

Area Kincardine & Mearns		Settlement Auchenblae	
Housing (units) K29, K53	80 80	Employment K29, K53	Mixed use

Service	Requirement	Aspiration	Additional Information
Transportation			K52 - Extension of Castlehill Gardens max 50 houses before emergency access required. K29, K53 - Access required from Glenfarquhar Rd / Hillview Rd.
Housing	25%		20 units for LDP period
Landscape	Play facilities provision Sports field provision		
Waste	Site for existing Recycling Point was lost due to development. Need to identify site for replacement of Recycling Point which is temporarily located on outskirts of village. (100m ²)		
Environment	None		
NHS Grampian	Auchenblae Medical Centre site very restricted - may be possible to construct small extension, however new site should be considered if community expands		Community supported by nearest Hospital. See Stonehaven section
Scottish Water	Laurencekirk WWTW currently has insufficient capacity for new developments. A growth project will be required to allow further development.		There is currently sufficient capacity at Whitehillocks WTW to serve all of the preferred development. There is sufficient capacity in the service reservoir. Local mains reinforcement may be

			required depending on outcome of Flow & Pressure test or Water Impact Assessment. There are also potential low pressure problems.
Education	Primary School – Site extended to 120 capacity		No further extension once this capacity has been reached
Transport Scotland			

Area Kincardine & Mearns		Settlement Gourdon/Inverbervie	
Housing (units)		Employment	
K43	50	K44	
K60	300	K15	
K40	25		
K39	25		
	400		10.6

Service	Requirement	Aspiration	Additional Information
Transportation			<p>K43 - Access to be taken from Brae Road.</p> <p>K44 - Extension of industrial estate access required.</p> <p>K60 - Access off Townhead / link through to Church Street .</p> <p>K15 - Access off A92 / link to West Park Avenue.</p> <p>K39, K40 - Access via new access</p>

			off A92 (single point of access).
Housing	25%		100 units for LDP period
Landscape	<p>Cemetery extension area K 42 preferred (1ha)</p> <p>Additional play area or off site contributions</p> <p>Allotments</p> <p>Additional full size grass pitch required for population, ideally reasonably accessible to school .</p>		
Waste	<p>Require additional/replacement Recycling Point at Inverbervie.(200 m²) Current facility is large and over used/abused. Potential to provide Household Waste Recycling Centre in this area (1ha).</p>		
Environment		<p>Link to national cycleway route.</p> <p>Link to national coastal path</p> <p>Landscape and recreational network including cycleways to link new sites and existing towns together.</p> <p>Allotments (1ha)</p>	
NHS Grampian	<p>An extension to the existing Health Centre will be required if expansion is approved in Inverbervie or the wider community</p>		<p>Community supported by nearest Hospital. See Stonehaven section</p>
Scottish Water	<p>There is currently limited capacity at Nether Knox WWTW. A growth project may be required so that all</p>		<p>There is currently sufficient capacity at Whitehillocks WTW to serve these developments and</p>

	<p>proposed development can be served. An assessment of the current available capacity at this works needs to be undertaken by Scottish Water.</p>		<p>there is sufficient capacity in Inverbervie Service Reservoir. Local mains reinforcement may be required depending on outcome of a Flow & Pressure test or a Water Impact Assessment.</p> <p>There should be no development above 55m contour line for site K15, otherwise a booster pump set will be required and the site will need to be supplied by Knoxhill Service Reservoir, which is already experiencing capacity problems.</p> <p>Site K60 is too high to be served by Inverbervie Service Reservoir and so will need to come off Alpity Service Reservoir which has sufficient storage.</p>
<p>Education</p>	<p>Bervie Primary School to be extended and could take the form of 3 x classes with additional GP spaces/toilets etc.</p> <p>Community Learning & Development - extended CLD space in school extension</p> <p>School to have one court sports facility assuming that additional children are integrated into one school.</p>	<p>Bervie Sports Centre -Extend fitness suite</p>	<p>As rolls drop remove the 2 x double temporary units.</p> <p>Library- development can be accommodated</p> <p>Development can be</p>

	Gourdon Primary School		accommodated with phased development.
Transport Scotland			

Area Kincardine & Mearns		Settlement Laurencekirk	
Housing (units) K109	885	Employment K109	20
	885		20

Service	Requirement	Aspiration	Additional Information
Transportation	New distributor road around Laurencekirk required.		
Housing	25%		443 units for LDP period
Landscape	Identify land for cemetery extension (K 51) land next to existing cemetery (1ha) Additional pitch or off site contribution Allotments		
Waste	This level of development would require an additional Recycling Point. Existing Household Waste Recycling Centre would require to be extended or replaced long term.		
Environment		Landscape and recreational network including cycleways to link new sites, railway station & existing town together.	
NHS Grampian	New health centre recently completed. Extension would be		Community supported by nearest Hospital. See Stonehaven section

	required if further population growth.		
Scottish Water	<p>The water supply into Laurencekirk has recently been upgraded to cope with the 500 houses being built under the current Local Plan. Site K109 has been identified for 885 houses and 20 Ha employment land. This will require further major upgrades to the water supply to the area as the main that was laid two years ago will not be big enough to support this level of development. It was designed for the 500 or so house units planned at that time. There will certainly be a major upgrade required to Causeywell Service Reservoir.</p> <p>Laurencekirk WWTW currently has insufficient capacity for new developments. A growth project will be required to allow further development.</p>		
Education	<p>New primary school (325 capacity with extension capacity); including CLD/Sports facilities.</p> <p>Population expansion would also require 2 community grass pitches and changing facilities, contiguous to the new academy.</p>	Pool is an aspiration at this stage	<p>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.</p> <p>In a recent report on the Facilities Planning Model and Pitches,</p>

			<p>Laurencekirk was highlighted as the only settlement theoretically lacking in both wet and dry sports facilities. The recommendation was that essentially a sport facility should be considered as part of an academy rebuild - finances permitting.</p> <p>The projected development figures would certainly increase the case for both facilities, and in terms of the FPM may be the difference between a 4/5 lane pool and a six lane pool - or alternatively it may make the case for a trainer pool.</p> <p>Replacement academy is on “like for like” basis.</p>
<p>Transport Scotland</p>	<p>In order to accommodate any future growth in the village all three junctions into Laurencekirk from the A90 should be appraised and suitable mitigation measures provided.</p>		<p>Transport Scotland do not support the development of site K109 as it would increase turning flows at the A937 north junction, which is of substandard design and increased turning flows are likely to lead to safety issues. Further evidence to support this strategy will be required if this is to come forward in the proposed plan.</p>

Area Kincardine and Mearns		Settlement Marywell	
Housing (units)	0	Employment K45	96

Service	Requirement	Aspiration	Additional Information
Transportation			K45, K135 - Cairnrobin development. Distributor road required linking through developments and connecting into adjacent developments.
Housing	None		
Landscape	None		
Waste	None		
Environment		Railway bridge for national cycleway network link to Aberdeen.	
NHS Grampian			Portlethen and the surrounding area is a expand community. The existing Portlethen Practice already needs an extension to support existing and newly approved developments. If more expansion to the existing suburb and surrounding towns and villages is approved further then expansion to Portlethen Practice and possibly a completely new Health Centre may be required.
Scottish Water	The pumping station at Marywell will need to be upsized in order to		

	<p>serve the employment land. The size of upgrade required will depend on flows involved. Huge upgrades may be required and could extend all the way back to Clochandighter Service Reservoir and Redcraigs Pumping Station.</p> <p>There are currently no public sewers in Marywell. Private treatment will be required.</p>		
Education	None		
Transport Scotland	Preferred sites part of ongoing comparative appraisal exercise		

Area Kincardine and Mearns		Settlement Newtonhill (Elsick)	
Housing (units) K142	4000 4000	Employment K142	 80

Service	Requirement	Aspiration	Additional Information
Transportation			
Housing	25%		1000 units for LDP period 600 – phase 1 400 – phase 2
Landscape	Pitch- Population expansion would require a complex of 5 pitches plus one additional All Weather Pitch,		

	Additional play area or off site contributions		
Waste	The scale of development proposed for the Newtonhill/Elsick/Portlethen/Leggart area is immense. This would require one new large facility encompassing depot, Recycling Bulking Point and large Household Waste Recycling Centre. New Household Waste Recycling Centre for Portlethen is currently in capital plan but proposed scale of this is inadequate and will not cope with this future development. Therefore, recommended that this should be reviewed and larger area sought to accommodate new facilities (similar to those being proposed for Ellon).		
Environment		Regional SUDS Woodland Park landscape and recreational 20 ha network. Allotments (4ha) Cycleway network to link new town together & to access adjacent towns.	
NHS Grampian	New GP premises will be required to serve this new town.		Population growth in Newtonhill and Portlethen likely to impact on outpatient activity in Kincardine Community Hospital. See Stonehaven section
Scottish Water	By locating a new settlement at Elsick, major upgrades will be required at Clochandighter Service Reservoir, Bluehills Service		

	<p>Reservoir and Redcraigs Pumping Station. A new reservoir may be needed to cope with the demand. Redcraigs Pumping Station would need to be rebuilt, along with the installation of a new pumping main. Completely new infrastructure will need to be laid to cope with the additional flows. This would include 12km of new main. 6km of rising main would be required to Clochandighter Service Reservoir and 6km of distribution main to Elsick. A new pumping station may be required between Mannofield WTW and Bluehill Service Reservoir.</p> <p>Nigg PFI will be upgraded for growth as required. A new pumping main may be required from Newtonhill to Nigg PFI.</p>		
<p>Education</p>	<p>3 new primary schools- first one will be part of a campus development including library. Primaries to have dry sports facilities as per standard pupil. .</p> <p>1 new academy (540-740-940) extension capacity- campus model including library</p> <p>1 x swimming pool required</p>		<p>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 new pool at either Portlethen or new academy.</p> <p>Ideally in one or 2 areas with</p>

			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.
Transport Scotland	site part of ongoing comparative appraisal exercise		

Area Kincardine and Mearns		Settlement Portlethen	
Housing (units) K125	1550	Employment K136	30

Service	Requirement	Aspiration	Additional Information
Transportation	K125, K136 - Major roads infrastructure required. Contributions will be required from all developments. See Traffic Capacity Studies for more details.		
Housing	25%		775 units for LDP period 465 – phase 1 310 – phase 2
Landscape	Requirement for additional formal sports pitches (3) Identify land for cemetery extension Identify land for Allotments Landscape and recreational new woodland network. Allotments		
Waste	See Newtonhill		
Environment		Cycleways to link new sites to existing town together with access adjacent towns.	
NHS Grampian	The existing Portlethen Practice already needs an extension to support developments. If more		Population growth in Newtonhill and Portlethen likely to impact on outpatient activity in Kincardine

	<p>expansion to the existing suburb and surrounding towns then expansion to Portlethen Practice will be required.</p>		<p>Community Hospital. See Stonehaven section</p>
<p>Scottish Water</p>	<p>A new reservoir may be required to cope with the cumulative effect of all the preferred developments. Redcraigs Pumping Station would need to be rebuilt, along with the installation of a new pumping main. Completely new infrastructure will need to be laid to cope with the additional flows, including 6km of new main from Redcraigs Pumping Station to Clochandighter Service Reservoir.</p> <p>A new pumping main and new pumping station may be required. These upgrades could be tied in with the development proposed at Elsick if the areas are going to be masterplanned. This would help provide a strategic solution, but may require a consortium to be formed as there will be several developments impacting on these assets.</p>		<p>All preferred sites are to the north of the settlement. Upgrades will be required to Clochandighter Service Reservoir.</p>
<p>Education</p>	<p>If the Hillside development goes ahead(1550 houses) -</p> <p>1 primary of 450 required including CLD/Recreation facilities (campus model) and an Extension to Hillside Primary School</p>		

	<p>One secondary school will be required- Elsick or Banchory Leggart- campus model which will include library/culture facilities</p> <p>AN additional three pitches Would be required with 300Sq m changing facilities.</p>		
<p>Transport Scotland</p>	<p>K125 - An appraisal will be required to determine an appropriate solution to the impact this development will have on the A90(T)</p> <p>Site part of ongoing comparative appraisal exercise</p>		

Area Kincardine and Mearns		Settlement Stonehaven	
Housing (units)	430	Employment (hec)	0

Service	Requirement	Aspiration	Additional Information
Transportation	<p>K73 - Large scale development, new infrastructure required including road and footbridge over River Cowie. Roundabout access junction on A957 to serve sites K67 K36 and K73.</p> <p>K67, K36 - Large scale development, new infrastructure required on to A957 and B979. Roundabout access junction to serve sites K67 K36 and K73.</p> <p>K262 - Upgrade of several junctions would be required and is dependent on the relocation of industrial estate.</p>		<p>K141, K122 - Access would be required from B979, however there is a significant level difference which needs to be taken into consideration of any design. There is possible conflict with the AWPR proposals at this location.</p> <p>K138 - Access from Farburn Drive or School Road.</p> <p>K144 - No perceived issue with access as it is an extension of the existing cemetery.</p>
Housing	50% affordable housing requirement		215 units for LDP period 151 – phase 1 65 – phase 2
Landscape	Identify land for cemetery extension		

Waste			Existing Waste Transfer Station and Depot is inadequate and vehicle movements cause safety concerns. Proposal to relocate these facilities to the HWRC at Redcloak (land available).
Environment		National cycleway route improvements. Dunnotar Woodland Park Paths & Management Landscape and recreational cycleway network to link new sites & existing town centre together.	
NHS Grampian	Existing GP Practice is at capacity - new build is required on new site. A site needs to be identified and reserved for Healthcare Consulting space recently increased at Kincardine Community Hospital to cope with existing demand - could not absorb additional outpatient activity from population growth in Kincardine locality. Extension required If any further expansion to the Kincardine & Mearns area is approved. This would support Diagnostic and Treatment services along with increased pressure on Out-patient consulting.		
Scottish Water	In terms of waste water, new infrastructure and a pumping main will need to cross A90 for sites K36, K67 and K73. Due to the age of the sewer network there could		The current capacity at Glendye WTW is ok. Some growth may be required to accommodate all the proposed development. In order to reduce the pressure on the inlet

	<p>be minor issues throughout Stonehaven which will need to be addressed by the developers.</p>		<p>main some developments will need to cross the A90 for their off-site mains extension.</p> <p>Site K141 may struggle to get supplied from Megray Service Reservoir as it is approaching the same height level as the tank. A small portion of Stonehaven near Kirkton of Fetteresso is served by Whitehillocks WTW. It is currently ok for capacity.</p> <p>Please note that from 2011 Glendye WTW will be mained out to Invercannie WTW and Invercannie WTW will be providing the water capacity.</p> <p>Stonehaven is pumped to Nigg PFI for treatment. There is currently available capacity at Nigg PFI but there may be limited capacity at the pumping stations. There are no network issues at the north side of Stonehaven.</p>
<p>Education</p>	<p>Extension to Mackie Academy or new Academy would be required (replacement Mackie Academy is in the Capital Plan 2018-23 and to go on the existing school site).</p> <p>Additional housing would necessitate the creation of an additional 2 grass pitches, although this could be mitigated if</p>		<p>Existing 2 primary schools and new replacement Dunnottar School will accommodate housing development re-zoning exercise required</p> <p>Existing leisure/recreation facilities can accommodate the proposed 430 housing developments- so long as extended primaries include</p>

	<p>the Dunottar All Weather Pitch is built – which would negate the need for these pitches.</p> <p>New Dunnottar School to include an all weather pitch</p>		<p>the development of at least one 2 court hall accessible for community use.</p> <p>Site for 4th school not currently required</p>
<p>Transport Scotland</p>	<p>Sites part of ongoing comparative appraisal and cumulative modelling exercise</p>		

Area Kincardine and Mearns		Settlement Banchory Leggart	
Housing (units)	2425	Employment (hec)	50

Service	Requirement	Aspiration	Additional Information
Transportation	Large scale development requiring major new road infrastructure. Issues with Bridge of Dee and pedestrian access to Garthdee campus due to gradients.		Major Masterplanning required including traffic modelling.
Housing	25%		1213 units for LDP period 728 – phase 1 485 – phase 2
Landscape	As per Open Space strategy Allotments (2.5 ha). Woodland Park landscape and recreational (40 ha) network. Identify land for cemetery - if required (main cemetery for this area is Banchory Devenick, no lairs left, 2 acre		
Waste	See Newtonhill		
Environment		Dee cycleway bridge. National cycleway alternative route. Cyclepaths to link new sites, City & Portlethen together.	

<p>NHS Grampian</p>	<p>Dependant on size of growth General Medical Services will either require a New Practice or at least extensions to Cove and Garthdee within the Aberdeen City.</p> <p>Population growth in Newtonhill and Portlethen likely to impact on outpatient activity in Kincardine Community Hospital. See Stonehaven section</p>		
<p>Scottish Water</p>	<p>Major upgrades will be needed at Clochandighter Service Reservoir. A new reservoir may be needed to cope with the demand. Redcraigs Pumping Station would need to be rebuilt, along with the installation of a new pumping main. Completely new infrastructure will need to be laid to cope with the additional flows. This will include 4km of trunk main from Clochandighter to Banchory Leggart. A new pumping station may be required between Mannofield WTW and Bluehill Service Reservoir.</p> <p>There is a trunk sewer at Leggart Terrace. The level of development proposed will have a serious impact on the sewer network. There is development proposed within the City Centre which will</p>		

	<p>drain from the Western district through the Western trunk sewer and from Countesswells through the siphon and they both hit the same sewer. Banchory Leggart will also hit this pinch point. A Drainage Impact Assessment will be required to assess the requirements. Banchory Leggart will drain straight to Nigg PFI where it is treated.</p>		
Education	<p>Banchory Leggart- 3 primaries 2 primaries – 325- extend to 450 1 primary- 210- extend to 325/350</p> <p>Secondary- 540 with expansion capacity- campus model</p>		
Transport Scotland	<p>Significant alterations may be required to Charleston A90 trunk road junction and be provided by the developer.</p> <p>Site part of ongoing comparative appraisal and cumulative modelling exercise</p>		<p>Any significant development at this location will not be considered until the completion of the AWPR.</p>