

Area Formartine		Settlement Balmedie	
Housing (units) F156 F166 F79 F117	450	Employment F114 F115 F79 F117	26

Service	Requirement	Aspiration	Additional Information
Transportation	Underpass connection to the existing village		F166, F157, F154 - No perceived issue with access subject to satisfying required standards F114, F155, F156 - Full Access (vehicle / pedestrian / cycle) to be taken from Eigie Road. Connectivity (vehicle / pedestrian / cycle) must be provided through all development areas.
Housing	25%		135 units evenly spread throughout the LDP period
Landscape	Additional capacity needed in Belhelvie cemetery New Balmedie cemetery Additional sports pitch requirement		Site needs to be identified and included in the LDP
Waste	Possible need for Household Waste Recycling Centre although possible plans for provision at Wester Hatton Landfill Site. (1.5 ha)		Ideally if WH funding could be donated to provision at Balmedie this would be preferred location

Environment	Regional SUDS.	Landscape and recreational network including on road and off road cycleway network through the Village and linking to new (bid) sites with the existing town, but also to link to Blackdog & Potterton. A90 pedestrian/cyclist crossing or underpass needed.	
NHS Grampian	No General Medical Services (GMS) located in this area, currently being provided from GMS Practices in Bridge of Don within Aberdeen City. Also there is the potential impact from the City Local Plan for Bridge of Don expansion. If the proposed developments are approved then a new large community building on a new site will be required to support the significant population growth in Balmedie, Blackdog and or Potterton areas. A proposed site in Balmedie has been identified. New dental practice to this area will be required.		Community supported by Aberdeen City Hospitals - The provision of space for Diagnostic and Treatment services should be considered within a new Health Centre
Scottish Water	Invercannie-Mannofield-Turriff WTW - In order to accommodate 450 houses, 26ha of employment land and an academy the existing 100mm trunk main will need to be upgraded and the capacity at Hill of Keir Service Reservoir will need		

	<p>to be increased. Approximately 1.5km of trunk main will need to be upgraded.</p> <p>Balmedie WWTW - There is currently capacity for 500hu available from a treatment point of view. An upgrade to the works will be necessary to accommodate all preferred development sites. The sewers downstream will also be affected by development of this scale which will result in some sewer upgrades being required. A new pumping main may also be required.</p>		
Education	<p>New primary school required to meet capacity in Balmedie West development- campus model</p> <p>Pitches- 2 x additional pitches would be required. In addition a small pitch for both Blackdog and Potterton should be provided near the respective schools</p>		<p>Existing Balmedie Primary remains</p> <p>New school to include Community Learning and Development (CLD) Facilities- campus model Sports Centre to be included in new primary build</p> <p>Library to be included in new primary build- campus model</p> <p>Requirement for a South Formartine Academy at a site yet to be determined</p>
Transport Scotland			<p>Transport Scotland would not support the allocation of sites F117 and F92 for inclusion within the</p>

			LDP at this time. TS would require further analysis to support this strategy if this is to come forward in the proposed plan.
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Area Formartine		Settlement Blackdog	
Housing (units) F55	600	Employment F55	12

Service	Requirement	Aspiration	Additional Information
Transportation			The footprint of the AWPR must be safeguarded from new development. Connectivity (vehicle / pedestrian / cycle) must be provided through all development areas. Main access from proposed access road between AWPR junction and Blackdog Village. 2nd point of access from Hareburn Terrace to serve limited amount of development.
Housing	25%		150 units throughout LDP period
Landscape	Nearest burial ground is Belhelvie. Consider new burial ground; would also be used by Balmedie and Potterton residents.	Additional 600 houses will need significant open space - important to maintain connection with coastal path	
Waste		Blackdog has no Recycling Point currently. This would be desirable. Also see Balmedie.	
Environment		Landscape and recreational network including cycleways to link new sites together but also to link	

		to Balmedie, Potterton & Bridge of Don (2m). Tie in cycleway links with AWPR proposals.	
NHS Grampian	See Balmedie information		
Scottish Water	<p>Invercannie-Mannofield-Turriff WTW - Blackdog is supplied by a trunk main into the settlement. To supply a development of this size a new service reservoir may be required or a pressure reducing valve for the trunk main. The height of the proposed development and the flows required would dictate whether it can be served off a pressurised main.</p> <p>Strabathie WWTW would be struggling to provide capacity for 600hu. At present it has available capacity for 100hu. An upgrade to the treatment works would be required. There is no existing infrastructure on these greenfield sites.</p>		Balmedie, Blackdog, Ellon, Newburgh, Oldmeldrum and Potterton are all served by Craigie Service Reservoir, and so the combined effect of all these settlements would need to be taken into account.
Education	New primary school for Blackdog/Potterton area. This will depend on the allocations within this area and will be dependent on allocations in Balmedie.		Requirement for a South Formartine Academy at a site yet to be determined
Transport Scotland	Sites part of ongoing cumulative modelling exercise		Transport Scotland need further information on the impacts on the AWPR junctions of this proposal and that any mitigation measures

			are proposed and brought forward by the developer. The footprint of the AWPR must be safeguarded from new development.
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Area Formartine		Settlement Ellon	
Housing (units) F132	1200 1200	Employment F133 F146 F132	Mixed use 52

Service	Requirement	Aspiration	Additional Information
Transportation	<p>All development - Contributions will be required for A90 / A948 roundabout improvements, additional road crossing of River Ythan linking with site F132 and Southern peripheral road linking the A920 and B9005.</p> <p>F147, F140 - Full Access (vehicle / ped / cycle) to be taken from Castle Road. Preferred junction arrangement is to upgrade existing junction at Tesco to roundabout / signalised junction with pedestrian facilities.</p> <p>F148 - Subject to the level of</p>		<p>F133, F146 - Full Access (vehicle / pedestrian / cycle) to be taken from existing roundabout at P&R site. Access road to loop through F133 into F146 with additional access on to A948 south of site F146. Connectivity (vehicle / pedestrian / cycle) must be provided through both development areas.</p> <p>F132 - In addition to river crossing to the north, at least 2 further points of access will be required from the B9005.</p>

	development, improvements may be required to the Hospital Road / Station Road junction.		
Housing	30%		480 units for LDP period
Landscape	<p>Existing burial ground has a life of approximately 10 years. New burial ground required urgently - site F146 is ideal; test dig results are good, Council own the site, not too remote from the town. This site must be retained in its entirety as a burial facility.</p> <p>There is existing provision in Ellon for formal sports pitches but further provision would definitely be required to serve another 1200 houses - 3 new pitches close to new development.</p>		
Waste			Existing depot, kerbside bulking point and HWRC are all below standard. HWRC is due to be replaced in 2010. Bulking Point and depot facilities still require upgrade. Requires to be upgraded to provide a building for processing of recyclables (e.g. baling) and depot (welfare) facilities.
Environment		<p>New Ythan Cycleway Cromley Bank bridge crossing.</p> <p>Riverside park extension on north & south banks.</p> <p>Landscape and recreational network including cycleways to link existing town centre & new sites</p>	

		together. New cycleway connections to Formartine & Buchan Way also included. Allotments (1.5ha).	
NHS Grampian	Ellon Health Centre at full capacity with temporary buildings in place to support current activity. New build on new site needed if town and/or surrounding communities expand.		
Scottish Water	<p>Invercannie-Mannofield-Turriff WTW - There are currently capacity issues at the storage reservoirs, Craigie East (Ellon Low Level SR) and Newfield (Ellon High Level SR), which will require an upgrade. Any new developments will be required to contribute to extending their storage time.</p> <p>A river crossing may be needed to take a water main into the Cromleybank development. A new service reservoir could be built at Hill of Fechil if the height is sufficient. A new service reservoir would supply the whole zone instead of just upgrading the existing zone. It would make sense to have a new service reservoir south of the river to prevent transporting water up and back down. The existing main feed should be able to cope.</p>		

	<p>There is currently some available capacity at Ellon WWTW but not enough to serve all of the proposed development. Ellon WWTW will need to be upgraded for growth. There is currently no sewer network to the south of the river. A pumped river crossing will be required. Because of the large number of additional houses proposed, it may be preferred for a completely new works to be built south of the river. Sewer infrastructure for the development taking place north of the park and ride site may be able to gravitate.</p>		
<p>Education</p>	<p>New primary school 450- campus model</p>		<p>Ellon Academy - Replacement facility identified in CAMP (2013-18) for 1200 facility capable of expansion to 1600 facility and new pool</p> <p>Library- existing library could cope with the proposed development</p> <p>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</p>

			Meadows site. School pitches should also comprise of large community pavilion to provide changing facilities (350M m2)
Transport Scotland	Sites part of ongoing cumulative modelling exercise		

Area Formartine		Settlement Newburgh	
Housing (units) F139	100 100	Employment	

Service	Requirement	Aspiration	Additional Information
Transportation			Full Access (vehicle / pedestrian / cycle) to be taken from B9000 with road connecting through to A975. Connectivity (vehicle / ped / cycle) must be provided through to existing development to the NE of site.
Housing	20%		20 units LDP period
Landscape			Nearest burial ground is Ellon, see Ellon. Unlikely to be a requirement for significant open space other than landscaping within the new development.
Waste	None		
Environment		Improvements to national coastal	

		path	
NHS Grampian	See Ellon Information		
Scottish Water	<p>Newburgh pumps to Balmedie WWTW, which could struggle for capacity but may be able to cover 100hu in total. However, Foveran is pumped to Newburgh which would also in turn need to be pumped to Balmedie WWTW.</p> <p>If SEPA allows a public septic tank to be built at Foveran, which may not be likely due to the condition of Foveran Burn, Scottish Water would have to fund this Part 4 asset. However, if the solution is to continue pumping Newburgh to Balmedie WWTW this would be done at the developer's expense.</p>		Inver-Mann-Turriff WTW - A water main serves Newburgh from Foveran Service Reservoir. A Water Impact Assessment may be required to see if the network can cope with an additional 100hu.
Education			Development can be accommodated.

Area Formartine		Settlement Oldmeldrum	
Housing (units) F150 F50	540	Employment F149	17
			17

Service	Requirement	Aspiration	Additional Information
Transportation	<p>F107, F149 - Full Access (vehicle / pedestrian / cycle) to be taken via existing Oldmeldrum Bypass. Contribution towards an additional extension of Oldmeldrum Bypass from the eastern boundary of the sites F50 & F150 to the A947.</p> <p>F50, F150 - Minimum of 2 points of access required. Existing Oldmeldrum Bypass required to be extended into Sites F50 and F150 from the B9170. Contribution towards an additional extension of Oldmeldrum Bypass from the eastern boundary of the sites F50 & F150 to the A947.</p>		
Housing	25%		135 units for LDP period
Landscape	Requirement for additional formal sports provision outwith school control. Existing application for site F113 has potential to link with existing sports area to provide a worthwhile facility.		Adequate burial facilities (new extension to existing burial ground almost completed).

Waste	The existing Recycling Point in Oldmeldrum is operating at capacity. Requirement for an additional Recycling Point at least, however, dependant upon Inverurie situation a Household Waste Recycling Centre could be required to serve the Oldmeldrum area.		Proposal would be to relocate Inverurie Household Waste Recycling Centre (HWRC) to other side of Inverurie from its current location in which case a new HWRC at Oldmeldrum becomes an option. Large population in this area which is currently massively under provided for in terms of HWRC provision
Environment	Regional SUDS.	Landscape and recreational network including cycleways to link new sites & town together. Cycleway link to Inverurie along former railway line to Lochter Path links to and through Meldrum House Estate. Allotments (0.5ha).	
NHS Grampian	An extension to the existing Health Centre will be required if significant expansion is approved in Oldmeldrum or the wider community		Community supported by nearest Hospital in Inverurie - See under Inverurie
Scottish Water	Invercannie-Mannofield-Turriff WTW - Oldmeldrum Service Reservoir has been built in the north for a current development and sized accordingly. To feed another 540hu it will need to be doubled in size. The majority of the proposed industrial development is in the south. The capacity at New Oldmelrum Service Reservoir (in south east) needs to be assessed as well as		

	<p>the possibility of putting in a new trunk main.</p> <p>There is currently no available capacity at Oldmeldrum WWTW and so a growth project will need to be raised by Scottish Water. New sewer infrastructure will need to be built for sites F149, F50 and F150 and laid to the treatment works. Site F107 could connect into the existing sewers.</p>		
<p>Education</p>	<p>New primary school required (210 capacity)</p> <p>Additional pitch x 2 required and changing facilities, toilets and pavilion (250 m2).</p>		<p>No scope for development of current primary school.</p> <p>Could get away with one pitch if situated near an existing changing facility- whilst 2008 roll was 940 (with a capacity of 940), based on school roll forecasts it is predicted that roll will fall gradually to 821 in 2016. Based on this number, 540 houses would generate 108 pupils (@0.2/house) which would bring roll up to 929. This is getting close to capacity, however in previous years roll has reached 970 with the capacity remaining at 940. The school is designed to extend to 1200.</p>

Area Formartine		Settlement Potterton	
Housing (units) F26 F65		Employment F47 F26 F65	Employment Mixed use Mixed use
	450		4.5

Service	Requirement	Aspiration	Additional Information
Transportation	F26 - Eastern bypass linking with B999 around Potterton village through F26 with fully upgraded link to proposed A90 / AWPR junction at Blackdog. Connectivity (vehicle / pedestrian / cycle) must be provided through to adjacent development sites.		F47, F144, F145 - No perceived issue with access subject to satisfying required standards. F65 - Full Access (vehicle / ped / cycle) to be taken via existing road network, connecting with adjacent development. Connectivity (vehicle / pedestrian / cycle) must be provided through to adjacent development sites.
Housing	25%		113 units for LDP period
Landscape	Formal sports area required if additional 450 dwellings since very little at present - existing informal provision could be upgraded.		Nearest burial ground is Belhelvie. See provision for Blackdog above.
Waste	See Balmedie		
Environment	Regional SUDS.	Landscape and recreational network including cycleways to link new sites to the existing village but also to Belhelvie, Blackdog & Balmedie. A90 pedestrian & cyclist crossing	

		or underpass. Enhanced village centre area. Allotments (0.5ha)	
NHS Grampian	See Balmedie information		
Scottish Water	<p>Potterton is fed directly from a trunk main via a pressure reducing valve. There is no storage in Potterton. The preferred sites are in the east. We are currently approaching capacity for the number of houses which can be served off a pressure reducing valve. Further development will require a new service reservoir to be built.</p> <p>Potterton is pumped to Potterton Denhead, then Belhelvie which then pumps to Balmedie to be treated. This will mean that development from Potterton, Belhelvie, Foveran, Newburgh and Balmedie will all be treated at Balmedie WWTW. An upgrade will definitely be required due to the cumulative effects of developments.</p> <p>Balmedie WWTW has been designed for 6000PE (approximately 2600hu), so we would need 50% growth plus capacity for the Trump Development.</p>		

	All three of the pumping stations (Potterton Denhead, Gourdieburn and Balhelvie) will need to be assessed. This will require huge investment. Scottish Water could look at the possibility of treating all these settlements at Nigg PFI via a trunk sewer.		
Education	<p>New primary school for Blackdog/Potterton area. This will depend on the allocations within this area and will be dependent on allocations in Balmedie.</p> <p>Requirement for a South Formartine Academy at a site yet to be determined. All sites may need to consider accomodating</p>		
Transport Scotland	Any potential impact to the future A90/AWPR junction would require to be investigated prior to its inclusion within the proposed plan.		

Area Formartine		Settlement Tarves	
Housing (units) F22 F128		Employment F22	Mixed use
	100		1

Service	Requirement	Aspiration	Additional Information
Transportation	<p>F22 - 2 points of access required from either the Northern or Eastern Public Road Network. Connectivity (vehicle / pedestrian / cycle) must be provided through to existing allocated site North East of site. Extension of footway / cycleway network required. Junction improvement required at Brakelay crossroads.</p> <p>F128 - Access to be taken from existing development to the North and contribution to junction improvement at Brakelay crossroads.</p>		
Housing	15%		15 units for LDP period
Landscape	One additional pitch		
Waste	None		
Environment	None		
NHS Grampian			<p>New Practice building in Pitmedden with limited expansion space.</p> <p>Community supported by nearest Hospital in Inverurie - See under Inverurie</p>
Scottish Water	Turriff WTW - Tulquhon Service Reservoir lies to the south of Tarves. A new service reservoir may be required to serve additional development. The		Tarves WWTW should be ok for treatment capacity. All proposed development is situated at the opposite side of the settlement from where the Wastewater

	proposed sites to the west of Tarves will need off-site mains extensions to connect into the existing system.		Treatment Works is positioned. The existing sewers may need to be upgraded. Pumped sewers shouldn't be required as the incline should be sufficient
Education			Development can be accommodated
Transport Scotland			

Area Formartine		Settlement Turriff	
Housing (units) F36 F153 F129 F179 F5 F85 F111		Employment F16 F17 F152	
	600		10

Service	Requirement	Aspiration	Additional Information
Transportation	<p>F16 - Access to be taken from site F17. Contribution to eastern spine road scheme will be required.</p> <p>F17 - Access to be taken from proposed eastern spine road through F129 & F152. Contribution to eastern spine road scheme will be required.</p> <p>F152 - Access to be taken from</p>		F36, F153, F151 - No access on to C5S east of sites. 2 points of access required from Meadowbank Road forming a loop road allowing access to all sites. One of the access junctions to be taken through South West corner of F153 on to Meadowbank Road.

	<p>proposed eastern spine road through F129. Contribution to eastern spine road scheme will be required.</p> <p>F129, F179 - New eastern spine road required between A947 and C21S through sites F179, F129. Gateway features required on A947 and C21S, with spine road to northern part of site F129 continuing through site F152, and linking in with Broomhill Road / Markethill Road serving the existing employment area.</p> <p>F5 - Access to be taken from proposed eastern spine road through F129 and F179. Contribution to eastern spine road scheme will be required.</p> <p>F85, F111 - No perceived issue with access subject to satisfying required standards. Contribution to eastern spine road scheme will be required.</p>		
Housing	30%		300 units for LDP period
Landscape	<p>There is a shortage of formal sports facilities (2 ha. for pitches)</p> <p>Additional burial ground(1.0 ha)</p> <p>Allotments 1ha</p>		

Waste	Requirement to replace existing Household Waste Recycling Centre to accommodate additional demand. Current site is landlocked and cannot be extended. (1ha)		
Environment		New footbridges Colly Stripe & Turriff Burn (3) Landscape and recreational network including cycleways to link new sites, town centre & existing town together. Protection and enhancement of paths into adjacent countryside area including route to Delgattie Castle.	
NHS Grampian	Turriff Hospital and Health Centre are at capacity - an adjacent domestic dwelling owned by NHSG and a possible second floor on the Health Centre may allow future development however relocation might be a better option if significant expansion is approved in Turriff and the wider community.		Existing Hospital at Turriff considered adequate to support potential growth.
Scottish Water	There is currently no available treatment capacity at Turriff WWTW. There are flooding issues at the football and show grounds. A Drainage Impact Assessment would be required to look at issues for all development to the south of the A947 as they will all drain to Putachie Pumping Station, where new pumps have recently been		Turriff WTW - Sites F36, F153 and F151 could be supplied by Prospecthill Service Reservoir, which lies to the east of these developments. Everything else could go to Brackens Service Reservoir (north east of Turriff). However, this would depend on the network and would only be able to be decided for definite after

	fitted. Sites F16, F17 and F152 may be able to gravitate to sewer without the need for pumping. Sites F36, F153 and F151 should have no problems with a foul only connection.		further investigation into the network and the available pressure in the mains, etc.
Education	New Primary school required- 210 capacity Pitches- additional grass pitches x 2 with 250M2 pavilion.		New Markethill Campus Model- identified in CAMP years 1-5 including nursery and CLD facilities/all weather 7 – a side pitch