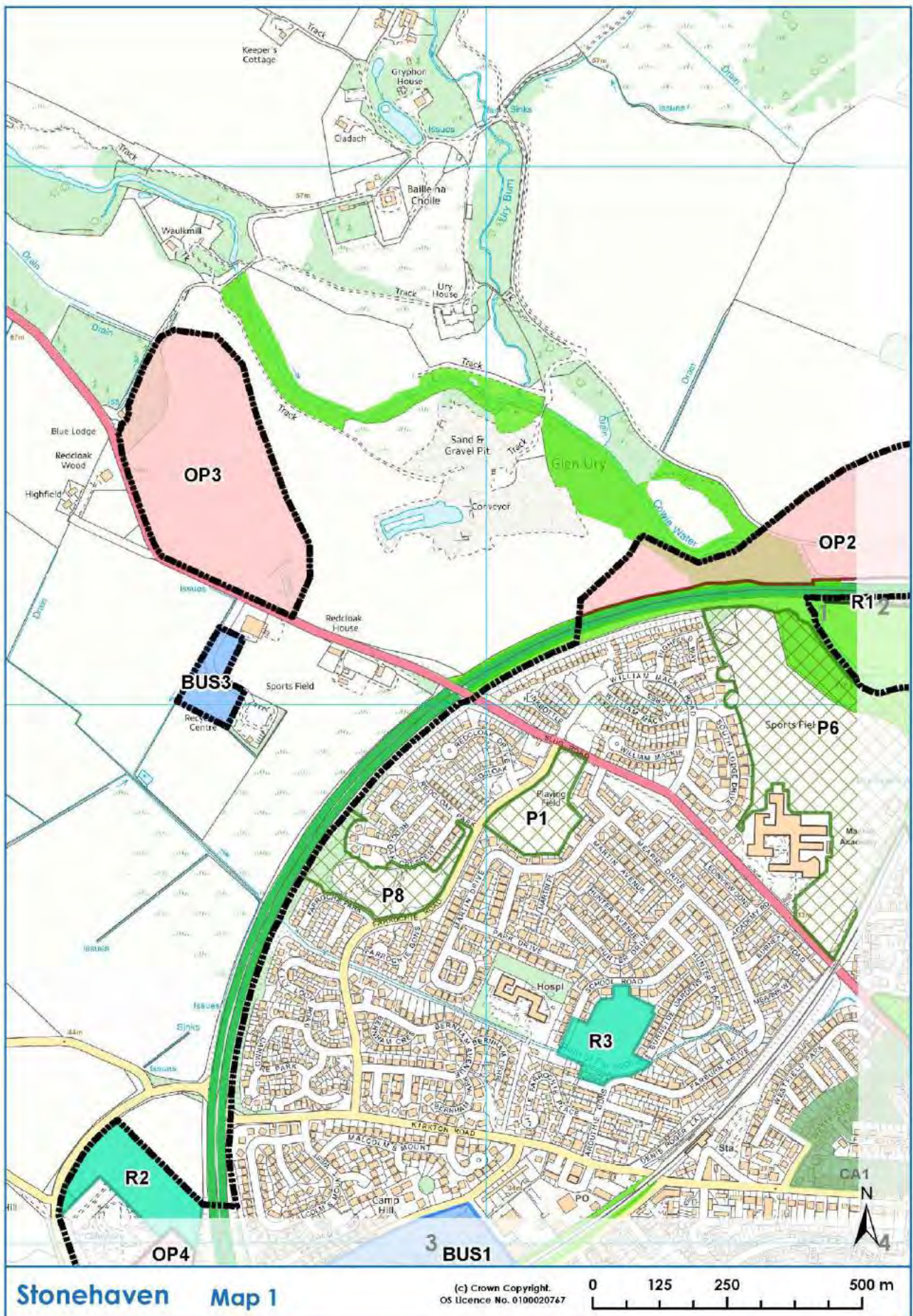
This site was previously allocated as site H4 in the 2012 LDP. The site gained delegated approval at Kincardine and Mearns Area Committee in November 2014 subject to a legal agreement for the erection of 49 houses including 12 affordable houses.

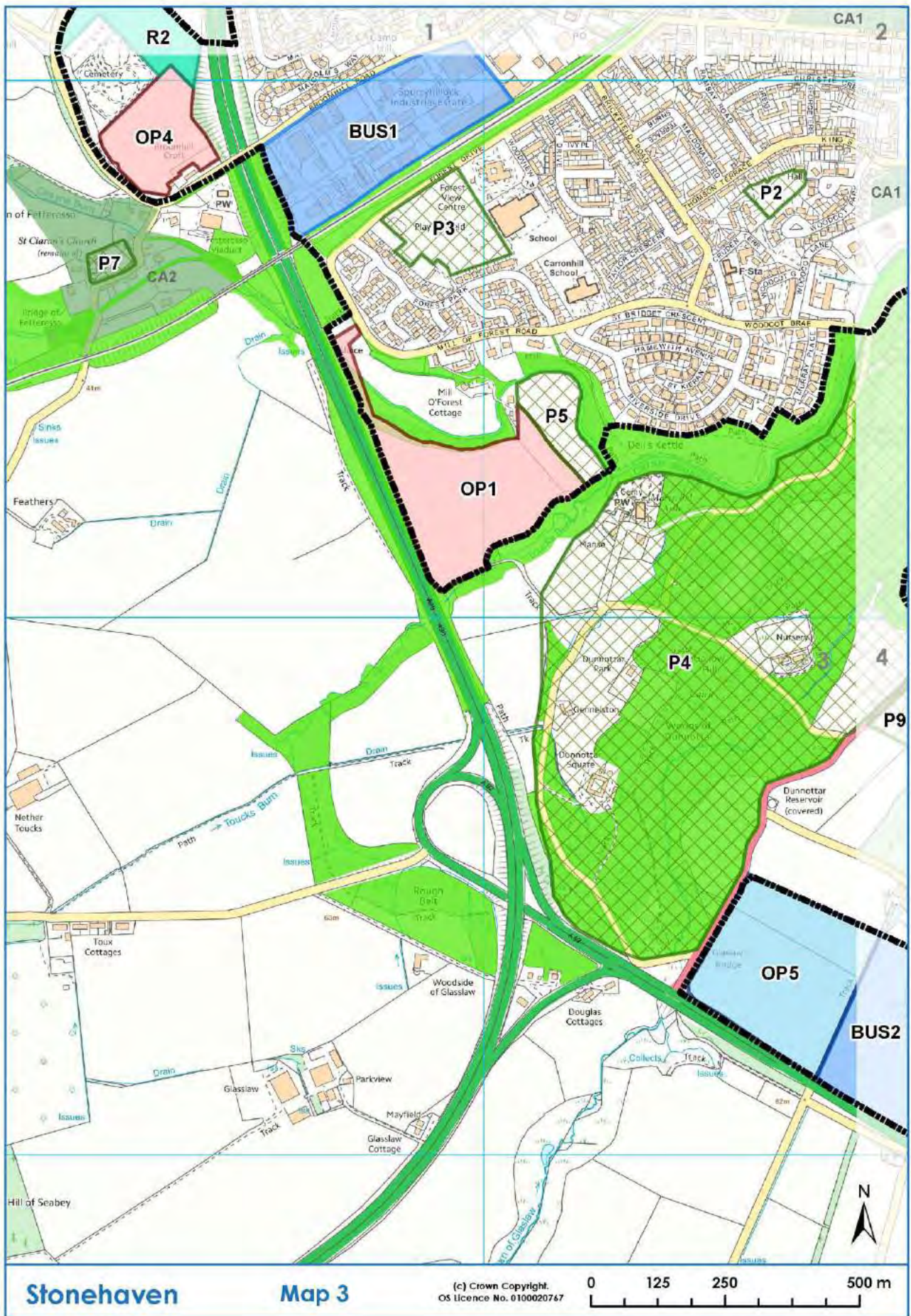
OP5: East Newtonleys **Allocation:** 7ha employment land

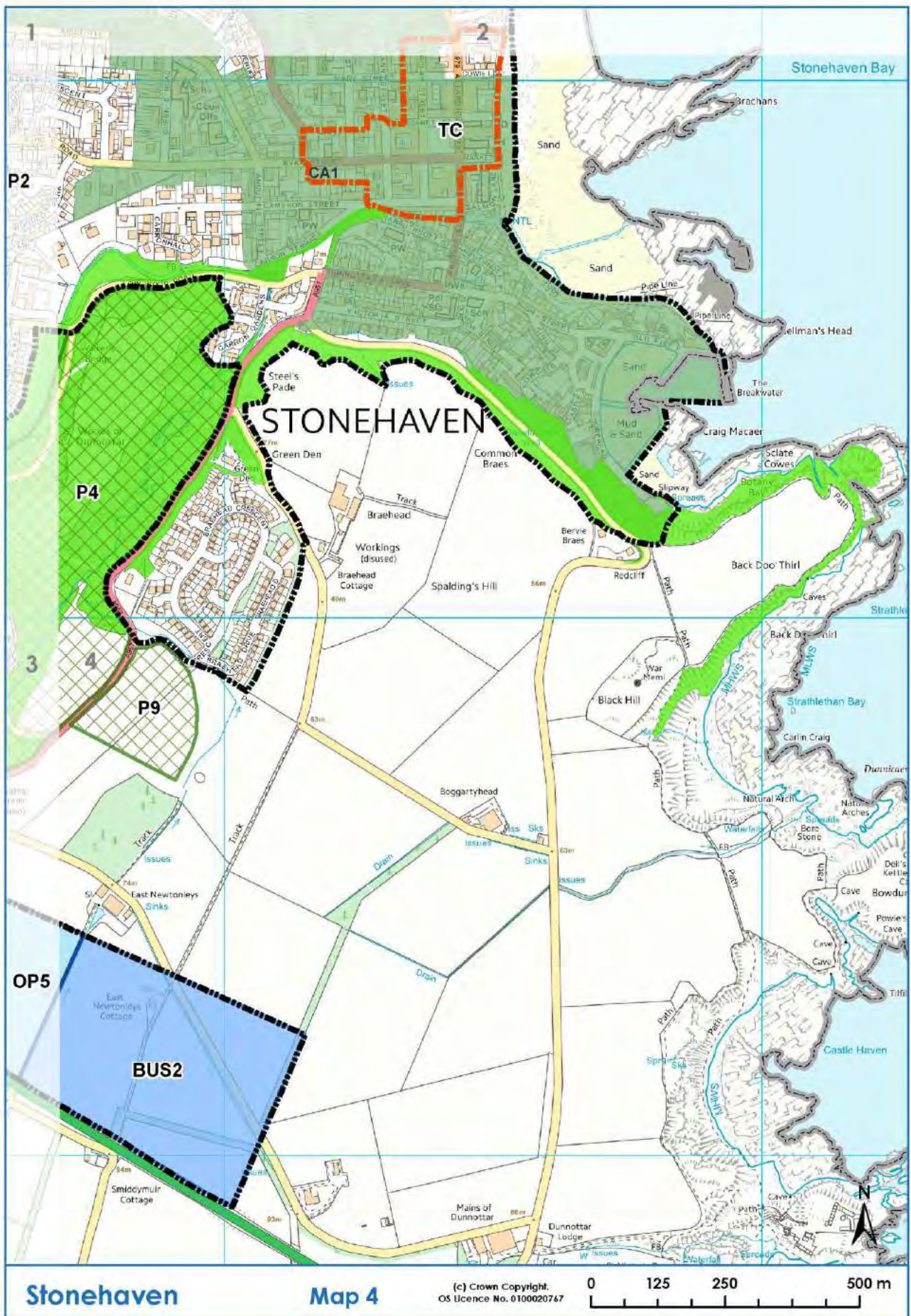
This site was previously allocated as site E2 in the 2012 LDP. The site is a fairly flat site and is located to the south of Stonehaven and is bound to the south by the A92. A landscape buffer should be provided to the west of this site to screen the development from Dunnottar Woods.

Discussions should take place with the Council's Roads and Transportation Departments in regards to ensuring that appropriate access is taken into this site.









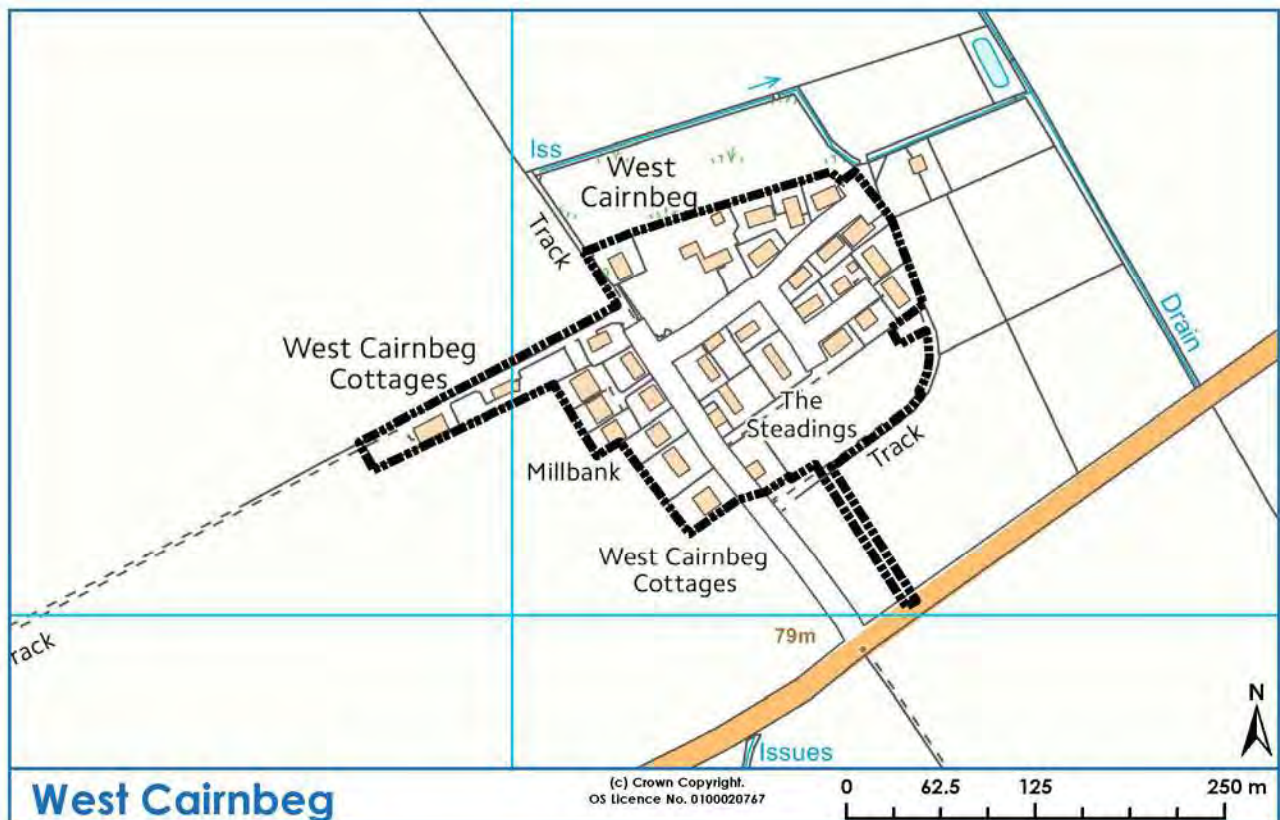
WEST CAIRNBEG

Vision

West Cairnbeg is located approximately 6.5km north west of Laurencekirk and is a small village of houses. The cluster has grown in size significantly over the last decade which has led to its inclusion as a settlement within the plan. There are a mix of house types ranging from single storey to two storey detached and semi-detached properties. There is no public open space within the settlement but it is surrounded by open countryside which will provide amenity for the residents. There are also no services within the settlement which means that the residents rely on Laurencekirk.

Services and Infrastructure

- Primary education: All residential development must contribute to the provision of additional capacity at Auchenblae Primary School.
- Secondary education: All residential development must contribute to the provision of additional capacity at Mearns Academy.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in West Cairnbeg or towards facilities in the wider catchment area at Laurencekirk. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in West Cairnbeg or towards facilities in the wider catchment area at Laurencekirk. These may be identified in the Community Plan or relevant Community Action Plan.



WOODLANDS OF DURRIS

Vision

Woodlands of Durriss is a small village of houses which is very linear in form with a modern cul-de-sac development to the north east of the village. Woodlands of Durriss is an important settlement in the overall rural area as it is the education provider for a large catchment therefore maintaining the school is an objective for the settlement. The amenity of the village is also important to preserve over the life of the plan and this should be helped as Woodlands of Durriss is not a pressured area for development. Woodlands of Durriss is also identified as a settlement for organic growth in order to help to support the primary school roll.

Settlement Features

Protected Land	
P1	To conserve the site for a playing field and general recreational use as amenities for the village.

Services and Infrastructure

- Strategic drainage and water supply: There is currently no available capacity at Durriss Waste Water Treatment Works. Scottish Water will initiate a growth project once one development meets their 5 point criteria.
- Secondary education: All residential development must contribute to the provision of additional capacity for secondary education.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Woodlands of Durriss or towards facilities in the wider catchment area at Banchory. 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 Woodlands of Durriss or towards facilities in the wider catchment area at Banchory. These may be identified in the Community Plan or relevant Community Action Plan.
- Health facilities: All residential development must contribute towards a new health centre in Banchory.

Allocated Sites

OP1: Woodlands of Durriss	Allocation: 30 homes
<p>Part of this site was previously allocated as site EH1 in the 2012 LDP and is currently under construction.</p> <p>It is important that through the design pedestrian links are put in place to ensure safe routes to school. There is mature tree planting along the eastern edge of the site which should be retained where possible, and landscaping along the north and west boundaries will be required. Access should be taken from the unnamed road to the east of the development site.</p> <p>In accordance with policy H2 it is expected that at least 7 affordable homes will be provided onsite by the developer and these should be integrated into the design of the development to provide a mix of house types and sizes to meet local needs.</p>	

