

<b>Area</b> Marr		<b>Settlement</b> Aboyne	
<b>Housing (units)</b> M85	<b>100</b>	<b>Employment</b> M85	Mixed use

<b>Service</b>	<b>Requirement</b>	<b>Aspiration</b>	<b>Additional Information</b>
Transportation	M85 - Access from B9094 with connections through to existing / future housing development sites. Full connectivity (vehicle / pedestrian / cycle) between adjacent sites will be required. There may be a requirement to upgrade the A93 / B9094 junction depending on traffic volumes / available capacity.		
Housing	50%		50 units for LDP period 30 – phase 1 20 – phase 2
Landscape	Requirement for additional formal sports pitch  Identify land for Allotments		
Waste	New Household Waste Recycling Centre required (1ha)		There has been an ongoing search for a site for a Household Waste Recycling Centre in the Aboyne/Ballater area for a number of years.
Environment		Landscape and recreational cycleway network to link new sites & existing town together Deeside Way connection.	

<p>NHS Grampian</p>	<p>There is existing pressures on Health Centre accommodation. Extension will be required if there is population growth in Aboyne and surrounding area</p> <p>Development to extending the provision of Diagnostic, Treatment and Out-patients services from Aboyne and surrounding area will be required.</p>		
<p>Scottish Water</p>	<p>Tannarside WTW currently experiences capacity issues within the summer as the springs dry up and water has to be tankered to Aboyne. This situation will deteriorate further with additional development. To allow further development to be accommodated in this area Scottish Water will need to initiate a growth project. Further network investigation may also be required.</p> <p>Aboyne WWTW currently has limited treatment capacity. Some growth will be required to support all of the proposed development. There is no existing network infrastructure at sites M85, M54 and M52. Some upgrading may be required for parts of the sewer network downstream.</p>		
<p>Education</p>	<p>One classroom extension- permanent build</p>		<p>Academy- development can be accommodated</p>

	One additional grass pitch- could be small sided as opposed to full size.		Community Learning and Development (CLD)- Development can be accommodated
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<b>Area</b> Marr	<b>Settlement</b> Alford		
<b>Housing (units)</b>	100	<b>Employment</b>	4

<b>Service</b>	<b>Requirement</b>	<b>Aspiration</b>	<b>Additional Information</b>
Transportation	M80, M104 - Access to be taken onto Mart Rd. Mart Rd/A944 junction may require to be upgraded.		<p>M131 - Access onto Greystone Rd is possible to achieve visibility, but access through Greystone to Alford is not recommended. M102 &amp; M131 should be considered together in terms of an access strategy/solution along with the approved site on the north side of Greystone Rd.</p> <p>M102 - Access onto Greystone Rd is possible to achieve visibility, but access through Greystone to Alford is not recommended. M102 &amp; M131 should be considered together in terms of an access strategy/solution along with the approved site on the north side of Greystone Rd.</p>

			M103 - Access onto Parkhill Rd possible however Parkhill road itself has very poor alignment and restricted road width. Visibility onto A944 also poor. Difficult to improve these issues due to property boundaries.
Housing	50%		50 units for LDP period
Landscape	Requirement for additional 1 formal sports pitches  Identify land for Allotments  Identify land for cemetery extension		
Waste	Current Household Waste Recycling Centre seriously inadequate. Requires replacement (cannot be upgraded)		
Environment		Landscape and recreational cycleway network to link new sites & existing town together	
NHS Grampian	An extension to the existing Health Centre will be required if expansion is approved in Alford or the wider community		
Scottish Water	There is sufficient capacity at Invercannie and Mannofield WTW, however the trunk main which serves Alford is at capacity. Further network investigation will be required and it is likely that Part 3 assets will need to be upgraded.		There is currently sufficient capacity at Alford WWTW to serve all of the preferred development. Further investigations could be required to determine whether network upgrades are required.

Education			Site has been identified for new academy but a new access road is required. It will be a 3-18 campus with associated facilities.
Transport Scotland			

<b>Area</b> Marr	<b>Settlement</b> Banchory		
<b>Housing (units)</b>		<b>Employment</b>	
	<b>300</b>		<b>2</b>

<b>Service</b>	<b>Requirement</b>	<b>Aspiration</b>	<b>Additional Information</b>
Transportation	<p>M45, M46, M82 - New distributor road required between A980 Raemoir Road and A93 with full connectivity (pedestrian / cycle / vehicle) to existing / future developments at HOB East / HOB West. Masterplan for the area required which must also determine the impact on several junctions along the A93, including a possible upgrade of the traffic signals at the A93 Station Road / B974 Dee Street junction.</p> <p>M105 - Upgrade of Crows Nest road would be required.</p>		

Housing	50%		150 units for LDP period
Landscape	<p>Requirement for additional formal sports pitche</p> <p>Identify land for cemetery extension (1 ha)</p> <p>Woodland Park landscape and recreational (10ha) network</p> <p>Additional play areas or off site contributions</p> <p>Allotments</p>		
Waste		Will be requirement for Waste Transfer Station and depot facilities, these could be located at Crow's Nest Landfill.	Site has been identified
Environment		Cycleways to link new sites & existing town together. Connection to Deeside Way.	
NHS Grampian	Banchory practice now developed to its full potential including temporary buildings on limited planning approval - New build on new site needed NOW to support the town of Banchory and surrounding communities. A site has been identified and needs to be reserved for Healthcare use.		Glen O'Dee Hospital - Diagnostic and Treatment services will need to be reviewed and developed to support the population growth
Scottish Water	There is currently sufficient capacity at Invercarnie WTW. Brathens Service Reservoir will serve all the preferred		

	<p>development to the north of the settlement but a dedicated distribution main should be installed to serve the new developments. The capacity of Lairds Cast Pumping Station may need to be assessed.</p> <p>There is currently sufficient treatment capacity available at Banchory WWTW. However, new network infrastructure will be required for these developments. Upgrades to some of the existing sewers downstream may be required.</p>		
<p>Education</p>	<p>Rationalization and re-zoning required before 3- class extension is needed to Hill Of Banchory</p> <p>New Academy in Capital Plan, years 5-10- upgrade to 840 capacity along with CLD facilities.</p> <p>Replacement of Banchory Primary with a 430 capacity facility is noted within years 5-10 of the schools strategy.</p> <p>Land for Sports Centre, Swimming Pool and All weather pitch required</p> <p>Additional population would require at additional full size pitch and additional small sided pitch.</p>		<p>Community Learning &amp; Development- can accommodate development</p> <p>Library- can accommodate development</p> <p>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.</p>

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<b>Area</b> Marr		<b>Settlement</b> Huntly	
<b>Housing (units)</b>		<b>Employment</b>	
	<b>300</b>		<b>12</b>

<b>Service</b>	<b>Requirement</b>	<b>Aspiration</b>	<b>Additional Information</b>
Transportation	M71 - Roads through Battlehill are currently unsuitable for development traffic, and very difficult to upgrade due to property boundaries etc. Visibility onto old A96 currently sub-standard and also difficult to improve due to alignment and site boundaries. Masterplan of area required identifying where access is proposed. Major infrastructure (railway crossings) and significant road upgrading will be required.		<p>M16 - Visibility for access onto Battlehill Road may require mature trees to be removed, based on 30mph limit.</p> <p>M17 - No particular obstruction for visibility onto Battlehill Rd, but access onto inside of a curve. Junction position important i.e distance to A96 and housing access road.</p> <p>M34 - Access onto existing industrial road appears possible, visibility could be achieved.</p> <p>M33 - Access required onto A96 Trunk Road. Therefore Transport Scotland approval required.</p>
Housing	50%		150 units for LDP period
Landscape	Requirement for additional formal sports pitches (2 )		

	Financial contributions to off site play provision		
Waste	Household Waste Recycling Centre requires upgrade. Possible land available next door to existing site. (1ha)		
Environment		Landscape and recreational cycleway network to east and south to link new sites & existing town together. Access to Battlehill Wood & Kinnoir Wood River Bogie new cycleway bridge to link existing town and new sites Allotments (0.5ha).	
NHS Grampian	An extension to the existing Health Centre will be required if any expansion is approved in Huntly or the wider community.		Jubilee Hospital - Diagnostic and Treatment services will need to be reviewed and developed to support the population growth
Scottish Water	There is currently no available capacity at Huntly WWTW. There are no public sewers east of the river so the developments here will need to be pumped across the river to the sewage works. To avoid sites M71, M16 and M17 all having separate pumping station to pump across the river, there could be one at M17 and the rest of the developments could drain north by gravity. For this to work a pumping station would need to be build at site M71 first. Site M33 will need to pump (although it may		Craighead WTW currently has sufficient capacity to serve all the preferred development. Site M71 will need to check network capacity in the trunk main as it is situated at the end of the service. All the other small sites are ok.

	<p>be able to gravitate) the foul sewer across the road in order to connect to the existing infrastructure. A Drainage Impact Assessment would be needed.</p>		
Education	<p>Once primary school roll drops below 325 remove 2 x temporary units. Should expansion be required, this could take the form of 3 x classrooms with additional GP space/toilets</p> <p>300 houses would necessitate one additional full size grass pitch.</p>		<p>Academy can accommodate development but capacity figures will have to be re-checked Library- upgrade in Capital Plan- facility can accommodate development</p>
Transport Scotland			<p>M33- access will need to be determined for this site before it is allocated in the proposed plan.</p> <p>M15, M19, M98 – these sites would require access directly onto the A96 trunk road and are considered remote from the main settlement. TS doesn't support.</p>