



Future Infrastructure Requirements For Services (FIRS)

ABERDEENSHIRE- NORTH AREA

Identifying FIRS for the EL&L Service and for the Aberdeenshire Local Development Plan.

1. Settlement- Aberchirder Proposal- 80 Housing Units

Aberdeenshire Local Development Plan page- BB2

1.1 Aberchirder Comments

- **Primary Provision one 70m² Classroom on current figures school can just accommodate forecasted additional children but so close that requirement for additional accommodation should be noted**
- **Library could cope with additional pressure of 80 houses**
- **There are community led developments in regard to leisure and community facilities in this locality support for these could be considered**

2. Settlement- Banff Proposal- 800 Housing Units

Aberdeenshire Local Development Plan page- BB3

2.1 Banff Comments

- **New Primary/Nursery/Community Campus including recreation facilities + 1 additional grass pitch for community use**
- **(210 pupils) - site and design should allow for future extension.**
- **Academy can accommodate**

- **Subject to Betterlife Centre Project going ahead library and sports facilities will be able to be accommodated if it does not requirements as follows**
- **200m2 replacement library as current library unable to cope with additional growth**
- **2 court sports hall**

3. Settlement- Inverallochy

Proposal- 100 houses

Aberdeenshire Local Development Plan page- BB5

3.1 Inverallochy Comments

- **Development can be accommodated.**

4. Settlement- Fraserburgh

Proposal- 1000 Housing units

Aberdeenshire Local Development Plan page- BB7

4.1 Fraserburgh Comments

- **Projected rolls of all primary schools shows capacity without additional 1000 build, including 1000 build shortfall of 21 places**
- **Phasing of build would allow present schools to accommodate however on grounds of safety a New Primary/Nursery/Community Campus including recreation facilities to accommodate community from south west of bypass (210 pupils) - site and design should allow for future extension**
- **Additional 2 full size grass pitches with associated changing facilities (150m2) as current pitch provision at capacity**

5. Settlement- Macduff

Proposal- 50 housing units

Aberdeenshire Local Development Plan page- BB9

5.1 Macduff Comments

- **Primary provision can cope**
- **Community Centre (linked to primary school) can cope**
- **Secondary provision can cope**
- **Development can be accommodated**

6. Settlement- Portsoy

Proposal- 90 Housing Units

Aberdeenshire Local Development Plan page- BB11

6.1 Portsoy Comments

- **Primary provision can cope but if figure were to be nearer 0.35 children per house rather than forecasted 0.30 then this would bring very close to capacity. Either 70m² additional classroom or careful phasing of housing development should be considered**
- **Community provision as part of primary school can cope**
- **Secondary provision can cope**
- **Development can possibly be accommodated (see first bullet point above)**

7. Settlement- Auchnagatt

Proposal- 45 housing units

Aberdeenshire Local Development Plan page- B1

7.1 Auchnagatt Comments

- **Primary provision can cope providing development is appropriate phased**
- **Secondary provision can cope**
- **Development can be accommodated with appropriate phasing**

8. Settlement- Boddam

Proposal- 50 Housing Units

Aberdeenshire Local Development Plan page- B2

8.1 Boddam Comments

- **Primary provision can cope**
- **Secondary can cope**
- **Development can be accommodated**

9.0 Settlement- Cruden Bay

Proposal- 100 Housing Units

Aberdeenshire Local Development Plan page- B4

9.1 Cruden Bay Comments

- **Primary school requires additional 70m2 classroom as projected increase would bring very close to capacity – (NB design of build may have implications for adding one classroom)**
- **Possible implications for pre school Hatton Cruden**

10. Settlement- Mintlaw

Proposal- 850 Housing units

Aberdeenshire Local Development Plan page- B6

10.1 Mintlaw Comments

- **A New Primary/Nursery/Community Campus including recreation facilities (235 pupils) - site and design should allow for possible future rationalisation of current primary schools & community provision in Mintlaw**
- **Secondary accommodation can cope**
- **2 additional full size grass pitches and associated pavilion 150m2.**

11. Settlement- Peterhead
Proposal- 1180 housing units

Aberdeenshire Local Development Plan page- B9

11.1 Peterhead Comments

- There is currently over capacity in primary provision across Peterhead however the locations of these schools would not on grounds of safety (bypass) support rezoning as a solution.
- a New Primary/Nursery/Community Campus including recreation facilities which would include 3 court sports hall (380 pupils) - site and design should allow for future extension
- Question Peterhead Academy roll figure of 2014 roll forecasts = 1127. If 1127 is accurate then secondary can accommodate
- 2 grass pitches & 150m2 pavilion

12. Settlement- Stuartfield
Proposal- 70 Housing units

Aberdeenshire Local Development Plan page- B13

12.1 Stuartfield Comments

- 1 additional classroom of 70m2 as too close to max capacity with additional housing

Future Infrastructure Requirements For Services (FIRS)

ABERDEENSHIRE- SOUTH AREA

Identifying FIRS for the EL&L Service and for the Aberdeenshire Local Development Plan.

1. Settlement: Gourdon/Inverberbie
Housing Units: 400

Aberdeenshire Local Development Plan page- KM11/12

1.1 Gourdon/Inverberbie Comments

- **School to be extended- As rolls drop remove the 2 x double relocatables. Expansion, if required, could take the form of 3 x classes with additional GP spaces/toilets etc.**
- **Library- no change- yield can be accommodated**
- **Extend fitness suite**
- **CLD- extended CLD space in school extension**

Pitches

Additional full size grass pitch required for population, ideally reasonably accessible to school .

School to have one court sports facility assuming that additional children are integrated into one school.

2. Settlement: LAURENCKIRK

Housing Units: 885

Aberdeenshire Local Development Plan page- KM15

2.1 Laurencekirk Comments

- **New primary school- 325 with extension capacity (as per Hillside model)**
- **New primary to include CLD/Sports facilities**
- **New Academy on Capital Plan with campus model. Academy already projected to require pool and 4 court sports hall with existing population projections. New population figures may necessitate the need for a trainer (learner) pool as well as main tank.**
- **Pitches**
- **Population expansion would also require 2 community grass pitches and changing facilities.**

3. Settlement: Marywell

Housing Units: 0

Aberdeenshire Local Development Plan page- KM19

As Portlethan

4. Settlement: Newtonhill (Elsick)

Housing Units: 4000

Aberdeenshire Local Development Plan page- KM21

4.1 Newtonhill comments

Primary

3 primaries- first one will be part of a campus development including library Primaries to have dry sports facilities as per standard pupil; ratio's.

Secondary

- **1 academy (540-740-940) extension capacity- campus model including library**

Pool

1 x swimming pool required– TS note technically yes – however ideal approach would be to develop one 6 lane 25 M pool with trainer pool facilities for the Portlethen /Newtonhill area, rather than have one small pool in Portlethen and one in Newtonhill. One option would be to either downgrade the existing Portlethen pool in the future to a school /club use only or cease direct provision – and create shiny new pool at either Portlethen or new academy.

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Pitch- Population expansion would require a complex of 5 pitches plus one additional AWP, ideally in one or 2 areas with complementary changing facilities. In the event that a new academy were to be built the best configuration would be for 3 grass /1AWP to be at the academy site with community access plus a second community site with 2 pitches plus 250Sq m changing facilities. Second site should also be accessible to larger new primaries.

5. Settlement: Portlethan

Housing Units: 1550

Aberdeenshire Local Development Plan page- KM22

5.1 Portlethen Comments

If Hillside goes ahead(1550 houses) -

- 1 primary of 450 required including CLD/Recreation facilities (campus model)
- And an Extension to Hillside Primary School
- Secondary 1 required- Elsick or Banchory Leggart- campus model
- Library/culture- included on campus at Elsick or Banchory Leggart
- Pitches
- Expansion would require 3 additional grass pitches with 300Sq M changing facilities.
- Banchory Leggart- 3 primaries
- 2 primaries – 325- extend to 450
- 1 primary- 210- extend to 325/350
- Secondary- 540 with expansion capacity- campus model
- See notes on Newton hill pool which links to Portlethen.

6. Settlement: Stonehaven

Housing Units: 430

Aberdeenshire Local Development Plan page- KM25

6.1 Stonehaven Comments

- Existing 2 primary schools and new replacement Dunnottar School will accommodate housing development re-zoning exercise required
- Extension to Mackie Academy or new Academy would be required (replacement Mackie Academy is in the Capital Plan)
- Existing leisure/recreation facilities can accommodate the proposed 430 housing developments- so long as extended primaries include the development of at least one 2 court hall accessible for community use.
- Pitches-
- Additional housing would necessitate the creation of an additional 2 grass pitches, although this could be mitigated if the Dunottar AWP is built – which would negate the need for these pitches.
- In new Dunnottar School to include an astro pitch
- Site for 4th school not currently required

7.0 Settlement: Banchory Leggart

Housing Units: 2425

Aberdeenshire Local Development Plan page- KM28

Within Portlethen/Stonehaven Strategic Growth Area

8. Settlement: Aboyne

Housing Units: 100

Aberdeenshire Local Development Plan page- M3

8.1 Aboyne Comments

- **One classroom extension- permanent build**
- **Academy- development can be accommodated**
- **CLD- Development can be accommodated**

- **Pitches**
- **One additional grass pitch- could be small sided as opposed to full size.**

9. Settlement: Alford

Housing Units: 100

Aberdeenshire Local Development Plan page- M4

9.1 Alford Comments

- **Site has been identified**
- **New access road required- £3.2 million**
- **Design team and HFM in progress with 3-18 campus design brief**
- **Proposed- Primary 450 facility**
- **Secondary- 750 facility (with expansion capacity).**

10. Settlement: Banchory
Housing Units: 300

Aberdeenshire Local Development Plan page- M5

10.1 Banchory Comments

- Rationalization and re-zoning required before 3- class extension to Hill Of Banchory
- New Academy in Capital Plan, years 5-10 but needs to be approved by appropriate Committees- new site required for a 450 facility
- CLD- can accommodate development
- Library- can accommodate development
- Sports Centre and Pool- Astro pitch required

- Pitches- Additional population would require at additional full size pitch and additional small sided pitch. Please be aware that Banchory currently is underprovided for in terms of pitches and the above is based upon the expansion by one pitch and pavilion (before new facilities) that are hoped for with existing population growth.

***Hill of Banchory sports complex**

Additional population would increase the demand for pool space, and there would be a need to contribute toward a potential pool if one has not been built.

11. Settlement: Huntly
Housing Units: 300

Aberdeenshire Local Development Plan page- M22

11.1 Huntly Comments

Primary

- Once roll drops below 325 remove 2 x relocatables
- Should expansion be required, this could take the form of - 3 x classrooms with additional GP space/toilets

Academy

- **Academy can accommodate development but capacity figures will have to be re-checked**
- **Library- upgrade in Capital Plan- facility can accommodate development**

- **Pitches**
- **300 houses would necessitate one additional full size grass pitch.**

12. Settlement: Auchenblae

Housing Units: 80

Aberdeenshire Local Development Plan page- KM2

12.1 Auchenblae Comments

Primary

- **Site extended to 120- thereafter, no further development possible**

13. Settlement- Inch

Housing units- 60

Aberdeenshire Local Development Plan page- G6

13.1 Inch Comments

Primary

- **Additional classroom extension x 1- no scope for linked extension to existing building**
- **2 x single temporary units on site (one of which is a nursery).**

Future Infrastructure Requirements For Services (FIRS)

ABERDEENSHIRE- CENTRAL AREA

Identifying FIRS for the EL&L Service and for the Aberdeenshire Local Development Plan.

1. Settlement- Newburgh

Proposal- 100 Housing units

Aberdeenshire Local Development Plan page- F12

1.1 Newburgh Comments

Development can be accommodated.

2. Settlement- Old Meldrum

Housing units- 540

Aberdeenshire Local Development Plan page- F14

2.1 Old Meldrum Comments

Primary

No scope for development

210 new primary school required

Secondary

School can accommodate development

Note- accommodation will be dependant on surrounding developments as the projected development will take us to capacity

Libraries

No issues for libraries

Pitches

Additional pitch x 2 required and changing facilities, toilets and pavilion (250 m2). Could get away with one pitch if situated near an existing changing facility.

Community Centre

Community centre can accommodate development- but could be additional pressures with increased population

***issues with creating additional space in PPP school with a permanent build due to contractual agreements**

3.0 Settlement- Potterton

Housing units- 450

Aberdeenshire Local Development Plan page- F16

Settlement- Balmedie

Proposal- 450 Housing units

Aberdeenshire Local Development Plan page- F2

Settlement- Blackdog

Proposal- 600 Housing units

Aberdeenshire Local Development Plan page- F5

3.1 Balmedie/Blackdog/Potterton Comments

Balmedie Primary

- **Existing Balmedie Primary remains**
- **New school required to meet capacity in the West of the development- campus model**

Secondary

- **Requirement for a South Formartine Academy at a site yet to be determined**

Community Facilities

- **New school to include CLD Facilities- campus model**
- **Sports Centre to be included in new primary build**

Library

- **Library to be included in new primary build- campus model**

Pitches

- **Pitches- 2 x additional pitches would be required at (250m2). In addition a small sided pitch for both Blackdog and Potterton should be provided near the respective schools**
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Caveats

***Cross working issue with Aberdeen City regarding zoning/secondary pupils**

***New primary school for Blackdog/Potterton if Balmedie development - campus model**

***From Education perspective development at Balmedie would be preferable to the Potterton development.**

4. Settlement- Ellon

Proposal- 1200

Aberdeenshire Local Development Plan page- F7

4.1 Ellon Comments

Primary

New primary school 450- campus model

Secondary

Replacement facility identified in CAMP (2013-18) for 1200 facility capable of expansion to 1600 facility and new pool

Library- existing library could cope with the proposed development

Pitches- Would need to be an increase in pitch provision in synch with the new academy. That size school would necessitate at least 5 Full size grass pitches and either a new AWP OR an additional sixth grass pitch and an increase in All Weather facilities (i.e 2 AW Five a side pitches) at

the existing Meadows site. School pitches should also comprise of large community pavilion to provide changing facilities (350M m2)

Ellon Pool- Presumption is that old pool would be knocked down with new one built with new academy. Increase in size would necessitate a larger pool plus training pool facility to accommodate school and community needs. Current pool is 5 lane 25 metre – new facility should be 6 lane plus additional half metre for permanent boom along the mid length of the pool with separate changing facilities for school /community. This would enable pool to be cordoned off for joint school /community use. The Trainer pool would be approx 12 X 5 metres.

Proportion of pool attributable to additional housing would be the additional lane and trainer pool.

Caveat

***Note potential for new Academy Campus to accommodate Balmedie/Blackdog/Poterton pupils- re zoning required with Aberdeen City Council**

5. Settlement- Hatton Development - 40 Houses

Aberdeenshire Local Development Plan page- B5

5.1 Hatton Comments

School could accommodate development.

6. Settlement- Tarves Housing units- 100

Aberdeenshire Local Development Plan page- F20

6.1 Tarves Comments

Primary School

School can accommodate proposed development

7. Settlement- Turriff
Housing units- 600

Aberdeenshire Local Development Plan page- F46

7.1 Turriff Comments

New Markethill Campus Model- identified in CAMP years 1-5 including nursery and CLD facilities/all weather 7 – a side pitch

New Primary school required- 210 facility

Secondary

Existing secondary can accommodate proposed development

Library- new facility in new Markethill primary school.

Pitches- additional grass pitches x 2 with 250M2 pavilion.

8. Settlement- Chapel of Garioch
Housing units- 70

Aberdeenshire Local Development Plan page- G3

8.1 Chapel of Garioch Comments

Primary School

Caveat

phase development so that capacity of 71 pupils is not breached- regarding future amalgamations with surrounding schools (Pitcapel).

9. Settlement- Inverurie Housing units- 1900

Aberdeenshire Local Development Plan page- G7/G8

9.1 Inverurie Comments

Primaries

2 x new primaries required (360/210 facilities- with extension capacity) based on campus model design

Market Place- Replacement in CAMP (Uryside)- already allocated

Kellands- extension will be required due to re zoning impacts

Secondary

Secondary school would be able to accommodate the proposed development (re zoning is required) only with a new secondary at Kintore; retaining Kemnay Academy and phasing of the building development.

Library

New or extended library required in central location

Swimming Pool

Additional Pool required at a site yet to be identified or expansion of existing pool to district standard.

Additional sports hall capacity (4 badminton courts) which could be split between 2 primaries – i.e if they had a 2 court hall each.

Garioch Community Centre

Could accommodate development as long as CLD provision in new primaries

Pitches

3 x additional pitches required- to include associated changing facilities

10. Settlement: Kemnay

Housing Units:205

Aberdeenshire Local Development Plan page- G10

10.1 Kemnay Comments

Primaries

Development yield can be accommodated- re zoning required/capping exercise required

Secondary

New facility identified in CAMP- dependant on development at Kintore School

Library

Can accommodate development

Pitches

Additional all weather pitch required- linked to the Academy

11. Settlement: Kintore

Housing Units:600

Aberdeenshire Local Development Plan page- G12

11.1 Kintore Comments

Primary

New primary 450 facility required- campus model on a site yet to be determined

Secondary

New Secondary school required with expansion capacity- library to be included

Library

As part of Academy campus- site location will effect library decision

Pitches

New academy will have appropriate number of pitches (940 school 3 x grass/1x all weather)

Caveat

Immediate need to procure a site for primary school

12. Settlement: Newmachar

Housing Units:625

Aberdeenshire Local Development Plan page- G13

12.1 Newmachar Comments

Primary

1 x new primary (210 facility)- to accommodate development- campus model design to include public library

New facility identified in CAMP (2013-18) - 450 facility to accommodate some of the increase from the housing development.

Library- in campus model

Pitches

Additional grass pitch – linked to Primary school to facilitate changing requirements.

Ensure new school has a two court sports hall which would be accessible to the public.