

Strategic Flood Risk Assessment in respect of the Aberdeenshire Council Main Issues Report 2013

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1. Part 1: Strategic Flood Risk Assessment

1.1 Introduction

- 1.2 It is best practice for the Main Issues Report (MIR) and the preparation of the Local Development Plan (LDP) to be informed, and supported, by a strategic overview of flood risk management issues, in the form of a Strategic Flood Risk Assessment (SFRA).
- 1.3 The SFRA allows local authorities to consider flood risk early on in the development plan process. It should also provide a strategic overview of flood risk in the LDP area, and support officers in the identification of the areas most suitable for development. It can also be used to identify sites that should not be used for development but are more suited to sustainable flood management.
- 1.4 The assessment of land for flood risk that we have undertaken has been considered at both the strategic level as well as the local level. The SFRA includes information gained from SEPA as well as Aberdeenshire Councils Flood and Coast Protection Team at the time of the preparation of the assessment. Also included in the SFRA is an analysis of planning policies from national, strategic and local policies and how the council complies with these policies.

2. Aims and Objectives

- 2.1 The main aim of the assessment is to provide information so as to avoid increasing overall flood risk by avoiding locating development in areas which are at risk of flooding through careful consideration of all types of flooding, including coastal/tidal, pluvial and river based.
- 2.2 The main objectives of the SFRA are to:
 - Ensure development does not take place in areas of flood risk or contribute to flooding elsewhere;
 - Provide the baseline on flooding issues for the Environmental Report;
 - Identify the flood risk areas based on the risk framework presented in the Scottish Planning Policy (SPP); and
 - Provide an evidence-based report to inform the LDP.
 - Develop policies for flood risk management.
- 2.3 The key role of the SFRA is to identify if the potential development sites within the MIR are suitable for allocation as part of the subsequent plan making process. It should also mean that flood risk mitigation measures should not be necessary to overcome flood risk as the sites that would require this should be screened out through the allocation of sites.

3. Background

- 3.1 The Flood Risk Management (Scotland) Act 2009 sets out a statutory framework for delivering a sustainable and risk-based approach to managing flooding. The Act also sets duty on SEPA and local authorities to exercise flood related functions to reduce the overall risk of flooding and also to promote sustainable flood risk management. There are also two other main tasks which are set out in the act which are the preparation of assessments of the likelihood and impacts of flooding, and catchment focused plans to address these impacts.
- 3.2 By June 2016 flood risk management plans will be in place across Scotland which should then be taken into account when development plans are being

prepared. However, before this date and to provide a baseline to inform the LDP it is helpful to prepare a Strategic Flood Risk Assessment. This is to ensure that new development would be free from significant flood risk and new development would not increase flooding elsewhere.

4. Planning Policy

- 4.1 The Scottish Planning Policy suggests that the land allocated for development should be located in areas with the lowest risk to flooding first with the highest risk areas generally not suitable for most forms of development. The SPP also contains a risk framework which shows the return period and probability associated with river and coastal flooding as shown in Table 1.

Table 1: Risk Framework

RISK FRAMEWORK
<p>Category One – Little or no risk areas Annual probability of watercourse, tidal or coastal flooding is less than 0.1% (1:1000).</p> <ul style="list-style-type: none"> • No constraints due to watercourse, tidal or coastal flooding.
<p>Category Two – Low or medium risk areas Annual probability of watercourse, tidal or coastal flooding is in the range of 0.1%-0.5% (1:1000-1:200).</p> <ul style="list-style-type: none"> • It will not usually be necessary to consider flood risk unless local conditions indicate otherwise. These areas will be suitable for most development. A flood risk assessment may be required at the upper end of the probability range (i.e. close to 0.5%) or where the nature of development or local circumstances indicate heightened seriousness of the risk (as opposed to the probability of the risk). • Water resistant materials and construction may be required depending on the flood risk assessment. • Subject to operational requirements, including response times, these areas are generally not suitable for essential civil infrastructure such as hospitals, fire stations, emergency depots etc. Where such infrastructure must be located in these areas or is being substantially extended, it must be capable of remaining operational and accessible during extreme flooding events.
<p>Category Three – Medium to high risk areas Annual probability of watercourse, tidal or coastal flooding is greater than 0.5% (1:200).</p> <ul style="list-style-type: none"> • Generally not suitable for essential civil infrastructure such as hospitals, fire stations, emergency control centres, schools, electricity supplies, telephone exchanges, mobile telephone or broadcasting transmitters, where facilities must continue to function in times of flooding. • The policy for development on functional flood plains applies. • Land raising is only acceptable in exceptional circumstances. • Within settlements: <ul style="list-style-type: none"> i) Medium to high risk areas may be suitable for residential, institutional, commercial or industrial development, provided flood prevention measures to the appropriate standard already exist, are

under construction or are planned as part of a long term development strategy.

ii) Water resistant materials and construction should be used where appropriate.

- Outwith settlements:

i) Medium to high risk areas are generally not suitable for additional development, including residential, institutional, commercial and industrial development.

ii) Development may be allowed in exceptional circumstances, if a location is essential for operational reasons, e.g. for navigation and water based recreation uses, agriculture, transport or some utilities infrastructure, and an alternative lower risk location is not achievable. Such infrastructure should be designed and constructed to remain operational during floods.

iii) It may be suitable for some recreation, sport, amenity and nature conservation uses, provided adequate evacuation procedures are in place.

iv) In exceptional circumstances, job-related accommodation (e.g. for caretakers and operational staff) may be acceptable, if it is associated with development listed in ii) or iii) above.

v) New caravan and camping sites should not be located in these areas.

vi) If built development is permitted, measures to manage flood risk are likely to be required and the loss of flood storage capacity must be minimised. Water resistant materials and construction should be used where appropriate.

4.2 Within the proposed Aberdeen City and Shire Strategic Development Plan 2013 under the sustainable development and climate change section there is a target relating to flooding. The target is to avoid development on land which is at an unacceptable risk to river or coastal flooding. The plan also states ways in which to try and meet the targets, which in this case it is to ensure the Local Development Plans do not identify any land for development which is in areas subject to flooding.

4.3 Aberdeenshire Council's Local Development Plan 2012 Policy 8 Layout, siting and design of new developments supplementary guidance (SG LSD8: Flooding and erosion) is in agreement with the Strategic Development Plan and discourages development from taking place in the areas which are or can be at risk from flooding.

5. Natural Flood Risk Management (NFRM)

5.1 To help achieve some of the broad aims in the Flood Risk Management (Scotland) Act 2009 (FRMA) local authorities where possible are expected to use natural approaches in managing the sources and pathways of flood waters. Under legislation SEPA are required to complete a national assessment of where natural flood management could help reduce flood risk by December 2013. This information can then be used by all local authorities. Aberdeenshire Council also use Natural Flood Risk Management where appropriate such as in Portsoy, to the north of Aberdeenshire, where there 'leaky' barriers were installed to reduce the rate of runoff over the agricultural fields.

6. Aberdeenshire Council Flood Risk Strategy

6.1 Up until 2009 Aberdeenshire Council Flood and Coast Protection team prepared Biennial Reports on Flooding. The legislation, the Flood Risk

Management (Scotland) Act 2009, requires Local Flood Risk Management Strategies and Local Risk Management Plans to be developed, reviewed and published every six years. These strategies and plans will outline the prioritised, plan-led, risk-based management of flooding issues and proposed actions and supersede the Biennial Reports.

- 6.2 A North East Scotland Flood Liaison and advice group (NESFLAG) consisting of representatives from Local Councils and representatives from relevant bodies such as SEPA, Scottish Water and the insurance industry was in operation until 2010. This group has now been superseded by the Local Advisory Group, set up under the requirements of the new FRM legislation.

7. Study Area Flood Sources

- 7.1 As part of the National Flood Risk Assessment SEPA has identified Local Plan Districts based on river catchments and Potentially Vulnerable Areas where there is a risk of flooding. This SFRA covers the Aberdeenshire Council area, which forms the majority of the North East Local Plan District. The southern part of Aberdeenshire falls within the Tay Estuary and Montrose Basin Local Plan District. The NFRA published in December 2011 identified that the main source of flood risk in the area comes from river and surface water. Coastal flood risk is not seen as significant when looking at the area as a whole. The information for the North East and for the Tay Estuary and Montrose Basin can be compared to information which was gathered through the National Flood Risk Assessment, for the whole of Scotland. The information is shown below in Figure 1. SEPA have also identified a number of Potentially Vulnerable Areas which lie within Aberdeenshire and these are summarised in Table 2 below.

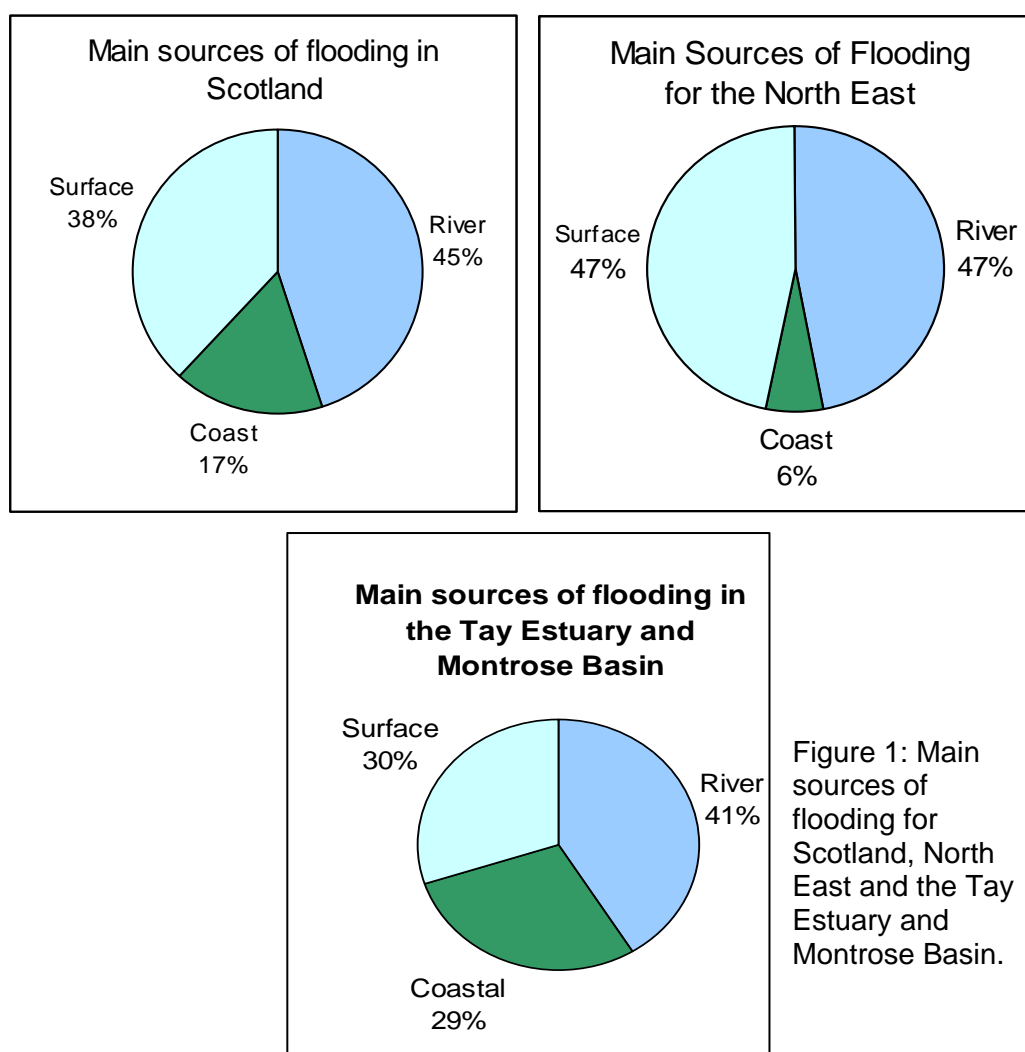


Figure 1: Main sources of flooding for Scotland, North East and the Tay Estuary and Montrose Basin.

Table 2 below shows the towns and villages which are situated in Potentially Vulnerable Areas. Some of the towns and villages have been highlighted by SEPA as having more than 50 properties at risk and others have been identified by Aberdeenshire Council's Flood and Coast Protection Team.

Table 2: Flood Risk in Potentially Vulnerable Areas

Local Plan District (Ref. for Potentially Vulnerable Areas)	Main River Catchment	Known Sources of Flooding	Towns and Villages with Properties at Risk within the PVA
North East (06/02)	Banff Coastal	River 47% Surface Water 45% Coastal 8%	Portsoy
North East (06/03)	Banff Coastal	River 74% Coastal 21% Surface Water 5%	Banff
North East (06/04)	Banff Coastal	Coastal 48% Surface Water 34% River 18%	Macduff
North East (06/05)	Buchan Coastal	Surface Water 50% Coastal 45% River 5%	Fraserburgh
North East (06/07)	River Deveron	River 51% Surface Water 49%	Turriff
North East (06/08)	Buchan Coastal	Surface Water 53% Coastal 45% River 12%	Peterhead
North East (06/09)	River Ythan	River 56% Surface Water 44%	Methlick
North East (06/10)	River Deveron	River 72% Surface Water 28%	Huntly
North East (06/11)	River Don	Surface Water 53% River 47%	Insch
North East (06/12)	River Ythan and Buchan Coastal	River 74% Surface Water 24% Coastal 2%	Ellon
North East (06/13)	River Don	River 65% Surface Water 35%	Kintore/Inverurie
North East (06/14)	River Don	River 54% Surface Water 46%	Strathdon
North East (06/17)	River Dee (Grampian)	Surface Water 84% River 16%	Westhill
North East (06/19)	River Dee (Grampian)	River 66% Surface Water 34%	Peterculter
North East (06/20)	River Dee (Grampian)	Surface Water 61% River 39%	Aboyne
North East (06/21)	River Dee (Grampian)	Surface Water 53% River 47%	Banchory
North East (06/22)	River Dee (Grampian)	River 87% Surface Water 13%	Ballater
North East (06/23)	Kincardine and Angus Coastal	Coastal 42% River 36% Surface Water 22%	Stonehaven

Tay Estuary and Montrose Basin (07/01)	River North Esk (Tayside)	River 63% Surface Water 37%	Laurencekirk
Tay Estuary and Montrose Basin (07/02)	River North Esk (Tayside)	River 66% Surface Water 34%	Fettercairn
Tay Estuary and Montrose Basin (07/03)	River North Esk (Tayside)	River 46% Surface Water 53% Coastal 1%	Marykirk

- 7.2 There are a number of towns in Aberdeenshire Council that fall within the Potentially Vulnerable Areas. The identification of Potentially Vulnerable Areas were carried out by SEPA and then published by SEPA and the Scottish Government in December 2011. Further assessment of flood risk is carried out during the process of identifying sites for development to include in the MIR and the LDP. This process differs from the Potentially Vulnerable Areas as it includes smaller towns and villages and also areas where less than 50 properties are at risk.
- 7.3 It is also worth noting information which has been gained from the National Flood Risk Assessment regarding the number of properties on flood plains. Looking at the whole of the North East Local Plan District which includes Aberdeenshire Council, Aberdeen City Council, part of Moray and part of the Cairngorms National Park Authority it can be seen that approximately 5,000 properties are located on a flood plain. This means that just above 2% of the properties in this area are on a floodplain.
- 7.4 Comparing this to the Tay Estuary and Montrose Basin there is approximately 7,500 properties which are located on flood plain which in turn means that within the area just over 4% of the properties in the area are on a floodplain. Both of the statistics are slightly higher in the Tay Estuary and Montrose Basin than in the North East which could account for the slightly more flooding happening to the south of Aberdeenshire. Even though the Tay Estuary and Montrose Basin has slightly higher statistics it is not the worst district as the other Local Plan Districts range between 1%, in Shetland, to nearly 10% in Findhorn, Nairn and Speyside.

8. Historical Flooding

- 8.1 Flooding is an important issue to consider and there is a history of flooding across the Local Development Plan area. It can be identified by using Table 3 that coastal streams and minor watercourse flooding is an ongoing issue within Aberdeenshire Council. It is important to note however, that from the above category that the minor watercourses are the greatest concern due to the inland location of some of the areas within the table. This is in line with the National Flood Risk Assessment which stated that fluvial flooding was more problematic than coastal flooding.
- 8.2 The period of time that the study is going to look into for the historic flooding is the last five years, 2008-2013. It is also worth noting that between 2008 and 2013 there have been four occasions where rainfall events have caused widespread flooding. In particular, the flooding in November 2009 where there were forty one events reported to the authority within one month.

Table 3: Historic Flooding Events since 2008

Date	Watercourse	Settlement(s)	Type of Flooding
January 2008	N/A	Inverbervie	Coastal Flooding
	N/A	Springbank, Peterhead	Coastal Streams and Minor Watercourse Flooding
	Ythan and Coastal	Auchteress	River Flooding
	N/A	Huntly	
	N/A	Garmond	
	N/A	Pitmedden	
	N/A	Rothienorman	
	N/A	Pitcaple	
	N/A	Alford	
	N/A	Ballater	
	N/A	Maryculter	
	N/A	Strachan	
	N/A	Blairduff, Monymusk	
March 2008	N/A	Johnshaven	Coastal Flooding
	N/A	Stonehaven	
	N/A	Cowie	
	N/A	Crimond	Coastal Streams and Minor Watercourse Flooding
May 2008	N/A	Cairnie	River Flooding
	N/A	Huntly	
	N/A	Sauchen	
June 2008	N/A	Peterhead	Coastal Streams and Minor Watercourse Flooding
July 2008	N/A	Macduff	Coastal Streams and Minor Watercourse Flooding
August 2008	N/A	Peterhead	Coastal Streams and Minor Watercourse Flooding
	N/A	Macduff	
September 2008	Soy Burn	Portsoy	Coastal Streams and Minor Watercourse Flooding
	N/A	Oldmeldrum	
	Strath Burn	Inverurie	River Flooding
October 2008	Cauldcotts	Fettercairn	Coastal Streams and Minor Watercourse Flooding
December 2008	N/A	Stonehaven	Coastal Flooding
	N/A	Inverbervie	Coastal Streams and Minor Watercourse Flooding
	N/A	Gourdon	
	N/A	Stonehaven	
	N/A	Fraserburgh	
	Auchorie Burn	Midmar	River Flooding
	N/A	Cairnie	
	N/A	Huntly	
	N/A	Maud and Buchan	

	N/A	Mintlaw	
	N/A	Howe 'O' Buchan	
	N/A	Peterhead	
	N/A	Pitmedden	
February 2009	Tarland Burn	Tarland	River Flooding
	N/A	Ythanwells	
July 2009	N/A	Glendronach	River Flooding
	N/A	Forgue	
	N/A	Huntly	
	N/A	Auchnagatt	
	N/A	Aboyne	
	N/A	Drumuir, Aboyne	
September 2009	Edie Burn	Balmedie	Coastal Streams and Minor Watercourse Flooding
	Deveron and Meadow Burn	Huntly	
	Isla and Deveron	Rothiemay	
	Strath Burn	Inverurie	River Flooding
	N/A	Hatton	
	N/A	Newmachar	
October 2009	Burn of Cauldcots	Fettercairn	Coastal Streams and Minor Watercourse Flooding
October/November 2009	Water of Feugh	Strachan	River Flooding
November 2009	Boyne Burn	Portsoy	Coastal Streams and Minor Watercourse Flooding
	Soy Burn	Portsoy	
	Blackdog Burn	Potterton	
	River Carron	Stonehaven	
	Burn of Daff	Portlethen	
	River Dee	Aspire Golf Centre, South Deeside Road	
	River Bervie	Inverbervie	
	Burn of Balmaleedy	Marykirk	
	N/A	Hatton	
	N/A	Cornhill	
	N/A	Balmedie	
	N/A	Pitmedden	
	N/A	Blairs	
	N/A	Laurencekirk	
	N/A	Fettercairn	
	N/A	St Cyrus	
	N/A	Luthermuir	
	N/A	Auchinblae	
	N/A	Haughs of Benholm	
	River Urie	Inverurie	River Flooding
	Meadow Burn	Huntly	
	Deveron	Banff	
	Deveron Turriff	Turriff	
	Ness Bogie	Gartly, Huntly	
	Bronie Burn	Pitmedden	
	Bronie Burn	Udny Green	

	N/A	Forgue	
	N/A	Huntly	
	N/A	Inverugie	
	N/A	Longside	
	N/A	New Pitsligo	
	N/A	Tillymaud	
	N/A	Udny Green	
	N/A	Pitmedden	
	N/A	Rothienorman	
	N/A	Newmacher	
	N/A	Kintore	
	N/A	Hatton of Fintray	
	N/A	Old Rayne	
	N/A	Westhill	
	N/A	Kirkton of Skene	
Various 2009	N/A	Stonehaven	Coastal Flooding
May 2010	N/A	Kincardine O'Neil	Minor Watercourse and other flooding
	N/A	Aboyne	
June 2010	N/A	Insch	
	N/A	Alford	
	Strath Burn Culvert	Inverurie	
August 2010	N/A	Whitehills	
September 2010	N/A	Rosehearty	
	N/A	St. Cyrus	
October 2010	N/A	Mains of Haulkerton	
February 2011	N/A	Peterhead	
March 2011	N/A	Johnshaven	
	N/A	Fraserburgh	
July 2012	N/A	Stonehaven	
August 2012	Deveron	Turriff	
	N/A	Boddam	
	N/A	Peterhead	
December 2012	Carron and Glaslaw Burn	Stonehaven	
	N/A	Luthermuir	
	Benholm Burn	Haughs of Benholm	
	Catterline Burn	Mill of Uras	
	Burn of Daffv and Findon Burn	Portlethen	
	N/A	Portlethen	
	N/A	Cammachmore	
	Black Burn	Laurencekirk	
	Bervie Water	Bridge of Mondyness	
	Burn of Elsieck	Newtonhill	
	Bervie Water	Fordoun	
	Luther Water	Auchenblae	
	Luther Water/	Auchenblae	

	Hodden Burn		
	N/A	Bridge of Muchalls	
	N/A	Foveran	
	N/A	Peterhead	
	N/A	Boddam	
	St Clair Burn	Newburgh	
	N/A	Stonehaven	
July 2013	Findon Burn	Portlethen	Minor Watercourse and other flooding
	N/A	Portlethen	
	N/A	Portlethen	
	N/A	Johnshaven	
	N/A	Port Elphinstone	

9. Flood Risk Management

9.0.1 This section includes information on flood protection schemes, other flood protection works, and community resilience. It is important to note however, flood defences reduce the risk of flooding but are only designed to protect against a flood of a given size. This means that flooding can happen in areas that have flood defences if the flood is greater than the level protected against.

9.0.2 SEPA are currently preparing hazard maps which will be published in December 2013 showing the risk and hazards from fluvial, coastal and pluvial flooding.

9.1 Flood Protection Schemes

9.1.1 The Scottish Government's Flood Defence Asset Database (SFDAD) holds a record of flood prevention schemes constructed by local authorities under the Flood Prevention (Scotland) Act 1961 (as amended 1997). From this database it can be seen that there are three schemes within the Aberdeenshire area:

- Fettercairn
- Inverurie Strathburn
- Inverurie Overburn

9.1.2 The Inverurie schemes were introduced into the Act in 1978 and the Fettercairn scheme was introduced in 1984. Within the Act both of the schemes are classified as Category B which is in the middle of the classifications which range from A to C. The Act states that schemes which are categorised as category B classifications have a reasonable likelihood of protecting properties. In the majority of cases more detailed flood studies have been completed.

9.1.3 Existing flood protection schemes:

9.1.4 As well as the flood protection schemes that are held with the Scottish Government's Flood Defence Asset Database, the council has also completed two other flood protection schemes since 2008. These were in Whitehills which was constructed in 2010/11 and in Fettercairn which was functioning in early 2012.

9.1.5 Aberdeenshire Council's Seventh Biennial Flood Report outlines a number of actions and proposals. Aberdeenshire Council have carried out works of maintenance in many locations where by doing so would significantly reduce the likelihood of flooding. Wherever possible the council also proceeds generally on the basis of a presumption for soft engineering methods (land

forming and creation of flood water capacity) unless the conditions dictate otherwise.

9.1.6 Throughout the council area there have been works of maintenance or minor improvements which have been carried out in the following locations:

- Aboyne
- Alford
- Banff
- Balmedie
- Fettercairn
- Gardenstown
- Inverbervie
- Macduff
- Marykirk
- Peterhead
- Philorth
- Stonehaven

9.1.7 There have also been flood studies carried out at the following locations across the council:

- Burn of Cauldcotts, Fettercairn
- Ythan Estuary, Newburgh
- Tarland Burn, Tarland and Aboyne
- Johnshaven (coastal flood/ erosion assessment)
- Coastal landslip studies at Stonehaven and Pennan

9.1.8 Within Aberdeenshire Council there has also been major flood protection works which have recently been completed:

- Johnshaven Coast – The area was threatened by coastal erosion. The completed work consisted of a 100 metre long rock revetment.

9.1.9 Also within the council there has been flood alleviation works which have been completed. Both of these schemes were completed as properties in the areas were being flooded on a frequent basis:

- Whinnyfold, Cruden Bay and
- Alford.

9.2 Planned flood protection schemes:

9.2.1 Aberdeenshire Council recognises that regular maintenance can contribute significantly to the prevention or mitigation of flooding and therefore propose to continue carrying out further clearance and repair works of Maintenance under the Flood Risk Management (Scotland) 2009 Act. These works should reduce the likelihood of flooding where a significant risk has been assessed.

9.2.2 The council may also commission flood studies to better understand the mechanisms of flooding in particular areas. The studies will be undertaken in:

- Marykirk (in conjunction with restoration funding from SEPA).

9.2.3 Flood studies have been carried out in both Stonehaven and Huntly which have lead to there being flood protection schemes being proposed in the two areas. There have also been other flood protection schemes most which are at different stages:

- Tarland Burn, Aboyne
- Fordyce flood alleviation project – design stage
- Rothienorman flood alleviation project – design stage
- Boddam – feasibility stage
- Fettercairn Phase II – feasibility stage

9.2.4 Within Aberdeenshire proposed flood alleviation works are also proposed in:

- Boddam, Peterhead – proposed flood alleviation works due to a current problem with surface water coming off the trunk road and flooding domestic property. There has been agreement from Scottish Water to undertake necessary connections to the surface water sewer. It is intended that this scheme is progressed in partnership with Transport Scotland/BEAR who are providing a financial contribution.
- Scotstown, Banff – proposed coast protection works being progressed to strengthen and repair the damage to the existing seawall.

9.3 Surface Water

9.3.1 Within Aberdeenshire there are known places where there are problem areas for surface water including:

- | | | |
|--------------|----------------|----------------|
| • Aboyne | • Macduff | • Rosehearty |
| • Alford | • Mill of Uras | • Rothienorman |
| • Boddam | • Newmachar | • St Cyrus |
| • Ellon | • New Pitsligo | • Stonehaven |
| • Fordyce | • Oldmeldrum | • Strichen |
| • Huntly | • Old Rayne | • Tarland |
| • Inverurie | • Portsoy | • Turriff |
| • Lumphanan | • Peterhead | |
| • Luthermuir | • Portlethen | |

9.4 Functional Flood Plain

9.4.1 The functional flood plain is the area where water is conveyed or stored at times of flood. The Scottish Planning Policy (SPP) identifies the functional flood plain for planning purposes is the area that has a greater than 0.5% (1:200) probability of river or coastal flooding in any year. Development on the functional flood plain will not only be at risk itself, but it may also add risk to places elsewhere due to the loss of flood water storage capacity. This means that built development should only take place on functional flood plains where it will not affect the ability of the flood plain to store and pass on water, where the development is not at risk from flooding and where the development will not increase the risk of flooding elsewhere.

9.5 Community Resilience

9.5.1 Within Aberdeenshire Council there are a number of community flood action groups which operate these include:

- Fettercairn
- Stonehaven
- Portlethen
- St. Cyrus
- Auchenblae
- Edzell Woods
- Mill of Uras
- Huntly

9.5.2 Flooding is an important issue across many communities in Aberdeenshire. In some areas issues of flooding are dealt with through Community Action groups/plans, and by community councils. An example of this is the Kincardine and Mearns Community Resilience plan.

- 9.5.3 Aberdeenshire Council also provide a service which allows communities and members of the public to buy flood protection products at a discounted rate in order to protect their properties. The products which are available include floodgates for doors, vent guards and floodsax. This gives members of the public and communities in general more safeguarding against flooding. Aberdeenshire Council have also put in place an emergency flood action plan which is to deal with known areas of flooding problems.

10. Climate Change

- 10.1 It is expected that flooding will become a greater problem in the future due to the impact of climate change and the SPP advises that there is need to adapt to both short and long term impacts of climate change. The effects of climate change will increase the risk to life and risk of damage to buildings and infrastructure by flooding as well as storms, landslips and subsidence. Development should therefore be avoided in areas which are at increased vulnerability to the effects of climate change.
- 10.2 SEPA's Indicative Flood Risk Map currently does not factor in climate change. In line with current guidance published by DEFRA and best practice in the industry, an increase of 20% of the peak 0.5% Annual Exceedance Probability (AEP) flow is used to allow for future climate change for fluvial flooding. This would mean that it would be increased to a 0.6% Annual Exceedance Probability which would be a 1 in 240 year flood event. The AEP means that a flood event with a 0.5% AEP has a statistical probability of being reached or exceeded in each year of 0.5%. It is often referred to as the 1 in 200 year event flood. Aberdeenshire Council policy requires that the effects of climate change is included when assessing future planning applications. An allowance for climate change must also be included for the 0.5% AEP event for coastal and pluvial flooding.
- 10.3 It is also important to consider freeboard when calculating flood risk as this is defined as the difference between the flood defence level and the flood level of the design. SEPA recommend a minimum freeboard of 500 to 600mm. This freeboard does not take allowance for climate change and allowance for climate change should be additional to this figure. Due to the Annual Exceedance Probability being increased by 20% for climate change then this same percentage can be used for calculating the additional allowance for the freeboard. Taking climate change into account it is calculated that the freeboard should be a minimum of 600-720mm.
- 10.4 It is also important to note that the current SEPA Indicative Flood Risk Map does not take into account flood prevention schemes, coastal defences, predicted climate change or the effect bridges and other structures have on a flood. The Indicative Flood Maps also do not take into account potential flood risk from watercourses with a catchment of less than 3km².

11. Strategic Overview of Flooding

- 11.1 The Aberdeenshire Council area has been split into six parts to show the Indicative Flood maps produced by SEPA. The maps help to identify on a strategic level the areas which are at the greatest risk and highlighting the importance of the site assessment process. It is also important to consider that the indicative flood maps do not take into account existing and planned flood defences. Surface water (pluvial) flooding is also not included in the current published indicative flood maps.

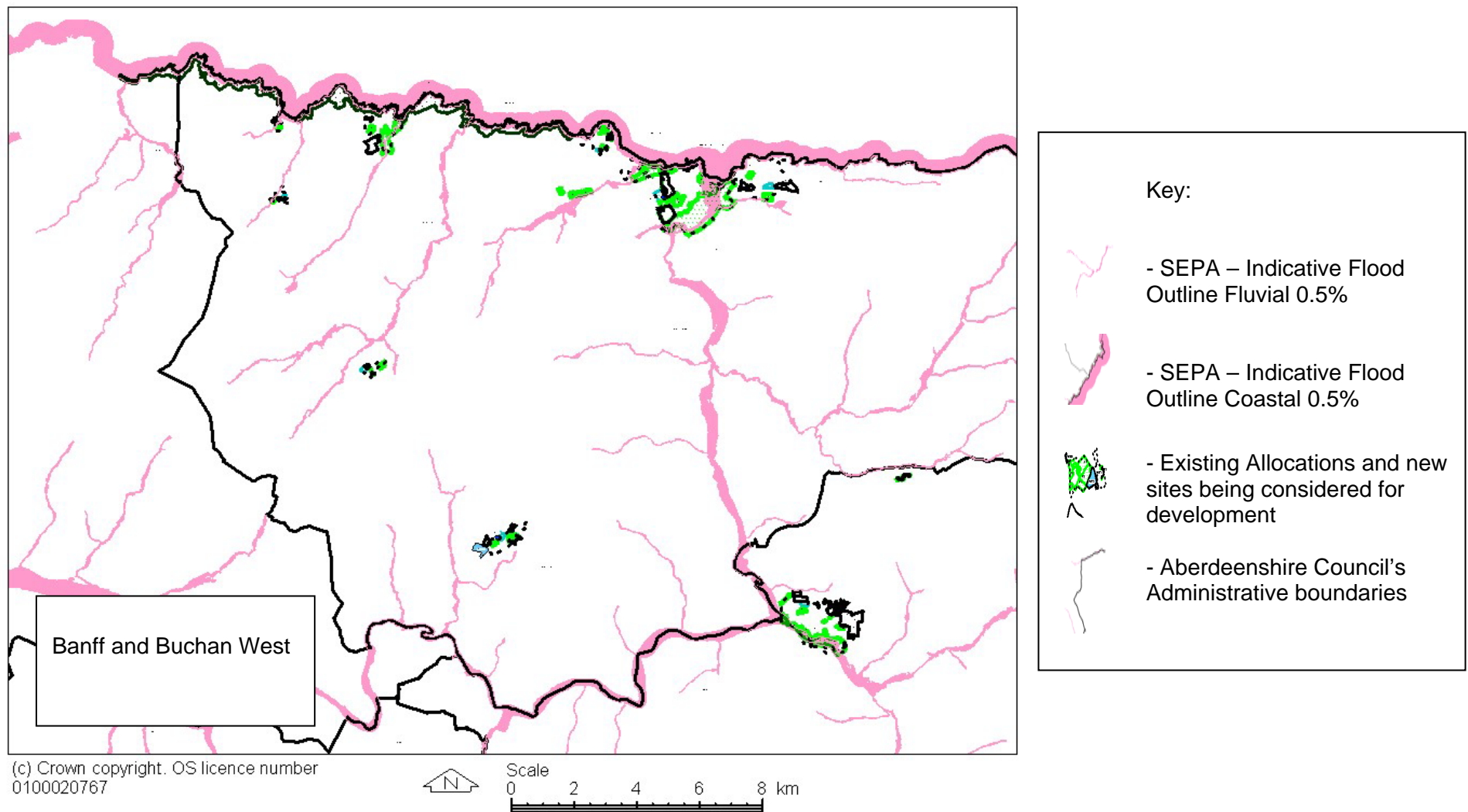


Figure 2: Banff and Buchan (West) - Existing allocations and sites considered for development and indicative flood risk (0.5% risk).

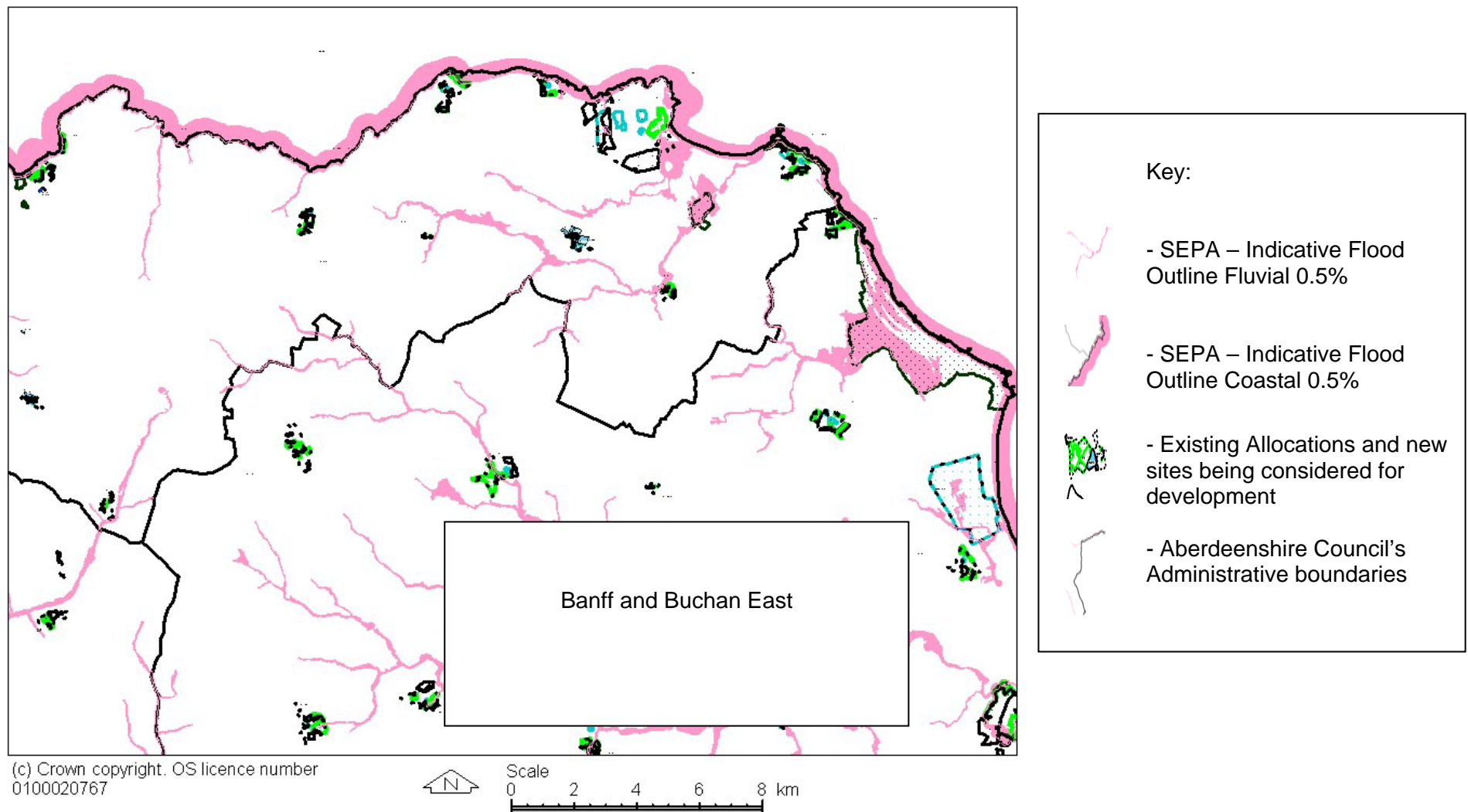


Figure 3: Banff and Buchan (East) - Existing allocations and sites considered for development and indicative flood risk (0.5% risk).

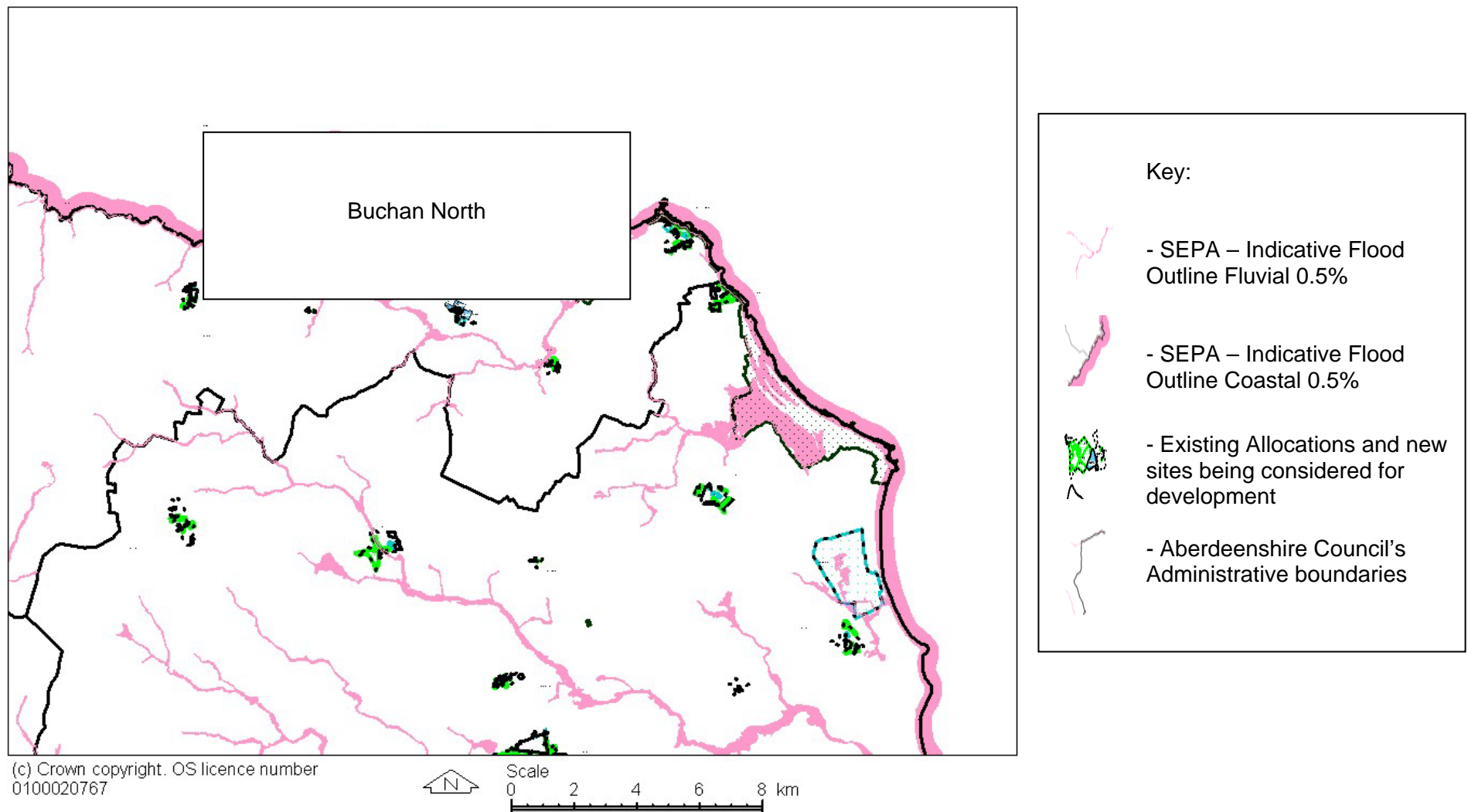


Figure 4: Buchan (North) - Existing allocations and sites considered for development and indicative flood risk (0.5% risk).

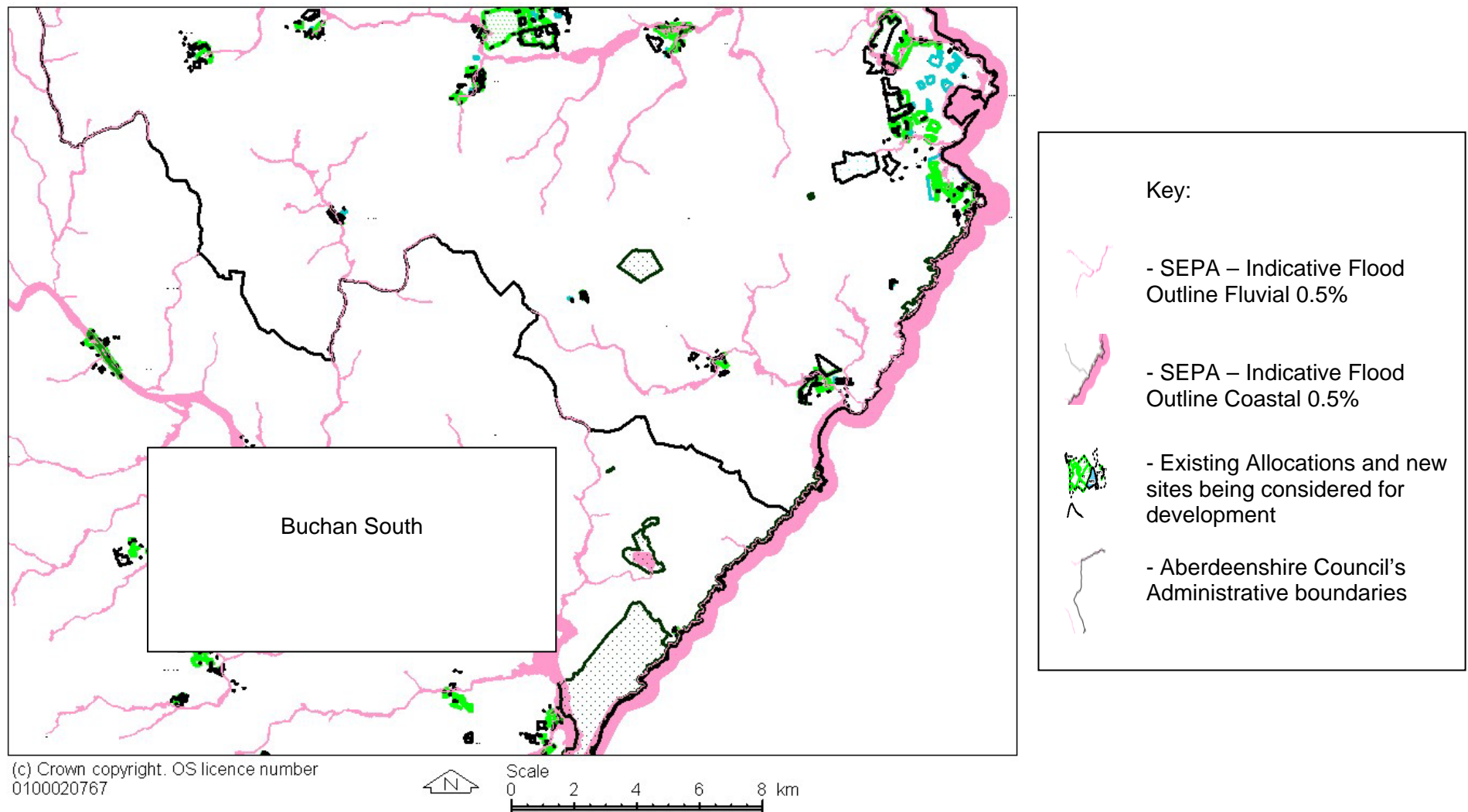


Figure 5: Buchan (South) Existing allocations and sites considered for development and indicative flood risk (0.5% risk).

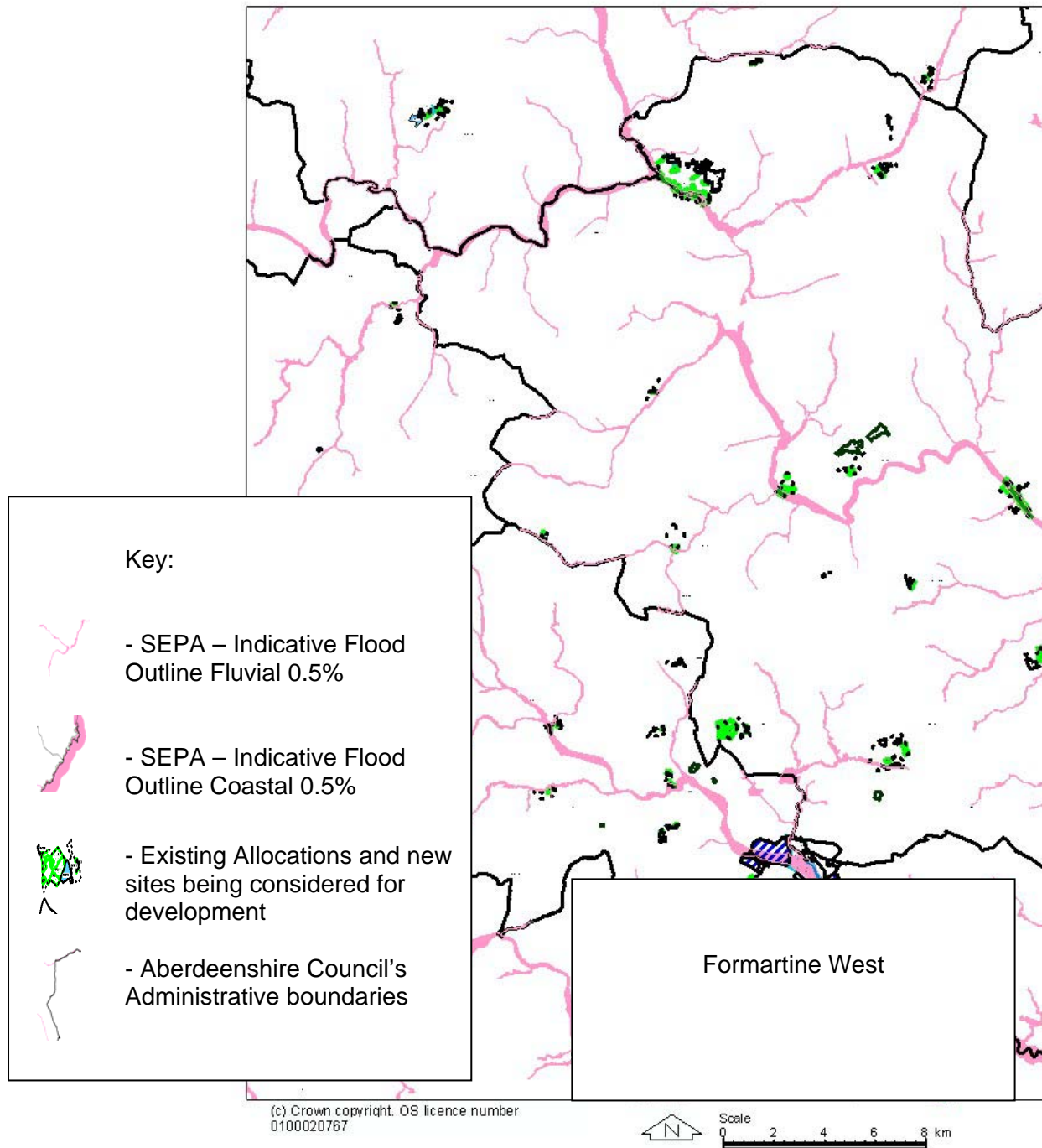


Figure 6: Formartine (West) - Existing allocations and sites considered for development and indicative flood risk (0.5% risk).

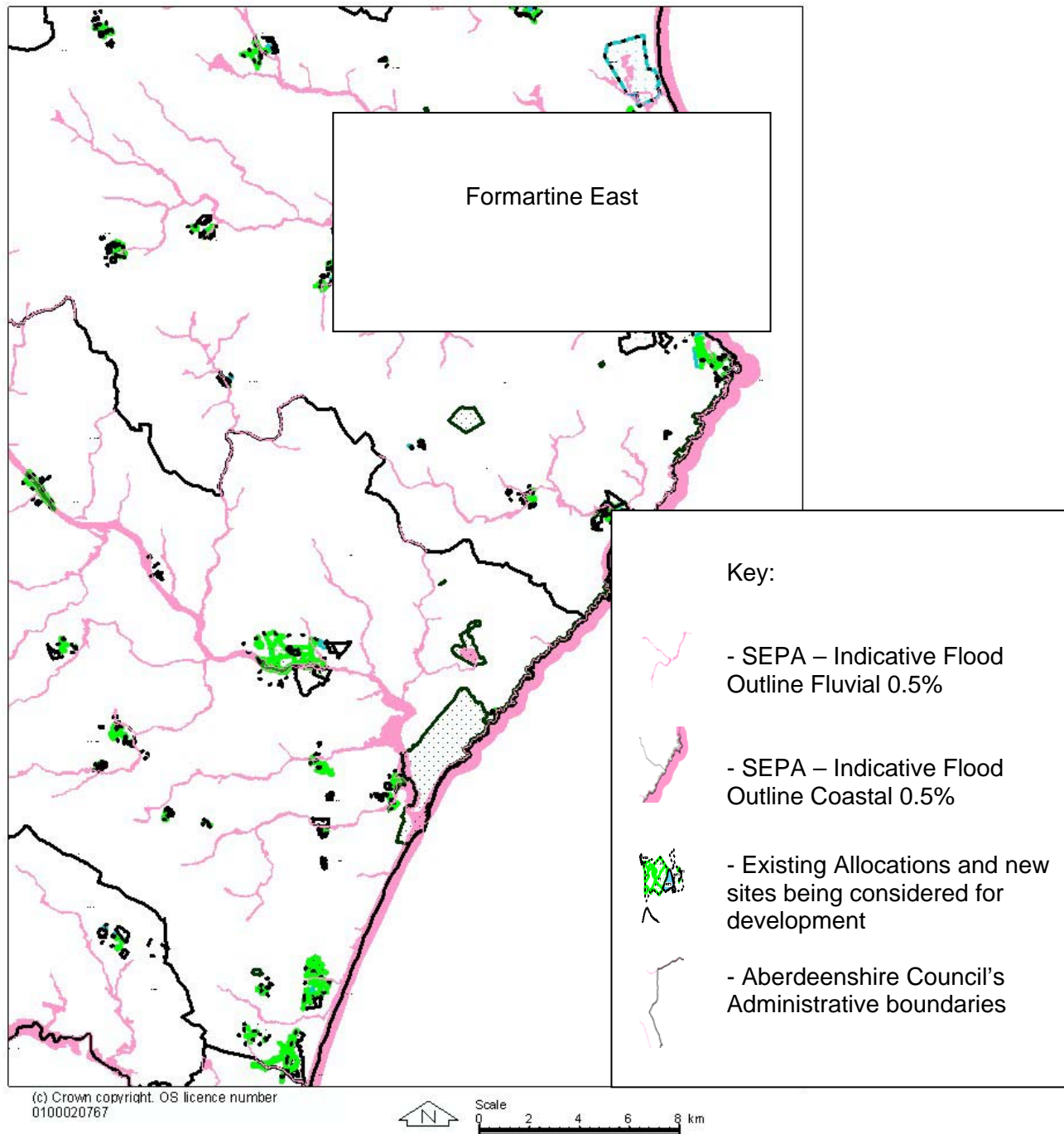


Figure 7: Formartine (East) - Existing allocations and sites considered for development and indicative flood risk (0.5% risk).

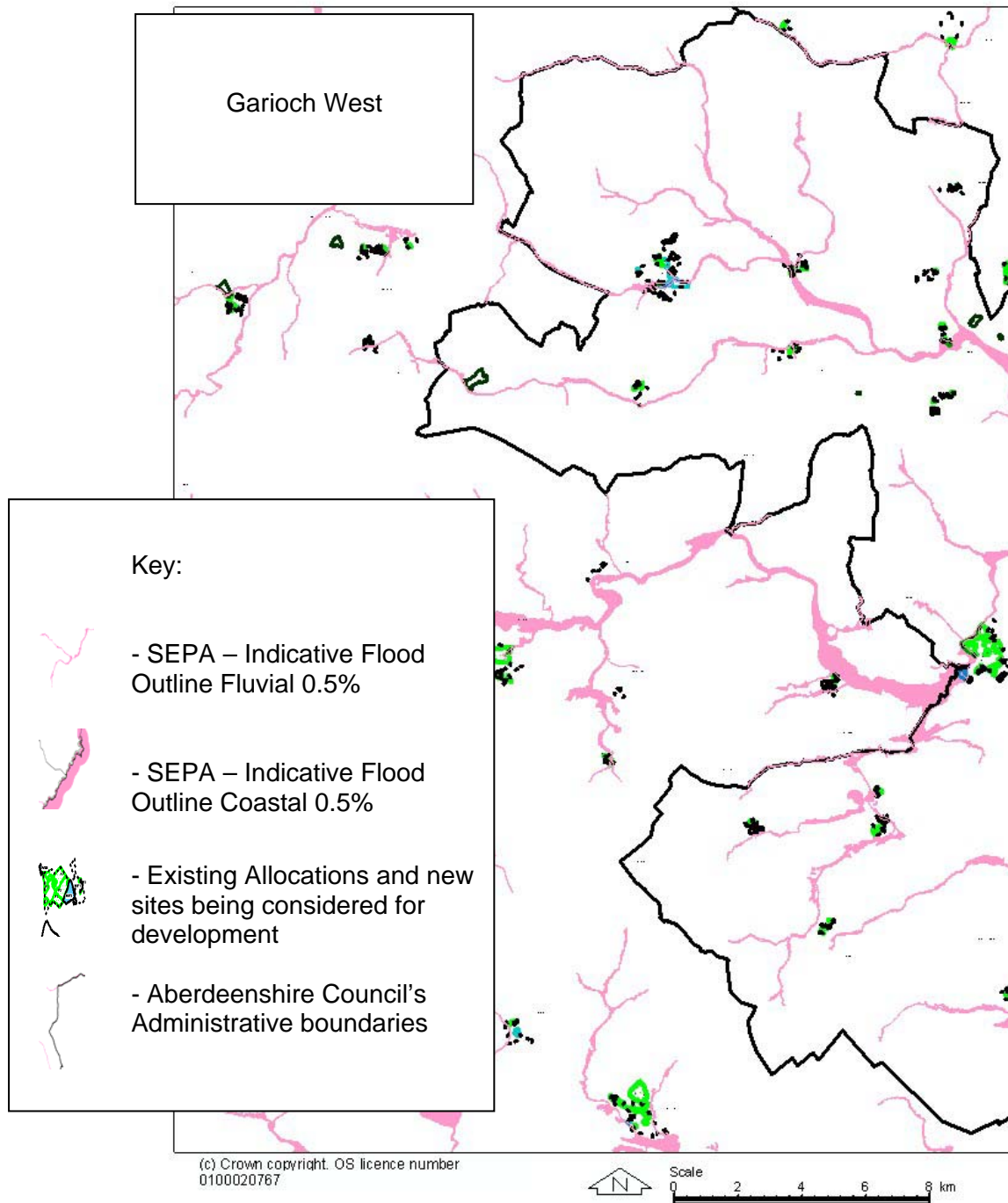


Figure 8: Garioch (West) - Existing allocations and sites considered for development and indicative flood risk (0.5% risk).

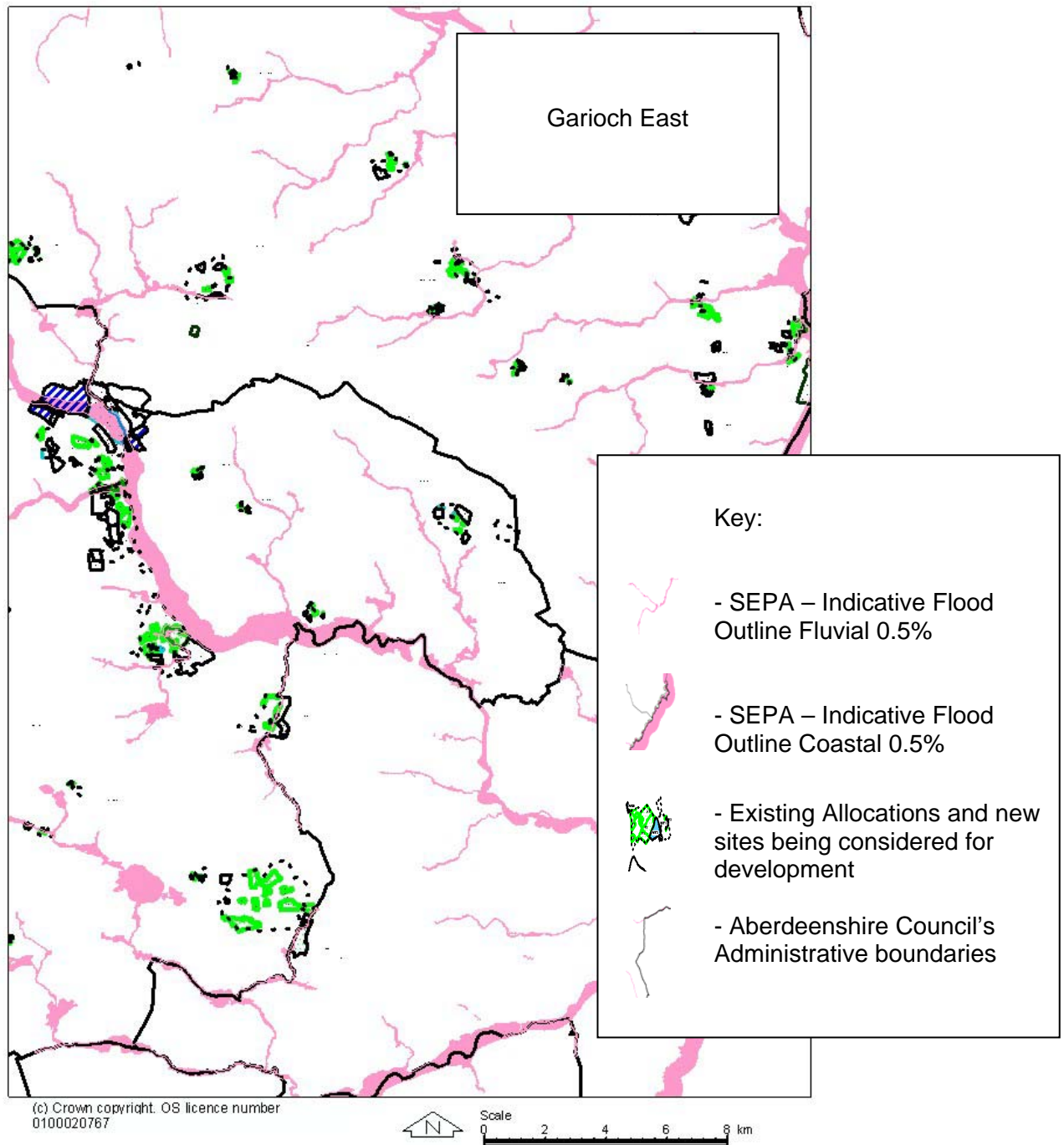


Figure 9: Garioch (East) - Existing allocations and sites considered for development and indicative flood risk (0.5% risk).

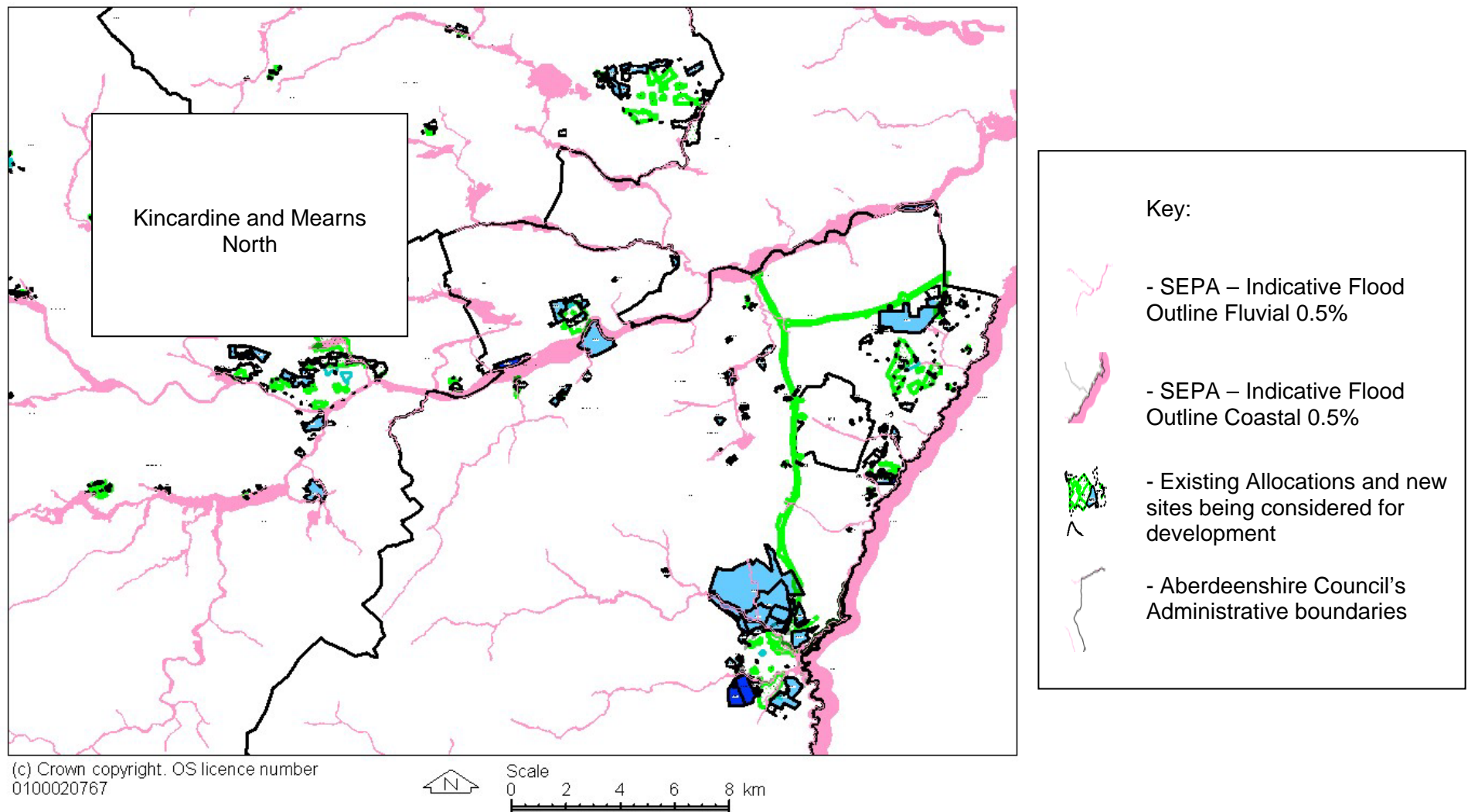


Figure 10: Kincardine and Mearns (North) - Existing allocations and sites considered for development and indicative flood risk (0.5% risk).

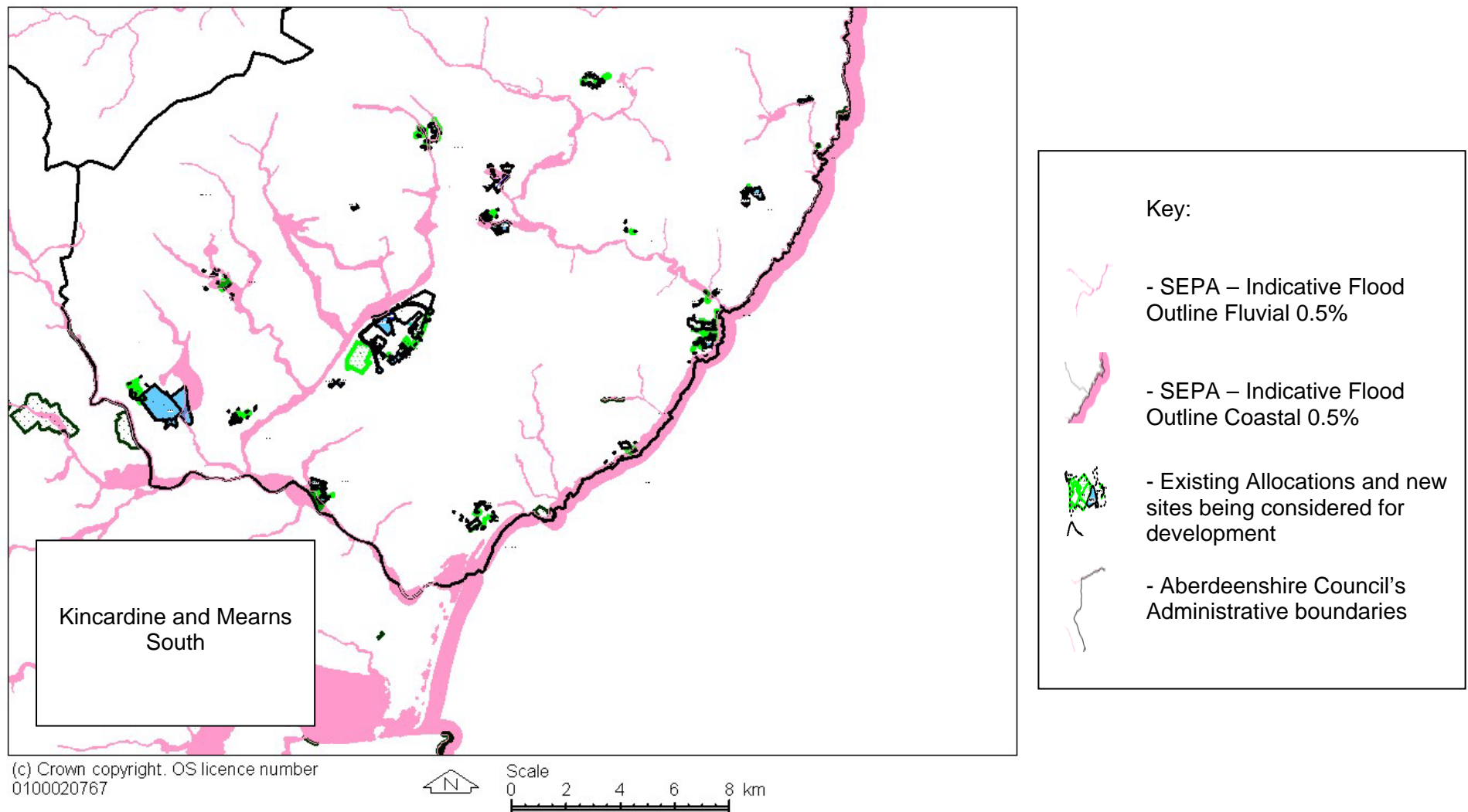


Figure 11: Kincardine and Mearns (South) - Existing allocations and sites considered for development and indicative flood risk (0.5% risk).

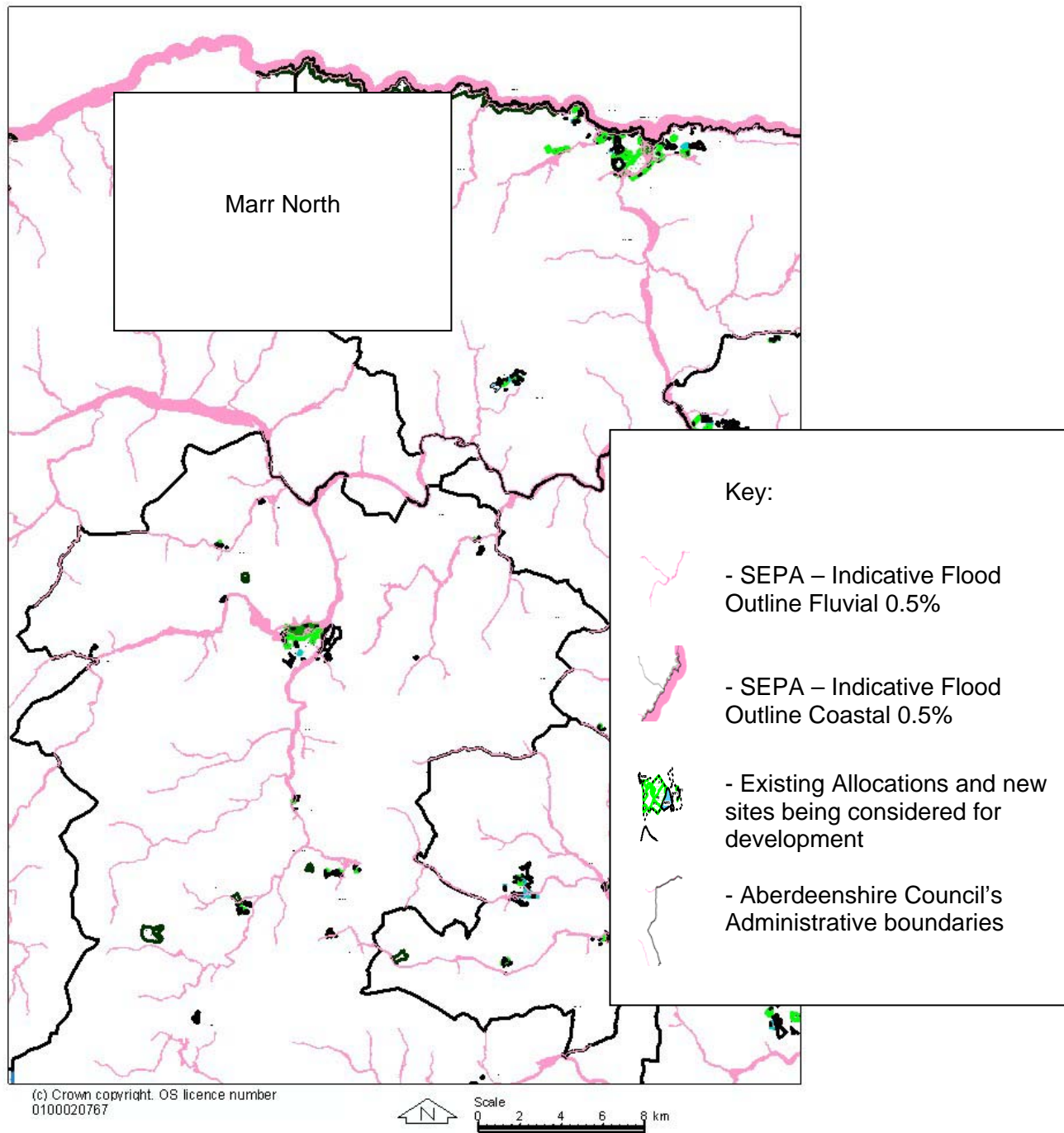


Figure 12: Marr (North) - Existing allocations and sites considered for development and indicative flood risk (0.5% risk).

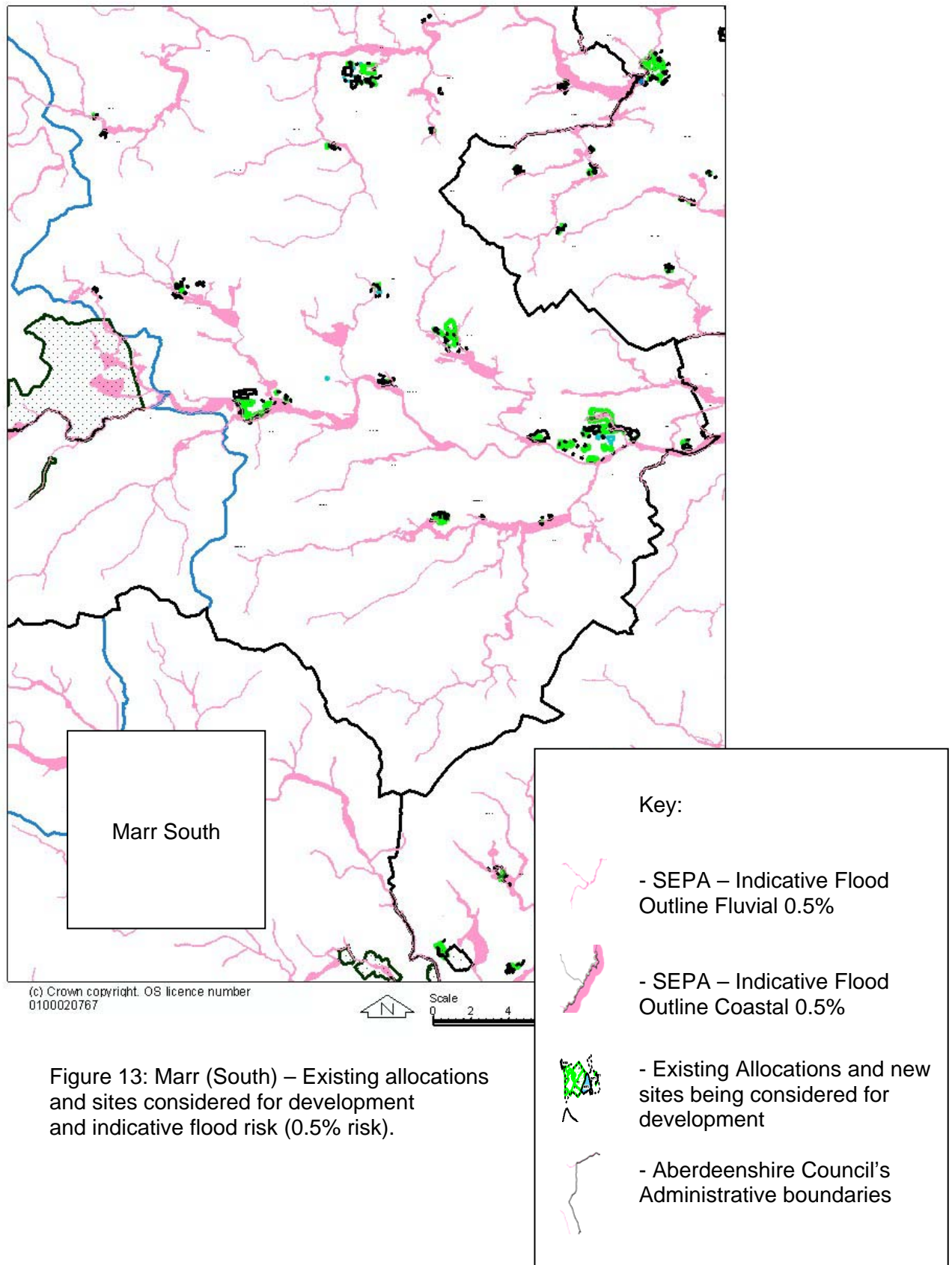


Figure 13: Marr (South) – Existing allocations and sites considered for development and indicative flood risk (0.5% risk).

11.2 From Figures 2-7 significant risks can be identified in various settlements throughout Aberdeenshire. The main settlements where there are major risks are:

- Banff
- Fraserburgh
- Portsoy
- Peterhead
- Turrif
- Ellon
- Inverurie
- Huntly
- Stonehaven
- Portlethen

11.3 Further details about the settlements above along with the other settlements are provided in part two of this study.

12. Part 2: Site Assessments

12.1 Detailed Assessment Process

- 12.2 The assessment process was undertaken to identify suitable land for development and for inclusion in the MIR and the LDP. The exercise was primarily a desktop exercise, but site visits had been undertaken where needed. There was also consultation with key experts within the council as well as gaining information from SEPA. After the council's assessment, the sites proposed will go through wider consultation as part of the MIR.
- 12.3 The assessment process uses information from SEPA's Indicative Flood Risk Maps, together with information from site visits and comments from the councils Flood and Coast Protection team. There are a number of smaller watercourses which are not included in the Indicative Flood Risk Map. These smaller watercourses can still be the cause of flooding and will be included when assessing the sites for flood risk.
- 12.4 Table 4 provides information on sites which have been assessed for inclusion within the MIR. Table 5 provides information on the sites being brought forward from the current Local Development Plan 2012. Each of the tables has a flooding comment relating to the sites. The flooding comments for Table 5 have been summarised from SEPA's representations to the Proposed Development Plan. The comments for Table 4 have been completed following this manner.

Table 4: Information on site for inclusion in the MIR

Detailed Assessment Process – Banff and Buchan BID sites						
For site boundaries, refer to the relevant settlement analysis in the Main Issues Report 2013						
Settlement	Site Reference	HMA	Proposed Use	Flood Risk	Flooding Comment	MIR Site Status
Land at Auchintoul, West of Aberchirder	BaB001	Rural Housing Market Area	Residential, Community & Utility	No	N/A	Other options not preferred by officers
South of Castlehill Drive, Gardenstown	BaB002	Rural Housing Market Area	Residential (25 houses)	No	N/A	Officer's preference
Land of A981, Adjacent to Berryhill House, Memsie, Fraserburgh	BaB003	Rural Housing Market Area	Residential (30 houses), Open Space & Community	No	N/A	Other options not preferred by officers
Phinggask Development, Fraserburgh	BaB004	Rural Housing Market Area	Residential (24 houses)	No	N/A	Other options not preferred by officers
Land at Heathcroft Housing Development, Memsie, Fraserburgh	BaB005	Rural Housing Market Area	Residential (30 houses) and Class 4 Business (0.4 Ha)	No	N/A	Other options not preferred by officers
Land to the North of Site H1, Rathen	BaB006	Rural Housing Market Area	Residential (8 houses)	Yes	Very small area along the northern boundary at risk from flooding.	Other options not preferred by officers
Site H1, Rathen	BaB007	Rural Housing Market Area	Residential (6 houses)	No	N/A	Other options not preferred by officers

Field 5, Gallowhill, Banff	BaB008	Rural Housing Market Area	Residential (50 houses)	No	N/A	Officer's preference
Field 1, Banff Links, Inverboyndie	BaB009	Rural Housing Market Area	Residential (10 houses)	No	N/A	Other options not preferred by officers
Site at Upper Crudie	BaB011	Rural Housing Market Area	Residential (22 houses)	No	N/A	Other options not preferred by officers
Netherbrae	BaB012	Rural Housing Market Area	Residential (6 houses)	No	N/A	Other options not preferred by officers
Land to the North West of Memsie	BaB013	Rural Housing Market Area	Residential (45 houses)	No	N/A	Other options not preferred by officers
Site 2, Land North of Watermill Road, Fraserburgh	BaB014	Rural Housing Market Area	Retail	No	N/A	Officer's preference
Land at Aberchirder Moss	BaB015	Rural Housing Market Area	Residential (44 units including 11 affordable homes)	No	N/A	Officer's preference

Detailed Assessment Process - Buchan BID sites						
For site boundaries, refer to the relevant settlement analysis in the Main Issues Report 2013						
Settlement	Site Reference	HMA	Proposed Use	Flood Risk	Flooding Comment	MIR Site Status
Old Deer	Bcn002	Rural Housing Market Area	Residential	No	N/A	Other options not preferred by officers
Glendaveny by Longside, Peterhead	Bcn003	Rural Housing Market Area	Residential	No	N/A	Other options not preferred by officers
Howemuir, West of Peterhead	Bcn004	Rural Housing Market Area	Commercial & Industrial	No	N/A	Other options not preferred by officers
Forehill, West of Peterhead	Bcn005	Rural Housing Market Area	Commercial, Industrial & Energetica	No	N/A	Other options not preferred by officers
Nether Aden Road East, Mintlaw	Bcn006	Rural Housing Market Area	Residential	No	N/A	Other options not preferred by officers
Longside Airfield	Bcn007	Rural Housing Market Area	Employment Use (Classes 5 and 6)	No	N/A	Other options not preferred by officers
Upper Mill Hatton	Bcn008	Rural Housing Market Area	Employment	No	N/A	Other options not preferred by officers

Howe of Boddam	Bcn009	Rural Housing Market Area	Residential and Employment	No	N/A	Other options not preferred by officers
Lendrum Terrace, Boddam	Bcn010	Rural Housing Market Area	Residential	No	N/A	Other options not preferred by officers
Balmoor House, Peterhead	Bcn011	Rural Housing Market Area	Residential	No	N/A	Other options not preferred by officers
Longside Airfield	Bcn012	Rural Housing Market Area	Industrial (Classes 4,5,6)	No	N/A	Other options not preferred by officers
Site H1 in the adopted LDP, East of Stuartfield	Bcn013	Rural Housing Market Area	Increase in Residential Allocation	Yes	Small part of NW corner affected by coastal flooding. Increasing the allocation by 25 houses is unlikely to have any effects on climatic factors and only a small area is affected is at risk from flooding, which has been illustrated to be part of the SUDS and open space requirement for the site.	Officer's preference
West Stuartfield	Bcn014	Rural Housing Market Area	Residential	No	N/A	Officer's preference

Damhead, Peterhead	Bcn015	Rural Housing Market Area	Retail/Destination Shopping	Yes	Part of the site to the northwest is at risk from fluvial flooding. Impacts are likely to be localised and medium term. North-western boundary at risk from flooding. Unlikely to prevent development on this site if the flood risk area is appropriately planned.	Other options not preferred by officers
Upperton, Peterhead	Bcn016	Rural Housing Market Area	Industrial/Commercial	No	N/A	Officer's preference
Wellbank, Peterhead	Bcn017	Rural Housing Market Area	Extension to existing industrial estate	Yes	Northern strip, approx 50m at its widest point. Majority of the site is unaffected. Narrow part of the site to the north is at risk from fluvial flooding. Impacts are likely to be localised and medium term.	Officer's preference
Hospital Brae, Strichen	Bcn018	Rural Housing Market Area	Residential	No	N/A	Other options not preferred by officers
Newlands Road, Mintlaw	Bcn019	Rural Housing Market Area	Residential	No	N/A	Other options not preferred by officers
West Hatton	Bcn020	Rural Housing Market Area	Residential	Yes	Entire eastern boundary of the site is at risk from coastal flooding. The eastern edge of the site is within an area identified as medium/high flood risk. Impacts are likely to be localised and medium/long term, and mitigated by a buffer	Officer's preference

					strip/open space along the Water of Cruden.	
Kinloch road, St Fergus	Bcn021	Rural Housing Market Area	Residential	No	N/A	Officer's preference
Inverugie, Peterhead	Bcn022	Rural Housing Market Area	Residential	Yes	Much of the site is at risk from flood, which is adjacent to the River Ugie. Is likely to be a flood plain. The development is in an area identified as coastal flood risk and is likely to have a long-term effect on climate and the water environment	Other options not preferred by officers
Blackhill, Longhaven	Bcn023*	Rural Housing Market Area	Mixed Use (Residential and Employment)	No	N/A	Other options not preferred by officers
Smthy Croft, Rora	Bcn024	Rural Housing Market Area	Residential	No	N/A	Other options not preferred by officers
Aikey Brae Quarry, Old Deer	Bcn025	Rural Housing Market Area	Employment land (travellers site)	No	N/A	Other options not preferred by officers
Ugie view, Strichen	Bcn026	Rural Housing Market Area	Residential	No	N/A	Other options not preferred by officers

North Collielaw, Peterhead	Bcn027	Rural Housing Market Area	Employment	No	N/A	Officer's preference
Nethermuir Road, Maud	Bcn028	Rural Housing Market Area	Mixed Use	No	N/A	Officer's preference

Detailed Assessment Process - Formartine BID sites						
For site boundaries, refer to the relevant settlement analysis in the Main Issues Report 2013						
Settlement	Site Reference	HMA	Proposed Use	Flood Risk	Flooding Comment	MIR Site Status
Kirkton of Auchterless	Fm001	Rural Housing Market Area	Residential and School	No	N/A	Officer's preference
Kirkton of Auchterless	Fm002	Rural Housing Market Area	Residential and play park/playing fields	No	N/A	Other options not preferred by officers
Bridgend Terrace, Turriff	Fm003	Rural Housing Market Area	Residential	Yes	Northern half of the proposed site is within high flood risk area. SEPA did not object to a planning application (APP/2010/3115) for two houses on this site as they would not be on the functional flood plain of the Burn of Turriff. As the site slopes down towards the water course it should therefore not constitute a constraint providing if it is well designed.	Other options not preferred by officers
Chapelpark, Oldmeldrum	Fm004	Aberdeen Housing Market Area	Residential	No	N/A	Other options not preferred by officers
Middleton of Potterton	Fm005	Aberdeen Housing Market Area	Mixed use residential, employment, retail and community facilities	No	N/A	Other options not preferred by officers

Cassiegills, Ellon	Fm006	Aberdeen Housing Market Area	Residential	Yes	There is a narrow strip of high flood risk land running north to south through the site, which could cause flooding.	Other options not preferred by officers
Street of Monteich	Fm007	Aberdeen Housing Market Area	Residential	No	N/A	Other options not preferred by officers
Little Turriff	Fm008	Rural Housing Market Area	Residential	No	While the northern boundary is 70m from a medium risk flood area, the site slopes away from this area and therefore this should not constitute a constraint.	Other options not preferred by officers
New Deer Road, Methlick	Fm010	Aberdeen Housing Market Area	Residential	No	N/A	Officer's preference
Woodhead, Fyvie	Fm011	Rural Housing Market Area	Residential	No	N/A	Other options not preferred by officers
Knockiemill, Turriff	Fm012	Rural Housing Market Area	Residential	No	While the proposed site is not within a flood risk area, the northern boundary is 40m and the western boundary 15m from a high risk flood area, although the site slopes down towards these areas.	Other options not preferred by officers
Land South of Foveran E1 Site	Fm013	Aberdeen Housing Market	Employment (0.77 Ha)	No	N/A	Other options not preferred by officers

		Area				
Land West of Blairyth, Foveran	Fm014	Aberdeen Housing Market Area	Residential	Yes	A flood risk assessment may be required as there is a watercourse running along the southern boundary.	Other options not preferred by officers
Site adjacent to Foveran Motors, Rashierieive	Fm015	Aberdeen Housing Market Area	Mixed Use	Possible	A flood risk assessment may be required as there is a watercourse running along the southern boundary.	Other options not preferred by officers
Site to west of existing A90 and north of Cragie Rd, Rashierieive, Foveran	Fm016	Aberdeen Housing Market Area	Mixed Use	No	N/A	Other options not preferred by officers
Land South West of Foveran Fields	FM017	Aberdeen Housing Market Area	Mixed Use	Yes	A flood risk assessment may be required as there is a watercourse running along the northern boundary.	Other options not preferred by officers
Site located between existing A90, proposed dual carriageway and A975, Rashierieive, Foveran	Fm018	Aberdeen Housing Market Area	Industrial	No	N/A	Other options not preferred by officers
North Westfield, Foveran	Fm019	Aberdeen Housing Market Area	Residential	No	N/A	Other options not preferred by officers

Land at St. Katherine's	Fm020	Rural Housing Market Area	Mixed Use	Possible	There is a watercourse running along the western boundary, which may pose a flood risk.	Other options not preferred by officers
Sunnybrae Croft, Methlick	Fm021	Aberdeen Housing Market Area	Residential	No	N/A	Other options not preferred by officers
Newbarns, Oldmeldrum	Fm022	Aberdeen Housing Market Area	Residential & Community Use	Possible	A flood risk assessment may be required as there is a watercourse running across the site.	Other options not preferred by officers
Hattoncrook, Whiterashes	Fm025	Aberdeen Housing Market Area	Residential	No	N/A	Other options not preferred by officers
Orrock, North Balmedie	Fm026	Aberdeen Housing Market Area	Mixed Use	No	N/A	Other options not preferred by officers
North of Lea, Tarves	Fm027	Aberdeen Housing Market Area	Residential (10 houses)	No	N/A	Other options not preferred by officers
Land west of Rothienorman	Fm028	Rural Housing Market Area	Residential (138 houses)	Yes	Narrow strip of land along the southern boundary is identified as high flood risk. Site slopes away from burn and no development is proposed on this area.	Other options not preferred by officers

Hill of Keir, Balmedie	Fm029	Aberdeen Housing Market Area	Residential	No	N/A	Other options not preferred by officers
Waterton farm	FM030	Aberdeen Housing Market Area	Mixed Use	Yes	There are areas of flood risk along the western and southern boundaries, but these could be accommodated through a suitable layout.	Other options not preferred by officers
Waterton Farm	FM031	Aberdeen Housing Market Area	Residential	Yes	There are areas of flood risk along the western and southern boundaries, but these could be accommodated through a suitable layout	Other options not preferred by officers
Milldale East	Fm032	Aberdeen Housing Market Area	Residential	No	N/A	Other options not preferred by officers
Quarry Field, Pitmedden	Fm033	Aberdeen Housing Market Area	Residential	No	N/A	Other options not preferred by officers
Allathan West Field	Fm034	Aberdeen Housing Market Area	Business	Yes	Small area of high flood risk within the north west boundary.	Other options not preferred by officers
Rock Side, Belhelvie	Fm035	Aberdeen Housing Market Area	Residential (1 house)	No	N/A	Other options not preferred by officers

Land beside Little Tam Croft, Belhelvie	Fm036	Aberdeen Housing Market Area	Residential (Up to 20 houses) and Community Use	No	N/A	Other options not preferred by officers
Land at Redbriggs, Greeness, near Cuminestown	Fm037	Rural Housing Market Area	Residential (Up to 10 houses)	No	N/A	Other options not preferred by officers
Middlemuir, Whitecairns	Fm038	Aberdeen Housing Market Area	Industrial / Commercial	No	N/A	Other options not preferred by officers
The Hillocks, Delgaty Wood, Turriff	Fm039	Rural Housing Market Area	Holiday Park	No	N/A	Other options not preferred by officers
Land at Towie, Turriff	Fm040	Rural Housing Market Area	Residential	No	N/A	Other options not preferred by officers
Former yard at Cornfield Road, Turriff	Fm041	Rural Housing Market Area	Mixed Use	No	N/A	Other options not preferred by officers
Balmellie Farm, Lower Smiddyseat, Turriff	Fm042	Rural Housing Market Area	Residential & Leisure	No	N/A	Officer's preference
Findale Cottages, Fintry	Fm043	Rural Housing Market Area	Residential	No	N/A	Other options not preferred by officers

Findale Cottages, Fintry	Fm044	Rural Housing Market Area	Residential	No	N/A	Officer's preference
Knockieland, North of Slackadale Gardens, Turrieff	Fm046	Rural Housing Market Area	Residential	No	The northern boundary is 40m from a fluvial high flood risk area.	Other options not preferred by officers
Keir Farm, Balmedie	Fm047	Aberdee n Housing Market Area	Residential (900 houses), Retail & Community Use	No	N/A	Other options not preferred by officers
Land at Knockhall, Newburgh	Fm048	Aberdee n Housing Market Area	Residential, Open Space and Landscaping	No	N/A	Other options not preferred by officers
Cairntack (East), Belhelvie	Fm049	Aberdee n Housing Market Area	Residential, Open Space and Landscaping	No	N/A	Other options not preferred by officers
Cairntack (West), Belhelvie	Fm050	Aberdee n Housing Market Area	Residential, Open Space and Landscaping	No	N/A	Other options not preferred by officers
Land at Newton of Fechil, Ellon	Fm051	Aberdee n Housing Market Area	Residential, Open Space and Landscaping	No	N/A	Officer's preference

Black Craigs, Methlick	Fm052	Aberdeen Housing Market Area	Residential	No	N/A	Other options not preferred by officers
Land at Westfield Foveran (West Pitmillan)	Fm053	Aberdeen Housing Market Area	Residential	No	N/A	Other options not preferred by officers
Land to the East of Tipperty	Fm054	Aberdeen Housing Market Area	Mixed Use	No	N/A	Other options not preferred by officers
Land to the North West of Udney Green, Bridgend	Fm055	Aberdeen Housing Market Area	Residential (Approx. 15 houses)	No	N/A	Other options not preferred by officers
Fortree Farm, Esslemont, Ellon	Fm056	Aberdeen Housing Market Area	Residential / Community Use	No	N/A	Other options not preferred by officers
Land at Cuminestown	Fm057	Rural Housing Market Area	Mixed Use (Inc. 81 houses)	Yes	Western part of the site is located in a high risk flood risk area (fluvial). Western third of site is constrained by flood risk.	Other options not preferred by officers
Land at Bonnyton Farm, Pitmedden	Fm058	Aberdeen Housing Market Area	Residential	Yes	There is a significant area of high flood risk within the northern and western boundaries.	Other options not preferred by officers

Land adjacent to Foveran Parish Church	Fm059	Aberdeen Housing Market Area	Residential (5 houses)	Possible	While the western boundary is 20m from a medium risk fluvial flooding area, it is noted that there is a change of level of c.5m between the existing level of the site and the watercourse.	Other options not preferred by officers
Ardgill, Foveran	Fm060	Aberdeen Housing Market Area	Residential (7.6 Ha, 75 houses)	No	The proposed site is not within a low, medium or high flood risk area. While the proposed site is only 10m from a medium flood risk area along the Foveran burn, the topography of the area means that any flooding should be confined to the low lying areas either side of the burn.	Officer's preference
Westfield, Foveran	Fm061	Aberdeen Housing Market Area	Residential (100 houses), Employment (5 Ha), Education & Community Use	No	While there is a small area of high flood risk within the southern boundary, the topography of the area means that any flooding should be confined to the low lying areas either side of the burn, which will be covered by a buffer strip.	Officer's preference
Land at Gourdieburn, Potterton	Fm062	Aberdeen Housing Market Area	Residential	Yes	There is a risk of flooding along the western and southern boundaries.	Other options not preferred by officers
Bonnyton Farm, Pitmedden	Fm063	Aberdeen Housing Market Area	Residential	No	N/A	Other options not preferred by officers

Land at Meikle Haddo, Newburgh	Fm064	Aberdeen Housing Market Area	Residential	Yes	The southern part of the proposed site is located within a high flood risk area.	Other options not preferred by officers
Denhead of Potterton	Fm065	Aberdeen Housing Market Area	Residential (150 houses)	No	N/A	Other options not preferred by officers
Pettymuick	Fm066	Aberdeen Housing Market Area	Residential & Public Open Space	No	N/A	Other options not preferred by officers
Udny Station West	Fm067	Aberdeen Housing Market Area	Residential, Public Open Space & Recreation	No	N/A	Officer's preference
Inch Road, Newburgh	Fm068	Aberdeen Housing Market Area	Residential (4 houses) & Relocation of Parish Church and Outdoor Recreation Area	Yes	A significant area of land within the eastern boundary is identified as a medium and high coastal flood risk.	Other options not preferred by officers
Hattoncrook Housing	Fm069	Aberdeen Housing Market Area	Residential & Public Open Space	No	N/A	Other options not preferred by officers
Mill of Potterton	Fm070	Aberdeen Housing Market Area	Residential	No	N/A	Other options not preferred by officers

Wellpark, Daviot	Fm071	Rural Housing Market Area	Residential	No	N/A	Other options not preferred by officers
Field adjacent to Wellpark, Daviot	Fm072	Rural Housing Market Area	Residential, Retail & Employment	No	N/A	Other options not preferred by officers
Laingseat Road, Potterton	Fm074	Aberdeen Housing Market Area	Residential (35 houses)	No	N/A	Other options not preferred by officers
Potterton	Fm075	Aberdeen Housing Market Area	Mixed Use (Inc. 350 Residential Units)	Yes	There is a strip of high flood risk inside the western boundary.	Other options not preferred by officers
Udny Station	Fm076	Aberdeen Housing Market Area	Residential, Amenity, Recreation & Employment	No	N/A	Other options not preferred by officers
Balmedie West	Fm077	Aberdeen Housing Market Area	Mixed Use	Yes	Area of high flood risk running across south western part of the site	Other options not preferred by officers
Loanhead Croft, Newburgh	Fm078	Aberdeen Housing Market Area	Residential	No	N/A	Other options not preferred by officers

Waterton House, Ellon	Fm079	Aberdeen Housing Market Area	Residential	No	While the site is not located a flood risk area, the southern boundary is 15m from a medium flood risk area.	Other options not preferred by officers
Ellon Academy	Fm081	Aberdeen Housing Market Area	Residential or Mixed Use	No	N/A	Officer's preference
Land to the East of A90, Rashierieve, Foveran	Fm082	Aberdeen Housing Market Area	Residential (50 houses) / Mixed Use	Possible	A flood risk assessment may be required as there is a watercourse running along the south eastern edge of the site.	Other options not preferred by officers
Land at Cromleybank, Ellon (Cromleybank Retail Expansion)	Fm083	Aberdeen Housing Market Area	Mixed Use	No	N/A	Other options not preferred by officers
Whiteley Farm, Daviot	FM085	Rural Housing Market Area	Residential Class 9 (5 units)	No	N/A	Other options not preferred by officers

Detailed Assessment Process - Garioch BID sites						
For site boundaries, refer to the relevant settlement analysis in the Main Issues Report 2013						
Settlement	Site Reference	HMA	Proposed Use	Flood Risk	Flooding Comment	MIR Site Status
Brown Hills, Newmachar	GA001	Aberdeen Housing Market Area	Residential	Yes	Small part of the site within the 1/100 year and 1/200 year flood risk areas. Likely that this area could form part of the site's open space provision.	Other options not preferred by officers
Corseduik Croft	GA002	Aberdeen Housing Market Area	Residential	No	N/A	Other options not preferred by officers
Gowan Loan, Durno	GA003	Rural Housing Market Area	Residential	No	N/A	Other options not preferred by officers
Barreldykes, Old Rayne	GA004	Rural Housing Market Area	Residential / Commercial	Yes	Small part of site within 1/100 flood risk area. Large proportion of site within 1/200 flood risk area. Part of the site is within a high flood risk area, and a large proportion of the site is within a medium flood risk area. The development is therefore likely to have a long-term effect on climate and the water environment.	Officer's preference
Bogside, Old Rayne	GA005	Rural Housing Market Area	Residential	No	Approximately 160m away from the Bonnyton Burn, however not within low, medium or high flood risk areas.	Other options not preferred by officers

Sauchen West	GA006	Aberdeen Housing Market Area	Residential, Commercial & Employment	No	N/A	Other options not preferred by officers
Souterford, Inverurie	GA007	Aberdeen Housing Market Area	Residential & Educational	Yes	Large part of the site affected by flooding, however this area has been identified as riverside park. Part of the site is in an area identified as being at high flood risk, though this area has been identified as open space. A flood risk assessment has also been carried out.	Other options not preferred by officers
Land to south of monument, Newmachar	GA008	Aberdeen Housing Market Area	Residential (circa 150 units)	No	N/A	Other options not preferred by officers
Land to the south of Corseduck Road, Newmachar	GA009	Aberdeen Housing Market Area	Residential / Open Space	No	N/A	Other options not preferred by officers
Lofthillock, Inverurie	GA010	Aberdeen Housing Market Area	Residential (280 units)	Yes	Large part of the site affected by flooding, however this area has been identified as riverside park.	Other options not preferred by officers
Beltside Kinmuck	GA011	Aberdeen Housing Market Area	Residential	No	N/A	Officer's preference

Comers, Midmar	GA012	Aberdeen Housing Market Area	Residential (2 houses)	Yes	Part of site at risk of flooding, flood risk assessment would be required. The development site is partially in an area identified at flood risk so may have a long-term effect on climate and the water environment.	Other options not preferred by officers
Northern Road, Kintore	GA013	Aberdeen Housing Market Area	Residential	Yes	Flood risk area to the south, flood risk assessment may be required.	Other options not preferred by officers
Old Rayne	GA014	Rural Housing Market Area	Residential	No	N/A	Other options not preferred by officers
Souterford, Inverurie	GA015	Aberdeen Housing Market Area	Residential (1 or 2 houses)	Yes	Small area affected, however given the size of the site flooding could be a significant constraint on development. Flood risk assessment will be required. The development is in an area identified at flood risk and is likely to have a long-term effect on climate and the water environment. Impacts are likely to be localised and medium/long term.	Other options not preferred by officers
Old Rayne	GA016	Rural Housing Market Area	Residential	No	N/A	Other options not preferred by officers
Kirkton of Skene, Westhill	GA017	Aberdeen Housing Market Area	Residential (250 houses)	No	N/A	Other options not preferred by officers

Kirkton of Skene, Westhill	GA018	Aberdeen Housing Market Area	Residential (30 houses)	No	N/A	Other options not preferred by officers
Blackhall Road, Inverurie	GA019	Aberdeen Housing Market Area	Residential	No	N/A	Other options not preferred by officers
Land at Upper Sauchan, Ordhead	GA020	Aberdeen Housing Market Area	Residential (up to 3 units)	Yes	Part of site at risk of flooding, flood risk assessment would be required. The development site is partially in an area identified at flood risk so may have a long-term effect on climate and the water environment.	Other options not preferred by officers
Kintore South	GA021	Aberdeen Housing Market Area	Commercial, Business & Community Facilities	No	N/A	Other options not preferred by officers
Kinmundy, Westhill	GA022	Aberdeen Housing Market Area	Residential (circa 120 units)	No	N/A	Other options not preferred by officers
Rosehall, Newmachar	GA023	Aberdeen Housing Market Area	Residential (8 units)	Yes	Western part of site within 1% flood risk area.	Other options not preferred by officers
Denhead, Kintore	GA024	Aberdeen Housing Market Area	Industrial	No	N/A	Officer's preference

Land between the A96 and B987 at Midmill, Kintore	GA025	Aberdeen Housing Market Area	Residential (12 units)	Yes	Large proportion of the site affected, however re-contouring is suggested to have removed flood risk. No flood risk assessment provided. Largely within high and medium flood risk areas, however developer claims that re-contouring has alleviated the flood risk. No evidence (flood risk assessment submitted).	Other options not preferred by officers
Site adjacent to Muiryheadless, Denwell Road, Inch	GA026	Rural Housing Market Area	Residential	No	N/A	Officer's preference
Land adjacent to Beech Cottage	GA029	Aberdeen Housing Market Area	Residential (0.262 Ha)	No	N/A	Other options not preferred by officers
Lochhills	GA030	Aberdeen Housing Market Area	Mineral Extraction	No	N/A	Supported
North East Echt	GA031	Rural Housing Market Area	Residential (approx. 25 houses)	No	N/A	Officer's preference
Dunecht North	GA032	Aberdeen Housing Market Area	Residential	Yes	South-western tip of the site is within the 1:100 year and 1:200 year flood risk areas. It is likely that this area could be accommodated with the site's open space provision.	Other options not preferred by officers
Garlogie	GA033	Aberdeen Housing Market	Residential	No	N/A	

		Area				
Arnhall Phase 4, Westhill	GA034	Aberdeen Housing Market Area	Class 4, 5 & 6 Employment Use	Yes	Eastern boundary only. A small area of the site is at risk of flooding, so this development could have a long-term effect on climate and the water environment.	Other options not preferred by officers
Land at Drumrossie (Phase 3), Inch	GA035	Aberdeen Housing Market Area	Residential, Open Space and Landscaping	No	N/A	Officer's preference
Pineshaw Port Elphinstone	GA036	Aberdeen Housing Market Area	Residential / Employment	No	N/A	Officer's preference
Land at Kintore East	GA037	Aberdeen Housing Market Area	Residential (1200 houses), employment, educational, community, commercial and open space uses (increase in housing allocation from 600 to 1200 units)	Yes	Corridor of Tuach Burn left undeveloped. Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. This impact is likely to be short term.	Officer's preference
Newmachar South East	GA038	Aberdeen Housing Market Area	Residential and employment (Classes 4, 5 and 6)	Yes	Small part of the site within the 1/100 year and 1/200 year flood risk areas. Likely that this area could form part of the site's open space provision.	Officer's preference
Extension to E1, Inch	GA039	Rural Housing Market Area	Residential	No	N/A	Other options not preferred by officers

Land at Drumrossie Home Farm, Inch	GA040	Rural Housing Market Area	Residential	No	N/A	Other options not preferred by officers
Land at Caskieben, Blackburn	GA041	Aberdeen Housing Market Area	Residential	Yes	A fairly small part of the site is at risk of flooding (1:100 and 1:200 year flood risk areas). The development is in an area identified at flood risk and may therefore have a long term effect on climate and water environment.	Other options not preferred by officers
Land to the North of Cairn View, Kemnay	GA042	Aberdeen Housing Market Area	Residential	No	N/A	Other options not preferred by officers
Land at Whiteford Road, Whiteford	GA043	Rural Housing Market Area	Residential (15 houses)	No	Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	Other options not preferred by officers
Aquithie Road, Kemnay	GA044	Aberdeen Housing Market Area	Residential (1.8 Ha)	No	N/A	Officer's preference
Glasgoego, Blackburn	GA045	Aberdeen Housing Market Area	Residential (up to 80 houses), Employment (3.5 Ha) and Community Uses	No	N/A	Other options not preferred by officers
North Street, Inverurie	GA046	Aberdeen Housing Market	Residential, Business, Retail, Educational &	No	N/A	Officer's preference

		Area	Community Use			
Thainstone, Inverurie	GA047	Aberdeen Housing Market Area	Commercial	No	N/A	Other options not preferred by officers
Land at Strawberry Fields, Westhill	GA048	Aberdeen Housing Market Area	Residential	No	N/A	Other options not preferred by officers
Land to the East of Main Street, Sauchen	GA049	Aberdeen Housing Market Area	Residential	Yes	Part of site within 1:100 and 1:200 year flood risk areas. Flood risk assessment has already been undertaken.	Officer's preference
North Broadshade, Westhill	GA050	Aberdeen Housing Market Area	Residential	No	N/A	Other options not preferred by officers
Land at Cadgerford, Westhill	GA051	Aberdeen Housing Market Area	Residential	Yes	Relatively small part of site – Brodiach Burn	Other options not preferred by officers
Land to the South of Letter Road, Lyne of Skene	GA052	Aberdeen Housing Market Area	Residential	No	N/A	Other options not preferred by officers
Aquithie Road, Kemnay	GA053	Aberdeen Housing Market Area	Residential	No	N/A	Officer's preference
Souterhill Farm, Westhill	GA054	Aberdeen Housing Market Area	Residential, Community Park & Leisure (Golf Driving Range)	No	N/A	Other options not preferred by officers

Uryside Phase 3, Inverurie	GA055	Aberdeen Housing Market Area	Residential	No	N/A	Other options not preferred by officers
Kinmuck West	GA056	Aberdeen Housing Market Area	Residential	No	N/A	Other options not preferred by officers
Land at Goval Junction, North of Dyce	GA057	Aberdeen Housing Market Area	Transport	No	N/A	Other options not preferred by officers
Hill of Keir, Westhill Skene	GA058	Aberdeen Housing Market Area	Residential	No	N/A	Other options not preferred by officers
Crichie 2, Inverurie	GA059	Aberdeen Housing Market Area	Residential, Employment & Community	No	N/A	Other options not preferred by officers
Crichie, Inverurie	GA060	Aberdeen Housing Market Area	Residential, Employment & Commercial	No	N/A	Supported
Hill of Cottown (Site 2), Kintore	GA061	Aberdeen Housing Market Area	Storage & Distribution (0.986 Ha Phase 1 and 1.439 Ha Phase 2)	No	N/A	Other options not preferred by officers
Hill of Cottown (Site 1), Kintore	GA062	Aberdeen Housing Market Area	Storage & Distribution (2.047 Ha)	No	N/A	Other options not preferred by officers

Woodside Croft, Kinellar	GA063	Aberdeen Housing Market Area	Employment	No	N/A	Other options not preferred by officers
Burnside, Sauchen	GA065	Aberdeen Housing Market Area	Residential & Open Space	Yes	Site borders area at flood risk. Flood risk assessment likely to be required.	Other options not preferred by officers
Site at Cluny, Sauchen	GA066	Aberdeen Housing Market Area	Residential & Educational	Yes	A fairly small part of the site is at risk of flooding (1:100 and 1:200 year flood risk areas).	Other options not preferred by officers
Mameulah, Newmachar	GA067	Aberdeen Housing Market Area	Mixed Use	No	N/A	Officer's preference
Forest Road, Kintore	GA068	Aberdeen Housing Market Area	Sheltered Housing & Dementia Unit	No	N/A	Other options not preferred by officers
Station Site, Inch	GA069	Rural Housing Market Area	Residential & Parking	No	N/A	Officer's preference
Lyne of Skene, Phased	GA070	Aberdeen Housing Market Area	Residential	No	N/A	Other options not preferred by officers
Lyne of Skene	GA071	Aberdeen Housing Market Area	Residential	No	N/A	Other options not preferred by officers

Cowstones, Hatton of Fintray	GA072a	Aberdeen Housing Market Area	Residential	No	N/A	Other options not preferred by officers
Cowstones, Hatton of Fintray (Future Site)	GA072b	Aberdeen Housing Market Area	Residential	No	N/A	Other options not preferred by officers
Sunnyside, Kinmuck	GA073	Aberdeen Housing Market Area	Residential	No	N/A	Other options not preferred by officers
Lamington Court House Farm, Fintray	GA074	Aberdeen Housing Market Area	Residential	No	N/A	Other options not preferred by officers
Brodiach, Westhill	GA075	Aberdeen Housing Market Area	Residential & Business Use	No	Not within area at flood risk, however a burn runs along the boundary to the west.	Other options not preferred by officers
Keithhall, Inverurie	GA076	Aberdeen Housing Market Area	Residential	Yes	Golf course site only.	Other options not preferred by officers
Upperboat & Ardtannes, Inverurie	GA077	Aberdeen Housing Market Area	Residential	Yes	Southern part of the site. Part of the site to the south of St James' Place is subject to flood risk. Its development may therefore have a long-term effect on climate and the water environment. A number of field drains also flow through the site and may potentially flood.	Other options not preferred by officers
East Balhagardy, Inverurie	GA078	Rural Housing Market	Residential	Yes	Southern part of the site adjacent to the Ury. A large part of the site is at flood risk, however this has	Other options not preferred by officers

		Area			been identified as a continuation of the Uryside Park.	
Conglass, Inverurie	GA079	Aberdeen Housing Market Area	Residential & Employment	Yes	Northern part of the site adjacent to the Ury. A large part of the site is at flood risk, however this has been identified as riverside park.	Other options not preferred by officers
Inverurie Business Park, Phase 2	GA080	Aberdeen Housing Market Area	Employment	Yes	Adjacent to the 1:200 year flood plain, so may be at flood risk.	Other options not preferred by officers
Extension to E1, Inch.	GA083	Rural Housing Market Area	Employment	No	N/A	Officer's preference
Land between BUS6 and 7, Inverurie	GA084	Aberdeen Housing Market Area	Employment	No	N/A	Officer's preference
Archaeolink Site, Oyne	GA089	Rural Housing Market Area	Residential (15-20 units)	No	N/A	Officer's preference
East Lynne, Westhill	GA090	Aberdeen Housing Market Area	Residential (12 houses)	No	N/A	Other options not preferred by officers
Land adjacent to Mount Pleasant, Port Elphinstone, Inverurie (Mrs Dransant)	GA091	Aberdeen Housing Market Area	Residential (extension of H1 allocation)	No	N/A	Other options not preferred by officers

The Blair	GA093	Aberdeen Housing Market Area	Residential	No	N/A	Other options not preferred by officers
Hatton of Fintray	GA094	Aberdeen Housing Market Area	Residential	No	N/A	Officer's preference

Detailed Assessment Process – Kincardine and Mearns BID sites						
For site boundaries, refer to the relevant settlement analysis in the Main Issues Report 2013						
Settlement	Site Reference	HMA	Proposed Use	Flood Risk	Flooding Comment	MIR Site Status
Cammachmore	KM001	Aberdeen Housing Market Area	Residential (2 houses)	No	N/A	Other options not preferred by officers
Fordoun Airfield	KM002	Rural Housing Market Area	Employment	No	N/A	Other options not preferred by officers
Inverbervie	KM003	Rural Housing Market Area	Residential (30 houses)	No	N/A	Other options not preferred by officers
Mill of Uras	KM004	Aberdeen Housing Market Area	Residential (11 houses)	No	N/A	Other options not preferred by officers
East Blackiemuir, Laurencekirk	KM005	Rural Housing Market Area	Residential (200 houses)	Yes	Small part of site to NW, adjacent to Luther Water within medium risk of flooding.	Other options not preferred by officers
Beattie Lodge Park, Laurencekirk	KM006	Rural Housing Market Area	Residential (40 houses)	No	N/A	Other options not preferred by officers
Cairnie Park, Laurencekirk	KM007	Rural Housing Market Area	Residential (30 houses)	No	N/A	Other options not preferred by officers
Westburnside Park, Laurencekirk	KM008	Rural Housing	Residential (9 houses)	No	N/A	Officer's preference

		Market Area				
Backsettlements Park, Laurencekirk	KM009	Rural Housing Market Area	Residential (9 houses)	No	N/A	Other options not preferred by officers
Substation Park, Laurencekirk	KM010	Rural Housing Market Area	Residential (20 houses)	No	N/A	Other options not preferred by officers
Cameron Park, Laurencekirk	KM011	Rural Housing Market Area	Residential (90 houses)	No	N/A	Other options not preferred by officers
Ecclesgreig Gardens, St Cyrus	KM012	Rural Housing Market Area	Residential (19 houses)	No	N/A	Other options not preferred by officers
Cairnrobin	KM013	Aberdeen Housing Market Area	Industrial Class 5 (5 Ha)	No	N/A	Other options not preferred by officers
Mill of Thornton Woods, Laurencekirk	KM014	Rural Housing Market Area	Residential (12 houses)	No	N/A	Other options not preferred by officers
Burnside Croft, Drumlithie	KM015	Aberdeen Housing Market Area	Residential (8 houses)	No	N/A	Other options not preferred by officers
Rothnick Croft	KM016	Aberdeen Housing Market Area	Nursery	No	N/A	Other options not preferred by officers

Newesk	KM017	Rural Housing Market Area	Mixed Use	Yes	Part of site at flood risk. Area to east of site (14 hectares).	Other options not preferred by officers
Bridge of Muchalls	KM018	Aberdeen Housing Market Area	Residential (7 houses)	No	N/A	Other options not preferred by officers
Fordoun	KM019	Rural Housing Market Area	Residential (40 houses)	Yes	Very small area at SW corner of site identified at flood risk.	Other options not preferred by officers
Fordoun Aerodrome	KM020	Rural Housing Market Area	Storage	No	N/A	Other options not preferred by officers
Mill of Forest, Stonehaven	KM021	Aberdeen Housing Market Area	Mixed Use	No	N/A	Officer's preference
Mill of Forest, Stonehaven	KM022	Aberdeen Housing Market Area	Mixed Use	No	N/A	Officer's preference
Mains of Ury North, Stonehaven	KM023a & b	Aberdeen Housing Market Area	Mixed Use	No	N/A	Other options not preferred by officers
Mains of Ury North, Stonehaven	KM024	Aberdeen Housing Market Area	Residential (245 houses) & Employment (11625 sqm)	No	N/A	Other options not preferred by officers

Flyover, Newtonhill	KM025	Aberdeen Housing Market Area	Commercial (0.6 Ha)	No	N/A	Other options not preferred by officers
Craigfern House, Cammachmore	KM026	Aberdeen Housing Market Area	Residential	No	N/A	Other options not preferred by officers
Newtonhill Farmhouse	KM027	Aberdeen Housing Market Area	Residential & Industrial	No	N/A	Other options not preferred by officers
Netherley	KM028	Aberdeen Housing Market Area	Residential (5 houses)	Yes	Small portion of southeast of site within SEPA Flood Map. Can be designed out	Other options not preferred by officers
Netherley	KM029	Aberdeen Housing Market Area	Residential (50 houses)	Yes	To east of site. Western side of site within SEPA Flood Map.	Other options not preferred by officers
Durris Home Farm, Woodlands of Durris	KM030	Aberdeen Housing Market Area	Residential	No	N/A	Other options not preferred by officers
Woodlands, Netherley	KM031	Aberdeen Housing Market Area	Residential (5 houses)	No	N/A	Other options not preferred by officers
Fordoun Aerodrome	KM032	Rural Housing Market Area	Employment	Yes	Part of site identified as at flood risk.	Officer's preference

Netherley House	KM033	Aberdeen Housing Market Area	Residential (4 houses)	Yes	Adjacent to SEPA flood risk 1 in 200. Site surrounded by SEPA flood risk on 3 sides. FRA required?	Other options not preferred by officers
Park Quarry, Drumoak	KM034	Aberdeen Housing Market Area	Mixed Use	Yes	Small portion of site within 1:200 SEPA Map. Can be designed out.	Other options not preferred by officers
Westburn Distributor Road, Laurencekirk	KM035	Rural Housing Market Area	Road	No	N/A	Other options not preferred by officers
Marymill, Marykirk	KM036	Rural Housing Market Area	Residential (49 houses) & Retail	Yes	Small area to SW of site identified at medium – high flood risk.	Other options not preferred by officers
Fetteresso South, Stonehaven	KM037	Aberdeen Housing Market Area	Residential (5 houses)	Yes	Approximately half the site is identified as low, medium and high flood risk. North eastern half of the site identified as low/medium/high flood risk – SUDs proposed (which would involve development).	Other options not preferred by officers
East Cairnbeg	KM038	Rural Housing Market Area	Residential (24 houses)	No	N/A	Other options not preferred by officers
Land to North of Drumlithie	KM039	Aberdeen Housing Market Area	Residential (25 houses)	No	N/A	Other options not preferred by officers
Land to South East of Drumlithie Field	KM040	Aberdeen Housing Market Area	Residential (17 houses)	No	N/A	Officer's preference

Land to South East of Drumlithie	KM041	Aberdeen Housing Market Area	Residential (17 houses)	No	N/A	Other options not preferred by officers
Land at Woodlands of Durris	KM042	Aberdeen Housing Market Area	Residential (7 houses)	No	N/A	Other options not preferred by officers
Mains of Cowie, Stonehaven	KM043	Aberdeen Housing Market Area	Residential (340 houses) & Retail	No	No flood risk, but drains into Cowie Water which has had recent flooding incidents.	Other options not preferred by officers
Waterside Farm, Banchory Devenick	KM044	Aberdeen Housing Market Area	Recreation	Yes	Site at 1 in 100, 1 in 200 and 1 in 1000 risk of flooding on SEPAs indicative maps.	Other options not preferred by officers
Cammachmore	KM045	Aberdeen Housing Market Area	Residential (1 house)	No	N/A	Other options not preferred by officers
Marywell	KM046	Aberdeen Housing Market Area	Industrial	No	N/A	Other options not preferred by officers
East Cammachmore, Newtonhill	KM047	Aberdeen Housing Market Area	Residential (100 houses)	Yes	Flood risk along Burn of Elsick to south west of site.	Other options not preferred by officers
Stripeside Farm, Netherley	KM048	Aberdeen Housing Market Area	Residential (3 houses)	No	N/A	Other options not preferred by officers

Stranog, Netherley	KM049	Aberdeen Housing Market Area	Residential (5 houses)	Yes	1 in 200 flood map.	Other options not preferred by officers
Invercrynoch, Netherley	KM050	Aberdeen Housing Market Area	Residential (3 houses)	Yes	Small section on boundary of site within SEPA Flood Map 1 in 200. Can be designed out.	Other options not preferred by officers
Redcloak, Stonehaven	KM051	Aberdeen Housing Market Area	Employment	No	N/A	Other options not preferred by officers
Rickarton, Stonehaven	KM052	Aberdeen Housing Market Area	Employment	No	N/A	Other options not preferred by officers
Mill of Uras	KM053	Aberdeen Housing Market Area	Residential (32 houses)	No	N/A	Other options not preferred by officers
Bridgefield, Inverbervie	KM054	Rural Housing Market Area	Residential (32 houses)	No	N/A	Other options not preferred by officers
Schoolhill Croft, Portlethen	KM056	Aberdeen Housing Market Area	Residential or Commercial	No	N/A	Other options not preferred by officers
Drumoak	KM057	Aberdeen Housing Market Area	Mineral Extraction	Yes	South of site 0.5% SEPA Flood Map.	Officer's preference

Site to North of Durris Primary School	KM058	Aberdeen Housing Market Area	Residential & Open Space	No	N/A	Other options not preferred by officers
Kirkton of Durris	KM059	Aberdeen Housing Market Area	Residential & Open Space	No	N/A	Other options not preferred by officers
East Drumoak	KM060	Aberdeen Housing Market Area	Residential (200 houses)	No	N/A	Other options not preferred by officers
South Drumoak	KM061	Aberdeen Housing Market Area	Residential (200 houses) & Business (1.2 Ha)	No	N/A	Other options not preferred by officers
West Drumoak	KM062	Aberdeen Housing Market Area	Residential (200 houses), Retail & Community Park	No	N/A	Other options not preferred by officers
Site H1, North Drumoak	KM063	Aberdeen Housing Market Area	Residential (15-20 houses)	No	N/A	Officer's preference
Fettercairn	KM064	Rural Housing Market Area	Residential (30 houses)	Yes	Crichie Burn about 50m to the north of site. Part of site along northern boundary within are identified at flood risk (1in 200).	Officer's preference
Schoolhill Phase 2, Portlethen	KM065	Aberdeen Housing Market Area	Residential (1550 houses), Employment & Retail	Yes	Very small area to east of the site. Could be mitigated through design.	Other options not preferred by officers
Fordoun Road, Laurencekirk	KM066	Rural Housing Market	Residential (100 houses)	Yes	Small area of land to north west identified at flood risk.	Officer's preference

		Area				
Newtonhill South	KM067	Aberdeen Housing Market Area	Residential (200 houses)	Yes	To south of site along Pheppie Burn is at flood risk	Other options not preferred by officers
Dunnottar, Stonehaven	KM068	Aberdeen Housing Market Area	Residential (24-30 houses)	No	N/A	Other options not preferred by officers
Badentoy Road, Portlethen	KM069	Aberdeen Housing Market Area	Mixed Use (3.3 Ha)	No	N/A	Other options not preferred by officers
Polston Road, Maryculter	KM070	Aberdeen Housing Market Area	Residential (up to 4 houses)	No	N/A	Other options not preferred by officers
Findon Cottage, Portlethen	KM071	Aberdeen Housing Market Area	Residential (200 houses)	No	N/A	Other options not preferred by officers
Findon Cottage, Portlethen	KM072	Aberdeen Housing Market Area	Commercial (7 Ha)	No	N/A	Other options not preferred by officers
Site to the North of Fairview, Portlethen	KM073	Aberdeen Housing Market Area	Residential (18 houses)	No	N/A	Other options not preferred by officers
Site to the North of Fairview, Portlethen	KM074	Aberdeen Housing Market Area	Commercial (2.3 Ha)	No	N/A	Other options not preferred by officers

Deeview Gardens, Drumoak	KM075	Aberdeen Housing Market Area	Residential (50 houses)	No	N/A	Other options not preferred by officers
Westside Croft, Netherley	KM076	Aberdeen Housing Market Area	Residential (2 houses)	No	N/A	Other options not preferred by officers
Inverbervie	KM077	Rural Housing Market Area	Residential (120 houses)	No	N/A	Other options not preferred by officers
Gourdon	KM078	Rural Housing Market Area	Residential (120 houses)	No	N/A	Other options not preferred by officers
Crynoch Lodge, Lairhillock	KM079	Aberdeen Housing Market Area	Residential (27 houses)	No	N/A	Other options not preferred by officers
Braehead Farm, Stonehaven	KM080	Aberdeen Housing Market Area	Residential (300 houses)	No	N/A	Other options not preferred by officers
Cairnrobin Phase 2	KM081	Aberdeen Housing Market Area	Residential (25 houses)	No	N/A	Other options not preferred by officers
Land at Kineff	KM082a+b	Rural Housing Market Area	Residential (70 houses), Retail & Employment	No	N/A	Other options not preferred by officers

Redmyre, Fordoun	KM083	Rural Housing Market Area	Residential (60 houses)	Yes	Very small areas around northern periphery of site identified at flood risk.	Other options not preferred by officers
West Park, Marykirk	KM084	Rural Housing Market Area	Residential (70 houses)	No	N/A	Other options not preferred by officers
Ury Estate, Stonehaven	KM085	Aberdeen Housing Market Area	Residential (230 houses) & Tourism	Yes	Small area around Cowie Water.	Other options not preferred by officers
Ury Estate, Stonehaven	KM086	Aberdeen Housing Market Area	Residential (80 houses) & Leisure	Yes	Flood risk along Ury Burn and Cowie Water. Majority of site not affected.	Other options not preferred by officers
Ury Estate, Stonehaven	KM087	Aberdeen Housing Market Area	Residential (500 houses)	Yes	Flood risk along the two river valleys (Cowie Water and Ury Burn).	Other options not preferred by officers
Clashfarquhar, Portlethen	KM088	Aberdeen Housing Market Area	Residential (160 houses)	No	N/A	Other options not preferred by officers
Land at East Mains of Down	KM089	Aberdeen Housing Market Area	Residential	No	N/A	Other options not preferred by officers
Ury Estate, Stonehaven	KM090	Aberdeen Housing Market Area	Residential (69 units) & Retail (2500 sqm)	No	N/A	Other options not preferred by officers

Woodend, Netherley	KM091	Aberdeen Housing Market Area	Residential (15 houses)	No	N/A	Other options not preferred by officers
Beatties Hill, Stonehaven	KM092	Aberdeen Housing Market Area	Mixed Use (7.5 Ha)	No	N/A	Other options not preferred by officers
Bankhead, Portlethen	KM093	Aberdeen Housing Market Area	Storage & Distribution (15.5 Ha)	No	N/A	Other options not preferred by officers
Duffshill Lorry Park, Portlethen	KM094	Aberdeen Housing Market Area	Lorry Park	No	N/A	Other options not preferred by officers
Loop Road, Stonehaven	KM095	Aberdeen Housing Market Area	Retail (4180 sqm)	No	N/A	Other options not preferred by officers
Cammachmore	KM096	Aberdeen Housing Market Area	Residential (1 house)	No	N/A	Other options not preferred by officers
Cammachmore	KM097	Aberdeen Housing Market Area	Residential (100 houses)	Yes	Part of the site to south along Burn of Elsick is at flood risk.	Other options not preferred by officers
Braehead, Stonehaven	KM098	Aberdeen Housing Market Area	Mixed Use (inc. 500 houses)	No	N/A	Other options not preferred by officers

Lairhillock	KM099	Aberdeen Housing Market Area	Residential	No	N/A	Other options not preferred by officers
Peterculter West	KM100	Aberdeen Housing Market Area	Mixed Use	Yes	Small portion of southeast of site.	Other options not preferred by officers
Drumoak West	KM101	Aberdeen Housing Market Area	Residential (50 houses)	No	N/A	Other options not preferred by officers
Maryculter	KM102	Aberdeen Housing Market Area	Residential	No	N/A	Other options not preferred by officers
Marine Terrace, Muchalls	KM103	Aberdeen Housing Market Area	Residential (30 houses)	Possible	There is no identified flood risk although bid has identified flood risk. There may be a need for a flood risk assessment.	Other options not preferred by officers
Fettercairn	KM105	Rural Housing Market Area	Cemetery Extension	No	N/A	Officer's preference
Gourdon	KM106	Rural Housing Market Area	Cemetery Extension	No	N/A	Officer's preference
Playing fields adjacent to P3 (Bettridge), Newtonhill	KM111	Aberdeen Housing Market Area	No bid form in TRIM so not sure of use	No	N/A	Officer's preference
St. Cyrus	KM113	Rural Housing Market	Cemetery Extension	No	N/A	Officer's preference

		Area				
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Detailed Assessment Process – Marr BID sites						
For site boundaries, refer to the relevant settlement analysis in the Main Issues Report 2013						
Settlement	Site Reference	HMA	Proposed Use	Flood Risk	Flooding Comment	MIR Site Status
Thorniebrae, Huntly	Ma001	Rural Housing Market Area	Residential	No	N/A	Other options not preferred by officers
Manse Road, Rhynie	Ma002	Rural Housing Market Area	Residential	Yes	Small area on south eastern edge is at risk from fluvial flooding. Site is not within a flood risk area other than a very small area to the east of the site	Other options not preferred by officers
Gibson Bridge, Huntly	Ma003	Rural Housing Market Area	Residential	Yes	The northern part of the eastern section of the site is at risk from fluvial flooding. There is also flood risk out with the boundaries of the site but in relatively close proximity to the north, east and south. There is some flood risk associated with the site on the north western edge. In addition, the site is surrounded by areas of flood risk which whilst do not encroach onto the site, may pose a risk in the future.	Other options not preferred by officers
Glencommon, Inchmarlo	Ma004	Aberdeen Housing Market Area	Residential	No	80m from edge of fluvial flood risk	Officer's preference
Annesley Farm, Torphins	Ma005	Rural Housing Market Area	Residential	Yes	The southern two thirds of the site lie with 1% (1 in 100yr) and 0.5 % (1 in 200yr) flood risk areas. Majority of site is within an area of fluvial flood risk.	Other options not preferred by officers

Culblean cottages, Tarland	Ma006	Rural Housing Market Area	Residential	No	N/A	Other options not preferred by officers
Dykehead Garage, Blackhall, Banchory	Ma007	Aberdeen Housing Market Area	Residential	No	N/A	Other options not preferred by officers
Minnonie Field, Banchory	Ma008	Aberdeen Housing Market Area	Residential	No	Site lies just west of the River Dee and associated flooding but does not come onto the site.	Other options not preferred by officers
Drumblade Primary School, Drumblade by Huntly	Ma009	Rural Housing Market Area	Residential	No	Area of 1% (1 in 100 year) flood risk lies in close proximity along the south eastern boundary of the site but does not extend onto the site.	Other options not preferred by officers
Fields opposite Linnorie House, Huntly	Ma010	Rural Housing Market Area	Residential	Yes	South east edge of site abuts 1% (1 in 100 yr) flood risk and southern part of site is within 0.5% (1 in 200 yr) flood risk. Site lies adjacent to an area of 1% fluvial flood risk and within area of 0.5% fluvial risk.	Other options not preferred by officers
Glen Tanar Estate, by Dinnet	Ma011	Rural Housing Market Area	Residential	No	Site lies to the south of a flood risk area, but is not at risk.	Other options not preferred by officers
Dalwhing, Glen Tanar Estate	Ma012	Rural Housing Market Area	Residential	No	1% flood risk abuts the south east and southern boundary of the site. Small area of flood risk (0.5% 1 in 200 year) exists in the southern tip of the site and it also abut a 1% area of flood risk along the south eastern edge of the	Other options not preferred by officers

					site.	
Aboyne	Ma013	Rural Housing Market Area	Residential	No	N/A	Officer's preference
East of Beltie cottages, Bridge of Canny East	Ma014	Aberdeen Housing Market Area	Residential	Yes	Southern part of the site within 1% flood risk area, and most of the remainder of the site is within 0.5%. Flood Risk Assessment submitted with bid. Site contains 1% (1 in 100 yr) fluvial flood risk in the south of the site and 0.5% (1 in 200yr) over much of the remainder (area in the east is not at risk).	Other options not preferred by officers
Cammieswood, Blackness, Banchory	Ma015	Aberdeen Housing Market Area	Expansion of current mineral extraction and to include landfill	Yes	Site contains some fluvial flooding in the south of the site and along the eastern edge. Site has a small area of flooding.	Other options not preferred by officers
Braehead Farm, Auchattie, Banchory	Ma016	Aberdeen Housing Market Area	Residential and Community	Yes	Marginal fluvial flood risk along the eastern edge of the site.	Other options not preferred by officers
Deebank, Banchory	Ma017	Aberdeen Housing Market Area	Residential	No	Site abuts River Dee and area of flood risk along the northern boundary.	Other options not preferred by officers
Monymusk School, Monymusk	Ma018	Aberdeen Housing Market Area	Residential	Yes	Northern quarter of site is within 0.5% (1 in 200 year) flood risk and a 1% (1 in 100 year) risk in the north west corner of the site.	Officer's preference

					Site contains some flood risk.	
Greystone Farm, Alford	Ma019	Rural Housing Market Area	Residential	No	N/A	Other options not preferred by officers
Haugh farm, Aboyne	Ma020	Rural Housing Market Area	Residential	No	N/A	Other options not preferred by officers
Inchmarlo	Ma021	Aberdeen Housing Market Area	Inclusion of Queens Court in the Inchmarlo settlement boundary, and removal from the Historic Gardens Protected Area.	No	N/A	Other options not preferred by officers
Campfield, Torphins	Ma022	Rural Housing Market Area	Residential	No	N/A	Other options not preferred by officers
Oldyleiper, Birse, by Aboyne	Ma023	Rural Housing Market Area	Residential	No	There is a 1% flood risk area that abuts the north western edge of the site and a 0.5% risk which extends the western side of the site.	Other options not preferred by officers
North of Castle Park, Aboyne	Ma024	Rural Housing Market Area	Residential	No	N/A	Other options not preferred by officers

Monymusk	Ma025	Aberdeen Housing Market Area	Residential	No	N/A	Other options not preferred by officers
Gellan, Strachan, Banchory	Ma026	Aberdeen Housing Market Area	Residential	No	N/A	Other options not preferred by officers
Blarourie, Strachan, Banchory	Ma027	Aberdeen Housing Market Area	Residential	No	N/A	Other options not preferred by officers
East of Glenkindie Bowling Club	Ma028	Rural Housing Market Area	Residential	No	Site lies approx 60m north of a 1% and 0.5% area of flood risk along the River Don.	Other options not preferred by officers
West of Glenkindie Bowling Club	Ma029	Rural Housing Market Area	Residential	No	Site lies approx 60m north of a 1% and 0.5% area of flood risk along the River Don.	Officer's preference
Bal Na Coille, Aboyne	Ma030	Rural Housing Market Area	Residential	No	Site lies 50m of River Dee which contains flood risk.	Other options not preferred by officers
Inchmarlo	Ma031	Aberdeen Housing Market Area	Residential	No	N/A	Officer's preference

Mill Site, Montgarrie, Alford	Ma032	Rural Housing Market Area	Residential	Yes	There is flood risk on the western point of the site as well as flooding risk abutting the entire western boundary from north to south. There is also a waterway running down the eastern side of the site. A flood risk assessment has been provided with the bid submission. Site has a small area of fluvial flood risk in the west of the site as well as being in very close proximity to further flood risk to the west of the site.	Other options not preferred by officers
Boghead (North of Montgarrie)	Ma033	Rural Housing Market Area	Residential	No	N/A	Other options not preferred by officers
Meikle Endovie, Alford	Ma034	Rural Housing Market Area	Residential	No	N/A	Other options not preferred by officers
East of Bridge of Alford	Ma035	Rural Housing Market Area	Residential	No	There is an area to the south of the site that has some flood risk but the site itself does not contain any.	Other options not preferred by officers
Wellheads, Alford	Ma036	Rural Housing Market Area	Residential	No	N/A	Officer's preference
Ballogie Estate, Marywell, Aboyne	Ma037	Rural Housing Market Area	Residential	No	N/A	Other options not preferred by officers

Craigmyle road, Torphins	Ma038	Rural Housing Market Area	Residential	No	N/A	Other options not preferred by officers
Craigour Road, Torphins	Ma039	Rural Housing Market Area	Residential	Yes	Southern half of the site is at risk from fluvial flooding. The bid sought to change the use of the site from business to mixed use (residential and business) as well as extend its boundaries to the south. Planning permission in principle for the northern half of the site for residential use and business use in the southern part has since been approved by Area Committee but this still has to be approved by ISC. If planning permission in principle is approved by ISC, it is considered suitable for the site to be identified as M (mixed use) or EH (existing) in the next plan.	Officer's preference
Former Sawmill, Logie Coldstone	Ma040	Rural Housing Market Area	Residential	No	Site not at risk from flooding but there is an area of flood risk just to north of it.	Other options not preferred by officers
Former Sawmill, Logie Coldstone	Ma041	Rural Housing Market Area	Caravan Park and convenience store	No	Site not at risk from flooding but there is an area of flood risk just to north of it.	Other options not preferred by officers
Kirkview Lumphanan	Ma042	Rural Housing Market Area	Residential	No	N/A	Other options not preferred by officers

Adjacent to Allach Wood, Aboyne	Ma043	Rural Housing Market Area	Residential	Yes	There is an area of 1% (1 in 100 year flooding) and 0.5% (1 in 200 year) in the north west corner of the site.	Other options not preferred by officers
Feughside, Whitestone by Banchory	Ma044	Aberdeen Housing Market Area	Residential	No	There is an area of flooding immediately to the south of the site.	Other options not preferred by officers
Battlehill, Huntly	Ma045	Rural Housing Market Area	Residential	No	N/A	Other options not preferred by officers
Millbank, Huntly	Ma046	Rural Housing Market Area	Residential	Yes	Eastern half of site lies within 1% (1 in 100 year flood risk) and the entire site lies within 0.5% (1 in 200 year flood risk) area. Site is within a significant flood risk area.	Other options not preferred by officers
Huntly	Ma047	Rural Housing Market Area	Residential	No	N/A	Other options not preferred by officers
Mains of Inver, Banchory	Ma048	Aberdeen Housing Market Area	Residential	No	N/A	Other options not preferred by officers
Wester Inver, Banchory	Ma049	Aberdeen Housing Market Area	Extension to caravan park	No	The south eastern edge of the site is in close proximity (approx 25 metres) to an area of flood risk (next to the River Dee).	Other options not preferred by officers
Upper Haugh Croft, Alford	Ma050	Rural Housing Market Area	Residential	No	N/A	Other options not preferred by officers

Corvichen, Huntly	Ma051	Rural Housing Market Area	Residential	No	N/A	Other options not preferred by officers
Cairnie, Huntly	Ma052	Rural Housing Market Area	Residential	Yes	Small area of flood risk on the western edge of the site. There is also an area of flood risk in close proximity along the southern edge of the site (but does not overlap onto it).	Officer's preference
Inchmarlo South	Ma053	Aberdeen Housing Market Area	Residential	Yes	There is a small area of flood risk on the western and southern tips of the site. Flood risk also abuts the site along the south and west boundaries. Majority of the site is flood risk free.	Other options not preferred by officers
Banchory West	Ma054	Aberdeen Housing Market Area	Residential	No	Site abuts flood risk along the south western boundary.	Other options not preferred by officers
North of Inchmarlo	Ma055	Aberdeen Housing Market Area	PPP for Tourism, Leisure and Residential use	No	N/A	Other options not preferred by officers
Beltie Road, Torphins	Ma056	Rural Housing Market Area	Residential, with public square and potential commercial	Yes	Site abuts area of 1% (1 in 100 yr) and 0.5% (1 in 200 yr) flood risk on the south western edge of the site	Other options not preferred by officers
Birsemore, Aboyne	Ma057	Rural Housing Market Area	Residential	No	N/A	Other options not preferred by officers

Corsee Project, Northwest of Banchory	Ma058	Aberdeen Housing Market Area	Community Housing, Community Care and Workshop developments	No	N/A	Other options not preferred by officers
Bridge of Alford	Ma059	Rural Housing Market Area	Residential	No	N/A	Other options not preferred by officers
Banchory North, Banchory	Ma060	Aberdeen Housing Market Area	Residential	No	N/A	Other options not preferred by officers
Upper Arbeadie, Banchory	Ma061	Aberdeen Housing Market Area	Residential	No	N/A	Other options not preferred by officers
Banchory Tillynarb	Ma062	Aberdeen Housing Market Area	Residential	No	N/A	Other options not preferred by officers
Upper Lochton	Ma063	Aberdeen Housing Market Area	Residential	No	N/A	Officer's preference
Monymusk	Ma064	Aberdeen Housing Market Area	Residential	No	N/A	Officer's preference
Kincardine O'Neil	Ma065	Rural Housing Market Area	Residential and Employment	No	Site abuts an area of flooding on the south west tip of the site. There is flood risk in close proximity to the south of the site.	Officer's preference

Hirn, by Banchory	Ma066	Aberdeen Housing Market Area	Residential	No	N/A	Other options not preferred by officers
Bridge of Canny East, Inchmarlo	Ma067	Aberdeen Housing Market Area	Residential	No	80m from edge of fluvial flood risk	Other options not preferred by officers
Alford	Ma068	Rural Housing Market Area	Remove R3 Allocation	No	N/A	Other options not preferred by officers
Towie	Ma073	Rural Housing Market Area	Residential	No	N/A	Other options not preferred by officers

Table 5: Information on existing sites being brought forward from current LDP

Detailed Assessment Process – Banff and Buchan LDP sites					
For site boundaries, refer to the relevant settlement statement in the Local Development Plan 2012					
Settlement	Site Reference	HMA	Proposed Use	Flood Risk	Flooding Comment
Aberchirder	BUS1	Rural Housing Market Area	Employment	Yes	A small watercourse runs adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and an appropriate buffer strip will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Aberchirder	H1	Rural Housing Market Area	Residential (45 houses)	No	N/A
Aberchirder	H2	Rural Housing Market Area	Residential (65 houses)	Yes	The site has minor watercourses adjacent to it and may be at medium to high risk of flooding. A flood risk assessment may also be required in support of any planning application. However, this is unlikely to preclude development over the whole of the site.
Aberchirder	R1	Rural Housing Market Area	Education and Recreation	Yes	A small watercourse runs adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and an appropriate buffer strip will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Banff	EH1	Rural Housing Market Area	Residential (29 houses)	No	N/A
Banff	EH2	Rural Housing Market Area	Residential (5 houses)	No	N/A
Banff	H1	Rural Housing Market Area	Residential (295 houses)	No	N/A
Banff	M1	Rural Housing Market Area	Mixed Use	No	N/A

Banff	R1	Rural Housing Market Area	Cemetery Extension	Yes	Request for further groundwater assessments to be carried out for the cemetery allocation to establish the degree of constraint on this site.
Banff	TC	Rural Housing Market Area	Town Centre	No	N/A
Cairnbulg/Inverallochy	E1	Rural Housing Market Area	Mixed Use	Yes	Part of this site lies adjacent to SEPA's indicative 1 in 200 year flood risk area. No development should take place below 3.07m AOD.
Cairnbulg/Inverallochy	H1	Rural Housing Market Area	Residential (50 houses)	Yes	A small watercourse runs through the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and an appropriate buffer strip will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Cairnbulg/Inverallochy	H2	Rural Housing Market Area	Residential (85 houses)	No	N/A
Cairnbulg/Inverallochy	H3	Rural Housing Market Area	Residential (12 houses)	No	N/A
Cairnbulg/Inverallochy	R1	Rural Housing Market Area	New Cemetery	Yes	Request for further groundwater assessments to be carried out for the cemetery allocation to establish the degree of constraint on this site.
Cairnbulg/Inverallochy	R2	Rural Housing Market Area	Education and Recreation	No	N/A
Cornhill	H1	Rural Housing Market Area	Residential (25 houses)	Yes	A development brief will be required for this site which should include an appropriate buffer strip adjacent to the existing watercourse.
Cornhill	R1	Rural Housing Market Area	New Primary School	No	N/A
Crudie	EH1	Rural Housing Market Area	Residential (14 houses)	No	N/A
Crudie	R1	Rural Housing Market Area	Education and Recreation	No	N/A

Fordyce	EH1	Rural Housing Market Area	Residential (10 houses)	No	N/A
Fordyce	R1	Rural Housing Market Area	Education and Recreation	No	N/A
Fraserburgh	CC2	Rural Housing Market Area	Alternative Commercial Centre	Yes	Almost the entire site is within SEPA's 1 in 200 indicative flood map. SEPA have objected to this site allocation until a detailed flood risk assessment is undertaken. However, this is unlikely to preclude development over the whole of the site as in this case most of this site has now been developed.
Fraserburgh	E1	Rural Housing Market Area	Employment Use	Yes	A small watercourse runs through or it is adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and appropriate buffer strips will be required adjacent to the existing watercourse and pond. However, this is unlikely to preclude development over the whole of the site.
Fraserburgh	H1	Rural Housing Market Area	Residential (590 houses)	Yes	Part of this site lies within SEPA's indicative 1 in 200 year flood risk area. A detailed flood risk assessment will be required to accompany any future development proposals for this site and an appropriate buffer strip will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Fraserburgh	M1	Rural Housing Market Area	Mixed Use	Yes	Part of this site lies adjacent to SEPA's indicative 1 in 200 year flood risk area. If a detailed flood risk assessment has not been carried out to determine this boundary, one may be required to accompany any future development proposals for this site. However, this is unlikely to preclude development over the whole of the site.
Fraserburgh	R1	Rural Housing Market Area	Education and Recreation	No	N/A
Fraserburgh	R2	Rural Housing	Education and Recreation	No	N/A

		Market Area			
Fraserburgh	R3	Rural Housing Market Area	Education and Recreation	No	N/A
Fraserburgh	R4	Rural Housing Market Area	Education and Recreation	Yes	Part of this site lies within SEPA's indicative 1 in 200 year flood risk area. A detailed flood risk assessment will be required to accompany any future development proposals for this site and an appropriate buffer strip will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Fraserburgh	TC	Rural Housing Market Area	Town Centre	No	N/A
Gardenstown	EH1	Rural Housing Market Area	Residential (15 houses)	No	N/A
Gardenstown	EH2	Rural Housing Market Area	Residential (11 houses)	No	N/A
Inverboyndie	BUS1	Rural Housing Market Area	Employment	Yes	The site is close to Boyndie Burn, which is at moderate status due to morphological pressures and is meandering. We recommend an adequate buffer strip is provided to prevent any future problems or further downgrade due to channel changes.
Macduff	BUS1	Rural Housing Market Area	Employment	No	N/A
Macduff	BUS2	Rural Housing Market Area	Employment	No	N/A
Macduff	CC1	Rural Housing Market Area	Alternative Commercial Centre	Yes	Part of this site lies adjacent to SEPA's indicative 1 in 200 year flood risk area. If a detailed flood risk assessment has not been carried out to determine this boundary, one may be required to accompany any future development proposals for this site. However, this is unlikely to preclude development over the whole of the site.
Macduff	E1	Rural Housing Market Area	Employment	No	N/A

Macduff	EH1	Rural Housing Market Area	Residential (30 houses)	No	N/A
Macduff	R1	Rural Housing Market Area	Education and Recreation	No	N/A
Macduff	TC	Rural Housing Market Area	Town Centre	No	N/A
Memsie	H1	Rural Housing Market Area	Residential (30 houses)	No	There is an upgrade needed to the provision of Waste Water Treatment works.
Memsie	H2	Rural Housing Market Area	Residential (15 houses)	No	There is an upgrade needed to the provision of Waste Water Treatment works.
Memsie	R1	Rural Housing Market Area	New Primary School	No	There is an upgrade needed to the provision of Waste Water Treatment works.
New Aberdour	EH1	Rural Housing Market Area	Residential (8 houses)	Yes	The site has previously flooded due to surface water drainage problems. A drainage assessment may be required in support of any planning application and an appropriate buffer strips will be required adjacent to the existing watercourse.
New Aberdour	EH2	Rural Housing Market Area	Residential (2 houses)	No	N/A
New Aberdour	H1	Rural Housing Market Area	Residential (48 houses)	No	N/A
New Aberdour	R1	Rural Housing Market Area	Community, Education and Recreation	No	N/A
New Byth	EH1	Rural Housing Market Area	Residential (8 houses)	No	N/A
New Byth	H1	Rural Housing Market Area	Residential (6 houses)	No	N/A
Portsoy	EH1	Rural Housing Market Area	Residential (9 houses)	No	N/A
Portsoy	H1	Rural Housing Market Area	Residential (10 houses)	No	N/A
Portsoy	H2	Rural Housing Market Area	Residential (6 houses)	No	N/A
Portsoy	H3	Rural Housing Market Area	Residential (125 houses)	No	N/A

		Market Area			
Portsoy	R1	Rural Housing Market Area	Education and Recreation	No	N/A
Rathen	EH1	Rural Housing Market Area	Residential (6 houses)	No	N/A
Rathen	H1	Rural Housing Market Area	Residential (10 houses)	Yes	Part of this site lies adjacent to SEPA's indicative 1 in 200 year flood risk area. If a detailed flood risk assessment has not been carried out to determine this boundary, one may be required to accompany any future development proposals for this site. However, this is unlikely to preclude development over the whole of the site.
Rathen	R1	Rural Housing Market Area	Cemetery Extension	Yes	Request for further groundwater assessments to be carried out for the cemetery allocation to establish the degree of constraint on this site.
Rathen	R2	Rural Housing Market Area	Community, Education and Recreation	No	N/A
Rosehearty	H1	Rural Housing Market Area	Residential (10 houses)	Yes	A small watercourse runs adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and an appropriate buffer strip will be required adjacent to the existing water. However, this is unlikely to preclude development over the whole of the site.
Rosehearty	H2	Rural Housing Market Area	Residential (40 houses)	No	N/A
Rosehearty	H3	Rural Housing Market Area	Residential (10 houses)	No	N/A
Rosehearty	M1	Rural Housing Market Area	Mixed Use	Yes	A small watercourse runs through the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and an appropriate buffer strip will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.

Rosehearty	R1	Rural Housing Market Area	Education and Recreation	No	N/A
Sandend	EH1	Rural Housing Market Area	Residential (8 houses)	No	N/A
Sandhaven/Pittulie	H1	Rural Housing Market Area	Residential (31 houses)	No	N/A
Sandhaven/Pittulie	R1	Rural Housing Market Area	Education and Recreation	No	N/A
Tyrie	EH1	Rural Housing Market Area	Residential (6 houses)	No	N/A
Whitehills	H1	Rural Housing Market Area	Residential (30 houses)	No	N/A
Whitehills	R1	Rural Housing Market Area	Education and Recreation	No	N/A

Detailed Assessment Process – Buchan LDP sites					
For site boundaries, refer to the relevant settlement statement in the Local Development Plan 2012					
Settlement	Site Reference	HMA	Proposed Use	Flood Risk	Flooding Comment
Ardallie	M1	Rural Housing Market Area	Mixed Use	No	N/A
Ardallie	R1	Rural Housing Market Area	Education and Community Use	No	N/A
Ardallie	R2	Rural Housing Market Area	Sustainable Urban Drainage (SUDs)	No	N/A
Auchnagatt	EH1	Rural Housing Market Area	Residential (6 houses)	Yes	A previous flood risk illustrated part of the site is developable. However a flood risk assessment has been carried out and been accepted by SEPA. To inform any future development proposals on this site SEPA request the text for this allocation to be reworded to highlight flooding is a constraint.
Auchnagatt	H1	Rural Housing Market Area	Residential (31 houses)	No	N/A
Auchnagatt	M1	Rural Housing Market Area	Mixed Use	Yes	A small watercourse runs through or it is adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and appropriate buffer strips will be required adjacent to the existing watercourse and pond. However, this is unlikely to preclude development over the whole of the site.
Auchnagatt	R1	Rural Housing Market Area	Education and Community Use	No	N/A
Auchnagatt	R2	Rural Housing Market Area	Sustainable Urban Drainage (SUDs)	Yes	A small watercourse runs through or it is adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and appropriate buffer strips will be required adjacent to the existing watercourse and pond. However, this is unlikely to preclude development over the whole of

					the site.
Boddam	EH1	Rural Housing Market Area	Residential (6 houses)	Yes	A small watercourse runs through or it is adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and appropriate buffer strips will be required adjacent to the existing watercourse and pond. However, this is unlikely to preclude development over the whole of the site.
Boddam	H1	Rural Housing Market Area	Residential (6 houses)	No	N/A
Boddam	H2	Rural Housing Market Area	Residential (9 houses)	No	N/A
Boddam	R1	Rural Housing Market Area	Developments for Peterhead Power Station	No	N/A
Crimond	E1	Rural Housing Market Area	Employment Use	No	N/A
Crimond	EH1	Rural Housing Market Area	Residential (25 houses)	No	N/A
Crimond	H1	Rural Housing Market Area	Residential (90 houses)	No	N/A
Crimond	R1	Rural Housing Market Area	Community Use - health centre	Yes	A small watercourse runs through or it is adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and appropriate buffer strips will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Crimond	R2	Rural Housing Market Area	Education and Community Use	No	N/A
Cruden Bay	EH1	Rural Housing Market Area	Residential (102 houses)	Yes	A pond exists on the site and a small watercourse is adjacent. A drainage impact assessment will be required in support of any planning application and masterplan and adequate buffer strips will be required adjacent to the water bodies.

Cruden Bay	EH2	Rural Housing Market Area	Residential (14 houses)	No	N/A
Cruden Bay	H1	Rural Housing Market Area	Residential (41 houses)	Yes	A small watercourse runs adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and appropriate buffer strips will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Cruden Bay	M1	Rural Housing Market Area	Mixed Use	Yes	Part of this site lies adjacent to SEPA's indicative 1 in 200 year flood risk area. If a detailed flood risk assessment has not been carried out to determine this boundary, one will be required to accompany any future development proposals for this site. In addition an appropriate buffer strip will be required to ensure the development does not restrict the existing river corridor and restoration potential of the Water of Cruden. However, this is unlikely to preclude development over the whole of the site.
Cruden Bay	R1	Rural Housing Market Area	Potential School Expansion	No	N/A
Fetterangus	EH1	Rural Housing Market Area	Residential (24 houses)	No	N/A
Fetterangus	H1	Rural Housing Market Area	Residential (26 houses)	No	N/A
Fetterangus	H2	Rural Housing Market Area	Residential (27 houses)	Yes	A small watercourse runs through the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and appropriate buffer strips will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Fetterangus	R1	Rural Housing Market Area	Education and Community Use	No	N/A
Fetterangus	R2	Rural Housing	Car park and Pavilion	Yes	A small watercourse runs through or it is adjacent to

		Market Area			the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and appropriate buffer strips will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Hatton	E1	Rural Housing Market Area	Employment Use	No	N/A
Hatton	EH1	Rural Housing Market Area	Residential (15 houses)	Yes	A previous flood risk illustrated part of the site is developable. However a flood risk assessment has been carried out and been accepted by SEPA. To inform any future development proposals on this site SEPA request the text for this allocation to be reworded to highlight flooding is a constraint.
Hatton	EH2	Rural Housing Market Area	Residential (20 houses)	Yes	Part of this site lies adjacent to SEPA's indicative 1 in 200 year flood risk area. If a detailed flood risk assessment has not been carried out to determine this boundary, one will be required to accompany any future development proposals for this site. In addition an adequate buffer strip will be required along the Water of Cruden. Possible morphological enhancement of the watercourse and appropriate SUDs should be included in a design brief for the site. However, this is unlikely to preclude development over the whole of the site.
Hatton	H1	Rural Housing Market Area	Residential (40 houses)	Yes	N/A
Longhaven	H1	Rural Housing Market Area	Residential (30 houses)	Yes	A small watercourse runs adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and an appropriate buffer strip will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.

Longhaven	R1	Rural Housing Market Area	Education , Community, Sport and Recreation	Yes	A small watercourse runs adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and an appropriate buffer strip will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Longside	BUS1	Rural Housing Market Area	Employment Use	No	Contributions to upgrade the WWTW as the South Ugie Water has sewage and diffuse pollution pressures and it's at moderate status are welcomed.
Longside	M1	Rural Housing Market Area	Mixed Use	No	Contributions to upgrade the WWTW as the South Ugie Water has sewage and diffuse pollution pressures and it's at moderate status are welcomed.
Longside	R1	Rural Housing Market Area	Education and Community Use	No	Contributions to upgrade the WWTW as the South Ugie Water has sewage and diffuse pollution pressures and it's at moderate status are welcomed.
Maud	EH1	Rural Housing Market Area	Residential (32 houses)	No	N/A
Maud	EH2	Rural Housing Market Area	Residential (10 houses)	No	N/A
Maud	H1	Rural Housing Market Area	Residential (75 houses)	Yes	A small watercourse runs through the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and appropriate buffer strips will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Maud	R1	Rural Housing Market Area	Education and Community Use	No	N/A
Mintlaw	BUS1	Rural Housing Market Area	Employment Use	No	N/A

Mintlaw	BUS2	Rural Housing Market Area	Employment Use	Yes	A small watercourse runs through or it is adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and appropriate buffer strips will be required adjacent to the existing watercourse and pond. However, this is unlikely to preclude development over the whole of the site.
Mintlaw	EH1	Rural Housing Market Area	Residential (50 houses)	Yes	A small watercourse runs through or it is adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and appropriate buffer strips will be required adjacent to the existing watercourse and pond. However, this is unlikely to preclude development over the whole of the site.
Mintlaw	EH2	Rural Housing Market Area	Residential (34 houses)	No	N/A
Mintlaw	EH3	Rural Housing Market Area	Residential (50 houses)	Yes	A small watercourse runs through or it is adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and appropriate buffer strips will be required adjacent to the existing watercourse and pond. However, this is unlikely to preclude development over the whole of the site.
Mintlaw	H1	Rural Housing Market Area	Residential (600 houses)	Yes	Several small watercourses run adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and appropriate buffer strips will be required adjacent to the existing watercourse and pond. However, this is unlikely to preclude development over the whole of the site.

Mintlaw	H2	Rural Housing Market Area	Residential (15 houses)	Yes	A small watercourse runs through or it is adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and appropriate buffer strips will be required adjacent to the existing watercourse and pond. However, this is unlikely to preclude development over the whole of the site.
Mintlaw	H3	Rural Housing Market Area	Residential (20 houses)	No	N/A
Mintlaw	M1	Rural Housing Market Area	Mixed Use	Yes	A small watercourse runs through or it is adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and appropriate buffer strips will be required adjacent to the existing watercourse and pond. However, this is unlikely to preclude development over the whole of the site.
Mintlaw	R1	Rural Housing Market Area	District Heating Scheme or combined heat and power plant	Yes	A small watercourse runs through or it is adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and appropriate buffer strips will be required adjacent to the existing watercourse and pond. However, this is unlikely to preclude development over the whole of the site.
Mintlaw	R2	Rural Housing Market Area	Roundabout	No	N/A
Mintlaw	R3	Rural Housing Market Area	Education , Community, Sport and Recreation	No	N/A

New Deer	EH1	Rural Housing Market Area	Residential (19 houses)	Yes	A small watercourse runs through or it is adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and appropriate buffer strips will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
New Deer	H1	Rural Housing Market Area	Residential (35 houses)	No	N/A
New Deer	H2	Rural Housing Market Area	Residential (7 houses)	No	N/A
New Deer	H3	Rural Housing Market Area	Residential (40 houses)	No	N/A
New Deer	R1	Rural Housing Market Area	Footway Link	No	N/A
New Deer	R2	Rural Housing Market Area	Education and Community Use	No	N/A
New Pitsligo	EH1	Rural Housing Market Area	Residential (12 houses)	No	N/A
New Pitsligo	EH2	Rural Housing Market Area	Residential (10 houses)	No	N/A
New Pitsligo	EH3	Rural Housing Market Area	Residential (10 houses)	No	N/A
North Collielaw	R1	Rural Housing Market Area	Oil and gas related development	Yes	Several small watercourses run through or are adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and appropriate buffer strips will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Old Deer	EH1	Rural Housing Market Area	Residential (10 houses)	No	N/A
Old Deer	R1	Rural Housing Market Area	Cemetery Extension	No	N/A

Peterhead	BUS1	Rural Housing Market Area	Employment Use	No	N/A
Peterhead	BUS2	Rural Housing Market Area	Employment Use	No	N/A
Peterhead	BUS3	Rural Housing Market Area	Employment Use	Yes	Part of this site lies adjacent to SEPA's indicative 1 in 200 year flood risk area. If a detailed flood risk assessment has not been carried out to determine this boundary, one will be required to accompany any future development proposals for this site. Appropriate buffer strips will be required adjacent to existing watercourses. However, this is unlikely to preclude development over the whole of the site.
Peterhead	BUS4	Rural Housing Market Area	Employment Use	Yes	Part of this site lies adjacent to SEPA's indicative 1 in 200 year flood risk area. If a detailed flood risk assessment has not been carried out to determine this boundary, one will be required to accompany any future development proposals for this site. Appropriate buffer strips will be required adjacent to existing watercourses. However, this is unlikely to preclude development over the whole of the site.
Peterhead	BUS5	Rural Housing Market Area	Employment Use	Yes	Part of this site lies adjacent to SEPA's indicative 1 in 200 year flood risk area. If a detailed flood risk assessment has not been carried out to determine this boundary, one will be required to accompany any future development proposals for this site. Appropriate buffer strips will be required adjacent to existing watercourses. However, this is unlikely to preclude development over the whole of the site.
Peterhead	BUS6	Rural Housing Market Area	Employment Use	No	N/A
Peterhead	BUS7	Rural Housing Market Area	Employment Use	No	N/A
Peterhead	CC1	Rural Housing Market Area	Alternative Commercial Centre	No	N/A

Peterhead	E1	Rural Housing Market Area	Employment Use	Yes	A small watercourse runs adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and an appropriate buffer strip will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Peterhead	EH1	Rural Housing Market Area	Residential	No	N/A
Peterhead	EH2	Rural Housing Market Area	Residential (130 houses)	No	N/A
Peterhead	EH3	Rural Housing Market Area	Residential (250 houses)	No	N/A
Peterhead	H1	Rural Housing Market Area	Residential (185 houses)	Yes	A small watercourse runs through the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and appropriate buffer strips will be required adjacent to the existing watercourse and pond. However, this is unlikely to preclude development over the whole of the site.
Peterhead	H2	Rural Housing Market Area	Residential (1 house)	No	N/A
Peterhead	M1	Rural Housing Market Area	Mixed Use	Yes	Part of this site lies within SEPA's indicative 1 in 200 year flood risk area and is adjacent to a meandering watercourse. A detailed flood risk assessment and hyromorphological assessment will be required to accompany any future development proposals for this site to inform width of adequate buffer strips and limit of the flood plain. However, this is unlikely to preclude development over the whole of the site.
Peterhead	R1	Rural Housing Market Area	Potential School Expansion	No	N/A

Peterhead	R2	Rural Housing Market Area	Private Residential School	Yes	Part of this site lies adjacent to SEPA's indicative 1 in 200 year flood risk area. If a detailed flood risk assessment has not been carried out to determine this boundary, one will be required to accompany any future development proposals for this site. Appropriate buffer strips will be required adjacent to existing watercourses. However, this is unlikely to preclude development over the whole of the site.
Peterhead	R3	Rural Housing Market Area	Education and Community Use	No	N/A
Peterhead	R4	Rural Housing Market Area	Sport and Recreation Use	No	N/A
Peterhead	TC	Rural Housing Market Area	Town Centre	No	N/A
Rora	H1	Rural Housing Market Area	Residential (6 houses)	Yes	A small watercourse is adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application. However, this is unlikely to preclude development over the whole of the site.
St Combs	EH1	Rural Housing Market Area	Residential (7 houses)	No	N/A
St Combs	EH2	Rural Housing Market Area	Residential (40 houses)	No	N/A
St Combs	H1	Rural Housing Market Area	Residential (40 houses)	No	N/A
St Combs	R1	Rural Housing Market Area	Education and Community Use	No	N/A
St Fergus Gas Terminal	R1	Rural Housing Market Area	Oil and gas related development	Yes	Part of this site lies adjacent to SEPA's indicative 1 in 200 year flood risk area. If a detailed flood risk assessment has not been carried out to determine this boundary, one will be required to accompany any future development proposals for this site. Appropriate buffer strips will be required adjacent to existing watercourses. However, this is unlikely to preclude development over the whole of the site.

St Fergus	H1	Rural Housing Market Area	Residential (55 houses)	No	N/A
St Fergus	H2	Rural Housing Market Area	Residential (2 houses)	No	N/A
St Fergus	R1	Rural Housing Market Area	Education and Community Use	No	N/A
Strichen	EH1	Rural Housing Market Area	Residential (15 houses)	No	N/A
Strichen	EH2	Rural Housing Market Area	Residential (12 houses)	No	N/A
Strichen	H1	Rural Housing Market Area	Residential (50 houses)	Yes	A small watercourse runs through the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and appropriate buffer strips will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Strichen	R1	Rural Housing Market Area	Education and Community Use	No	N/A
Stuartfield	EH1	Rural Housing Market Area	Residential (15 houses)	Yes	A FRA has been submitted and found acceptable. However there is recommendation that flood risk is still highlighted in some form in the allocation.
Stuartfield	EH2	Rural Housing Market Area	Residential (5 houses)	Yes	A small watercourse runs adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and appropriate buffer strips will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Stuartfield	EH3	Rural Housing Market Area	Residential (10 houses)	Yes	A FRA has been submitted and found acceptable. However there is request that the text is reworded to show that flooding is a constraint on the site.
Stuartfield	H1	Rural Housing Market Area	Residential (75 houses)	Yes	A FRA has been submitted and found acceptable. However there is recommendation that flood risk is still highlighted in some form in the allocation.

Stuartfield	R1	Rural Housing Market Area	Sustainable Drainage System (Detention Basin)	Yes	A FRA has been submitted and found acceptable. However there is recommendation that flood risk is still highlighted in some form in the allocation.
Stuartfield	R2	Rural Housing Market Area	Sport, recreation and community facilities including a health centre	Yes	A small watercourse runs adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and appropriate buffer strips will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Stuartfield	R3	Rural Housing Market Area	Education Use	Yes	Part of this site lies adjacent to SEPA's indicative 1 in 200 year flood risk area. If a detailed flood risk assessment has not been carried out to determine this boundary, one will be required to accompany any future development proposals for this site. However, this is unlikely to preclude development over the whole of the site.

Detailed Assessment Process – Formartine LDP sites					
For site boundaries, refer to the relevant settlement statement in the Local Development Plan 2012					
Settlement	Site Reference	HMA	Proposed Use	Flood Risk	Flooding Comment
Balmedie	H1	Aberdeen Housing Market Area	Residential (150 houses)	No	N/A
Balmedie	M1	Aberdeen Housing Market Area	Mixed Use	Yes	A small watercourse runs through the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and masterplan and an appropriate buffer strip will be required adjacent to the existing watercourse. Development should not restrict current river corridor or the restoration potential. Restoration of the watercourse will be looked on favourably. However, this is unlikely to preclude development over the whole of the site.
Balmedie	R1	Aberdeen Housing Market Area	Community Facilities including a health centre	No	N/A
Balmedie	R2	Aberdeen Housing Market Area	School Expansion	Yes	There are minor watercourses on the site and therefore buffer strip guidance should be adhered to. However, this is unlikely to preclude development over the whole of the site.
Belhelvie	BUS1	Aberdeen Housing Market Area	Employment Use	Yes	A small watercourse runs adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and appropriate buffer strips will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Belhelvie	H1	Aberdeen Housing Market Area	Residential (10 houses)	No	N/A
Blackdog	BUS1	Aberdeen	Employment Land	No	N/A

		Housing Market Area			
Blackdog	M1	Aberdeen Housing Market Area	Mixed Use	Yes	A small watercourse runs adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and masterplan and an appropriate buffer strip will be required adjacent to the existing watercourse. Development should not restrict current river corridor or the restoration potential. Restoration of the watercourse will be looked on favourably. However, this is unlikely to preclude development over the whole of the site.
Blackdog	R1	Aberdeen Housing Market Area	Greenbelt	No	N/A
Cuminestown	BUS1	Rural Housing Market Area	Employment Land	No	The Idoch Water to the north has bad status due to diffuse pollution & abstraction. SUDs must be adequate for all developments.
Cuminestown	EH1	Rural Housing Market Area	Residential (50 houses)	No	The Idoch Water to the north has bad status due to diffuse pollution & abstraction. SUDs must be adequate for all developments.
Daviot	H1	Aberdeen Housing Market Area	Residential (8 houses)	No	N/A
Ellon	E1	Aberdeen Housing Market Area	Employment Use (9ha)	No	N/A
Ellon	EH1	Aberdeen Housing Market Area	Residential (247 houses)	No	N/A

Ellon	H1	Aberdeen Housing Market Area	Residential (5 houses)	Yes	A small watercourse runs through the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and masterplan and an appropriate buffer strip will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Ellon	M1	Aberdeen Housing Market Area	Mixed Use	Yes	Part of this site lies within SEPA's indicative 1 in 200 year flood risk area. A detailed flood risk assessment will be required to accompany any future development proposals for this site and appropriate buffer strips will be required adjacent to the existing watercourses. However, this is unlikely to preclude development over the whole of the site.
Ellon	R1	Aberdeen Housing Market Area	New Cemetery	Yes	A small watercourse runs adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and masterplan and an appropriate buffer strip will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Ellon	R2	Aberdeen Housing Market Area	Existing Formartine and Buchan Way route and for a future potential railway route	No	N/A
Ellon	SR1	Aberdeen Housing Market Area	Strategic Employment Land (20ha)	No	N/A
Ellon	TC	Aberdeen Housing Market Area	Town Centre	No	N/A

Foveran	E1	Aberdeen Housing Market Area	Employment Use (1.5ha)	Yes	A small watercourse runs adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and appropriate buffer strips will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Foveran	EH1	Aberdeen Housing Market Area	Residential (12 houses)	Yes	A small watercourse runs adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and appropriate buffer strips will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Foveran	EH2	Aberdeen Housing Market Area	Residential (6 houses)	No	N/A
Foveran	M1	Aberdeen Housing Market Area	Mixed Use	Yes	Part of this site lies within SEPA's indicative 1 in 200 year flood risk area. A detailed flood risk assessment may be required to accompany any future planning application unless an appropriate buffer strip is provided adjacent to the Foveran Burn. Any improvements made to the Foveran Burn will be welcomed. However, this is unlikely to preclude development over the whole of the site.
Garmond	H1	Rural Housing Market Area	Residential (10 houses)	No	N/A
Methlick	H1	Aberdeen Housing Market Area	Residential (20 houses)	No	SEPA welcome the inclusion of an upgrade to the WWTW.
Methlick	H2	Aberdeen Housing Market Area	Residential (5 houses)	No	SEPA welcome the inclusion of an upgrade to the WWTW.

Newburgh	BUS1	Aberdeen Housing Market Area	Employment Use	Yes	A small watercourse runs adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and appropriate buffer strips will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Newburgh	H1	Aberdeen Housing Market Area	Residential (60 houses)	No	N/A
Newburgh	M1	Aberdeen Housing Market Area	Mixed Use	Yes	Part of this site lies within SEPA's indicative 1 in 200 year flood risk area. No development shall be permitted below the 10m AOD contour line and an appropriate buffer strip will be required adjacent to the minor watercourses running through the north of the site. The Foveran Burn is at bad status due to sewage, diffuse pollution and morphology. Any improvements to the morphology of the Burn will be welcomed.
Oldmeldrum	BUS1	Aberdeen Housing Market Area	Employment Use	Yes	A small watercourse runs adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and appropriate buffer strips will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Oldmeldrum	H1	Aberdeen Housing Market Area	Residential (40 houses)	Yes	Part of this site lies within SEPA's indicative 1 in 200 year flood risk area. A detailed flood risk assessment will be required to accompany any future planning application and an adequate buffer strip will be required adjacent to the Meadow Burn. Any morphological improvements made to the Meadow Burn will be welcomed. However, this is unlikely to preclude development over the whole of the site.
Oldmeldrum	M1	Aberdeen Housing Market	Mixed Use	No	N/A

		Area			
Oldmeldrum	M2	Aberdeen Housing Market Area	Mixed Use	No	N/A
Oldmeldrum	TC	Aberdeen Housing Market Area	Town Centre	No	N/A
Pitmedden & Milldale	BUS1	Aberdeen Housing Market Area	Employment Land	No	N/A
Pitmedden & Milldale	BUS2	Aberdeen Housing Market Area	Employment Land	No	N/A
Pitmedden & Milldale	EH1	Aberdeen Housing Market Area	Residential (14 houses)	No	N/A
Rashierieve Foveran	E1	Aberdeen Housing Market Area	Employment Uses (2ha)	Yes	A small watercourse runs adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and appropriate buffer strips will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Rashierieve Foveran	SR1	Aberdeen Housing Market Area	Strategic Employment Land (3.5ha)	No	N/A
Rothienorman	BUS1	Rural Housing Market Area	Employment Land	No	N/A
St Katherines	H1	Rural Housing Market Area	Residential (5 houses)	No	N/A
Tarves	H1	Aberdeen Housing Market Area	Residential (10 houses)	No	N/A
Tarves	M1	Aberdeen Housing Market	Mixed Use	No	N/A

		Area			
Tipperty	R1	Aberdeen Housing Market Area	Trunk Road	No	N/A
Turriff	BUS1	Rural Housing Market Area	Employment Use	No	N/A
Turriff	BUS2	Rural Housing Market Area	Employment Use	No	N/A
Turriff	BUS3	Rural Housing Market Area	Employment Use	Yes	A small watercourse runs adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and masterplan and an appropriate buffer strip will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Turriff	E1	Rural Housing Market Area	Employment Use (1ha)	No	N/A
Turriff	E2	Rural Housing Market Area	Employment Use (1.7ha)	No	N/A
Turriff	E3	Rural Housing Market Area	Employment Use (4.5ha)	No	N/A
Turriff	EH1	Rural Housing Market Area	Residential (90 houses)	No	N/A
Turriff	H1	Rural Housing Market Area	Residential (60 houses)	Yes	The site has minor watercourses adjacent to it or running through it and may be at medium to high risk of flooding. A flood risk assessment may also be required in support of any planning application. However, this is unlikely to preclude development over the whole of the site.
Turriff	M1	Rural Housing Market Area	Mixed Use	No	N/A
Turriff	R1	Rural Housing Market Area	Replacement School	No	N/A
Turriff	TC	Rural Housing Market Area	Town Centre	No	N/A

Udny Green	H1	Aberdeen Housing Market Area	Residential (30 houses)	No	N/A
Udny Green	R1	Aberdeen Housing Market Area	New Cemetery	No	N/A
Udny Station	M1	Aberdeen Housing Market Area	Mixed Use	No	N/A
Westfield Foveran	E1	Aberdeen Housing Market Area	Employment Use (2ha)	No	N/A
Westfield Foveran	SR1	Aberdeen Housing Market Area	Strategic Employment Land (2.5ha)	No	N/A
Ythanbank	H1	Aberdeen Housing Market Area	Residential (10 houses)	No	N/A

Detailed Assessment Process – Garioch LDP sites					
For site boundaries, refer to the relevant settlement statement in the Local Development Plan 2012					
Settlement	Site Reference	HMA	Proposed Use	Flood Risk	Flooding Comment
Blackburn	BUS	Aberdeen Housing Market Area	Employment Use	Yes	A small watercourse runs adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and masterplan and an appropriate buffer strip will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Blackburn	M1	Aberdeen Housing Market Area	Mixed Use	Yes	The Black Burn runs adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and an appropriate buffer strip will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Blackburn	R1	Aberdeen Housing Market Area	Replacement Primary School (3ha)	Yes	A small watercourse runs adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and masterplan and an appropriate buffer strip will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Blackburn	R2	Aberdeen Housing Market Area	Community Facilities	No	N/A
Chapel of Garioch	H1	Rural Housing Market Area	Residential (10 houses)	No	N/A

Chapel of Garioch	H2	Rural Housing Market Area	Residential (15 houses)	Yes	A small watercourse runs adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and masterplan and an appropriate buffer strip will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Cluny and Sauchen	EH1	Aberdeen Housing Market Area	Residential (5 houses)	Yes	Part of the site lies adjacent to SEPA's indicative 1 in 200 year flood risk area. If a detailed flood risk assessment has not been carried out to determine this boundary, one may be required to accompany any future development proposals for this site. However, this is unlikely to preclude development over the whole of the site.
Cluny and Sauchen	H1	Aberdeen Housing Market Area	Residential (50 houses)	Yes	A significant portion of the site lies within SEPA's indicative 1 in 200 year flood risk area. A detailed flood risk assessment will be required to accompany any future planning application and an appropriate buffer strip will be required adjacent to the Cluny Burn. Any morphological improvements made to Cluny Burn, currently at moderate status due to morphological pressures and diffuse pollution, will be welcomed. However, this is unlikely to preclude development over the whole of the site.
Dunecht	EH1	Aberdeen Housing Market Area	Residential (14 houses)	No	N/A
Echt	EH1	Aberdeen Housing Market Area	Residential (30 houses)	No	N/A
Echt	H1	Aberdeen Housing Market Area	Residential (25 houses)	Yes	A small watercourse runs adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and masterplan and an appropriate buffer strip will be required adjacent to the

					existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Hatton of Fintray	H1	Aberdeen Housing Market Area	Residential (8 houses)	No	N/A
Insch	E1	Rural Housing Market Area	Employment Use	Yes	A small watercourse runs adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and masterplan and an appropriate buffer strip will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Insch	EH1	Rural Housing Market Area	Residential (70 houses)	No	N/A
Insch	EH2	Rural Housing Market Area	Residential (25 houses)	Yes	A small watercourse runs adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and masterplan and an appropriate buffer strip will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Insch	H1	Rural Housing Market Area	Residential (48 houses)	Yes	Low lying areas of the site are subject to pluvial flooding. A detailed drainage assessment and strategy will be required to accompany any future development proposals for this site and a suitable buffer strip will be required adjacent to the existing watercourse.
Insch	H2	Rural Housing Market Area	Residential (12 houses)	No	N/A
Insch	H3	Rural Housing Market Area	Residential (10 houses)	No	N/A
Insch	R1	Rural Housing Market Area	Environment and Access Improvements	No	N/A

Insch	R2	Rural Housing Market Area	Replacement Primary School	Yes	A small watercourse runs adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and masterplan and an appropriate buffer strip will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Insch	R3	Rural Housing Market Area	Cemetery Extension	No	N/A
Insch	R4	Rural Housing Market Area	Town Park	No	N/A
Insch	R5	Rural Housing Market Area	Enhancement of Walkways	No	N/A
Insch	R6	Rural Housing Market Area	Future expansion of the hospital	Yes	Part of this site lies within SEPA's indicative 1 in 200 year flood risk area. A detailed flood risk assessment will be required to accompany any future development proposals for this site and appropriate buffer strips will be required adjacent to the existing watercourses. However, this is unlikely to preclude development over the whole of the site.
Insch	R7	Rural Housing Market Area	Town centre environmental improvements	No	N/A
Insch	TC	Rural Housing Market Area	Town Centre	No	N/A
Inverurie	BUS1	Aberdeen Housing Market Area	Business Use	Yes	An FRA has already been carried out for the area and has shown a flood outline similar to the indicative flood map so this allocation would be ok.
Inverurie	BUS2	Aberdeen Housing Market Area	Business Use	No	N/A
Inverurie	BUS3	Aberdeen Housing Market Area	Business Use	No	N/A
Inverurie	BUS4	Aberdeen Housing Market	Business Use	No	N/A

		Area			
Inverurie	BUS5	Aberdeen Housing Market Area	Business Use	Yes	Part of this site lies within SEPA's indicative 1 in 200 year flood risk area. A detailed flood risk assessment will be required to accompany any future development proposals for this site and appropriate buffer strips will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Inverurie	BUS6	Aberdeen Housing Market Area	Business Use	Yes	A small watercourse runs adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and masterplan and an appropriate buffer strip will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Inverurie	BUS7	Aberdeen Housing Market Area	Business Use	Yes	A small watercourse runs adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and masterplan and an appropriate buffer strip will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Inverurie	BUS8	Aberdeen Housing Market Area	Business Use	Yes	A small watercourse runs adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and masterplan and an appropriate buffer strip will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Inverurie	BUS9	Aberdeen Housing Market Area	Business Use	Yes	A small watercourse runs adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and masterplan and an appropriate buffer strip will be required adjacent to the existing watercourse. However, this is unlikely to

					preclude development over the whole of the site.
Inverurie	BUS10	Aberdeen Housing Market Area	Business Use	Yes	Part of this site lies within SEPA's indicative 1 in 200 year flood risk area. A detailed flood risk assessment will be required to accompany any future development proposals for this site and appropriate buffer strips will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Inverurie	BUS11	Aberdeen Housing Market Area	Business Use	Yes	A small watercourse runs adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and masterplan and an appropriate buffer strip will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Inverurie	E1	Aberdeen Housing Market Area	Employment Use	Yes	A small watercourse runs adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and masterplan and an appropriate buffer strip will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Inverurie	E2	Aberdeen Housing Market Area	Employment Use - Office Development	No	N/A
Inverurie	E3	Aberdeen Housing Market Area	Employment Use	Yes	A small watercourse runs adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and masterplan and an appropriate buffer strip will be required adjacent to the existing watercourse. However, this is unlikely to

					preclude development over the whole of the site.
Inverurie	EH1	Aberdeen Housing Market Area	Residential (465 houses)	No	N/A
Inverurie	EH2	Aberdeen Housing Market Area	Residential (175 houses)	No	N/A
Inverurie	EH3	Aberdeen Housing Market Area	Residential (250 houses)	No	N/A
Inverurie	EH4	Aberdeen Housing Market Area	Residential	No	N/A
Inverurie	F	Rural Housing Market Area / Aberdeen Housing Market Area	Mixed Use	Yes	A significant portion of the site lies within SEPA's indicative 1 in 200 year flood risk area. A detailed flood risk assessment will be required to accompany any future development proposals for this site and appropriate buffer strips will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Inverurie	H1	Aberdeen Housing Market Area	Residential (300 houses)	Yes	A significant portion of the site lies within SEPA's indicative 1 in 200 year flood risk area. A detailed flood risk assessment will be required to accompany any future development proposals for this site and appropriate buffer strips will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Inverurie	H2	Aberdeen Housing Market Area	Residential (20 houses)	No	N/A

Inverurie	H3	Aberdeen Housing Market Area	Residential (27 houses)	No	N/A
Inverurie	H4	Aberdeen Housing Market Area	Residential (150 houses)	No	N/A
Inverurie	M1	Aberdeen Housing Market Area	Mixed Use	No	N/A
Inverurie	M2	Aberdeen Housing Market Area	Mixed Use	No	N/A
Inverurie	M3	Aberdeen Housing Market Area	Mixed Use	No	N/A
Inverurie	R1	Aberdeen Housing Market Area	Primary School	No	N/A
Inverurie	R2	Rural Housing Market Area / Aberdeen Housing Market Area	Northern Link Road and Landscape Improvements	No	N/A
Inverurie	R3	Aberdeen Housing Market Area	Relocation of Primary School	No	N/A
Inverurie	R4	Rural Housing Market Area / Aberdeen Housing Market Area	Park and points of access to Uryside	No	N/A

Inverurie	SR1	Aberdeen Housing Market Area	Strategic Reserve Employment Land	Yes	A small watercourse runs adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and masterplan and an appropriate buffer strip will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Inverurie	SR2	Aberdeen Housing Market Area	Strategic Reserve Employment Land	No	N/A
Inverurie	TC	Aberdeen Housing Market Area	Town Centre	No	N/A
Keithhall	H1	Aberdeen Housing Market Area	Residential (15 houses)	Yes	A small watercourse runs adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and masterplan and an appropriate buffer strip will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Keithhall	R1	Aberdeen Housing Market Area	Car Park for village hall	Yes	A small watercourse runs adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and masterplan and an appropriate buffer strip will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Kemnay	BUS1	Aberdeen Housing Market Area	Business Use	Yes	A small watercourse runs adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and masterplan and an appropriate buffer strip will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.

Kemnay	BUS2	Aberdeen Housing Market Area	Business Use	Yes	A small watercourse runs adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and masterplan and an appropriate buffer strip will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Kemnay	BUS3	Aberdeen Housing Market Area	Business Use	No	N/A
Kemnay	H1	Aberdeen Housing Market Area	Residential (65 houses)	No	N/A
Kemnay	H2	Aberdeen Housing Market Area	Residential (20 houses)	No	N/A
Kemnay	R1	Aberdeen Housing Market Area	Sports Pitches	Yes	The site lies within SEPA's indicative 1 in 200 year flood risk area. A detailed flood risk assessment will be required to accompany any future development proposals for this site should any land raising, building or structures be proposed that will reduce the flood storage capacity of the flood plain. However, this is unlikely to preclude development over the whole of the site.
Kemnay	R2	Aberdeen Housing Market Area	Medical/Community Facilities	No	N/A
Kemnay	TC	Aberdeen Housing Market Area	Town Centre	No	N/A
Kingseat	BUS1	Aberdeen Housing Market Area	Employment Uses	No	N/A
Kinmuck	H1	Aberdeen Housing Market	Residential (10 houses)	No	N/A

		Area			
Kintore	BUS1	Aberdeen Housing Market Area	Business Use	Yes	A small watercourse runs adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and masterplan and an appropriate buffer strip will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Kintore	BUS2	Aberdeen Housing Market Area	Business Use	Yes	A FRA was done in 2005 for part of the site so boundary should be amended to exclude part within the floodplain.
Kintore	BUS3	Aberdeen Housing Market Area	Business Use	Yes	Part of this site lies within SEPA's indicative 1 in 200 year flood risk area. A detailed flood risk assessment will be required to accompany any future development proposals for this site. However, this is unlikely to preclude development over the whole of the site.
Kintore	BUS4	Aberdeen Housing Market Area	Business Use	Yes	Part of this site lies within SEPA's indicative 1 in 200 year flood risk area. A detailed flood risk assessment will be required to accompany any future development proposals for this site. In addition appropriate buffer strips will be required adjacent to existing water features. Any realignment of the Tuach Burn which is at poor status will be welcomed. However, this is unlikely to preclude development over the whole of the site.
Kintore	EH1	Aberdeen Housing Market Area	Residential	Yes	A small watercourse runs adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and masterplan and an appropriate buffer strip will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.

Kintore	EH2	Aberdeen Housing Market Area	Residential	Yes	Part of this site lies within SEPA's indicative 1 in 200 year flood risk area. A detailed flood risk assessment will be required to accompany any future development proposals for this site and appropriate buffer strips will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Kintore	EH3	Aberdeen Housing Market Area	Residential	No	N/A
Kintore	M1	Aberdeen Housing Market Area	Mixed Use	No	N/A
Kintore	R1	Aberdeen Housing Market Area	New Education Provision	No	N/A
Kintore	R2	Aberdeen Housing Market Area	Town Park	No	N/A
Kintore	TC	Aberdeen Housing Market Area	Town Centre	No	N/A
Kirkton of Skene	EH1	Aberdeen Housing Market Area	Residential (10 houses)	No	N/A
Millbank	M1	Aberdeen Housing Market Area	Mixed Use	No	N/A
Newmachar	E1	Aberdeen Housing Market Area	Employment Use	No	N/A
Newmachar	H1	Aberdeen Housing Market Area	Residential (160 houses)	No	N/A
Newmachar	M1	Aberdeen	Mixed Use	No	N/A

		Housing Market Area			
Newmachar	R1	Aberdeen Housing Market Area	Redevelopment of education provision	No	N/A
Newmachar	R2	Aberdeen Housing Market Area	Development of a recreational area	No	N/A
Old Rayme	EH1	Rural Housing Market Area	Residential (10 houses)	No	N/A
Old Rayme	EH2	Rural Housing Market Area	Residential (10 houses)	No	N/A
Westhill	BUS	Aberdeen Housing Market Area	Employment Use	No	N/A
Westhill	E1	Aberdeen Housing Market Area	Employment Use	No	N/A
Westhill	H1	Aberdeen Housing Market Area	Residential (190 houses)	No	N/A
Westhill	H2	Aberdeen Housing Market Area	Residential (10 houses)	No	N/A
Westhill	TC	Aberdeen Housing Market Area	Town Centre	No	N/A

Detailed Assessment Process – Kincardine and Mearns LDP sites					
For site boundaries, refer to the relevant settlement statement in the Local Development Plan 2012					
Settlement	Site Reference	HMA	Proposed Use	Flood Risk	Flooding Comment
Auchenblae	EH1	Rural Housing Market Area	Residential (10 houses)	No	N/A
Auchenblae	H1	Rural Housing Market Area	Residential (5 houses)	Yes	There is a need for a FRA for this site.
Auchenblae	M1	Rural Housing Market Area	Mixed Use	Yes	There is a need for a FRA for this site.
Cookney	R1	Aberdeen Housing Market Area	Peripheral Route	No	N/A
Drumlithie	M1	Aberdeen Housing Market Area	Mixed Use	Yes	A small watercourse runs adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and masterplan and an appropriate buffer strip will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Drumoak	H1	Aberdeen Housing Market Area	Residential (35 houses)	No	All development will need to contribute to the upgrade of the waste water treatment works
Drumoak	R1	Aberdeen Housing Market Area	Replacement Primary School	No	All development will need to contribute to the upgrade of the waste water treatment works
Drumoak	R2	Aberdeen Housing Market Area	Cemetery Expansion	No	All development will need to contribute to the upgrade of the waste water treatment works

Edzell Woods	M1	Rural Housing Market Area	Mixed Use	Yes	A small watercourse runs adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and masterplan and an appropriate buffer strip will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Elsick	R1	Aberdeen Housing Market Area	Peripheral Route	No	N/A
Elsick	M1	Aberdeen Housing Market Area	Mixed Use	Yes	Part of this site lies within SEPA's indicative 1 in 200 year flood risk area. A detailed flood risk assessment will be required to accompany any future development proposals for this site and appropriate buffer strips will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Fettercairn	H1	Rural Housing Market Area	Residential (30 houses)	Yes	There should be a freeboard added to existing ground levels
Fordoun	BUS1	Rural Housing Market Area	Employment Land	No	All development will need to contribute to the upgrade of the waste water treatment works.
Fordoun	H1	Rural Housing Market Area	Residential (15 houses)	No	All development will need to contribute to the upgrade of the waste water treatment works.
Gourdon	E1	Rural Housing Market Area	Employment Land	No	All development will need to contribute to the upgrade of the waste water treatment works
Gourdon	EH1	Rural Housing Market Area	Employment Land	No	All development will need to contribute to the upgrade of the waste water treatment works
Gourdon	H1	Rural Housing Market Area	Residential (35 houses)	No	An FRA will be required for this site and all development will need to contribute to the upgrade of the waste water treatment works
Gourdon	R1	Rural Housing Market Area	Future Cemetery Expansion	No	All development will need to contribute to the upgrade of the waste water treatment works

Inverbervie	H1	Rural Housing Market Area	Residential (30 houses)	No	N/A
Inverbervie	H2	Rural Housing Market Area	Residential (200 houses)	No	N/A
Johnshaven	EH1	Rural Housing Market Area	Residential (67 houses)	No	N/A
Kirkton of Maryculter	H1	Aberdeen Housing Market Area	Residential (6 houses)	No	All development will need to contribute to the upgrade of the waste water treatment works
Laurencekirk	EH1	Rural Housing Market Area	Residential (210 houses)	No	N/A
Laurencekirk	EH2	Rural Housing Market Area	Residential (10 houses)	No	N/A
Laurencekirk	M1	Rural Housing Market Area	Mixed Use	Yes	Several small watercourses run through the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and appropriate buffer strips will be required adjacent to the existing watercourses. However, this is unlikely to preclude development over the whole of the site.
Laurencekirk	R1	Rural Housing Market Area	Replacement of Mearns Academy	Yes	A small watercourse runs adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and masterplan and an appropriate buffer strip will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Laurencekirk	R2	Rural Housing Market Area	Cemetery Expansion	Yes	A small watercourse runs adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and masterplan and an appropriate buffer strip will be required adjacent to the existing watercourse. However, this is unlikely

					to preclude development over the whole of the site.
Luthermuir	EH1	Rural Housing Market Area	Residential (25 houses)	Yes	There is a need for a development brief for this site. Due to the close proximity of drains SUDs must be designed into the scheme.
Luthermuir	M1	Rural Housing Market Area	Mixed Use	Yes	A small watercourse runs adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and masterplan and an appropriate buffer strip will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Luthermuir	M2	Rural Housing Market Area	Mixed Use	No	N/A
Marykirk	EH1	Rural Housing Market Area	Residential (19 houses)	Yes	A small watercourse runs through or is adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and masterplan and an appropriate buffer strip will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Marykirk	M1	Rural Housing Market Area	Mixed Use	No	N/A
Marywell	BUS	Aberdeen Housing Market Area	Employment Land	No	N/A
Marywell	EH1	Aberdeen Housing Market Area	Residential (120 houses)	Yes	Several small watercourses run through the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and appropriate buffer strips will be required adjacent to the existing watercourses. However, this is unlikely to preclude development over the whole

					of the site.
Newtonhill	BUS	Aberdeen Housing Market Area	Employment Land	Yes	A small watercourse runs adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and masterplan and an appropriate buffer strip will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Newtonhill	EH1	Aberdeen Housing Market Area	Residential (35 houses)	No	N/A
Newtonhill	E1	Aberdeen Housing Market Area	Employment Land	No	N/A
Newtonhill	H1	Aberdeen Housing Market Area	Residential (70 houses)	No	N/A
Newtonhill	SR1	Aberdeen Housing Market Area	Strategic Reserve Employment Land	No	N/A
Park	H1	Aberdeen Housing Market Area	Residential (6 houses)	No	All development will need to contribute to the upgrade of the waste water treatment works
Portlethen	BUS1	Aberdeen Housing Market Area	Employment Land	Yes	Several small watercourses run through the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and appropriate buffer strips will be required adjacent to the existing watercourses. However, this is unlikely to preclude development over the whole of the site.
Portlethen	BUS2	Aberdeen Housing Market Area	Employment Land	No	N/A

Portlethen	E1	Aberdeen Housing Market Area	Employment Land	No	N/A
Portlethen	E2	Aberdeen Housing Market Area	Waste Facilities and associated employment	No	N/A
Portlethen	R1	Aberdeen Housing Market Area	Town centre uses and urban enhancement	Yes	A small watercourse runs adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and masterplan and an appropriate buffer strip will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Portlethen	R2	Aberdeen Housing Market Area	Park and Ride Facility	Yes	A small watercourse runs adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and masterplan and an appropriate buffer strip will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Portlethen	R3	Aberdeen Housing Market Area	Peripheral Route	No	N/A
Portlethen	TC	Aberdeen Housing Market Area	Town Centre	No	N/A
Roadside of Kinneff	M1	Rural Housing Market Area	Mixed Use	Yes	A small watercourse runs through or is adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and masterplan and an appropriate buffer strip will be required adjacent to the existing watercourse. However, this is unlikely to preclude development

					over the whole of the site.
St Cyrus	EH1	Rural Housing Market Area	Residential (15 houses)	Yes	A small watercourse runs adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and masterplan and an appropriate buffer strip will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
St Cyrus	M1	Rural Housing Market Area	Mixed Use	No	N/A
Stonehaven	BUS1	Aberdeen Housing Market Area	Employment Land	No	N/A
Stonehaven	BUS2	Aberdeen Housing Market Area	Employment Land	No	N/A
Stonehaven	CC1	Aberdeen Housing Market Area	Small scale retail use	No	N/A
Stonehaven	E1	Aberdeen Housing Market Area	Employment Land	Yes	A small watercourse runs adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and masterplan and an appropriate buffer strip will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Stonehaven	E2	Aberdeen Housing Market	Employment Land	No	N/A

		Area			
Stonehaven	H1	Aberdeen Housing Market Area	Residential (100 houses)	Yes	Part of this site lies within SEPA's indicative 1 in 200 year flood risk area. A detailed flood risk assessment will be required to accompany any future development proposals for this site and appropriate buffer strips will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Stonehaven	H2	Aberdeen Housing Market Area	Residential (205 houses)	Yes	Part of this site lies within SEPA's indicative 1 in 200 year flood risk area. A detailed flood risk assessment will be required to accompany any future development proposals for this site and appropriate buffer strips will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Stonehaven	H3	Aberdeen Housing Market Area	Residential (25 houses)	Yes	A small watercourse runs out of the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and an appropriate buffer strip will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Stonehaven	H4	Aberdeen Housing Market Area	Residential (50 houses)	No	N/A
Stonehaven	R1	Aberdeen Housing Market Area	Community Facilities	Yes	An FRA has been submitted and found to be acceptable if development does not take place below the 31.48m contour.
Stonehaven	R2	Aberdeen Housing Market Area	Replacement Primary School	No	N/A
Stonehaven	R4	Aberdeen Housing Market	Aberdeen Western Peripheral Route	No	N/A

		Area			
Stonehaven	TC	Aberdeen Housing Market Area	Town Centre	No	N/A
Woodlands of Durris	EH1	Aberdeen Housing Market Area	Residential (20 houses)	No	N/A

Detailed Assessment Process – Marr LDP sites For site boundaries, refer to the relevant settlement statement in the Local Development Plan 2012					
Settlement	Site Reference	HMA	Proposed Use	Flood Risk	Flooding Comment
Aboyne	EH1	Rural Housing Market Area	Residential (135 houses)	Yes	A small watercourse runs through and adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and masterplan and an appropriate buffer strip will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Aboyne	M1	Rural Housing Market Area	Mixed Use	Yes	A small watercourse runs adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and masterplan and an appropriate buffer strip will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Aboyne	TC	Rural Housing Market Area	Town Centre	No	N/A
Alford	EH1	Rural Housing Market Area	Residential (165 houses)	Yes	A small watercourse runs through the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and masterplan and an appropriate buffer strip will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.

Alford	EH2	Rural Housing Market Area	Residential (85 houses)	Yes	A small watercourse runs adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and masterplan and an appropriate buffer strip will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Alford	M1	Rural Housing Market Area	Mixed Use	Yes	A small watercourse runs adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and masterplan and an appropriate buffer strip will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Alford	M2	Rural Housing Market Area	Mixed Use	No	N/A
Alford	R1	Rural Housing Market Area	Community Campus School	Yes	A small watercourse runs adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and masterplan and an appropriate buffer strip will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Alford	R2	Rural Housing Market Area	Cemetery Extension	No	N/A
Alford	R3	Rural Housing Market Area	Community Care	No	N/A
Alford	TC	Rural Housing	Town Centre	No	N/A

		Market Area			
Banchory	BUS1	Aberdeen Housing Market Area	Employment Land	Yes	A small watercourse runs adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and masterplan and an appropriate buffer strip will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Banchory	BUS2	Aberdeen Housing Market Area	Employment Land	No	N/A
Banchory	H1	Aberdeen Housing Market Area	Residential (15 houses)	Yes	A small watercourse runs through the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and masterplan and an appropriate buffer strip will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Banchory	H2	Aberdeen Housing Market Area	Residential (50 houses)	Yes	A small watercourse runs adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and masterplan and an appropriate buffer strip will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Banchory	M1	Aberdeen Housing Market Area	Mixed Use	Yes	A small watercourse runs adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and masterplan and an appropriate buffer strip will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the

					site.
Banchory	M2	Aberdeen Housing Market Area	Mixed Use	Yes	A small watercourse runs through and adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and masterplan and an appropriate buffer strip will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Banchory	R1	Aberdeen Housing Market Area	Community Use including a primary school	No	N/A
Banchory	R2	Aberdeen Housing Market Area	Cemetery	No	N/A
Banchory	R3	Aberdeen Housing Market Area	Potential Education Facilities	Yes	There is no significant flood risk but a detail drainage assessment may be required.
Banchory	TC	Aberdeen Housing Market Area	Town Centre	No	N/A
Cairnie	H1	Rural Housing Market Area	Residential (8 houses)	No	All development may need to contribute to the upgrade of the waste water treatment works.
Clatt	EH1	Rural Housing Market Area	Residential (4 houses)	Yes	Part of this site lies within SEPA's indicative 1 in 200 year flood risk area. A detailed flood risk assessment will be required to accompany any future development proposals for this site and appropriate buffer strips will be required adjacent to the existing watercourses. However, this is

					unlikely to preclude development over the whole of the site.
Clatt	H1	Rural Housing Market Area	Residential (5 houses)	No	N/A
Craigwell, Aboyne	R1	Rural Housing Market Area	Community Recycling Facility	No	N/A
Crathes	H1	Aberdeen Housing Market Area	Residential (45 houses)	No	All development may need to contribute to the upgrade of the waste water treatment works.
Drumblade	H1	Rural Housing Market Area	Residential (5 houses)	Yes	A small watercourse runs adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and masterplan and an appropriate buffer strip will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Drumdelgie	M1	Rural Housing Market Area	Mixed Use	No	N/A
Finzean	EH1	Rural Housing Market Area	Residential (5 houses)	Yes	There is no significant flood risk but due to the close proximity of the Water of Feuch it should be identified in a design brief that an adequate buffer strip should be provided.
Finzean	H1	Rural Housing Market Area	Residential (10 houses)	No	N/A
Forgue	EH1	Rural Housing Market Area	Residential (5 houses)	No	N/A
Forgue	H1	Rural Housing Market Area	Residential (5 houses)	No	N/A

Gartly	EH1	Rural Housing Market Area	Residential (3 houses)	Yes	The site is susceptible to flood due to surface water runoff. A detailed drainage impact assessment may be required in support of any planning application.
Gartly	H1	Rural Housing Market Area	Residential (5 houses)	Yes	Part of this site lies within SEPA's indicative 1 in 200 year flood risk area. A detailed flood risk assessment will be required to accompany any future development proposals for this site and appropriate buffer strips will be required adjacent to the existing watercourses. However, this is unlikely to preclude development over the whole of the site.
Glass	H1	Rural Housing Market Area	Residential (5 houses)	No	N/A
Huntly	BUS1	Rural Housing Market Area	Employment Land	No	N/A
Huntly	BUS2	Rural Housing Market Area	Employment Land	No	N/A
Huntly	BUS3	Rural Housing Market Area	Employment Land	Yes	A small watercourse runs through the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and masterplan and an appropriate buffer strip will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Huntly	BUS4	Rural Housing Market Area	Employment Land	Yes	Part of this site lies within SEPA's indicative 1 in 200 year flood risk area. A detailed flood risk assessment will be required to accompany any future development proposals for this site and appropriate buffer strips will be required adjacent to the existing watercourses. However, this is

					unlikely to preclude development over the whole of the site.
Huntly	E1	Rural Housing Market Area	Employment Land	Yes	A small watercourse runs adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and masterplan and an appropriate buffer strip will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Huntly	EH1	Rural Housing Market Area	Residential (105 houses)	No	N/A
Huntly	EH2	Rural Housing Market Area	Residential (31 houses)	Yes	Part of this site lies within SEPA's indicative 1 in 200 year flood risk area. A detailed flood risk assessment will be required to accompany any future development proposals for this site and appropriate buffer strips will be required adjacent to the existing watercourses. However, this is unlikely to preclude development over the whole of the site.
Huntly	EH3	Rural Housing Market Area	Residential (40 houses)	No	N/A
Huntly	EH4	Rural Housing Market Area	Residential (10 houses)	No	N/A

Huntly	H1	Rural Housing Market Area	Residential (485 houses)	Yes	Part of this site lies within SEPA's indicative 1 in 200 year flood risk area. A detailed flood risk assessment will be required to accompany any future development proposals for this site and appropriate buffer strips will be required adjacent to the existing watercourses. However, this is unlikely to preclude development over the whole of the site.
Huntly	R1	Rural Housing Market Area	Community and Recreation	No	N/A
Huntly	TC	Rural Housing Market Area	Town Centre	No	N/A
Inchmarlo	H1	Aberdeen Housing Market Area	Residential (60 houses)	No	All development may need to contribute to the upgrade of the waste water treatment works.
Keig	H1	Rural Housing Market Area	Residential (5 houses)	No	All development will need to contribute to the upgrade of the septic tank
Kennethmont	E1	Rural Housing Market Area	Employment Land	No	All development may need to contribute to the upgrade of the waste water treatment works.
Kennethmont	EH1	Rural Housing Market Area	Residential (6 houses)	No	All development may need to contribute to the upgrade of the waste water treatment works.
Kennethmont	H1	Rural Housing Market Area	Residential (30 houses)	No	All development may need to contribute to the upgrade of the waste water treatment works.
Kennethmont	H2	Rural Housing Market Area	Residential (5 houses)	No	All development may need to contribute to the upgrade of the waste water treatment works.
Kennethmont	R1	Rural Housing Market Area	Community Use to accommodate a car park	No	All development may need to contribute to the upgrade of the waste water treatment works.

Kincardine O' Neil	E1	Rural Housing Market Area	Employment Land	No	N/A
Kincardine O' Neil	EH1	Rural Housing Market Area	Residential (20 houses)	No	N/A
Kincardine O' Neil	EH2	Rural Housing Market Area	Residential (8 houses)	Yes	Part of this site lies within SEPA's indicative 1 in 200 year flood risk area. A detailed flood risk assessment will be required to accompany any future development proposals for this site and appropriate buffer strips will be required adjacent to the existing watercourses. However, this is unlikely to preclude development over the whole of the site.
Kincardine O' Neil	M1	Rural Housing Market Area	Mixed Use	Yes	Part of this site lies within SEPA's indicative 1 in 200 year flood risk area. A detailed flood risk assessment will be required to accompany any future development proposals for this site and appropriate buffer strips will be required adjacent to the existing watercourses. However, this is unlikely to preclude development over the whole of the site.
Logie Coldstone	M1	Rural Housing Market Area	Mixed Use	No	All development may need to contribute to the upgrade of the waste water treatment works.
Lumphanan	R1	Rural Housing Market Area	Community Facilities	Yes	A small watercourse runs adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and masterplan and an appropriate buffer strip will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Lumsden	BUS	Rural Housing	Employment Land	No	All development may need to contribute to the upgrade of the waste water treatment works.

		Market Area			
Lumsden	EH1	Rural Housing Market Area	Residential (6 houses)	No	All development may need to contribute to the upgrade of the waste water treatment works.
Lumsden	H1	Rural Housing Market Area	Residential (30 houses)	No	All development may need to contribute to the upgrade of the waste water treatment works.
Monymusk	EH1	Aberdeen Housing Market Area	Residential (43 houses)	Yes	Part of this site lies within SEPA's indicative 1 in 200 year flood risk area. A detailed flood risk assessment will be required to accompany any future development proposals for this site and appropriate buffer strips will be required adjacent to the existing watercourses. However, this is unlikely to preclude development over the whole of the site.
Monymusk	EH2	Aberdeen Housing Market Area	Residential (7 houses)	No	N/A
Muir of Fowlis	BUS	Rural Housing Market Area	Employment Land	Yes	Part of this site lies within SEPA's indicative 1 in 200 year flood risk area. A detailed flood risk assessment will be required to accompany any future development proposals for this site and appropriate buffer strips will be required adjacent to the existing watercourses.
Rhynie	BUS	Rural Housing Market Area	Employment Land	No	N/A
Rhynie	H1	Rural Housing Market Area	Residential (5 houses)	No	N/A
Rhynie	M1	Rural Housing Market Area	Mixed Use	No	N/A
Ruthven	EH1	Rural	Residential (8 houses)	No	N/A

		Housing Market Area			
Taland	BUS	Rural Housing Market Area	Employment Land	No	N/A
Taland	EH1	Rural Housing Market Area	Residential (24 houses)	No	N/A
Taland	H1	Rural Housing Market Area	Residential (10 houses)	Yes	A small watercourse runs through the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and masterplan and an appropriate buffer strip will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Taland	M1	Rural Housing Market Area	Mixed Use	Yes	Part of this site lies within SEPA's indicative 1 in 200 year flood risk area. A detailed flood risk assessment will be required to accompany any future development proposals for this site and appropriate buffer strips will be required adjacent to the existing watercourses. However, this is unlikely to preclude development over the whole of the site.
Taland	R1	Rural Housing Market Area	Cemetery Extension	No	N/A
Torphins	BUS	Rural Housing Market Area	Employment Land	Yes	Part of this site lies within SEPA's indicative 1 in 200 year flood risk area. A detailed flood risk assessment will be required to accompany any future development proposals for this site and appropriate buffer strips will be required adjacent to the existing watercourses. However, this is unlikely to preclude development over the whole of the site.

Torphins	R1	Rural Housing Market Area	Extension of hall	No	N/A
Torphins	R2	Rural Housing Market Area	Cemetery Extension	Yes	Part of this site lies within SEPA's indicative 1 in 200 year flood risk area. A detailed flood risk assessment will be required to accompany any future development proposals for this site and appropriate buffer strips will be required adjacent to the existing watercourses. However, this is unlikely to preclude development over the whole of the site.
Strachan	H1	Rural Housing Market Area	Residential (15 houses)	Yes	A small watercourse runs adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and masterplan and an appropriate buffer strip will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.
Towie	H1	Rural Housing Market Area	Residential (5 houses)	Yes	A small watercourse runs adjacent to the site and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and masterplan and an appropriate buffer strip will be required adjacent to the existing watercourse. However, this is unlikely to preclude development over the whole of the site.