

<b>Area</b> Garioch		<b>Settlement</b> Chapel of Garioch	
<b>Housing (units)</b> G28 G193	<b>70</b>	<b>Employment</b>	No specific requirement

<b>Service</b>	<b>Requirement</b>	<b>Aspiration</b>	<b>Additional Information</b>
Transportation			G28, G193 - No perceived issue with access subject to satisfying required standards, however if in excess of 50 dwellings, an additional emergency access would be required.
Housing	10%		7 units for LDP period
Landscape	None		
Waste	None		
Environment	None		
NHS Grampian	Chapel of Garioch in Inverurie catchment - See under Inverurie		
Scottish Water			There should be no major impact from these developments.  There are no public sewers in the area. Private treatment will be required.
Education			Development must be phased so Primary school capacity is not breached

<b>Area</b> Garioch		<b>Settlement</b> Insch	
<b>Housing (units)</b> G145	60	<b>Employment</b> G145	4ha
	<b>60</b>		<b>4ha</b>

<b>Service</b>	<b>Requirement</b>	<b>Aspiration</b>	<b>Additional Information</b>
Transportation		All sites - Contributions will be required towards a town centre improvement scheme to improve pedestrian flows and mitigate transport impact,	<p>G145 (South) - No perceived issue with access subject to satisfying required standards, however if in excess of 50 dwellings, an additional emergency access would be required.</p> <p>G145 (North) - Access to be taken from the existing industrial area creating a loop with additional point of access on the B992. Connectivity must be provided between adjacent development sites.</p> <p>G145 – Assessment of the proposed allocations on the existing A96(TR)/B992 road junction would be required prior to any development.</p>
Housing	30%		18 units for LDP period
Landscape	Extension of existing sports facilities.		Land should be reserved for the future expansion of the Sports centre
Waste	Current Household Waste		Site has been identified at

	Recycling Centre requires replacement.		industrial estate.
Environment	None		
NHS Grampian	An extension to the existing Health Centre will be required if any expansion is approved in Insch or the wider community		In addition Diagnostic and Treatment services and In-Patient services will need to be reviewed
Scottish Water	<p>This settlement is served from a trunk main through a pressure reducing valve. There is a limit to the number of houses which can be served off a PRV trunk main and so the preferred option for serving the additional development is storage through the use of a new reservoir.</p> <p>There is currently treatment capacity available at Insch WWTW. However, there are problems with the sewers leading to the works, therefore the infrastructure between the developments and Wastewater Treatment Works will need to be investigated further and upgraded as required by the developer.</p>		
Education	Additional Primary school classroom extension needed.		Site is constrained and there is no scope for additional extension.

<b>Area</b> Garioch	<b>Settlement</b> Inverurie
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<b>Housing (units)</b> G32 G64, G68 G89 G148  <b>1900</b>	1000 550 150 150	<b>Employment</b> G63 G75 G95 G100 G101	<b>25</b>
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<b>Service</b>	<b>Requirement</b>	<b>Aspiration</b>	<b>Additional Information</b>
Transportation	All sites - Major roads infrastructure required. Contributions will be required from all developments. See Traffic Capacity Study for more details.		
Housing	40%		950 units for LDP period
Landscape	New burial ground (0.5 ha).  Financial contribution towards formal sports facilities at Uryside.  Contribution to the development of the regional Ury Riverside Park. Need for Allotments		Phased for development - 1000 houses built then delivery of burial ground.
Waste	Existing facilities are inadequate. Depot, Recycling, Bulking Point (2.5 ha) and Household Waste Recycling Centre(1.25 ha) all require replacement.		Inverurie is the hub of most of the waste services for Aberdeenshire which is why the land take is much greater.
Environment		Cycleway & footbridges over river Ury (6 approx). Cycleway bridge over railway to Ury Riverside Park. A90 Old Kemnay Road cycleway	

		<p>bridge Crichtie:Port Elphinstone          Old Kemnay Road path link          improvements          Cycleway to Kintore via Paper Mill.          Cycleway link to Old Meldrum          (Inverurie/Lochter).          Gordon Way Link          Corsman Hill:Crichtie          developments path link including          River Don Cycleway bridge          Don Road Bridge Upper Boat</p>	
NHS Grampian	New health centre planned for Inverurie – extension will be required to cope with additional growth.		Hospital premises not suitable to deliver desired range of diagnostic and treatment services – current service issue - could not provide services for any growth
Scottish Water	<p>The majority of the preferred sites lie to the south of Inverurie. By upsizing Thainestone Service Reservoir it would be able to feed this zone. A dedicated trunk would be required to supply these sites. Thainestone Service Reservoir is fed from Kingshill Service Reservoir. Kingshill Service Reservoir will also need to be assessed for its storage capacity.</p> <p>There are small storage tanks at Kintore, Bransbutt, Thainestone and Inverurie. It would be Scottish Water's preferred option to put a strategic solution in place to try and reduce the number of reservoirs and increase their size.</p>		

	<p>The trunk main serving Inverurie appears to be ok but may need upgrading with further development, which will be costly as this is a very long trunk main. There are currently no capacity issues.</p> <p>There are a total of 1900hu preferred sites for Inverurie which approximately equates a total growth of 4400PE (population equivalent). Inverurie WWTW would need a major upgrade for growth to take into account the current Local Plan and future development. There are also hydraulic issues with capacity in various parts of the works. This settlement has been put forward for Scottish Water to carry out an investigation on the network. There could be considerable network issues which will need to be resolved for further development to take place.</p> <p>Developers may experience issues when trying to dispose of surface water.</p>		
<p>Education</p>	<p>2 x new primary schools required</p> <p>New or extended library required in central location</p>	<p>Swimming pool is not required for 10 years and to be part of the educational campus.</p>	<p>(360/210 facilities- with extension capacity) based on campus model design</p>

	<p>Additional sports hall capacity (4 badminton courts) which could be split between 2 primaries – i.e if they had a 2 court hall each.</p> <p>3 x additional pitches required- to include associated changing facilities</p>		<p>Market Place- Replacement in Corporate Asset Management Plan (CAMP) (Uryside)- already allocated</p> <p>Kellands- extension will be required due to re zoning impacts</p> <p>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.</p> <p>Garioch Community Centre could accommodate development as long as Community Learning and Development (CLD) provision in new primaries</p>
<p>Transport Scotland</p>	<p>Sites part of ongoing comparative and cumulative modelling exercise</p>		<p>Transport Scotland would not support G32, G64, G68, G63, G101, G95 due to the location to the west of the A96(T). Evidence to support this strategy will be required if they go forward into the proposed plan.</p>

<p><b>Area</b> Garioch</p>		<p><b>Settlement</b> Kemnay</p>	
<p><b>Housing (units)</b> G152</p>	<p>50</p>	<p><b>Employment</b> G153</p>	<p>9ha</p>

G181 G170 fh1	65 70 20 <b>205</b>	G170	<b>9ha</b>
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<b>Service</b>	<b>Requirement</b>	<b>Aspiration</b>	<b>Additional Information</b>
Transportation	<p>G170 - Significant upgrading of the public and private road network is likely to be required. A footbridge across the Dee would be required</p> <p>G181 - Access to be taken from U213C to the south with full connectivity into existing allocated development area to the North West. U213C will require to be upgraded as appropriate.</p>		<p>G115 - Access to be taken from existing allocated development site to east. Connectivity must be provided between all sites. If total development is in excess of 50 houses then a second access would be required.</p> <p>G153 - Access to be taken from C115C to east in the form of a loop with two points of access on to the public road.</p>
Housing	40%		82 units for LDP period
Landscape	One additional sports pitch required Allotments		
Waste			<p>There is a general lack of provision for the Inverurie /Oldmeldrum/Kemnay/Kintore area. Options are available. An additional Household Waste Recycling Centre is required somewhere – if not Oldmeldrum then preference to keep Inverurie site at Oldmeldrum side of Inverurie and build new site either at Kintore or Kemnay. If Inverurie relocated to A96 side of Inverurie then preference would be to build</p>

			new Household Waste Recycling Centre at Oldmeldrum.
Environment		New Don cycleway bridge.	
NHS Grampian	Replacement Health Centre Required. Site has been identified. Additional support required if significant population growth.		Community supported by nearest Hospital. See Inverurie section
Scottish Water	Kemnay is supplied by Parkhill Service Reservoir, which is fed from Thainstone Service Reservoir which is in turn fed by Kingshill Service Reservoir. Upgrades to the water mains may be required for the developments across the river (E.g. Fort Lodge, Fetternear House).		There is currently available treatment capacity at Kemnay WWTW. There is a preliminary works beside the river which pumps up past the school and to the wastewater treatment works. The sites on the west side of the river have no existing sewer infrastructure so they will have to cross the river to connect into the town's sewer system. There may be enough of an incline for the sewers to gravitate to the works. Site G181 may need to carry out mitigation work to prevent any impact on the existing network. The main issues effecting the preferred developments on the west side of the river will be laying sewer mains into Kemnay.
Education	Primary school can accommodate development  Additional all weather pitch required- linked to the Academy		Re-zoning required/capping exercise required depending on development of academy in SGA.  Academy - New facility identified in CAMP- dependant on development at Kintore School

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<b>Area</b> Garioch		<b>Settlement</b> Kintore	
<b>Housing (units)</b> G87, G23	600	<b>Employment</b> G87, G23	30
	<b>600</b>		<b>30</b>

<b>Service</b>	<b>Requirement</b>	<b>Aspiration</b>	<b>Additional Information</b>
Transportation	All sites - Major roads infrastructure required. Contributions will be required from all developments. See Traffic Capacity Study for more details.		
Housing	25%		180 units for LDP period
Landscape	Financial contribution to sports provision at Gauchhill site. Gauch Hill Wood & playing fields. Tuach Hill Park. Allotments (1ha)		
Waste	See Kemnay. Requires additional Recycling Point if no Household Waste Recycling Centre built.		
Environment		Gauch Hill Wood & playing fields. Tuach Hill Park. Allotments (1ha) Landscape and recreational cycleway network along canal/River Don to Inverurie. Cycleways network to link new	

		<p>sites, new railway station &amp; existing town together</p> <p>Upgrading existing footway located on south side of A96 between Thainstone and Kintore to Cycleway.</p> <p>Provision of cycleway on north side of A96 between Kintore and Blackburn</p>	
NHS Grampian	New development required to support growth.		Community supported by nearest Hospital. See Inverurie section
Scottish Water	<p>The preferred sites would need to be supplied from Glascoego Service Reservoir in order to receive adequate pressure. The service reservoir's capacity would need to be assessed and a new dedicated main would be required to serve the development. It would run approximately 2.5km.</p> <p>Kintore is pumped to Inverurie WWTW which has no available capacity as a result of current development. Growth will be required for this waste water treatment works. There is one pumping station at Sunnyside which lies between the preferred developments and the transfer station. It is a very large pumping station but is not coping with current demand in the area. A pumping station and rising main upgrade will be required all the</p>		

	way into Inverurie. The position of the Pumping Station would be decided once further investigation had been carried out for the specific development.		
Education	<p>New primary (450 capacity) required- campus model on a site yet to be determined</p> <p>New Secondary school required with expansion capacity- library to be included</p> <p>Additional Community Pool required as part of the new Secondary School.</p>		New academy will have appropriate number of pitches ( 940 school 3 x grass/1x all weather)
Transport Scotland	Further appraisal work is on going to identify the preferred solution at this location.		G23, G87 – These sites should be assessed to determine the impact on the A96(T) Broomhill roundabout.

<b>Area</b> Garioch		<b>Settlement</b> Newmachar	
<b>Housing (units)</b>		<b>Employment</b>	
G8	135	G128	3
G128	190		
G138	300		

	<b>625</b>		<b>3</b>
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<b>Service</b>	<b>Requirement</b>	<b>Aspiration</b>	<b>Additional Information</b>
Transportation	<p>All sites - Contributions to a Western bypass of Newmachar required from A947 south of village to A947 north of village.</p> <p>G128 - Direct pedestrian / cycle access onto F&amp;B Way. Access to be taken from the B979 which will require to be fully upgraded between the A947 and Hillbrae Way (also required for G138). Two points of access required with no direct vehicle access on to A947. Contribution required towards western bypass of Newmachar.</p> <p>G138 - Direct pedestrian / cycle access onto F&amp;B Way. Access to be taken from the B979 which will require to be fully upgraded between the A947 and Hillbrae Way (also required for G128). Minimum of two points of access required on to the B979. Contribution required towards Western Bypass of Newmachar</p> <p>G8 - 2 points of access required from Corseduick Road. Corseduick Road requires to be upgraded. Contribution required</p>		

	towards Western Bypass of Newmachar, with the line of the bypass to be safeguarded within the site.		
Housing	25%		156 units for LDP period
Landscape	3 sports pitches required Allotments.		
Waste	See Balmedie. Requires additional Recycling Point.		
Environment		Landscape and recreational network including cycleways to link new sites & existing village centre together. New cycleway connections, parking and upgrading to the Formatine & Buchan Way.	
NHS Grampian	New GP Practice would be required. City/Shire boundary issues apply: Newmachar supported by 2 Dyce practices and Bucksburn.		Diagnostic and Treatment services will need to be reviewed and developed to support the population growth - Service provided within Aberdeen City
Scottish Water	Westside Newmachar Service Reservoir has sufficient available capacity to serve some of the proposed development. A new service reservoir could ultimately be required in order to serve all of the proposed development. An assessment will need to be carried out to check the ability of the trunk main to serve these three developments.  There is currently enough capacity		

	<p>at Newmachar WWTW to treat 2/3 of the development identified. Growth is required at this works for all preferred sites to be served. Some of the existing sewer infrastructure may require upgrading. Infrastructure upgrades could be required all the way through the town centre. In general, there are no day-to-day issues. Site G8 could probably be accommodated without any issues.</p>		
<p>Education</p>	<p>1 new primary school (210 capacity)</p>		<p>Campus model design to include public library</p> <p>New primary school identified in Corporate Asset Management Plan (450) could accommodate some of the proposed development</p> <p>New school must include two court sports hall and pitch</p>