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 Delivery Team

For more information on the contents of the Action Programme or if you wish to discuss the progression of any of the sites contained therein please do not hesitate to contact a member of the Delivery Team

PROPOSED ACTION PROGRAMME

ABERDEENSHIRE LOCAL DEVELOPMENT PLAN 2016

SHAPING ABERDEENSHIRE

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1. Introduction

This Proposed Action Programme has been prepared to support the delivery of the Proposed Aberdeenshire Local Development Plan 2016 (LDP) which it is intended will be formally adopted in 2016. The Action Programme is a 'live' document which identifies the actions which will help implement the policies and proposals of the LDP and demonstrate how the Council is working with its partners to implement these.

It is intended that the Action Programme will be periodically refreshed to reflect progress and provide the latest position on sites when information becomes available. This proposed Action Programme has been prepared in consultation with key agencies and the development industry and provides a snapshot of the most up to date position at the time of publishing. It is not always possible to be precise about the timing of each action but where possible broad timescales have been indicated.

Background

An Action Programme is a fundamental part of supporting the delivery of the LDP. It sits alongside a number of other processes, plans and strategies. It is a key tool in drawing together all those involved in the delivery of development in working towards the common aims expressed in the development plan. They must set out:

- List of Actions required to deliver each of the plans policies and proposals
- The name of the person who is to carry out the action
- The timescale for carrying out each action

The Action programme will be a key tool in helping to deliver sites and assist in demonstrating and evidencing the deliverability of allocations and managing land supply to deliver the objectives of the plan. There is a statutory requirement to publish the Action Programme bi-annually however it is the Councils intention to publish it on an annual basis. Between publications the Delivery Team at Aberdeenshire Council will be able to provide up to date information on any aspect of the Action Programme.

Section 21 of the Town and Country Planning (Scotland) Act 2006 as amended requires that all development plans publish an action programme. Regulations outline that an action programme should set out actions required to deliver the policies and proposals contained in the relevant plan, responsibilities for carrying out the identified actions and timescales for conclusion of each action.

Input of the Development Industry

Aberdeenshire Council and other public agencies play a role in facilitating delivery. However, implementation of the Plan itself will rely on the development industry and housing market conditions. The Council is reliant on much of the information being provided by the development industry to support the delivery of the action programme. Developers, landowners and agents were contacted for details of their intentions and programmes for taking forward the delivery of their allocations and to highlight any infrastructure issues which may impact on this.

Opportunity Sites

All sites available for development are now referred to as “opportunity sites” (OP) within the proposed Aberdeenshire Local Development Plan 2016 – previously referred to as “M” (mixed-use), “H” (housing), “EH” (existing housing) and “E” (employment) sites within the current Local Development Plan 2012. The Action Programme includes both the current and proposed site references.

2. Policy Actions

The effective implementation of the Local Development Plan policies is essential to achieve the vision of the plan. Following adoption of the plan it may be necessary to modify/provide additional advice and guidance in order to ensure that policy is delivering the aims/objectives of the Plan. Any actions will be identified in relation to the 9 policy areas:

- Shaping Business Development
- Shaping Development in Countryside
- Shaping Homes and Housing
- Shaping Places
- Natural Heritage & Landscape
- The Historic Environment
- Protecting Resources
- Climate Change
- The Responsibilities of Developers

Supplementary Guidance will be published and consulted upon alongside the LDP. This is also intended to be formally adopted in 2016. The following Table 1 provides an update on current and ongoing policy work streams in relation to the policy areas. It is likely that additional work streams will be identified following examination of the LDP.

Table 1

Policy Area	Actions	Responsibility	Progress/Timescales
Shaping Business Development	<ol style="list-style-type: none"> 1. Preparation of Employment Land Audit 2. Production of bi-annual Town Centre Health Checks 3. Monitor Policy Implementation and Maintain and Update Supplementary Guidance 	<ol style="list-style-type: none"> 1. Sustainability, Information and Research 2. Local Development Plan Team 3. Local Development Plan Team 	<ol style="list-style-type: none"> 1. Published Annually 2. Published Bi – Annually 3. Ongoing
Shaping Development in Countryside	Monitor Policy Implementation and Maintain and Update Supplementary Guidance	Local Development Plan Team	Ongoing

Shaping Homes & Housing	1. Preparation of Housing Land Audit 2. Monitor Policy Implementation and Maintain and Update Supplementary Guidance	1. Sustainability, Information and Research 2. Local Development Plan Team	1. Published Annually 2. Ongoing
Shaping Places	Monitor Policy Implementation and Maintain and Update Supplementary Guidance	Local Development Plan Team	Ongoing
Natural Heritage & Landscape	1. Prepare new Supplementary Guidance – Special Landscape Areas 2. Monitor Policy Implementation and Maintain and Update Supplementary Guidance	1. Local Development Plan Team 2. Local Development Plan Team	1. Public Consultation Q2 2016 2. Ongoing
The Historic Environment	1. Progress Conservation Area Reviews 2. Monitor Policy Implementation and Maintain and Update Supplementary Guidance	1. Environment Team 2. Local Development Plan Team	1. Ongoing 2. Ongoing
Protecting Resources	1. Prepare new Supplementary Guidance – Forest and Woodland Strategy 2. Monitor Policy Implementation and Maintain and Update Supplementary Guidance	1. Local Development Plan Team and Environment Team 2. Local Development Plan Team	1. Public Consultation Q2 2016 2. Ongoing
Climate Change	Monitor Policy Implementation and Maintain and Update Supplementary Guidance	Local Development Plan Team	Ongoing
The Responsibilities of Developers	Monitor Policy Implementation and Maintain and Update Supplementary Guidance	Local Development Plan Team	Ongoing

3. Masterplans and Development Frameworks

Policy P1 within ‘Shaping Places’ of the proposed LDP requires that, where identified, a development framework and/or masterplan is produced for a site. The following tables 2.1 and 2.2 provide an overview of the progress of development frameworks and masterplans to date which follows on from the initial allocation in the 2012 LDP. The classification of each site is as follows:

Status	Progress
Agreed	Masterplan/Framework Agreed by Committee
Ongoing	Work actively being undertaken to progress site
No update	No information on progress available at current time

Table 2.1 Development Frameworks

Settlement	Site(s)	Status
Peterhead	OP1 (previously M1)	Agreed
Mintlaw	OP1 & OP2 (previously M1 & H1)	Agreed
Ellon	OP1 (previously M1)	Agreed
Inverurie	OP4 (previously H1)	Agreed
Kintore	OP1 (previously M1)	Agreed
Newmachar	OP1 & OP3 (previously M1)	Agreed
Chapelton	OP1 (previously M1)	Agreed
Laurencekirk	OP1 (previously M1)	Agreed

Table 2.2 Masterplans

Banff & Buchan	Site	Status
Aberchirder	OP2 (previously H2)	No update
Banff	OP1 (previously M1)	Agreed
Banff	OP2 (previously H1)	No update
Cairnbulg/Inverallochy	OP2 (previously H2)	No update
Fraserburgh	OP1 (previously M1)	Agreed

Fraserburgh	OP2 (previously H1/E1/BUS2/R4)	Agreed
Macduff	OP1 (previously EH1)	No update
Portsoy	OP3 (previously H3)	No update
Rosehearty	OP1 (previously M1)	No update
Whitehills	OP1 (previously H1)	No update

Buchan	Site	Status
Cruden Bay	OP1 & OP2 (previously M1/H1)	Ongoing
Fetterangus	OP1 & OP2 (previously H1/H2)	Ongoing
Longside	OP1 (previously M1)	Ongoing
Maud	OP1 & OP2 (previously H1/EH1)	No update
Mintlaw	OP1 (previously M1)	Ongoing
Mintlaw	OP2 (previously H1)	Agreed
Peterhead	OP1 (previously M1)	Ongoing
Peterhead	OP2 (previously H1)	Agreed
Stuartfield	OP1 (previously H1)	Agreed
St Fergus	OP1 (previously H1)	Ongoing

Formartine	Site	Status
Balmedie	OP1 & OP2 (previously H1 & M1)	Ongoing
Blackdog	OP1 (previously M1)	Agreed
Ellon	OP1 (previously M1)	Ongoing
Foveran	OP1 (previously M1)	Agreed
Newburgh	OP1 (previously M1)	Agreed
Newburgh	OP2 (previously H1)	Agreed
Oldmeldrum	OP1 (previously M1)	Agreed

Oldmeldrum	OP2 (previously M2)	Ongoing
Tarves	OP2 (previously M1)	Agreed
Turriff	OP1 (previously M1)	Ongoing
Turriff	OP2 (previously EH1/H1)	Agreed
Turriff	OP 3-5 (previously E1/E2/E3)	No update

Garioch	Site	Status
Inverurie	OP1 (previously M1)	Ongoing
Inverurie	OP2 (previously M2)	Site being Developed
Inverurie	OP4 (previously H1)	Agreed
Kemnay	OP1 (previously H1)	Agreed
Kintore	OP1 (previously M1)	Agreed
Newmachar	OP1 (previously M1)	Agreed
Newmachar	OP2 (previously H1)	Agreed
Sauchen/Cluny	OP1 (previously H1)	Agreed
Westhill	OP1 (previously H1)	Agreed

Kincardine & Mearns	Site	Status
Auchenblae	OP1 (previously M1)	Ongoing
Edzell Woods	OP1 (previously M1)	Agreed
Chapelton	OP1 (previously M1)	Phase 1 Agreed
Inverbervie	OP2 (previously H2)	Agreed
Laurencekirk	OP1 (previously M1)	Agreed
Newtonhill	OP1 (previously H1)	Ongoing
St Cyrus/Lochside	OP1 (previously M1)	Agreed
Stonehaven	OP1 (previously H1)	Agreed

Marr	Site	Status
Aboyne	OP1 (previously M1)	Agreed
Banchory	OP2 & OP3 (previously M2/H2)	Agreed
Huntly	OP1 & OP2 (previously H1 & EH1)	Ongoing
Inchmarlo	OP1 (previously H1)	Ongoing
Kincardine O'Neil	OP2 (previously EH1)	Agreed
Monymusk	OP1 (previously EH1)	Agreed
Tarland	OP1 (previously M1)	No update

4. Introduction to Site Schedules

This section provides information on the actions to deliver the spatial strategy contained within the LDP. The Action Programme is effectively a project management tool to monitor the delivery of allocated sites. It ensures they are being brought forward and will highlight where there is no apparent progress and a need to pursue specific actions.

Format of the Schedules

Strategic Projects are listed first with all allocated sites set out in the same format of the Local Development Plan with sites listed by administrative area with further breakdown of sites by settlement. The adjacent diagram shows the Administrative areas of Aberdeenshire.

The schedule for each settlement initially details any issues affecting the settlement as a whole and any works/infrastructure required at a settlement level. It is then broken down by allocated site with site specific information as allocated within the Local Development Plan. An explanation of the structure of the schedules themselves is provided in Table 3 below.



Table 3: Example of Schedule

INFRASTRUCTURE

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALES/NOTES
i.e. Education	Lead Party, Others involved	What is required?	
i.e. Health			

SITE INFORMATION

Site Name Allocation numbers/area												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
i.e. Technical Assessments	Lead Party, Others involved	What is required?		▲								
i.e. Planning Application					▲	▲						

The ▲ symbol within the timescales column indicates when the identified action is proposed to be undertaken.

The ✓ symbol within the timescales column indicates that an action has been completed.

Responsibilities have been identified where appropriate using the following acronyms:

Table 4.1: Responsibilities

Delivery Team	DT
Developer/Landowner	D/O
Development Management	DM
Education	E
Historic Scotland	HS
Housing	H
Legal	L

NHS Grampian	NHS
Policy	P
Scottish Environment Protection Agency	SEPA
Scottish Natural Heritage	SNH
Scottish Water	SW
Transport Scotland	TS
Transportation	T
Waste Services	W
Roads Development	R
Property Service	PR

Other abbreviations have been used as follows:

Table 4.2: Abbreviations

Proposal of Application Notice	POAN
Planning Application	PA
Full Planning Permission	FPP
Planning Permission in Principle	PPiP
Transport Assessment	TA
Drainage Impact Assessment	DIA
Water Impact Assessment	WIA
Flood Risk Assessment	FRA
Environmental Impact Assessment	EIA
Contaminated Land Report	CLR
Landscape Plan	LP
Construction Start Date	SD
Marketing	M

STRATEGIC TRANSPORT PROJECTS

PROJECT	RESPONSIBLE		ACTIONS	TIMESCALE	NOTES
	LEAD	PARTICIPANT			
Aberdeen Western Peripheral Route / Balmedie – Tippetry	TS	Aberdeen City Council/ Aberdeenshire Council	The construction of the new 58km road began in 2015 with completion expected in Spring 2018. Additional information and progress updates can be found at: http://www.transportscotland.gov.uk/project/aberdeen-western-peripheral-route-balmedie-tippetry	Ongoing since end 2014. Due to be complete 2018	The Aberdeen Western Peripheral Route / Balmedie-Tippetry (AWPR / B-T) is a major transport infrastructure project which will significantly improve travel in and around Aberdeen and the North East of Scotland. It will provide substantial benefits across the whole of the north east of Scotland bringing economic, environmental and road safety benefits to the area. The road will also bring safer roads, reduce congestion and journey times, providing a better quality of life for road users and local communities. The road will be a catalyst for the development of an integrated transport system in the north east. Any potential development related works for site access etc. which impact or propose amendment to the AWPR / B-T Scheme should be discussed with the Transport Scotland Development Management team during the pre-application and planning process. Transport Scotland will need to consider the benefits and value for money offered by any proposed changes.
Proposed railway upgrade between Aberdeen and Inverness and new station at Kintore	TS		The rail improvements project will be delivered in phases and aims to provide incremental benefits throughout the life of the scheme, with the whole project being delivered by 2030. Phase one of the scheme aims to deliver enhanced commuter services into each city and to facilitate the construction of new stations at Kintore and Dalcross by 2019.	Ongoing. Delivery by 2030.	This project will deliver significant journey time improvements and greater connectivity for both passenger and freight services operating on the Aberdeen to Inverness rail corridor. The Aberdeen to Inverness line is approximately 108 miles long and is primarily single track with some passing loops. The current passenger journey times (around 2hrs 25 mins) and irregular service (every 2 hours) between Aberdeen and Inverness means that it does not offer an attractive alternative to road travel. On 28 March 2014, the First Minister announced a package of enhancements worth £170 million which will be delivered over the next five years. These improvements include: <ul style="list-style-type: none"> · the redoubling of the track between Aberdeen and Inverurie; · signalling enhancements between Nairn and Elgin; · platform extensions at Inch and Elgin to improve reliability; · the relocation of Forres station; · loop extension of the track at Forres, and, · infrastructure to allow new stations at Dalcross and Kintore. Further Updates on the project can be found on the transport Scotland website via this link http://www.transportscotland.gov.uk/project/aberdeen-inverness-rail-improvements .

A96 dualling	TS		Transport Scotland is currently progressing preliminary engineering and strategic environmental assessment work along the length of the A96.		The Scottish Government is committed to dualling the A96 between Inverness and Aberdeen, involving the upgrade of 88 miles of single carriageway between the two cities. The Dualling programme will deliver a number benefits including improved journey time and reliability, improved connectivity and reduce the rate and severity of accidents. The preliminary work Transport Scotland is progressing is the first, but no less important, step in developing a robust plan to improve connectivity between Scotland's two northernmost cities. This work is considering potential improvement strategy options to improve the route which meet the objectives of the programme and includes options within the Aberdeenshire area including at Inverurie. Further Updates on the project can be found on the transport Scotland website via this link http://www.transportscotland.gov.uk/a96dualling .
Laurencekirk Flyover	NESTRANS		The Access to Laurencekirk study published in June 2015 showed that an upgrade of the A90/A937 south junction to a grade-separated junction was the preferred option for improving the A90 at Laurencekirk. The upgrade was identified following a detailed appraisal commissioned by Nestrans. The study aimed to determine a robust solution for access between the A90 Trunk Road and Laurencekirk and north Angus areas which would meet local objectives.	Transport Scotland progressing design phases of junction upgrade.	The preferred solution will improve capacity and reduce delay whilst satisfying the road safety concerns of local businesses and residents. The study has also identified opportunities to improve safety at nearby junctions through closures or access restrictions, although the optimum arrangement will require to be determined through more detailed design work. Funding announced by Ministers for Grade Separated junction at Laurencekirk in January 2016. Further details in information bulletin available at www.nestrans.org.uk .
Energetica Multi-Modal Study	NESTRANS		Study to investigate (in line with the principles of STAG) options for improving connectivity between Fraserburgh, Peterhead and Aberdeen. This includes consideration of road, rail and other public transport interventions. Consultant team of SIAS, PBA and Natural Capital appointed Dec 2014.	Study Commenced Q1 2015. Due to be complete Q2 2016.	The consultants have now completed draft of the STAG 1 report, considering the range of options available, and identifying those options worthy of more detailed study and appraisal. It is anticipated that it will be reported to Nestrans Board in April 2016, and thereafter be referred to AC and ACC councils. Further details in information bulletin available at www.nestrans.org.uk .
Active Travel Action Plan	NESTRANS		Preparing a sub-strategy to guide strategic development of active travel networks and policies. Intention to conduct formal consultation with stakeholders and key groups autumn '14. Finalised document to feed into SDP and guide bids for future funding applications.		Draft AcTrAP developed by Nestrans and partner local authorities, approved by Nestrans Board on 18 June 2014.

STRATEGIC WATER/ WASTE WATER PROJECTS

PROJECT	RESPONSIBLE		ACTIONS		NOTES
	LEAD	PARTICIPANT			
Strategic Water Modelling in the North East	SW		<p>Following work on a NE Water Strategy Scottish Water has developed a pro-active and collaborative approach to working with the development community. By collating information from Local Authority Planning teams and key development stakeholders in relation to planned development, Scottish Water is able to take a more holistic approach; using strategic models to determine the optimum means of supply for water and/or waste water services for the Aberdeen region.</p> <p>Scottish Water is now in a better position to determine strategies that ensure that both domestic and non-domestic future developments are seamlessly incorporated into the water and waste water network. Various development scenarios can be modelled, enabling the optimum arrangements for meeting proposed development demand to be determined, which can then be agreed with developers when they approach Scottish Water with more detailed plans for specific developments.</p>		This approach has been used successfully over the past year for development assessments throughout the Aberdeen region, and will continue to be implemented for assessing future development needs. Scottish Water always encourages early engagement from the development community, as this will be key to the success of this new approach.

STRATEGIC HEALTH CARE PROJECTS

PROJECT	RESPONSIBLE		ACTIONS	TIMESCALE	NOTES
	LEAD	PARTICIPANT			
Inverurie Health Centre / Health Hub	NHS		<p>Planning Application submitted (APP/2015/3163). Approval Q2 2016. Construction to start thereafter.</p>	<p>Planning underway. To be implemented</p>	



BANFF & BUCHAN

ABERCHIRDER

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water (Aberchirder WWTW)	SW	A growth project is being progressed at Aberchirder WWTW. Sites OP1 (H1) and OP2 (H2) have been included.	
Water (Turrieff WTW)	SW/D	Currently sufficient capacity but a growth project may be required in the future due to forecast growth in the area . Local water mains reinforcement may be required.	

SITE INFORMATION

Aberchirder OP1: West of Cranna View (Neil Murray Housebuilders Ltd) - Previously H1

Allocation: Up to 45 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Transport	D	For OP1 (H1) site, access is from Old Road and emergency link to Causeway View.										
Planning Application	D	Developer to provide information on deliverability and programming of site						▲	▲	▲	▲	

Aberchirder OP2: Cornhill Road (Unknown) - Previously H2

Allocation: Up to 65 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D	Preparation of Masterplan						▲				
Technical Assessments	D	WIA						▲				
Transport	D	Developer to consider access requirements through masterplan for OP2 (H2) site.										
Planning Application	D	Planning Application										

Aberchirder BUS1: Aberchirder Industrial Estate (Aberdeenshire Council)

Allocation: 2.4ha employment land

SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Partially Developed		Remaining land not currently being marketed.										
Planning Application	✓	FPP for Erection of Building for Storage & Distribution approved Oct 15 (APP/2015/2756)	✓									

BANFF

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Transport	D	New reserved area in 2016 LDP for link road between A97 and A98 possibly through OP2 (H1) site	
Waste Water (Moray/Banff/Macduff WWTW)	D	Sufficient capacity. Local network reinforcement may be required. Possible sewer network analysis. Foul only flows should be permitted to the existing sewers.	
Water (Turriff WTW)	SW/D	There is currently sufficient capacity at Turriff WTW, however there is substantial growth allocated in the Turriff Water Operation Area and a Growth Project may be required in the future. WIA may be required for OP1 (M1) site.	

SITE INFORMATION

Banff OP1: Goldenknowes Road (Aberdeenshire Council/ Private Landowner, currently no developer) - Previously M1

Allocation: Up to 400 homes, community facilities, leisure and retail uses

SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Masterplan	✓	Preparation and submission of overall Masterplan. Joint working between three landowners required.	✓										
	✓	Masterplan Agreed by Banff & Buchan Area Committee on 27 Jan 2015.	✓										
Technical Assessments	✓	Completion of technical assessments. A transport assessment, drainage assessment and design and access statement were submitted along with the application for the Springfield Properties site area (APP/2012/0565). An archaeological assessment may be required. WIA may be required.	✓										
Transport	D	Developer to consider access requirements through masterplan for OP1 (M1) site.											
Planning Application	✓	POAN submitted (ref: ENQ/2011/0834)	✓										
	✓	FPP approved for 121 residential units 1/9/2015 (ref: APP/2012/0565)	✓										
Marketing	O	Owner to market site			▲	▲	▲						
Site Construction	D	Construction Start Date											

Banff OP2: Colleonard Road (Private Landowners) - Previously H1												
Allocation: Up to 295 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D	Preparation of overall Masterplan										
Technical	D	To be prepared and input to masterplan.										
Water	D, SW	A 2" and a 6" cast iron water main traverses the OP2 (H1) site - Scottish Water should be contacted by the developer to ascertain whether a mains diversion is required.										
Planning Application	D	Landowners to provide information on deliverability and programming of site or identify when it's to be marketed.										

Banff OP3: Old Railway Yard (Carraig Homes) - Previously EH1												
Allocation: Up to 29 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning application	D/DM	APP/2009/3876 - full planning permission (FPP) granted in 2011 for 13 houses and 12 flats. APP/2015/3618, and APP/2015/3619 for amended house designs pending.										
Site Construction	✓	Site under construction.	✓									

Banff OP4: North of Colleonard House (Private Landowner) - Previously EH2												
Allocation: Up to 5 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site marketing	O	Landowner to market site.										

CAIRNBULG / INVERALLOCHY

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water (Fraserburgh Phingask WWTW)	D	Sufficient capacity. Local sewer network reinforcement may be required.	
Water (Forehill WTW)	D	WIA required to look at strategic solution for settlement. Local water mains reinforcement may be required depending on outcome of Water Impact Assessment.	

SITE INFORMATION

Cairnbulg / Inverallochy OP1: William Street (c/o Knight Frank) - Previously H1
Allocation: Up to 30 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning application	O/D, DM	Planning Permission in Principle application for residential development refused by Area Committee 27/01/2015 (ref: APP/2014/3005) appeal dismissed 26/05/2015. New application to be submitted.										
Technical Assessments	D	SEPA advise that flood risk assessment is required due to historical flooding records. Water Impact Assessment.										

Cairnbulg / Inverallochy OP2: South of Allochy Road (Taylor Design Services. No Developer) - Previously H2
Allocation: Up to 85 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D/O	Preparation of overall Masterplan										
Technical Assessments	D/O	To be submitted with PA										
	D/O	Flood Risk Assessment, Water Impact Assessment										
Transport	D/R	Discussions to progress with Roads regarding access to OP2 (H2) site.										
Planning Application	D/O, DM	Progress with PA										

Cairnbulg / Inverallochy OP3: Fraser Crescent South (Caledonia Homes) - Previously H3
Allocation: Up to 10 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Construction	✓	Construction commenced November 2013 and is nearing completion.	✓									

CORNHILL

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Transport	R	No direct access to be taken from A95.	
Waste Water (Cornhill WWTW)	D/SW	Sufficient capacity. Local sewer reinforcement may be required.	
Water (Turriff WTW)	D/SW	Sufficient capacity. A Water Impact Assessment will be required for the District Metered Area. Development will be served off trunk main so 24 hour water storage will be required at each property. Local water mains reinforcement may be required depending on outcome of WIA.	

SITE INFORMATION

Cornhill OP1: Midtown (Private Landowner) - Previously H1

Allocation: Up to 25 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post-2017	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Planning Application	D	FPP granted for granted for 8 houses in 2010 (ref: APP/2009/0900). Second planning application to be submitted in 2017 for remainder of allocation.						▲					
Technical Assessments	D	SEPA advise that flood risk assessment is required due to historical flooding records. Architects advise that infrastructure design is underway.											
Site Construction	D	Site start anticipated 2016		▲	▲	▲	▲						

CRUDIE

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water (Sunnybank Cottages Septic Tank)	SW	Sufficient capacity.	
Water (Turriff WTW)	SW/D	Sufficient capacity. Development will be served off trunk main so 24 hour water storage will be required at each property. A growth project for Turriff WTW may be required in the future as there is substantial growth allocated in the Turriff Water Operation Area.	

SITE INFORMATION

Crudie OP1: Hawthorn Croft (Caledonia Homes) - Previously EH1

Allocation: Up to 14 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre- 2016	2016				2017				Post 2017	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Marketing	D/O	Caledonia in control of part of site to NE. One house completed, with rest to be sold as plots. Remainder of site to be marketed by landowner.	▲	▲	▲	▲	▲						

FORDYCE

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water (Fordyce WWTW)	SW	Sufficient capacity for 5 units.	
Water (Turriff WTW)	SW/D	Development will be served off trunk main so 24 hour water storage will be required at each property. A growth project for Turriff WTW may be required in the future as there is substantial growth allocated in the Turriff Water Operation Area.	

SITE INFORMATION

Fordyce OP1: West Church Street (Seafield Estates) - Previously EH1
Allocation: Up to 5 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Marketing	D	The site is currently being marketed.	▲	▲	▲	▲	▲	▲	▲				

FRASERBURGH

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Community facilities	LS	R4 Open space provision - Landscape Services to advise DM of any investment programme to deliver R1. All residential development may be required to contribute towards facilities that serve the community in Fraserburgh. These may be identified in the Community Plan or relevant Community Action Plan.	
Education	E, D	Primary Education: All residential development must contribute towards a new school or a permanent extension to one of the existing primary schools. Consultation on options to begin in 2016.	
Transport	D	For OP2, OP3 and BUS2, as per masterplan. Access from OP3/ BUS2 onto Rosehearty Road (B9031) also required.	
Waste Water (Fraserburgh Phingask WWTW)	D	Sufficient capacity. Drainage Impact Assessment Required. Local sewer network reinforcement may be required.	
Water (Turriff WTW)	D/SW	Sufficient capacity. WIA required. Local water mains reinforcement may be required. A growth project for Turriff WTW may be required in the future as there is substantial growth allocated in the Turriff Water Operation Area.	

SITE INFORMATION

Fraserburgh OP1: Kirkton Development (c/o Knight Frank) - Previously M1												
Allocation: Up to 600 homes, 4ha employment land, site for new primary school, health centre and cemetery												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	✓	Masterplan approved by Banff and Buchan Area Committee on 25 November 2014.	✓									
Technical	D	TA, DIA, EA, LP, FRA		▲								
Transport	D, TS	For OP1 (M1) site, to be considered through PA's and masterplan. Timing for upgrades to be determined. Transport Assessment / Statement to be produced and discussed with Transport Scotland regarding access from A90 roundabout.										
Planning Application	D	Submit planning application for phase 1 (Colaren Homes)		▲	▲							
Site Start	D	Commence development				▲	▲					
Employment Land	D	Agree access from A90 roundabout with Transport Scotland. Market employment land.										

Fraserburgh OP2: Land to the West of Boothby Road (Claymore Homes, Robertson Property, Aberdeenshire Council) - Previously H1												
Allocation: Up to 590 homes and land for two full size grass pitches and changing facilities												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	✓	Masterplan approved by Banff and Buchan Area Committee on 19 August 2014.	✓									
Technical Assessments	✓	Technical assessments to be completed as part of masterplan	✓									
Planning Application	✓	APP/2012/1714 Development of Very Sheltered Housing and Nursing Home (Variation of Condition 3 of APP/2008/2813) approved Oct 2012 (MSC application to be submitted within 5 years)	✓									
	✓	FPP planning application for 52 houses on part of the site (Ref: APP/2014/3296) approved 03.09.15.	✓									
	✓	Applications for Change of House Types: Plot 32 (APP/2015/2870); Plots 20, 21, 24 and 33 (APP/2015/2911); Plots 28, 29, 35 and 36 (APP/2015/2918) approved Nov 15.	✓									
	D, DM	Application for change in House Types for Plots 33, 39, 43 - 48 (APP/2015/3766), Plots 8, 9, 12, 14, 42 and 49 (APP/2015/3826) - pending.	▲	▲	▲							
Site Construction	✓	Construction start date	✓									

Fraserburgh OP3: Phingask (Aberdeenshire Council) - Previously E1												
Allocation: 16.5ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D	See Fraserburgh OP2 (H1)										

Fraserburgh CC1 (Tesco Stores and Kessock Industrial Estate)												
Allocation: 16.5ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D	Existing retail / industrial park										

Fraserburgh BUS1: Fairney Business Park (Aberdeenshire Council)												
Allocation: 16.5ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D	Existing industrial park - partially developed. Some land currently being marketed.										

Fraserburgh BUS2: Youngs Seafood, Whitelink Seafood and Maxwell Place Industrial Estate												
Allocation: 23ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D	Developed Site										

Fraserburgh BUS3: Land at Watermill Road (Robertson Property part of site)												
Allocation: 10.5ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D	See Fraserburgh OP2 (H1)										

GARDENSTOWN

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water (Gardenstown WWTW)	D	Available capacity. Strictly no surface water to sewer, due to risk of flooding in the village.	
Water (Turriff WTW)	SW	Sufficient capacity. A Growth Project for Turriff WTW may be required in the future due to substantial growth allocated in the Turriff Water Operation Area.	

SITE INFORMATION

Gardenstown OP1: Troup View (Private Landowner c/o Mantell Ritchie) - Previously EH1

Allocation: Up to 25 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Planning Application	O/D, DM	Determine planning application for housing development (ref: APP/2014/2686).	▲	▲	▲								
Marketing	O/D	Landowner to market site once planning application approved.				▲	▲	▲	▲	▲	▲		

Gardenstown OP2: Bracoden Road (Mantell Ritchie) - Previously EH2

Allocation: Up to 11 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Planning Application	✓	PPIP granted for 11 houses in 2006 and MSC in 2011 (ref: APP/2009/2772). Application (ref: APP/2012/1877) to vary Condition 3 was withdrawn. Consent deemed to have commenced however no houses developed as yet.	✓										
Site Construction	D	Developer has advised of their intention to start developing the site in 2017.						▲					

INVERBOYNDIE

SITE INFORMATION

Inverboyndie BUS1: Inverboyndie Industrial Estate (Various landowners) Allocation: 7ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post-2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site proposals	✓	Existing industrial park - partially developed.	✓									
Planning Application	D, DM	Further applications to come forward as and when demand arises.										

MACDUFF

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water (Moray/Banff/Macduff)	D	Sufficient capacity. Sewer network investigations required. Local network reinforcement may be required.	
Water (Turriff WTW)	SW	Sufficient capacity. A Growth Project for Turriff WTW may be required in the future due to substantial growth allocated in the Turriff Water Operation Area	

SITE INFORMATION

Macduff OP1: Law of Doune (Private Landowners) - Previously EH1

Allocation: Up to 85 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Masterplan	D/DT	Delivery team to coordinate progress on masterplan		▲	▲								
Marketing	D	Market site											
Technical Assessments	D	Geotechnical report and drainage impact assessment completed											
Transport	D	Access to OP1 (EH1) site from Law of Doune road and possible 2nd access from Gellymill Road.											
Planning Application	D	Submit new planning application (previous consent has expired)											

Macduff BUS: Law of Doune (Private Landowner) & Tarlair Industrial Estate (Aberdeenshire Council)

Allocation: 30.5ha employment land

SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Site Delivery	D	This site will be developed if demand is identified that cannot be satisfied on existing sites. Tarlair- Applications for infrastructure (access road and SUDS) for Phases 1 and 2 approved along with 3 individual development plots.											

Macduff CC1: Corksie Drive (Unknown)

Allocation: 4ha employment land and health centre

SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Site Delivery	D	Site will be developed only if required.											

MEMSIE

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water (Memsie Cairn Stone Septic Tank)	SW, SEPA, D	Scottish Water will initiate a growth project at Memsie Cairn Stone ST, if demand exceeds available capacity, once one development meets the 5 growth criteria.	
Water (Turriff WTW)	SW	Sufficient capacity. Development will be fed directly off trunk main, therefore 24 hour storage required at each property. A Growth Project for Turriff WTW may be required in the future due to substantial growth allocated in the Turriff Water Operation Area.	

SITE INFORMATION

Memsie OP1: West Croft Close (Claymore Homes Ltd) - Previously H1

Allocation: Up to 30 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Planning Application	D/DM	FPP (APP/2016/0221) submitted Jan 16 still pending for area to the north of H1.		▲	▲								
Site Construction	✓	Site nearing completion. Area of open space to be completed.	✓										

Memsie OP2: Crossroads (c/o Elaine Farquharson- Black) - Previously H2

Allocation: Up to 15 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Planning Application	D	Site is being marketing and a planning application will be progressed thereafter.	▲	▲	▲								
Transport	R	Access to site OP2 required from B9032 as no direct access allowed onto A981.											

NEW ABERDOUR

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water (New Aberdour WWTW)	SW	There is limited capacity at New Aberdour WWTW. Scottish Water will initiate a growth project, should demand exceed available capacity, once one development meets the 5 growth criteria. Developers should engage with Scottish Water as early as possible.	
Water (Turriff WTW)	D/SW	Sufficient capacity. Local water mains reinforcement may be required depending on outcome of Flow & Pressure test or Water Impact Assessment. A Growth Project for Turriff WTW may be required in the future due to substantial growth allocated in the Turriff Water Operation Area.	

SITE INFORMATION

New Aberdour OP1: St Drostan's Lane (Private Landowner) - Previously H1
2017 to 2023: 48

SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D, DM	Submit Planning Application. Previous application withdrawn (APP/2007/2056).										
Transport	D	Pedestrian/cycle links to be provided to high street from site OP1 (H1) - D to consider as part of PA.										

NEW BYTH

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water (New Byth WWTW)	SW	There is limited capacity at New Byth WWTW. Scottish Water will initiate a growth project , should demand exceed available capacity, once one development meets the 5 growth criteria.	
Water (Turriff WTW)	SW	Sufficient capacity. A Growth Project for Turriff WTW may be required in the future due to substantial growth allocated in the Turriff Water Operation Area.	

SITE INFORMATION

New Byth OP1: Bridge Street (Private Landowner) - Previously H1 Allocation: Up to 6 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D	Submit Planning Application.										

New Byth OP2: Land adjacent to Kirkhill (Private Landowner) - Previously EH1 Allocation: Up to 12 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D	Landowner to provide details of when a new planning application may be submitted (previous planning approval has now lapsed)										
Transport	D	Private road will need to be upgraded to adoptable standards once development proceeds.										

PORTSOY

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water (Portsoy Screening Station)	D, SW	Sufficient capacity. Local sewer reinforcement may be required depending on outcome of network analysis.	
Water (Turriff (WTW))	D	Sufficient capacity. Local water mains reinforcement may be required depending on outcome of Flow & Pressure test or Water Impact Assessment. A Growth Project for Turriff WTW may be required in the future due to substantial growth allocated in the Turriff Water Operation Area.	

SITE INFORMATION

Portsoy OP1: Target Road (Seafield Estates) - Previously H1

Allocation: Up to 10 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D	Market site for development	▲	▲	▲	▲	▲	▲				
	D	Submit planning application										

Portsoy OP2: Depot, Park Road (JG Ross Bakers Ltd) - Previously H2

Allocation: Up to 6 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Marketing	D	Market Site	▲	▲	▲	▲	▲	▲				
	D	Submit planning application										

Portsoy OP3: North Mains of Durn (Seafield Estates) - Previously H3												
Allocation: Up to 125 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Marketing	D	Landowner to market the site.	▲	▲	▲	▲	▲	▲				
Masterplan	D	Preparation of Masterplan.										
Technical Assessments	D	SEPA advise that flood risk assessment is required due to historical flooding records. SEPA advise of increased risk to flooding downstream.										
Transport	D	For site OP3 (H3), access from Soy Avenue and Durn Avenue.										
Planning Application	D											

Portsoy OP4: Soy Avenue (Sanctuary (previously Tenants First Housing Co-operative)) - Previously EH1												
Allocation: Up to 9 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Programming	O/D	Owner/ developer to advise of intended programme.		▲								
Technical Assessments	D	SEPA advise that flood risk assessment is required due to historical flooding records. Increased risk to flooding downstream.										

Portsoy OP5: Former Campbell Hospital (Private Landowner)												
Allocation: Mixed use including housing and employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D, DM	FPP application (ref: APP/2014/4191) for 22 residential units approved subject to conditions at BBAC on 03.11.15, pending S75.	▲	▲	▲							
Site Construction	D	Start site construction following planning approval.			▲	▲	▲					

RATHEN

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water (no public WWTW)	D, SEPA	No public wastewater treatment available. SEPA would need to be consulted and full authorisation sought for relevant licensing of private treatment.	
Water (Turriff WTW (& Partially Forehill WTW))	D	Mini WIA required.	

SITE INFORMATION

Rathen OP1: Bridge of Rathen (Colaren Properties) - Previously H1 Allocation: Up to 10 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning application	✓	PPiP application for 6 houses approved Nov 15 (APP/2014/3903). New FPP application (APP/2016/0603) submitted Mar 16 for 10 houses, pending.		▲								
Transport	D	New junction onto existing road acceptable for access to OP1 (H1) site.										
Technical Assessments	D	FRA										

ROSEHEARTY

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water (Fraserburgh Phingask WWTW)	D	Sufficient Capacity.	
Water (Turriff WTW)	D/SW	Sufficient capacity. Local water mains reinforcement may be required depending on outcome of Flow & Pressure test or Water Impact Assessment. A Growth Project for Turriff WTW may be required in the future due to substantial growth allocated in the Turriff Water Operation Area.	

SITE INFORMATION

Rosehearty OP1: South of Ritchie Road (c/o Knight Frank) - Previously M1

Allocation: Up to 50 homes and 2ha employment land

SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Masterplan	D	Preparation of overall Masterplan											
Technical	D	To be completed. Flood risk to be addressed.											
Transport	D	For OP1 (M1) site, main access is from Pitsligo Road. 2nd access would be required connecting into Cairnhill Rd. Private track would need to be adoptable if it serves more than 5 properties.											
Planning Application	D	Submission of PA. Landowner may proceed with development on a plot by plot basis.			▲	▲							

Rosehearty OP2: Murison Drive (Private Landowner) - Previously H1

Allocation: Up to 10 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Planning application	O/ D	Planning application to be submitted.											
Transport	D	OP2 (H1) would be served off Murison Dr.											
Technical Assessments	D	FRA may be required.											

Rosehearty OP3: Cairnhill Croft (Unknown) - Previously H2												
Allocation: Up to 40 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Waste Water	D	Sewer network reinforcement may be required.										
Transport	D	OP3 (H2) site is accessed from Hillview Crescent. Possible 2nd connection through Malcolm Forbes court.										

Rosehearty OP4: Cairnhill Road (Private landowners) - Previously H3												
Allocation: Up to 10 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Transport	D	Private track needs to be to adoptable standards if it serves more than 5 properties.										
Site Marketing	O	Landowner currently marketing the site for development.		▲	▲							

SANDEND

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water (Sandend ST)	SW	There is sufficient capacity for sites included in the LDP.	
Water (Turriff WTW)	D/SW	Local mains reinforcement may be required. A Growth Project for Turriff WTW may be required in the future due to substantial growth allocated in the Turriff Water Operation Area.	

SITE INFORMATION

Sandend OP1: Rear of Seaview Road (AD Walker Ltd) - Previously EH1

Allocation: Up to 8 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Planning application	O/ D	Landowner to provide information on deliverability and programming of site or marketing. Previous approved application has lapsed.											

SANDHAVEN

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Transport	R	St Magnus Rd recently widened and gap site left for access to site.	
Waste Water (Fraserburgh Phingask)	D	Sufficient capacity. Local network reinforcement may be required.	
Water (Turriff WTW)	D	Local mains reinforcement may be required. A Growth Project for Turriff WTW may be required in the future due to substantial growth allocated in the Turriff Water Operation Area.	

SITE INFORMATION

Sandhaven OP1: St Magnus Road (Private Landowner) - Previously H1
Allocation: Up to 31 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre- 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Programming	O	Site available for development. No developer as yet.										

TYRIE

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water (Tyrie Bell Terrace ST)	SW	Limited capacity at Tyrie Bell Terrace ST. SW will initiate a growth project if required, once one development meets the 5 Growth Criteria	
Water (Turriff WTW)	D, SW	Sufficient capacity. Investigations required as mains upgrade may be necessary. A Growth Project for Turriff WTW may be required in the future due to substantial growth allocated in the Turriff Water Operation Area.	

SITE INFORMATION

Tyrie OP1: Kirk Park, Netherton (Boyndlie Estates) - Previously EH1 Allocation: Up to 6 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post-2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Programming	O	Landowner to provide update on deliverability and programming of site or marketing.			▲							

WHITEHILLS

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water (Moray/Banff/Macduff WWTW)	D	Sufficient capacity. Local/SW network reinforcement may be required.	
Water (Turriff WTW)	SW	Sufficient capacity. A Growth Project for Turriff WTW may be required in the future due to substantial growth allocated in the Turriff Water Operation Area.	

SITE INFORMATION

Whitehills OP1: Knock Street (Seafeld Estates) - Previously H1 Allocation: Up to 30 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post-2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Programming	D	The site is currently being marketed.		▲	▲	▲	▲	▲	▲	▲	▲	



BUCHAN

ARDALLIE

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education	E	Ardallie Primary School closed - pupils attending Arnage or Hatton PS.	
Waste Water	D, SW, SEPA	No public wastewater treatment available. SEPA would need to be consulted and full authorisation sought for relevant licensing of private treatment.	
Water (Forehill WTW)	D	There is capacity at Forehill WTW. Water mains extension may be required.	

SITE INFORMATION

Ardallie OP1: Land at Nether Buckhill (c/o Baxter Design Ltd) - Previously M1
Allocation: Up to 10 homes and 0.3ha employment land

SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post-2017	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Planning Application	✓	Site being developed on plot by plot basis. Several plots have planning consent. See online portal for further information on specific plots.	✓										
Transport	D/T	Site requires some local road widening of the existing road network.											

AUCHNAGATT

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water (Auchnagatt and Annochie Place septic tank)	SW	No available WWTW capacity. SW will initiate a growth project once development meets the 5 criteria.	
Water (Turriff WTW)	D	Development will be supplied directly off trunk main, so 24 hour storage required at each property. Mains extension required. Check pressure to identify if Pressure Reducing Valve required.	
	SW	There is currently sufficient capacity at Turriff WTW, however there is substantial growth allocated in the Turriff Water Operation Area and a Growth Project may be required in the future.	

SITE INFORMATION

Auchnagatt OP1: South of A948 (c/o Baxter Design Ltd) - Previously M1 Allocation: Up to 16 homes and 0.5ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	PPiP (ref: APP/2014/1726) for 16 dwellings and 8 small business units approved 08.01.16.		✓								
	D	Submission of MSC		▲	▲							
Transport	D	For OP1 site, main access off A981 and minor road to south.										
Marketing	D	Landowner to market site	▲	▲	▲							

Auchnagatt OP2: Annochie Place (Aberdeenshire Council / Aberdeen Endowments Trust (c/o Strutt & Parker)) - Previously H1 Allocation: Up to 31 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Marketing	D	Site to be marketed. Discussions between landowners ongoing.	▲	▲	▲	▲	▲					
Transport	D	OP2 access off B9030 and additional link past Post Office										
Planning Application	D	Submit planning application			▲	▲	▲					

BODDAM

PETERHEAD TO HATTON SGA RHMA

INFRASTRUCTURE

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water (Peterhead WWTW)	D	There is capacity at Peterhead WWTW. Strictly no surface water flows to discharge to sewer. Serious land drainage flooding occurs in this area.	
Water (Forehill WTW)	D	There is capacity at Forehill WTW. Local water mains reinforcement may be required.	

SITE INFORMATION

Boddam OP1: Mains of Boddam Caravan Site (Private Landowner) - Previously H1 Allocation: Up to 5 homes													
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Market Site	O/D	Landowner entered into lease agreement for agricultural uses on this land due to marketability issues.											▲
Transport	D	OP1 accessed from Manse Terrace. Max of 5 properties allowed unless a 2 nd link to Queens Walk or Gordon Avenue is achievable. No issues with the other sites.											▲
Planning Application	D, DM	Planning application (PPiP) for single house on small part of site (APP/2015/0336) refused April 2015. Submit new application.											▲

Boddam OP2: East of Inchmore Gardens (William Lippe Architects Ltd) - Previously H2 Allocation: Up to 9 homes													
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Planning Application	D, DM	PPiP (Ref: APP/2014/2593) for 9 dwellinghouses approved Jan 2016.		✓									
	D, DM	Submission of MSC application.		▲	▲								

Boddam OP3: Adjacent to RAF Buchan (c/o Baxter Design Ltd) - Previously EH1 Allocation: Up to 6 homes													
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Planning Application	O/D	FPP for 11 homes approved January 2015 (APP/2013/2360) - revised housing layout.	✓										
Site Start	D	Commence site construction.		▲	▲	▲	▲						

CRIMOND

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water (Crimond Rattray Head WWTW)	D	Currently sufficient capacity at Rattray Head WWTW. Wastewater network analysis required.	
Water (Forehill WTW)	D	There is capacity at Forehill WTW. Cowsrieve SR being upgraded. Developer should discuss their build out rate with SW. May be a requirement for local sewer reinforcement.	

SITE INFORMATION

Crimond OP1: South of the Corse (Firm of Norman Cowie) - Previously EH1 Allocation: Up to 25 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post-2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Marketing	D	Site available for development.						▲	▲	▲	▲	▲
Technical Assessments	D	SEPA advise flood risk assessment may be required.										

CRUDEN BAY

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water (Peterhead WWTW)	SW	Sewer network investigations would be required to look at capacity in pumping stations and pumping mains.	
Water (Forehill WTW)	D, SW	Cowsrieve SR being upgraded. Developer should discuss their build out rate with SW.	

SITE INFORMATION

Cruden Bay OP1: Aulton Road (c/o Baxter Design Ltd) - Previously M1 Allocation: Up to 200 homes, 2ha employment land and community facilities												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D	Submission of Masterplan, expected Mar 16		▲								
Technical Assessments	D	Landscape Plan, Contaminated Land, WIA, FRA	▲	▲								
Transport	D, T	Discussion with Transportation to agree design solution and phasing for site OP1. New roundabout on the A975 is required.										
Planning Application	D	Submit planning application				▲	▲					

Cruden Bay OP2: South of Aulton Road (c/o Ronald Bentley) - Previously H1												
Allocation: Up to 41 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D, DM	Masterplan submitted Nov 2015.	▲	▲	▲							
Transport	D, T	Discussion with Transportation to agree design solution for new roundabout on the A975 is required.										
Technical Assessments	D	Flood Risk Assessment										

Cruden Bay OP3: Brick and Tile Works (Aggregates Industries Ltd) - Previously EH1												
Allocation: Up to 20 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	✓	TA, DIA, EA, FRA undertaken.	✓									
Planning Application	✓	FPP granted for 216 houses (Ref: APP/2011/0360) January 2015.	✓									
Marketing	D	Landowner to market site.		▲	▲	▲	▲					

FETTERANGUS

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water (Fetterangus WWTW)	SW	Limited capacity at WWTW. SW will initiate a growth project if required, once development meets their 5 growth criteria.	
Water (Turriff WTW)	D	Local water mains reinforcement may be required depending on outcome of Flow & Pressure test or Water Impact Assessment.	

SITE INFORMATION

Fetterangus OP1: North of Ferguson Street (Private Landowner) - Previously H1 Allocation: Up to 26 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Programming	D	Landowner to provide information on deliverability and programming of second half of site or identify when it's to be marketed.										
Masterplan	D	Joint masterplan with OP2 (H2) and R2 required										
Planning Application	✓	PPP granted in 2011 for 10 houses (ref: APP/2010/0568) and site being brought forward on plot by plot basis. To date 2 plots have been developed.	✓									
Site Construction	D	Ongoing	▲	▲	▲	▲	▲					

Fetterangus OP2: Adjacent to Playing Fields (c/o Philip Baxter) - Previously H2 Allocation: Up to 27 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D	Joint masterplan with OP1 (H1) and R2 required										
Technical Assessments	D	Flood Risk Assessment		▲	▲							

HATTON

PETERHEAD TO HATTON SGA

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water (Hatton of Cruden WWTW)	D	Sewer network subject to flooding, this would need investigation. Obligation on developer not to cause detriment. If site requires pumping the developer could consider taking flows straight to the WWTW.	
	SW	Currently insufficient capacity at WWTW. Scottish Water will initiate a growth project if one developer meets the 5 Growth Criteria.	
Water (Forehill WTW)	D	Local mains reinforcement may be required. Cowsrievie SR being upgraded. Developer should discuss their build out rate with SW.	

SITE INFORMATION

Hatton OP1: Northfield (c/o Philip Baxter) - Previously H1 Allocation: Up to 40 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post-2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D	Second phase site. Planning application 2017.						▲	▲	▲	▲	

Hatton OP2: Land Adjacent to Park View (c/o Taylor Design Services) - Previously EH1												
Allocation: Up to 15 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D	Application to be submitted. Works required to alter sewer line & backfill site to road level.										
Technical assessment	D	FRA (has been previously submitted and agreed)										

Hatton OP3: Off Station Road (Private Landowner) - Previously EH2												
Allocation: Up to 21 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D	MSC application refused Nov 2014. New MSC submitted May 2015 (APP/2015/1065) - still pending.			▲							
Transport	D	OP3 access constrained, solution should be agreed with Roads prior to development.										

Hatton OP4: East of A90 (c/o Knight Frank) - Previously E1												
Allocation: 0.8 ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D	Developer to advise on programme for delivery			▲							

LONGHAVEN

PETERHEAD TO HATTON SGA

RHMA

INFRASTRUCTURE

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Transport	D, T, TS	Discuss with Transportation and Transport Scotland to agree solution.	
Waste Water	D, SW, SEPA	No public wastewater treatment available. SEPA would need to be consulted and full authorisation sought for relevant licensing of private treatment. If development over 25hu SEPA would want a WWTW. This would need to comply with Scottish Water's current standards in order to be adopted.	
Water (Forehill WTW)	D, SW	Local water mains reinforcement may be required depending on outcome of Water Impact Assessment for the District Metered Area. Settlement served by Cowsrieve Service Reservoir and Newhills Pumping Station, which have capacity issues. Cowsrieve SR being upgraded. Developer should discuss their build out rate with SW.	

SITE INFORMATION

Longhaven OP1: Adjacent to Longhaven School (c/o Tinto Architecture) - Previously H1 Allocation: Up to 30 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Programming	✓	Pre-application discussion	✓									
Planning Application	O/D	Submit planning application.										

LONGSIDE

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water (Longside WWTW)	D	Sewer network investigation may be required.	
	SW	A growth project has been triggered at Longside WWTW, which will take into account all known domestic development up to 2027.	
Water (Turrieff WTW)	D	A Water Impact Assessment will be required for OP1 site. Developer should discuss their build out rate with SW.	

SITE INFORMATION

Longside OP1: Skinner Road (Chap Homes Ltd) - formerly M1 Allocation: Up to 73 homes, 1.7ha employment land and community facilities												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D	Masterplan required										
Technical Assessments	D	A Water Impact Assessment will be required.			▲	▲						
Planning Application	D, DM	Submit planning application, expected Q2/ Q3			▲	▲						

Longside OP2: Land to the south of Skinner Road (Chap Homes Ltd) - formerly M1 Allocation: Up to 17 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	Planning application approved March 2015 (ref: APP/2010/3343).	✓									
Site Start	✓	Site start made.	✓									

Longside BUS1 (Private Landowner) Allocation: 1.5 ha												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Delivery	D	Landowner to provide an update on delivery.										

MAUD

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water (Maud WWTW)	SW	There is capacity at Maud WWTW, however it is insufficient to treat all sites allocated for both Maud and New Deer. Scottish Water will initiate a growth project, should demand exceed available capacity, once one development meets the 5 growth criteria. Any local network upgrades required to support new development would be the responsibility of the developer.	
	D	Sewer network investigations may be required.	
Water (Turrieff WTW)	D, SW	A joint Water Impact Assessment with site OP1 and OP2 (H1/ EH1) would be preferable. Developer should discuss their build out rate with SW. Any local network upgrades required to support new development would be the responsibility of the developer.	

SITE INFORMATION

Maud OP1: Castle Road (c/o Knight Frank) - Previously H1 Allocation: Up to 75 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D	Submission of overall Masterplan										
Technical Assessments	D	TA, DIA, WIA, EA, FRA										

Maud OP2: Castle Road East (Aberdeenshire Council (Housing)) - Previously EH1 Allocation: Up to 32 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	H	Joint masterplan with OP1 (H1) required										

Maud OP3: Bank Road East (Private Landowner) - Previously EH2 Allocation: Up to 10 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O/D	Landowner currently marketing site. Continue developing on a plot by plot basis.	▲	▲	▲	▲	▲					

MINTLAW

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education	E	All residential development must contribute towards increasing primary capacity and the rezoning of primary schools within Mintlaw. Both Mintlaw Primary School and Pitfour Primary School are forecast to exceed capacity.	
Transport	D	All development will require significant alterations to the A-road network and local road widening.	
Waste Water (Mintlaw WWTW)	D	Drainage Impact Assessment required.	
	SW	There is limited capacity at Mintlaw WWTW. SW has initiated a Growth Project and all domestic allocations in the current LDP will be included.	Anticipated to be completed Sept 2018.
Water (Turriff WTW)	D	Water network investigations required.	
	SW	Turriff currently has available capacity, however if a growth project is required due to the cumulative impact of development, SW will initiate this once one development meets the 5 criteria.	

SITE INFORMATION

Mintlaw OP1: Nether Aden (Bancon Developments Ltd) - Previously M1

Allocation: Up to 500 homes, business, community, services for the elderly, neighbourhood retail centre and 5ha employment land

SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Development	✓	Approval of Development Framework	✓										
Masterplan	D	Revised masterplan submitted 18.08.15 (ref: ENQ/2015/1691).	▲	▲	▲								
Technical Assessments	D,T	TA, FRA	▲	▲									
Transport	D	OP1/ OP5 – Main access by new roundabout on A952, sites are to be integrated. Plus 2-3 new accesses on to south bound road.											
Planning Application	D	Submission of PPIP			▲	▲	▲						

Mintlaw OP2: Northwoods (Colaren Properties) - Previously H1												
Allocation: Up to 600 homes and facilities for the elderly												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Development Framework	✓	Agreement of Development Framework	✓									
Masterplan	✓	Approval of masterplan	✓									
Technical Assessments	✓	TA, DIA, WIA, EA, FRA, LP, AP, TS	✓									
Planning Application	✓	Application for 86 houses (APP/2012/4136) approved December 2013.	✓									
	✓	Multiple applications submitted for change in house type. See online planning webpage for further info.	✓									
	DM, D	FPP for Erection of 4 no. dwellinghouses (Amendment to Plot Layouts and change of house types (Plots 64, 64a, 65 & 86, Plots 74 & 74a) (refs: APP/2015/2808 & APP/2015/2811) pending.	▲	▲	▲							
	✓	FPP for Erection of 4 no. dwellinghouses (Amendment to Plot Layouts and change of house types (Plots 54, 55, 56 & 57) (refs: APP/2015/3563) approved Jan 2016.		✓								
	✓	POAN for Phase 2 North Woods (100 dwellinghouses) submitted Sept 2015 (ref: ENQ/2015/1634). Major application meeting held Jan 2016.	✓									
	D, DM	Submit Phase 2 planning application		▲	▲							
Site Start	✓	Construction Ongoing	✓									

Mintlaw OP3: Artlaw Crescent/Nether Aden Rd (c/o Baxter Design) - Previously H3												
Allocation: Up to 20 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning application	✓	PPiP application (Ref: APP/2014/2338) for 10 units approved Dec 2015.	✓									
	D	Submission of MSC application		▲	▲							
Site Start	D	Commence construction on site.				▲	▲					

Mintlaw OP4: South of Playing Fields (Castlehill Housing Association) - Previously EH2												
Allocation: Up to 34 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Marketing	D	Marketing ongoing		▲	▲	▲	▲					
Planning Application	D	Submit planning application				▲	▲					
Transport	D	OP4 – link road required as part of plans.										

Mintlaw OP5: South of Nether Aden Road (c/o Baxter Design) - Previously EH3												
Allocation: Up to 50 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D	Revised masterplan submitted 18.08.15.	▲	▲	▲							
Technical Assessments	D	FRA										
Transport	D	OP1/ OP5 – Main access by new roundabout on A952, sites are to be integrated. Plus 2-3 new accesses on to south bound road.										
Planning Application	DM	Submission of planning application			▲	▲	▲					

Mintlaw BUS1: Newlands Road (Aberdeenshire Council)												
2007-2023: 1 ha												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	PPiP (Ref: APP/2012/2348) approved Nov 2012.	✓									
	D	MSC application to be submitted.		▲	▲	▲						

Mintlaw BUS2: Mintlaw Industrial Estate (Aberdeenshire Council)												
2007-2023: 1 ha												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Proposals	✓	Existing depot to be retained.	✓									

NEW DEER

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water (Maud WWTW)	SW	There is capacity at Maud WWTW, however it is insufficient to treat all sites allocated for both Maud and New Deer. Scottish Water will initiate a growth project, should demand exceed available capacity, once one development meets the 5 growth criteria. Any local network upgrades required to support new development would be the responsibility of the developer.	
Water (Turrieff WTW)	D, SW	A water impact assessment will be required. Developer should discuss build out rate with SW. Any local network upgrades required to support new development would be the responsibility of the developer.	

SITE INFORMATION

New Deer OP1: Fordyce Road (c/o Baxter Design) - Previously H1

Allocation: Up to 35 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Planning Application	D, DM	FPP (APP/2015/0866) for 35 dwellinghouses, associated infrastructure and public open space - refused Nov 2015. New application expected Feb/March 2016.		▲	▲								
Transport	D	For OP1 site, access from Fordyce Road.											

New Deer OP2: Auchreddie Road East (c/o Baxter Design Ltd) - Previously H2

Allocation: Up to 7 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Planning Application	✓	PPiP (ref: APP/2011/2534) for 7 houses approved April 2013.	✓										
	✓	MSC for Plot 1 (ref: APP/2015/1531) approved July 2015.	✓										
Site Construction	D	Start site construction											

New Deer OP3: Auchreddie Croft (Private Landowner) - Previously H3

Allocation: Up to 40 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Planning Application	D	Pre applications discussion took place during 2015. Submit planning application.		▲	▲	▲	▲						
Technical Assessments	D	Drainage Assessment											

NEW PITSLIGO

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water (New Pitsligo WWTW)	SW	There is limited capacity at New Pitsligo WWTW. SW will initiate a Growth Project once one development meets the 5 Criteria.	
Water (Turriff WTW)	D, SW	4" PVC water main crosses the middle of the OP1 site, from north to south. Scottish Water should be contacted to ascertain whether a mains diversion will be required.	

SITE INFORMATION

New Pitsligo OP1: Alexander Bell Place (Private Landowner) - Previously EH1 Allocation: Up to 12 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Programming	D	Landowner to provide information on programming of site.										

New Pitsligo OP2: Denedoch (Private Landowner) - Previously EH2 Allocation: Up to 10 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Programming	D	Landowner to provide information on programming of site.										
Technical Assessments	D	FRA										

New Pitsligo OP3: Low Street South (Private Landowner) - Previously EH3 Allocation: Up to 10 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Programming	D	Landowner to provide information on programming of site.										

OLD DEER

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water (Stuartfield WWTW)	D	Local network reinforcement may be required.	
	SW	There is currently limited capacity at Stuartfield WWTW. Both Old Deer and Stuartfield is treated by Stuartfield WWTW. A growth project will be raised by SW to allow all proposed development to be served once one developer meets 5 Growth Criteria.	
Water	D	Water network investigations and flow and pressure test required.	

SITE INFORMATION

Old Deer OP1: Abbey Street (The Church of Scotland General Trustees) - Previously EH1

Allocation: Up to 10 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Programming	D	Market site		▲	▲	▲	▲						

Old Deer OP2: Land at St Drostans Eventide Home

Allocation: Up to 17 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Planning Application	✓	Planning permission granted (APP/2011/2807) for 17 units.	✓										
	D, DM	Full Planning Permission (APP/2016/0578) for Erection of 12 Dwellinghouses (Change of Plot Layout and House Type to Planning Permission Reference APP/2011/2807) submitted March 2016.		▲									
Site Construction	✓	Site start made	✓										

PETERHEAD

PETERHEAD TO HATTON SGA RHMA

INFRASTRUCTURE

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education (Primary School)	E	Site for primary school to be reserved within masterplan for site OP1. Primary school catchments were reviewed and new boundaries agreed in February 2015.	
Education (Secondary)	E	Plans for new secondary school in Peterhead announced late 2015. Education and Children's Service leading site search with Property.	
Waste Water (Peterhead WWTW)	D, SW	Drainage Impact Assessment required for OP1, OP2 and OP4 sites. Wastewater network investigations may be required for OP3 site.	
Water (Forehill WTW)	D, SW	Cowsrieve SR being upgraded. Developer should discuss their build out rate with SW. WIA required for OP1 and OP2 and OP4 sites (considered as part of technical assessments). Water network investigations may be required for OP3 site.	

SITE INFORMATION

Peterhead OP1: Invergie Meadows (c/o Knight Frank) - Previously M1 Allocation: Up to 1265 homes, community facilities and 4ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Development Framework	✓	Agreement of Development Framework										
Masterplan	D	Masterplan submitted March 2016.			▲							
Technical Assessments	D	Undertake EIA screening/scoping, TA, DIA, WIA, EA, FRA, LP, AP. Technical assessments underway. Ongoing discussion on transport.	▲	▲								
Transport	D, T, TS	Upgrade of A90 junctions. Developers to consider & agree access requirements through masterplan(s). Transport Scotland will require to be consulted on any upgraded junctions on the trunk road network. At least two pedestrian crossings over or under the A90 required.										
	D	Internal Road Layout. Developers to consider street hierarchy and overbridge crossing of A90 at Formartine and Buchan Way (F&B Way) through individual masterplan(s). Transport Scotland should be consulted with at an early stage regarding the principle and standards (DMRB) required of structures crossing the trunk road.										
Planning Application	✓	Submission of POAN	✓									
	D	Submit planning application			▲	▲	▲					

Peterhead OP2: Wester Clerkhill (Private Landowner / Claymore Homes/ Aberdeenshire Council) - Previously H1 Allocation: Up to 250 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	D	Undertake TA, DIA, WIA, LP, AP	▲	▲								
Transport	✓	New access point required. Developer to address as part of masterplan.	✓									
Masterplan	✓	Masterplan agreed by Buchan Area Committee on 26/2/13.	✓									
Planning Application	✓	POAN covering eastern part of site (Wester Clerkhill Phase 5) (ENQ/2015/1424) submitted August 2015.	✓									
	AC	Affordable Housing - Council currently considering options prior to submitting application.		▲	▲	▲	▲					
	D, DM	Submit Phase 5 planning application, expected Mar 16.		▲	▲							

Peterhead OP3: Land at West Road (Hermiston Securities) - Previously EH1												
Allocation: Up to 225 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	✓	TA, DIA, FRA submitted as part of planning application	✓									
Planning Application	✓	Planning Permission in Principle Application for 225 units approved March 2015 (ref: APP/2009/2512).	✓									
	D, DM	MSC (Ref: APP/2015/0789) for Conditions 3 and 4 , 7, 12, 13 (Siting, Design, Layout, Sections, Levels, Access and Drainage), 5 (Development Phases), 14 (Landscaping), 16 (Energy) and 17 (Archaeological Works) of Planning Permission Reference APP/2009/2512 for a Housing Development of 225 Dwellings with Associated Infrastructure of Roads, Structure Landscaping, Sustainable Urban Drainage Systems and Public Open Space submitted April 2015 - pending.	▲									

Peterhead OP4: Land at Richmond Farm (ARD Properties Ltd) - Previously EH2												
Allocation: Up to 130 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
	LEAD			Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	Approval of PA for 105 houses for whole site. Various applications granted / pending for change of house types.	✓									
Site Start	✓	Site under construction.	✓									

Peterhead OP5: Wester Clerkhill (Claymore Homes) - Previously EH3												
Allocation: Up to 185 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	✓	Approval of Masterplan (in conjunction with site OP2)	✓									
Planning Application	✓	Phase 2 (APP/2014/2748) approved March 2015.	✓									
	✓	POAN (Wester Clerkhill Phase 5) (ENQ/2015/1424) submitted August 2015 for western half of site.	✓									
	D	Phase 5 planning application expected to be submitted March 2016.		▲								
Site Start	✓	Construction commenced on north east of site.	✓									

Peterhead CC1: Upperton Industrial Estate (Hermiston Securities)												
Allocation: 9.5ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
POAN	✓	A POAN has been submitted for the proposal for Erection of Retail Shops, Restaurants, Hotel, Petrol Filling Station, Associated Access, Infrastructure and Landscaping.	✓									
Planning Application	D, DM	PPiP application submitted 17.03.15 (ref: APP/2015/0739) - Major for Erection of Retail Shops, Restaurants, Hotel, Petrol Filling Station, Associated Access, Infrastructure and Landscaping. Approved by Buchan Area Committee subject to Conditions & S75 on 25.08.15.	▲	▲	▲							
	D, DM	Submission of MSC			▲	▲						

Peterhead OP6: Land at West Road (Score Group plc) - Previously E1												
Allocation: 16ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D	Site partially developed. APP/2014/2999 approved Oct 2014 for formation of Ponds and Associated Engineering Works.	✓									
	D, DM	Further application expected.										

Peterhead BUS3: Dales Industrial Estate (Aberdeenshire Council (part); Wellbank (Score Group plc); Energetica Industry Park (Scottish Enterprise) - Previously BUS3, 4, 5, 6 & 7												
Allocation: 167ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D	BUS 3 & 4: Aberdeenshire Council currently marketing parts of this site. APP/2015/3592 Alterations and Extension to Factory – approved Jan 2016. APP/2014/1087 Alterations and Extensions to Factory to Form Coldstore, Dispatch, Loading Area and Net Store – approved May 2014. APP/2015/2802 Change of Use from Agricultural to Storage & Distribution (Class 6) – approved Nov 2015.	▲	▲	▲	▲	▲					
	D	BUS 5: Pre-application discussion and planning application to be submitted for part of the site (Wellbank (Score Group plc)). APP/2014/2999 Formation of Ponds and Associated Engineering Works (SCORE) – approved Oct 2014.	▲	▲	▲	▲	▲					
	D	BUS 6 & 7: Continue to develop unoccupied areas. Development in CC1 falls into part of BUS 6.	▲	▲	▲	▲	▲					

RORA

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water	D, SW, SEPA	No public wastewater treatment available. SEPA would need to be consulted and full authorisation sought for relevant licensing of private treatment.	
Water (Forehill WTW)	D	There is capacity at Forehill WTW.	

SITE INFORMATION

Rora OP1: The Park (Private Landowner) - Previously H1 Allocation: Up to 6 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post-2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	PPiP for 6 dwellings approved April 2015 (ref: APP/2015/0056).	✓									
	D	Submit MSC application		▲	▲	▲	▲					
Technical	D	SEPA licence may be required for private drainage.										
Site Construction	D	Commence construction.				▲	▲	▲	▲			

ST COMBS

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water (Fraserburgh Phingask WWTW)	D	Local sewer reinforcement may be required. Network analysis.	
Water (Forehill WTW)	D, SW	Cowsrieve SR being upgraded. Developer should discuss their build out rate with SW. Pressure management may be required.	

SITE INFORMATION

St Combs OP1: Botany View (c/o Knight Frank) - Previously H1 Allocation: Up to 40 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Marketing	O	Site currently being marketed.	▲	▲	▲	▲						

St Combs OP2: Millburn Avenue (Various) - Previously EH1 Allocation: Up to 7 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	O	Site being developed as individual plots - several plots consented and/or construction complete (Plots 1, 3, 6 and 7).	▲	▲	▲	▲	▲					

ST FERGUS

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water (St Fergus Scotston WWTW)	D	Local sewer reinforcement may be required. Network analysis.	
Water (Forehill WTW)	D	Local water mains reinforcement may be required. Cowsrieve SR being upgraded. Developer should discuss their build out rate with SW.	

SITE INFORMATION

St Fergus OP1: South of Newton Road (Church of Scotland General Trustees and ARD Properties) - Previously H1
Allocation: Up to 55 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Masterplan	D	Initial discussions with Community are taking place. Masterplan to be prepared.	▲	▲	▲								
Transport	D	Access to be taken from Kinloch Road to the south.											
Planning Application	D	To follow masterplan											

STRICHEN

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water (Strichen WWTW)	D, SW	Network investigations may be required. Limited capacity available at Strichen WWTW. SW will initiate a Growth Project once one development meets the 5 Criteria.	
Water (Turriff WTW)	D/SW	There is currently sufficient capacity at Turriff WTW, however there is substantial growth allocated in the Turriff Water Operation Area and a Growth Project may be required in the future.	

SITE INFORMATION

Strichen OP1: Burnshangie (c/o Taylor Design Services) - Previously H1

Allocation: Up to 28 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Technical Assessments	D	TA, DIA, WIA, FRA, AP CLR completed by Burnshangie Developments.											
Transport	D	Site OP1 - Access to be taken from B road linking to Mormond Place. Pedestrian/cycle links to be provided linking through to existing facilities. Upgrade of Burnshangie Road to the north.											
Planning Application	D, DM, L	PPiP (APP/2009/2495) withdrawn June 2015.											

Strichen OP2: Hospital Brae (Private Landowner)												
Allocation: Up to 22 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D	Submit planning application										▲

Strichen OP3: West of Burnshangie House (Burnshangie Developments c/o Taylor Design Services) - Previously EH1												
Allocation: Up to 15 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Marketing	D	Site currently being marketed. No buyer in place as yet.	▲	▲								
Transport	D	Roads Construction Consent to be obtained for site OP3.										
Planning Application	D	Submit MSC application. PPP (APP/2009/2494) approved October 2013.				▲						

Strichen OP4: Land at Market Terrace (Alexander Duthie & Sons Ltd c/o Alasdair Ramsay)												
Allocation: Up to 8 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	Full planning permission (APP/2014/3111) was approved January 2015 for 8 affordable homes (tied to the Richmond Farm development in Peterhead).	✓									
Site Start	✓	Construction has commenced on site.	✓									

STUARTFIELD

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education (Stuartfield Primary School)	E	Stuartfield Primary School is forecast to go over capacity. Temporary accommodation on site.	
Transport	D	A new link road along the eastern side of the settlement will be required through site OP1, as illustrated indicatively on the proposals map which forms part of the Stuartfield settlement statement.	
Waste Water (Stuartfield WWTW)	SW	Limited capacity available at Stuartfield WWTW. SW will raise a growth project once a development meets the 5 criteria.	
Water (Turriff WTW)	D	A Water Impact Assessment will be required. New Deer Service Reservoir has below 18 hours storage capacity. Developer should discuss their build out rate with SW.	

SITE INFORMATION

Stuartfield OP1: North of Knock Street (Colaren Properties) - Previously H1

Allocation: Up to 75 homes, sport and recreation facilities

SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Masterplan	✓	Approval of overall Masterplan	✓										
Technical Assessments	✓	TA, DIA, EA, FRA, LP, TS,	✓										
Planning Application	✓	Phase 1a Planning Application approved (ref: APP/2013/3020).	✓										
	✓	FPP (APP/2015/0769) for 19 dwellinghouses approved October 2015.	✓										
	✓	FPP (APP/2015/3332) for Change of House Types approved December 2015.	✓										
	D, DM	FPP (APP/2016/0379) for Change of House Types submitted Feb 2016.		▲									
Site Construction	✓	Construction Start on phase 1a	✓										

Stuartfield OP2: North of Windhill Street (Private Landowner) - Previously EH2

Allocation: Up to 5 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Programming	O	Landowner to provide information on deliverability and programming of site or identify when it's to be marketed following LDP review.											



FORMARTINE

BALMEDIE

ELLON TO BLACKDOG SGA
AHMA

INFRASTRUCTURE

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education (Primary)	E	Balmedie Primary School is operating over capacity. School estate for this area in under review. All residential development must contribute to a new primary school in the catchment area.	Review ongoing
Housing	H, D	Consultation with Housing Service to discuss funding options	
Transport	D, T, TS	New Grade Separated Junction to be delivered at Balmedie as part of Balmedie - Tippetty dualling. Access may be required onto this junction. Discussions to take place with operator. Any development in advance of junction upgrade to be discussed with Transport Scotland.	
Waste Water (Balmedie WWTW)	D, SW	Local sewer reinforcement may be required. There is insufficient capacity at Balmedie WWTW to treat all sites allocated at Balmedie, Belhelvie, Newburgh and Potterton. Scottish Water will initiate a growth project, should demand exceed available capacity, once one development meets the 5 growth criteria.	
Water (Invercannie / Mannofield/Turriff WTW)	D, SW	Local mains reinforcement may be required. There is currently sufficient capacity at Invercannie, Mannofield and Turriff WTW, however there is substantial growth allocated in the Invercannie, Mannofield and Turriff Water Operation Area and a Growth Project may be required in the future.	

SITE INFORMATION

Balmedie OP1: Land south of Balmedie at A90 junction (ANM Group, Aberdeenshire Council) - Previously M1
Allocation: Up to 50 homes, 5ha employment land and 7ha strategic reserve

SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D, DM, DT	Preparation of masterplan for site OP1 and OP2	▲	▲	▲	▲	▲	▲				
Technical Assessments	D	Undertake TA, DIA, EA, FRA, CS, AP										
Planning Application	D	Submission of planning application										

Balmedie OP2: Land south of Chapelwell (Castlehill Housing Association and Aberdeenshire Council) - Previously H1												
Allocation: Up to 150 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D, DM, DT	Preparation of masterplan for site OP1 and OP2	▲	▲	▲	▲	▲	▲				
Technical Assessments	D	Technical assessments to be completed.										
Planning Application	✓	POAN for residential element of site submitted June 2014 (ref: ENQ/2014/1765)										
	D	Submission of planning application										

Balmedie OP3: Menie Estate (Trump International Golf Links Scotland)												
Allocation: Up to 500 homes, up to 800 holiday home units, 186 golf villas, 450-bed hotel, golfing, sports and community facilities.												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	✓	Masterplan approved as part of APP/2010/0423.	✓									
Planning Application	✓	Planning Permission in Principle granted Dec 2008 for golf course and resort development (ref: APP/2006/4605). MSC granted June 2010 for masterplan and golf course (ref: APP/2010/0423).	✓									
	D, DM	APP/2015/0873 (FPP) extension to MacLeod House and APP/2015/0876 (LBC) extension to McLeod House submitted March/April 2015.	▲	▲	▲							
	✓	Full Planning Permission for Erection of 30 Room Staff Accommodation Unit Ancillary to Golf Resort (APP/2015/0919) submitted May 2015 and approved June 2015.	✓									
	D, DM	POAN for Construction of 18 Hole Golf Course submitted March 2015 (ref: ENQ/2015/0525). FPP application submitted Sept 2015 (ref: APP/2015/2823).	▲	▲	▲							
	✓	POAN for Planning Permission in Principle for the Erection of 850 No. Residential Units, 1900 No. Leisure Accommodation Units with Ancillary Commercial Development submitted March 2015 (ref: ENQ/2015/0526).	✓									
	✓	Retrospective FPP applications for Bag Drop (Clubhouse) (ref: APP/2015/2841) approved Nov 2015 and Construction of Entrance Walls (ref: APP/2015/2843) approved Dec 2015.	✓									
	D, DM	Retrospective FPP (Ref: APP/2016/0329) for flagpole south of clubhouse and retrospective FPP (Ref: APP/2016/0278) for flagpole north of Macleod House submitted Feb 2016.		▲	▲							

BELHELVIE

ELLON TO BLACKDOG SGA

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education	E	Balmedie Primary School is operating over capacity. School estate for this area under review. All residential development must contribute to a new primary school in the catchment area.	Review ongoing
Waste Water (Balmedie WWTW)	SW	There is insufficient capacity at Balmedie WWTW to treat all sites allocated at Balmedie, Belhelvie, Newburgh and Potterton. Scottish Water will initiate a growth project, should demand exceed available capacity, once one development meets the 5 growth criteria.	
Water (Invercarnie, Mannofield and Turriff)	D, SW	There is currently sufficient capacity at Invercarnie, Mannofield and Turriff WTW, however there is substantial growth allocated in the Invercarnie, Mannofield and Turriff Water Operation Area and a Growth Project may be required in the future. Development will connect directly off trunk main. 24 hour storage will be required. Mains reinforcement may be required following a WIA for the District Metered Area.	

SITE INFORMATION

Belhelvie OP1: East End of Park Terrace (c/o William Lippe) - Previously H1 Allocation: Up to 10 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D	Submission of planning application.			▲	▲						
Site construction	D	Estimated to be on site by late-2016.					▲	▲	▲			

BLACKDOG

ELLON TO BLACKDOG SGA AHMA

INFRASTRUCTURE

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education	E	All residential development must contribute to a new primary school in the area. Options under review.	Review ongoing
Transport	D, T, TS	Develop and agree solution for access onto A90/AWPR and the phasing.	
Waste Water (Strabathie WWTW)	SW, D	Limited capacity at Strabathie WWTW. SW will initiate a growth project when one development meets the 5 criteria. Drainage Impact Assessment required. The demand for water and wastewater capacity for the non-domestic element of this development will depend on the business use. Early engagement with Scottish Water is always encouraged.	
Water (Invercarnie / Mannofield/Turriff WTW)	D, SW	There is currently sufficient capacity at Invercarnie, Mannofield and Turriff WTW, however there is substantial growth allocated in the Invercarnie, Mannofield and Turriff Water Operation Area and a Growth Project may be required in the future. Local mains reinforcement may be required depending on the outcome of a WIA.	

SITE INFORMATION

Blackdog OP1: Land at Blackdog (c/o Knight Frank) - Previously M1

Allocation: Up to 600 homes, 4ha employment land and 7ha strategic reserve

SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	✓	Approval of masterplan by Formartine Area Committee - 12th February 2013.										
Planning Application	✓	PPIP for 48 dwellings issued Oct 2014 (ref: APP/2014/0102).	✓									
	D, DM	FPP application (APP/2015/1359) submitted May 2015 for Erection of 48 Dwellinghouses and Associated Roads and Drainage Infrastructure. Approved subject to S75 and conditions at FAC on 19.11.15.	▲	▲	▲							
	✓	FPP (ref: APP/2015/2558) for Construction of SUDS and Drainage Infrastructure approved Sept 2015.	✓									
	✓	New POAN for entire site submitted August 2015 (ref: ENQ/2015/1550).	✓									
	D	PPP (APP/2016/0766) for Mixed Use Development Comprising Town Centre Including Regional Food Hall, Retail, Leisure and Class 3 Uses; Business and, Industrial uses (Classes 4, 5 and 6); Alterations to Access from A90 Roundabout, Local Access, Landscaping, Car Parking, Cycle and, Pedestrian Facilities and Low Carbon Infrastructure submitted Mar 16, pending.		▲	▲							
Construction	D	Commence construction of initial 48 units			▲	▲						

CUMINESTOWN

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water (Cuminstown WWTW)	D	Sewer network investigations may be required.	
	SW	Limited capacity at Cuminstown WWTW. SW will initiate a growth project when one development meets 5 criteria.	
Water (Turriff WTW)	SW	There is currently sufficient capacity at Turriff WTW, however there is substantial growth allocated in the Turriff Water Operation Area and a Growth Project may be required in the future.	

SITE INFORMATION

Cuminstown OP1: Chapel Brae West (private landowner) - Previously EH1
Allocation: Up to 50 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Marketing	D/O	Landowner marketing site.	▲	▲	▲								
Technical Assessments	D	Poor visibility onto High Street at Kirkbrae. Roads will need widening.											
Planning Application	✓	MCS application (Ref APP/2015/1953) approved October 2015 relating to Condition 2 of PPIp (Ref APP/2010/2472 for 5 houses) (siting, design, site levels, means of access, drainage and external appearance and landscaping).	✓										
	✓	MSC application (Ref: APP/2015/3061) relating to Condition 3 (Landscaping) approved Nov 2015.	✓										
Site Construction	D	Commence construction on site			▲	▲	▲						

Cuminstown BUS: Industrial Estate
Allocation: 2.4ha employment land

SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Existing industrial estate	D	Partially developed.	▲	▲	▲	▲	▲						

DAVIOT

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water (Daviot WWTW)	SW	There is sufficient capacity at Daviot WWTW to serve the sites allocated in the LDP.	
Water (Invercannie, Mannofield and Turriff WTW)	D, SW	There is currently sufficient capacity at Invercannie, Mannofield and Turriff WTW, however there is substantial growth allocated in the Invercannie, Mannofield and Turriff Water Operation Area and a Growth Project may be required in the future. Development will connect directly off trunk main. 24 hour storage will be required. Mains reinforcement may be required.	

SITE INFORMATION

Daviot OP1: Land to South East (c/o William Lippe Architects) - Previously H1 Allocation: Up to 8 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	Full planning permission approved for 8 dwellings (ref: APP/2013/3783) in February 2015.	✓									
Site Construction	✓	Construction has started on site and is due to be completed by end of 2016.	✓									

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education (Primary School)	E, D	Initial phases of development can be accommodated in current schools. Education to monitor.	
Education (Secondary School)	✓	New academy opened August 2015.	
Transport	D, T, TS	Draft Transport Assessment for site OP1 submitted. Ongoing dialogue with D, TR and TS on transport assessment. Possible improvements to Hospital Rd / Station Rd junction, A90/A920 (southern A90) roundabout, A90/B005 (Northern A90) roundabout. Contributions will be required towards local improvements to the A90/A948 roundabout. Vehicular crossing of Ythan required.	
Waste Water (Ellon WWTW)	SW	Scottish Water has initiated a growth project at Ellon WWTW. Completion is currently programmed for 2017/18, but this could be subject to change as the project progresses. Developers are encouraged to engage with Scottish Water as early as possible to discuss the needs of their development.	Completion is currently programmed for 2017/18, but this could be subject to change as the project progresses
	D, SW, SEPA	A Drainage Impact Assessment will be required to determine infrastructure required to support OP1 development. Any temporary treatment will require approval from SEPA.	
	D, SW, SEPA	Network investigations may be required as the demands of non-domestic developments will depend on the business use. Early engagement with Scottish Water is always encouraged.	
Water (Invercarnie / Mannofield/Turriff WTW)	D, SW, SEPA	There is currently sufficient capacity at Invercarnie, Mannofield and Turriff WTW, however there is substantial growth allocated in the Invercarnie, Mannofield and Turriff Water Operation Area and a Growth Project may be required in the future. A Water Impact Assessment will be required to determine infrastructure required to support OP1 development.	

SITE INFORMATION

Ellon OP1: Cromleybank (Scotia Homes North Ltd) - Previously M1 Allocation: Up to 980 homes, a new primary school and associated facilities, and 2ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Development Framework	✓	Development Framework agreed by Formartine Area Committee 3 March 2015, with specified inclusion of vehicular bridge over Ythan.	✓									
Masterplan	D	Submission of Masterplan		▲	▲							
Technical Assessments	D	Technical assessments underway/complete, including FRA	▲	▲								
Planning Application	✓	POAN submitted Oct 2014 (ref: ENQ/2014/2536)	✓									
	D	Submission of planning application(s)			▲	▲						

Ellon OP2: Former Academy and Academy Annex Site (Aberdeenshire Council) Allocation: Provisionally mixed use options are being explored including housing, affordable housing, community uses, and office space.												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
	LEAD			Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	PR	Plans being progressed. Public information event scheduled for Spring/Summer 2016.		▲	▲	▲	▲					

Ellon OP3: Hillhead Drive (Raemoir Homes c/o Kevin O'Brien Architects) - Previously H1 Allocation: Up to 5 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning application	✓	FPP application for 5 houses (Ref APP/2014/2761) refused November 2014. Appeal to DPEA (PPA-110-2249) successful - planning consent granted October 2015.	✓									
Site Construction	D	Commence construction 2016.		▲	▲	▲						

Ellon OP4: Balmacassie (c/o Knight Frank) - Previously E1 / SR1												
Allocation: 9ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D, DM	POAN covering OP4 (E1) submitted 01/12/2011. Technical Assessments completed and a planning application submitted in Q1 2013 - pending. Marketing of site underway.	▲	▲	▲							
POAN	✓	POAN submitted 17.03.15 covering the OP4 and SR1 sites.	✓									
Technical Asessments	✓	Technical assessments undertaken.	✓									
Planning Application	D, DM	PPIP (Ref: APP/2015/3235) for Creation of New Business Park including Class 4 (Office), 5 (General Industrial), 6 (Storage & Distribution) and Ancillary Uses such as Class 7 (Hotel) submitted October 2015.	▲	▲	▲							

Ellon CC1: Waterton (Balmacassie) (Stewart Milne)												
Allocation: 10,000 m2 for retail and leisure uses												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D	New allocation - application anticipated post adoption of proposed LDP 2016.						▲				
Roads	D, R	Access via A90. Link to P&R required.										

Ellon BUS: Ellon Commercial Park (M Bruce & Partners)												
Allocation: 39ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Partially Developed Business Park	D	Construction of consented projects. Much of site now occupied.	▲									
Site Delivery	D	Agent to identify proposals for remaining space. Parts of site being marketed.		▲	▲	▲	▲	▲				

FOVERAN

ELLON TO BLACKDOG SGA

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education	E	Foveran PS forecast to go over capacity. Education to consider options. Consideration of extension.	Review ongoing
Transport	D, T, TS	Develop solutions for access(s) onto A90. No new accesses onto trunk road until Balmedie Tippetty is in place and road is de-trunked. Construction access arrangements in place.	
Waste Water (Blairythan Septic Tank)	D, SW	Local sewer reinforcement may be required.	
	SW	A growth project has been initiated at Blairythan Terrace Septic Tank. All domestic allocations in the current LDP will be included.	
Water (Invercannie / Mannofield/Turriff WTW)	D, SW	Local mains reinforcement may be required. A 12" trunk main runs through part of the OP1 site. Scottish Water should be contacted by the developer to ascertain whether this will impact on the layout of their site. A major wayleave may be required at either side of the main.	
	SW	There is currently sufficient capacity at Invercannie, Mannofield and Turriff WTW, however there is substantial growth allocated in the Invercannie, Mannofield and Turriff Water Operation Area and a Growth Project may be required in the future. The demand for water and wastewater capacity for the non-domestic element of the developments will depend on the business use. Early engagement with Scottish Water is always encouraged.	

SITE INFORMATION

Foveran OP1: South of Westfield Farm (Scotia Homes) - Previously M1 Allocation: Up to 50 homes, 2ha employment land and 3ha strategic reserve												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	✓	Masterplan agreed by Formartine Area Committee on 24/09/13.	✓									
Roads	D, R	New access from de-trunked A90										
Planning Application	✓	POAN submitted.	✓									
	✓	Planning application for 50 dwellings (ref: APP/2014/3845) approved October 2015.	✓									
	✓	FPP (ref: APP/2015/3157) for Non Compliance with Condition 13 (Occupation of Dwellinghouses) approved Dec 2015.	✓									
Site Construction	D	Commence construction.		▲	▲							

Foveran OP2: West of McBey Way (c/o Halliday Fraser Munro) - Previously EH2 Allocation: Up to 6 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	✓	Masterplan agreed by Formartine Area Committee on 24.09.13.	✓									
Planning Application	D	Submit planning application.										

Foveran OP3: South of Turin Way (Blairythan Partnership) - Previously E1 Allocation: 1.5ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning application	O/D	The timing for proceeding with masterplan and application etc will tie in with dualling of the A90.										▲

GARMOND

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water	D, SW, SEPA	No public wastewater treatment available. SEPA would need to be consulted and full authorisation sought for relevant licensing of private treatment.	
Water (Turriff WTW)	SW	There is currently sufficient capacity at Turriff WTW, however there is substantial growth allocated in the Turriff Water Operation Area and a Growth Project may be required in the future.	

SITE INFORMATION

Garmond OP1: Garmond North (Private Landowner) - Previously H1 Allocation: Up to 10 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Programming	D	Landowner to provide information on deliverability and programming of site or identify when it is to be marketed.										

METHLICK

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water (Methlick WWTW)	SW	Insufficient capacity at Methlick WWTW. SW will initiate a growth project once development meets 5 criteria.	
Water (Turriff WTW)	D, SW	There is currently sufficient capacity at Turriff WTW, however there is substantial growth allocated in the Turriff Water Operation Area and a Growth Project may be required in the future. Local mains reinforcement may be required.	

SITE INFORMATION

Methlick OP1: Cottonhillock (Haddo Estate) - Previously H1												
Allocation: Up to 20 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Roads	D	Manse Road will need widening										
Technical Assessments	D	DIA, WIA, landscape plan, consultation statement to be completed.										
Planning Application	D	Submission of application.										

Methlick OP2: West of Black Craigs (c/o Willie Lippe) - Previously H2												
Allocation: Up to 5 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	PPIp application (Ref APP/2014/0219) for 5 houses was approved in June 2015.	✓									
	D, DM	MSC application due to be submitted early 2016.		▲	▲							
Site Construction	D	Estimated construction start date.					▲					

NEWBURGH

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water (Balmedie WWTW)	D, SW	There is insufficient capacity at Balmedie WWTW to treat all sites allocated at Balmedie, Belhelvie, Newburgh and Potterton. Scottish Water will initiate a growth project, should demand exceed available capacity, once one development meets the 5 growth criteria. Early engagement with Scottish Water is always encouraged. Local sewer reinforcement may be required.	
Water (Invercannie, Mannofield and Turriff WTW)	D, SW	There is currently sufficient capacity at Invercannie, Mannofield and Turriff WTW, however there is substantial growth allocated in the Invercannie, Mannofield and Turriff Water Operation Area and a Growth Project may be required in the future. Local water mains reinforcement may be required. No issues regarding reservoir capacity.	

SITE INFORMATION

Newburgh OP1: West of Airyhall View (Stewart Milne Homes) - Previously M1
Allocation: Up to 40 homes, associated community facilities and 1.5ha employment land

SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	✓	Masterplan agreed by Formartine Area Committee 5 March 2013.	✓									
Planning Application	✓	Planning permission for 40 dwellings granted October 2014 (ref: APP/2013/2482)	✓									
Site Start	✓	Site start 2014/15.	✓									

Newburgh OP2: Knockhall Road (Scotia Homes) - Previously H1
Allocation: Up to 60 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	✓	Masterplan agreed at Committee in March 2014.	✓									
Planning Application	✓	Full planning application APP/2014/1408 refused September 2014. Appeal submitted to DPEA (ref: PPA-110-2252). Appeal sustained 28/04/2015. Decision issued October 2015.	✓									
Site Start	D	Commence on site		▲	▲							

Newburgh BUS1: Newburgh Industrial Units Allocation: 2.8ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D	Part of the site is developed.	▲									

OLDMELDRUM

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Transport	T/D	Masterplan process to identify solution for local road network in discussion with Roads Development.	
Waste water (Oldmeldrum WWTW)	D, SW	Local sewer reinforcement may be required. Foul and Surface Water pipes are within the boundary of the OP3 site. Scottish Water should be contacted by the developer to ascertain whether diversions are required.	
	SW	Insufficient capacity at Oldmeldrum WWTW. SW will initiate a growth project when one development meets 5 criteria. The demand for water and wastewater capacity for the non-domestic element of this development will depend on the business use. Early engagement with Scottish Water is always encouraged. Local mains upgrades may be required.	
Water (Invercarnie / Mannofield/Turriff WTW)	D, SW	There is currently sufficient capacity at Invercarnie, Mannofield and Turriff WTW, however there is substantial growth allocated in the Invercarnie, Mannofield and Turriff Water Operation Area and a Growth Project may be required in the future. Local water mains reinforcement may be required depending on outcome of a WIA. No issues regarding reservoir capacity.	

SITE INFORMATION

Oldmeldrum OP1: Land North of Distillery Road (Cala Homes) - Previously M1 Allocation: Up to 50 homes and community facilities												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	✓	Masterplan approved March 2016.		✓								
Technical Assessments	✓	Assessments to be undertaken	✓									
Planning Application	D	POAN submitted 13.04.15 (ref: ENQ/2015/0652)	✓									
	D	FPP (APP/2016/0393) for Demolition of Existing Manse and Erection of a Residential development of 62 Dwellings and the Formation of Associated Infrastructure, Open Space and Landscaping submitted March 2016.		▲								

Oldmeldrum OP2: West of Coutens Park (Baker Street Properties and Investments c/o Ryden) - Previously M2 Allocation: Up to 50 homes and 4.2ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D	Preparation of masterplan - anticipated submission early 2016.		▲	▲							
Technical Assessments	D	Assessments to be undertaken. TA, DIA and FRA		▲								
Planning Application	D	Application to be submitted			▲	▲						

Oldmeldrum OP3: Land south of Millburn Road (Aberdeenshire Council) - Previously H1 Allocation: Up to 40 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D	Feasibility study and masterplanning/ costing ongoing - planning application to be submitted 2016 with anticipated completion of development in Spring 2018.	▲	▲	▲	▲	▲					

Oldmeldrum BUS: Colpy Road Industrial Estate, Oldmeldrum Business Park, North Meadows Industrial Estate, Barra Industrial Estate 2007-2023: 28 ha												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D	Majority of the site is existing business park. Some sites still to come forward.										
Planning Application	D, DM	APP/2015/1629 FPP for retail Development (including supermarket) refused October 2015.	▲									

PITMEDDEN AND MILLDALE

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water (Pitmedden WWTW)	SW	Sufficient capacity at Pitmedden WWTW to serve OP1.	
Water (Turriff WTW)	D, SW	There is currently sufficient capacity at Turriff WTW, however there is substantial growth allocated in the Turriff Water Operation Area and a Growth Project may be required in the future. A WIA will be required. Raitshill Pitmedden Service Reservoir has below 18 hours storage capacity.	

SITE INFORMATION

Pitmedden OP1: Adjacent to Medical Centre (Claymore Homes) - Previously EH1 Allocation: Up to 14 homes and community facilities													
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Planning application	D, DM	APP/2016/0609 for 14 houses submitted in Mar 16.		▲									

Pitmedden BUS1 (Norse Ltd) Allocation: 1.8ha employment land													
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Planning application	✓	FPP (Ref APP/2015/0049) for Workshop with Yard and Fencing approved July 2015.	✓										
Site Construction	D	Start site construction		▲	▲	▲	▲						

Pitmedden BUS2: Cloisterseat (Norman P Lawie) Allocation: 1.5ha employment land													
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Planning application	✓	PPiP (Ref APP/2011/2880) approved April 2014.	✓										
	D, DM	Submit matters specified in conditions.		▲	▲								
Construction	D	Start site construction					▲	▲					

RASHIERIEVE FOVERAN

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Transportation	D, TS	Access to A90 once Balmedie - Tipperty upgrade in place and A90 access de-trunked.	
Waste Water	SW	There is no public wastewater treatment in Rashierieve Foveran. SEPA would need to be consulted and full authorisation sought for relevant licensing of private treatment.	

SITE INFORMATION

AHMA

Rashierieve OP1: Land west of Rashierieve Cottages (Private Landowners) - Previously E1 Allocation: 2ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	O/D	Planning application for live work units and business units refused Sep 2014 (ref: APP/2014/1056). Resubmit planning application.										

ROTHIENORMAN

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water (Rothienorman WWTW)	SW	There is available capacity at Rothienorman WWTW. A growth project was delivered here at the end of 2013.	

SITE INFORMATION

RHMA

Rothienorman BUS: South of Kinbroom House Allocation: 1.5ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D/O	Developer or landowner to provide update on the progress at this site.										

ST KATHERINES

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Transport	D, R	All development must contribute to speed reducing measures and a new access onto the A947.	
Waste Water	D, SW, SEPA	There is no public wastewater treatment in St Katherines. SEPA would need to be consulted and full authorisation sought for relevant licensing of private treatment.	
Water (Turriff WTW)	D, SW	There is currently sufficient capacity at Turriff WTW, however there is substantial growth allocated in the Turriff Water Operation Area and a Growth Project may be required in the future. Development will connect directly to trunk main. 24 hour storage will be required. Mains extension required.	

SITE INFORMATION

St Katherines OP1: Cromlet Park West (c/o Knight Frank) - Previously H1 Allocation: Up to 15 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Roads	D, R	New access onto A947 will require speed reduction measures										
Planning application	✓	PPiP application (Ref APP/2013/2501) approved May 2015.	✓									
	D	Submission of MSC application.		▲	▲	▲						
Site Construction	D	Start site construction.										

St Katherines OP2: Land north of St Katherines (c/o Baxter Design) Allocation: Up to 35 homes and 1ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning application	D, DM	New allocation. No programme at present as this site will be subject to examination during 2016.										

TARVES

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Transport	T/D	Masterplan process to identify solution for local road network in discussion with Roads Development.	
Waste Water (Tarves WWTW)	SW/D	There is limited capacity at Tarves WWTW and not enough to meet all demand from the sites in the LDP. A growth project will be promoted, if required, once one development meets the 5 Growth Criteria. Local wastewater mains reinforcement may be required.	
Water (Turriff WTW)	D, SW	There is currently sufficient capacity at Turriff WTW, however there is substantial growth allocated in the Turriff Water Operation Area and a Growth Project may be required in the future. The demand for water and wastewater capacity for the non-domestic element of any development will depend on the business use. Early engagement with Scottish Water is always encouraged. Local mains reinforcement may be required depending on the outcome of a WIA.	

SITE INFORMATION

Tarves OP1: The Grange (Scotia) - Previously M1

Allocation: Up to 100 homes, community facilities and 3ha employment land

SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Masterplan	✓	Masterplan agreed at FAC in Feb 2016.		✓									
Technical Assessments	D	DIA, consultation statement and landscape plan to be submitted with planning application.	▲	▲									
Planning Application	✓	POAN submitted May 2015 (ref ENQ/2015/0847).	✓										
	D, DM	Application to be submitted		▲	▲								

Tarves OP2: Braiklay Park (Private Landowner) - Previously H1

Allocation: Up to 10 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Site Delivery	D	Site is being marketed for development by landowner.		▲	▲								

Tarves OP3: Land at Braiklay Croft
Allocation: 1.3ha employment land

SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Planning Application	D, DM	FPP (Ref: APP/2015/1685) for 16 No. Detached Dwellinghouses and 3 No. Terraced Dwellinghouses (for Affordable Housing Allocation), with Associated Car Parking and Landscaped Amenity Areas submitted May 2015 - pending.	▲	▲	▲								

TURRIFF

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education	PR	Replacement Markethill Primary School being progressed. Planning application for new school approved May 2015 (ref: APP/2014/3110). Work to replace the existing school is expected to commence in February 2016.	Completion anticipated August 2017
Transport	T/D	Masterplan process to identify solution for local road network in discussion with Roads Development. A distributor road will be required to the east of the settlement to relieve congestion in the town centre.	
Waste Water (Turriff WWTW)	SW	There is currently insufficient capacity available at Turriff WWTW to meet the demands of all development allocated in the LDP. Scottish Water will initiate a growth project, should demand exceed available capacity, once one development meets the 5 growth criteria.	
	D	Network investigations may be required at the OP3, OP4 and OP5 sites depending on business use and wastewater flows. Drainage Impact Assessments will be required for OP1 and OP2 sites.	
Water (Turriff WTW)	D, SW	There is currently sufficient capacity at Turriff WTW, however there is substantial growth allocated in the Turriff Water Operation Area and a Growth Project may be required in the future. Local mains reinforcement may be required depending on the outcome of a WIA. There could be potential issues with surface water at the OP3, OP4 and OP5 sites.	

SITE INFORMATION

Turriff OP1: Adjacent to Wood of Delgaty (c/o James G Ironside Limited) - Previously M1
Allocation: Up to 450 homes, a new primary school and associated facilities, a new distributor road and 10 ha employment land

SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D	Masterplan to be prepared. Draft masterplan discussions taking place since 2013. Discussions ongoing.		▲	▲	▲	▲					
Technical Assessments	D	To be completed. TA, DIA, WIA, EA, LP, AP, TS Distributor Road options assessment to be undertaken by developer. Further investigation required for area of ancient woodland.				▲	▲					
Planning Application	✓	POAN (ref: ENQ/2015/1428) submitted August 2015 for Mixed-Use Development to include up to 450 homes, 10ha Employment Land and Community and Leisure facilities with associated infrastructure and landscaping.	✓									
	D	Application to be submitted following masterplan.										

Turriff OP2: North of Shannocks View (Private Landowner) - Previously H1 and EH1
Allocation: Up to 150 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	✓	Masterplan agreed November 2013	✓									
Technical Assessments	D	To be completed. Access to be resolved.	▲									
Planning Application	✓	POAN submitted on 05/09/2012 (ref: ENQ/2012/1546)	✓									
	D	Application to be submitted following marketing.										

Turriff OP3: North east of Markethill Industrial Estate (c/o James Paul Associates) - Previously E1
Allocation: 1ha employment land

SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D, DM	Sites OP3, OP4, OP5 to prepare joint masterplan.		▲	▲	▲	▲					
Marketing Site	D	Ongoing										

Turriff OP4: East of Markethill Industrial Estate (c/o James Paul Associates) - Previously E2												
Allocation: 1.7ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D, DM	Sites OP3, OP4, OP5 to prepare joint masterplan.		▲	▲	▲	▲					
Site Delivery	D	Planning approval has been granted for the formation of an access road to the site and work has commenced.										
Marketing Site	D											

Turriff OP5: Adjacent to Broomhill Road / Markethill Industrial Estate (Aberdeenshire Council) - Previously E3												
Allocation: 4.5ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D, DM	Sites OP3, OP4, OP5 to prepare joint masterplan.		▲	▲	▲	▲					
Site Delivery	D	Masterplan to be discussed with other landowners.										

Turriff BUS1: Markethill Industrial Estate (Aberdeenshire Council)												
Allocation: 19 ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	✓	Existing industrial estate - some areas being marketed. PPIp APP/2014/1727 - erection of supermarket, approved March 2015.	✓									

Turriff BUS2 (Morrison Motors (Turriff))												
Allocation: 3.3ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Existing business	✓	Car dealership.	✓									

Turriff BUS3 (c/o James G Ironside Limited)												
Allocation: 2.3ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	▲	Market the site for sale or lease / develop site. Application for erection of hotel approved (ref: APP/2006/3846) Application to vary condition 2 approved (ref: APP/2013/1045) and planning approval for hotel will now extend to 2016.	▲									

UDNY GREEN

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste water (Udny Green WWTW)	SW D	A Water Impact Assessment will be required from any development to look at Raitshill Pitmedden Service Reservoir. A Growth Project has been initiated for Udny Green Waste Water Treatment Works.	

SITE INFORMATION

Udny Green OP1: Opposite Bronie House - Previously H1 Allocation: Up to 30 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D, L	Application for 12 houses (Ref: APP/2014/1180) refused 08.09.14. Decision appealed to DPEA. Reporter approved July 2015.	✓									
Site Construction	D	Commence site construction		▲	▲	▲	▲					

UDNY STATION

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education		Contributions may be required towards additional secondary school provision at Meldrum Academy.	
Water (Turriff WTW)	SW D	There is currently sufficient capacity at Turriff WTW, however there is substantial growth allocated in the Turriff Water Operation Area and a Growth Project may be required in the future. Local mains reinforcement may be required.	

SITE INFORMATION

Udny Station OP1: Woodlea East (c/o Taylor Design Services) - Previously M1 Allocation: Up to 35 homes and 1ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D, DM	TA, DIA, WIA and landscape plan to be completed. Planning application expected 2016.		▲	▲	▲	▲					

WEST PITMILLAN

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste water	D, SW, SEPA	Development will connect directly off the trunk main. 24 hour water storage will be required on site. A mains extension with pressure management is also required. There is no public Waste Water Treatment Works (WWTW) in Westfield Foveran (1.4km away) where a growth project is due to be started. SEPA will need to be consulted and full aithorisation and relevant licensing sought for private treatment.	

SITE INFORMATION

AHMA

West Pitmillan OP1: West Pitmillan (Westhill Development Company Ltd) - Previously E1/SR1 Allocation: 3.1ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	Planning permission in principle granted October 2012 (Ref: APP/2009/0753) and MSC applications granted Nov 2013 (ref: APP/2014/1130 & APP/2013/1876).	✓									
Site Construction	L/D	One unit complete. Progress with former SR1 area on a plot by plot basis. Progress with E1 following development of former SR1 area.	▲	▲	▲	▲	▲					

YTHANBANK

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste water	D, SW, SEPA	There is no public WWTW in Ythanbank and the Ellon sewer system is located 4.9km away. SEPA would need to be consulted and full authorisation and relevant licensing sought for private treatment.	
Water (Invercannie, Mannofield and Turriff WTW)	SW	There is currently sufficient capacity at Invercannie, Mannofield and Turriff WTW, however there is substantial growth allocated in the Invercannie, Mannofield and Turriff Water Operation Area and a Growth Project may be required in the future.	

SITE INFORMATION

Ythanbank OP1: West of B9005 (c/o Taylor Design Services) - Previously H1 Allocation: Up to 10 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Construction	✓	Site under construction. Being developed on a plot by plot basis.	✓									



GARIOCH

BLACKBURN

BLACKBURN TO INVERURIE SGA

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education (Kinellar PS replacement)	PR	Acquisition of site for replacement Kinellar Primary - CPO underway and alternative options being explored. Progress with design and implementation of replacement Primary School. Completion dependent upon site acquisition but hoped to be 2018.	2018
Transport	D, T	Main access from B973 taking into account the adjacent A96 trunk road access. Secondary access from minor road on east side of site. Minor road would require upgrading as appropriate.	
Waste Water (Inverurie WWTW)	O/D	Local sewer reinforcement may be required.	
	SW	There is currently available capacity at Inverurie WWTW, however it is insufficient to treat all development allocated at Blackburn, Inverurie, Keithhall and Kintore. A Capital Maintenance project has been triggered at Inverurie WWTW which will deliver growth.	
Water (Invercarnie and Mannofield WTW)	O/D	WIA required as development crosses two water supply zones. Water demand will have an impact on network upgrades required. There is currently sufficient capacity, however there is substantial growth allocated in the Invercarnie and Mannofield Water Operation Area and a Growth Project may be required in the future.	

SITE INFORMATION

Blackburn OP1: Caskieben (Private Landowner) - Previously M1 Allocation: Up to 50 homes and a 3ha site for primary school (P5)												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	O/D	Preparation of draft masterplan.						▲				
Technical Assessments	O/D	Technical assessments to be progressed and submitted with planning application including TA / TS and travel plan for new school.						▲				
Waste Water Water	D	Local sewer reinforcement may be required, depending on non-domestic flows required. Local water mains reinforcement may be required.										
Roads / Transport	D	Main access proposed through Garage. Requirement for second access.										
Planning Application	O/D	Submit planning application										▲

Blackburn BUS: Blackburn Industrial Estate Allocation: 4.2ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D	Partially developed										

CHAPEL OF GARIOCH

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water	D, SW, SEPA	No public wastewater treatment available. SEPA would need to be consulted and full authorisation sought for relevant licensing of private treatment.	
Water (Invercarnie, Mannofield and Turriff WTW)	D/SW	There is currently sufficient capacity, however there is substantial growth allocated in the Invercarnie, Mannofield and Turriff Water Operation Area and a Growth Project may be required in the future. Development connects directly off trunk main and requires 24 hours storage. Mains extension required with pressure management. Local mains reinforcement may be required.	

SITE INFORMATION

Chapel of Garioch OP1: Land at Pitbee (c/o Wardle Evans) - Previously H1 Allocation: Up to 10 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Roads	D	Need for footway link to school and street lighting.										
Planning Application	✓	FPP for 10 dwellings (ref: APP/2014/3849) approved Feb 16		✓								
Site Construction	D	Landowner to advise of construction programme			▲	▲						

Chapel of Garioch OP2: The Glebe (General Trustees of the Church of Scotland) - Previously H2 Allocation: Up to 15 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O	Landowner currently considering options and discussing with congregation.										

CLUNY AND SAUCHEN

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Transport	T	Pedestrian link to school to be provided. An upgrade of the Sauchen to Cluny road with new footway/cycle provision will be required (see P1).	
Waste Water (Sauchen WWTW)	D, SEPA, SW	There is capacity at Sauchen WWTW, however it is insufficient to treat all development allocated at Cluny and Sauchen. Scottish Water will initiate a growth project, should demand exceed available capacity, once one development meets the 5 growth criteria. Site OP2 is 0.6km away from Sauchen WWTW. SEPA would need to be consulted and full authorisation sought for relevant licensing if development to have private treatment.	
Water (Invercarnie, Mannofield and Turriff WTW)	D	There is currently sufficient capacity, however there is substantial growth allocated in the Invercarnie, Mannofield and Turriff Water Operation Area and a Growth Project may be required in the future. Development connects directly off trunk main. Require 24 hours storage. Mains extension required with pressure management.	

SITE INFORMATION

Sauchen OP1: Main Street (Stewart Milne Homes / Kirkwood Homes) - Previously H1 Allocation: Up to 50 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	✓	Masterplan agreed.	✓									
Planning Application	✓	Planning application for 23 dwellings (ref: APP/2012/4176) granted full planning permission in May 2013.	✓									
	D, DM	FPP APP/2016/0169 pending consideration for 27 houses.		▲	▲							
Site Start	✓	First phase of construction complete.	✓									

Cluny OP2: Opposite the School (EH New Forest Ltd) - Previously EH1 Allocation: Up to 8 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Construction	✓	Construction completed in Dec 15.	✓									

DUNECHT

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water (Dunecht WwTW)	SW	There is currently sufficient capacity at Dunecht WWTW.	
Water (Invercarnie and Mannofield WTW)	D	Development connects directly off trunk main and requires 24 hours storage.	

SITE INFORMATION

Dunecht OP1: West of School (Dunecht Estates) - Previously EH1 Allocation: Up to 14 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	Application for MSC expected shortly after a bidder has been appointed. PPIP granted for 24 units in May 2014 (ref: APP/2011/2651).	✓									
	D, DM	Submit MSC application		▲	▲							
Site Start	D	Commence on site										

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water (Echt WWTW)	SW	A growth project has been approved for Echt WWTW. Assessments may be required to assess network and capacity at Westhill Service Reservoir.	
Water (Invercarnie, Mannofield and Turriff WTW)	D	A flow and pressure test or WIA may be required to assess network and capacity at Westhill Service Reservoir.	

SITE INFORMATION

Echt OP1: Nether Mains (Kirkwood Homes) - Previously H1 Allocation: Up to 25 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post-2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	FPP for 24 dwellinghouses approved May 2014 (APP/2013/3472).	✓									
Site Construction	✓	Site construction completed	✓									

HATTON OF FINTRAY

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water (Hatton of Fintray Septic Tank)	SW	Sufficient capacity at Hatton of Fintray Septic Tank to accommodate this site.	
Water (Invercarnie and Mannofield WTW)	D	Development connects directly off trunk main and requires 24 hours storage.	

SITE INFORMATION

Hatton of Fintray OP1: North of B977 (MTM Holdings Limited c/o William Lippe Architects Ltd) - Previously H1												
Allocation: Up to 8 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post-2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Transport (Local)	D	Footway connections are required from site OP1 to Hatton of Fintray Primary School.										
Water	D, SW	A 100mm PVC water main crosses the middle of the site from east to west. Scottish Water should be contacted by the developer to discuss whether a mains diversion is required.										
Planning application	O/D	Planning application to be submitted, expected 2016.		▲	▲	▲	▲					

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water (Insch WWTW)	D	There is currently sufficient capacity at Insch WWTW. A Drainage Impact Assessment may be required to address network issues.	
Water (Invercarnie / Mannofield/Turriff WTW)	D SW	The water trunk main going into Insch will require substantial Part 3 upgrade. A joint Water Impact Assessment of all the developments in Insch would be preferable. There is currently sufficient capacity, however there is substantial growth allocated in the Invercarnie, Mannofield and Turriff Water Operation Area and a Growth Project may be required in the future.	

SITE INFORMATION

Insch OP1: North Road (Drumrossie Land Development Company) - Previously H1 Allocation: Up to 48 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post-2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	✓	FRA completed in July 2014.	✓									
Planning Application	D, DM	FPP application for 48 units submitted March 2015 (ref: APP/2015/0634). Awaiting S75		▲	▲							
Site Start	D	Construction to start on site following planning approval.			▲	▲						

Insch OP2: Land at South Road (c/o Jim Ironside) - Previously H2 Allocation: Up to 12 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post-2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D, DM	PPP application submitted April 2014 (ref: APP/2014/1334) - refused Dec 15. New application to be submitted.		▲	▲	▲	▲					
Marketing	D	Landowner to market site following planning approval.										

Insch OP3: Hillview, South Road (Tor Ecosse) - Previously H3												
Allocation: Up to 10 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O/P	Site coming forward on a plot by plot basis. 4 plots complete to date.	▲	▲	▲	▲	▲					

Insch OP4: East of Denwell Road (Drumrossie Land Development Company) - Previously EH1												
Allocation: Up to 70 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application Phase 2	✓	Application for 29 dwellings (ref: APP/2013/2799) approved Oct 2014.	✓									
Construction Phase 1	✓	Site construction of Phase 1	✓									
Construction Phase 2	✓	Site Construction of Phase 2	✓									

Insch OP5: North of Insch Business Park (c/o Aberdeen & Northern Estates) - Previously E1												
Allocation: 5ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Marketing	O	Agent currently marketing site for development.										

Insch BUS: Insch Business Park (Aberdeenshire Council / PDG Helicopters, Andrew Cowie Construction, G & S Fabritech)												
Allocation: 9.5ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D	Industrial Estate principally developed. Aberdeenshire Council marketing areas within the northern portion.										

INVERURIE

BLACKBURN TO INVERURIE SGA AHMA

INFRASTRUCTURE

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education (Strathburn PS)	E	Rezoning exercise may follow completion of Uryside Primary School.	
Education (Market Place PS)	E	Relocation to new School at Uryside will take place following it's completion	Completion by 2017/2018
Education (Uryside PS)	✓	Planning application for Uryside Primary School (ref: APP/2014/2746) approved.	
	PR/D	Preparatory site works underway.	Completion by 2017/2018
Education (New PS at Crichtie)	✓	Consideration of PS options. The location and size of the proposed school site has been agreed within Crichtie site and has been identified within masterplan for site H1.	
	D, PR, E	Acquisition and progress with design for PS.	
Education (Inverurie Academy)	E	Options being considered towards a new build Garioch Academy, in order to address capacity issues at Inverurie Academy.	
Transport (Northern Link Road)	D	Construction of link road nearing completion.	
Transport (Howford Bridge)	T, D	Phasing of bridge widening to be determined.	
Transport (A96 improvements)	D, T, TS	No occupation of developments should take place until completion of improvements to A96 Port Elphinstone Roundabout.	Estimated to begin late 2016
Transport (Grade Separated Junction for Crichtie)	D, T, TS, L	Design of new grade separated junction to replace Thainstone and Port Elphinstone Roundabouts has to include underpass to Port Elphinstone.	After 300 units

Waste Water (Inverurie WWTW)	D	Local sewer reinforcement may be required.	
	SW	There is currently available capacity at Inverurie WWTW, however it is insufficient to treat all development allocated at Blackburn, Inverurie, Keithhall and Kintore. A Capital Maintenance project has been triggered at Inverurie WWTW which will deliver growth.	
Water (Invercarnie and Mannofield WTW)	D	Local water mains reinforcement may be required. A new dedicated trunk water main is also required to supply southern Inverurie sites. There is currently sufficient capacity, however there is substantial growth allocated in the Invercarnie and Mannofield Water Operation Area and a Growth Project may be required in the future.	

SITE INFORMATION

Inverurie OP1: Conglass (Bancon Developments Ltd, Aberdeenshire Council) - previously M1 Allocation: Up to 58 homes and 0.35ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D	Masterplan to be submitted for approval			▲							
Technical Assessments	D	Technical assessments to be completed as part of masterplan and planning application.		▲	▲							
Roads	D	Second access onto Old A96 required										
Water	D, SW	Local water mains reinforcement may be required. The demand for water and wastewater capacity for the non-domestic element of this development will depend on the business use. Early engagement with Scottish Water req.										
Planning Application	✓	Submission of POAN.	✓									
	D	Submission of planning application.				▲						
Site Construction	D	Start on site.										
Care Home	✓	Care home completed.	✓									

Inverurie OP2: Inverurie Town Centre (Ferguson Group, Aberdeenshire Council) - Previously M2												
Allocation: Up to 180 homes, 0.5ha employment land, community facilities and a variety of retail uses												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Water / Waste Water	D	WIA and DIA required. The demand for water and wastewater capacity for the non-domestic element of this development will depend on the business use. Early engagement with Scottish Water req.										
Loco Works - Carriage Building	✓	FPP (APP/2015/2375) and LBC (APP/2015/2376) for COU from Incidental Office Space within Approved Heritage Centre to Accommodation (Ground Floor Only) approved Sept 2015.	✓									
Loco Works - Platform House	D	Under construction. APP/2009/0358 for 23 flats granted April 2010 and APP/2012/0782 for 12 flats granted Feb 2013.										
Loco Works - Foundry Building	D/DM	FPP (ref: APP/2015/2470) and LBC (ref: APP/2015/2471) for Partial demolition, Façade retention and Rebuilding of Part Former Foundry Building to Form 34 Independent Living Flats with associated landscaping and infrastructure works submitted September 2015. FPP (ref: APP/2015/2474) & LBC (ref: APP/2015/2475) for Partial demolition, Facade Retention and rebuilding of Former Foundry Building to Form 20 short term accommodation units.			▲							
Rail Works/ Depot (Ferguson Modular Site)	D/L	Planning application (ref: APP/2010/1626) for mixed use development including 50 residential units, and 6000sqm food store approved Sept 2014. Advise of construction programme			▲							

Inverurie OP3: Phase 2 Portstown (Malcolm Allan Housebuilders) - Previously M3												
Allocation: Up to 250 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	✓	Technical assessments undertaken as part of planning applications.										
Water / Waste Water	D	A Water Impact Assessment will be required. A new reservoir is required at Hillbrae. A new dedicated trunk water main is also required to supply southern Inverurie sites. A Drainage Impact Assessment will be required.										
Planning Application	✓	APP/2008/4145 allowed at appeal.	✓									

Inverurie OP4: Crichie (Dandara) - Previously H1												
Allocation: Up to 737 homes, including community facilities and a primary school												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Development Framework	✓	Framework agreed for Thainstone/Crichie Area by Garioch Area Committee February 2013.	✓									
Masterplan	✓	Masterplan agreed by Garioch Area Committee June 2013.	✓									
Water / Waste Water	D, SW	Water Impact and Drainage Impact Assessments will be required. The demand for water and wastewater capacity for the non-domestic element of this development will depend on the business use. Early engagement with Scottish Water req.										
Planning Application	D, DM	PPP application (APP/2013/0267) submitted in Feb 2013. Decision notice to be released.	▲	▲	▲							
	D, DM	MSC application(s) to be submitted once decision notice released.				▲	▲					

Inverurie OP5: Inverurie Golf Club - Previously H2												
Allocation: Up to 20 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	APP/2011/3733 granted permission March 2012										
Site Construction	✓	Site complete	✓									

Inverurie OP6: Conglass Cottages (Bancon Developments) - Previously H3												
Allocation: Up to 27 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D, DM	FPP for Residential Development (31 units) approved Sep 2014 (APP/2013/2283).	✓									
	D, DM	Applications APP/2015/0216, APP/2015/0198 for change of house type pending.			▲							
Site Construction	D	Construction underway.	✓									

Inverurie OP7: Uryside Phase 2, North (Barratt North Scotland) - Previously H4												
Allocation: Up to 150 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	Planning permission granted at appeal Dec 13 (APP/2009/2542).	✓									
Site Construction	D	Start on site, following build out of EH1			▲	▲	▲					

Inverurie OP8: Uryside Phase 2 (Barratt North Scotland, Malcolm Allan Housebuilders) - previously EH1												
Allocation: Up to 465 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	Permission for portion of site granted Dec-13, remainder of the site granted at appeal.	✓									
	D, DM	FPP Major for erection of 64 dwellinghouses (Change of House Type) (ref: APP/2015/1213) submitted June 2015, pending.										
Site Construction	D	Construction started Q1 of 2014.	✓									

Inverurie OP9: Portstown phase 1 (Malcolm Allan Housebuilders Ltd) - Previously EH2												
Allocation: Up to 175 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	Permission for portion of the site granted Dec-13.	✓									
Site Construction	D	Start on site.			▲	▲						

Inverurie OP10: Blackhall Road, Westgate South (Malcolm Allan Housebuilders) - Previously EH3												
Allocation: Up to 250 homes and up to 0.3ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	FPP APP/2011/2682 for Erection of 221 no. Residential Units granted October 2013.	✓									
	D, DM	Application submitted (APP/2015/1656) for change of house types, pending.		▲								
Site Construction	✓	Site Infrastructure commenced in September 2013.	✓									

Inverurie OP11: Crichtie (Crichtie Developments Ltd / Dandara) - Previously E1												
Allocation: 23.7ha (of which 5ha is high quality business use)												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D, DM	PPP application (APP/2013/0267) submitted in Feb 2013. Decision notice to be released.	▲	▲	▲							
	D, DM	MSC application(s) to be submitted once decision notice released.				▲	▲					
Site Construction	D	Start on site										

Inverurie OP12: Adjacent to Axis Business Centre (ANM Group Ltd) - Previously E2												
Allocation: 1.5ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Construction	D	Marketing underway. Site has detailed planning permission for the formation of an access road and strategic landscaping (APP/2012/3648), approved Jun 13.		▲	▲							

Inverurie OP13: Thainstone (ANM Group Ltd) - Previously E3												
Allocation: 10ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D, DM	Planning Application pending for commercial development including class 4,5,6 (ref: APP/2015/3793) submitted Dec 2015. Also includes site SR2.	▲									
	D, DM	FPP (APP/2015/3748) for Formation of access road, Drainage Infrastructure and Associated Works submitted Jan 2016.		▲								

Inverurie OP14: Port Elphinstone (MTM Homes)												
Allocation: Up to 25 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	D											
Water / Waste Water	D	Water and sewer network reinforcement may be required. A new dedicated trunk water main is also required to supply southern Inverurie sites.										
Planning Application	D											

Inverurie OP15: North Street (ANM Group)												
Allocation: Mix of uses including up to 80 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	D	To be undertaken alongside MSC applications.										
Water / Waste Water	D	Existing 100mm PVC pipework within the site to be cut and capped. Water network reinforcement may be required. Sewer network reinforcement may be required.										
Planning Application	D, DM	Application to demolish abattoir and erect residential development pending (ref: APP/2014/2245) - awaiting S75	▲									
MSC applications	D	Submission of MSC application(s).		▲	▲	▲	▲					

Inverurie SR1 (Crichie)												
Allocation: 9.4ha strategic reserve employment land (2027-2035)												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D, DM	POAN (ref: ENQ/2015/1870) covering part of site for Erection of Abattoir and Meat Production Facility and Associated Infrastructure submitted October 2015.	✓									
	D, DM	PPiP (Ref: APP/2015/3793) for Commercial Development to include Class 4, 5 and 6 Uses with associated infrastructure and landscaping submitted December 2015.	▲									
	D, DM	FPP (APP/2015/3748) for Formation of access road, Drainage Infrastructure and Associated Works submitted Jan 2016.		▲								
Inverurie SR2 (Thainstone)												
Allocation: 17ha strategic reserve employment land (2027-2035)												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D	POAN (ref: ENQ/2015/1870) covering part of site for Erection of Abattoir and Meat Production Facility and Associated Infrastructure submitted October 2015.	✓									
Inverurie BUS3: Highclere Business Park												
Allocation: 10 ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Existing Business Park	D	Partially Developed. APP/2014/3979 Approved for demolition of Fairholme House and erection of warehouse and Offices	✓									
Inverurie BUS5: Crichiebank Business Centre												
Allocation: 10ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D	Partially developed										
Inverurie BUS6 (Kilbride Resources Ltd)												
Allocation: 3.5ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Construction Start	✓	Application granted (APP/2011/0387) for Business, Industrial, Storage and Distribution Units, Hotel and Associated Infrastructure. Application to renew (APP/2013/3196) approved Nov-15.	✓									

Inverurie BUS7 (Kirkwood) Allocation: 1 ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Existing Industrial Site	D	Site in use as storage.										

Inverurie BUS8 (Kirkwood) Allocation: 20ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Existing Industrial Site	D	POAN for gas turbine testing and workshop submitted 26 November (ref: ENQ/2014/2710)										
Planning Application	D, DM	Submit planning application		▲								

Inverurie BUS9 (ANM Marts Ltd) Allocation: 30.5ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Partially developed Industrial / Business Park	D	Sites still to come forward, further applications expected										

Inverurie BUS10 (Scotframe) Allocation: 0.7ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D											

KEITHHALL

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water (Inverurie WWTW)	D	Local sewer reinforcement may be required.	
	SW	There is currently available capacity at Inverurie WWTW, however it is insufficient to treat all development allocated at Blackburn, Inverurie, Keithhall and Kintore. A Capital Maintenance project has been triggered at Inverurie WWTW which will deliver growth.	
Water (Invercarnie and Mannofield WTW)	D	Local water mains reinforcement may be required. Kingshill District Service Reservoir will need to be assessed for its storage capacity.	

SITE INFORMATION

Keithhall OP1: South of Inverurie Road (The Church of Scotland General Trustees) - Previously H1 Allocation: Up to 15 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post-2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O/D	No progress on delivery to date. No estimated date for sale of site or submission of planning application.										

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education (Secondary)	E	All residential development must contribute towards provision of capacity at Kemnay Academy. Owing to secondary education capacity constraints, no development on allocated land can take place until secondary education constraints have been resolved.	
Transport	D, T	Possible cumulative impact on the trunk road network. A second point of access will be required for OP1 (H1) site (at least an emergency access).	
Waste Water (Kemnay WWTW)	D	There is currently sufficient capacity at Kemnay WWTW. Local sewer reinforcement may be required depending on outcome of network analysis.	
Water (Invercarnie and Mannofield WTW)	D	There is currently sufficient capacity, however there is substantial growth allocated in the Invercarnie and Mannofield Water Operation Area and a Growth Project may be required in the future. Local mains reinforcement may be required depending on outcome of Flow & Pressure test or Water Impact Assessment.	

SITE INFORMATION

Kemnay OP1: Land to the east of Greystone Road (Barratt East Scotland Ltd) - Previously H1 Allocation: Up to 65 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	✓	Masterplan agreed Sept 2014	✓									
Technical Assessments	✓	To be prepared alongside masterplan and planning application.	✓									
Planning Application	D	FPP (APP/2015/1107) for Major for Proposed residential Development (Erection of 66 Dwellinghouses) submitted May 2015.	▲	▲	▲							

Kemnay OP2: West of Milton Meadows (Norman P Lawie Ltd) - Previously H2												
Allocation: Up to 20 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	D, SW	Developer intends to start discussion with Scottish Water in 2016 regarding mains water and drainage availability.		▲	▲	▲	▲					
Planning Application	D, DM	Developer to start pre-app discussions with Planning Service in 2016 to discuss design and layout for the proposed residential scheme		▲	▲	▲	▲					

Kemnay BUS1: Quithie Road (c/o HFM)												
Allocation: 8.5ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D	Part of the site is developed (car dealership).										

Kemnay BUS2: Fyfe Park (c/o HFM)												
Allocation: 3.5ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D, DM	Continue with site proposals. Development on site has commenced through the formation of the access road approved under APP/2010/2772.										

KINGSEAT

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education (Primary)	E	All residential development must continue towards additional primary school provision in Newmachar	

SITE INFORMATION

AHMA

Kingseat BUS1 (Barratt North) Allocation: 1.3ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post-2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	Site was marketed for employment with no take-up. APP/2013/2654 for 25 dwellings (Bett Homes) was approved at appeal, July 2014.	✓									
	D, DM	Full Planning Permission (APP/2015/2638) for Change of House Types to Planning Permission Reference APP/2013/2654 submitted September 2015.	▲	▲	▲							
Site Construction	D	Start construction			▲	▲	▲					

KINMUCK

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water (n/a)	D, SEPA, SW	No public wastewater treatment available. SEPA would need to be consulted and full authorisation and relevant licensing sought for private treatment.	
Water (Invercarnie and Mannofield WTW)	D	Local mains reinforcement may be required depending on outcome of Flow & Pressure test or Water Impact Assessment.	

SITE INFORMATION

Kinmuck OP1: Carpenters Croft (Claymore Homes) - Previously H1 Allocation: Up to 10 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	FPP application for 7 dwellings approved March 2015 (ref: APP/2013/1164).	✓									
	D, DM	FPP (Ref: APP/2015/1597) for Change in House Types submitted May 2015 - pending.	▲	▲	▲							
Site Start	D	Commence construction on site				▲	▲					

KINTORE

BLACKBURN TO INVERURIE SGA

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education	E	Existing PS over capacity. All residential development must contribute towards a new primary school.	
Education (New Kintore Primary School)	✓	Site acquired for new Kintore PS. Designs approved.	
	E/PR	Construction of new primary school underway. Completion 2016/2017 session	Target January 2017
Education (Garioch Academy Provision)	E	Consideration of academy requirements and options through school estate review currently being considered. All residential development must contribute towards additional secondary school capacity.	
Health	NHS, D	All residential development must contribute towards a new health centre in Kintore. A site for the health centre requires to be identified	
Transport (Improvements to Broomhill Roundabout)	D, T, TS	Discussions and work undertaken already on Broomhill Roundabout improvements. Final scheme design to be agreed with TS	
	D/T	Acquisition of land potentially required to accommodate roundabout design	
	D/T	B994 (Kemnay Road) junction with B987 road will require upgrade / traffic signals	
Waste	W, D	Additional recycling point to be identified as part of site OP1.	
Waste Water (Inverurie WWTW)	SW/D	There is currently available capacity at Inverurie WWTW, however it is insufficient to treat all development allocated at Blackburn, Inverurie, Keithhall and Kintore. A Capital Maintenance project has been triggered at Inverurie WWTW which will deliver growth.	
Water (Invercarnie and Mannofield WTW)	SW	There is currently sufficient capacity, however there is substantial growth allocated in the Invercarnie and Mannofield Water Operation Area and a Growth Project may be required in the future.	
	D	A Water Impact Assessment will be required. Storage and trunk main needs to be assessed. Local water mains reinforcement may be required.	

SITE INFORMATION

Kintore OP1: Kintore East (Kintore Consortium: Barratt North Scotland, Kirkwood Homes Ltd, Malcolm Allan Housebuilders) - Previously M1												
Allocation: Up to 600 homes and employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Development Framework	✓	Development framework agreed	✓									
Masterplan	✓	Masterplan approved by Garioch Area Committee June 2014.	✓									
Technical Assessments	✓	Initial technical assessments have been submitted along with planning application	✓									
Planning Application	✓	PPiP application submitted in Nov-13 (APP/2013/3830), approved Sep 15.	✓									
	D	Matters Specified in Conditions application(s) to be submitted. Expected Apr 16.			▲							
	✓	FPP (ref: APP/2015/3060) for Full Planning Permission for Erection of Offices (Class 4), Workshops (Class 5) and Store (Class 6) with Associated Car Park, Yard Space with Landscaping, Access Roads and SUDS Basin, approved Nov 15.	✓									
Site Construction	D	Start site construction				▲						

Kintore OP2, OP3, OP4: Woodside Croft, Town Park (CALA, JR Craig, Tor Ecosse, AJC Homes) - Previously EH1, EH2, EH3												
Allocation: Up to 207 homes (to enable the development of Gauch Hill Town Park)												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Transport	✓	TA for EH1, EH2 and EH3 completed and approved.	✓									
EH1 (Scotia Homes & J R Craig)	✓	Application (APP/2004/3532) for residential development as enabling development for a town park and associated facilities approved Feb 2015 for EH1 and R2.	✓									
	D, DM	MSC (APP/2015/1189) submitted May 2015 by CALA, pending.	▲	▲	▲							
EH2 (Tor Ecosse)	✓	Planning application for EH2 (APP/2014/3159) approved April 15.	✓									
	✓	Site construction nearing completion	✓									
EH3 (AJC Homes)	✓	Site works started in Feb 2014.	✓									

Kintore OP5: Kintore South (c/o Halliday Fraser Munro)												
Allocation: Mixed use including offices, community facilities and a supermarket (subject to a Retail Impact Assessment)												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D, DM	Masterplan to be prepared		▲	▲	▲						
Technical Assessments	D	TA underway										
Planning Application	D, DM	Timescales dependent on above.										

Kintore BUS2 (Stewart Milne)												
Allocation: 0.7ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D	Part of site to be used for Kintore railway station.										

Kintore BUS4 (Kintore Consortium: Barratt North Scotland, Kirkwood Homes Ltd, Malcolm Allan Housebuilders)												
Allocation: 5 ha (5ha SR) employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Development Framework and Masterplan	✓	Development framework & masterplan completed	✓									
Technical Assessments	✓	Technical assessments to be undertaken	✓									
Planning Application	D, DM	FPP (Ref: APP/2015/3773) for Erection of Offices, Workshop and Warehouse with Associated Yard Space, Car Parking Area, Landscaping and Drainage submitted Dec 2015.	▲	▲	▲							
Construction Start	D	The developer has indicated the following estimated build out rates: 2014 – 0.83 hectares 2015 – 2.0 hectares 2016 - 2.0 hectares 2017 – 2.0 hectares 2018 – 2.0 hectares	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲

MILLBANK

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Transport	D	Access to A944 to be agreed.	
Waste Water (Anvil Terrace ST)	SW	Insufficient capacity at Anvil Terrace Septic Tank. Scottish Water will raise a growth project once one development meets the 5 Growth Criteria.	
Water (Invercannie, Mannofield and Turriff WTW)	SW	There is currently sufficient capacity, however there is substantial growth allocated in the Invercannie, Mannofield and Turriff Water Operation Area and a Growth Project may be required in the future. The pump fed Meikle Ley reservoir is at capacity.	

SITE INFORMATION

Millbank OP1: Land at Millbank Crossroads (Millbank Regeneration Joint Venture / Cluny Estates) - Previously M1												
Allocation: Up to 35 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post-2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D, DM	Submit planning application. (NB Planning Application ref:APP/2009/2205 refused April 2013.)		▲								
Technical Assessments	D	Buffer strip required for watercourse.										

NEWMACHAR

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Transport	D, T	Discussions required on phasing and delivery of bypass. Addressed through TA for site OP1 (M1).	
	D	Provision of direct pedestrian/cycle access onto Formartine and Buchan way.	
Waste	D	An additional recycling point is required	
Waste Water (Newmachar WWTW)	SW	Limited capacity available at Newmachar WWTW. SW will initiate a growth project once development meets the 5 Growth Criteria.	
Water (Invercannie, Mannofield and Turriff WTW)	SW	There is currently sufficient capacity, however there is substantial growth allocated in the Invercannie, Mannofield and Turriff Water Operation Area and a Growth Project may be required in the future.	
	D	WIA required to determine impact of development on service reservoir. Bigger pumps may be required due to cumulative effects of development.	

SITE INFORMATION

Newmachar OP1: Hillbrae Way (Stewart Milne Homes, Kirkwood Homes) - Previously M1 Allocation: Up to 300 homes and community facilities to include an additional primary school													
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Development Framework	✓	Development framework approved.	✓										
Masterplan	✓	Masterplan agreed	✓										
Technical Assessments	D	To be prepared alongside masterplan.											
Planning Application	✓	PPIP for residential and primary education (ref: APP/2012/3943) approved Nov 2014.	✓										
	D, DM	Determine Matters Specified in Conditions			▲	▲							
Site Construction	D												

Newmachar OP2: Corseduck Road (Barratt North East Scotland) - Previously H1												
Allocation: Up to 165 homes and community facilities												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	✓	Agreement of masterplan.	✓									
Planning Application	✓	FPP APP/2013/2757 for 70 units approved August 2014.	✓									
	D	Submit Phase 2 application										
Site Start	✓	Start on-site works.	✓									

Newmachar OP3: Redwood Cottage (Kirkwood Homes) - Previously E1												
Allocation: 5ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O/D	Delivery will be from mid 2014 onwards.										

OLD RAYNE

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water (Old Rayne WWTW)	SW	There is currently sufficient capacity.	
Water (Invercannie, Mannofield and Turriff WTW)	SW	There is currently sufficient capacity, however there is substantial growth allocated in the Invercannie, Mannofield and Turriff Water Operation Area and a Growth Project may be required in the future.	

SITE INFORMATION

Old Rayne OP1: East of School (L&W Properties Ltd) - Previously EH1
Allocation: Up to 10 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post-2017	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Roads	D	Footway link to school required.											
Technical assessment	✓	Archaeological Assessment											
Planning Application	D	Previous planning application for site withdrawn in 2011 (APP/2010/0243).		▲									

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water (Oyne Housing ST)	SW/D	There is currently limited capacity at Oyne Housing ST. Scottish Water will initiate a growth project, should demand exceed available capacity, once one development meets the 5 growth criteria.	
Water (Invercarnie, Mannofield and Turriff WTW)	D	A WIA will be required. Westhill Oyne Service Reservoir has below 18 hours storage capacity.	

SITE INFORMATION

Oyne OP1: Former Archaeolink site (Aberdeenshire Council)												
Allocation: Up to 10 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site marketing	AC	Site to be marketed						▲				

WESTHILL

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education (Primary)	E	Rezoning exercise completed Q1 2016 with changes taking effect from Aug 16.	
Waste Water (Nigg WWTW)	SW/D	There is currently sufficient capacity at Nigg WWTW. Sewer network reinforcement may be required.	
Water (Invercarnie and Mannofield WTW)	SW D	There is currently sufficient capacity, however there is substantial growth allocated in the Invercarnie and Mannofield Water Operation Area and a Growth Project may be required in the future. A Water Impact Assessment may be required as Westhill storage tank is nearing capacity.	

SITE INFORMATION

Westhill OP1: Broadshade (Stewart Milne Homes) - Previously H1 Allocation: Up to 190 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	✓	Approval of masterplan.	✓									
Transport	✓	TA required for OP1 site.	✓									
Planning Application	✓	Submission of POAN	✓									
	✓	Approval of planning application.	✓									
Site Start	✓	Commenced on site in Dec 2013.	✓									

Westhill OP2: Strawberry Field Road (c/o Archial) - Previously H2 Allocation: Up to 10 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	O, DM, L	Pending PPIP (ref: APP/2010/0289). Awaiting agreement on S75. MSC/DPP to follow.		▲								
Site Start												

Westhill OP3: Arnhall Gateway (Westhill Development Company Ltd) - Previously E1												
Allocation: 4.4ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning applications	✓	Applications APP/2006/2551, APP/2014/2981, APP/2014/1065, APP/2014/1356, APP/2014/3000, APP/2014/3917, APP/2015/0322, APP/2013/2276, APP/2014/4313 approved	✓									
	✓	Matters specified in conditions (APP/2013/3019) for application APP/2006/2551 and planning application for 5 Office buildings (APP/2013/3560) both allowed at appeal following refusal (APPEAL/2014/0015 and APPEAL/2014/0016).	✓									

Westhill BUS: Westhill Business Park, Westhill Industrial Estate, Arnhall Business Park, Silvertrees Business Park (Various owners)												
Allocation: 86.5ha employment												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Westhill Business Park, Westhill Industrial Estate, Arnhall Business park	D, DM	Existing business/industry parks. APP/2014/2880 for erection of office building refused Jan 2015.	▲									
Silvertrees Business Park	D, DM	Continue developing area on a plot by plot basis.		▲	▲	▲	▲					
Planning Application	✓	FPP for extension to existing hotel to provide 21 additional bedrooms, associated alteration, landscaping and car parking (ref: APP/2015/1788) submitted by Premier Inn. Approved August 2015.	✓									
	✓	FPP (ref: APP/2015/2653) for Erection of 2 no. Offices and Warehouses with Associated Car Parking Car Parking and Hardstanding (Site 6) approved Feb 2016.		✓								
	D, DM	FPP (APP/ 2015/3777) for Erection of Office and Industrial Building and Associated Yard and Parking Area submitted Jan 2016 - pending.	▲									



KINCARDINE &
MEARNS

AUCHENBLAE

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water (Laurencekirk WWTW)	D	A Drainage Impact Assessment will be required for the OP1 site to ascertain the impact on the sewer network.	
	SW	A growth project at Laurencekirk WWTW is in the final stages of completion. It took into account all domestic allocations in the current LDP up to 2020.	
Water (Whitehillocks WTW)	D	Available capacity. Local water mains reinforcement may be required for OP1 site.	

SITE INFORMATION

Auchenblae OP1: Land east of Glenfarquhar Road (c/o Murray Architects) - Previously M1 Allocation: Up to 75 homes and a minimum of 1ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D	Preparation of masterplan underway. Public consultation on masterplan to be carried out Q1/2 2016.		▲	▲							
Market Site	D	Landowner to market site. The landowner presently has no programme.										
Technical Assessments	D	FRA required, Transport Statement required										
Transport	D	Transport statement required for OP1. Two points of access required.										
Planning Application	D	Planning application to be submitted										

Auchenblae OP2: Land south of Mackenzie Avenue (DLB Scotland Ltd) - Previously H1												
Allocation: Up to 5 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Programming	D	Developer to bring forward site following build out of site OP2.		▲								
Technical Assessments	D	FRA										
Planning Application	D, DM	Planning Application APP/2015/3181 for 25 houses - Phases 2 and 3 (OP2 & OP3) submitted Oct 2015.	▲	▲	▲							
Site Construction	D	Site Start										

Auchenblae OP3: South of Mackenzie Avenue (DLB Scotland Ltd) - Previously EH1												
Allocation: Up to 10 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	Permission for 15 dwellings granted Nov 2013 (ref: APP/2008/0319).	✓									
	D, DM	Determine Planning Application (APP/2015/3181) for 25 houses- Phases 2 and 3 (OP2 & OP3) Submitted Oct 2015	▲	▲	▲							
Site Construction	D	Site Start										

CHAPELTON

PORTLETHEN TO STONEHAVEN SGA

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education Primary School	E/PR	First Primary School required after 489th house. Initial phases accommodated in Newtonhill Primary School.	2018 / 2019 dependent on build out rates.
	PR, E	Gateway Stage 1 Process (inception) underway	
	PR, D	Design of new primary school (gateway process stage 2)	2016
	PR	Submission of planning application for new primary school.	End 2016/2017
	E, L	Progression of re-zoning exercise to provide catchment for new PS.	
	PR/D	Delivery of primary school	2018 / 2019 dependent on build out rates.
	E, D	Ongoing discussions and review of school role forecasts to determine future primary school provision.	
Education Academy Provision	E	Rezoning Exercise in conjunction with first primary school.	
	E, D	Discussion and agreement on phasing and academy solution.	
		Design new Academy	
	E	Progress with statutory procedures. Re-zoning.	
	PR, D	Delivery of new academy	
Health	✓	Phase 1 provision to be discussed and agreed with NHS Grampian. Neighbourhood health unit after 500 units. All residential development must contribute towards a new medical practice.	
Transport	T	No more than 1740 houses to be built prior to AWPR being complete and Bourtreebush junction upgraded to a grade separated interchange.	

Transport Newtonhill interchange	✓	Connection to Newtonhill interchange.	
	✓	Bus stop relocated from A90 to park and choose.	
	✓	Construction of park and choose.	
Bruntland Road and Badentoy interchange improvements	D, TS	Amendments to merge lane on A90	By 803rd unit
	TS, T, D	Progress with statutory requirements for closure of central reserve at Bruntland Road	Ongoing, By 2017
	TS, T, D	Closure of A90 central reserve (by 266th house). Could be brought forward to 2016.	2016/ 2017
Bourtreesbush / Bruntland Road New Interchange	D, TS, T	Amendments to Badentoy interchange.	By 803rd unit
	D, TS	Detailed design of junction at Bourtreesbush by 1744th unit.	Work ongoing.
	TS, D	Progress with statutory requirements for new interchange	
AWPR Shuttle Bus	D, TS	Delivery of new interchange at Bourtreesbush (by 1744th house)	
		No more than 1744 houses to be built prior to AWPR being operational	
	D	Provision of shuttle bus service to be in place from the occupation of the 50th unit until completion of the through route to Bourtreesbush interchange is in place.	2016
Waste	W, D	Land for waste transfer transferred to Council on completion of 4000th unit (as per S75). Council to construct HWRC	
Waste Water (Nigg WWTW)	SW	Sufficient treatment capacity at Nigg WWTW.	
	D	Connection to Portlethen South Pumping Station (prior to any development). DIA will be required to understand impact of development on the network and pumping stations.	
Water (Invercannie and Mannofield WTW)	D, SW	A temporary Pumping Station and tank have already been installed by the developer.	
	SW/D	Major network investment required, upgrades to water pumping station and new reservoir.	
	SW	There is currently sufficient capacity, however there is substantial growth allocated in the Invercannie and Mannofield Water Operation Area and a Growth Project may be required in the future.	

SITE INFORMATION

Chapelton OP1: Chapelton (Elsick Development Company) - Previously M1
Allocation: Up to 4045 homes, 11.5ha employment land and 11ha identified as strategic reserve

SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Development Framework	✓	Development Framework agreed	✓										
Masterplan	✓	Overall masterplan and phase 1 masterplan agreed.	✓										
	D, DM	Phase 2 Masterplan											▲
	D, DM	Phase 3 Masterplan											▲
Technical Assessments	✓	All relevant assessments submitted as part of planning application.	✓										
Planning Application	✓	Determination of PPIP application (APP/2011/3100)	✓										
	✓	Determination of Phase1a planning application (APP/2011/3101)	✓										
	✓	MSC for Phase 1a, Tranche 2, Site B, Plots 44, 45, 47, 49, 56, 58, 60 and 62 for a) (Levels), j) (Layout, Siting, Design and Finish of Residential Properties) submitted May 2015. Further MSC (APP/2015/1380) submitted May 2015 (in relation to garages plots 7 & 8).	✓										
	✓	MSC for Phase 1a, Tranche 2, Site C, Plots 13-16 & 18-35 for Conditions 3A (Levels), 3G (Walls/Fencing), 3H (Landscaping) and 3J (Layout, Siting and Design and Materials), and Condition 6 A-G (Landscaping) (ref: APP/2015/1655) submitted June 2015.	✓										
	✓	MSC (APP/2015/2078) for Condition3 a (Level Survey), e (Cut and Fill Operations), h (Landscaping, Planting, Screening) and Condition 6 (a, b, d, e, h, j - Landscaping) (Formation of Community Woodland) submitted July 2015.	✓										
	✓	MSC (APP/2015/2916) Phase 1A Site B for Condition 3 & Condition 4 submitted Sept 2015.	✓										
	✓	MSC Conditions for Phase 1A, Tranche 2, Site B (ref: APP/2015/1395)	✓										
	DM, D	MSC Conditions for Phase 1A, Tranche 2, Site A (ref: APP/2015/3729) submitted Dec 2015	▲										
	D	Submission of planning application for phase 1b		▲	▲	▲	▲						
Construction	✓	Construction start.	✓										

DRUMLITHIE

DRUMLITHIE TO LAURENCEKIRK SGA

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Transport	D, T	Second road access for site OP1 is desirable.	
Waste Water (Drumlithie WWTW)	D	There is currently sufficient capacity at Drumlithie WWTW. The demand for water and wastewater capacity for the non-domestic element of this development will depend on the business use.	
Water (Whitehillocks WTW)	D	There is available capacity at Whitehillocks WTW. There is a surface water pipe crossing the OP1 site. Scottish Water should be contacted by the developer to ascertain whether a diversion will be required.	

SITE INFORMATION

Drumlithie OP1: Adjacent to the Bowling Green (Peterkin Homes Ltd) - Previously M1 Allocation: Up to 30 homes and 0.5ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D, DM	Progress with determination of planning application. Planning Application (APP/2013/2288) and technical assessments submitted Jul 2013, pending consideration.	▲	▲	▲							
Construction	D	Commence site construction.										

DRUMOAK

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education	E	Replacement Drumoak PS completed Feb 2016.	
Waste Water (Drumoak WWTW)	SW	A growth project has just been completed at Drumoak WWTW which included capacity for site OP1 in the 2012 LDP.	
Water (Invercannie and Mannofield WTW)	SW	There is currently sufficient capacity at Invercannie and Mannofield WTW, however there is substantial growth allocated in the Invercannie and Mannofield Water Operation Area and a Growth Project may be required in the future.	

SITE INFORMATION

Drumoak OP1: Land to the north of Sunnyside Farm (Stewart Milne Homes) - Previously H1 Allocation: Up to 35 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Construction	✓	Site complete.	✓									

EDZELL WOODS AND NEWESK

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Transport	D, TS, T	Significant improvements to the C2K road will be required. To be agreed with transportation. Issues with incremental development coming forward without improvements. Upgrade to the A90 junction required.	
Waste Water	D, SW, SEPA	There are no public sewers at Edzell Woods, just the private works owned by Edzell Woods Owners Group. The nearest public WWTW is in Edzell, approx. 2km away. The developer could put in their own private treatment, which would require agreement from SEPA, or they could seek permission from Edzell Woods Owners Group to connect into the private works. If the developer wishes to connect to the public Edzell WWTW they would need to lay all necessary infrastructure and a growth project would be required from Scottish Water to meet the demand of the full allocation. If the latter is the developers preferred option they should engage with Scottish Water as early as possible.	
Water (Whitehillocks WTW)	D	There is currently sufficient capacity at the service reservoir to serve this residential development. If there is in excess of 150hu then additional storage may be required to maintain security of supply. Local mains reinforcement may be required, depending on outcome of WIA or flow and pressure test.	

SITE INFORMATION

Edzell Woods and Newesk OP1: Newesk (Carnegie Base Services) - Previously M1 Allocation: Up to 300 homes and employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	✓	Masterplan agreed.	✓									
Technical Assessments	D	Technical assessments submitted as part of planning application. To be agreed.										
Planning Application	D/DM	PPIP application approved for 300 units (APP/2012/0037) subject to S75. S75 to be agreed.	▲	▲	▲							
	D/DM	FPP for industrial storage building (ref: APP/2015/2241) submitted July 2015.	▲	▲								
Market Site	D	Landowner to market site following planning approval.			▲	▲	▲					

FETTERCAIRN

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
	LEAD		
Waste Water (Fettercairn WWTW)	SW	Insufficient capacity at Fettercairn WWTW. A Growth Project has been initiated and will take into account all domestic development up to 2027.	
Water (Whitehillocks WTW)	SW	There is available capacity at Whitehillocks WTW.	

SITE INFORMATION

Fettercairn OP1: Land adjacent to Gladstone Gardens (Fettercairn Estate C/O Savills) - Previously H1
Allocation: Up to 30 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Programming	O	Landowner to provide information on programming following discussions with potential developers.											
Transport	D	Second emergency access may be required.											
Technical Assessments	D	FRA required											
Planning Application	D	Planning Application (PPP)				▲	▲						

FORDOUN

DRUMLITHIE TO LAURENCEKIRK SGA

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water (Laurencekirk WWTW)	SW	A growth project at Laurencekirk WWTW is in the final stages of completion. It took into account all domestic allocations in the current LDP up to 2020.	
Water (Whitehillocks WTW)	D	There is available capacity at Whitehillocks WTW. Local water mains reinforcement may be required. There is also a surface water pipe cutting across the middle of this site. Scottish Water should be contacted by the developer to ascertain whether a diversion will be required.	

SITE INFORMATION

Fordoun OP1: Station Road (Alexander Adamson Ltd) - Previously H1 Allocation: Up to 15 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning application	D	DIA, WIA and NIA to be completed for planning application.										

Fordoun BUS: Station Road (DLB Scotland Ltd) Allocation: 1.6ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning application	✓	PPP application (APP/2008/0559) approved July 2013 for business & industrial (class 4)	✓									
Submit MSC Application	D	Submit MSC Application prior to July 2016.				▲						

GOURDON

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water (Nether Knox STW)	D	A Drainage Impact Assessment may be required, depending on the nature and volume of discharge, to establish if the Sewage Pumping Station can cope with additional flows to storage capacity etc. This is especially relevant for any developments that are not providing betterment to the system.	
	SW	There is currently limited capacity at Nether Knox STW. A growth project will be triggered for Nether Knox WWTW once one development meets the 5 criteria.	
Water (Whitehillocks WTW)	D	There is available capacity at Whitehillocks WTW. Local mains reinforcement may be required.	

SITE INFORMATION

Gourdon OP1: Land west of Brae Road, Gourdon (Fotheringham Property Developments) - Previously H1 Allocation: Up to 35 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	Planning application for phase 1 (25 units) granted October 2014.	✓									
	✓	Application (Ref: APP/2015/2551) for change of house types approved Sept 2015	✓									
	D, DM	FPP for Erection of 10 no. dwellinghouses (Phase 2) (ref: APP/2015/2723) - pending.	▲	▲								
Transport	D, R	Footpath connection to Greenbraes Crescent from site OP1.										
Site Start	✓	Site under construction (commenced Oct 2014).	✓									

Gourdon OP2: East of Linton Business Park (Private Landowner) - Previously E1 Allocation: 3ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Marketing	D	Site being marketed. There has been little interest.										

Gourdon BUS1: Linton Business Park (Aberdeenshire Council (T&I Property))												
Allocation: 4.4ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post-2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning application	✓	FPP (APP/2015/3496) for erection of an office building, approved Feb 2016.		✓								
Site marketing	PR	Continue marketing remainder of site.										

INVERBERVIE

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water (Nether Knox STW)	D	A Drainage Impact Assessment may be required, depending on the nature and volume of discharge, to establish if the Sewage Pumping Station can cope with additional flows to storage capacity etc. This is especially relevant for any developments that are not providing betterment to the system.	
	SW	There is currently limited capacity at Nether Knox STW. A growth project will be triggered for Nether Knox WWTW once one development meets the 5 criteria.	
Water (Whitehillocks WTW)	D	Water flow and pressure test required for H1 site. Water network investigations may be required to determine whether network reinforcement is required at H2 site. Developments above the 55m contour can only be accommodated by being served from the Knoxhill Water Supply Zone.	

SITE INFORMATION

Inverbervie OP2: Land to the south of West Park (Peterkin Homes) - Previously H2 Allocation: Up to 200 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
POAN	✓	POAN (ENQ/2014/2806) submitted Dec 2014.	✓									
Masterplan	✓	Masterplan agreed at K&M Area Committee 28.04.15.	✓									
Technical Assessments	D	Submit technical assessments as part of planning application.			▲							
Planning Application	D	Submit planning application			▲							

JOHNHAVEN

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water	D	A Drainage Impact Assessment may be required depending on the nature and volume of discharge, especially for any developments that are not providing betterment to the system, to establish if the Sewage Pumping Station could cope with additional flows to the storage capacity etc.	
	SW	There is currently limited capacity at Nether Knox STW. A growth project will be triggered for Nether Knox WWTW once one development meets the 5 criteria.	
Water	D	There is available capacity at Whitehillocks WTW. Water network investigations may be required.	

SITE INFORMATION

Johnshaven OP1: Golden Acre (Brotherton Estate) - Previously EH1 Allocation: Up to 67 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Roads	D, R	Junction improvements and road upgrade to local road (offsite works). Second emergency access required.										
Planning Application	D	Submit planning application (previous consent for 67 dwellings lapsed July 2015).										

KIRKTON OF MARYCULTER

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste	W	All development may be required to contribute to a household waste and recycling centre in Chapelton.	
Waste Water (Maryculter WWTW)	SW	Insufficient capacity at Maryculter WWTW. Developer in discussions with Scottish Water	
Water (Invercarnie and Mannofield WTW)	SW	There is currently sufficient capacity, however there is substantial growth allocated in the Invercarnie and Mannofield Water Operation Area and a Growth Project may be required in the future.	

SITE INFORMATION

Kirkton of Maryculter OP1: Land off Polston Road (Goldcrest Highland Ltd) - Previously H1 Allocation: Up to 6 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	PPIP approved June 2015 (APP/2012/1208).	✓									
	D	Submit MSC application (by June 2018)		▲	▲	▲	▲	▲	▲	▲	▲	▲
Site Construction	D	Commence construction.										

LAURENCEKIRK

DRUMLITHIE TO LAURENCEKIRK SGA

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education	E	Extension to Laurencekirk Primary School anticipated 2016. Planning permission submitted for extension.	Approved Dec 2015.
Transport	D	Contributions will be sought for a section of distributor road around Laurencekirk (from the Fordoun Road to the A90) and junction (A90) improvements.	
	TS, NESTRAN's, T	Access to Laurencekirk' study identified southern junction as being preferred option for upgrade to grade separated. Scottish Government funding of £24m has been announced Feb 2016.	Timescales for delivery unknown.
	D	Site OP1: Safe route to school will require upgrade of Station road.	
	D, T	Site OP1: Road crossing over railway and distributor road to be agreed as part of phasing plan.	
	D	Site OP1: Provision of pedestrian links to new Secondary School Campus and upgrade of footways on Station Road.	
Waste Water (Laurencekirk WWTW)	SW	A growth project at Laurencekirk WWTW is in the final stages of completion. It took into account all domestic allocations in the current LDP up to 2020.	
	D	A DIA will be required for the OP1 site. Sewer reinforcement may be required. The demand for water and wastewater capacity for the non-domestic element of this development will depend on the business use.	
Water (Whitehillocks WTW)	D	There is available capacity at Whitehillocks WTW. Strategic WIA will be required for all sites. About 1.6km of existing main needs to be replaced so that it can cope with the higher flows and pressures needed to support any further expansion in the town. The Service Reservoir is also nearing capacity and will require to be enlarged to accommodate further growth to maintain storage levels/Security of Supply. Water main may need upsizing.	

SITE INFORMATION

Laurencekirk OP1: North Laurencekirk (Kirkwood Homes and Barratt Homes) - Previously M1 Allocation: Up to 885 homes, approx. 11ha employment land & approx. 16ha strategic reserve												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Development Framework	✓	Approval of Development Framework	✓									
Masterplan	✓	Approval of phase 1 Masterplan	✓									
	D	Develop masterplan for future phases		▲	▲	▲	▲	▲	▲	▲	▲	▲
Technical Assessments	✓	TA, drainage assessment, flood assessment, contaminated land, archaeology, SER, road safety audit - for phase 1	✓									
Planning Application	D	Determine planning application for Kirkwood's portion of phase 1, 310 dwellings (ref:APP/2014/4094), approved subject to s75 Jan 2016.	▲	▲								
	✓	POAN submitted for Barratt's portion of Phase 1 (ENQ/2015/2290)	✓									
	D	Submission of planning application for remainder of phase 1 (expected Apr 2016)			▲							
	D	Submission of planning application(s) for future phases.										
Site Construction	D	Commence construction of phase 1				▲						

Laurencekirk OP2: Off Blackiemuir Ave/East of Westmuir (Muir Homes) - Previously EH1 Allocation: Up to 210 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning application	✓	APP/2008/1644 Full planning permission granted Oct 2012.	✓									
	✓	APP/2015/1547 FPP for erection of 40 no. dwellinghouses (Change of House Type) submitted June 2015. Approved September 2015. APP/2015/2660 FPP for Erection of Temporary Sales Cabin, Car Park and Landscaping approved October 2015.	✓									
	✓	APP/2015/2599 FPP for Erection of 26 no. Dwellinghouses (Change of House Types) (Phase 2A) approved March 2016. APP/2015/2596 FPP for Erection of 14 no. dwellinghouses (Change of House Types (Phase 2b) approved Feb 2016. APP/2015/2787 FPP for Erection of 14 Dwellinghouses and 4 Flats (Affordable Units - Phase 3) (Change of House Types) approved Feb 2016. APP/2015/2917 FPP for erection of 36 houses (phase 3) approved Feb 2016. APP/2015/2958 FPP for Erection of 34 Dwellinghouses (Phase 4A) (Change of House Types) approved Feb 2016. APP/2015/2960 FPP for Erection of 10 Dwellinghouses (Phase 4B) (Change of House Types) approved Feb 2016.		✓								
Site Start	✓	Site start has been made.	✓									

Laurencekirk OP3: Gavrocklea Phase 2 (Unknown) - Previously EH2 Allocation: Up to 10 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre- 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Programming	P/DT	Policy/ delivery to identify landowner. Landowner to provide information on programming of site.										

LUTHERMUIR

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water (Luthermuir Septic Tank)	SW	Limited capacity in Luthermuir septic tank. SW will initiate a growth project if required.	
Water (Whitehillocks WTW)	D	There is available capacity at Whitehillocks WTW. Local mains reinforcement may be required.	

SITE INFORMATION

Luthermuir OP1: The Chapel, Luthermuir (c/o Murray Architects) - Previously M1 Allocation: Up to 25 homes, small-scale retail and employment land

SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Masterplan	D	Masterplan for sites OP1 (M1) & OP2 (M2) drafted. Initial Masterplan meeting held. Second public meeting Q1/2 2016	▲	▲	▲								
Technical Assessments	D	FRA required. Drainage work being undertaken.	▲	▲	▲								
Planning Application	D	Developer to submit planning application.											

Luthermuir OP2: Land at Aberluthnott Church (c/o Murray Architects) - Previously M2 Allocation: Up to 25 homes, small-scale retail and employment land

SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Masterplan	D	Masterplan for sites OP1 (M1) & OP2 (M2) drafted. Initial Masterplan meeting held. Second public meeting Q1/2 2016	▲	▲	▲								
		Submit masterplan				▲							
Technical Assessments	D	FRA required. Drainage work being undertaken.	▲	▲	▲								
Planning Application	D	Developer to submit planning application.											

MARYKIRK

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water (Whitehillocks WTW)	SW	Insufficient capacity at Marykirk WWTW, SW will initiate a growth project if required, once one development meets the 5 Growth Criteria.	
Water (Whitehillocks WTW)	D	There is available capacity at Whitehillocks WTW. Local mains reinforcement may be required.	

SITE INFORMATION

Marykirk OP1: Land to the west of Marykirk (FM Developments) - Previously M1 Allocation: Up to 30 homes, employment land and local retail uses												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post-2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	DM	Planning application pending for 30 dwellings over two phases (APP/2013/0063). Application approved at KMAC 29/10/13, subject to S75.			▲							
Site Construction	D	Commence construction.										

MARYWELL

PORTLETHEN TO STONEHAVEN SGA

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Transport	D	Upgrade of the Findon grade separated junction may be required.	
Waste Water (Nigg WWTW)	D	Sufficient capacity. Local sewer reinforcement may be required.	
Water (Invercannie and Mannofield WTW)	SW	There is currently sufficient capacity, however there is substantial growth allocated in the Invercannie and Mannofield Water Operation Area and a Growth Project may be required in the future.	
	D	Local water network reinforcement may be required.	

SITE INFORMATION

Marywell BUS1: Cairnrobin (Ashley Group Ltd, Cairnlea Developments, Ridale Developments Ltd)												
Allocation: 104ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D, DM	APP/2011/2678 (of Outline Planning Permission Reference APP/2002/0026 for Business, Industrial and Leisure Development) - pending.	▲	▲	▲							
	D, DM	APP/2012/1847 (Full Planning Permission for Construction of Access Road) - pending.	▲	▲	▲							
	✓	APP/2015/0412 - variation of time conditions related to APP/2011/2052 approved April 2015 & APP/2015/0539 - variation of time conditions related to APP/2007/2350 approved April	✓									
	✓	APP/2014/2487 (MSC for APP/2001/0008 - Gateway Business Park) - approved Oct 2014.	✓									
	✓	FPP for erection of industrial building and associated modular unit (ref: APP/2015/1862) by Cairnrobin Property Company Ltd approved November 2015.	✓									
	✓	FPP for erection of workshop, office, and yard (ref: APP/2015/2192) approved Dec 2015. Erection of Workshop (Ref: APP/2016/0378) (Amendment to Previously Approved APP/2015/2192) approved Mar 16.		✓								
	✓	FPP application for Formation of New Access Road (APP/2015/2221) approved September 2015.	✓									
	✓	POAN (ref: ENQ/2015/1567) for Erection of Inspection Facility, Offices, Pipeyard and Parking submitted August 2015.	✓									
	D, DM	FPP (APP/2016/0742) for Formation of Internal Roads Layout, Landscaping and Engineering Works submitted Mar 16, pending.		▲	▲	▲						

MILL OF URAS

SITE INFORMATION

Mill of Uras OP1: Mill of Uras Paddock Allocation: Up to 5 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre- 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning application	D	Pre-application advice sought early 2016. Planning application to be submitted.			▲							
Construction start date	D							▲				

NEWTONHILL

PORTLETHEN TO STONEHAVEN SGA

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Transport	D, T	Link road between Park Place and Cairnhill Drive required to provide second access. Discussion ongoing with regard to delivery of link road.	
Waste Water (Nigg WWTW)	D	Sufficient capacity. Local sewer reinforcement may be required.	
Water (Invercarnie and Mannofield WTW)	SW	There is currently sufficient capacity, however there is substantial growth allocated in the Invercarnie and Mannofield Water Operation Area and a Growth Project may be required in the future. Local mains reinforcement may be required.	

SITE INFORMATION

Newtonhill OP1: Park Place (c/o EMAC Planning and HFM) - Previously H1 Allocation: Up to 70 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D	Preparation of masterplan.	▲	▲	▲							
Technical Assessments	D	TA, DIA, Environmental Assessment	▲	▲								
Planning Application	D	POAN expected early 2016.			▲							
	D	Submit Planning Application				▲	▲					

Newtonhill OP2: Land to the West of the A90 (Elsick Development Company) - Previously E1 Allocation: 12.1ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D, DM	Submit planning application (revised OP2 site)				▲	▲					

Newtonhill BUS1 (A&D Developments (Scotland) Ltd) Allocation: 8ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	APP/2009/2526 - for Workshop/Warehouse with Associated Offices granted Mar 13.	✓									
Construction start	✓	Construction started on site.	✓									▲

PARK

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water (Drumoak WWTW)	D, SW	No public wastewater treatment available in Park, however there is sufficient capacity at Drumoak WWTW, approximately 1.3km away.	
Water (Invercarnie and Mannofield WTW)	SW	There is currently sufficient capacity, however there is substantial growth allocated in the Invercarnie and Mannofield Water Operation Area and a Growth Project may be required in the future.	

SITE INFORMATION

Park OP1: Land to the west of Park Village Hall (c/o Gerry Robb Architects) - Previously H1 Allocation: Up to 6 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	D	Tree survey, topographical survey carried out. Drainage survey ongoing.	▲	▲								
Planning Application	O/D	PA to be submitted early 2016. Site start anticipated 2017.		▲	▲							

PORTLETHEN

PORTLETHEN TO STONEHAVEN SGA

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education	E	All residential development must contribute towards the provision of additional primary school capacity in Portlethen and additional secondary school capacity at Portlethen Academy. FPP application for new primary school (APP/2015/0929) approved Oct 2015.	
	E, PR	Construction has commenced on new Hillside Primary School. Completion anticipated 2016/2017 session.	Completion anticipated April 2017.
Transport	T	Contributions will be sought for a new park and ride facility and the upgrade of the link road to Badentoy Industrial Estate.	
Waste Water (Nigg WWTW)	D	Sufficient capacity. Local network reinforcement may be required.	
Water (Invercarnie and Mannofield WTW)	D	Local mains reinforcement may be required depending on outcome of Flow & Pressure test or Water Impact Assessment. There is currently sufficient capacity, however there is substantial growth allocated in the Invercarnie and Mannofield Water Operation Area and a Growth Project may be required in the future.	

SITE INFORMATION

Portlethen OP1: Land to North west of Badentoy (c/o Dandara) - Previously E1
Allocation: 6.5ha employment land

SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Technical Assessments	D	DIA, TA, NIA, EIA, landscape plan, access plan	▲	▲	▲								
Planning Application	D, DM	Submit planning application.											

Portlethen OP2: Fairview (A & M Smith Skip Hire Limited) - Previously E2 Allocation: 15.5ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	✓	Environmental Statement submitted with planning application.	✓									
Planning Application	✓	FPP approved for waste transfer (ref:APP/2014/3436) July 2015.	✓									

Portlethen BUS1: Badentoy Industrial Estate Extension (Badentoy Developments Ltd/Dandara) Allocation: 100ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D, DM	Submit further applications for undeveloped sites.										
	✓	FPP (covering part of site) for Major change of use of agricultural land to Class 4, Class 5 and Class 6 Erection of warehouse and office, formation of wash bay, storage yard, access and parking submitted by Dandara (ref APP/2015/1755). Approved September 2015.	✓									
	✓	MSC application for phase 1B approved Feb 2016 (ref: APP/2015/3837).		✓								
	D, DM	APP/2016/0394 Full Planning Permission for Change of Use of Agricultural Land to Class 4 (Business), Class 5 (General Industrial) and Class 6 (Storage and Distribution), Erection of Warehouse and Office, Storage Yard, Access and Associated Car Parking - pending.			▲	▲						
Transport	D, R, T	There is an issue with capacity for vehicle movements. Review transport issues.										

Portlethen BUS2: City South Business Park (Dandara) Allocation: 23.5ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning applications	D, DM	Further phases to come forward via separate planning applications.										
Site Construction	✓	Under construction.	✓									

ROADSIDE OF KINNEFF

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Transport	D, T	Upgrade of local road and footway	
Waste Water (n/a)	SW	No public wastewater treatment available. SEPA would need to be consulted and full authorisation sought for relevant licensing of private treatment.	
Water (Whitehillocks WTW)	D	Capacity available at Whitehillocks WTW. Local mains reinforcement may be required.	

SITE INFORMATION

Roadside of Kinneff OP1: Land to the west of Roadside of Kinneff (Alexander Adamson Ltd) - Previously M1 Allocation: Up to 30 homes and small-scale retail use												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Programming	D	Delivery to contact landowner for update.										

ST CYRUS

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water (Netherknox WWTW)	D	A Drainage Impact Assessment may be required depending on the nature and volume of discharge, especially for any developments that are not providing betterment to the system, to establish if the Sewage Pumping Station could cope with additional flows to the storage capacity etc.	
	SW	There is currently limited capacity at Nether Knox STW. A growth project will be triggered for Nether Knox WWTW once one development meets the 5 criteria.	
Water (Whitehillocks WTW)	D	Local water mains reinforcement may be required. Increase in storage required for service reservoir.	

SITE INFORMATION

St Cyrus OP1: Roadside (Ryden) - Previously M1 Allocation: Up to 125 homes and approx. 2ha employment and retail uses												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	✓	Masterplan agreed by Kincardine and Mearns Area Committee on 23.09.14.	✓									
Roads	D, T	Safe route to school required										
Market Site	D	Site currently being marketed	▲	▲	▲	▲	▲	▲				
Technical Assessments	D	Technical assessments to be completed as part of masterplan and subsequent planning application(s)										
Planning Application	D	Planning application submitted										

St Cyrus OP2: East of Invergarry Park (Snowdrop Developments Ltd) - Previously EH1 Allocation: Up to 15 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	Application for 17 dwellings (ref: APP/2013/0203) approved September 2013.	✓									
Site Construction	✓	Site construction started in September 2013. Site nearing completion.	✓									

STONEHAVEN

PORTLETHEN TO STONEHAVEN SGA

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education	E	Dunnottar Primary School operating significantly over capacity. Rezoning exercise to take place. Informal rezoning sessions to commence January 2016. All residential development will also be required to contribute to the provision of additional capacity at Mackie Academy.	
Waste Water (Nigg WWTW)	D	There is available capacity at Nigg WWTW. Local sewer reinforcement may be required.	
Water (Whitehillocks WTW)	D	Local mains reinforcement may be required depending on outcome of Flow & Pressure test or Water Impact Assessment.	
	D	For OP3 site, a pipe for discharging treated effluent runs from Stonehaven Highfield Septic Tank to Cowie Water. There is also a 6" SI water main crossing the site. Scottish Water should be contacted by the developer to ascertain whether this will have an impact on how this site is developed.	

SITE INFORMATION

Stonehaven OP1: Carron Den (Stewart Milne Homes & Churchill Homes) - Previously H1 Allocation: Up to 110 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post-2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	PPIP Application (ref: APP/2007/4949) approved September 2013.	✓									
Technical Assessments	✓	Compensatory flood storage scheme implemented (Site Access to site OP1 requires crossing functional floodplain).	✓									
MSC application	✓	MSC application (ref:APP/2014/2470) delegated approval at Oct 2014 committee.	✓									
Construction Start Date	✓	Site under construction.	✓									

Stonehaven OP2: Ury House East Lodge (FM Ury Ltd & Kirkwood Homes) - Previously H2												
Allocation: Up to 205 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post-2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	✓	Submission of masterplan	✓									
Technical Assessments	✓	Some technical assessments completed and agreed under previous consent. Contaminated land statement/strategy to be agreed.	✓									
Transport	D	Site OP2 and OP3 - Link road connecting Slug Road and Netherley Road required prior to 100th house										
Planning Application	✓	FPP for 84 dwellings (ref: APP/2014/3297) approved April 2015	✓									
	✓	MSC application for 86 dwellings approved August 2014 (ref: APP/2014/1970) MSC application for 10 dwellings approved 11 February 2015 (ref: APP/2014/3284).	✓									
	✓	FPP for Formation of Link Road and Installation of Drainage Infrastructure submitted July 2015 (Ref: APP/2015/2163), approved Jan 2016.		✓								
	✓	FPP (ref: APP/2015/2710) & LBC (ref: APP/2015/2711) for Alterations & Reinstatement of Derelict mansion House for Use as Hotel with Associated works approved October 2015.	✓									
	✓	FPP (APP/2015/3081) for Formation of Junction and Access Road and Associated Infrastructure Works without complying with Condition 4 submitted Sept 2015, approved Nov 15.	✓									
	✓	FPP (ref: APP/2015/3126) for Change in House Types for Plots 35, 38, 40, 41, 42 and 57 submitted October 2015, approved Nov 2015.	✓									
	D/DM	FPP (APP/2016/0015) for junction and access road (without complying with Condition 4 (prior to more than 50 units occupancy) as per APP/2014/1722 consent) submitted Jan 2016.		▲	▲							
	D/DM	FPP (APP/2015/3840) (located on edge of H2 site) for 32 No. dwellinghouses and associated infrastructure (Phase 1) submitted Jan 2015 - pending.		▲	▲							
	D/DM	APP/2016/0311 Approval of Matters Specified in Conds for Conditions 3 (Siting, design, external appearance, landscaping and access), 11 (Landscaping), 12 (Construction method statement), 14 (Street engineering review and stage 2 quality audit) and 23 (Noise levels) of Previously Approved Planning Permission in Principle APP/2007/2015 for the Construction of 35 Residential Plots and Associated Boundary Treatments - pending.			▲	▲						
Construction	✓	Construction underway.	✓									

Stonehaven OP3: Ury House (FM Ury Ltd) - Previously H3												
Allocation: Up to 25 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning application	✓	Application for 51 dwellings (refs: APP/2012/1616 and APP/2012/1617) approved April 2015.	✓									
Transport	D	Site OP2 and OP3 - Link road connecting Slug Road and Netherley Road required prior to 100th house										
Water / Waste Water	D, SW	A pipe for discharging treated effluent runs from Stonehaven Highfield Septic Tank to Cowie Water. There is also a 6" SI water main crossing the site. Scottish Water should be contacted by the developer to ascertain whether this will have an impact on how this site is developed.										
Site Start	D	Anticipated site start in 2016.										

Stonehaven OP4: Land adjacent to Kirkton of Fetteresso (c/o Knight Frank) - Previously H4												
Allocation: Up to 50 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Market Site	✓	Site marketed and sold.	✓									
Technical Assessments	✓	Technical assessments to be completed	✓									
Planning Application	✓	Planning application for 49 dwellinghouses (Ref: APP/2014/2178), approved Sept 15.	✓									
	D/DM	APP/2016/0458 Modification/Discharge Planning Obligation for Modification of Planning Obligation (Affordable Housing Provision) (in Respect of Planning Permission Ref. APP/2014/2178 for Erection of 49 Dwellinghouses (to include 12 Affordable Dwellings)) submitted Feb 2016 - pending.		▲								
Site Construction	✓	Construction started Sep 15.	✓									

Stonehaven CC1: Spurryhillock (Aberdeenshire Council)												
Allocation: 1.8ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	PR	Relocate depot - implementation of depot strategy. Site to be Marketed.		▲	▲							

Stonehaven OP5: East Newtonleys (Bancon) - Previously E2 Allocation: 7ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D/DM	PPiP (ref: APP/2014/3671) for formation of business park - pending.		▲	▲							

Stonehaven BUS2: East Newtonleys (Bancon) Allocation: 14.5ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Construction	D	Construction underway.	▲	▲	▲	▲	▲					

Stonehaven BUS3: Redcloak (c/o Savills) - Previously E1 Allocation: 1ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical assessments	D	FRA may be required.										
Planning Application	D	Submit Planning Application										

WOODLANDS OF DURRIS

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water (Durris WWTW)	SW	There is currently no available capacity at Durris WWTW. SW will initiate a growth project once one development meets the 5 Criteria.	
Water (Invercarnie and Mannofield WTW)	SW	There is currently sufficient capacity, however there is substantial growth allocated in the Invercarnie and Mannofield Water Operation Area and a Growth Project may be required in the future.	

SITE INFORMATION

Woodlands of Durris OP1: Woodlands of Durris (Kirkwood Homes) - Previously EH1 Allocation: Up to 20 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre-2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	MSC application Jan 2015 (APP/2014/4355) and application for Formation of Drainage Infrastructure and SUDS Including Change of Use of Agricultural Land, Relating to Associated Housing Development (APP/2015/1241), approved Jun15.	✓									
Construction Start	D	Site construction expected 2016.			▲	▲	▲					



MARR

ABOYNE

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education (Aboyne PS)	E	Planning permission for extension approved Nov 2015 (APP/2015/2977)	Extension anticipated during 2016
Waste Water (Aboyne WWTW)	SW	Aboyne WWTW is at capacity and a growth project growth project has been initiated.	
Water (Invercarnie WTW)	D	There are water mains crossing site OP1 from north to south. Scottish Water should be contacted by the developer to ascertain whether mains diversions are required.	

SITE INFORMATION

Aboyne OP1: Land to the North West of Kemsley Green (AJC Homes Scotland Ltd) - Previously M1
Allocation: Up to 175 homes and 5ha employment land

SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Roads	D, T	Two points of access. TA or transport statement required for OP1 site. Industrial uses on OP1 would require additional access.											
Masterplan	✓	Masterplan agreed by Marr Area Committee on 25 November 2014.	✓										
Marketing	D	Marketing of site to be undertaken in line with masterplanning process.	▲	▲	▲								
Technical Assessments	D	Updates of technical assessments. DIA required.	▲	▲	▲								
Planning Application	D	POAN (ref: ENQ/2015/1839) for Major residential Development as Phase 5 of the Castle Park Development in Accordance with the Approved Masterplan submitted October 2015.	✓										
	D	Submission of planning application		▲	▲								
Site Start	D	Construction start date											

Aboyne OP2: Tarland Road / North of Kinord Drive (AJC and Bancon) - Previously EH1
Allocation: Up to 135 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Planning Application	✓	Approved. APP/2014/1678 - change of house type	✓										
Site Start	✓	Site under construction. Around 60 units completed.	✓										

ALFORD

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water (Alford WWTW)	SW	A growth project has been initiated by SW.	
Water (Invercarnie & Mannofield WTW)	D	Trunk main serving Alford at capacity. Further water network investigations required and likely that part 3 assets will require to be upgraded.	

SITE INFORMATION

Alford OP1: School Campus Site (Aberdeenshire Council (IS Property)) - Previously M1 Allocation: Up to 30 homes, 1.2ha employment land and community uses												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	D	FRA										
Marketing	D	Options are currently being considered. Site will be marketed in the near future.		▲	▲	▲	▲	▲	▲	▲	▲	
Planning Application	D	FPP (Ref: APP/2016/0055) for partial demolition of Academy, Primary and Swimming Pool submitted Feb 2016.		▲	▲							

Alford OP2: Wellheads (Kirkwood Homes) - Previously M2 Allocation: Up to 44 homes, 1ha employment land and community uses												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Construction	✓	Construction ongoing. Anticipated completion 2016.	✓									

Alford OP3: Greystone Road (Stewart Milne Homes) - Previously EH1 Allocation: Up to 165 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	APP/2008/1895 Approved	✓									
	D, DM	POAN ENQ/2016/0534 submitted for 61 houses in northern part of site Mar 16		✓								
Site Construction	✓	Construction Started on Site - completion expected in 2017.	✓									

Alford OP4: Kingsford Road (Private Landowner) - Previously EH2 Allocation: Up to 85 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	Planning permission in principle approved (ref: APP/2005/2835) in July 2010.	✓									
	D	Further application(s) to be submitted										

BANCHORY

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education (primary)	E	Rezoning between Hill of Banchory Primary School and Banchory Primary School approved in August 2015. Further rezoning may be required in the future to take account of future development.	
Transport (Local Transport) (Park and Ride)	D	Assessment required to determine impact on junctions along A93.	
	T	Progress with delivery of park and ride. Update on timescales required.	
Waste Water (Banchory WWTW)	D	Wastewater network investigations required to establish whether local network upgrades may be required.	
	SW	Limited capacity & a growth project will be initiated if required at Banchory WWTW to meet the needs of new development when criteria met.	
Water (Invercarnie WTW)	D	Network upgrades including growth project may be required to facilitate further development. The developer may be required to carry out a Water Impact Assessment to assess the impact of their development and ensure there is no detrimental impact on existing customers.	

SITE INFORMATION

Banchory OP1: East Banchory / Eco Village (Bancon Developments Ltd) - Previously M1 Allocation: Up to 30 homes (demonstration eco-village), tourism, community and park and ride facility												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
POAN	✓	POAN submitted in Oct 2012	✓									
Technical Assessments	D	Technical assessments to be completed.		▲	▲	▲	▲					
Planning Application	D/ DM	Submit planning application.		▲	▲	▲	▲					

Banchory OP2 / OP3: Hill of Banchory (Bancon Developments Ltd) - Previously M2 / H2												
Allocation: Up to 345 homes and 2ha employment land (OP2) and up to 50 homes (OP3)												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	✓	Masterplan agreed Marr Area Committee 09.03.15	✓									
Planning Application	✓	POAN for part of site (ref:ENQ/2012/0904)	✓									
	D	PPiP application submitted May 14 (APP/2014/1973) - pending. FPP (APP/2014/3708) for 56 houses submitted in Nov 14 for a portion of the site - pending.	▲	▲	▲							
	D	Submission of MSC			▲	▲	▲	▲				
Site Start	D	commence site construction							▲	▲	▲	

Banchory OP4: Hill of Banchory (Private Land Owner) - Previously H1												
Allocation: Up to 15 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O/D	To be brought forward following H2			▲	▲	▲	▲	▲	▲	▲	▲
Technical Assessments	D	FRA										

Banchory BUS1 (Bancon Developments Ltd)												
Allocation: 10.8ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Applications & Subsequent Development	✓	Various applications approved through the site including: Car Wash, Microbrewery, Biomass Energy Centre, Nursery, Catering Unit, 3 x Business Units, & 2 office buildings	✓									
Development of remainder of site	D	Marketing is underway	▲	▲								

Banchory BUS2 (Bancon Developments Ltd)												
Allocation: 5.5ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Development of remainder of site	D	Marketing is underway	▲	▲								

CAIRNIE

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste water (Cairnie WWTW)	D	Combined sewer within site. SW should be contacted to ascertain whether a sewer diversion is required.	
	SW	Insufficient capacity at Cairnie WWTW. SW will raise a growth project when one development meets the 5 Growth Criteria.	
Water (Turriff WTW)	SW	Growth project may be required in future to meet allocated growth.	

SITE INFORMATION

Cairnie OP1: Land opposite Hall Cottages (Strathdee Properties Ltd) - Previously H1 Allocation: Up to 8 homes													
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Site Construction	D	Start site construction - plots to be built out individually.		▲	▲	▲	▲						

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water (Clatt septic tank)	SW	Insufficient capacity at Clatt septic tank. Growth project required when development meets 5 point criteria.	
Water (Invercarnie, Mannofield and Turriff WTW)	D	WIA will be required to consider impact upon reservoir levels There may be a 100mm PVC water main crossing the top of these site. If diversion required this will be at cost to the developer.	

SITE INFORMATION

Clatt OP1: Opposite Hall (Private Landowner) - Previously H1 Allocation: Up to 5 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O/D	Owner / developer to bring forward proposals when there is a demand for housing in this area.										

CRATHES

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water	SW/D	No public treatment available.	
Water (Invercarnie & Mannofield)	SW	Capacity available. Potential future growth project required.	

SITE INFORMATION

Crathes OP1: South of Railway Station (Stewart Milne Homes) - Previously EH1 Allocation: Up to 45 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	Planning consent for 45 dwellings granted on appeal in Jan 14.	✓									
Site Construction	✓	Site under construction	✓									

DRUMBLADE

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education (Primary)	E	Developers should seek to engage with the Council for proposals of 3 homes or more to establish the capacity of Drumblade Primary School	
Waste Water	D, SW, SEPA	No public wastewater treatment available in Drumblade. SEPA would need to be consulted and full authorisation sought for relevant licensing of private treatment.	
Water (Craighead WTW)	D	Capacity available. Local mains reinforcement may be required.	

SITE INFORMATION

Drumblade OP1: Opposite school (Graham Mitchell Architects) - Previously H1 Allocation: Up to 5 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Transport	D	Safe route to school required (new footways)										
Technical Assessments	D	SEPA advise flood risk assessment may be required.										
Planning Application	✓	FPP for 5 dwellings (ref: APP/2012/2828) approved November 2014.	✓									
Site Start	D	Commence site construction		▲	▲	▲	▲					

DRUMDELGIE

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Transport	D/R	Speed reduction improvements	
Waste Water	D, SW, SEPA	No public sewers.	
Water (Craighead)	D	Capacity available. Local mains reinforcement may be required.	

SITE INFORMATION

Drumdelgie OP1: Calf Unit (George Hadden Architectural Agent) - Previously M1 Allocation: Up to 7 homes (and 2 holiday units)												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D	DIA, TIA and Landscape Plan prepared. FPP for 7 dwellings and 2 holiday units (APP/2012/0721) approved Mar 2014.	✓									
Site Construction	D	Start site construction.		▲	▲	▲	▲					

FINZEAN

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water	D, SW, SEPA	There is no public WWTW in Finzean.	
Water (Invercarnie & Mannofield)	D	Capacity available. Local mains reinforcement may be required.	

SITE INFORMATION

Finzean OP1: Hall Wood (Finzean Estate Partnership) - Previously H1
Allocation: Up to 10 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Planning Application	D, DM	Planning application (ref: APP/2013/3863) approved Sept 2015. New planning application (ref:APP/2015/2567) recommended for approval Jan 2016 subject to S75.	▲										
Site Construction	✓	Under construction		✓									

Finzean OP2: Whitestone (Finzean Estate Partnership) - Previously EH1
Allocation: Up to 5 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Planning Application	✓	Planning permission granted 16/02/2011 (APP/2009/2182).	✓										
Site Construction	✓	Construction complete.		✓									

FORGUE

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education (Primary)	E	Developers should seek to engage with the Council for proposals of 3 homes or more to establish capacity of Forgue primary school.	
Waste Water	D, SW, SEPA	No public sewers in the area.	
Water (Turriff WTW)	D/SW	Water Main crossing OP2 site. Growth project may be required to accommodate future development.	

SITE INFORMATION

Forgue OP1: Land to East of the Rectory (The BMF Group) - Previously H1 Allocation: Up to 5 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Marketing	O	It was previously indicated that marketing was likely to commence in 2014, however, it may now happen either in tandem with, or following, the marketing and sale of OP2.		▲	▲	▲	▲					

Forgue OP2: Chapelhill (The BMF Group / Bognie Trustees) - Previously EH1 Allocation: Up to 5 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	APP/2012/0430 - granted permission 19/7/13. Submit MSC application(s) as required.		▲	▲	▲						

GARTLY

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water (Gartly WWTW)	D	Local sewer network reinforcement may be required.	
	SW	Sufficient WWTW capacity at Gartly WWTW.	
Water (Invercarnie, Mannofield and Turriff WTW)	D	WIA required.	

SITE INFORMATION

Gartly OP1: Land west of Old Military Road (c/o Strutt & Parker) - Previously H1 Allocation: Up to 5 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D	Planning permission to be submitted 2015/16. Site being marketed		▲	▲	▲	▲					
Technical Assessments	D	FRA										

GLASS

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water	D, SW, SEPA	No public sewers in the area.	
Water (Craighead)	D	Capacity available but local water mains reinforcement may be required.	

SITE INFORMATION

Glass OP1: Invermarkie Farm (Invermarkie Estate) - Previously H1 Allocation: Up to 5 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D/O	Owner intending to submit an application within the life of the LDP.		▲	▲	▲	▲	▲	▲	▲	▲	▲

INFRASTRUCTURE

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education (Primary)	E	Developers should seek to engage with the Council for proposals of 3 homes or more to establish capacity of Gordon Primary School.	
Transport	D, TS, T	Developers to discuss MP, TA with TS and T.	
	D, T	Developers to discuss local roads access in development of MP with T.	
Waste Water (Huntly WWTW)	✓	A growth project was completed in 2014.	
	D/O	DIA required for Sites OP1 and OP2.	
Water (Craighead WTW)	D/O	WIA required for site OP1 and OP2.	

SITE INFORMATION

Huntly OP1: Land to the North and West of Pirriesmill (c/o Park Lane) - Previously H1 Allocation: Up to 485 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Marketing	D/O	Site being marketed.	▲	▲	▲	▲	▲						
Masterplan	D/O	Preparation of Masterplan											
Technical Assessments	D/O	Submission of technical assessments.											
Planning Application	D/O	Submission of planning application.											

Huntly OP2: Land at Ward Farm (c/o Park Lane) - Previously EH1 Allocation: Up to 105 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Marketing	D/O	Site being marketed.	▲	▲	▲	▲	▲						
Masterplan	D/O	Preparation of Masterplan											
Technical Assessments	D/O	Submission of technical assessments.											
Planning Application	D/O	Submission of planning application.											

Huntly OP3: Bogie Bridge (c/o Park Lane) - Previously EH2												
Allocation: Up to 31 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Marketing	D/O	Site being marketed.	▲	▲	▲	▲	▲					
Technical Assessments	D/O	FRA										
Planning Application	D/O	Application will likely include sites OP1 and OP2 along with this site.										

Huntly OP4: Aberdeen Road (Private Landowner) - Previously EH3												
Allocation: Up to 40 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Programming	D/O	Site constrained by marketability and infrastructure (access and drainage).										

Huntly OP5: Old Toll Road (Private Landowner) - Previously EH4												
Allocation: Up to 10 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Programming	D/O	Site constrained by marketability and infrastructure (access and drainage).										

Huntly OP6 (c/o Graham Mitchell Architects) - Previously E1												
Allocation: 4.5ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D	Discussions taking place with potential developer.										

Huntly BUS1 (Private Landowner / Aberdeenshire Council)												
Allocation: 17ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	AC	AC to acquire undeveloped land subject to legal issues being resolved.										

Huntly BUS3 (United Auctions)												
Allocation: 7ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	✓	Site in use by the Auction mart for livestock	✓									

INCHMARLO

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water (Inchmarlo Septic Tank)	SW	This site will go to Inchmarlo ST, which all other development outwith this community will go into Banchory or require private treatment. Banchory WWTW will require a growth project to meet the demands of all allocations in the current LDP. was provided by and for the retirement community. They have a private sewered network and Scottish Water operates the plant.	
Water (Invercarnie WTW)	SW/D	Capacity available, growth project required for future development. Local mains reinforcement may be required	

SITE INFORMATION

Inchmarlo OP1: Inchmarlo Continuing Care Community (Skene Enterprises) - Previously H1 Allocation: Up to 60 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	✓	Masterplan agreed March 2015.	✓									
Technical Assessments	D	To be prepared alongside and input to masterplan and planning application.										
Planning Application	✓	FPP for first phase of 8 dwellings (ref: APP/2014/3864) approved 19/01/2015.	✓									
	D, DM	Submission of planning applications for future phases		▲	▲	▲	▲					
Site Start	D	Commence site construction		▲	▲	▲	▲					



INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Transport	R	Safe route to school required from site OP1	
Waste Water (Keig septic tank)	SW	Insufficient capacity. SW will initiate a growth project once development meets 5 point criteria.	
Water (Invercarnie)	D	Capacity Available, growth project required for future development.	

SITE INFORMATION

Keig OP1: Lawrence Cottages (Private Landowner) - Previously H1 Allocation: Up to 5 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O	Land currently leased for agriculture										

Keig OP2: Land north of Braehead (Clark Developments Ltd) - Previously ch1 (ALP) Allocation: Up to 11 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	✓	Planning permission for 11 homes (APP/2007/0860) granted. Development coming forward on plot by plot basis (remaining capacity is 4 homes).	✓									

KENNETHMONT

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water (Kennethmont WWTW)	SW	A growth project has been triggered at Kennethmont WWTW, which will take into account all known domestic development up to 2027.	
Water (Invercarnie, Mannofield & Turriff)	SW/D	Capacity available. Growth project required for future development. There is a 125mm MDPE water main to the north of the OP1 and E1 sites and a 150mm sewer running along the north boundaries of the sites. Should a diversion be required it will be to the developer's cost.	

SITE INFORMATION

Kennethmont OP1: South of B9002 (Private Landowner) - Previously H1

Allocation: Up to 30 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Site Delivery	D	Obtain update on delivery.			▲								

Kennethmont OP2: Adjacent to Rannes Public Hall (c/o John Wink Design) - Previously H2

Allocation: Up to 5 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Planning Application	✓	Planning Application FPP APP/2015/2060 for 4 dwellings approved Feb 16.		✓									
Site Construction	D	Start site construction			▲	▲	▲						

Kennethmont OP3: Opposite the School (Private Landowner) - Previously E1

Allocation: 0.6ha employment land

SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Site Delivery	D	Obtain update on delivery.			▲								

KINCARDINE O'NEIL

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water (Kincardine O'Neil WWTW)	SW	Limited capacity. SW will initiate a growth project once development meets 5 point criteria. Non domestic uses to be discussed with SW.	
Water (Invercarnie)	SW	Capacity available. Growth project may be required for future development.	

SITE INFORMATION

Kincardine O'Neil OP1: Haugh Farm (Kincardine Estate) - Previously M1 Allocation: Up to 8 homes and employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Transport / Roads	D	Loop road through site OP1 and OP2										
Planning Application	D, DM	POAN submitted (ref: ENQ/2014/2158). Planning application (APP/2015/1117) submitted May 2015 for Residential development (43 dwellings) and formation of access approved Nov 2015 subject to s75.	▲									
	✓	FPP (ref: APP/2015/2478) for SUDS Basin and Associated Discharge Pipework to serve proposed Housing Development (APP/2015/1117) approved October 2015.	✓									

Kincardine O'Neil OP2: West of Canmore Place (Kincardine Estate) - Previously EH1 Allocation: Up to 20 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D, DM	See M1										

Kincardine O'Neil OP3: Gallowhill Road (Church of Scotland General Trustees) - Previously EH2 Allocation: Up to 8 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Marketing	D	Awaiting update from Landowner	▲	▲	▲	▲	▲					

Kincardine O'Neil OP4 - Previously E1 Allocation: 0.8ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Existing	✓	Site in use	✓									

LOGIE COLDSTONE

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water (Logie Coldstone)	D, SW	Logie Coldstone Waste Water Treatment Works has limited capacity. A growth project will be initiated once development meets Scottish Water's criteria. Local water mains reinforcement may be required to facilitate new development.	
Water (Ballater WTW)	D	Capacity Available. Local mains reinforcement may be required.	

SITE INFORMATION

Logie Coldstone OP1: Adjacent to Diamond Jubilee Hall (Private Landowner) - Previously M1 Allocation: Mixed use including up to 25 homes and community uses												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Marketing	O	Owner is currently marketing the site and seeking a developer. Still intent on developing the site, however is awaiting adequate conditions and demand.	▲	▲	▲	▲	▲					

LUMPHANAN

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
WWTW	SW, D	There is currently capacity available at Lumphanan WWTW, however should demand exceed available capacity	
Waste	W	Scottish Water will initiate a growth project, once one development meets the 5 criteria.	

SITE INFORMATION

RHMA

Lumphanan OP1: Land to east of Millan Park (Private Landowner) Allocation: Up to 26 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	Outline planning consent APP/2012/3746 decision issued Jan 13. APP/2015/3539 for non-compliance with (Time) Condition approved Dec 2015.	✓									
	D	Submit MSC application		▲	▲	▲	▲					

LUMSDEN

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water (Lumsden WWTW)	SW	Insufficient WWTW capacity. SW will initiate a growth project once one development meets 5 growth criteria.	
Water (Lumsden)	D	Local water mains reinforcement may be required. Water main crossing site, diversion maybe required at cost to developer.	

SITE INFORMATION

Lumsden OP1: Smithy Lane (Private Landowner) - Previously H1 Allocation: Up to 30 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O	Owner to contact Council to discuss plans in the future										

Lumsden OP2: East of Main Street (Aberdeenshire Council) - Previously EH1 Allocation: Up to 6 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	AC	Provide update on progress of site										

MONYMUSK

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water (Monymusk WWTW)	D	Sufficient capacity at Lumsden WWTW. Local sewer reinforcement may be required.	
Water (Invercarnie WTW)	D	Available Capacity. Local mains reinforcement may be required.	

SITE INFORMATION

Monymusk OP1: West of Monymusk School (Monymusk Land Company / Kirkwood Homes) - Previously EH1												
Allocation: Up to 43 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	Planning application determined. APP/2014/1006 - erection of modular unit.	✓									
Site Start	✓	Site under construction.	✓									

MUIR OF FOWLIS

SITE INFORMATION

RHMA

Muir of Fowlis OP1 - Site to the north of Woodhill (Private landowner) Allocation: Up to 6 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Start Construction	✓	Construction complete.	✓									

Muir of Fowlis BUS1 Allocation: 0.8 ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D	Partially developed site										

RHYNIE

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Transport	D	Pedestrian/cycle links required.	
Waste Water (Rhynie WWTW)	SW	There is limited capacity available at Rhynie WWTW. Should additional capacity be required then a growth project will be initiated once one developer meets our 5 Growth Criteria.	
Water	D	WIA required. Non domestic uses require discussion with SW. Local mains reinforcement may be required.	

SITE INFORMATION

Rhynie OP1: North of Richmond Avenue (John Wink Design) - Previously M1 Allocation: Up to 25 homes and 0.6ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Roads	D, R	Road into OP1 (M1) will require to be adoptable standard.										
Planning Application	O	Submit planning application										

Rhynie OP2: Land North of Braewood (Kearn Developments Ltd) - Previously EH1/FH1 Allocation: Up to 34 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	Planning permission granted (APP/2006/2033) for 34 homes which are coming forward on a plot by plot basis (remaining capacity is 32 homes).	✓									

Rhynie BUS (Aberdeenshire Council) Allocation: 1.6ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D	Site partially in use.										

RUTHVEN

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Transport	D	Offsite works required to improve visibility at School Road.	
Waste Water (Ruthven Housing ST)	SW	Sufficient capacity for 8 houses	
Water (Turriff WTW)	SW	Capacity available. Should additional capacity be required then a growth project will be initiated once one developer meets our 5 Growth Criteria.	

SITE INFORMATION

Ruthven OP1: School Road (Private Landowner) - Previously EH1 Allocation: Up to 8 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	FPP (ref: APP/2015/2790) for Erection of 8 Dwellinghouses approved Feb-16.		✓								
Site Construction	D	Start site construction			▲	▲	▲					

STRACHAN

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water (Banchory WWTW)	SW	Limited Capacity available. Growth project required for future development once 5 criteria are met.	
Water (Invercarnie & Mannofield)	D	Local mains reinforcement may be required. Growth project required for future development in area once 5 criteria are met.	

SITE INFORMATION

Strachan OP1: Gateside Cottage (Castleglen Land Search Ltd) - Previously H1 Allocation: Up to 15 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	D	FRA	▲									
Planning Application	D, DM	Determine Planning Application (ref: APP/2015/2137) for 16 dwellings submitted July 2015 - pending.	▲	▲	▲							

TARLAND

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Transport - Site OP2	D	For more than 5 units the road would require to be of adoptable standard.	
Waste Water (Tarland WWTW)	SW	Tarland WWTW has limited available capacity. Should additional capacity be required then a growth project will be initiated by SW once one developer meets the 5 Growth Criteria. Local sewer reinforcement required.	
Water (Ballater WTW)	D	Available capacity. Local mains reinforcement may be required.	

SITE INFORMATION

Tarland OP1: Glendeskry (The MacRobert Trust) - Previously M1 Allocation: Up to 50 homes and 1ha employment land													
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Masterplan	D/O	Submission of Masterplan		▲	▲	▲	▲						
Technical Assessments	D/O	FRA, Consultation Statement											
Planning Application	D/O	Planning Application submission				▲	▲						

Tarland OP2: Land adjacent to Alastrean House (The MacRobert Trust) - Previously H1 Allocation: Up to 10 houses as part of the Continuing Care Community													
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Planning Application	D	Submission of planning application expected in late 2015 / early 2016.		▲	▲								

Tarland OP3: Village Farm (The MacRobert Trust) - Previously EH1 Allocation: Up to 24 homes													
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Planning Application	✓	FPP (Ref: APP/2011/4027) approved May 2015 for 36 dwellinghouses.	✓										
Site Construction	D	Commence site construction		▲	▲	▲	▲						

Tarland BUS1 (MacRobert Trust) Allocation: 1.5 ha employment land													
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Site Delivery	D	Currently marketing this site. Planning applications will follow as required.											

TORPHINS

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water (Torphins WWTW)	D, SW		
Water (Invercarnie WTW)	D, SW	Available Capacity. Local mains reinforcement may be required.	

SITE INFORMATION

Torphins OP1: Station Garage (c/o Matthew W Merchant) - Previously BUS1 Allocation: Up to 48 homes and a business park												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical assessments	D	Undertake Flood Risk Assessment										
Planning Application	✓	POAN (ref: ENQ/2015/1714) for Change of use of land to form housing development submitted September 2015.										
	D, DM	PPiP for mixed use development including residential (ref: APP/2012/3735) withdrawn 2015. FPP (APP/2015/2860) for employment uses taking access through this site - pending.	▲	▲	▲							

TOWIE

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water	D, SEPA, SW	No public sewers in the area.	
Water (Lumsden WTW)	SW	Capacity available at Lumsden WTW.	

SITE INFORMATION

Towie OP1: Adjacent to the Hall (Tillypronie Estate) - Previously H1 Allocation: Up to 5 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Marketing	D	Planning application expected to be submitted 2016/17.		▲	▲	▲	▲	▲	▲	▲	▲	
Technical Assessments	D	Pre application FRA and archaeological evaluation required.										