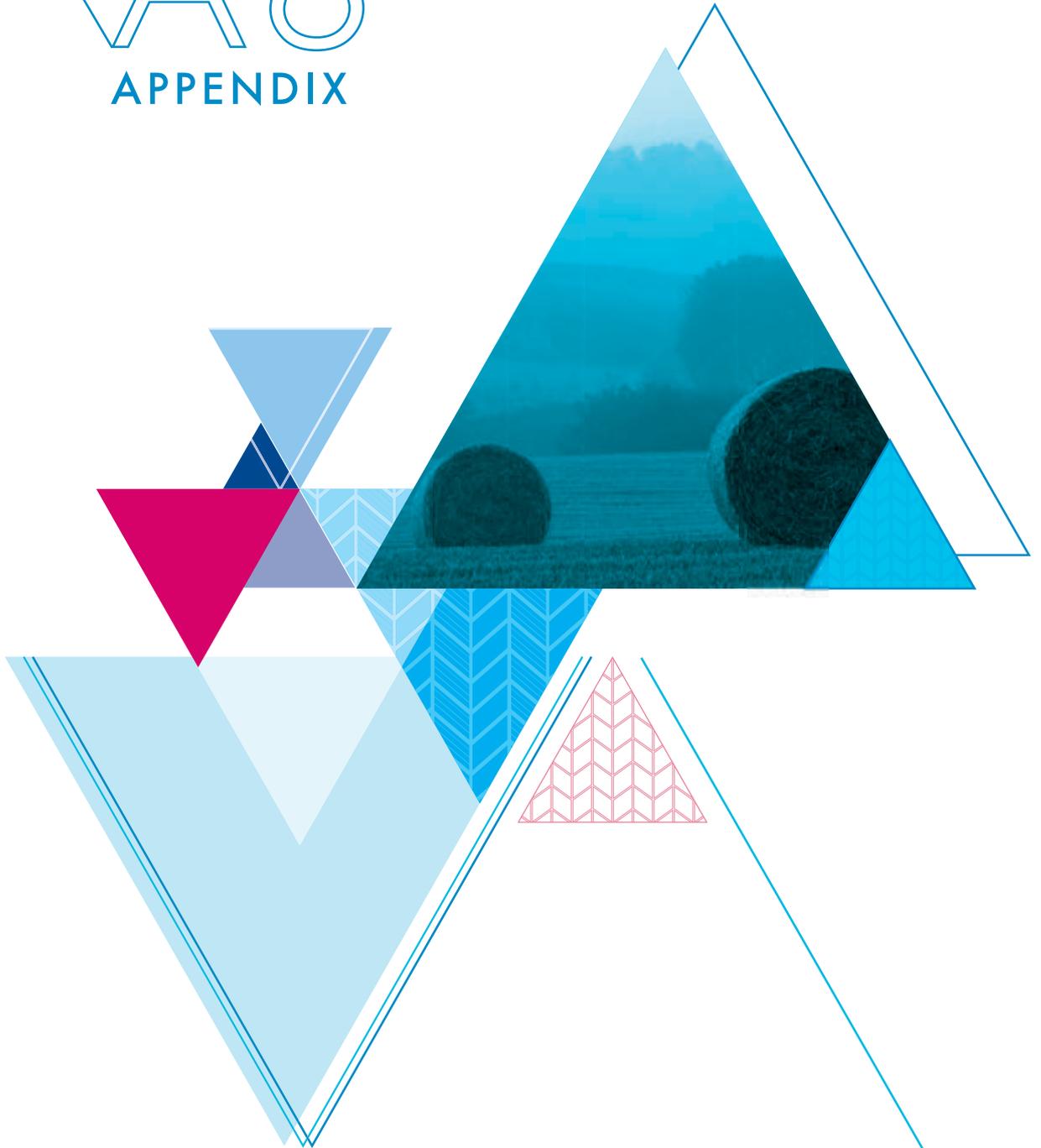
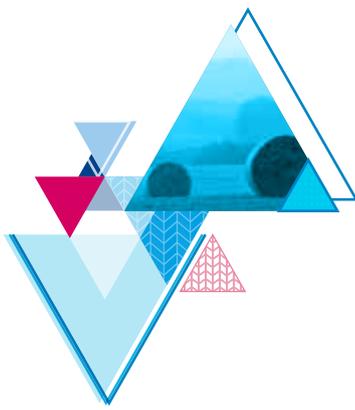


SETTLEMENT STATEMENTS
MARR

A 8
APPENDIX





ABERDEENSHIRE LOCAL DEVELOPMENT PLAN



APPENDIX 8 MARR SETTLEMENT STATEMENTS

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

ABOYNE

Vision

Aboyne is a small historic town for which the River Dee is a prominent feature. The conservation area, and particularly Charleston Green in the centre of the town need to be protected and enhanced, where possible. Popularity of the town as a place to live has resulted in keen demand for new homes. Both Aboyne Primary School and Aboyne Academy are forecast to be over capacity and remain overcapacity during the Plan period. Education provision should be considered as part of development proposals coming forward in the village.

Natural and Historic Environment

The Howe of Cromar Local Nature Conservation Site (LNCS) is located in close proximity to the northern boundary of the settlement. The Rive Dee LNCS is found along the southern edge of the settlement. The River Dee and its tributaries, including the Tarland Burn, is also a Special Area of Conservation.

There is one scheduled monument in Aboyne which is situated within a protected area of land.

Settlement Features

Protected Land	
P1	To conserve the open space at Charlestown Green as an important community space and as part of the green network.
P2	To conserve amenity and setting of the area as forming part of the green network.
P3	To conserve the woodlands as part of the green network and the setting it provides.
P4	To conserve amenity of Lady Wood as forming part of the green network and the woodland setting it provides.
P5	To conserve the setting of the scheduled ancient monument.
P6	To conserve amenity.
Other Designations	
CA	Aboyne conservation area.
TC	Aboyne town centre.

Flood Risk

- Part of Aboyne is in an area identified by the Scottish Environment Protection Agency (SEPA) as an area potentially vulnerable to flooding.
- A small watercourse runs adjacent to site OP1 although flood risk has not been adequately quantified.

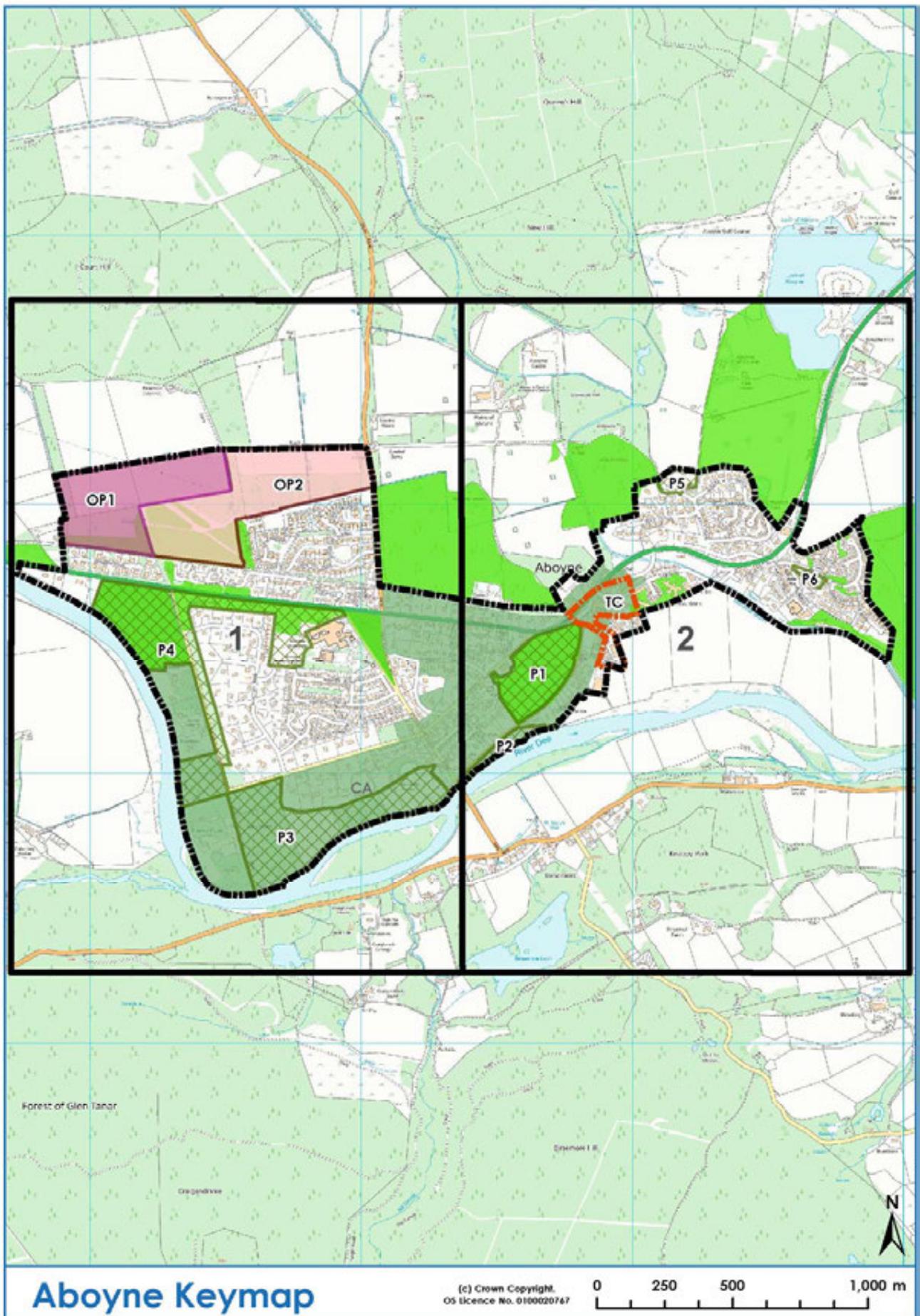
Services and Infrastructure

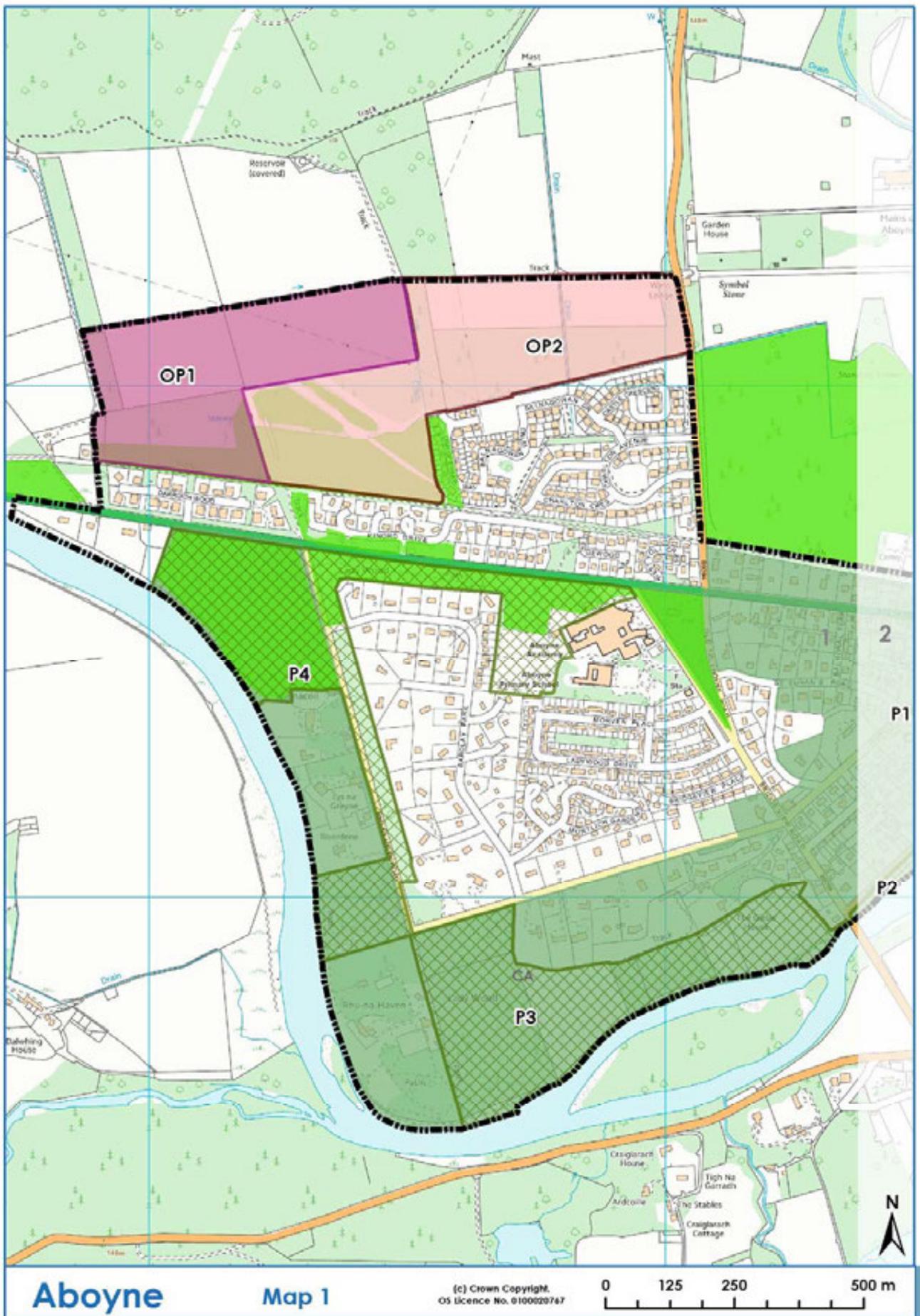
- Strategic drainage and water supply: Aboyne Waste Water Treatment Works is at capacity. A growth project has been initiated by Scottish Water and will take into account all development up to 2027. Local water mains reinforcement may be required on individual sites.
- Primary education: All residential development must contribute towards a permanent extension at Aboyne Primary School.
- Secondary education: All residential development must contribute towards providing additional capacity at Aboyne Academy.

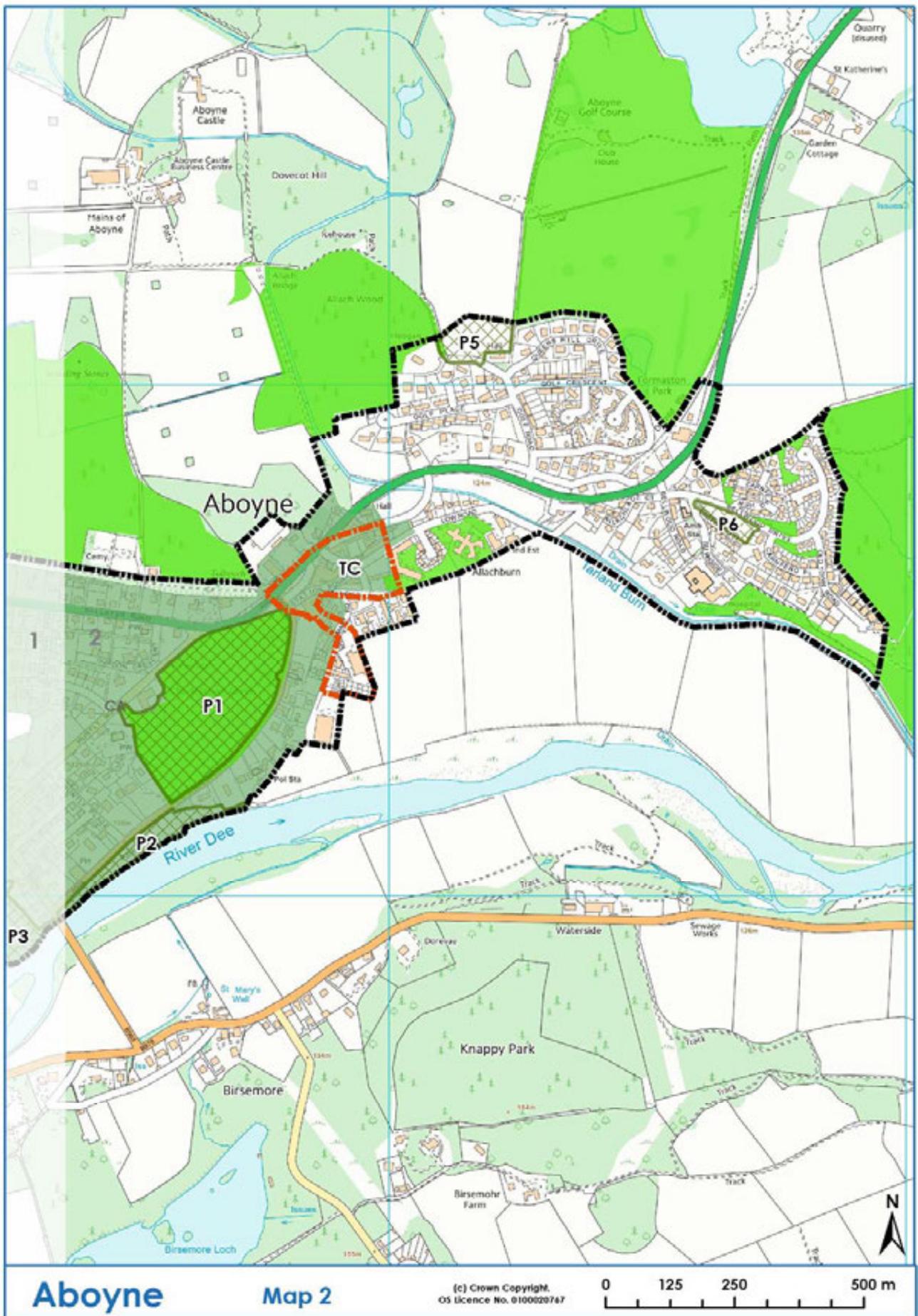
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Aboyne. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Aboyne. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute to a household waste and recycling centre in Aboyne.
- Health facilities: All residential development must contribute to an extension to Aboyne Health Centre.

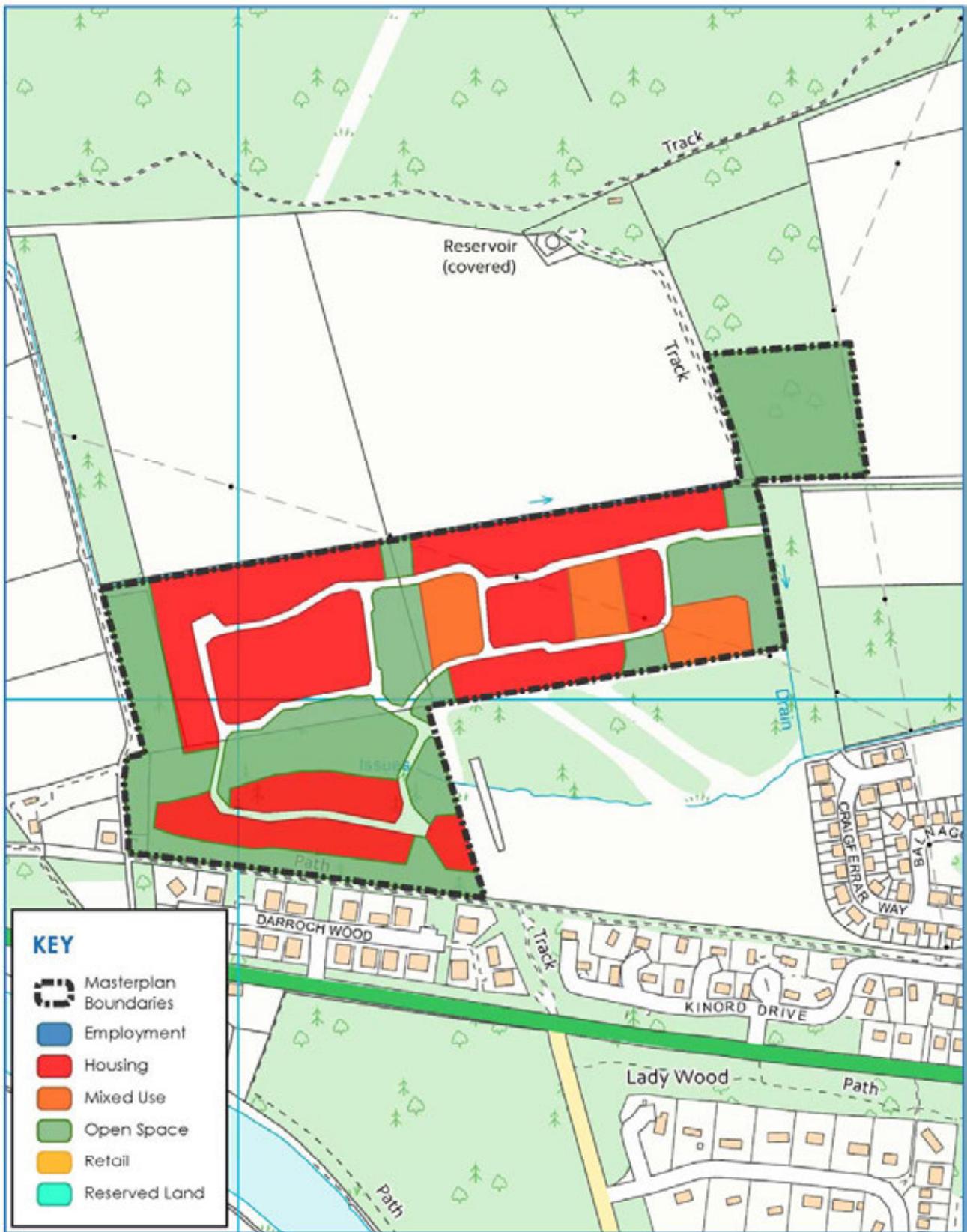
Allocated Sites

OP1: Land to west of Tarland Road	Allocation: Mixed uses including 175 homes and employment land
<p>This site was previously allocated as site M1 in the 2012 LDP. Situated to the most north-western edge of the existing settlement, the site is an extension to the committed OP2 site.</p> <p>A masterplan for the site was approved by the Marr Area Committee in November 2014 and it is expected that future development proposals should accord with the principles set out in this document.</p> <p>The masterplan includes provision for 164 houses, sheltered housing accommodation and a care home to help cater for the recognised need in the area, whilst also providing local employment opportunities. The site should be designed in such a way to allow flexibility to cater for individual small business premises and work from home premises, allowing for additional employment uses should there be demand in the future.</p> <p>The main vehicular access should be via Tarland Road. The development should also seek to provide access for vehicles directly from the A93.</p> <p>A flood risk assessment may be required to support any planning application and an appropriate buffer strip identified adjacent to existing watercourses. As part of the technical assessments required a drainage impact assessment, a water impact assessment and a transport assessment may be required. Water mains are found to cross the site from north to south and the developer should contact Scottish Water to ascertain whether water mains diversions are required.</p> <p>The maintenance and enhancement of wildlife corridors should be integral to the site's development, and established woodland to the south and west of the site should be retained.</p> <p>The 'Deeside Way' core path runs along the southern boundary. The amenity value of this route should be safeguarded and direct links to the core path are required.</p>	
OP2: Tarland Road/ North of Kinord Drive	Allocation: 135 homes
<p>This site is a committed site, previously allocated as site EH1 in the 2012 LDP. Full planning permission has been granted and construction is in progress. Expected remaining capacity at 2017 is 50 houses.</p>	







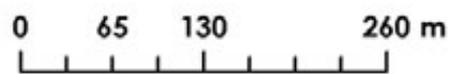


Aboyne Masterplan

Aboyne

Associated Opportunity Sites: OP1

Agreed Date: 25/11/2014



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ALFORD

Vision

Alford is a popular commuter town and rural service centre for upper Donside, set within the Howe of Alford. It supports a number of heritage assets which contribute to the character of the town. A new community campus will significantly improve the community and educational facilities available to people living in the town and the surrounding areas. Allocations have been made on the expectation of further growth within this self-sufficient town, without compromising the existing character and sense of community felt by residents in Alford.

Natural and Historic Environment

The site of the Battle of Alford can be found in the north west of the settlement and lies within a protected area of land.

Settlement Features

<i>Protected Land</i>	
P1	To conserve the golf course as part of the green network and provide a setting for the community.
P2	To conserve a landscape buffer.
P3	Protected to conserve education and recreation around the new Community Campus.
<i>Reserved Land</i>	
R1	For a cemetery extension and to protect the cemetery/ war memorial.
R2	For uses associated with Donside Community Care.
R3	For potential car parking to be provided if feasible, and if required and justified as part of a traffic management solution to current car parking issues in the locality.
<i>Other Designations</i>	
TC	Alford town centre.

Flood Risk

- Alford is in an area identified by the Scottish Environment Protection Agency (SEPA) as an area which is in part potentially vulnerable to flooding.
- Part of site OP1, OP4 and R1 have small watercourses running through or adjacent to them and flood risk assessments may be required.

Services and Infrastructure

- Strategic drainage and water supply: The trunk main serving Alford is at capacity. It is likely that upgrading will be required. The Alford Waste Water Treatment Works is at capacity. A growth project has been initiated by Scottish Water and will take into account all development up to 2027.
- Primary education: All residential development, as listed in the Housing Land Audit must contribute towards education provision at Alford Primary School.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Alford. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Alford. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute to a household waste and recycling centre in Alford.

- Health facilities: All residential development may be required to contribute to the provision of additional capacity at Alford Medical Practice.

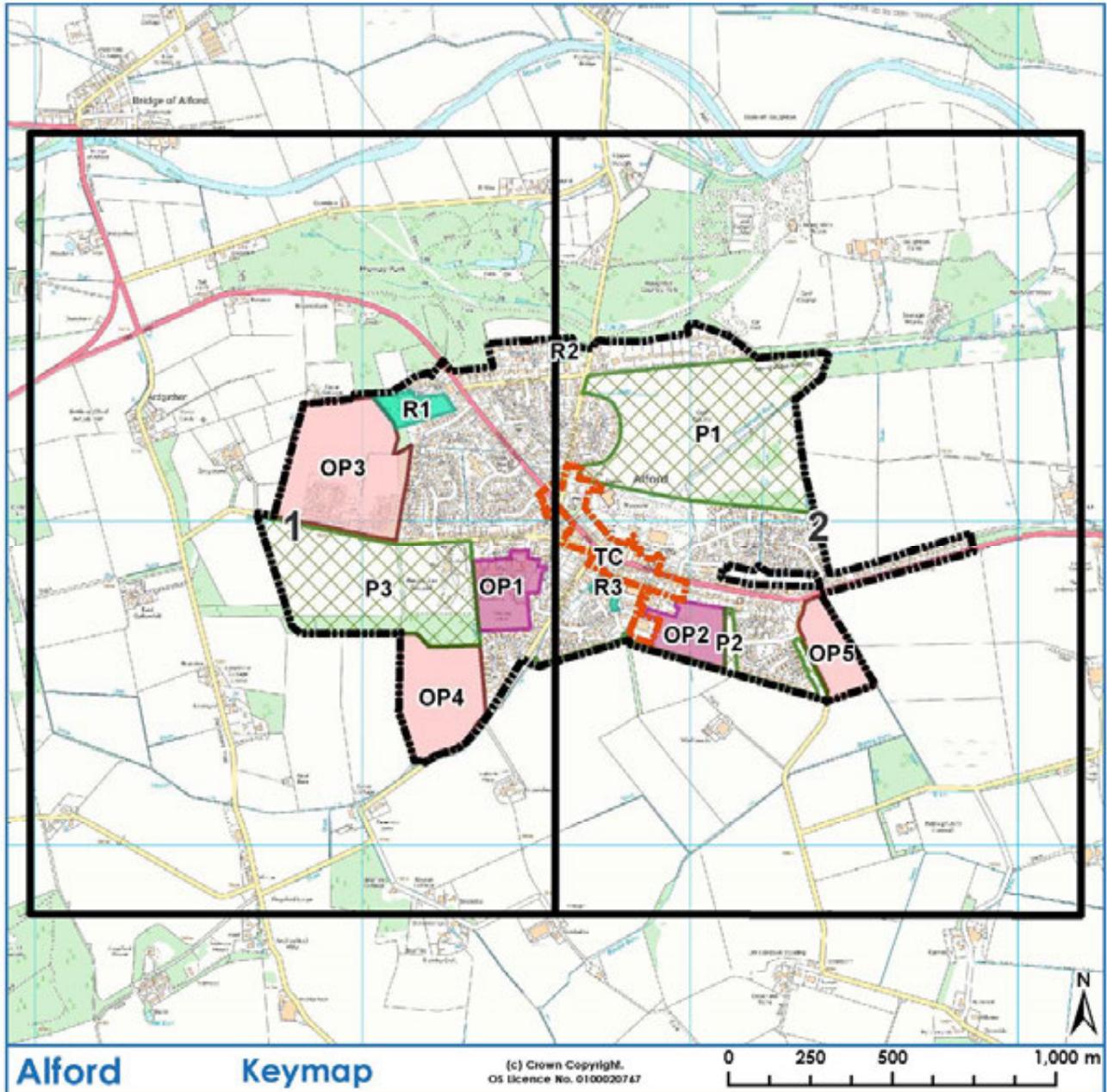
Allocated Sites

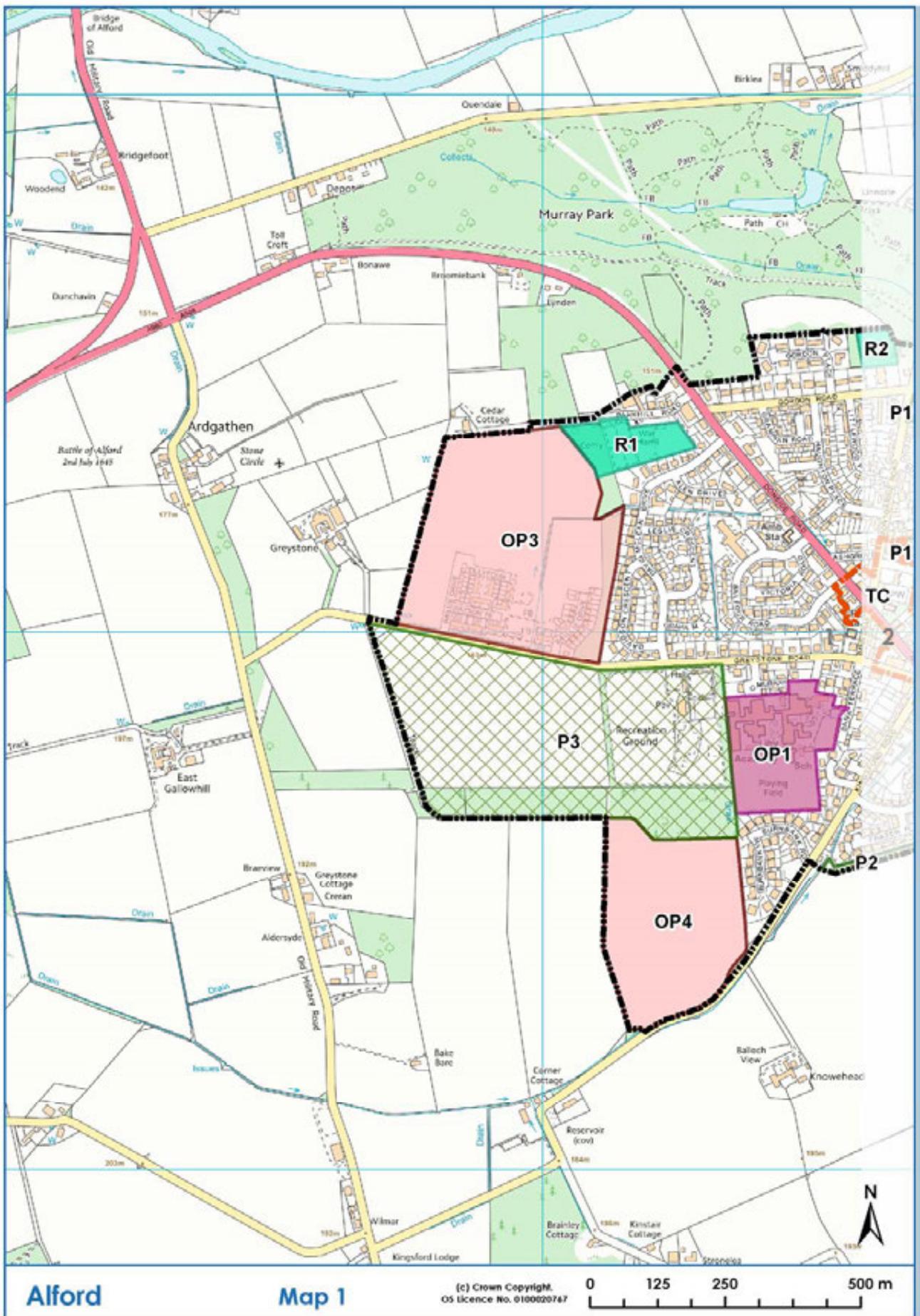
OP1: School Campus Site	Allocation: Mix of uses including 30 homes, 1.2ha employment land and community uses
<p>This site was previously allocated as site M1 in the 2012 LDP. It is currently the location of the both Alford Primary School and Alford Academy and community facilities. Development of this site cannot progress until completion of the new community campus on site R1 which is expected in summer 2015. As part of any proposal for development of the site, a pedestrian link between sites R1/ OP1 and Burnbank Road should be incorporated. SEPA has indicated that a flood risk assessment may be required.</p> <p>The ‘community uses’ required for this site are not specified and the term covers a wide range of potential uses. Aberdeenshire Council should be consulted to discuss any proposed community uses to ensure any proposals are appropriate.</p> <p>Should business uses be considered as part of proposals for the site, an additional access will be required. The demand for water and waste water capacity for the non-domestic element of this development will depend on the business uses proposed. Early engagement with Scottish Water is encouraged.</p> <p>It is expected that 7 affordable houses will be provided onsite by the developer, integrated into the design of the development which should include a range of detached and semi-detached houses.</p>	
OP2: Land at Wellheads	Allocation: Mix of uses including 44 homes, 1ha of employment land and community uses
<p>This site was previously allocated as site M2 in the 2012 LDP. The site has full planning permission for mixed use development of 0.72ha serviced employment land, 3 technology units, a business centre, a household waste and recycling centre, 44 residential units (10 flats and 34 houses), a 0.47ha serviced site capable of accommodating a 60 bedroom care home and a children’s nursery and roads, drainage and landscaping infrastructure.</p>	
OP3: Land at Greystone Road	Allocation: 165 homes
<p>This site is a committed site, previously allocated as site EH1 in the 2012 LDP. The site has full planning permission for 198 houses. Construction is in progress and due for completion in 2017.</p>	
OP4: Land at Kingsford Road	Allocation: 85 homes
<p>This is a committed site, previously allocated as site EH2 in the 2012 LDP. The site has outline planning permission for residential development and associated infrastructure and landscaping. A matters specified in conditions application is to be submitted. Construction is expected to follow on from OP3 in 2017. A flood risk assessment may be required.</p>	

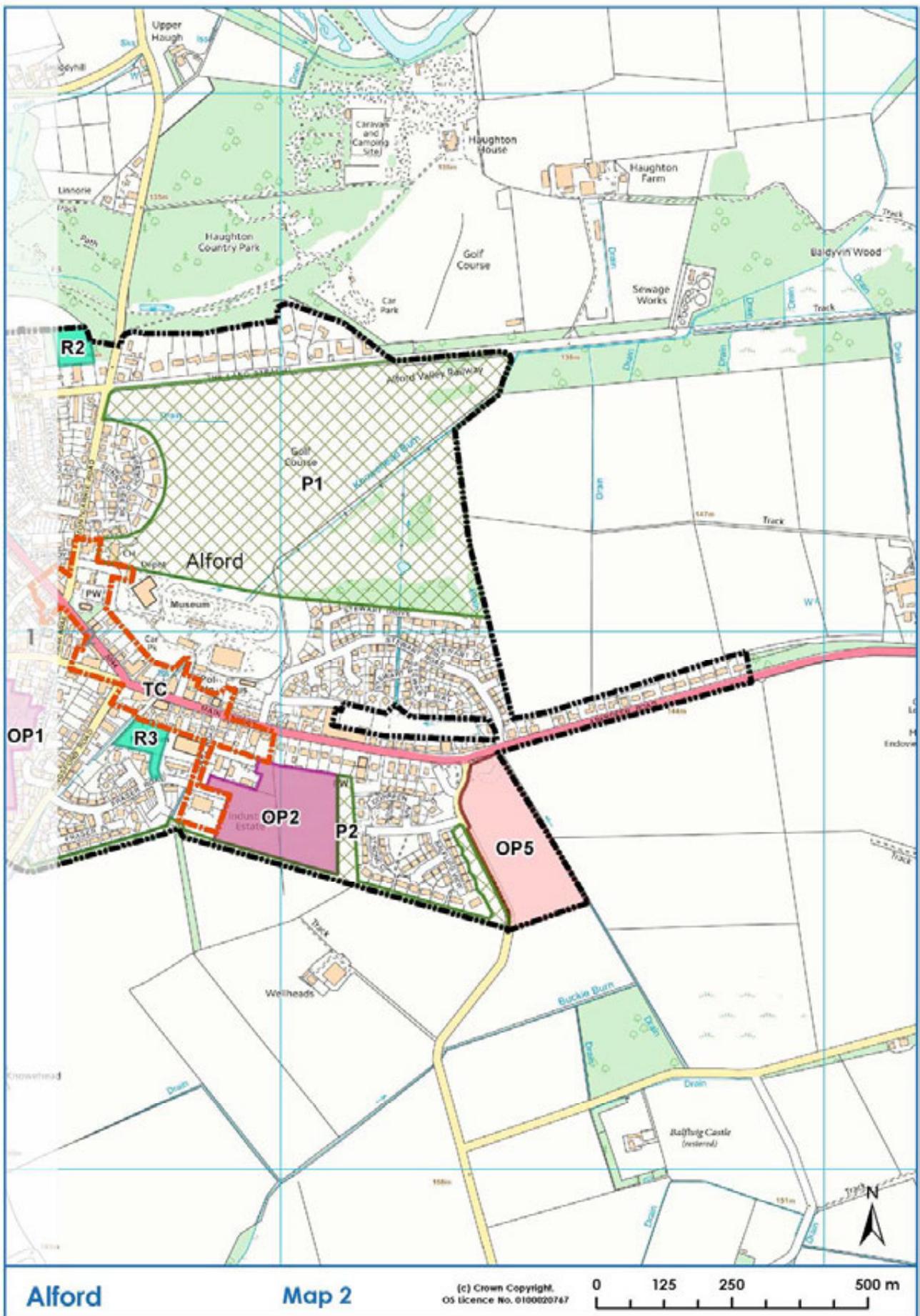
OP5: Land at Wellheads, east of Castle Road

Allocation: 60 homes

This is a newly allocated site. A masterplan is required. Vehicular access should be provided from Castle Road. A landscaping scheme will be required to maintain and enhance the wildlife corridor provided by the burn which runs along the east side of the site, and to provide a robust boundary between the development and the countryside.







BANCHORY

Vision

Banchory is a thriving town, set on the north bank of the River Dee. It is a popular commuter and tourist destination given its proximity to Aberdeen City and has range of shops and community facilities. These should be supported and new retail opportunities within the town centre promoted. The scale of new development has to balance demand for housing in the area with the needs of the community. No additional major new development allocations are proposed. The importance to the community of the area to the south side of the River Dee and associated with Corsee Hill must be recognised.

Natural and Historic Environment

The Rive Dee Local Nature Conservation Site (LNCS) is found along the southern edge of the settlement. The River Dee is also a Special Area of Conservation. The Loch of Leys LNCS is situated on the northern edge of the settlement boundary and stretches northwards.

The gardens of Inchmarlo House are found on the western edge of the settlement while the boundary of the Crathes Castle Gardens and Designed Landscape is to the east of the settlement.

Settlement Features

<i>Protected Land</i>	
P1	To conserve the cricket and sports ground as local amenities and for their contribution towards the green network.
P2	To conserve the area of woodland as part of the green network.
P3	To conserve Captains Wood as part of the green network.
P4	To conserve the area of woodland and amenity as part of the green network.
P5	To conserve the playing fields and recreational open space as local amenities and for its contribution to the green network.
P6	To conserve the playing fields and recreational open space as local amenities and for its contribution to the green network.
P7	To conserve the landscape buffer.
P8	Landscape buffer to protect the approach to Banchory and minimise visual impacts of any park and ride.
P9	To conserve the part of the LNCS lying within the settlement boundary.
P10	To conserve the area of woodland and amenity as part of the green network.
P11	To conserve the playing fields and recreational open space.
<i>Reserved Land</i>	
R1	For community uses.
R2	For a cemetery.
R3	For potential educational facilities.
R4	For potential use as a health centre.
<i>Other Designations</i>	
TC	Banchory town centre.
BUS1	Safeguarded for employment use with the site now being fully serviced with centre up and running.
BUS2	Safeguarded for employment use with the site now partially developed.

Flood Risk

- Banchory is in an area identified by Scottish Environment Protection Agency (SEPA) as an area potentially vulnerable to flooding.
- Part of sites OP2 and OP3 are located adjacent to SEPA's indicative 1 in 200 year flood risk area, or have a small watercourse running through or adjacent to the site. A flood risk assessment may be required.
- Small watercourses run through or adjacent to sites OP1, BUS1 and BUS2, which may pose a flood risk. A Flood Risk Assessment may be required.
- There is a large amount of surface water flooding across site OP4. A Flood Risk Assessment has been done for this site, but further information is required to address the problem of pluvial flooding at the site.

Services and Infrastructure

- Strategic drainage and water supply: Banchory's Waste Water Treatment Works has limited capacity. A growth project may be required to meet needs of new developments. A network upgrade to the mains water supply may be required to facilitate new development.
- Primary education: All residential development in the Hill of Banchory catchment area must contribute to the provision of additional capacity at Hill of Banchory School. There is expected to be sufficient capacity at Banchory Primary School during the LDP period.
- Secondary education: All residential development must contribute to the provision of additional capacity for secondary education.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Banchory. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Banchory. These may be identified in the Community Plan or relevant Community Action Plan.
- Health facilities: All residential development must contribute towards a new health centre in Banchory.

Allocated Sites

OP1: East Banchory/ Eco village	Allocation: Mix of uses including a 30 home demonstration eco-village, tourism uses, and community uses including playing field, one full size football pitch and a park and ride facility
<p>This site was previously allocated as site M1 in the 2012 LDP. It is situated at the eastern side of the town towards Aberdeen. It is adjacent to existing BUS site, a church and the Banchory Arts Centre. A proposal of application notice has been submitted and discussions are ongoing. A flood risk assessment may be required to support any planning application and an appropriate buffer strip will be required adjacent to the watercourse. The rugby pitches must be retained. Additionally, a new football pitch is required within the site unless its provision can be secured at an alternative location of at least equal suitability. The traffic impact of the park and ride is to be established. As part of the site design, the stone dykes should be retained as far as possible. Suitable landscaping and planting should be undertaken to reflect the character established in this part of Banchory and to provide screening between the multi land uses proposed on this mixed use site.</p>	
<p>A core path is located in close proximity to the site and suitable connections to it should be made through the site layout. The Crathes Castle LNCS is found immediately to the east of the site.</p>	
<p>A drainage impact assessment will be required with a new pumping station or upgrade to existing station required. Demand for water and waste water capacity for the non-domestic element of this</p>	

development will depend on the business uses proposed. Early engagement with Scottish Water is encouraged.

It is expected that 7 affordable homes will be provided onsite by the developer, integrated into the design of the development which should include a range of detached and semi-detached houses.

OP2: Lochside of Leys

Allocation: Mix of uses including 345 homes and 2ha of business land, and;

OP3: Lochside of Leys

Allocation: 50 homes

These sites were previously allocated as sites M2 and H2 in the 2012 LDP and it is expected that they will be taken forward together. A masterplan for these sites was approved by the Marr Area Committee on 10 March 2015. Future development proposals should have regard to the principles set out in that document.

Woodland loss (ancient woodland) should be minimised. A species survey and mitigation plan should accompany the planning application. In accordance with the Scottish Government Control of Woodland Removal Policy, compensatory tree planting will be required.

A core path is located in close proximity to the site and suitable connections to it should be made through the site layout.

A drainage impact assessment will be required with a new pumping station or upgrade to existing station required. Demand for water and waste water capacity for the non-domestic element of this development will depend on the business uses proposed. Early engagement with Scottish Water is encouraged. A flood risk assessment may be required.

It is expected that 98 affordable homes will be provided onsite by the developer, integrated into the design of the development which should include a range of detached and semi-detached houses as well as flats.

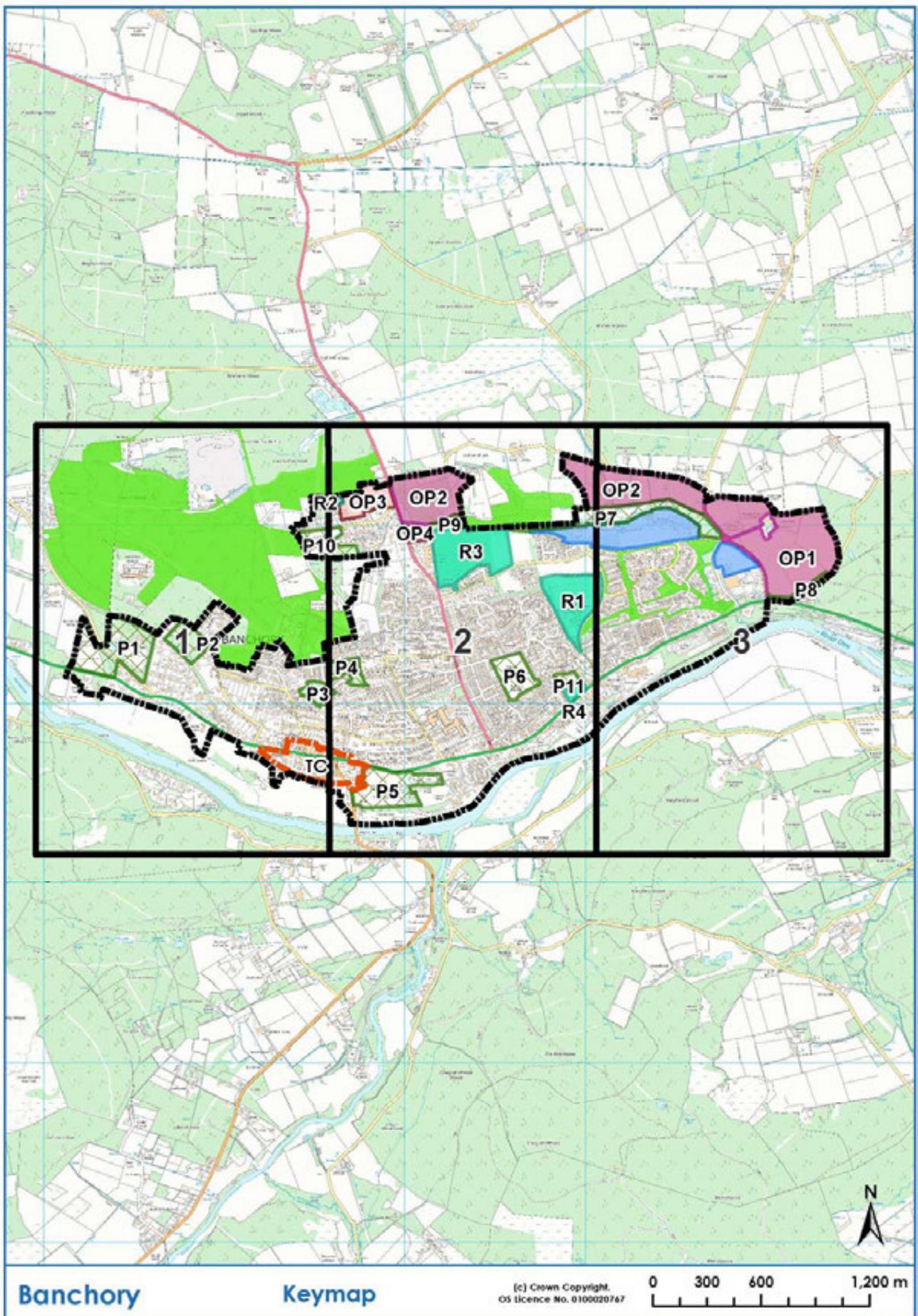
OP4: Hill of Banchory

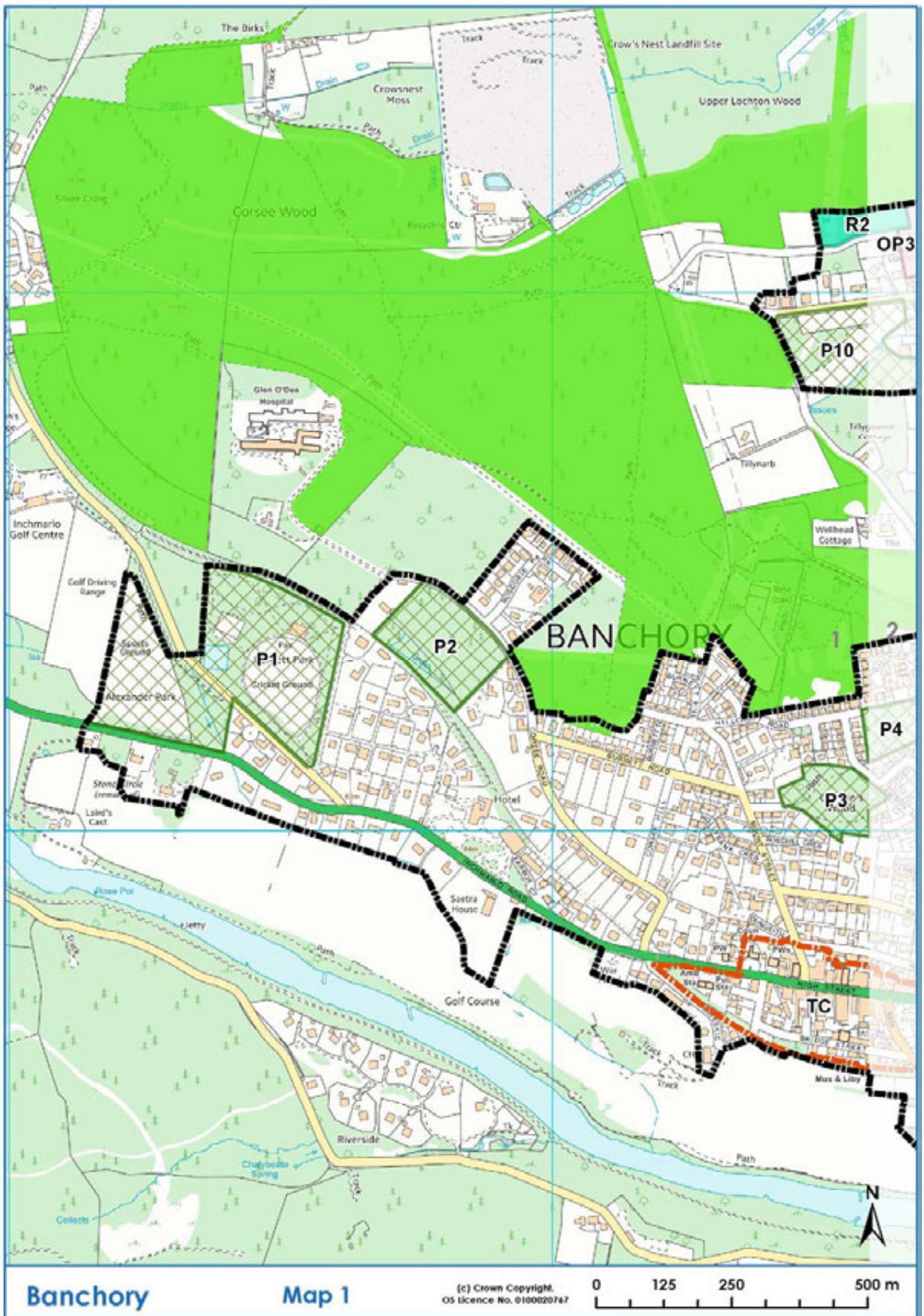
Allocation: 15 homes

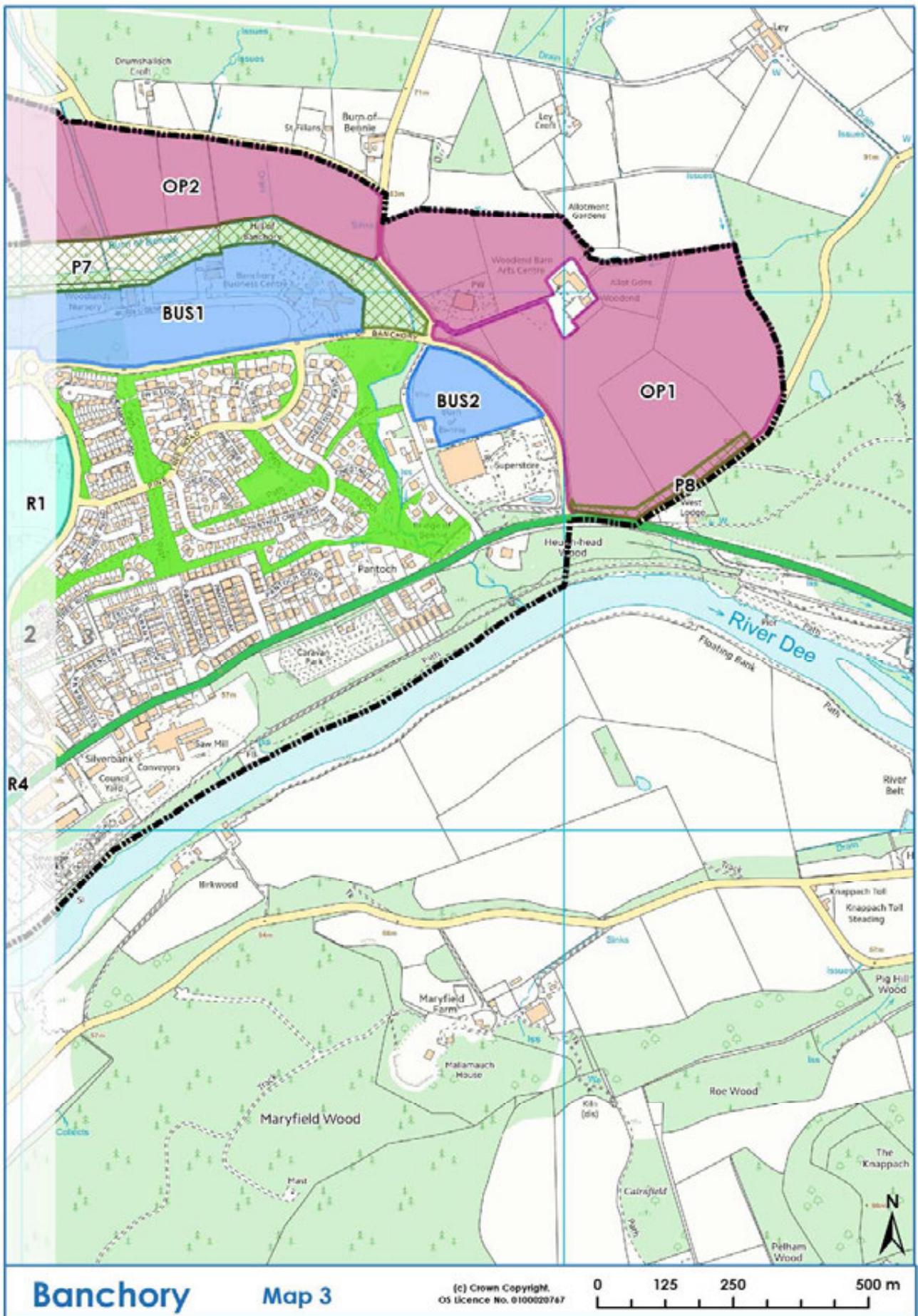
This site was previously allocated as site H1 in the 2012 LDP. The site is situated to the northern part of the town along Raemoir Road. As part of the site design and layout, effort should be made to ensure that visibility and access to the main road by motorists and pedestrians is not compromised and could be improved to reflect the anticipated increase in traffic accessing from the junction to the main road.

A drainage impact assessment will be required with a new pumping station or upgrade to existing station required. A flood risk assessment may be required.

It is expected that 3 affordable homes will be provided onsite by the developer, integrated into the design of the development.







CAIRNIE

Vision

Cairnie is a small village with a linear settlement pattern of houses that exploit a southerly aspect, located adjacent to the A96 North of Huntly. The primary school is forecast to be significantly under capacity at 2016 and future housing development within the settlement needs to help to sustain the primary school without compromising the existing character of the village. In addition, Cairnie is also identified as a settlement where organic growth may be supported.

Natural and Historic Environment

The Bin Hill Local Nature Conservation Site is situated in close proximity to the settlement and straddles the settlement boundary in parts.

Settlement Features

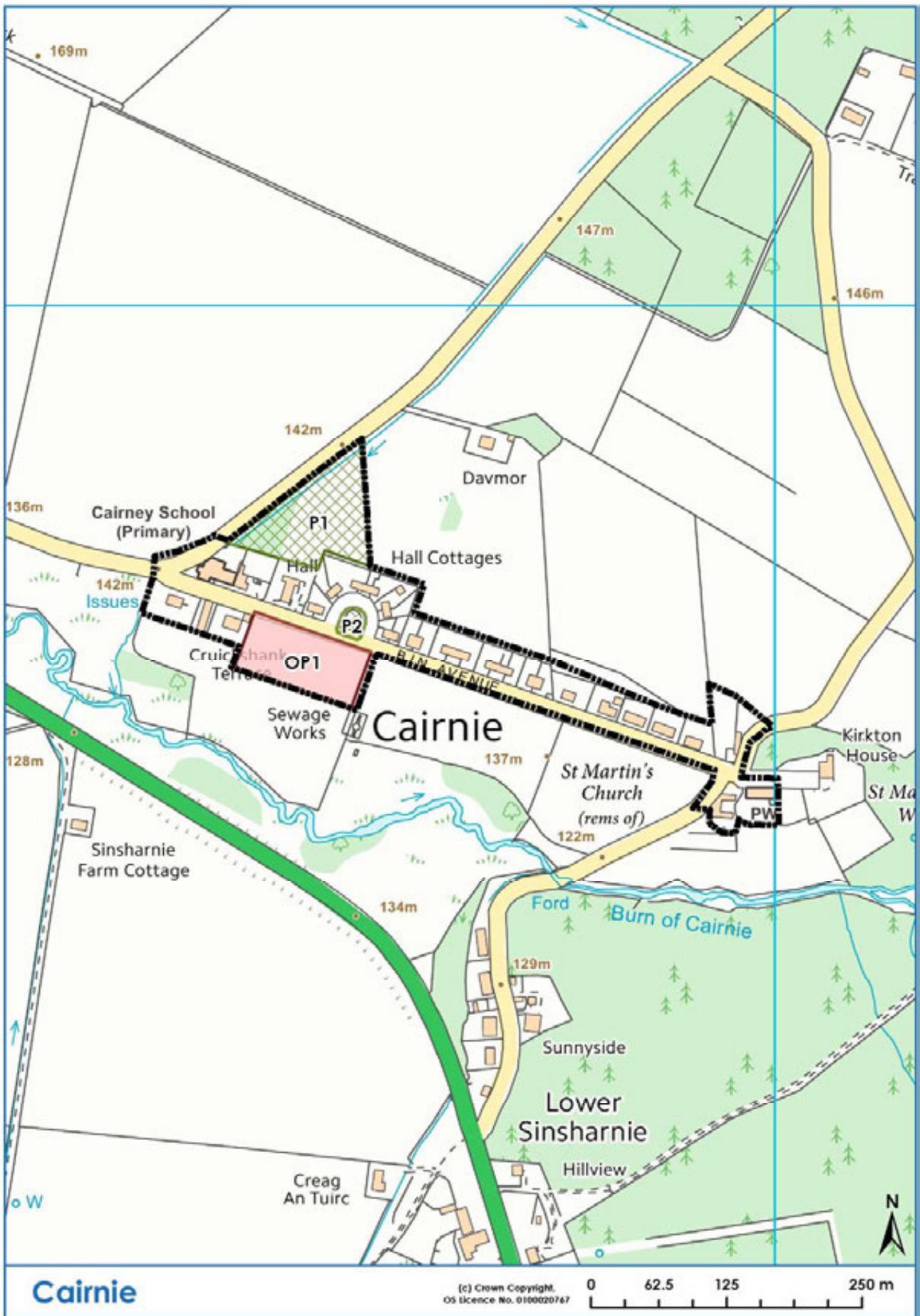
Protected Land	
P1	To conserve the playing field as an amenity for the village.
P2	To conserve the amenity area.

Services and Infrastructure

- Strategic drainage and water supply: There is insufficient capacity at Cairnie Waste Water Treatment Works. A growth project will be initiated when development meets Scottish Water's criteria.
- Secondary education: All residential development must contribute towards reconfiguration or permanent extension at the Gordon Schools.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Cairnie or towards facilities in the wider catchment area at Huntly. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Cairnie or towards facilities in the wider catchment area at Huntly. These may be identified in the Community Plan or relevant Community Action Plan.
- Health facilities: All residential development must contribute towards an extension to Huntly Health Centre.

Allocated Sites

OP1: Land opposite Hall Cottages	Allocation: 8 homes
This site was previously allocated as site H1 in the 2012 LDP. Planning permission has been approved for 8 houses and is subject to legal agreement. The site is expected to be built out by 2017.	



CLATT

Vision

Clatt is a small village where the traditional style of buildings and roadside trees and dykes form part of the settlement's unique character. The village centres on the parish church, hall and primary school which are all in close proximity to each other along the main road bisecting the village. An opportunity site, limited to up to 5 new homes, has been identified but it is anticipated that due to the low demand for housing in this area, Clatt will develop through organic growth where this is found to be appropriate.

Settlement Features

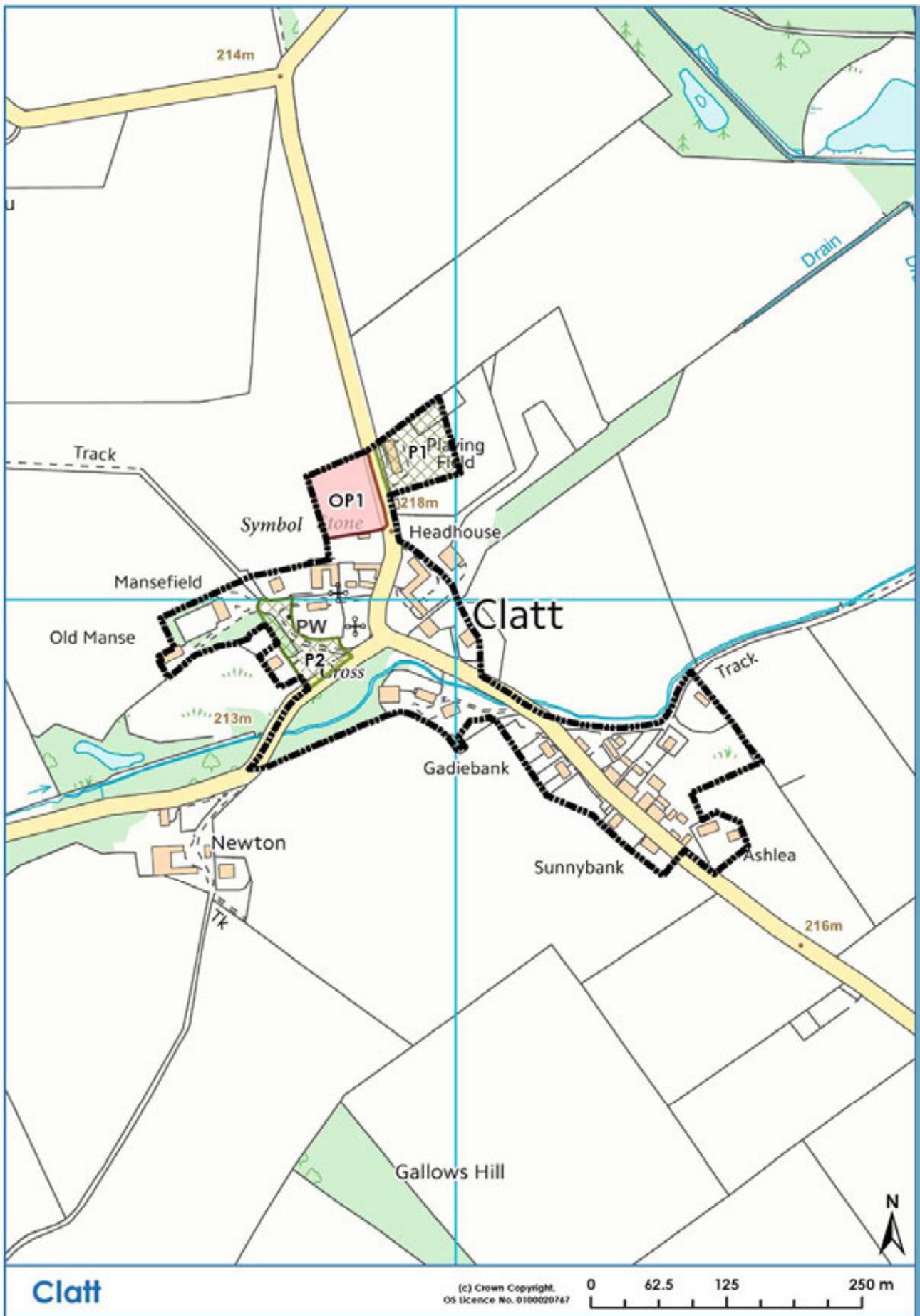
Protected Land	
P1	To conserve the public hall and playing fields.
P2	To conserve the woodland as part of the setting for the village setting as forming part of the green network.

Services and Infrastructure

- Strategic drainage and water supply: There is insufficient capacity at Clatt Septic Tank. A growth project will be initiated once development meets Scottish Water's criteria.
- Secondary education: All residential development must contribute towards secondary school provision at the Gordon Schools.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Clatt or towards facilities in the wider catchment area at Huntly. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Clatt or towards facilities in the wider catchment area at Huntly. These may be identified in the Community Plan or relevant Community Action Plan.
- Health facilities: All residential development may require to contribute towards the reconfiguration of Rhynie Surgery to create additional capacity.

Allocated Sites

OP1: Land opposite hall	Allocation: 5 homes
<p>This site was previously allocated as site H1 in the 2012 LDP and is identified as a site which is included to provide longer term opportunity for development. Although currently constrained, maintaining this site in the LDP provides the opportunity for Scottish Water investment to resolve the waste water constraint. Development of this site should be designed in a way that integrates new housing into the existing settlement and reflect the traditional rural character of the village of Clatt. A pedestrian route should be provided to the local primary school. Access to the site should be taken from the north end of the site where visibility for traffic is greatest.</p> <p>A water impact assessment will be required to look at capacity at Clatt Service Reservoir.</p> <p>It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. One housing plot should be specified as being for affordable housing. The developer should engage with Aberdeenshire Council regarding delivery of this element as part of the planning application process.</p>	



CRAIGWELL

Vision

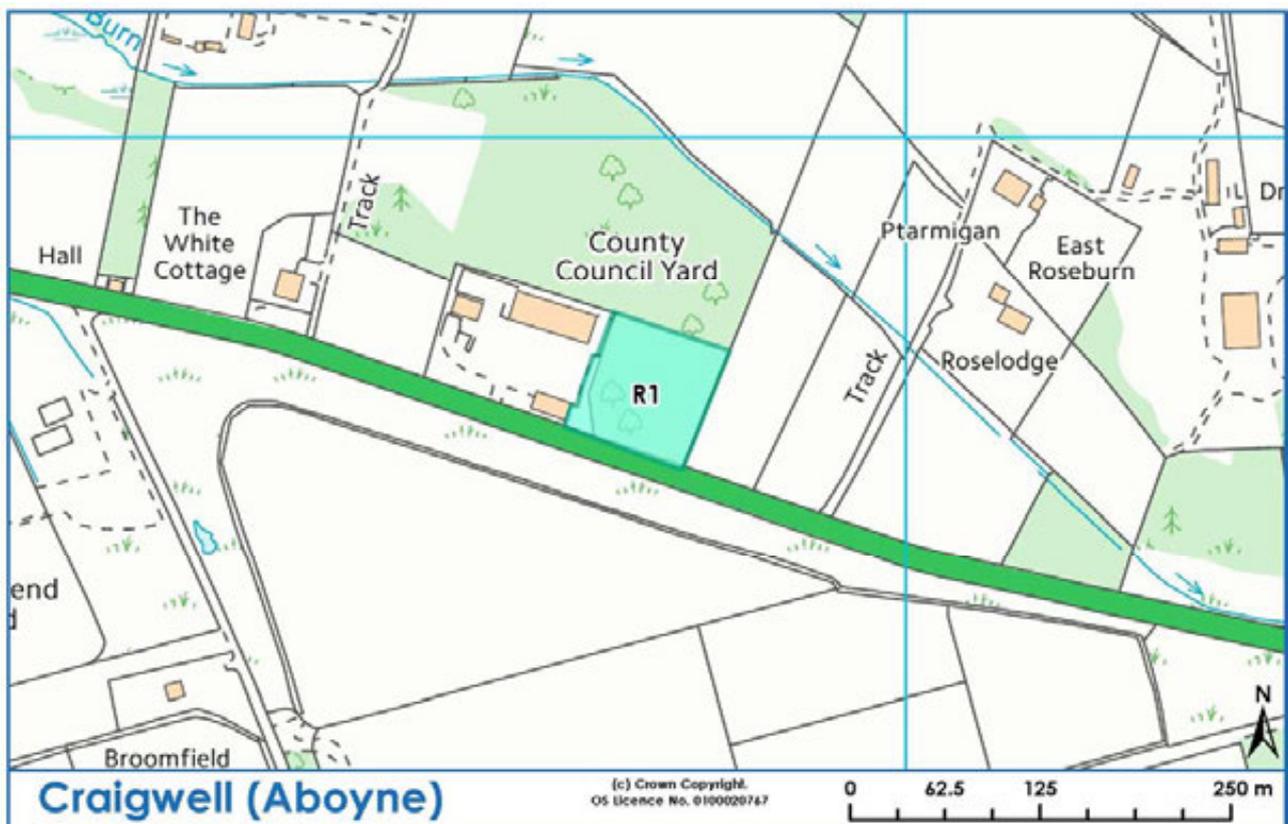
Craigwell is situated just off the main A93 in close proximity to Aboyne. Craigwell serves as an essential service depot for Aberdeenshire Council operations in the surrounding area. Provisions have been made to expand the depot so a community recycling facility can be developed.

Settlement Features

Reserved Land	
R1	For the provision of a community recycling facility.

Services and Infrastructure

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



CRATHES

Vision

Crathes is a small village in Royal Deeside, situated in close proximity to the town of Banchory and in high demand as a location for commuters to Aberdeen City. Substantial housing development has been approved in the village and it is appreciated that no additional development should be considered at this time to allow the village to consolidate and react to the level of growth seen.

Natural and Historic Environment

The Crathes Local Nature Conservation Site (LNCS) lies to the west of the settlement. The Crathes Castle Garden and Designed Landscape overlaps with much of the LNCS and is situated in close proximity to the main settlement.

The Rive Dee LNCS is found along the southern edge of the settlement. The River Dee is also a Special Area of Conservation.

Settlement Features

Protected Land	
P1	To conserve the woodland as part of the setting of the community.
P2	To conserve the woodland tree belt and provide strategic landscaping.

Services and Infrastructure

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

Allocated Sites

OP1: Land south of railway station	Allocation: 45 homes
This is a committed site, previously allocated as site EH1 in the 2012 LDP. Planning permission for 45 houses (including 10 affordable homes), associated infrastructure and the formation of access has been granted. The site is under construction and expected to be built out by 2017.	

DRUMBLADE

Vision

Drumblade is a small village approximately 5 miles east of Huntly. Drumblade comprises of a dispersed group of houses along with the primary school which provides for the surrounding rural area. Development should be directed towards meeting local housing need and sustaining the local primary school. An allocation situated adjacent to the primary school is hoped to contribute towards the school roll without compromising the existing character surrounding the settlement.

Flood Risk

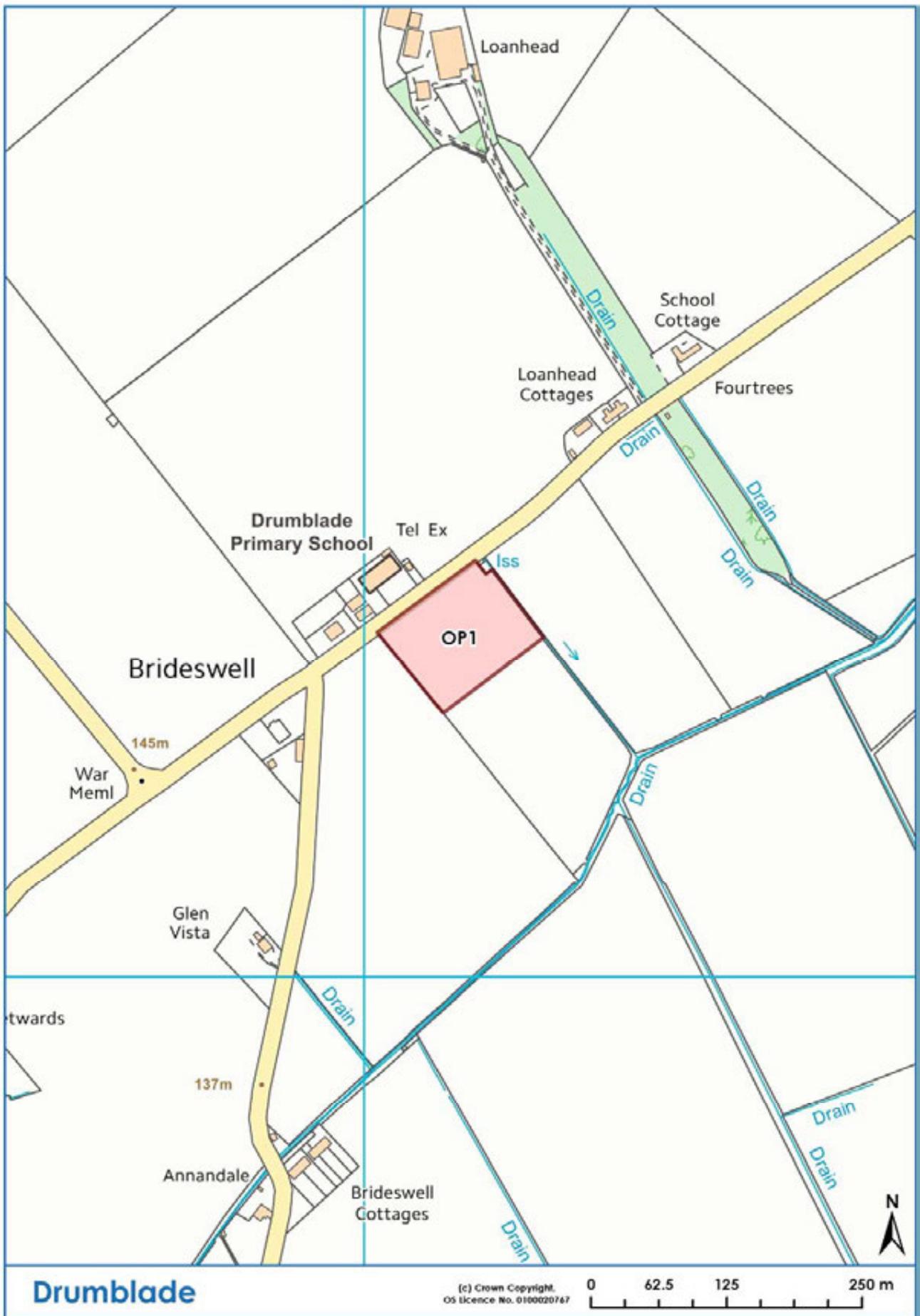
- Site OP1 is located adjacent to a small watercourse and a flood risk assessment may be required.

Services and Infrastructure

- Strategic drainage and water supply: There is no wastewater treatment available.
- Primary education: Developers should seek to engage with the Council for proposals of 3 homes or more to establish capacity of Drumblade Primary School.
- Secondary education: All residential development must contribute towards reconfiguration or permanent extension at the Gordon Schools.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Drumblade or towards facilities in the wider catchment area at Huntly. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Drumblade or towards facilities in the wider catchment area at Huntly. These may be identified in the Community Plan or relevant Community Action Plan.
- Health facilities: All residential development must contribute towards an extension of Huntly Health Centre.

Allocated Sites

OP1: Land opposite school	Allocation: 5 homes
<p>This site was previously allocated as site H1 in the 2012 LDP. The site is a greenfield site situated opposite the primary school. The site should be designed in such a way that is reflective to the style and character of the surrounding properties and easily integrate into the existing landscape. A footway allowing for safe crossing to the primary school should be provided along the main road forming the north western boundary of the site.</p> <p>SEPA should be consulted and full authorisation and relevant licensing sought for private wastewater treatment. A flood risk assessment may be required.</p> <p>It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. At least one housing plot should be specified as being for affordable housing. The developer should engage with Aberdeenshire Council regarding delivery of this element as part of the planning application process.</p>	



DRUMDELGIE

Vision

Drumdelgie is situated along a single track road off the main A96. An allocation of up to 7 houses and 2 holiday homes seeks to improve the setting of the existing area through the removal of the existing dilapidated calf unit, whilst also contributing towards meeting housing need and promoting tourism accommodation in the area.

Flood Risk

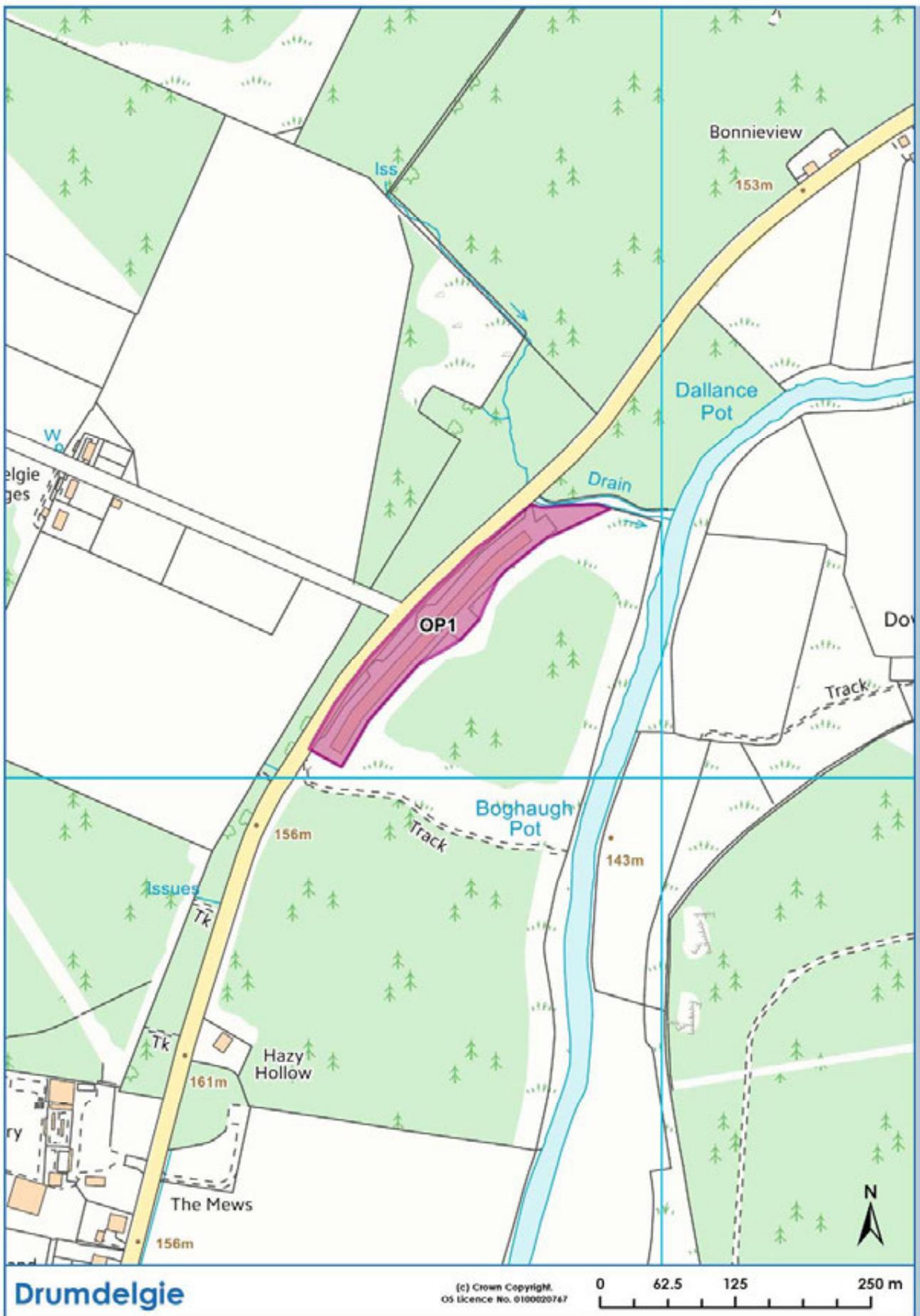
- Site OP1 is at risk from pluvial flooding and a flood risk assessment may be required.

Services and Infrastructure

- Strategic drainage and water supply: There is no public wastewater treatment available.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Drumdelgie or towards facilities in the wider catchment area at Huntly. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Drumdelgie or towards facilities in the wider catchment area at Huntly. These may be identified in the Community Plan or relevant Community Action Plan.
- Health facilities: All residential development must contribute towards an extension of Huntly Health Centre.

Allocated Sites

OP1: Drumdelgie Calf Unit	Allocation: 7 homes and 2 holiday units
This site was previously allocated as site M1 in the 2012 LDP. Full planning permission approved for 7 houses and 2 holiday units. It is expected to be built out by 2017. A flood risk assessment and drainage impact assessment may be required.	



FINZEAN

Vision

Finzean is a village divided into two parts lying within a basin between the River Dee and the Water of Feugh. The village offers a range of services including a primary school, parish church and village hall along with a caravan park and successful farm shop. These services should be sustained and where possible enhanced. There is sufficient capacity at the primary school and water treatment capacity to support further development however there are, at present, no public sewers in the area. The village's character should be preserved, particularly the woodland setting which bounds the settlement.

Natural and Historic Environment

The Feughside Local Nature Conservation Site lies immediately to the south of the settlement. The River Dee Special Conservation Area, which includes all tributaries leading to the River Dee, is situated in close proximity to the settlement.

Settlement Features

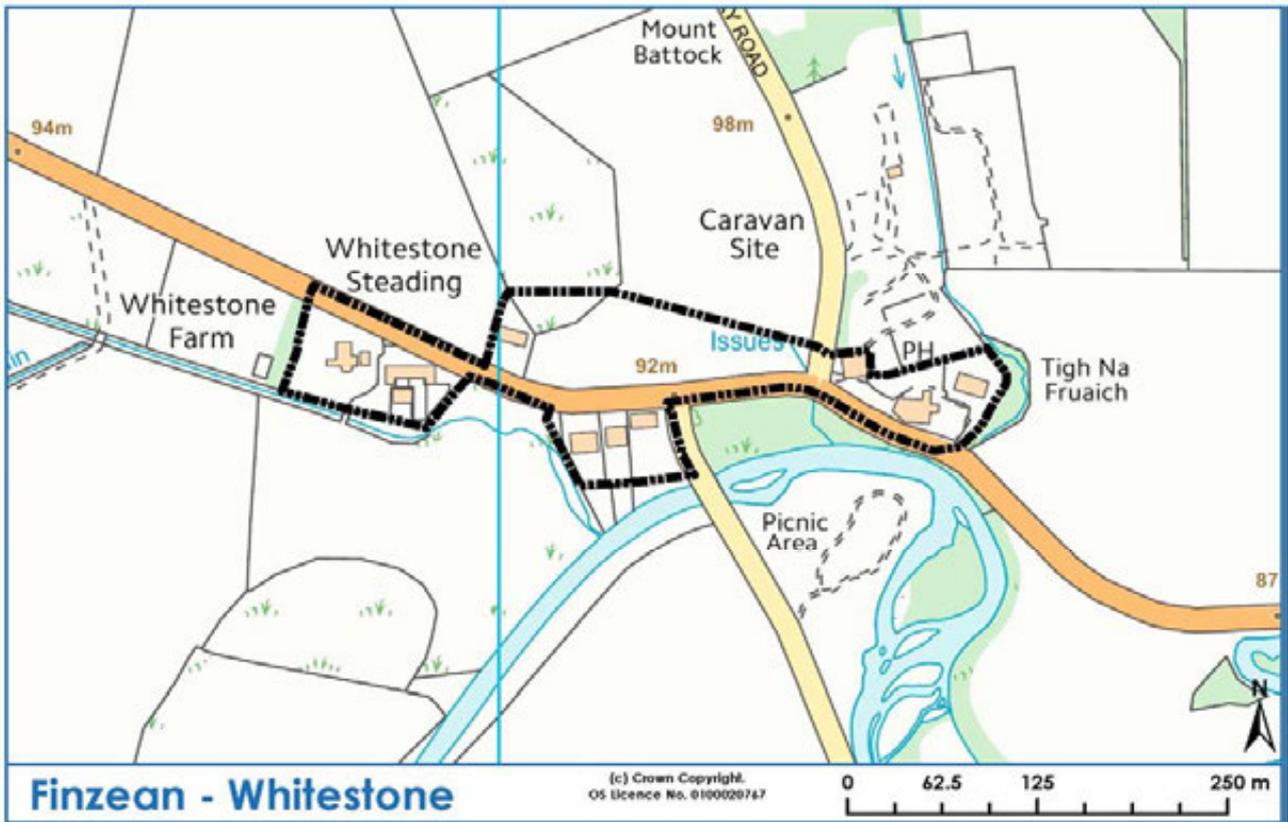
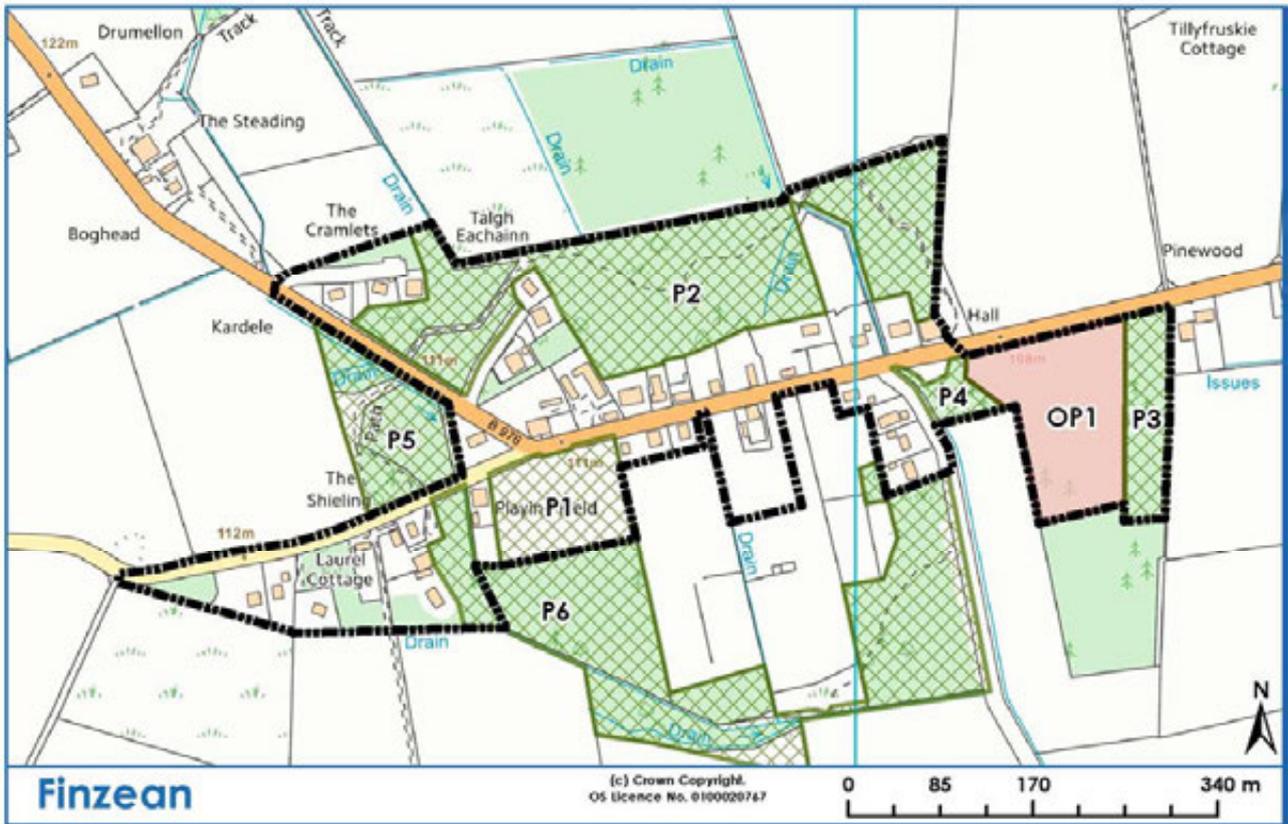
Protected Land	
P1	To conserve the playing field and park at Farquharson Park as a local amenity.
P2	To conserve the woodland setting of Finzean.
P3	To conserve the woodland setting on the approach to Finzean.
P4 - P6	To conserve the woodland setting of Finzean.

Services and Infrastructure

- Strategic drainage and water supply: There is no public wastewater treatment available.
- Secondary education: All residential development must contribute towards providing additional capacity at Aboyne Academy.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Finzean or towards facilities in the wider catchment area at Aboyne. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Finzean or towards facilities in the wider catchment area at Aboyne. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute to a household waste and recycling centre in Aboyne.
- Health facilities: All residential development must contribute towards a new health centre in Banchory.

Allocated Sites

OP1: Land at Hall Wood Adjacent to Pinewood	Allocation: 10 homes
This site was previously allocated as site H1 in the 2012 LDP. A planning application for 8 houses including 3 affordable houses has been submitted. The expected remaining capacity post 2017 is 3 houses.	



FORGUE

Vision

Forgue is a dispersed village located between Huntly and Turriff. Housing demand is low in this area and allocations are made to satisfy local needs and sustain key rural services such as the primary school. While two small allocations have been retained (and the nature of development in the community has been for incremental development of the existing plots) the scattered nature of the community make Forge particularly suited to continued dispersed development.

Settlement Features

Protected Land	
P1	To conserve the playing field/ park and the woodland to the east as amenities for the community.
P2	To conserve the woodland.

Services and Infrastructure

- Strategic drainage and water supply: There is no public wastewater treatment available.
- Primary education: Developers should seek to engage with the Council for proposals of 3 homes or more to establish capacity of Forgue Primary School.
- Secondary education: All residential development must contribute towards reconfiguration or permanent extension at the Gordon Schools.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Forgue or towards facilities in the wider catchment area at Huntly. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Forgue or towards facilities in the wider catchment area at Huntly. These may be identified in the Community Plan or relevant Community Action Plan.
- Health facilities: All residential development must contribute towards an extension of Huntly Health Centre.

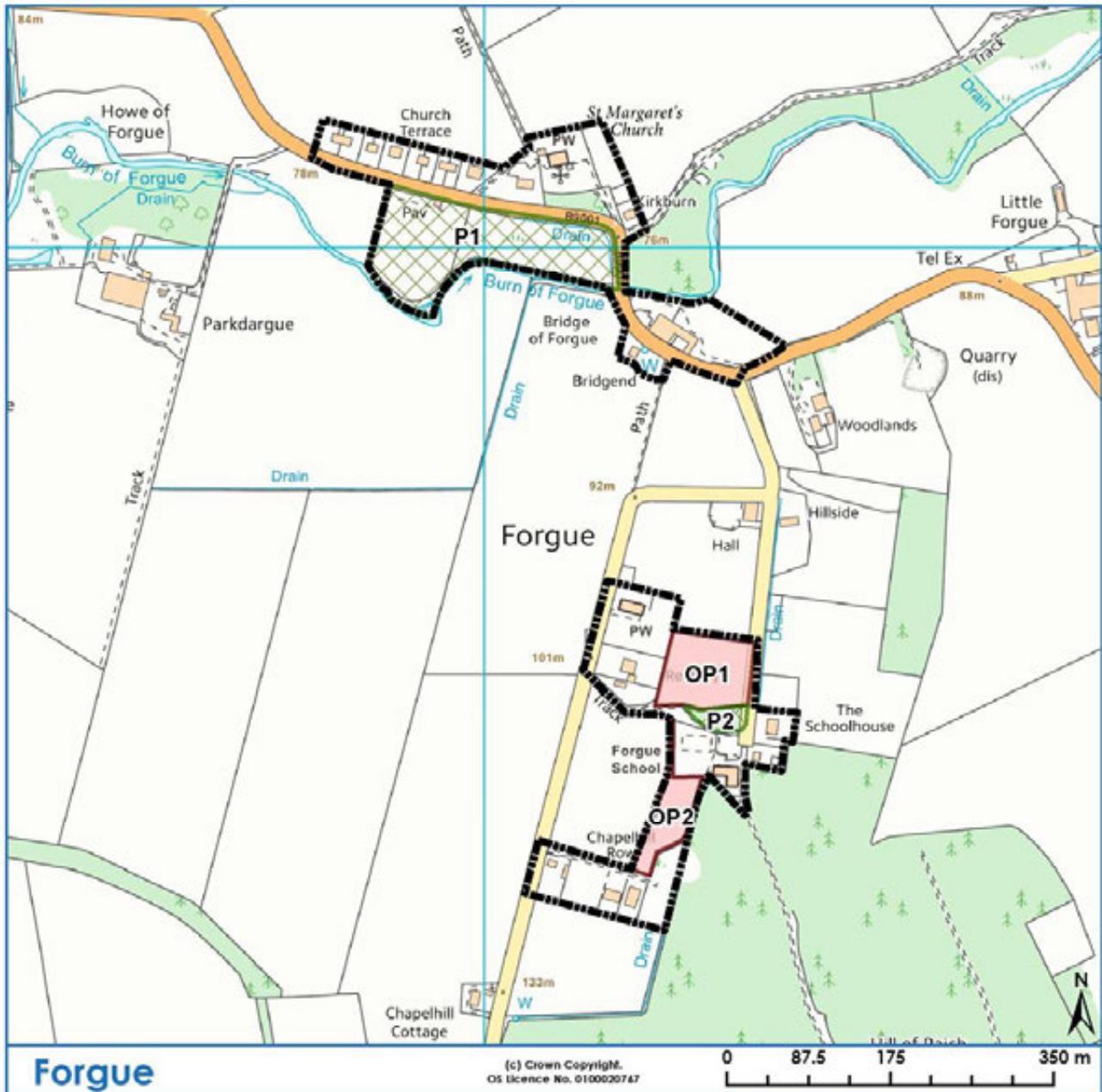
Allocated Sites

OP1: Land to east of the Rectory	Allocation: 5 homes
<p>This site was previously allocated as site H1 in the 2012 LDP. The site is situated between the school and village hall. Development on this site should be sensitive to the character of the existing settlement and incorporate traditional materials into the design as far as reasonably possible. Siting of development should consider possible landscape impacts and seek to minimise this through design layout. A suitable access point should be established.</p> <p>SEPA should be consulted and full authorisation and relevant licensing sought for private wastewater treatment.</p> <p>It is expected to progress in tandem or following the marketing and sale of site OP2.</p> <p>It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. At least one housing plot should be specified as being for affordable housing. The developer should engage with Aberdeenshire Council regarding delivery of this element as part of the planning application process.</p>	

OP2: Chapelhill (Land to west and south of Forge school)

Allocation: 5 homes

This is a committed site, previously allocated as site EH1 in the 2012 LDP. Planning permission in principle has been granted for 4 houses. It is expected that the site will be plotted with the remaining capacity at 2017 being 3 houses.



GARTLY

Vision

Gartly is a village situated between Huntly and Rhynie just off the A97. The parish church and hall are removed from the main settlement and the housing is of a mixed age and style, but mostly laid out in an urban manner. The railway passes through the settlement, although there is no station. In addition to an allocation for housing, Gartly is also identified as a settlement where organic growth may be supported reflecting the low levels of demand and the incremental nature of historic development in the wider area.

Settlement Features

Protected Land	
P1	To conserve the amenity area.

Flood Risk

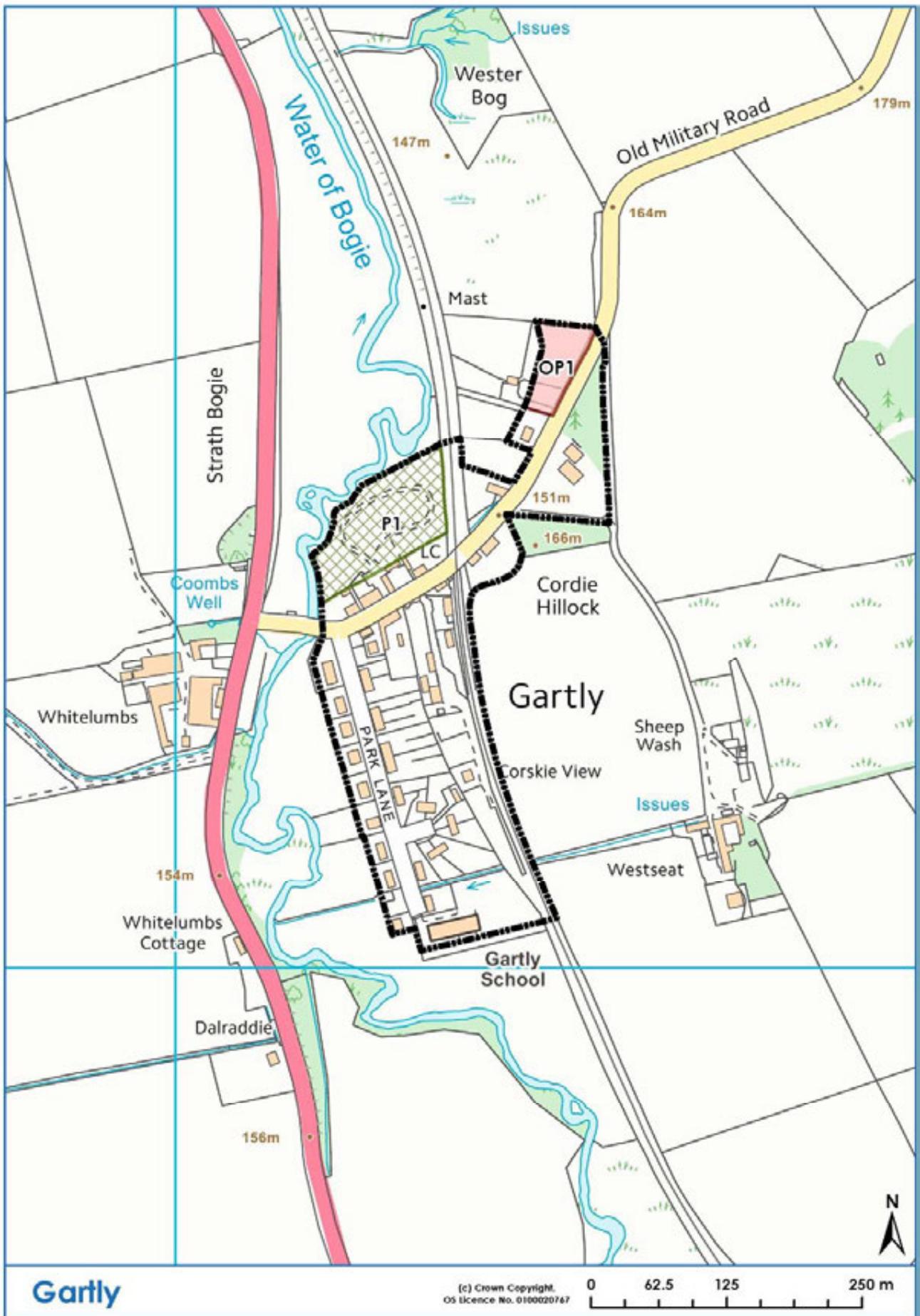
- Flooding has previously occurred in proximity to site OP1. A flood risk assessment may be required.

Services and Infrastructure

- Strategic drainage and water supply: There is sufficient Water Treatment Works capacity, however a growth project may be required in the future. There is sufficient capacity at Gartly Waste Water Treatment Works.
- Secondary education: All residential development must contribute towards reconfiguration or permanent extension at the Gordon Schools.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Gartly or towards facilities in the wider catchment area at Huntly. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Gartly or towards facilities in the wider catchment area at Huntly. These may be identified in the Community Plan or relevant Community Action Plan.
- Health facilities: All residential development may require to contribute towards the reconfiguration of Rhynie Surgery to create additional capacity.

Allocated Sites

OP1: Land adjacent to Railway	Allocation: 5 homes
<p>This site was previously allocated as site H1 in the 2012 LDP. The site is located to the north of the existing village. A flood risk assessment may be required in order to address any impact given the proximity to the flood plain. A water impact assessment will be required to look at capacity at Clatt Service Reservoir.</p> <p>It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. At least one housing plot should be specified as being for affordable housing. The developer should engage with Aberdeenshire Council regarding delivery of this element as part of the planning application process.</p>	



GLASS

Vision

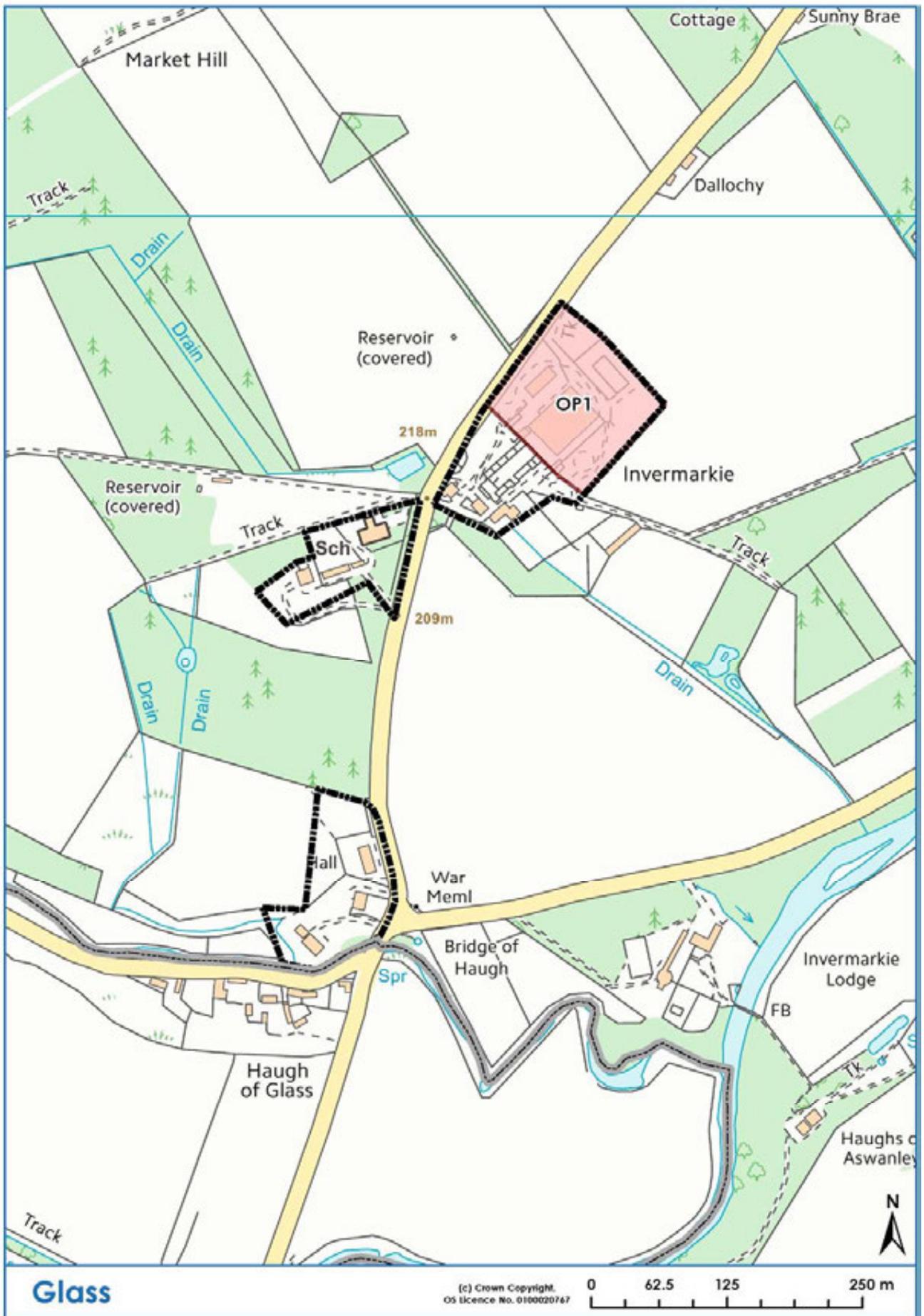
Glass is a dispersed settlement centred on the primary school and the hall at Bridge of Haugh. Development is promoted in Glass to encourage a sustainable settlement pattern and sustain community facilities by making a modest allocation at Invermarkie and supporting organic growth, where appropriate.

Services and Infrastructure

- Strategic drainage and water supply: There are no public wastewater treatment available.
- Secondary education: All residential development must contribute towards reconfiguration or permanent extension at the Gordon Schools.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Glass or towards facilities in the wider catchment area at Huntly. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Glass or towards facilities in the wider catchment area at Huntly. These may be identified in the Community Plan or relevant Community Action Plan.
- Health facilities: All residential development must contribute towards an extension of Huntly Health Centre.

Allocated Sites

OP1: Land at Invermarkie Farm	Allocation: 5 homes
<p>This site was previously allocated as site H1 in the 2012 LDP. Development of this site would see redevelopment of a site used for agricultural purposes and is considered to be a brownfield development. The developer will be required to demonstrate the buildings are redundant for the use of agriculture and not fit for modern day farming practices. A safe pedestrian/ cycle route to the primary school will be required.</p> <p>SEPA should be consulted and full authorisation sought for relevant licensing of private wastewater treatment.</p> <p>It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. At least one housing plot should be specified as being for affordable housing. The developer should engage with Aberdeenshire Council regarding delivery of this element as part of the planning application process.</p>	



GLENKINDIE

Vision

Glenkindie is small village in upper Donside almost on the border with the Cairngorms National Park. It is one of the most remote communities in the Aberdeenshire Local Development Plan area and services a wide rural population. The village has a local garage with a shop and a bowling green which are important services to the village and surrounding areas. Effort should be made to sustain or increase the primary school roll through appropriate organic growth of the settlement.

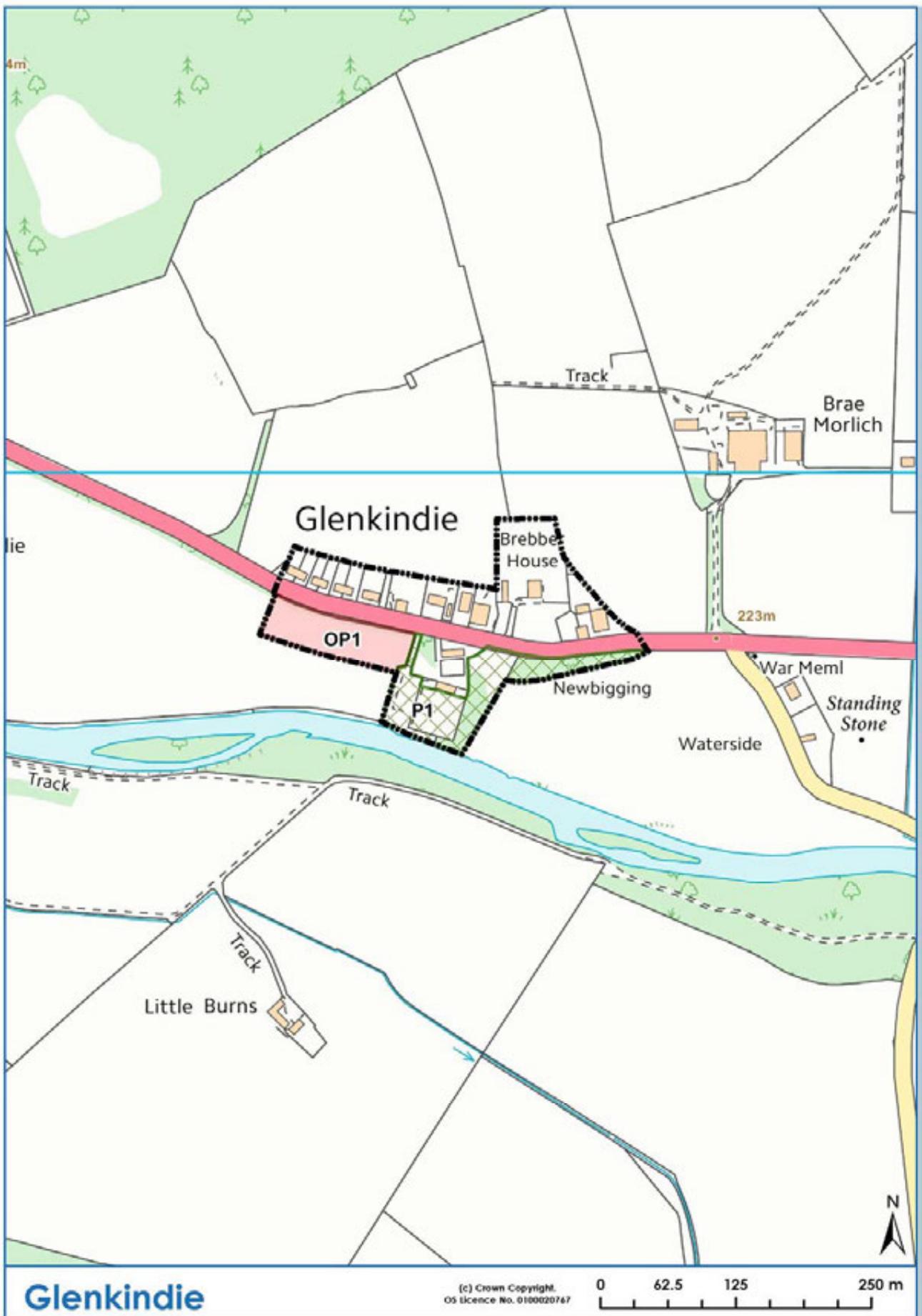
Settlement Features

Protected Land	
P1	To conserve the bowling green and adjacent amenity land as well as the line of trees along the road and south west boundary of the village as contributing to the green network.

Services and Infrastructure

- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Glenkindie or towards facilities in the wider catchment area at Alford. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Glenkindie or towards facilities in the wider catchment area at Alford. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute to a household waste and recycling centre in Alford.
- Health facilities: All residential development may be required to contribute to the provision of additional capacity at Alford Medical Practice.

OP1: Land to the West of Glenkindie Bowling Club	Allocation: 6 homes
This is a newly allocated site. Development will be expected to be sympathetic to the rural character of the village. Planning permission in principle has previously been granted for 3 dwellings on part of this site. An updated tree survey will be required and development should seek to retain the row of mature trees along the north boundary of the site. An updated flood risk assessment may be required.	



HUNTLY

Vision

Huntly is a thriving town within one of the Strategic Development Plan Strategic Growth Areas. Significant new development is expected along the A96 corridor including in Huntly. Proposals to dual the A96 between Inverurie and Inverness by 2030 are likely to have impacts on the town but these are unlikely to affect current development opportunities. Future investment in transport infrastructure will increase the accessibility and attractiveness of Huntly as a place to live and will likely stimulate demand for both houses and opportunities for local employment. New development should still be promoted to meet existing demands but should not detract from Huntly's traditional character. Every opportunity should be taken to exploit the views of the surrounding terrain. Flooding continues to be a concern and development is promoted in locations that do not cause any detrimental impact to the town's flood resilience plans.

Natural and Historic Environment

The Bin Hill Local Nature Conservation Site (LNCS) is located to the north west of the settlement just outwith the settlement boundary.

There are two scheduled monuments in Huntly. The Huntly Castle Scheduled Monument lies within P1 with the Huntly Market Square symbol stone and standing stone which are situated at the heart of the conservation area and town centre.

Settlement Features

Protected Land	
P1	To conserve the open space including Cooper Park, the recreational ground and the setting of Huntly Castle as contributing to the green network.
P2	To conserve the cemetery.
P3 - P4	To conserve the landscape buffer and its contribution to the green network.
P5	To conserve the playing field as an amenity for the town.
P6	To conserve the cricket ground as an amenity for the town forming part of the green network.
P7	To conserve the football ground.
Reserved Land	
R1	For community uses and recreation.
Other Designations	
BUS1	Safeguarded for employment uses with part of the site still to be occupied.
BUS2	Safeguarded for employment uses within existing business park.
BUS3	Safeguarded for employment uses around the auction mart.
BUS4	Safeguarded for employment uses at existing industrial park depot.
CA	Huntly conservation area.
TC	Huntly town centre.

Flood Risk

- Huntly lies within an area identified by the Scottish Environment Protection Agency (SEPA) as being potentially vulnerable to flooding.
- Part of site OP1 is within the indicative flood plain and a detailed flood risk assessment will be required to establish the parts of the site that are suitable for development.
- Part of sites OP5, OP6 and BUS3 are located adjacent to SEPA's indicative 1 in 200 year flood risk area, or have a small water course running through or adjacent to the site.

- There are water courses close to the BUS1 and BUS4 sites, which may result in some part of these sites being at risk from flooding.
- All of these sites may require a flood risk assessment.

Services and Infrastructure

- Strategic drainage and water supply: A growth project at Huntly Waste Water Treatment Works has been completed.
- Primary education: Developers should seek to engage with the Council for proposals of 3 homes or more to establish capacity of Gordon Primary School.
- Secondary education: All residential development must contribute towards reconfiguration or permanent extension at the Gordon Schools.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Huntly. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Huntly. These may be identified in the Community Plan or relevant Community Action Plan.
- Health facilities: All residential development must contribute towards an extension of Huntly Health Centre.

Allocated Sites

OP1: Land to the north and west of Pirriesmill	Allocation: 485 homes
<p>This site was previously allocated as site H1 in the 2012 LDP. The site is situated to the east of the existing settlement with the River Bogie forming the most westerly boundary. The site is bisected by the railway line and at present, the site is accessed by a single rough track.</p> <p>Roads through Battlehill are unsuitable for development traffic and may be difficult to upgrade. Visibility on to the old A96 is currently substandard and significant development to improve the access infrastructure will be required with possible upgrade works to various road junctions required as well as a new crossing over the railway. A masterplan will be required for the site and should be prepared in conjunction with site OP2. A number of technical assessments are required in order to take this site forward and this should be discussed with Aberdeenshire Council as part of pre-application discussions.</p> <p>Design of housing should reflect the character of the existing settlement with units ranging in size to reflect market demand in the area. The layout of the site should take advantage, but not detract from the value of Battlehill as a key feature of the settlement.</p> <p>A flood risk assessment will be required. Development should not be situated on the most northern part of the site which is at highest risk from flooding, but should be directed instead towards contributing towards the open space requirement of the site, perhaps through riparian planting. Woodland planting and access/ recreation paths could be incorporated in the east and south boundaries to screen the development and integrate the development to the setting of Battlehill.</p> <p>A drainage impact assessment is required. Site OP1 is a steeply sloping site with a number of drainage channels and springs. These will need to be considered as part of the site drainage. Development of the site is likely to require to pump across the river as there are no sewers along the east of the River Bogie.</p> <p>It is expected that at least 121 affordable houses will be provided onsite by the developer,</p>	

integrated into the design of the development which should include a range of detached and semi-detached houses as well as flats.

OP2: Land at Ward Farm

Allocation: 105 homes

This site was previously allocated as site EH1 in the 2012 LDP. The site is constrained in similar ways to that of site OP1. A masterplan should be prepared in conjunction with OP1. The masterplan should identify where access is proposed. A number of technical assessments are required in order to take this site forward and this should be discussed with Aberdeenshire Council as part of pre-application discussions.

Design of housing should reflect the character of the existing settlement with units ranging in size to reflect market demand in the area. The layout of the site should take advantage, but not detract from the value of Battlehill as a key feature of the settlement. Woodland planting and access/ recreation paths could be incorporated in the eastern boundary to screen the development and integrate the development to the setting of Battlehill, as well as contributing to the open space requirement of the site and linking the site with site OP1.

A drainage impact assessment is required. Development of the site is likely to require to pump across the river as there are no sewers along the east of the River Bogie.

It is expected that 26 affordable houses will be provided onsite by the developer, integrated into the design of the development which should include a range of detached and semi-detached houses, as well as flats.

OP3: Land at Bogie Bridge

Allocation: 31 homes

This site was previously allocated as site EH2 in the 2012 LDP. There are some issues regarding access to this site and associated infrastructure feasibility. A flood risk assessment may be required in order to support of any application to assess flood risk from the River Bogie and an adequate buffer strip will be required which would also contribute towards open space within the site.

Development should seek to retain trees wherever possible on the southern part of the site known as Crows Wood. Felling of trees will only be permitted where this is shown to be necessary to provide adequate access and infrastructure necessary for development on this site and/ or sites OP1 and OP2.

A drainage impact assessment is required. Development of the site is likely to require to pump across the river as there are no sewers along the east of the River Bogie.

It is expected that 7 affordable houses will be provided onsite by the developer, integrated into the design of the development which should include a range of detached and semi-detached houses.

OP4: Land on Aberdeen Road

Allocation: 40 homes

This site was previously allocated as site EH3 in the 2012 LDP. The site is a suitable infill site situated to the east of the main settlement along Aberdeen Road, near to the main A96. The possible traffic impact at the junction to the A96 would have to be established as part of any planning application. Design of this site should reflect the style and type of housing found in

proximity and landscaping should consider the impact of development to Battlehill.

It is expected that 10 affordable houses will be provided onsite by the developer, integrated into the design of the development which should include a range of detached and semi-detached houses.

OP5: Old Toll Road

Allocation: 10 homes

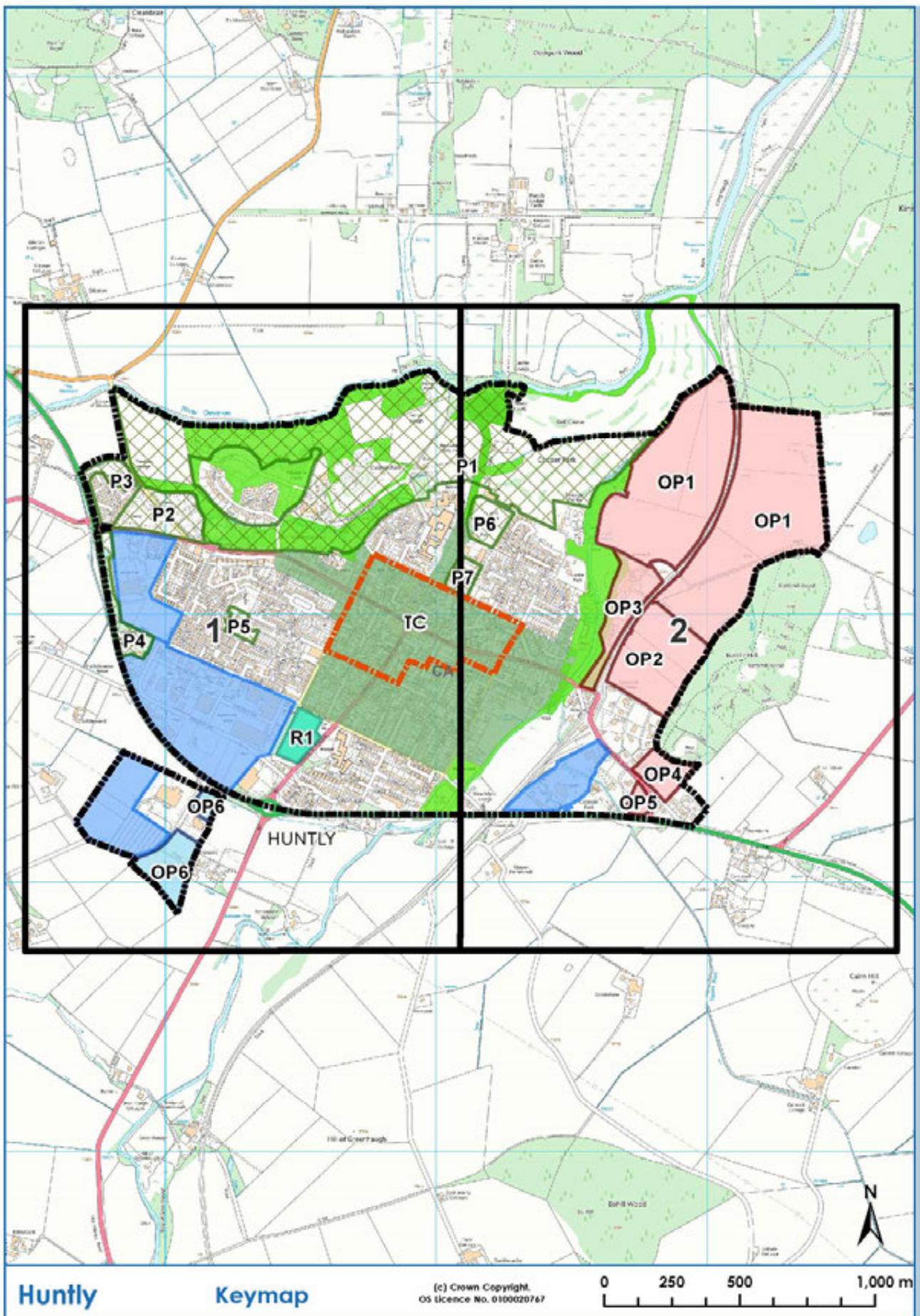
This site was previously allocated at EH4 in the 2012 LDP. It is situated on the most south eastern edge of the existing settlement and should be considered as an infill development opportunity. Access to the site should be taken from Aberdeen Road however consideration is required as to the most suitable point of access to the site given visibility constraints. Trees situated to the south of the site should be maintained in order to provide noise and visibility screening to the A96.

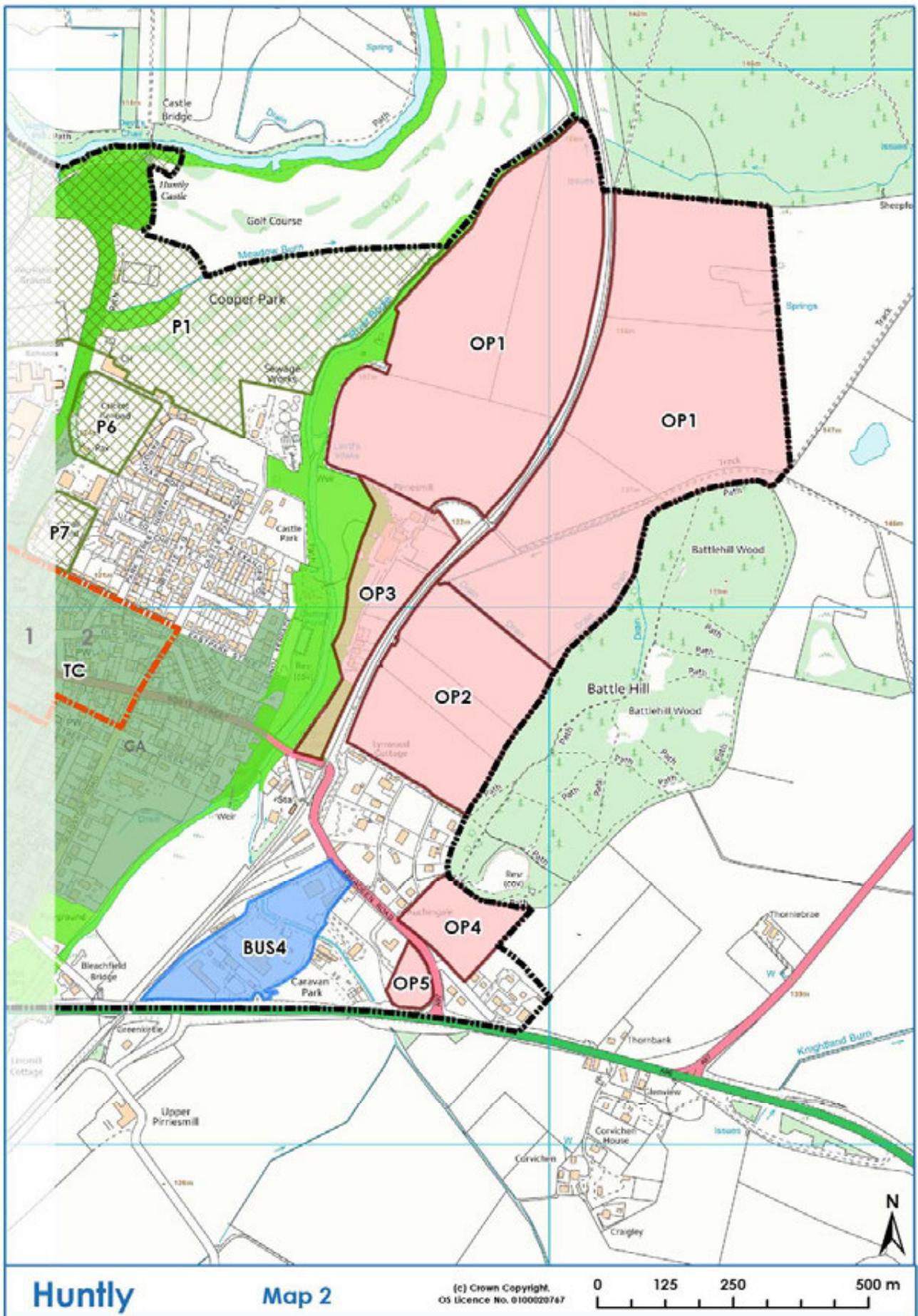
It is expected that 2 affordable houses will be provided onsite by the developer, integrated into the design of the development which should include a range of detached and semi-detached houses.

OP6: 4.5 ha Employment Land

Allocation: Employment uses

This site was previously allocated as site E1 in the 2012 LDP. Planning permission approved for extension to adjacent workshop.





Huntly

Map 2

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INCHMARLO

Vision

Inchmarlo is a largely self-contained continuing care retirement village situated to the west of Banchory. It is set within the context of Inchmarlo House and its extensive Historic Gardens which provide a very high quality scenic backdrop to the retirement village making it a unique and attractive place to live. Inchmarlo House acts as the main service point and offers specialist facilities for the community, including respite and medical care. An allocation has been made which will increase the provision of retirement accommodation in the village, to secure its long term future and viability.

Natural and Historic Environment

The Rive Dee Local Nature Conservation Sites (LNCS) is found along the southern edge of the settlement. The River Dee Special Area of Conservation, which includes all tributaries leading to the River Dee, is situated in close proximity to the settlement.

Settlement Features

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

Flood Risk

- Inchmarlo is in an area identified by the Scottish Environment Protection Agency (SEPA) as an area potentially vulnerable to flooding.
- A number of watercourses run through site OP1. A flood risk assessment may be required.

Services and Infrastructure

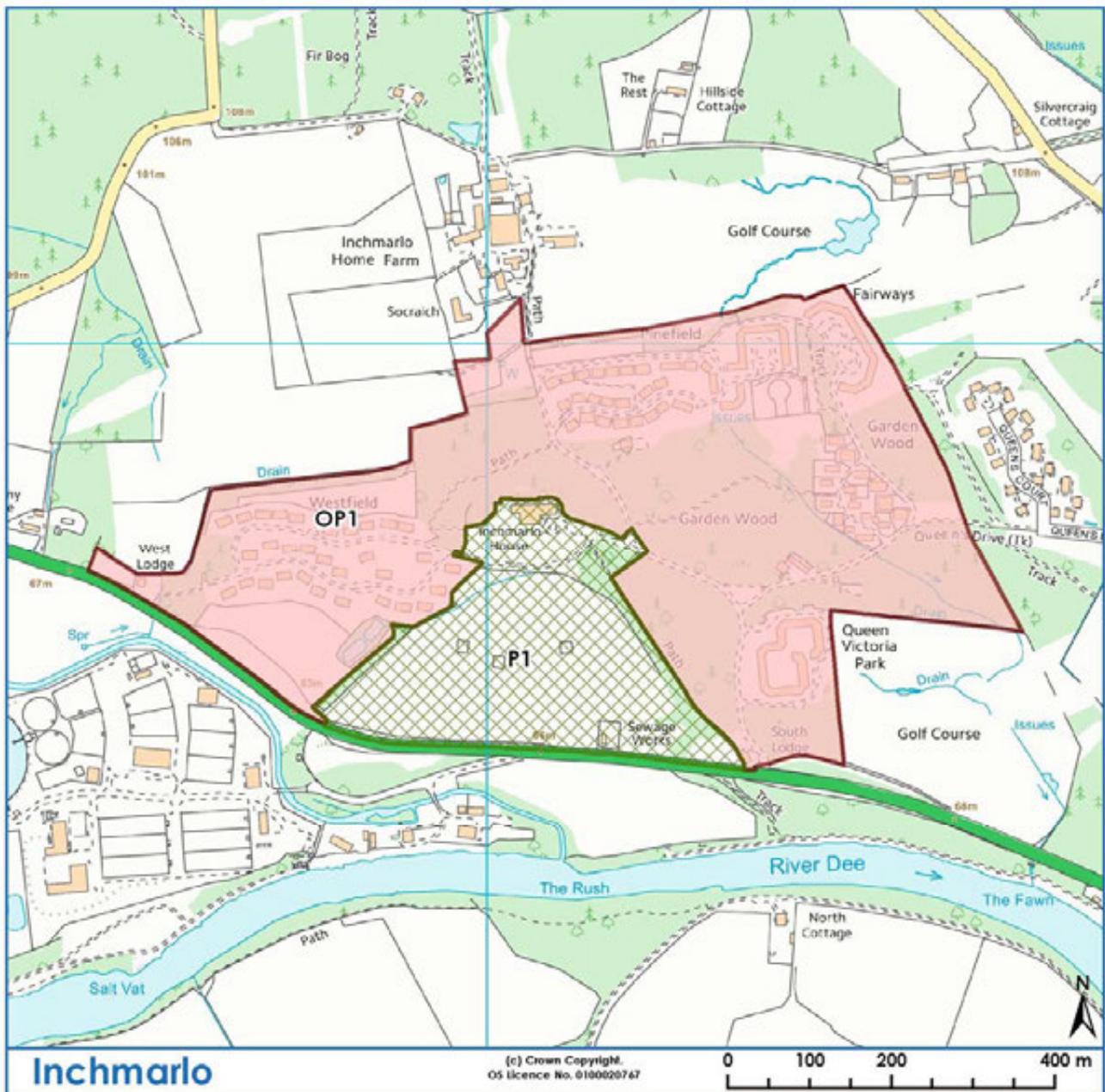
- Strategic drainage and water supply: The Inchmarlo Septic Tank is provided by and for the retirement community.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Inchmarlo or towards facilities in the wider catchment area at Banchory. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Inchmarlo or towards facilities in the wider catchment area at Banchory. These may be identified in the Community Plan or relevant Community Action Plan.
- Health facilities: All residential development must contribute towards a new health centre in Banchory.

Allocated Sites

OP1: Inchmarlo Continuing Care Community

Allocation: 60 homes

This site was previously allocated as site H1 in the 2012 LDP. Development of the site is intended to meet the retirement housing needs in the area. A masterplan for the site was approved by the Marr Area Committee in March 2015 and future development proposals are expected to reflect this. A method statement is required to take account of the potential impacts to the qualifying interests of the River Dee Special Area of Conservation. A flood risk assessment may be required if low lying areas are to be developed. Housing proposed should be designed in a way that meets the needs of the user but considers the style of the existing housing stock. Siting and landscaping should be undertaken to ensure that the P1 site of Inchmarlo House and its designed landscape is not compromised. Development must not have an adverse effect upon the use and amenity of the adjacent golf courses. There is a core path which ends at the eastern boundary of the site. Efforts should be made to include access to this route through the layout of the site.



KEIG

Vision

Keig is a small village which is situated in a scenic part of Donside. The settlement itself is linear in pattern with the primary school located in the heart of the village. An allocation to create new homes as well as opportunities for limited development through organic growth will help support the local primary school roll.

Natural and Historic Environment

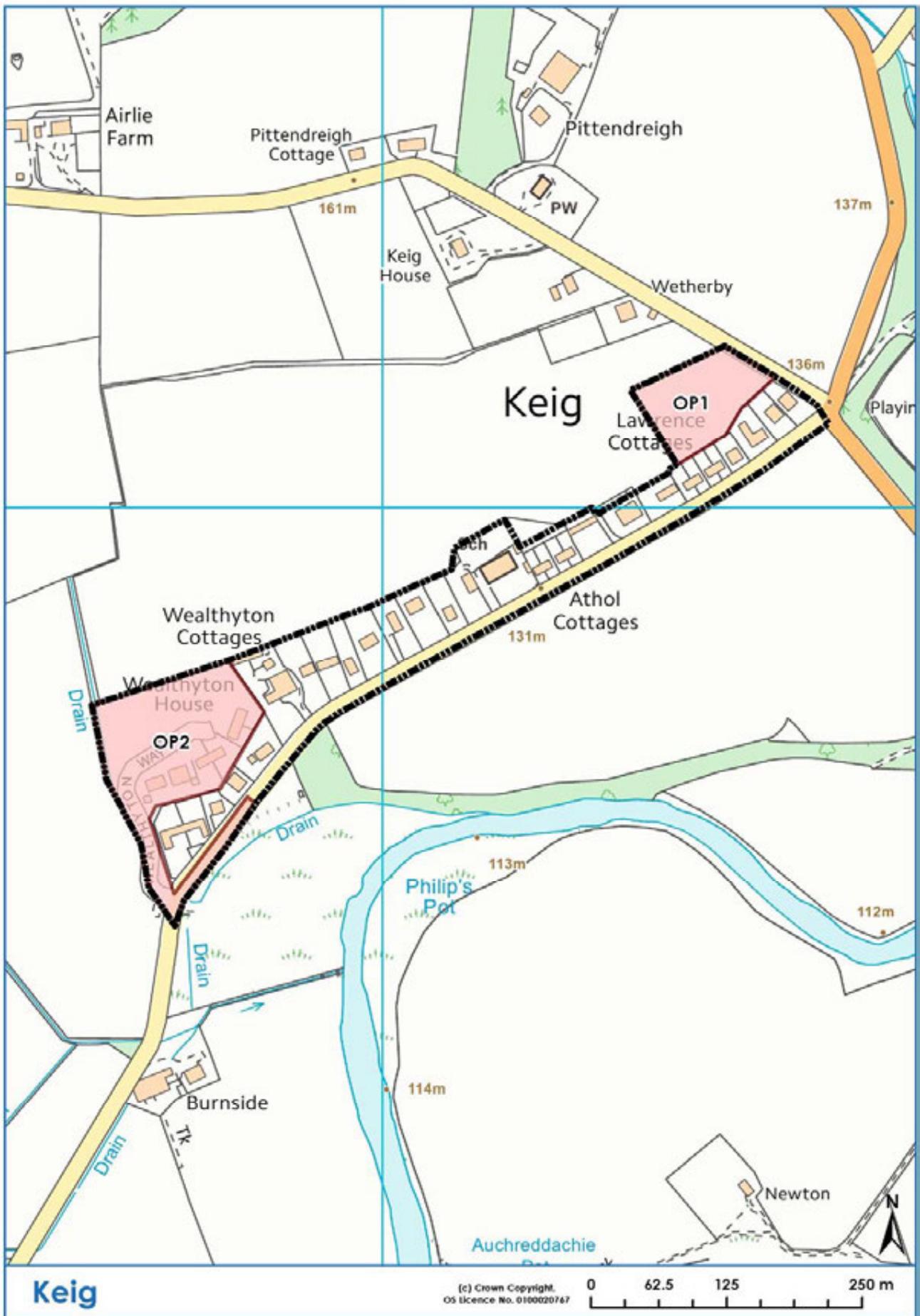
The settlement lies in close proximity to the Forbes Castle Gardens and Designed Landscape.

Services and Infrastructure

- Strategic drainage and water supply: Keig Septic Tank has insufficient 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.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Keig or towards facilities in the wider catchment area at Alford. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Keig or towards facilities in the wider catchment area at Alford. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute to a household waste and recycling centre in Alford.
- Health facilities: All residential development may be required to contribute to the provision of additional capacity at Alford Medical Practice.

Allocated Sites

OP1: Land North of Lawrence Cottages	Allocation: 5 homes
<p>This site was previously allocated as site H1 in the 2012 LDP and is identified as a site which is included to provide longer term opportunity for development. The site is situated to the north east of the existing settlement. Development should be designed in such a way that is sensitive to the existing housing stock and that which would typically be found in a rural Donside village. An extension to the footpath will be required providing a link to the school.</p> <p>It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. At least one housing plot should be specified as being for affordable housing. The developer should engage with Aberdeenshire Council regarding delivery of this element as part of the planning application process.</p>	
OP2: Land North of Braehead	Allocation: 11 homes
<p>This is a committed site, previously allocated as site ch1 in the 2006 Local Plan. Planning permission has been granted for 11 homes with the site coming forward on a plot by plot bases. The remaining capacity of the site is 4 homes.</p>	



KENNETHMONT

Vision

Kennethmont is a small village on the southern boundary of the Leith Hall estate policies, a designed landscape of national importance. The distillery is situated a short distance from the main settlement and acts as a key feature. It is important that development is sensitive to the surrounding designated and protected sites.

Kennethmont Distillery is situated a short distance away from the main settlement. It is an important local business and employer. It is important to recognise that the distillery and bonded warehouses are a significant public hazard and Policy D4 Hazardous developments and contaminated land will apply to all development in the vicinity. Development in the immediate area surrounding will not generally be promoted unless linked to the operation or expansion of the distillery, subject to relevant policies.

Natural and Historic Environment

The Kennethmont Local Natural Conservation Site lies on the eastern edge of the main settlement.

Kennethmonth is situated in close proximity to Leith Hall Gardens and Designed Landscape.

Settlement Features

<i>Protected Land</i>	
P1	To conserve the playing field and park as an amenity for the village.
P2	To conserve the setting and for nature conservation as part of the green network.
P3	To conserve the playing fields as an amenity for the village.
<i>Reserved Land</i>	
R1	To accommodate a car park for the cemetery.

Services and Infrastructure

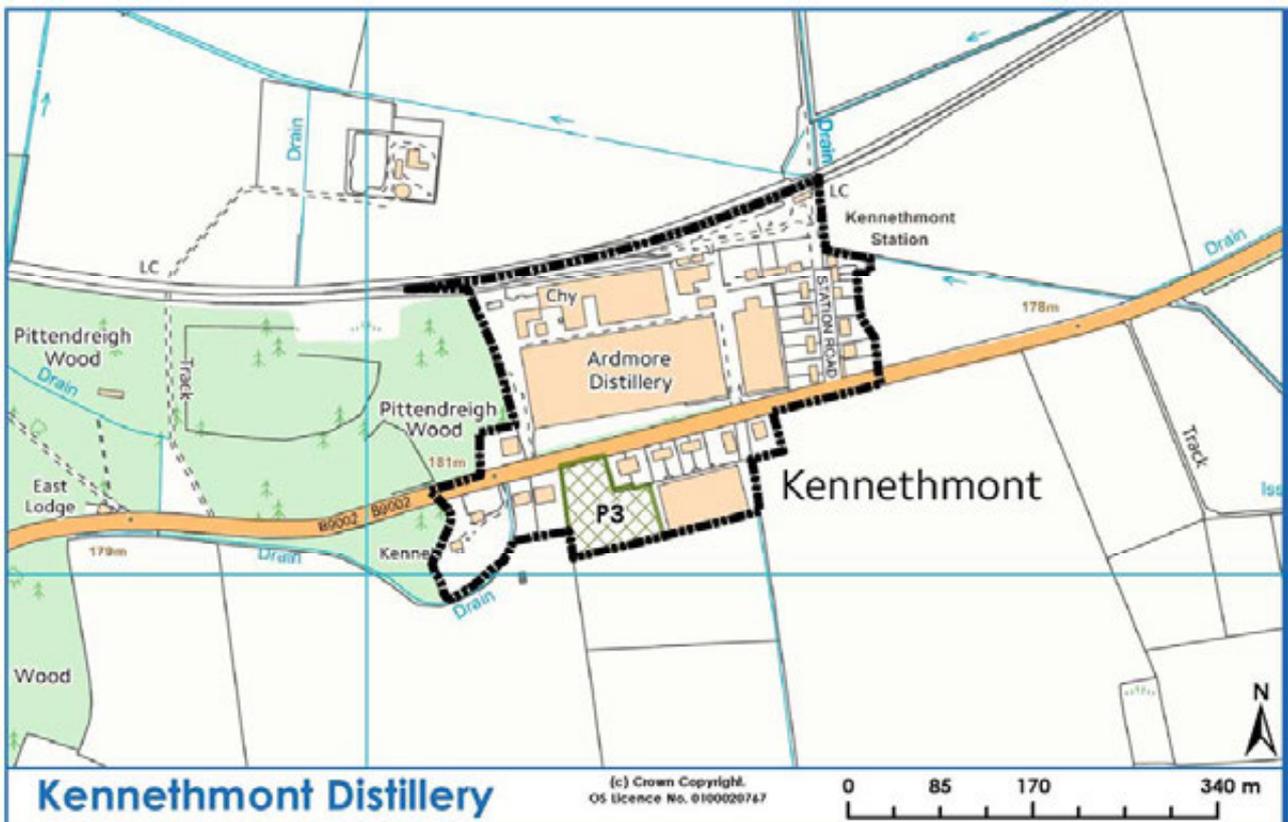
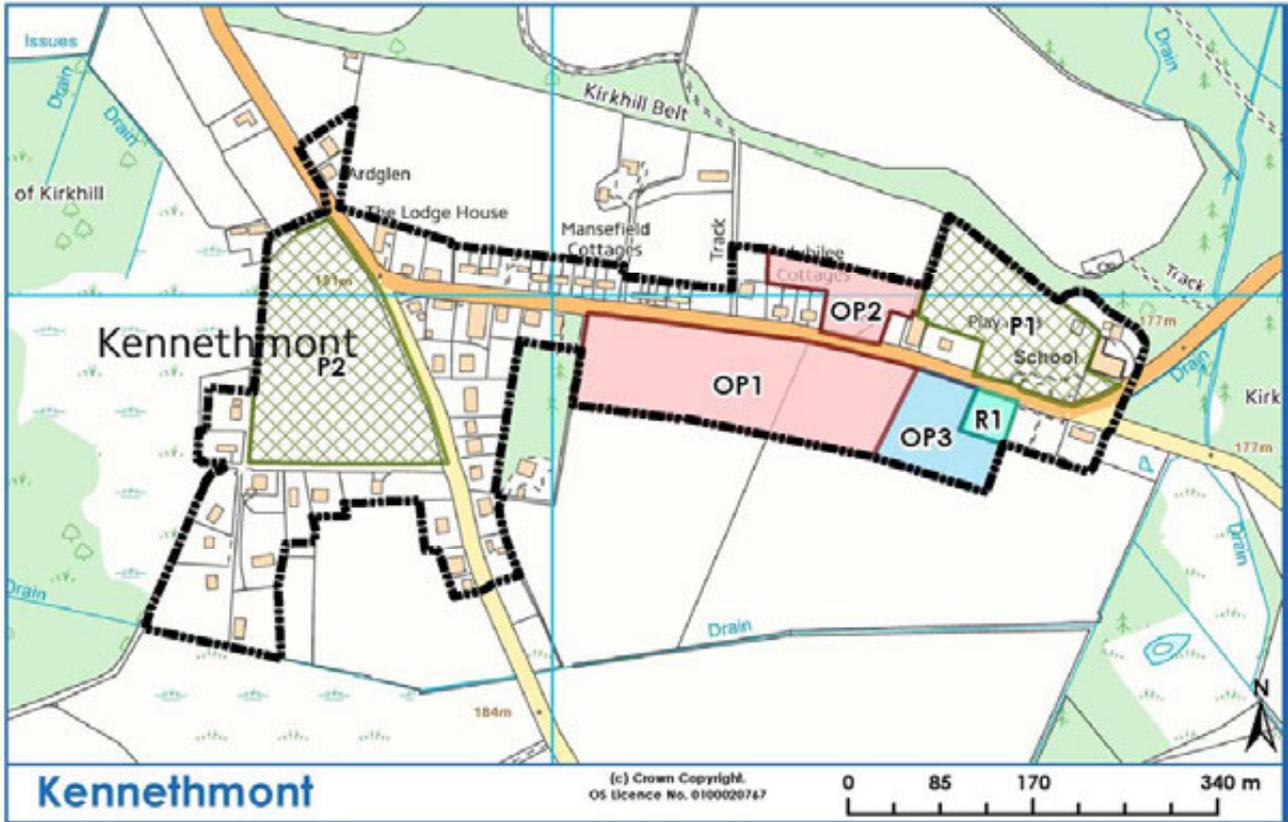
- Strategic drainage and water supply: Kennethmont Waste Water Treatment Works has insufficient capacity. A growth project will be initiated once development meets Scottish Water's criteria. Local water mains reinforcement may be required to facilitate new development.
- Secondary education: All residential development must contribute towards reconfiguration or permanent extension at the Gordon Schools.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Kennethmont or towards facilities in the wider catchment area at Huntly. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Kennethmont or towards facilities in the wider catchment area at Huntly. These may be identified in the Community Plan or relevant Community Action Plan.
- Health facilities: All residential development may require to contribute towards the reconfiguration of Rhynie Surgery to create additional capacity.

Allocated Sites

OP1: Land south of B9002	Allocation: 30 homes
<p>This site was previously allocated as site H1 in the 2012 LDP. The site is situated to the east of the main housing area and provides a large infill opportunity along the road to opposite the hall and close to the primary school. Burdens on the land imposed by The National Trust for Scotland have been removed by the Scottish Land Court in 2014 to allow development to come forward. Diversions to the water main and sewer situated to the north of the site may be required at the developers cost. The siting and design of the development should reflect the style of the existing housing in the development. There should be a range of house sizes in order to meet local demands.</p> <p>A water impact assessment will be required to look at the capacity at Clatt Service Reservoir. There is a water main and sewer within the boundary of the site. The developer should contact Scottish Water to discuss possible diversions.</p> <p>It is expected that 7 affordable houses will be provided onsite by the developer, integrated into the design of the development which should include a range of detached and semi-detached houses.</p>	

OP2: Land adjacent to Rannes Public Hall	Allocation: 5 homes
<p>This site was previously allocated as site H2 in the 2012 LDP. The site is an infill opportunity situated adjacent to the village hall in close proximity to the primary school. Burdens on the land imposed by The National Trust for Scotland have now been removed by the Scottish Land Court in 2014 to allow development to come forward. The siting and design of the development should reflect the style of the existing housing in the development.</p> <p>A water impact assessment will be required to look at the capacity at Clatt Service Reservoir.</p> <p>It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. At least one housing plot should be specified as being for affordable housing. The developer should engage with Aberdeenshire Council regarding delivery of this element as part of the planning application process.</p>	

OP3: Land opposite the school (0.6 ha)	Allocation: Employment uses
<p>This site was previously allocated as site E1 in the 2012 LDP. The site is situated adjacent to site OP1. Employment uses on this site should meet the demands of the local area and not be intrusive to residents already living in the village. A diversion on existing sewer may be required at cost to the developer.</p>	



KINCARDINE O'NEIL

Vision

Kincardine O'Neil is a village of historic significance and considerable character situated on the River Dee. The village is set within an extensive conservation area which covers a wide rural area and development should be sensitive to the existing character of the village. The community have access to village amenities which should be sustained and there are clear potential to promote tourism uses. Mixed use development will provide local opportunities for employment, without the need to travel, as well as contributing to the school roll at the primary school which is predicted to be significantly under capacity in 2016. Reasonable housing and employment allocations have been made to help the village prosper.

Natural and Historic Environment

The River Dee Special Area of Conservation (SAC), which includes all tributaries leading to the River Dee, is situated in close proximity to the settlement. The River Dee Local Nature Conservation Site (LNCS) is found along the southern edge of the settlement.

There is one scheduled monument within the settlement which is situated within site P3.

Settlement Features

Protected Land	
P1	To conserve the playing fields as an amenity for the village.
P2	To conserve the bowling green and tennis court as amenities for the village.
P3	To conserve the church and its setting.
Other Designations	
CA	Kincardine O'Neil conservation area.

Flood Risk

- Part of sites OP1, OP2 and OP3 are located within or adjacent to the Scottish Environment Protection Agency's (SEPA) indicative 1 in 200 year flood risk area. A flood risk assessment may be required for these sites.

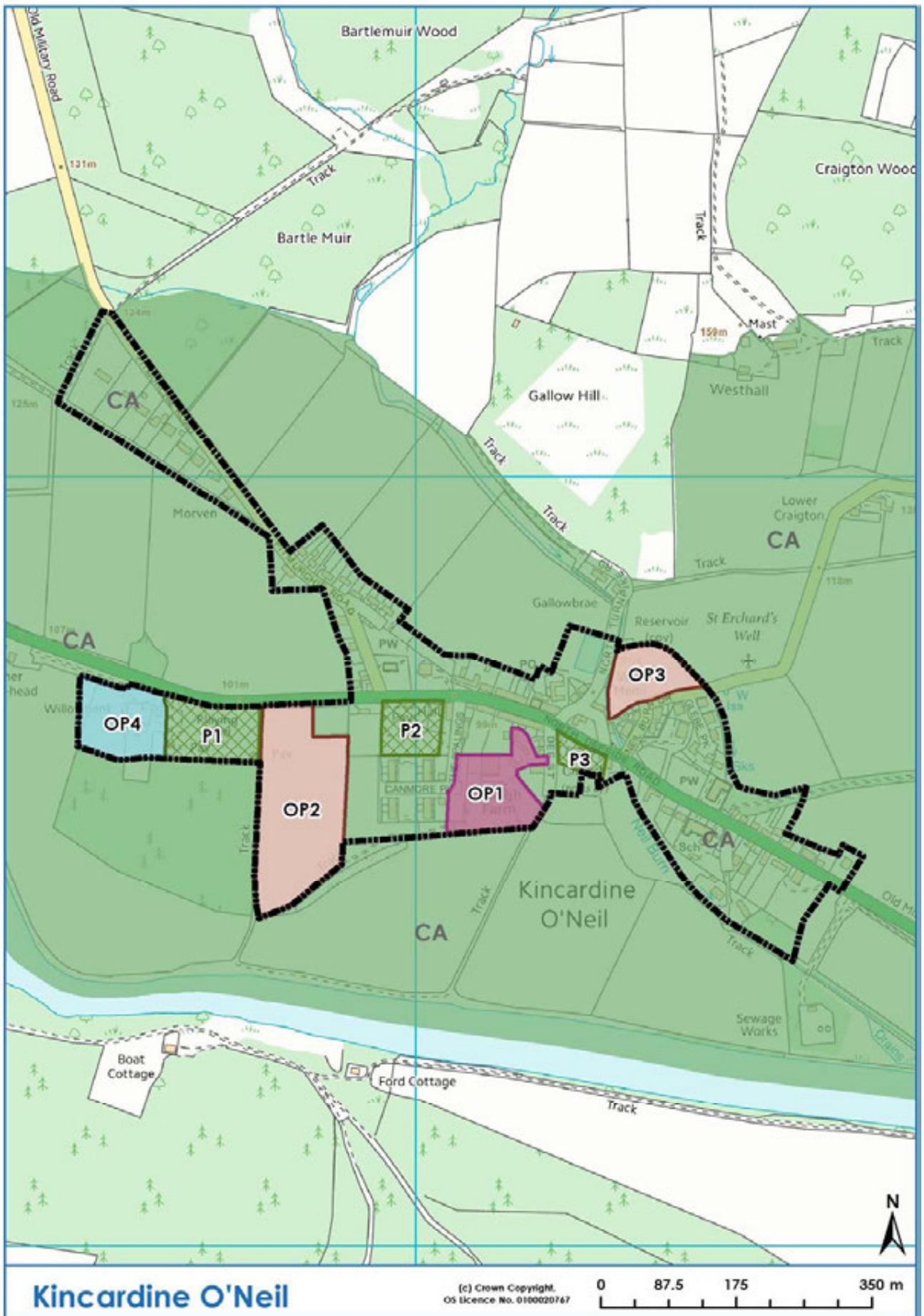
Services and Infrastructure

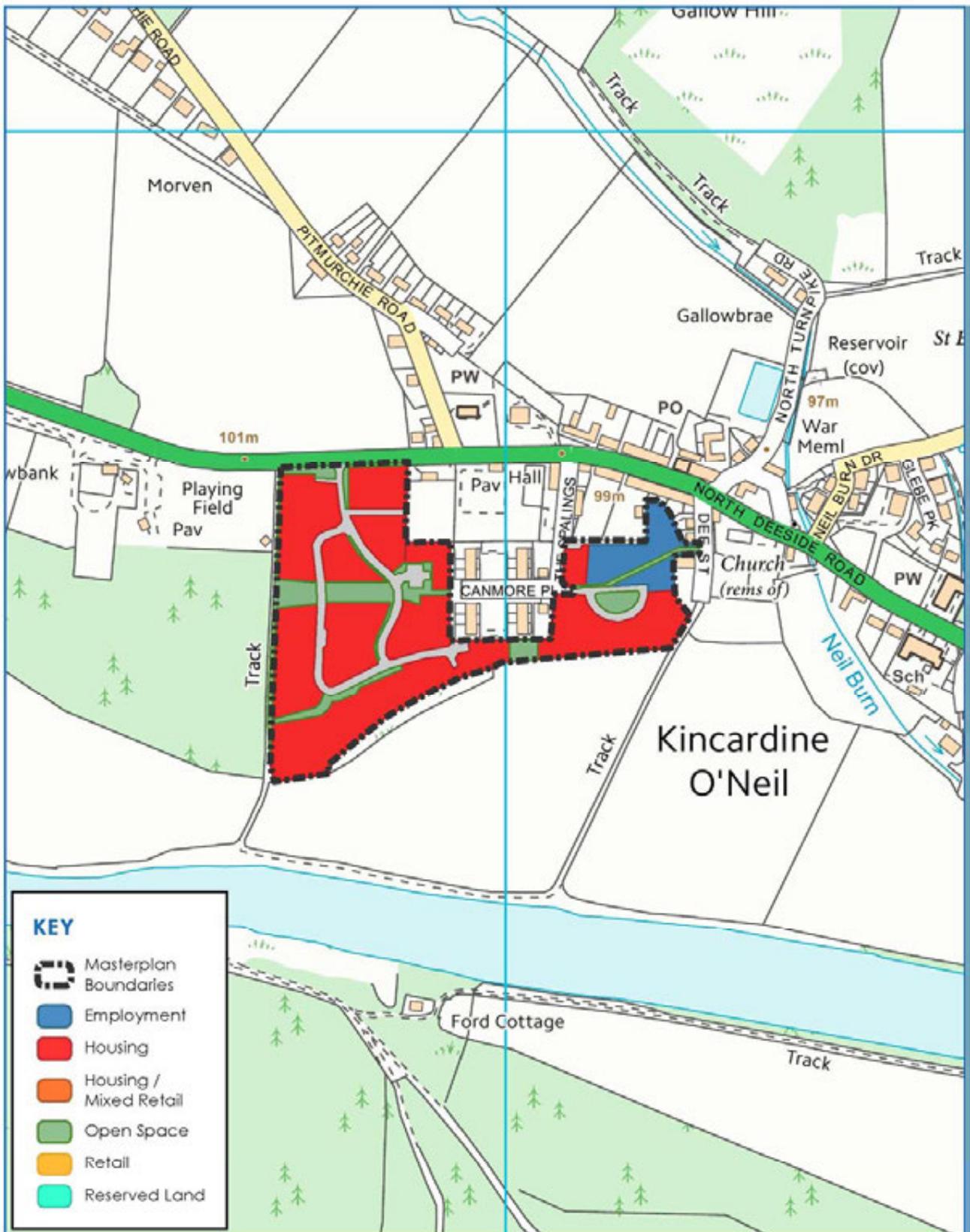
- Strategic drainage and water supply: Kincardine O'Neil Waste Water Treatment Works has limited capacity. A growth project will be initiated once development meets Scottish Water's criteria. Local water mains reinforcement may be required to facilitate new development.
- Secondary education: All residential development must contribute towards providing additional capacity at Aboyne Academy.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Kincardine O'Neil or towards facilities in the wider catchment area at Aboyne. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Kincardine O'Neil or towards facilities in the wider catchment area at Aboyne. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute to a household waste and recycling centre in Aboyne.

- Health facilities: All residential development must contribute towards an extension of Aboyne Health Centre or to a new health centre in Banchory.

Allocated Sites

OP1: Land at Haugh Farm	Allocation: Mix of uses including 8 homes and employment land
<p>This site was previously allocated as site M1 in the 2012 LDP. The site is situated to the south of the main village. A masterplan was agreed by the Marr Area Committee in December 2014 which incorporates both sites OP1 and OP2. Future development proposals should accord with the principles set out in this document, including the retention and conversion of the traditional buildings to be included within the employment land area.</p> <p>A flood risk assessment may be required. A construction method statement will be required to take account of the potential impacts to the qualifying interests of the River Dee SAC.</p> <p>The demand for water and wastewater capacity for the non-domestic element of this development will depend on the business uses proposed. Early engagement with Scottish Water is encouraged.</p> <p>It is expected that the development will come forward in 3 phases from 2016 with site OP1 following on from completion of site OP2.</p>	
OP2: Land west of Canmore Place	Allocation: 20 homes
<p>This site was previously allocated as site EH1 in the 2012 LDP. The site lies on the western edge of the village. A masterplan was agreed by the Marr Area Committee in December 2014 which incorporates both sites OP1 and OP2. Future development proposals should accord with the principles set out in this document</p> <p>A flood risk assessment may be required. A construction method statement will be required to take account of the potential impacts to the qualifying interests of the River Dee SAC.</p> <p>It is expected that the development will come forward in 3 phases from 2016.</p>	
OP3: Land at Gallowhill Road	Allocation: 8 homes
<p>This site was previously allocated as site EH2 in the 2012 LDP. The site is situated to the north of the existing settlement. Access point to the site should take advantage of infrastructure already in place. A flood risk assessment may be required. A construction method statement will be required to take account of the potential impacts to the qualifying interests of the River Dee SAC.</p> <p>It is expected that 2 affordable houses will be provided onsite by the developer, integrated into the design of the development.</p>	
OP4: Land at Willowbank	Allocation: 0.8ha employment land
<p>This site was previously allocated as site E1 in the 2012 LDP. The site is in use with permission previously approved for storage use. Any future development of the site will require a construction method statement to take account of the potential impacts to the qualifying interests of the River Dee SAC. Uses should be reflective of local demand and non-intrusive to the unique setting of the village.</p>	





Kincardine O'Neil Masterplan

Kincardine O'Neil

Associated Opportunity Sites: OP1 & OP2

Agreed Date: 16/12/2014

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KIRKTON OF TOUGH

Vision

Kirkton of Tough is a very small village situated just off the main A944 road. Kirkton of Tough is a typical traditional Donside settlement with roadside development and two more modern cul-de-sacs. The primary school serves as the main community facility and efforts should be made to sustain this by maintain or increasing the school roll. No new allocations are proposed to achieve this but limited development may be appropriate as part of organic growth of the settlement provided that the characteristics of the settlement are not compromised. Inappropriate infill development within the settlement boundary is controlled by protection of land.

Settlement Features

<i>Protected Land</i>	
P1	To conserve the woodland and burial ground and to protect the setting of the church and conserve amenity.
P2	To conserve amenity.

Services and Infrastructure

- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Kirkton of Tough or towards facilities in the wider catchment area at Alford. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Kirkton of Tough or towards facilities in the wider catchment area at Alford. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute to a household waste and recycling centre in Alford.
- Health facilities: All residential development may be required to contribute to the provision of additional capacity at Alford Medical Practice.



LOGIE COLDSTONE

Vision

Logie Coldstone is a village situated on the edge of the Cairngorms National Park. The village has a primary school which is projected to be significantly under capacity in 2016 as well as a village hall. These facilities are central to the community and by promoting growth in this settlement, development should contribute towards supporting these assets. A mixed use allocation has been made which it is hoped will sustain the existing community without compromising the character of the village. Logie Coldstone is also considered to be a settlement where organic growth may be supported.

Natural and Historic Environment

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

Flood Risk

- Logie Coldstone is in an area identified by Scottish Environment Protection Agency as an area potentially vulnerable to flooding.
- Pluvial risk has been identified at site OP1 it is also considered that there is a shallow groundwater table that could result in localised flooding.

Services and Infrastructure

- Strategic drainage and water supply: 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.
- Secondary education: All residential development must contribute towards providing additional capacity at Aboyne Academy.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Logie Coldstone or towards facilities in the wider catchment area at Aboyne. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Logie Coldstone or towards facilities in the wider catchment area at Aboyne. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute to a household waste and recycling centre in Aboyne.
- Health facilities: All residential development must contribute to an extension of Aboyne Health Centre.

Allocated Sites

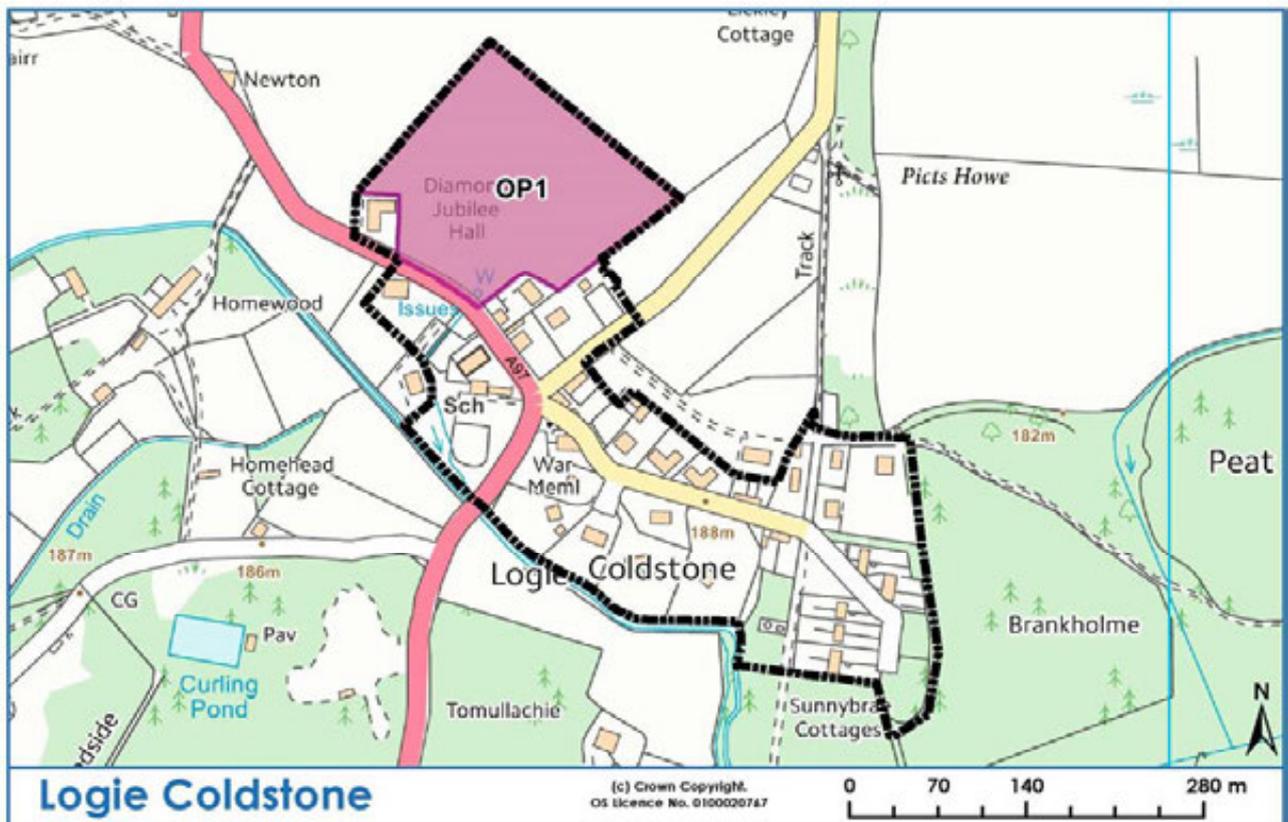
OP1: Land adjacent to Diamond Jubilee Hall	Allocation: Mix of uses including 25 homes and community uses
This site was previously allocated as site M1 in the 2012 LDP. The site is located to the north of the village behind the hall. Houses should be of a size and style proportionate to those already found and contribute towards meeting housing need in the village. Improvements to the village hall facilities and a new play area should be incorporated in development proposals. Design and landscaping of the site should be sensitive to the traditional characteristics of the village and surrounding countryside. A pedestrian/ cycle path connecting the development to the	

primary school will be required.

A drainage impact assessment will be required.

A construction method statement will be required to take account of the potential impacts of the qualifying interests of the River Dee Special Area of Conservation (SAC).

It is expected that affordable houses will be provided onsite by the developer and be integrated into the design of the development.



LUMPHANAN

Vision

Lumphanan is a small village lying to the north west of Banchory. Lumphanan is a traditional settlement with a number of local services including a primary school, a local shop and pub. These facilities should be sustained and opportunities for new community facilities should be encouraged. The village has a long standing consent but Lumphanan primary school would struggle to accommodate more development without significant investment in education provisions being made. The village is however identified as a settlement where organic growth may be supported.

Settlement Features

Protected Land	
P1	To conserve the setting of Lumphanan.
Reserved Land	
R1	For community facilities.

Flood Risk

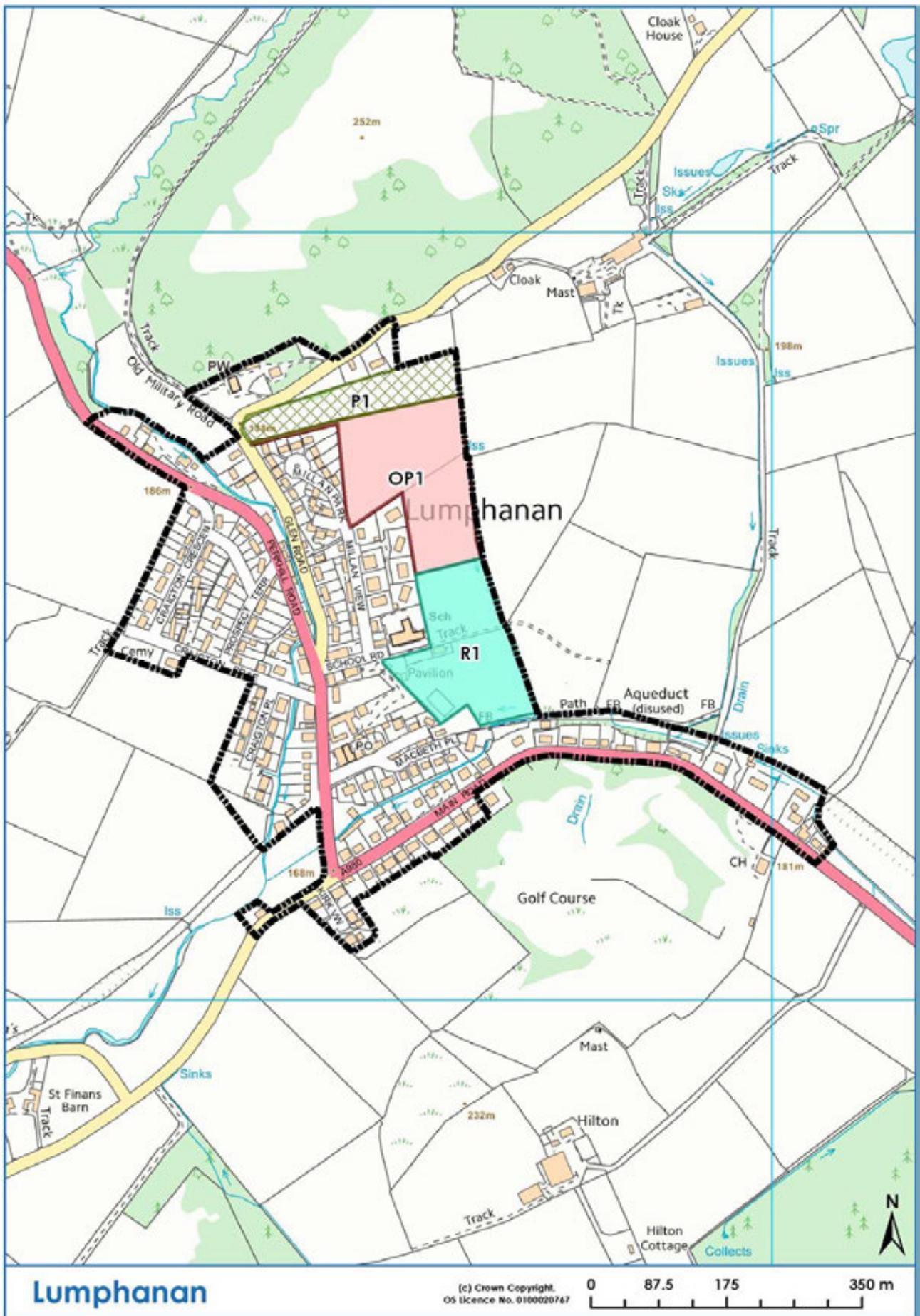
- Part of R1 has a small watercourse running adjacent to the site. A flood risk assessment may be required.

Services and Infrastructure

- Strategic drainage and water supply: There is currently capacity available at Lumphanan Waste Water Treatment Works, however should demand from committed development exceed available capacity Scottish Water will initiate a growth project.
- Secondary education: All residential development must contribute towards providing additional capacity at Aboyne Academy.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Lumphanan or towards facilities in the wider catchment area at Aboyne. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Lumphanan or towards facilities in the wider catchment area at Aboyne. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute to a household waste and recycling centre in Aboyne.
- Health Facilities: All residential development may require to contribute toward the extension of Torphins Health and Resource Centre.

Allocated Sites

OP1: Land at Milan Park	Allocation: 26 homes
This is a committed site, previously allocated as A/fh1 in the 2006 Local Plan. Planning permission has been granted for 26 houses. 8 houses are anticipated to be constructed prior to 2017 with the remaining 18 houses expected over the period to 2022.	



Lumphanan

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LUMSDEN

Vision

Lumsden is a traditional rural village which focuses around the main street running through the settlement. In the centre there is a village green with a play park and war memorial. This represents a key determinant of 'place' within Lumsden and should be protected as a core feature of the village. There is a reasonable allocation for new housing to help increase the primary school roll and support other community facilities.

Natural and Historic Environment

The Hill of Towanreef Local Nature Conservation Site is situated in close proximity to the settlement.

Settlement Features

Protected Land	
P1	To conserve the village square.
Other Designations	
BUS	Safeguarded for employment uses.

Flood Risk

- A small water course runs adjacent to the BUS site and a flood risk assessment may be required.

Services and Infrastructure

- Strategic drainage and water supply: Lumsden 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 as well as diversion to existing water mains that cross the allocated sites.
- Secondary education: All residential development must contribute towards reconfiguration or permanent extension at the Gordon Schools.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Lumsden or towards facilities in the wider catchment area at Alford. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Lumsden or towards facilities in the wider catchment area at Alford. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute to a household waste and recycling centre in Alford.
- Health facilities: All residential development may require to contribute towards the reconfiguration of Rhynie Surgery to create additional capacity.

Allocated Sites

OP1: Land at Smithy Lane	Allocation: 30 homes
This site was previously allocated as site H1 in the 2012 LDP and is identified as a site which is included to provide opportunity for development should there be demand. The site is situated to	

the south east of the village square. Access to the site is somewhat constrained given that the most suitable access point to the site would be via Smithy Lane however this street is narrow and consideration as to the traffic impact and alternative access points should be made. The design of the development should follow that already seen in the layout of the village.

There is a water main crossing the site and the developer should contact Scottish Water to discuss a possible diversion.

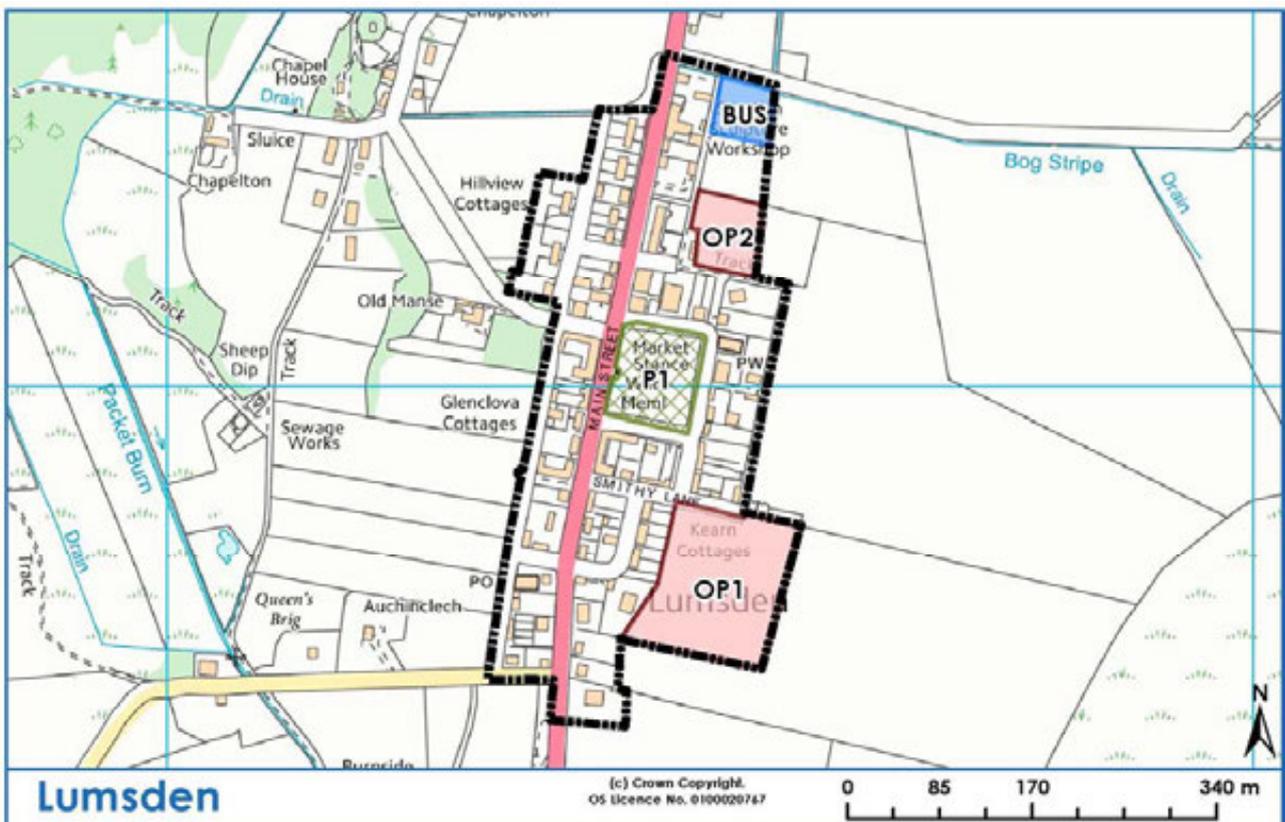
It is expected that 7 affordable homes will be provided onsite by the developer and be integrated into the design of the development.

OP2: Land east of Main Street

Allocation: 6 homes

This site was previously allocated as site EH1 in the 2012 LDP for affordable housing. This use restriction is not continued however a contribution towards affordable housing provision will be expected. The site is identified as a site which is included to provide opportunity for development should there be demand. The design of the development should seek to continue to existing street pattern found within the settlement. Development may trigger requirement for emergency access to be established and should be discussed with the Council at an early stage.

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



MONYMUSK

Vision

Monymusk is a popular village of historical significance situated within a conservation area, where the village square forms the central point. The village has been subject to recent housing development with a further site committed. It is important that development is sensitive to the existing unique character of the village and seeks to enhance the sense of place and community facilities already available. Given the recent development it is appreciated that no additional development should be considered at this time to allow the village to consolidate and react to the level of growth.

Natural and Historic Environment

Part of the settlement lies within the Monymusk House Gardens and Designed Landscape.

Settlement Features

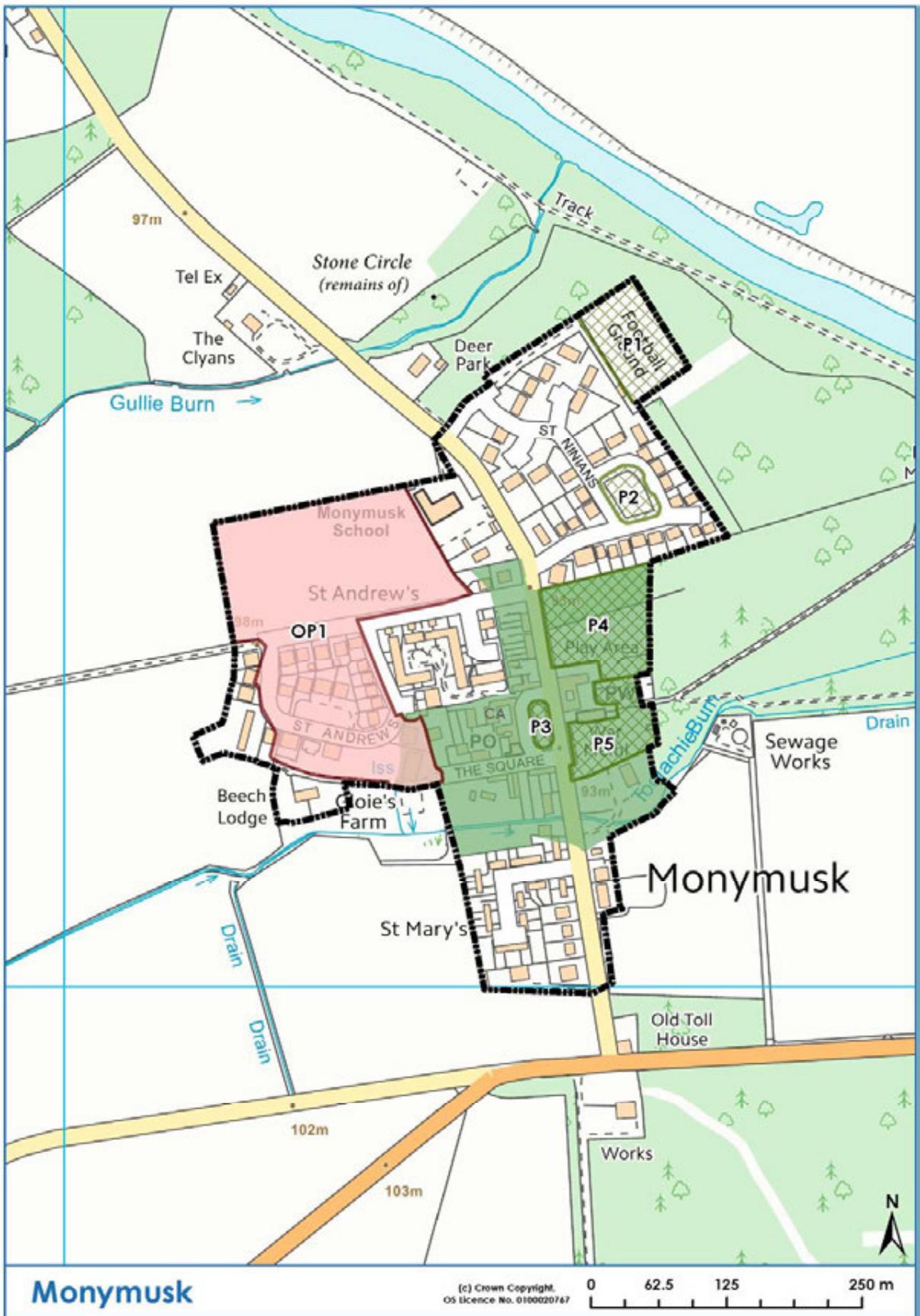
Protected Land	
P1	To conserve the playing field/ football pitch as a local amenity.
P2	To conserve the amenity area.
P3	To conserve the village square.
P4	To conserve the play area as a local amenity.
P5	To conserve the burial ground and setting of the church.
Other Designations	
CA	Monymusk conservation area.

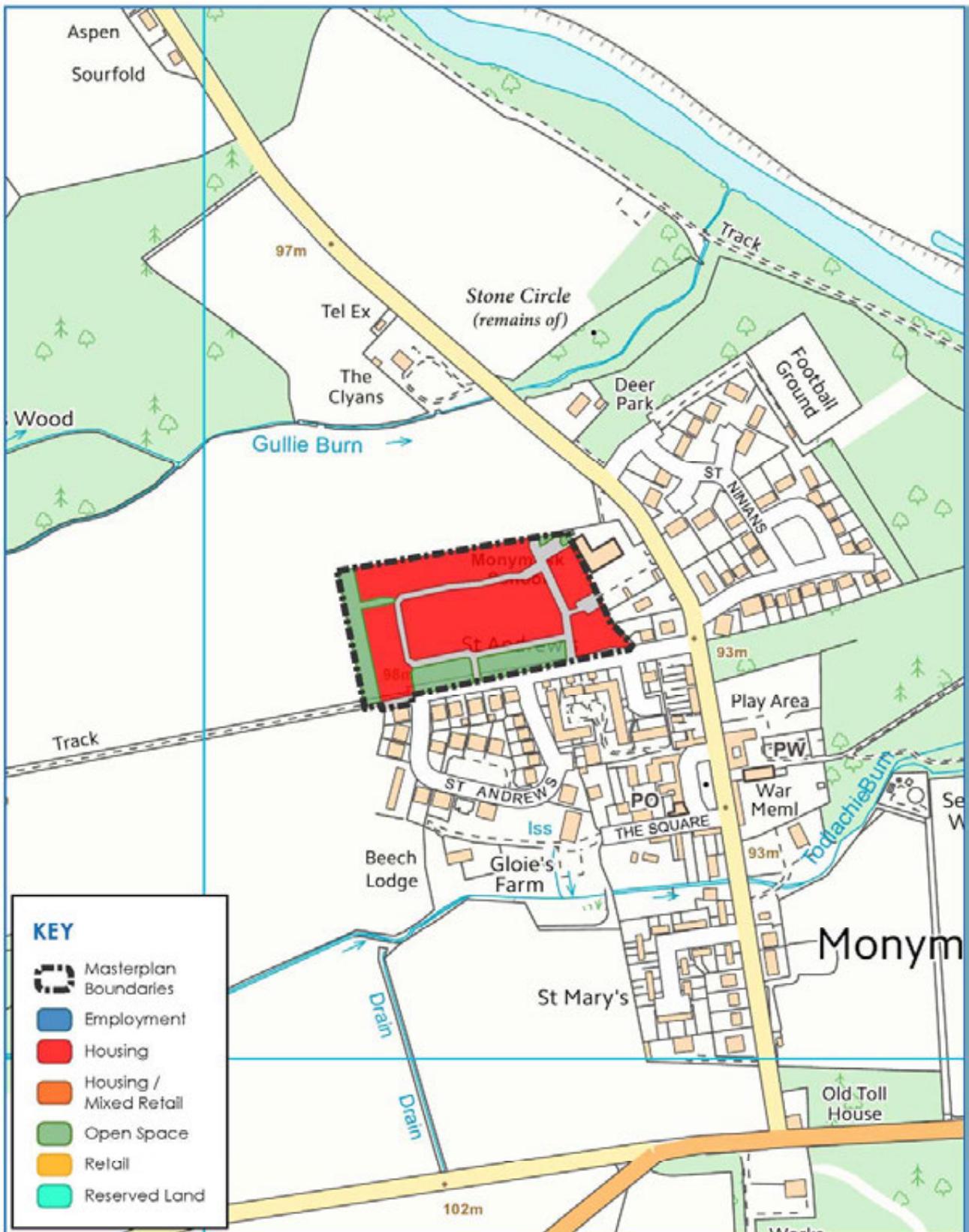
Services and Infrastructure

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

Allocated Sites

OP1: Land West of Monymusk School	Allocation: 43 homes
This is a committed site, previously allocated as EH1 in the 2012 LDP. Full planning permission has been granted for 44 houses with the site now under construction.	





MUIR OF FOWLIS

Vision

Muir of Fowlis is a small village in close proximity to Alford. Development in the settlement in recent times has been of small groups within an organic pattern of small farms and converted outbuilding. A 6 house development, proposed for completion in 2016 represents the largest single development in the village. Appropriate use of the organic growth policy will be required in order to contain the spread of the village along the main road.

Settlement Features

Protected Land	
P1	To conserve the playing field/ football pitch as forming part of the green network.
P2	To conserve the amenity area.
Other Designations	
BUS	Safeguarded for employment uses and is partially developed.

Flood Risk

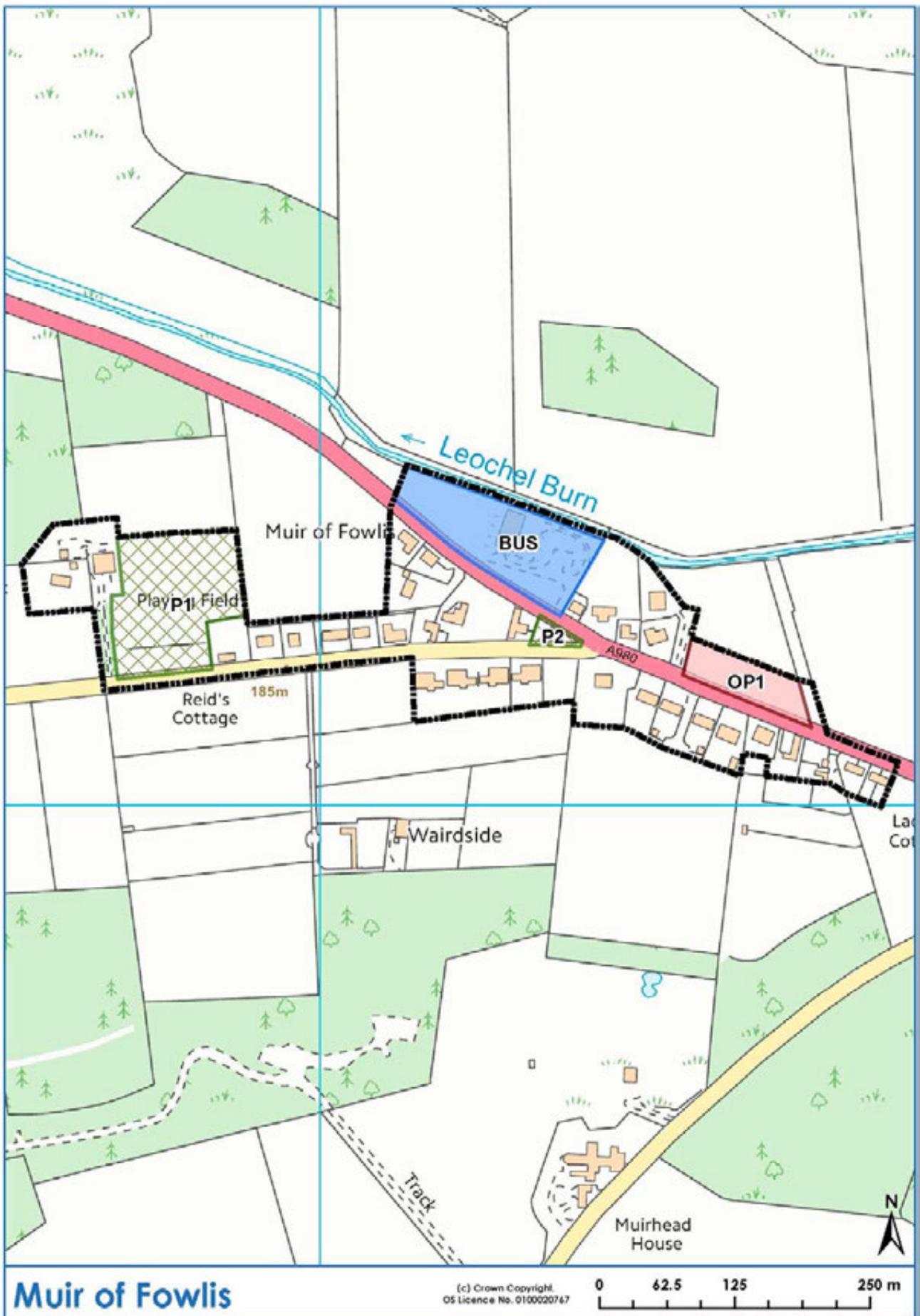
- Sites OP1 and BUS1 are adjacent to the indicative extent of the Leochel Burn. A flood risk assessment may be required

Services and Infrastructure

- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Muir of Fowlis or towards facilities in the wider catchment area at Alford. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Muir of Fowlis or towards facilities in the wider catchment area at Alford. These may be identified in the Community Plan or relevant Community Action Plan.
- Health facilities: All residential development may be required to contribute to the provision of additional capacity at Alford Medical Practice.

Allocated Sites

OP1: Land Opposite the Manse	Allocation: 6 homes
This is a committed site, previously allocated as fh1 in the 2006 Local Plan. Planning permission has been granted for 6 houses with completion of development anticipated either during 2016 or the early part of the plan period. A flood risk assessment may be required.	



RHYNIE

Vision

Rhynie is a traditional market village situated between Huntly and Alford. The village follows a grid street pattern with the main street and village square being prominent features. The character of the village should be safeguarded. The remoteness of Rhynie means that demand for housing is low and it has not been subjected to speculative development, but nevertheless allocations made aim to support village amenities and services, such as the primary school. In addition, Rhynie is also identified as a settlement where organic growth may be supported.

Settlement Features

Protected Land	
P1	To conserve the village square as a key asset of the village.
P2	To conserve the playing field and setting of the church.
P3	To conserve the strategic landscape buffer.
P4	Protected to conserve the playing field.
Other Designations	
BUS	Safeguarded for employment uses of which part of the site is in use.

Services and Infrastructure

- Strategic drainage and water supply: Rhynie 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.
- Secondary education: All residential development must contribute towards reconfiguration or permanent extension at the Gordon Schools.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Rhynie or towards facilities in the wider catchment area at Huntly. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Rhynie or towards facilities in the wider catchment area at Huntly. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute to a household waste and recycling centre in Alford or Inch.
- Health facilities: All residential development may require to contribute towards the reconfiguration of Rhynie Surgery to create additional capacity.

Allocated Sites

OP1: Land north of Richmond Avenue	Allocation: Mix of uses including 25 homes and 0.6 ha employment land
<p>This site was previously allocated as site M1 in the 2012 LDP. The site is situated opposite Rhynie Business Park off of the main road. Access should be taken from Richmond Avenue with the site being designed in such a way as to integrate with the style and character of the settlement. Upgrades required to the road should be to an adoptable standard. There should be a mix of detached, semi-detached and terraced housing. The employment allocation should be utilised in a way that meets current and potential future demands.</p>	

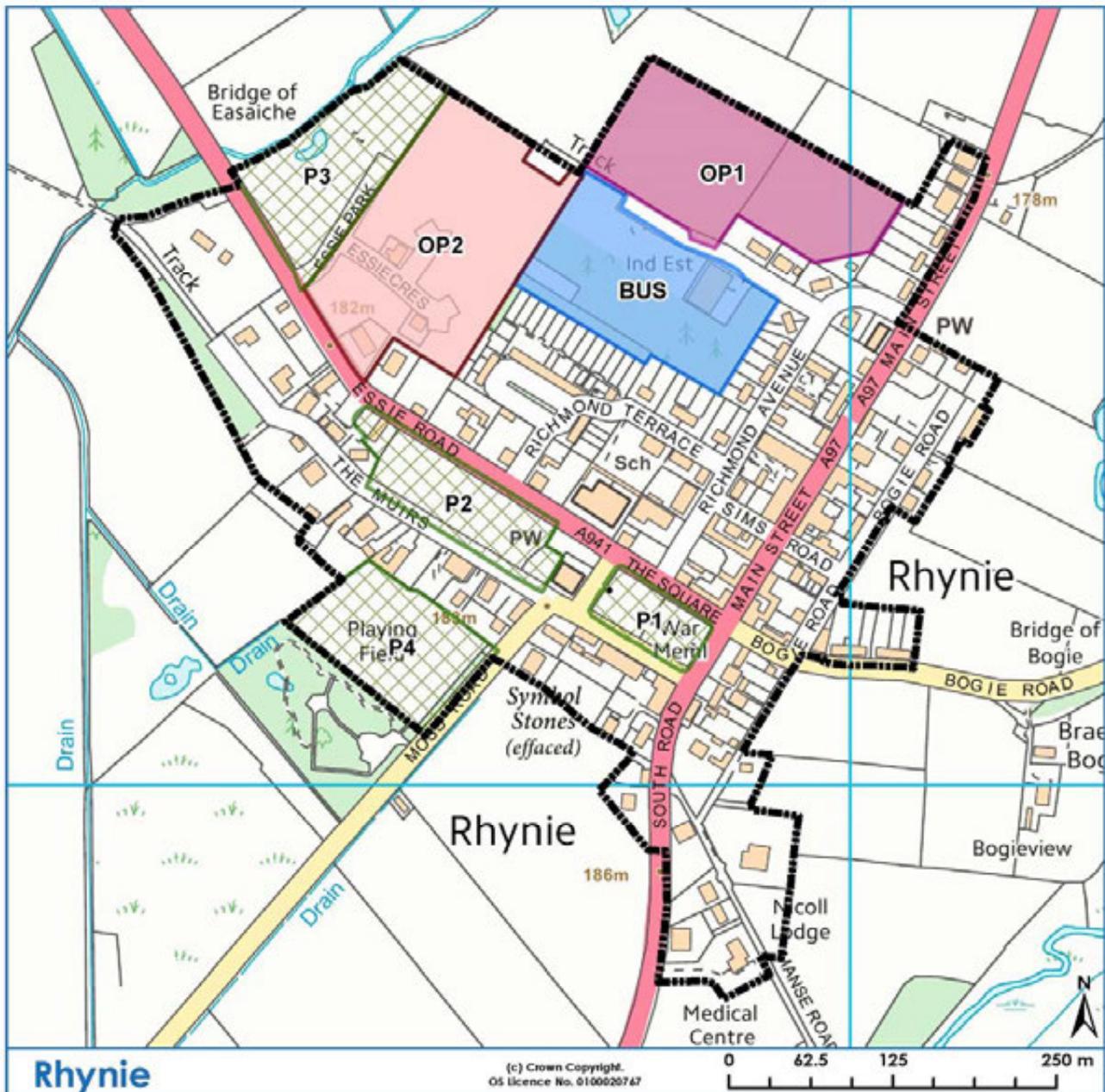
A water impact assessment will be required to look at capacity at Clatt Service Reservoir. The demand for water and wastewater capacity for the non-domestic element of the development will depend on the business uses proposed. Early engagement with Scottish Water is encouraged.

It is expected that 5 affordable houses will be provided onsite by the developer, integrated into the design of the development.

OP2: Land at Essie Road

Allocation: 34 homes

This is a committed site previously allocated as sites eh1 and fh1 in the 2006 Local Plan. Planning permission has been granted for 34 homes with the site coming forward on a plot by plot bases. The remaining capacity of the site is 32 homes.



RUTHVEN

Vision

Ruthven is a small village along a single carriageway road where housing is centred on the crossroads dividing the settlement. There are a number of traditional buildings within the settlement and every effort should be made to preserve these, where possible. In addition to an allocation for housing, Ruthven has been identified as a settlement where limited organic growth may be supported in order to support the primary school roll.

Natural and Historic Environment

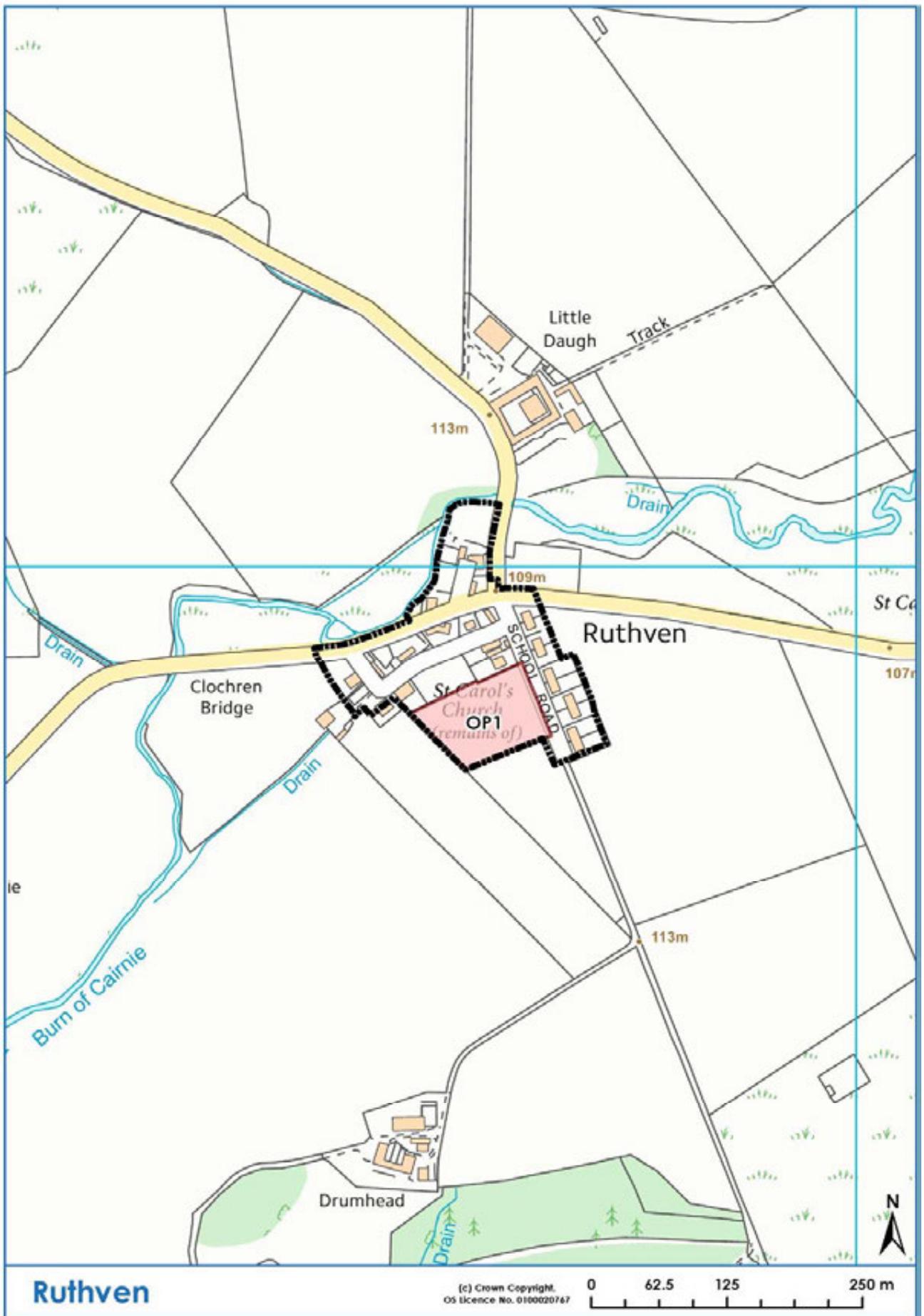
The Bin Hill Local Nature Conservation Site is situated in close proximity to the settlement.

Services and Infrastructure

- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Ruthven or towards facilities in the wider catchment area at Huntly. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Ruthven or towards facilities in the wider catchment area at Huntly. These may be identified in the Community Plan or relevant Community Action Plan.
- Health facilities: All residential development will require to contribute towards an extension of Huntly Health Centre.

Allocated Sites

OP1: School Road	Allocation: 8 homes
<p>This site is previously allocated as site EH1 in the 2012 LDP. The site is situated to the south of Ruthven to the west of School Road with existing residential uses to the north and east with open countryside to the south and west. The development should be designed in a way that considers the style of the other properties in the local area. Effort should be made to retain the trees along the walled boundary to the north of the site. Road improvements will be required to increase visibility from School Road.</p> <p>It is expected that 2 affordable houses will be provided onsite by the developer, integrated into the design of the development.</p>	



STRACHAN

Vision

Strachan is a small village situated a short distance from Banchory. The settlement is linear in pattern with much of the housing situated on the north side of the road. An infill site has been identified for up to 15 new homes. Strachan also falls within settlements where organic growth may be supported. There is a primary school and a village hall within the settlement which will be supported through appropriate growth of the village.

Natural and Historic Environment

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

Settlement Features

Protected Land	
P1	To conserve the playing field/ football pitch as an amenity for the community.

Flood Risk

- Site OP1 is situated on a steep sided slope which may increase flood risk downstream. There is a small watercourse running to the west of the site. A flood risk assessment may be required.

Services and Infrastructure

- Strategic drainage and water supply: There is limited capacity at Banchory Waste Water Treatment Works. A growth project will be initiated once development meets Scottish Water's criteria. Local water mains reinforcement may be required to facilitate new development.
- Secondary education: All residential development must contribute to the provision of additional capacity for secondary education.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Strachan or towards facilities in the wider catchment area at Banchory. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Strachan or towards facilities in the wider catchment area at Banchory. These may be identified in the Community Plan or relevant Community Action Plan.
- Health facilities: All residential development must contribute towards a new health centre in Banchory.

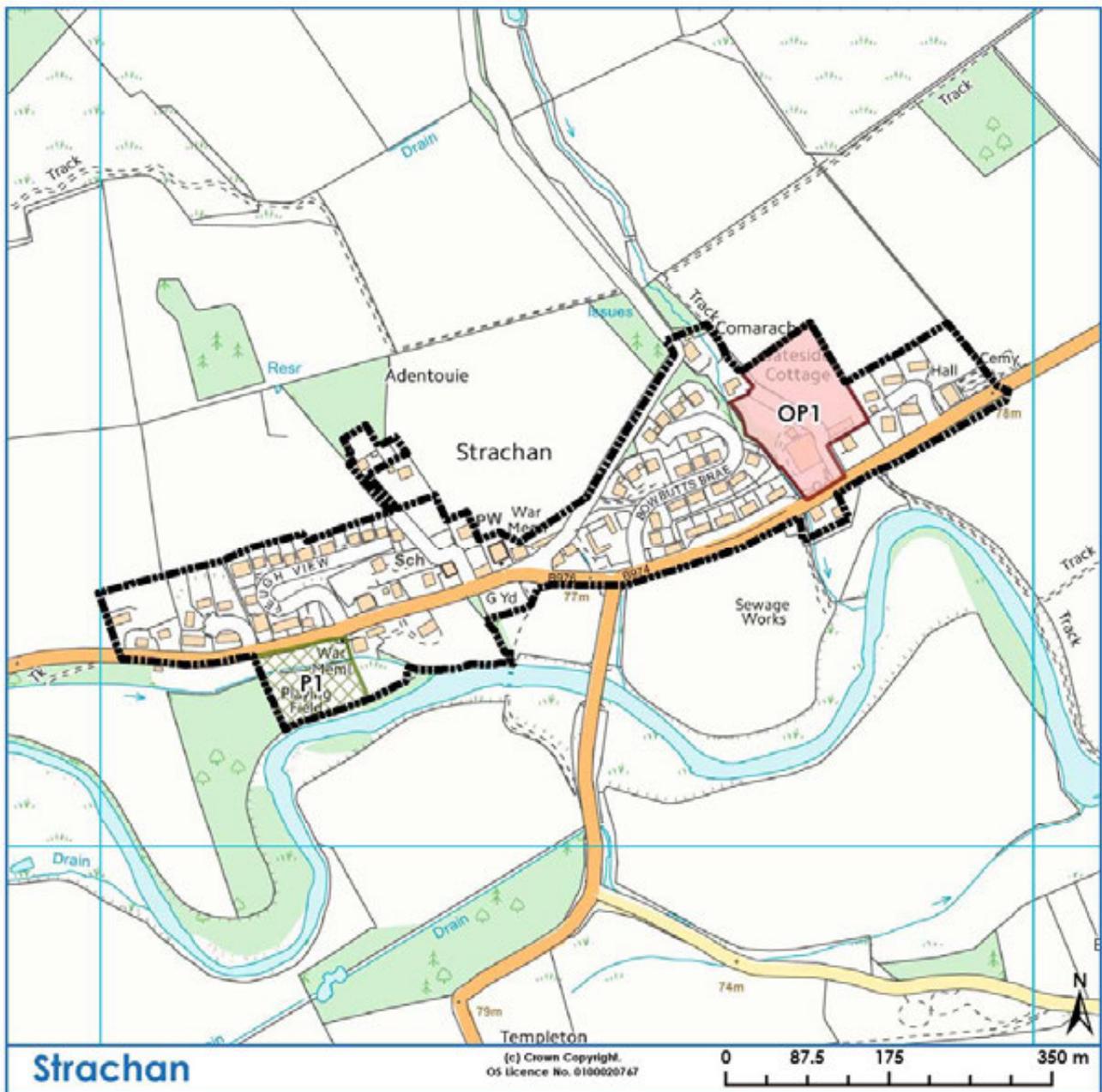
Allocated Sites

OP1: Land at Gateside Cottage	Allocation: 15 homes
This site was previously allocated as site H1 in the 2012 LDP. The site currently forms part of a farm unit. The site is constrained in respect to its gradient but it is expected that this can be overcome with good site layout and design. Access to the site should be taken from the existing farm access which should be upgraded. A pedestrian access will be required between the site and the Bowbutts development to the west of the site. A flood risk assessment may be required	

to consider the potential flood risk from adjacent water source and culverts. The design of the development should be sensitive to the existing settlement and take advantage of the views without compromising the landscape features surrounding the village. The traditional U-shaped steading and stone dyke to the front of the site should be retained and integrated into site design, if possible.

A construction method statement will be required to take account of the potential impacts of the qualifying interests of the River Dee Special Area of Conservation (SAC).

It is expected that 3 affordable houses will be provided onsite by the developer and be integrated into the design of the development.



TARLAND

Vision

Tarland is a traditional village set in the Howe of Cromar. Tarland has significant historical interest reflected in the village's features and character. Tarland has access to a range of local facilities including a parish church, primary school, village hall, two pubs and local shops. These are centred round the village square at the heart of the village. This is important for the "sense of place" in the village and should be maintained. Tarland has been given modest housing and business land allocations to reflect both the scale of the community and the levels of need.

Natural and Historic Environment

The River Dee Special Area of Conservation (SAC), which includes all tributaries leading to the River Dee, is situated in close proximity to the village. The Howe of Cromar Local Nature Conservation Site (LNCS) is located in close proximity to the north of the settlement boundary.

Settlement Features

Protected Land	
P1	To conserve the playing field as an amenity for the village.
P2	To conserve the amenity area.
P3	To conserve the landscape buffer.
Reserved Land	
R1	For a cemetery extension.
Other Designations	
BUS	Safeguarded for employment uses. A biomass store has full planning permission in place.

Flood Risk

- Tarland is within an area identified by the Scottish Environment Protection Agency (SEPA) as an area potentially vulnerable to flooding.
- Parts of site OP1 and OP3 are located adjacent to SEPA's indicative 1 in 200 year flood risk area, or have a small watercourse running through or adjacent to the site. A flood risk assessment may be required for these sites.

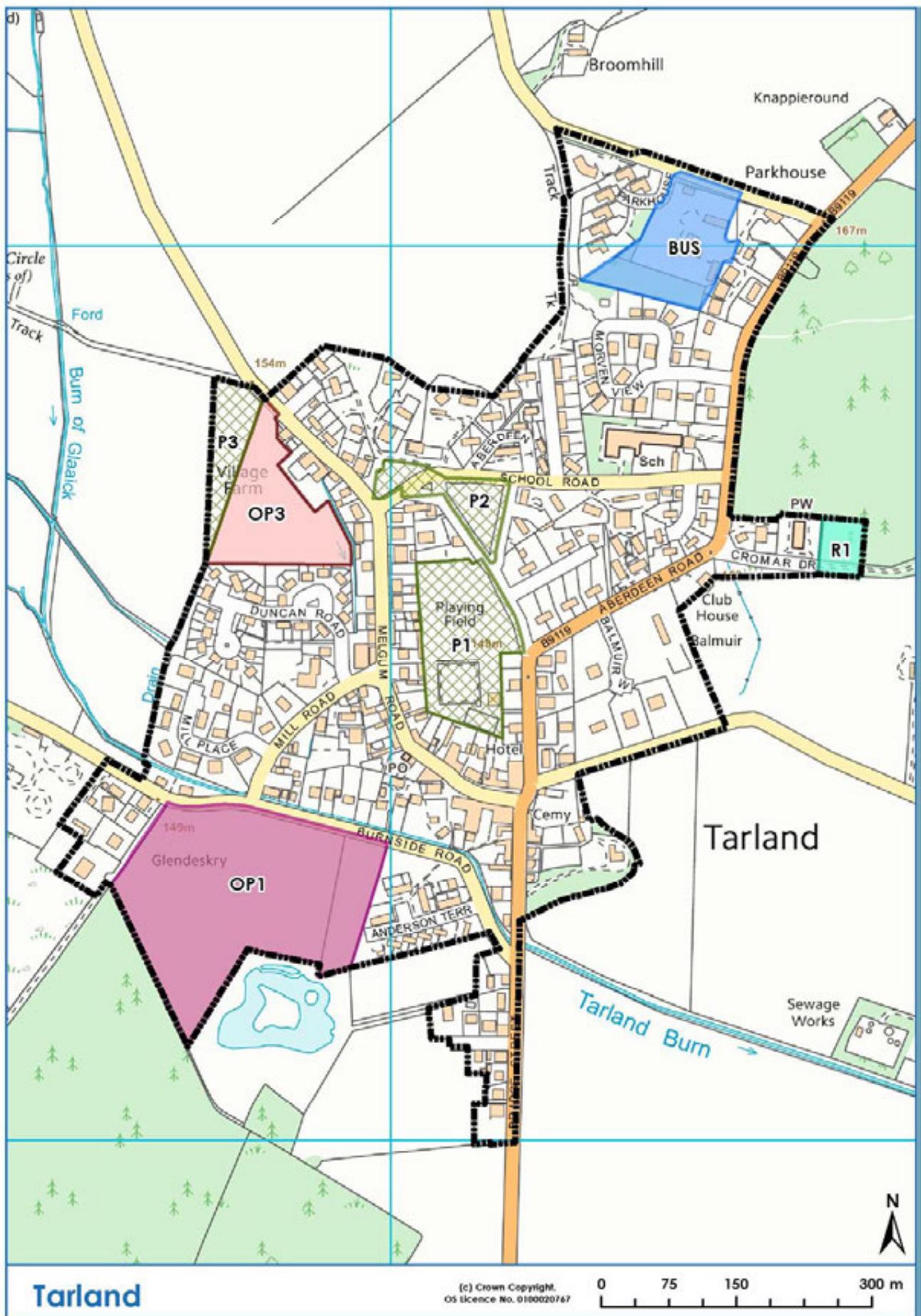
Services and Infrastructure

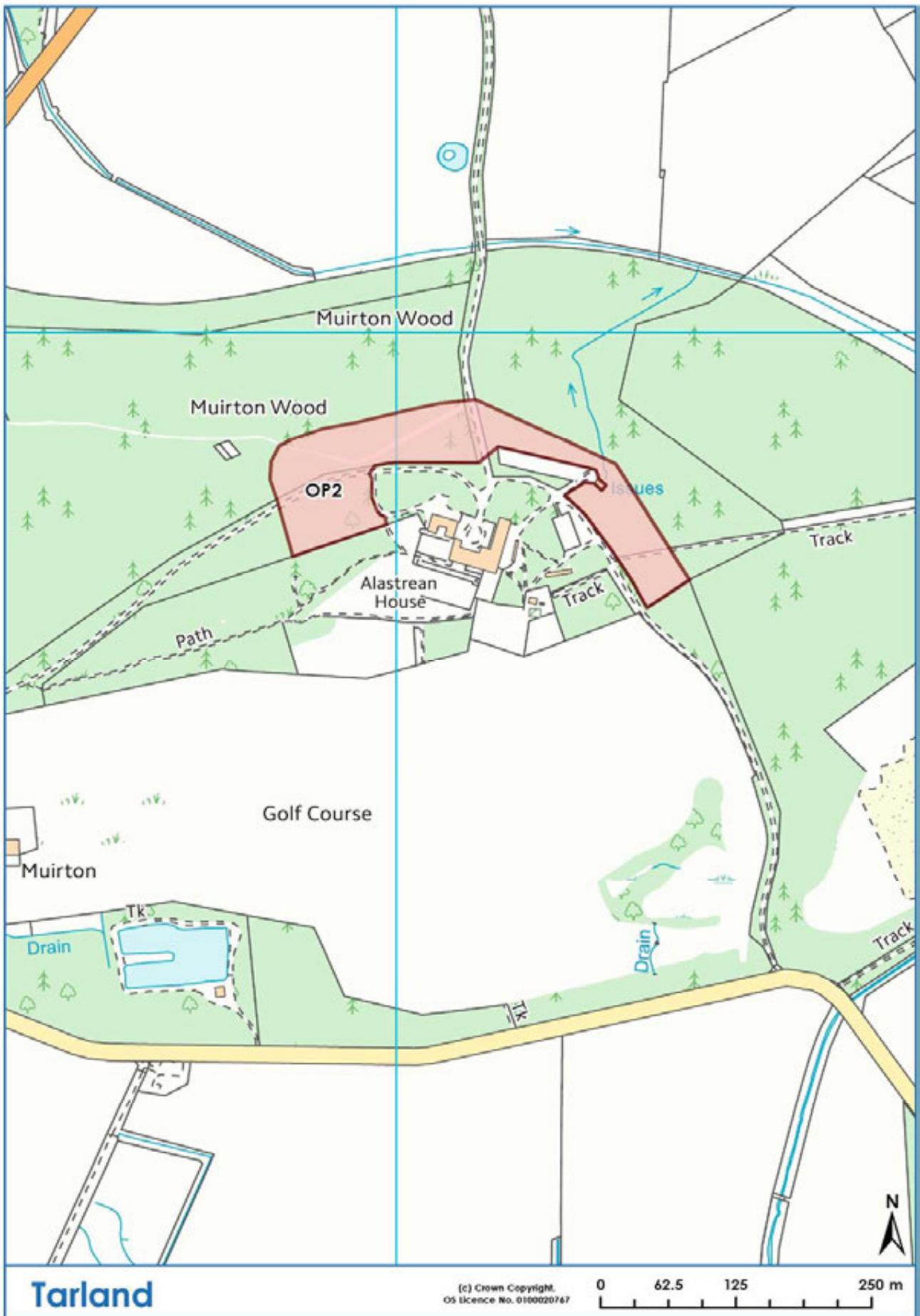
- Strategic drainage and water supply: Tarland Waste Water Treatment Works has limited available capacity. Should additional capacity be required a growth project will be initiated once development meets Scottish Water's criteria. Local water mains reinforcement may be required to facilitate new development.
- Secondary education: All residential development must contribute towards providing additional capacity at Aboyne Academy.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Tarland or towards facilities in the wider catchment area at Aboyne. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Tarland or towards facilities in the wider catchment area at Aboyne. These may be identified in the Community Plan or relevant Community Action Plan.

- Waste and recycling: All development must contribute to a household waste and recycling centre in Aboyne.
- Health facilities: All residential development must contribute to an extension to Aboyne Health Centre.

Allocated Sites

OP1: Glendeskry	Allocation: Mix of uses including 50 homes and 1ha employment land
<p>This site was previously allocated as site M1 in the 2012 LDP. A masterplan may be required.</p> <p>A core path runs through the LNCS situated along the western edge of the site. The siting and design of the site should allow for connectivity between the core path and recreation infrastructure such as paths and cycleways through the site. Visibility on to Aberdeen Road may be a constraint on the site and improvements to the junction should be considered as part of development proposals.</p> <p>A flood risk assessment may also be required. A construction method statement will be required to take account of the potential impacts of the qualifying interests of the River Dee Special Area of Conservation (SAC).</p> <p>It is expected that 12 affordable houses will be provided onsite by the developer, integrated into the design of the development which should include a range of detached and semi-detached houses.</p>	
OP2: Land adjacent to Alastrean House	Allocation: 10 homes as part of the Continuing Care Community
<p>This site was previously allocated as site H1 in the 2012 LDP. A flood risk assessment may be required. This development should be designed in such a way that meets the needs of the residents of a continuing care community, but is sensitive to the existing designed landscape around Alastrean House. As few trees should be lost as a result of development and compensatory planning will be sought for trees felled. Statutory consultees may request for certain trees not to be felled and the developer should integrate this into the design following discussions with Aberdeenshire Council and Forestry Commission Scotland.</p>	
OP3: Village Farm	Allocation: 36 homes
<p>The site was previously allocated as site EH1 in the 2012 LDP. Full planning permission for 36 dwellings has been approved. The full extent of the adjacent P3 protected land designation contributes towards meeting the open space provision requirements of development of this site.</p> <p>In accordance with policy H2, 25% of the homes should be affordable. These should be integrated into the design of the development which should include a range of detached and semi-detached houses.</p> <p>A flood risk assessment may be required.</p>	





TORPHINS

Vision

Torphins is a thriving village which lies between Banchory and Lumphanan in Royal Deeside. The village displays a somewhat disjointed development pattern with the ribbon development on the A980 and Craigmyle Road that extends the village's reach by over 1km. The village contains a number of buildings of architectural merit and development should be sensitive to the existing character of the village. Development should seek to enhance the amenity of the village and support local opportunities for employment. A reasonable allocation for mixed use development has been made, including provision for up to 48 new homes.

Natural and Historic Environment

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

Settlement Features

<i>Protected Land</i>	
P1	To conserve the playing field as forming part of the green network.
P2 - P4	To conserve the woodland.
P5	To conserve the woodland and the route of the dismantled railway as forming part of the green network.
P6	To conserve the setting of Torphins to avoid coalescence.
P7	To conserve the woodland.
<i>Reserved Land</i>	
R1	For the extension of Learney Hall.
R2	For a cemetery extension.

Flood Risk

- Torphins is in an area identified by the Scottish Environment Protection Agency (SEPA) as an area potentially vulnerable to flooding.
- Part of site OP1 lies within SEPA's indicative 1 in 200 year flood risk area, or is known to flood from other courses.
- Site R1 lies on the edge of the Beltie Burn flood plain and no development must be within the floodplain, which may constrain site. Any development will need to be supported by a flood risk assessment.

Services and Infrastructure

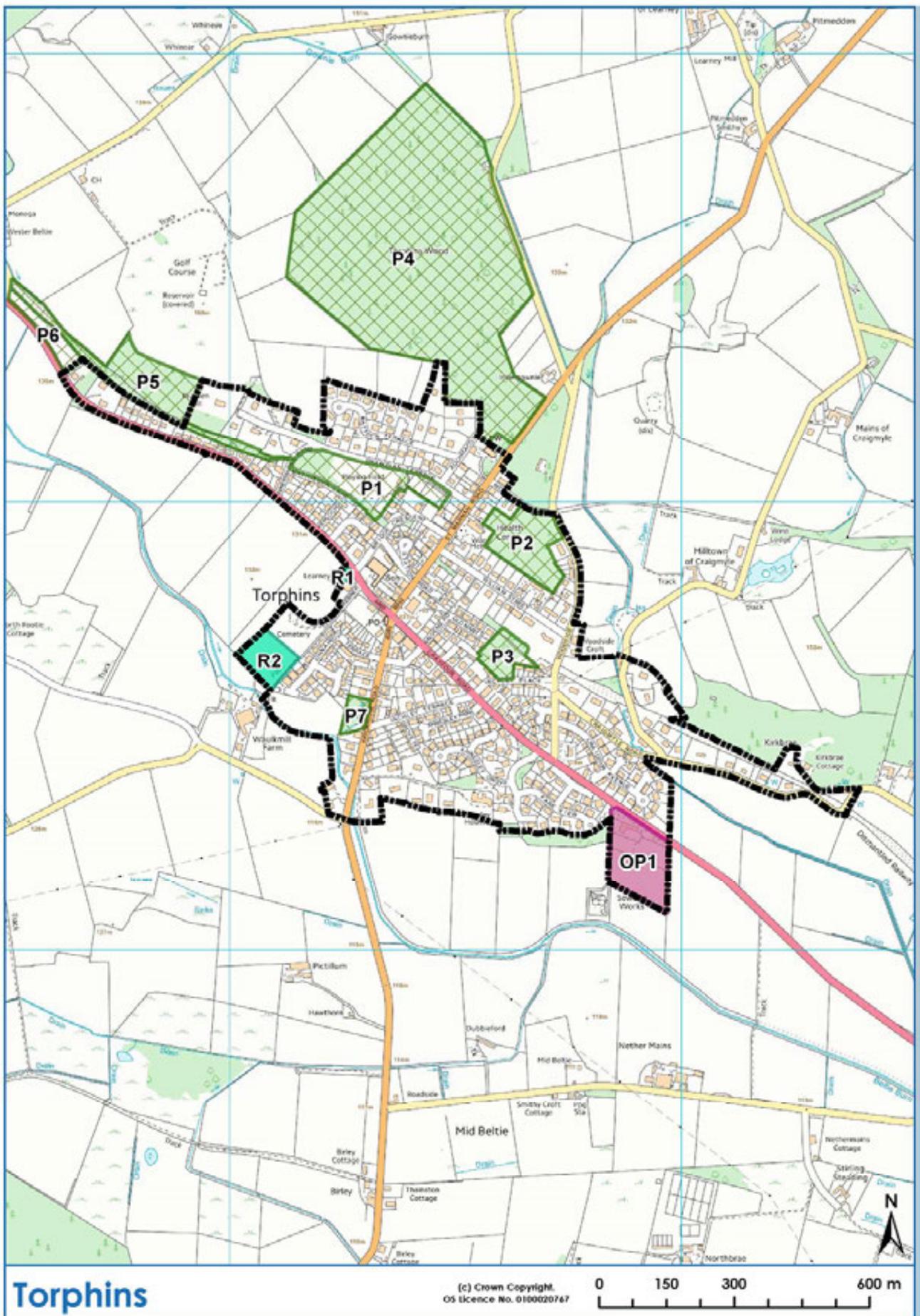
- Primary education: All residential development may be required to contribute towards a permanent extension at Torphins Primary School and developers should engage with the Council at an early stage to establish impact of development on school capacity.
- Secondary education: All residential development must contribute towards providing additional capacity at Aboyne Academy.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Torphins or towards facilities in the wider catchment area at Aboyne. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Torphins or towards facilities in the wider

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

- Health facilities: All residential development may require to contribute toward the extension of Torphins Health and Resource Centre.

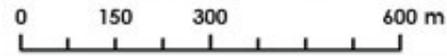
Allocated Sites

OP1: Station Garage	Allocation: Mix of uses including 48 homes and a business park
<p>This site was previously allocated as site BUS in the 2012 LDP. Planning permission in principle for mixed use development has been approved subject to legal agreement. The site is situated to the south east of the settlement on the entrance to the village from Aberdeen. Access to the site should be taken from the A980. Access by Scottish Water to the sewage works should not in any way be prohibited through site design. Business uses should be appropriate to the setting of Torphins and surrounding areas. There should be a mix of housing types which should be designed in such a way to integrate with the existing housing found in Torphins. A flood risk assessment may be required.</p> <p>A construction method statement will be required to take account of the potential impacts of the qualifying interests of the River Dee Special Area of Conservation (SAC).</p> <p>It is expected that 12 affordable houses will be provided onsite by the developer, integrated into the design of the development which should include a range of detached and semi-detached houses.</p>	



Torphins

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TOWIE

Vision

Towie is a small village lying on the edge of the Cairngorms National Park. Key features of the village include the church and village hall which lies at the centre of the village along with the primary school which act as the main community facilities, not only for the village but by its 10 miles catchment of outlying glens. An allocation of 5 houses has been made however further limited expansion may be achieved through organic growth of the settlement.

Settlement Features

Protected Land	
P1	To conserve the setting of the church.
P2	To conserve the land adjacent to the primary school as forming part of the green network.

Flood Risk

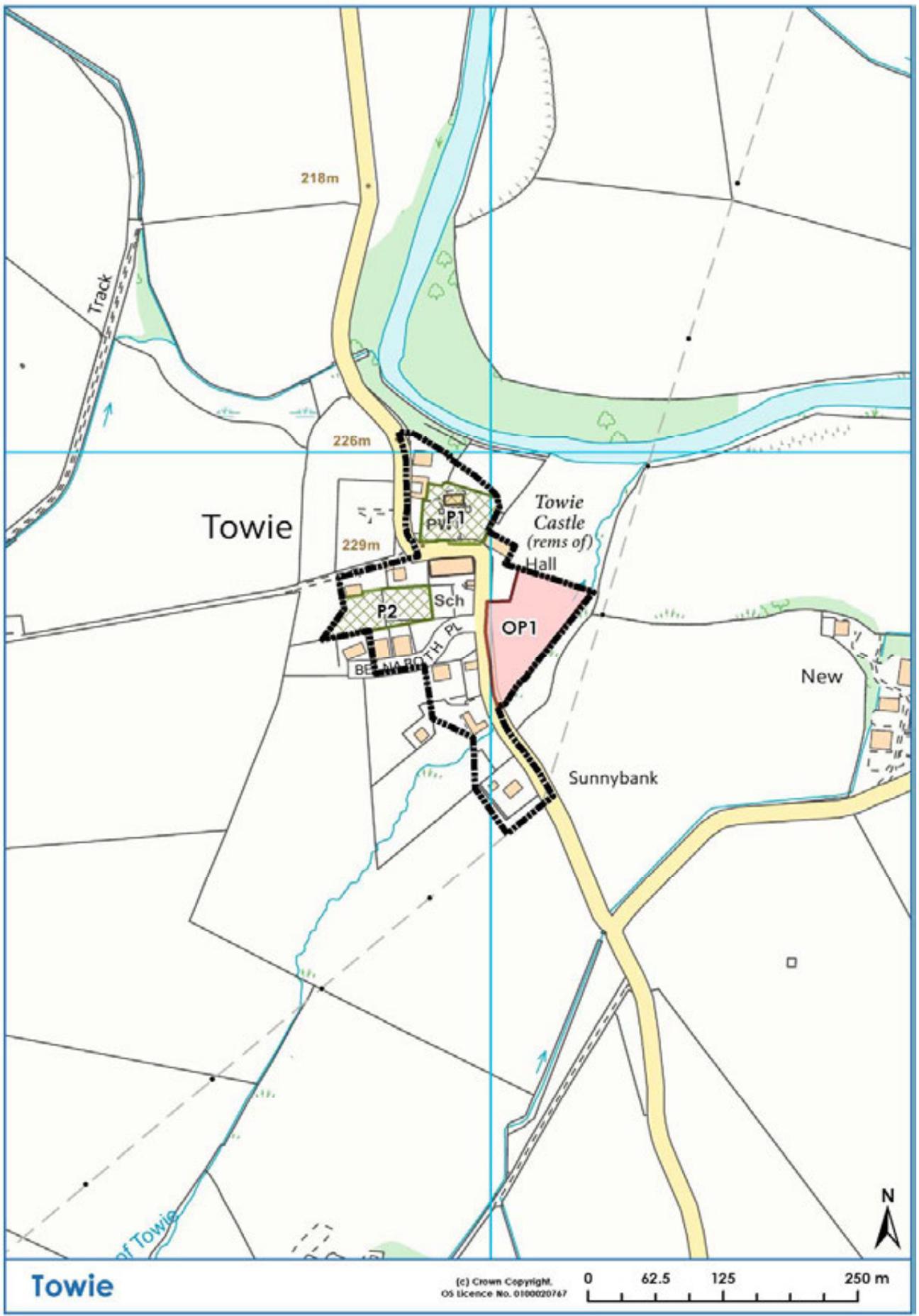
- Part of site OP1 is located adjacent to a small watercourse. A flood risk assessment may be required.

Services and Infrastructure

- Strategic drainage and water supply: There are no public wastewater treatment available.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Towie or towards facilities in the wider catchment area at Alford. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Towie or towards facilities in the wider catchment area at Alford. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute to a household waste and recycling centre in Alford.
- Health facilities: All residential development may be required to contribute to the provision of additional capacity at Alford Medical Practice.

Allocated Sites

OP1: Land adjacent to the Hall	Allocation: 5 homes
<p>This site was previously allocated as site H1 in the 2012 LDP. A flood risk assessment may be required. An archaeological evaluation of the site may also be required given proximity to the remains of Towie Castle. There are no public treatment works in Towie and there are no nearby sewer systems. Development should be designed in such a way that is complementary to the traditional rural village setting established in Towie. This includes, where possible, the use of traditional building materials.</p> <p>The Scottish Environment Protection Agency should be consulted and full authorisation sought for relevant licensing of private wastewater treatment.</p> <p>It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. At least one housing plot should be specified as being for affordable housing. The developer should engage with Aberdeenshire Council regarding delivery of this element as part of the planning application process.</p>	



WHITEHOUSE

Vision

Whitehouse is a small village in close proximity to Alford. The village lies on the main A944 but is also bisected by a minor road leading towards Keig. Land has been preserved for business uses on the northern edge of the village and it is anticipated that development of this site will provide opportunities for business growth and local employment outwith the main Aberdeen business centre.

Settlement Features

Other Designations	
BUS	Safeguarded for employment uses and currently used for storage containers.

Services and Infrastructure

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

