

<b>Area</b> Buchan		<b>Settlement</b> Auchnagatt	
<b>Housing (units)</b> B31 B32	16 29 45	<b>Employment</b>	Small business units will be included in site B31

<b>Service</b>	<b>Requirement</b>	<b>Aspiration</b>	<b>Additional Information</b>
Transportation			<p>B31 - Main access point to be taken onto A948. Speed Limit extension required. Links to F&amp;B Way. Cycle / pedestrian connection between two halves of B31. 2nd vehicle access to southern part of B31 from C112B.</p> <p>B32 - Upgrade unclassified road U174B to NE of Site. Cycle / pedestrian facilities required to link to school. Emergency access from Private Access at SW of site.</p>
Housing	10%		5 units for LDP period (phase 1)
Landscape		Play facilities would need to be provided on Site B31	
Waste	None		
Environment	None		
NHS Grampian			<p>Auchnagatt proposed development places pressure on Mintlaw / Ellon /Central Buchan Practices.</p> <p>Community supported by nearest Hospital in Peterhead - See under Peterhead</p>
Scottish Water	There is currently no available capacity at Auchnagatt Annochie		These developments will be served from Brackens Service

	Place Septic Tank and there is no existing network infrastructure within the preferred sites. Scottish Water will need to raise a growth project for further capacity to be made available and the developers will be responsible for laying the infrastructure within their sites and extending it to the public septic tank.		Reservoir. We don't foresee any issues with capacity or the network. There are no issues at present
Education			Development can be accommodated with appropriate phasing

<b>Area</b> Buchan		<b>Settlement</b> Boddam	
<b>Housing (units)</b> B100 B101 B18/26	<b>50</b>	<b>Employment</b>	

<b>Service</b>	<b>Requirement</b>	<b>Aspiration</b>	<b>Additional Information</b>
Transportation			B100 – Pedestrian , cycle and vehicle access from Buchan Braes development to North. Main point of access from Rocksley Drive.
Housing	30% affordable housing requirement		15 units for LDP period 6 – phase 1 9 – phase 2
Landscape	Financial contribution to current play facilities		
Waste	None		
Environment	None		

NHS Grampian	New building on existing site or new site and building required  The existing Community Hospitals and Health Centre are at capacity - adjacent land should be considered for future development and or a new site identified. Could not absorb additional outpatient activity – current service issue irrespective of population growth.		
Scottish Water			Forehill WTW - These small sites should be able to be accommodated without any problems.  Boddam drains to Peterhead PFI, where there is currently sufficient capacity. Site B100 is brownfield. There are serious flooding issues here which need to be resolved. The smaller sites at B18 and B26 shouldn't pose any problems.
Education			Development can be accommodated

<b>Area</b> Buchan		<b>Settlement</b> Cruden Bay	
<b>Housing (units)</b> B67 B68	80 21 <b>101</b>	<b>Employment</b>	Employment land will be included with site B67

Service	Requirement	Aspiration	Additional Information
Transportation	New Roundabout likely to be required on the A975 providing access to B67 and B68 North and South. Second access from C77B at NE of B67 linking through B67 to proposed new roundabout. Pedestrian / cycle links to existing housing developments. Upgrade of C77B to A90, including junction improvements at A90.		
Housing	40%		40 units for LDP period 24 – phase 1 16 – phase 2
Landscape	Financial contribution to existing play provision  Cemetery extension will be required		
Waste	None		
Environment		Connection to national coastal path. Ladies bridge upgrade.	
NHS Grampian	An extension to Cruden Bay Surgery required if any expansion is approved in Cruden Bay or the wider community		Community supported by nearest Hospital in Peterhead - See under Peterhead
Scottish Water			Forehill WTW - There shouldn't be any infrastructure or capacity problems. As development approaches our service reservoirs they will need to be aware of possible pressure issues.  A Drainage Impact Assessment will be required as there are

			flooding issues on Aulton Road. The treatment capacity currently available at Peterhead PFI is ok.
Education	Preferred level of development would require one additional class room in Primary school (70m <sup>2</sup> ) . Site is designed to accommodate 2 as a wing		Issues may arise with design of building and implications for extension. Possible use for CLD  Possible issues for pre-school Hatton Cruden

<b>Area</b> Buchan		<b>Settlement</b> Hatton	
<b>Housing (units)</b> B70	<b>40</b>	<b>Employment</b> B60	15

<b>Service</b>	<b>Requirement</b>	<b>Aspiration</b>	<b>Additional Information</b>
Transportation			B60 - Industrial Access likely to be a problem from Station Road due to the visibility constraints caused by adjacent properties. Preferred access from A90. Safe crossing points required for pedestrians / cyclists / vehicles if development located to South of A90.  B70 - No access problems from C72B, subject to achieving full visibility and localised widening.
Housing	30%		12 units for LDP period 5 – phase 1

			7 – phase 2
Landscape	Financial contribution to existing facilities		
Waste	None		
Environment	None		
NHS Grampian	An extension to the Hatton Surgery required if any expansion is approved in Hatton or the wider community		Community supported by nearest Hospital in Peterhead - See under Peterhead
Scottish Water	The employment land is situated at the end of the system so the water mains may need to be upsized back to trunk main in order to cope with the additional flows.		Forehill WTW - The 40hu development shouldn't be a problem.  There is currently insufficient capacity at Hatton of Cruden WWTW and so a growth project will need to be raised by Scottish Water. Site B60 may need pumped to the treatment works. Site B70 is high enough on the hill so it wouldn't need pumping. A Drainage Impact Assessment would be required to check the effects of developing site B70 as there are flooding issues at Main Street and Park View
Education	Hatton reviewed with Ellon		
Transport Scotland			Transport Scotland has concerns regarding the allocation of B60 within the forthcoming Proposed Plan as they would result in the intensification of movements at the existing crossroads with the A90 (T).

<b>Area</b> Buchan		<b>Settlement</b> Mintlaw	
<b>Housing (units)</b>		<b>Employment</b>	
B81	250	B82	Mixed use
B78	450	B83	Employment
B82/50	150		
	<b>850</b>		<b>5</b>

<b>Service</b>	<b>Requirement</b>	<b>Aspiration</b>	<b>Additional Information</b>
Transportation	<p>B78 - Roundabout on A952 / C5B junction at North of site. Speed limit extended to North side of proposed roundabout. 2 Additional access points then achievable from A952 south of proposed new roundabout into site. 2 access points required on C5B to access site. Pedestrian / Cycle access on to F&amp;B way and thereafter on to A950 and to Mintlaw Academy. No vehicle access from South of site on to A950. C5B to be upgraded (widening) between A950 and A952. Environmental Improvement Scheme required at A950 / A952 Mintlaw roundabout.</p> <p>B80 - Upgrade of Netheraden Road (widening) including pedestrian and cycle facilities.</p> <p>B82 - Upgrade of Netheraden Road (widening) including</p>		<p>B81/83 - No vehicle access from Netheraden Road, but pedestrian/cycle access required. 2 vehicle access points (including pedestrian and cycle) required from Newlands Road though existing allocated site. Pedestrian / cycle links through to Aden Country Park.</p>

	<p>pedestrian and cycle facilities. Access required from Netheraden Road with full linkage (ped / cycle / vehicle) through to potential sites at B50 and current allocated site to the East.</p> <p>B50 - Roundabout required on A952. Speed limit extended to South side of proposed roundabout. Additional access points required from Netheraden Road. Upgrade of Netheraden Road (widening) to Stuartfield / Old Deer Rd including pedestrian and cycle facilities to town centre. Full linkage (pedestrian / cycle / vehicle) required through to adjacent sites. Improvements required at Netheraden / A952 junction – potentially traffic signals.</p>		
Housing	25% affordable housing requirement		255 units for LDP period 153 – phase 1 102 – phase 2
Landscape	<p>Future play provision could be a combination of on and off-site provision.</p> <p>Extra cemetery provision will be required at Old Deer Cemetery</p> <p>Allotments (1.5ha).</p>		The proposed development bid B81 (250 dwellings) and B83 (employment land) both are on land that is classified as protected and forms part of Aden Country Park. The area of ground concerned acts as a buffer between the residential areas and the Country Park. Residential

			development in this area would severely impact on the setting of the park and would limit future use of the area for development of the park.
Waste	Need for a Household Waste Recycling Centre (1ha). Also requirement for replacement Depot and inclusion of recycling bulking point at depot.(1.5ha)		
Environment	Redefine square.	Landscape and recreational network including cycleways to link new sites & existing town together. New cycleway connections, parking and upgrading to the Formartine & Buchan Way.	
NHS Grampian	An extension to the existing Mintlaw Health Centre will be required if any expansion is approved in the general area		
Scottish Water	Turriff WTW - There are currently network issues within site B82, B80 and B50. Development Impact Assessments have been done previously for large sites within this area. Modelling will be required to assess the infrastructure upgrades to be completed in order to accommodate new developments.  There is currently no remaining treatment capacity at Mintlaw WWTW for a major housing		

	<p>development. Growth at Mintlaw WWTW will be required in order for further development to take place.</p> <p>Sites B82 and B50 could be discharged straight to the works instead of connecting to the existing infrastructure. A Drainage Impact Assessment will be required for site B78 as it's discharge will drain right through the middle of the town. It might be able to gravitate to works so will not require to be pumped.</p>		
Education	<p>A New Primary/Nursery/Community Campus including recreation facilities (235 pupils)</p> <p>2 additional full size grass pitches and associated pavilion 150m2.</p>		<p>Secondary accommodation can cope</p> <p>Site and design should allow for possible future rationalisation of current primary schools &amp; community provision in Mintlaw</p>

<b>Area</b> Buchan		<b>Settlement</b> Peterhead	
<b>Housing (units)</b>		<b>Employment</b>	
B30	Mixed use	B11	
B41	30	B29	
B66	Mixed use	B87	
B40	200	B88	
B66	830	B66	
B95			
	<b>1285</b>		<b>45</b>

Service	Requirement	Aspiration	Additional Information
Transportation	<p>B41, B66, B30 – New roundabout junction required on A90 / A982 North Road. Access to be taken from this roundabout and extend through B41 to B66 through to A950. Roundabout required on A90 / Inverugie Road to provide access to B66 and existing development area to the East of A90. Inverugie Road to be fully upgraded. New access from A950 to B66 to North. New access from U49B West of B30 into B30. B30 to connect with B66. Full upgrade of U49B from A950 to B30 site. Ped / Cycle overbridge required for F&amp;B way over A90. Full ped / cycle connections between all development sites and onto F&amp;B way. Investigation required of road network within Inverugie area and identify improvements required.</p> <p>B11 - Full upgrade of C64B to A90. Improvements required on C64B South to the C56B.</p>		<p>B40, B95, B86, B87, B88 - Full Access (vehicle / pedestrian / cycle) required from existing development area to the North and from the existing Dales Industrial Estate access road. Direct access required onto existing pedestrian / cycle networks.</p> <p>B29- No perceived issue with access subject to satisfying required standards, however it is unlikely that new trunk road access would be granted.</p> <p>B66, B30, B41 – A cumulative assessment and access strategy will be required.</p>
Housing	50%		<p>590 units for LDP period 354 – phase 1 236 – phase 2</p>
Landscape	Cemetery extension (proposed) at Grange cemetery		

	<p>Linkages, improvements and extensions to River Ugie Park, Collieburn &amp; Dales Parks including paths, bridges, wetlands and woodlands (20ha).                  New play areas                  Allotments (1ha)</p>		
Waste	<p>Development of this scale would require the provision of a Recycling Point (100m<sup>2</sup>), preferably co-located with some kind of community facilities (park, community centre, playing fields, etc).</p>		
Environment		<p>National coastal path linkages &amp; improvements.                  Landscape and recreational network including cycleways to link together new sites with the existing town centre and employment areas.                  Formatine &amp; Buchan Way needs upgrading of existing line into town centre to include cycleway connections to new sites, surfacing, and lighting.</p>	
NHS Grampian	<p>The existing Community Hospitals and Health Centre are at capacity - adjacent land should be considered for future development and or a new site identified.</p>		<p>The existing Community Hospitals and Health Centre are at capacity - adjacent land should be considered for future development and or a new site identified. Could not absorb additional outpatient activity – current service issue irrespective of population growth.</p>

<p>Scottish Water</p>	<p>Forehill WTW - Peterhead North - All of these development sites are very close to the head of works, which may cause pressure problems. Cowsrieve Service Reservoir may need to be upsized. A trunk main will be required from Cowsrieve Service Reservoir to the site (approximately 4km). It will gravitate, so does not require pumping.</p> <p>Peterhead South - There are trunk mains within this vicinity so the sites should have no problem getting serviced. Cowsrieve Service Reservoir would need to be increased to accommodate the proposed level of development.</p>		<p>Peterhead PFI - All development to the right of the bypass should be pumped 1.5 miles to Upperton to reduce the distance being pumped through the combined system.</p>
<p>Education</p>	<p>New Primary/Nursery/Community Campus including recreation facilities which would include 3 court sports hall (380 pupils)</p> <p>Additional 2 grass pitches &amp; 150m2 pavilion</p> <p>Projected roll 2016 is forecast to be 1127 and therefore the secondary school can accommodate.</p>		<p>There is currently capacity in primary provision across Peterhead however the locations of these schools would not on grounds of safety (bypass) support rezoning as a solution. - site and design should allow for future extension</p>
<p>Transport</p>			<p>The required trunk road</p>

Scotland			infrastructure is subject to on going discussions with Transport Scotland
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<b>Area</b> Buchan	<b>Settlement</b> Stuartfield		
<b>Housing (units)</b>		<b>Employment</b>	
	70		

Service	Requirement	Aspiration	Additional Information
Transportation			B62 - Short term access required from Knock View. Emergency Access required if more than 50 dwellings. Long term access to be taken from B42.  B42 - Access to be taken from C51B to South and from B9030 to the North. Connection between access points and through to B62 development site.
Housing	10%		7 units for LDP period 3 – phase 1 4 – phase 2
Landscape	Contribution for further improvement of existing play facilities  Extension to Old Deer cemetery		
Waste	None		
Environment	None		

NHS Grampian	Stuartfield Surgery is an unsuitable building - New building on new site required.		Community supported by nearest Hospital in Peterhead - See under Peterhead
Scottish Water	There is currently limited capacity at Stuartfield WWTW and not enough to serve 70hu. A growth project will be required to allow all of the preferred development to be supplied. Sewer infrastructure will need to be installed in the proposed sites. Pumping shouldn't be required.		These sites straddle water supply zone which are served by both Forehill WTW and Turriff WTW. Depending on the outcome of modelling, the sites could be supplied locally by the service reservoir, or if there is a local issue they can be supplied by Turriff WTW. We are not aware of any issues at present.
Education	One additional primary school classroom (70m <sup>2</sup> ) would be required		
Transport Scotland			