

SCHEDULE 1

New Housing Land Allocations

Table 1 provides an overview of all new sites that contribute to the structure plan housing land requirement presented in Schedule 1 “Housing allowances” of that plan. This includes sites added to the effective housing land supply through “windfalls” over and above those sites in the Housing Land Audit in January 2007.

The following tables show the new allocations being made through this plan. The settlement statements, published as supplementary guidance, list the full housing provision for each settlement. These include housing land allocations provided through this plan and existing housing sites from the previous local plan that also contribute to the effective housing land supply as of 1 June 2010.

Table 1 Contributions to meeting the structure plan housing allowance

		Structure Plan Allowance	Windfall	Allocation (including windfall sites)
Huntly – Pitcaple	2007 to 2016	300	106	226
	2017 to 2023	500	0	485
Inverurie – Blackburn	2007 to 2016	1000	173	1070
	2017 to 2023	1500	0	1500
Portlethen – Stonehaven	2007 to 2016	2200	232	2367
	2017 to 2023	2400	0	2370
South of Drumlithie – Laurencekirk	2007 to 2016	500	12	512
	2017 to 2023	400	0	400
Peterhead – Hatton	2007 to 2016	800	151	951
	2017 to 2023	800	0	800
Ellon – Blackdog	2007 to 2016	800	21	831
	2017 to 2023	1500	500	1535
Local Growth (AHMA)	2007 to 2016	1000	435	1227
	2017 to 2023	1350	158	1279
Local Growth (RHMA)	2007 to 2016	4200	995	4059
	2017 to 2023	4000	116	3182

Table 2 New housing land – Banff and Buchan

		Local growth (RHMA)	
		2007 to 2016	2017 to 2023
BANFF AND BUCHAN			
Aberchirder	H1		45
	H2		65
Banff	M1*	140	140
	H1*	100	100
Cornhill	H1	12	13
Cairnbulg/ Inverallochy	H1	50	
	H2*	40	45
	H3	12	
Fraserburgh	M1*	350	250
	H1*	350	240
Memsie	H1	15	15
	H2	10	5
New Aberdour	H1		48
New Byth	H1	6	
Portsoy	H1	10	
	H2	6	
	H3	50	75
Rathen	H1		10
Rosehearty	M1	25	25
	H1	10	
	H2	6	6
	H3	10	
Sandhaven	H1*	21	10
Whitehills	H1	10	20

New housing figures in Banff and Buchan exclude housing windfalls. Windfalls are made up of unallocated housing permissions which were identified in the Housing Land Audit 2009, and 'EH' sites from the previous local plan where an existing site has been carried forward at a higher density. There are 248 windfall units in Banff and Buchan.

* Sites marked are to be developed at least partially within the boundary of existing ALP housing sites.

Table 3 New housing land - Buchan

		Peterhead-Hatton		Local growth (RHMA)	
		2007 to 2016	2017 to 2023	2007 to 2016	2017 to 2023
BUCHAN					
Ardallie	M1			10	
Auchnagatt	M1			16	
	H1*			25	
Boddam	H1	6			
	H2	9			
Crimond	H1			45	45
Cruden Bay	M1			100	100
	H1			41	
Fetterangus	H1*			26	
	H2				27
Hatton	H1		40		
Longhaven	H1	30			
Longside	M1*			38	52
Maud	H1			30	45
Mintlaw	M1			250	250
	H1			300	300
	H2			15	
	H3			10	10
New Deer	H1			35	
	H2			7	
	H3				40
Peterhead	M1	575	690		
	H1	180	70		
	H2	1			
Rora	H1			6	
St Combs	H1			20	20
St Fergus	H1*			45	
	H2			2	
Strichen	H1*			30	
Stuartfield	H1			50	25

New housing figures in Buchan exclude housing windfalls. Windfalls are made up of unallocated housing permissions which were identified in the Housing Land Audit 2009, and 'EH' sites from the previous local plan where an existing site has been carried forward at a higher density. There are 626 windfall units in Buchan.

* Sites marked are to be developed at least partially within the boundary of existing ALP housing sites.

Table 4 New housing land - Formartine

		Ellon-Blackdog		Local growth (AHMA)		Local growth (RHMA)	
		2007 to 2016	2017 to 2023	2007 to 2016	2017 to 2023	2007 to 2016	2017 to 2023
FORMARTINE							
Balmedie	M1		50				
	H1*		150				
Belhelvie	H1	10					
Blackdog	M1		600				
Daviot	H1					8	
Ellon	M1	745	235				
	H1	5					
Foveran	M1	50					
Garmond	H1					10	
Methlick & Street of Monteach	H1				20		
	H2			5			
Newburgh	M1			20	20		
	H1			30	30		
Oldmeldrum	M1			25	25		
	M2			25	25		
	H1			20	20		
St. Katherines	H1					5	
Tarves	M1			50	50		
	H1			10			
Turriff	M1					130	320
	H1					60	
Udny Green	H1			15	15		
Udny Station	M1			15	20		
Ythanbank	H1			10			

New housing figures in Formartine exclude housing windfalls. Windfalls are made up of unallocated housing permissions which were identified in the Housing Land Audit 2009, and 'EH' sites from the previous local plan where an existing site has been carried forward at a higher density. There are 658 windfall units in Formartine.

* Sites marked are to developed at least partially within the boundary of existing ALP housing sites.

Table 5 New housing land - Garioch

		Huntly-Pitcaple		Inverurie-Blackburn		Local growth (AHMA)		Local growth (RHMA)	
		2007 to 2016	2017 to 2023	2007 to 2016	2017 to 2023	2007 to 2016	2017 to 2023	2007 to 2016	2017 to 2023
GARIOCH									
Blackburn	M1				50				
Chapel of Garioch	H1					10			
	H2					15			
Echt	H1*					25			
Hatton of Fintray	H1					8			
Insch	H1	48							
	H2	12							
	H3	10							
Inverurie	M1*			23					
	M2			150					
	M3			250					
	H1			300	437				
	H2			20					
	H3			27					
	H4			150					
	F				413				
Keithhall	H1					15			
Kemnay	H1						65		
	H2						20		
Kinmuck	H1					10			
Kintore	M1				600				
Newmachar	M1					140	160		
	H1					50	115		
Sauchen	H1					50			
Westhill	H1					95	95		
	H2					10			

New housing figures in Garioch exclude housing windfalls. Windfalls are made up of unallocated housing permissions which were identified in the Housing Land Audit 2009, and 'EH' sites from the previous local plan where an existing site has been carried forward at a higher density. There are 391 windfall units in Garioch.

*Sites marked are to be developed at least partially within the boundary of existing ALP housing sites.

Table 6 New housing land – Kincardine and Mearns

		Portlethen-Stonehaven		South of Drumlithie-Laurencekirk		Local growth (AHMA)		Local growth (RHMA)	
		2007 to 2016	2017 to 2023	2007 to 2016	2017 to 2023	2007 to 2016	2017 to 2023	2007 to 2016	2017 to 2023
KINCARDINE AND MEARNES									
Auchenblae	M1							35	40
	H1							5	
Drumlithie	M1					15	15		
Drumoak	H1					15	20		
Edzell Woods	M1							150	150
Elsick	M1	1845	2200						
Fettercairn	H1							15	15
Fordoun	H1			15					
Gourdon	H1							25	10
Inverbervie	H1							30	
	H2							100	100
Kirkton of Maryculter	H1					6			
Laurencekirk	M1			485	400				
Luthermuir	M1							25	
	M2								25
Marykirk	M1							15	15
Newtonhill	H1	50	20						
Park	H1					6			
Roadside of Kinneff	M1							15	15
St Cyrus/Lochside	M1							65	60
Stonehaven	H1	110							
	H2	75	130						
	H3	25							
	H4	30	20						

New housing figures exclude housing windfalls. Windfalls are made up of unallocated housing permissions which were identified in the Housing Land Audit 2009, and 'EH' sites from the previous local plan where an existing site has been carried forward at a higher density. There are 665 windfall units in Kincardine and Mearns.

Table 7 New housing land - Marr

		Huntly-Pitcapple		Local growth (AHMA)		Local growth (RHMA)	
		2007 to 2016	2017 to 2023	2007 to 2016	2017 to 2023	2007 to 2016	2017 to 2023
MARR							
Aboyne	M1					60	115
Alford	M1						30
	M2					44	
Banchory	M1			30			
	M2				210		
	H1			15			
	H2				50		
Cairnie	H1					8	
Clatt	H1					5	
Drumblade	H1					5	
Drumdelgie	M1					7	
Finzean	H1					5	5
Forgue	H1					5	
Gartly	H1					5	
Glass	H1					5	
Huntly	H1		485				
Inchmarlo	H1			30	30		
Keig	H1						5
Kennethmont	H1					15	15
	H2					5	
Kincardine O'Neil	M1					8	
Logie Coldstone	M1					15	10
Lumsden	H1					15	15
Rhynie	M1					10	15
	H1					5	
Strachan	H1					8	7
Tarland	M1					30	20
	H1					10	
Towie	H1					5	

New housing figures exclude housing windfalls. Windfalls are made up of unallocated housing permissions which were identified in the Housing Land Audit 2009, and 'EH' sites from the previous local plan where an existing site has been carried forward at a higher density. There are 311 windfall units in Marr.

SCHEDULE 2

New Employment Land Allocations

The following tables show new employment land allocations in the Local Development Plan, made to meet the allocations shown in Figure 3: "Employment land allocations" of the Structure Plan.

Table 1 Summary of employment land allocations

All figures Hectares	Target	Allocations	Difference	Structure Plan - new land allocations 2007-2023	Difference
Huntly-Pitcaple	10	9.5	-0.5	105	Over-allocated by 1ha
Inverurie-Blackburn	32	32.5	+0.5		
Portlethen-Stonehaven	52	53	1		
South of Drumlithie-Laurencekirk	11	11	0		
Strategic reserve	70	70	0	70	
Peterhead-Hatton	18	18.8	0.8	45	Over-allocated by 1.3ha
Ellon-Blackdog	27	27.5	0.5		
Strategic reserve	43	43	0	43	
Local growth (AHMA)	undefined	19.5			
Local growth (RHMA)	undefined	179.2			

Table 2 Employment land allocations – Banff and Buchan

	SITE	Local growth (RHMA)
All figures in hectares		2007 to 2023
BANFF AND BUCHAN		
Cairnbulg/Inverallochy	E1	0.5
Fraserburgh	E1	16.5
	M1	4
Macduff	E1	12
Rosehearty	M1	2

Table 3 Employment land allocations – Buchan

	SITE	Peterhead-Hatton	Local growth (RHMA)
All figures in hectares		2007 to 2023	2007 to 2023
BUCHAN			
Ardallie	M1		0.3
Auchnagatt	M1		0.5
Crimond	E1		6
Cruden Bay	M1		2
Hatton	E1	0.8	
Mintlaw	M1		5
Peterhead	M1	4	
	E1	14	

Table 4 Employment land allocations – Formartine

	SITE	Ellon-Blackdog	Strategic reserve	Local growth (AHMA)	Local growth (RHMA)
All figures in hectares		2007 to 2023	2024 to 2030	2007 to 2023	2007 to 2023
FORMARTINE					
Balmedie	M1	5	7		
Blackdog	M1	4	7		
Ellon	M1	2			
	E1	9			
	SR1		20		
Foveran	M1	2	3		
	E1	1.5			
Newburgh	M1			1.5	
Oldmeldrum	M2			2.1	
Rashierieve	E1	2			
	SR1		3.5		
Tarves	M1			3	
Turriff	E1				1
	E2				1.7
	E3				4.5
	M1				10
Udny Station	M1			1	
Westfield	E1	2			
	SR1		2.5		

Table 5 Employment land allocations – Garioch

	SITE	Huntly-Pitcaple	Inverurie-Blackburn	Strategic reserve	Local growth (AHMA)	
All figures in hectares		2007 to 2023	2007 to 2023	2024 to 2030	2007 to 2023	
GARIOCH						
Insch	E1	5				
Inverurie	M2		0.5			
	E1		10.5			
	E1*		5			
	E2		1.5			
	E3		10			
	SR1				21	
	SR2				17	
Kintore	M1		5	5		
Newmachar	E1				5	
Westhill	E1				4.4	

Table 6 Employment land allocations – Kincardine and Mearns

	SITE	Portlethen-Stonehaven	Drumlithie-Laurenckirk	Strategic reserve	Local growth (AHMA)	Local growth (RHMA)
All figures in hectares		2007 to 2023	2007 to 2023	2024 to 2030	2007 to 2023	2007 to 2023
KINCARDINE AND MEARNES						
Auchenblae	M1					1
Drumlithie	M1				0.5	
Edzell Woods	M1					100
Elsick	M1	6.5				
	M1*	5				
	SR1			5.5		
Gourdon	E1					3
Laurencekirk	M1		11	16		
Luthermuir	M1					0.25
	M2					0.25
Marykirk	M1					0.5
Newtonhill	E1	11.5				
	SR1			5.5		
Portlethen	E1	6.5				
	E2	15.5				
St Cyrus/Lochside	M1					2
Stonehaven	E1	1				
	E2	7				

* (suitable for high quality or company headquarters)

Table 7 Employment land allocations – Marr

	SITE	Huntly-Pitcaple	Local growth (AHMA)	Local growth (RHMA)
All figures in hectares		2007 to 2023	2007 to 2023	2007 to 2023
MARR				
Aboyne	M1			1
Alford	M1			1.2
	M2			1
Banchory	M2		2	
Huntly	E1	4.5		
Kennethmont	E1			0.6
Kincardine O’Neil	E1			0.8
Rhynie	M1			0.6
Tarland	M1			1

SCHEDULE 3

Likely Infrastructure Needs

The following tables identify the strategic elements of infrastructure which will be required as a result of new development. The Aberdeen City and Shire Structure Plan recognises both the need for contributions towards necessary infrastructure and facilities within development sites and also towards off-site infrastructure where development on a number of sites can make a cumulative impact.

This schedule sets out the items for which we will seek financial or other contributions, and the circumstances where we will seek them. We provide further guidance on developer contributions in the settlement statements, which are published separately as supplementary guidance. We will detail these requirements within development frameworks and masterplans, which will also be developed as supplementary guidance. Supplementary guidance may also be prepared to show the methodologies for the calculation of the exact levels of developer contributions. Where the specific location of new infrastructure is known, this has been shown on the proposals maps and detailed in the settlement statements in the form of reserved sites.

The Local Development Plan action programme provides information on the phasing of development in respect of the infrastructure needs, and we will detail those needs as they are identified through the masterplanning process.

In all cases the need for and scale of any contribution will be reviewed in the light of circumstances at the time the planning application is made.

Strategic transportation

Contributions are required for cumulative strategic transportation improvements, including interventions on the trunk road network and in Aberdeen City, as shown in table 1 and detailed in the action programme, where they can be justified against the requirements of Policy 9.

Local transportation infrastructure

Contributions will be required to fully address the impact of individual developments. Contributions may also be required to mitigate anticipated cumulative impacts where more than one development impacts upon transportation infrastructure. This is detailed in the settlement statements. All new development within a settlement will contribute to any identified requirement.

Strategic drainage and water supply

Contributions are likely where strategic infrastructure is required and will be shared by several developers, as detailed in the action programme.

Primary education

Contributions will be required to fully accommodate any deficit where the capacity of existing schools is projected to be exceeded as a result of proposed development. This is detailed in the settlement statements. All new housing development within a primary school catchment will contribute to any identified requirement.

Secondary education

Contributions will be required to fully accommodate any deficit where the capacity of an existing school is exceeded as a result of proposed development, as shown in table 2.

Community facilities

Contributions will be required to mitigate the effects of development on communities where a specific shortfall is identified and additional development will make this situation worse. This is detailed in the settlement statements.

Waste and recycling

Contributions will be required for facilities in line with waste management thresholds for types and sizes of development, as shown in table 3 and the settlement statements. In some cases this will involve the developer fully accommodating waste facilities on their site.

Health facilities

In the settlement statements we detail the contributions that are required to mitigate the effects of development on health facilities, where a shortfall is identified.

In exceptional circumstances, we may also require off-site contributions towards affordable housing needs and public open space, as set out in Policy 6 “Affordable housing” and Policy 8 “Layout, siting and design of new development”, and their associated supplementary guidance.

Table 1 – Strategic transportation requirements

Nature of contribution	Settlement	Site
Contributions required for cumulative strategic transportation improvements including interventions on the A96 and in Aberdeen City.	Inverurie	Inverurie – M1, M2, M3, E1, E2, E3, E4, H1, H2, H3, H4
	Blackburn	Blackburn – M1
	Kintore	Kintore – M1
Contributions required for cumulative strategic transportation improvements including interventions on the A90 and in Aberdeen City.	Ellon	Ellon – M1, E1, H1
	Balmedie	Balmedie – M1, H1
	Blackdog	Blackdog – M1
	Foveran	Foveran – M1, E1
Contributions required for cumulative strategic transportation improvements including interventions on the A90 and in Aberdeen City.	Elsick	Elsick – M1, E1
	Newtonhill	Newtonhill – H1
	Stonehaven	Stonehaven - H1, H2, H3, H4, E1, E2

Table 2 – Secondary education requirements

Nature of contribution	Settlement	Site
Additional secondary school provision at Mearns Academy	Laurencekirk	M1
	Edzell Woods	M1
	St Cyrus	M1
	Fettercairn	H1
	Auchenblae	M1, H1
	Fordoun	H1
	Luthermuir	M1, M2
	Marykirk	M1

Nature of contribution	Settlement	Site
Additional secondary school provision at Mackie Academy	Stonehaven	H1, H2, H3, H4
	Drumlithie	M1
	Inverbervie	H1, H2
	Kinneff	M1
	Gourdon	H1

Nature of contribution	Settlement	Site
Additional secondary school provision at Banchory Academy	Banchory	M1, M2, H1, H2
	Inchmarlo	H1
	Strachan	H1
	Drumoak	H1
	Park	H1

Nature of contribution	Settlement	Site
Additional secondary school provision at Aboyne Academy	Aboyne	M1
	Logie Coldstone	M1
	Tarland	H1, M1
	Kincardine O'Neil	M1, H1
	Finzean	H1

Nature of contribution	Settlement	Site
Additional secondary school provision at Alford Academy	Alford	M1
	Towie	H1
	Keig	H1
	Cluny	H1
	Echt	H1
	Lumsden	H1

Nature of contribution	Settlement	Site
Additional secondary school provision at Inverurie Academy	Inverurie	H1, H2, H3, H4, M3, F
	Hatton of Fintray	H1
	Keithhall	H1
	Kinmuck	H1
	Chapel of Garioch	H1, H2

Nature of contribution	Settlement	Site
Additional secondary school provision at Kemnay/Kintore Academy	Blackburn	M1
	Kintore	M1
	Kemnay	H1, H2

Nature of contribution	Settlement	Site
Additional secondary school provision at Gordon Schools	Huntly	H1, H2, H3
	Cairnie	H1
	Clatt	H1
	Drumblade	H1
	Forgue	H1
	Gartly	H1
	Glass	H1
	Insch	H1, H2, H3
	Kennethmont	H1, H2
	Rhynie	H1, M1
	Drumdelgie	H1

Table 3 – Waste and recycling facilities

Nature of contribution	Settlement	Site
Household Waste and Recycling centre - Macduff	Banff	M1, H1
	Whitehills	H1
	Cornhill	H1
	Macduff	E1
Depot and Recycling bulking point – Banff/Macduff	Banff	M1, H1 As above for Macduff HWRC plus below
	New Byth	H1
	Portsoy	H1, H2, H3
	Garmond	H1
	Turriff	H1, H2, M1
Household Waste and Recycling centre - Mintlaw	Mintlaw	M1, H1, H2, H3
	Auchnagatt	M1, H1
Depot and Recycling bulking point – Mintlaw	Mintlaw	M1, H1, H2, H3
	Memsie	H1, H2
	Fraserburgh	H1, M1, E1
	Rathen	H1
	Sandhaven and Pitullie	H1
	Auchnagatt	M1, H1
	Boddam	H1, H2
	Crimond	H1
	Cruden Bay	M1, H1
	Fetterangus	H1, H2
	Longhaven	H1
	Longside	M1
	Maud	H1
	Rora	H1
	St Combs	H1
	St Fergus	H1, H2
	Strichen	H1
	Stuartfield	H1
Peterhead	E1, M1, H1, H2	
Household Waste and Recycling centre - Balmedie	Balmedie	M1, H1
	Blackdog	M1
	Foveran	M1

Depot and Recycling bulking point – Ellon	Ellon Balmedie Belhelvie Blackdog Foveran Methlick Newburgh Tarves Udny Green Udny Station Ythanbank Hatton	M1, E1 H1 H1 M1 M1 H1, H2 M1, H1 M1, H1 H1 M1 H1 H1, E1
Depot and Recycling bulking point – Inverurie	Inverurie Oldmeldrum Blackburn Chapel of Garioch Echt Hatton of Fintray Insch Keithhall Kemnay Kintore Kinmuck Newmachar Cluny & Sauchen Westhill Alford Kennethmont	M1, M2, M3, H1, H2, H3, H4 M1, M2, H1 M1 H1, H2 H1 H1 H1, H2, H3 H1 H1, H2 M1 H1 M1, H1 H1 H1, H2, M1 H1, H2
Household Waste and Recycling centre - Inverurie	Inverurie Oldmeldrum Chapel of Garioch Insch Keithhall Kinmuck Kennethmont	M1, M2, M3, H1, H2, H3, H4 M1, M2, H1 H1, H2 H1 H1 H1 H1, H2
Household Waste and Recycling centre – Kemnay/Kintore	Kemnay Kintore Blackburn Hatton of Fintray Cluny & Sauchen	H1, H2 M1 M1 H1 H1
Household Waste and Recycling centre – Laurencekirk	Laurencekirk Edzell Woods Fettercairn Fordoun Gourdon Luthermuir Marykirk	M1 M1 H1 H1 H1 M1, M2 M1
Household Waste and Recycling centre – Elsick	Elsick Kirkton of Maryculter Newtonhill Portlethen	M1 H1 H1 E1, E2

Depot and Recycling bulking point – Elsick	Elsick Portlethen Kirkton of Maryculter Newtonhill	M1 E1, E2 H1 H1, E1
Depot and Recycling bulking point – Stonehaven	Stonehaven Auchenblae Drumlithie Edzell Woods Fettercairn Fordoun Gourdon Inverbervie Laurencekirk Luthermuir Marykirk Roadside of Kinneff St Cyrus	H1, H2, H3, H4, E1, E2 M1, H1 M1 M1 H1 H1 H1 M1, H1 M1 M1, M2 M1 M1 M1
Household Waste and Recycling centre – Aboyne	Aboyne Finzean Kincardine O’Neil Logie Coldstone Tarland	M1 H1 M1 M1 H1, M1
Household Waste and Recycling centre – Alford	Alford Keig Lumsden Rhynie Towie	M1 H1 H1 H1, M1 H1
Waste transfer station and depot facility - Banchory	Banchory Drumoak Park Aboyne Finzean Inchmarlo Kincardine O’Neil Logie Coldstone Strachan	H1, H2, M1, M2 H1 H1 M1 H1 H1 M1 M1 H1
Household Waste and Recycling centre – Banchory	Banchory Drumoak Park Inchmarlo Strachan Tarland	H1, H2, M1, M2 H1 H1 H1 H1 H1, M1

SCHEDULE 4

Affordable Housing Targets

Policy 6 expects all housing development to contribute to meeting either a 25% target or an alternative higher or lower percentage, as listed in this schedule or provided as an exception through the provisions of the supplementary guidance on affordable housing. The following table details extraordinary affordable housing targets in settlements across Aberdeenshire. It takes account of local income to house price data (as an indicator for affordability); the length of the waiting list (as an indicator of demand); the waiting list to re-let ratio (as an indicator of turnover); and the level of housing allocations made through Schedule 1 of the Plan. In all but exceptional cases the target will be met will be either through the provision of serviced land to a registered social landlord, or through the direct provision of affordable houses.

This is defined in SPP as “housing of a reasonable quality that is affordable to people on modest incomes”. This is likely to be housing where individuals, couples and families on modest and fixed incomes are not required to pay more than 25% of their gross income on suitable and adequate housing. It includes social rented and intermediate¹ housing, provided to specified eligible households whose needs are not met by the market.

The affordable housing policy states that affordable housing can be delivered by a variety of means. In many cases affordable housing may be provided without subsidy by the development of houses for sale at a price which are affordable to those on modest incomes. This type of delivery is especially applicable to those settlements where a target beyond 25% has been identified. In such cases the target is intended to support the development of a range of house types within settlements where housing need is acute.

The target for the whole plan period has been informed by the Housing Needs and Demand Assessment. Housing need at a settlement level has been guided by analysis of Council House waiting lists and re-let information at a settlement level. Requirements for individual settlements will be reviewed in Aberdeenshire Council’s Local Housing Strategy and any future revisions of that document will supersede this schedule.

¹ Intermediate affordable housing is housing at prices and rents above those of social rent but below market price or rents, and which meet the criteria set out above. These can include shared equity and other low cost homes for sales, and intermediate rent.

Settlement	Target for Whole Plan Period %	First Choice Waiting List 2009	Any Choice Waiting List 2009	Housing Need Waiting list to re-lets ratio	Pressured Area Status
Banff and Buchan – All 25% except					
Inverallochy	15%	9	493	4.7	No
Fraserburgh	30%	673	964	7.7	Yes
Buchan – All 25% except					
Auchnagatt	10%	1	152	-	No
Peterhead	35%	767	1176	7.2	Yes
Stuartfield	10%	9	263	1.5	No
New Deer	10%	17	271	6.0	Yes
St Combs	20%	14	313	3.0	Yes
Fetterangus	10%	3	205	1.0	No
Longhaven	10%	No Waiting List Information			No
Crimond	20%	22	311	1.3	No
Maud	10%	19	243	2.8	No
Formartine – All 25% except					
Ellon	30%	376	1211	16.6	Yes
Newburgh	20%	19	621	9.5	Yes
Tarves	15%	28	425	no turnover	Yes
Udny Station	15%	4	350	1.3	No
Cuminestown	10%	12	238	2.5	Yes
Foveran	20%	2	303	1	Yes
Garioch – All 25% except					
Chapel of Garioch	10%	No information available	No		
Insch	30%	72	648	4.9	No
Inverurie	35%	788	2040	17.8	Yes
Cluny/ Sauchan	10%	No Waiting List Information as no council stock			No
Westhill	40%	275	1205	45.3	Yes
Dunecht	20%	No Waiting List Information as no council stock			No
Kincardine and Mearns – All 25% except					
Stonehaven	50%	567	1378	64.4	Yes
Drumlithie	10%	5	262	no turnover	No
Luthermuir	10%	0	140	0	Yes
St Cyrus	20%	33	320	4.1	No
Marr – All 25% except					
Aboyne	35%	132	581	8.7	Yes
Banchory	40%	257	934	14.4	Yes
Lumsden	10%	1	173	2.0	No
Rhynie	10%	10	212	1.5	No
Torphins	20%	30	466	28.0	Yes
Lumphanan	10%	9	259	2.4	Yes
Monymusk	10%	6	277	2.0	No
Tarland	20%	21	307	23.0	No

* (number of applicants in housing need compared to the number of houses let in any one year).

SCHEDULE 5

Aberdeenshire Council - Schedule of Land Ownership

The following table outlines land in the ownership of the planning authority, as required by Section 15(3) of the Planning etc. (Scotland) Act 2006, which is affected by policies and proposals for development in the proposed Aberdeenshire local development plan.

Description of land owned by the planning authority	Reference to policies, proposals or views contained in the local development plan which relate to the occurrence of development of the land
Land to the south of Annochie Place, Auchnagatt	H1 (part): Auchnagatt
Land at Crimond School, Crimond	R2: Crimond
Land at Port Erroll School, Cruden Bay	R1: Cruden Bay
Land to the north of Cantlay Court, Cruden Bay	H2: Cruden Bay
Land at South Street, Mintlaw	H2: Mintlaw
Land to the north of Castle Road, Maud	EH1: Maud
Land at Dales View Drive and Land at Clerkhill/Dales, Peterhead	H1 (part): Peterhead
Dales Industrial Estate, Peterhead	BUS4: Peterhead
Blackhouse Industrial Estate, Peterhead	BUS 1 (part): Peterhead
Site adjacent to Catto Way, Peterhead	BUS 2 (part): Peterhead
Site at Damhead Road, Peterhead	BUS 3 (part): Peterhead
Land at Clerkhill School and Anna Ritchie School, Peterhead	R3: Peterhead
Land at West Links, Peterhead	R4 (part): Peterhead
Land to west of Millburn Avenue, St Combs	H2 (part): St Combs
Site at St Combs School, St Combs	R1: St Combs
Land at Strichen Primary School, Strichen	R1 (part): Strichen
Stuartfield School, Stuartfield	R3: Stuartfield
Land at Industrial Estate, on the B9023, Aberchirder	BUS1: Aberchirder
Land at Aberchirder Primary School, Smith Crescent, Aberchirder	R1: Aberchirder

Description of land owned by the planning authority	Reference to policies, proposals or views contained in the local development plan which relate to the occurrence of development of the land
Land at Scotston, Banff	EH1: Banff
Land to the west of Goldenknowes Road, Banff	M1 (part): Banff
Land at Fordyce Primary School, Fordyce	R1: Fordyce
Land at Banff and Buchan College / Lochpots Primary School, Fraserburgh	R1 (part): Fraserburgh
Land at Fraserburgh Academy, Fraserburgh	R2: Fraserburgh
Land at South Park School, Fraserburgh	R3: Fraserburgh
Land to the west of Fraserburgh (H1), Fraserburgh	R4 (part): Fraserburgh
Land to the west of Boothby Road, Fraserburgh	H1 (part): Fraserburgh
Land at Kessock Industrial Estate, Fraserburgh	BUS3, BUS4 (part): Fraserburgh
Fairney Business Park, Fraserburgh	BUS1 (part): Fraserburgh
Inverboyndie Industrial Estate	BUS1 (part): Inverboyndie
Land and Industrial Estate, Old Gamrie Road, Macduff	BUS, BUS2, EH1 (part): Macduff
Land at Macduff Primary School and Community Centre, Macduff	R1: Macduff
Land at Portsoy Primary School, Portsoy	R1: Portsoy
Council Depot, Park Road, Portsoy	H2: Portsoy
Land at Rosehearty Primary School, Rosehearty	R1: Rosehearty
Land at Sandhaven School, Sandhaven/Pitullie	R1: Sandhaven/Pitullie
Land at and adjacent to Balmedie School, Balmedie	R2: Balmedie
Land at Rowan Drive (Leisure Centre, Library), Balmedie	R2: Balmedie
Land to the south of Balmedie	E1 (part): Balmedie
Land to the south of Balmedie	H1 (part): Balmedie
Land at Balmacassie, Ellon	R1 (part): Ellon
Oldmeldrum Industrial Estate, land south of Colpy Road (A920), Oldmeldrum	BUS (part): Oldmeldrum
Land south of Millburn Road, Oldmeldrum	H1 (part): Oldmeldrum

Description of land owned by the planning authority	Reference to policies, proposals or views contained in the local development plan which relate to the occurrence of development of the land
Markethill Industrial Estate, Turriff	BUS1: Turriff
Land at Insch Business Park, Denwell Road, Insch	BUS (part): Insch
Land west of Denwell Road, Insch	R1 (part): Insch
Land at Harlaw Industrial Estate, Inverurie	BUS2 (part): Inverurie
Land at Westfield Road / Victoria Street, Inverurie	R7: Inverurie
Land east of Harlaw Road, Inverurie	M2 (part): Inverurie
Football ground to north west of Newmachar	R2: Newmachar
Newmachar School and Recreation Area, land east of Reisque Avenue, Newmachar	R1: Newmachar
Business Park between the A944 (Straik Road) and the B9119, Westhill	BUS (part): Westhill
Land at Drumoak Kirk, Drumoak	R2: Drumoak
Linton Business Park, Gourdon	BUS: Gourdon
Land south of School Road, Stonehaven	R1: Stonehaven
Land to the north east of Redcloak Recycling Centre, Stonehaven	E1(part): Stonehaven
Land at Alford Academy and Primary School, School Road, Alford	M1: Alford
Land at Alford cemetery and war memorial, Parkhill Road, north west, Alford	R2: Alford
Land to north of Alford Medical Practice, Gordon Road, Alford	R3: Alford
Land to south of Greystone Road, Alford	R1 (part): Alford
Land at Hill of Banchory School, Fir Brae, Banchory	R1 (part): Banchory
Land to north west of George V Avenue, Huntly	R1: Huntly
Land at Rhynie Industrial Estate, Richmond Avenue, Rhynie	BUS (part): Rhynie
Land to west of Learney Hall, Torphins	R1 (part): Torphins

GLOSSARY

of terminology used in
Aberdeenshire Local Development
Plan and associated Supplementary
Policy Guidance

A

Aberdeen City and Shire Economic Future

Action Plan: Aims to build a strong economy and to maintain an excellent quality of life making Aberdeen City and Shire one of the most successful regional economies in Europe.

Aberdeen Housing Market Area: A geographical area covering Aberdeen and surrounding settlements which is relatively self-contained in terms of reflecting people's choice of location for a new home i.e. a large percentage of people settling in the area will have sought a house only in that area.

Action Programme: Supports delivery of the Aberdeenshire Local Development Plan and sets out actions required to deliver the policies and proposals contained in the plan; responsibilities for carrying out the identified actions and timescales for conclusion of each action.

Affordable Housing: Is defined broadly as, "housing of a reasonable quality that is affordable to people on modest incomes" (Scottish Planning Policy 2010).

Allocations: Areas of land identified for development in the Local Development Plan.

Areas of Search: Identify areas of extensive mineral deposits from which a choice of development sites might be acceptable.

B

Biodiversity: The total range of the variety of life forms on earth or any given part of it, the ecological roles they perform, and the genetic diversity they contain.

Brownfield Site: Sites, normally within settlements, which have previously been developed or used for some purpose that has ceased. Their redevelopment may encompass re-use of existing buildings by conversion; demolition and new build; clearance of derelict land and infill and various other forms of intensification. They exclude private and

public gardens, sports and recreational grounds, woodlands and amenity open spaces.

C

Commercial Centre: Where business activities such as shops and services are concentrated. Proposals for a retail development must however demonstrate that a sequential approach to site selection has been followed. Refer to SGRetail 1: Town centres and retailing.

Conservation: All the processes of looking after a place so as to retain its cultural significance. It includes maintenance and may according to circumstances include preservation, restoration, reconstruction and adaptation and will be commonly a combination of more than one of these.

Conservation Areas: Areas of special architectural or historic interest, the character of which it is desirable to enhance and which should be protected from insensitive or inappropriate development.

Core Path Plan: A plan prepared by the Council to identify, develop, manage and maintain a series of core paths, routes, waterways etc to facilitate the exercise of access rights.

D

Development: The carrying out of building, mining, engineering or other operation in, on, over or under the land or the making of any material change of use in the use of any buildings or land.

Developer Contributions: Contributions made by developers to provide, or help provide, new infrastructure, facilities or amenities, or to supplement existing provision, where these are required as a consequence of the development being proposed, on its own, or as a result of the cumulative impact of development in the area. Contributions, are frequently subject to a legal agreement between the developer and the council.

Development Brief: A detailed document for an area allocated for development in a local plan. The brief provides information to possible developers on issues such as the preferred siting, design and layout of buildings, and the need for associated infrastructure and services. Applicants whose planning application conforms to a development brief are more likely to receive planning permission.

E

Effective Housing Land Supply: The part of the established housing land supply which is free, or expected to be free of development constraints in the period under consideration and will therefore be available for the construction of housing.

Established Housing Land Supply: The total housing land supply, including both unconstrained and constrained sites. This will include the effective housing land supply, plus the remaining capacity of sites under construction, sites with planning consent, sites in adopted local development plans and, where appropriate, other buildings and land with agreed potential for housing development.

Energetica: A development framework between Aberdeen and Peterhead to improve the economy and promote the energy industry, endorsed by Aberdeen City and Shire Structure Plan 2009.

Employment Land: In accordance with the Structure Plan the Local Development Plan maintains a supply of land for industrial, business, and other employment uses, normally classes 4, 5 & 6 of the Use Classes Order.

G

Greenbelt: An area of countryside where strict planning controls exist with the intention to protect the landscape setting and maintain the identity of towns and cities and provide land for recreation.

Gypsy/Travellers: Gypsies/Travellers are a small but distinctive ethnic and cultural minority within the Scottish population. The current definition of Gypsies/Travellers excludes Travelling Showpeople/Circus and New (Age) Travellers. (Source: Report by Craigforth on behalf of Scottish Government Social Research - Gypsies/Travellers in Scotland: The Twice Yearly Count: No 16, 2009).

H

Habitat: The environment in which a species lives.

Housing Need and Demand Assessment 2010: This document considers current housing markets, identifying key drivers within the housing system to assess the future housing market and the housing needs of current and future residents.

Housing Requirements: The total amount and type of housing necessary to accommodate a given or projected population at appropriate minimum standards. This includes both housing need and demand.

Housing Land Requirements: The amount of land required to be allocated for housing to meet the identified housing requirement.

I

Infrastructure: The basic services needed to support development. These include roads access, schools, water and sewage facilities.

L

Landscape Character: The particular variations in topography, drainage, vegetation and land-use which define the perception of an area.

Listed Building: The Planning (Listed Buildings and Conservation Areas) Act 1997 requires the compilation of a list of buildings of special architectural or historic interest. The purpose of listing is to ensure that a building's special architectural and/or historic interest is fully recognised and that any demolition, alteration or repair that would affect its character is brought under statutory control.

Local Development Plan: A strategic document that sets out the council's detailed policies and proposals for the development and use of land throughout the Aberdeenshire area.

Local Housing Strategy: Is an assessment of housing needs and conditions in Aberdeenshire. It is a statutory document produced by Aberdeenshire Council. The Local Housing Strategy (LHS) has been produced to tackle the problems across Aberdeenshire for the period 2004-2009. The Strategy covers not just Council housing but housing of all tenures including owner occupiers, housing associations and the private rented sector. For Gypsy Travellers, the requirement is not for a house or flat but for a secure stopping site.

M

Masterplan: a document that explains how a site or series of sites will be developed. It will describe how the proposal will be implemented, and set out the costs, phasing and timing of development. A master plan will usually be prepared by or on behalf of an organisation that owns the site or controls the development process.

Material Consideration: Matters we must consider when making a decision on a planning application. Scottish Government guidance states that there are two main tests in deciding whether a consideration is material and relevant: "It should serve or be related to the purpose of planning – it should therefore relate to the development and use of the land. It should fairly and reasonably relate to the particular application." Although the person making the decision needs to consider whether a matter is material, it is ultimately a matter for the courts to decide.

Mineral Resource: Is a concentration or occurrence of material of intrinsic economic interest in or on the earth's crust in such form, quality and quantity that there are reasonable prospects for eventual economic extraction.

Mineral Reserve: Is that part of a Mineral Resource which can be economically extracted. Appropriate assessments demonstrate that the quality and quantity of the mineral can be estimated to a level of confidence which could reasonably justify planning permission being granted.

O

Open Space: Any open space which provides, or has the potential to provide, environmental, social and/or economic benefits to communities, whether direct or indirect, within and around urban areas. It includes greenspace and hard landscaped areas, with a civic function, as well as aquatic open spaces. Examples of open space are detailed in SG LSD5: Public open space. Whilst private garden space can provide benefits in terms of the design and character of a development it does not provide the community benefits associated with open space that is accessible by the public.

P

Pattern Book: Document containing suggestions as to how buildings may be treated in terms of style, materials, textures and finishes. The need for homogeneity and harmony between components is stressed.

Planning Advice: Detailed, non-statutory planning advice and guidance, produced by the Council, relating to specific types of development.

Planning Application: An application made to the Council for the development of land or property.

Policy: A statement of The Council's attitudes or intentions, relating to a particular issue or site.

Precautionary Principle: The principle that authorities should act cautiously to avoid damaging the environment or well-being of communities (in a way that cannot be reversed) in situations where the scientific evidence is not proven but the possible damage could be significant.

Proposal: An intended action of significance to the Plan area, to be carried out by The Council itself or in partnership with other public agencies and private bodies.

Proposals Maps: Maps illustrating each of the detailed policies and proposals in the plan, defining sites for particular developments or land uses.

Protected Land: Is land that conserves or safeguards areas of open space for its setting, recreational or leisure use. It can include conservation areas and town centres existing business sites and reserved sites.

R

Ramsar Site: Wetlands of international importance particularly those containing large numbers of waterfowl. Sites include marshes, fens, peatlands, estuaries, open water and inshore marine areas.

Regeneration Priority Areas: Is the Council's attempt to reinvigorate and support run down communities in addressing problems of economic and social disadvantage, to achieve improved prosperity, well being and quality of life.

Regional Transport Strategy: The strategy sets out the policies implemented by Aberdeenshire Council over the next few years to ensure the authority meets its overall transport vision: 'To develop an integrated transportation system for Aberdeenshire which contributes to the development of an inclusive and safe society, a sustainable economy and which reduces environmental damage caused by transport.'

Renewable energy: Is energy flows that occur naturally and repeatedly in the environment, for example from the wind, water flow, tides or the sun.

Reserved Sites: Are sites that are safeguarded for a specific use e.g. reserved for education, recreation or community uses.

River Basin Management Plan: For each River Basin District, the Water Framework Directive requires a River Basin Management Plan to be published. These are plans that set out the environmental objectives for all the water bodies within the River Basin District and how they will be achieved. The plans are reviewed and updated every six years.

Rural Housing Market Area: A geographical area covering rural Aberdeenshire which is relatively self-contained in terms of reflecting people's choice of location for a new home i.e. a large percentage of people settling in the area will have sought a house only in that area.

S

Safeguarded Areas (Relating to minerals): Identify specific mineral outcrops, such as slate, building stone or precious metals, that are very limited in occurrence and are likely to be economically exploitable.

Scheduled Ancient Monument: Nationally important monuments usually archaeological remains, that enjoy greater protection against inappropriate development through the Ancient Monuments and Archaeological Areas Act 1979.

Section 75 Agreement (Planning Agreement): A legal agreement made between the landowner and the planning authority (often with other parties) which restricts or regulates the development or use of land. It is normally used to agree and to secure contributions from developers. The Section 75 agreement was previously referred to as a Section 50 agreement.

Sequential Approach: Is an approach for choosing sites for retail development which requires developers to demonstrate that there are no suitable town centre sites, before considering sites on the periphery of the town centre and before considering other out of town sites. (Refer to SGRetail 1: Town centres and retailing.)

Settlements: Any built up area with a community function, each settlement in Aberdeenshire is defined by a settlement boundary shown by a dotted line on the maps in the Settlement Statements.

Settlement boundaries: Boundaries of towns and villages identified in the Local Development Plan to define the extent of policies and proposals relating to that particular town or village.

Simplified Planning Zone: An area in which a local planning authority wishes to stimulate development and encourage investment. It operates by granting a specified planning permission in the zone without the need for any individual planning permission.

Site of Interest to Natural Science (SINS): An area identified by the Council as being of local importance and representative of a particular type of biological or geological interest.

Site of Special Scientific Interest (SSSI): These are areas of land or water which, in the opinion of Scottish Natural Heritage, are of special interest by reason of their flora, fauna, geological or physiographical features.

Special Area of Conservation (SAC): Areas designated by the Scottish Government in accordance with the EC Habitats Directive to ensure that rare, endangered or vulnerable habitats and species of community interest are either maintained at, or restored to, a favourable conservation status.

Special Protection Area (SPA): Areas classified by the Scottish Government in accordance with the EC Birds Directive for the purpose of protecting the habitats of rare, threatened or migratory bird species.

Strategic Growth Areas: Is the main focus for development in the area up to 2016, as defined in the Aberdeen City and Shire Structure Plan (2009).

Strategic environmental assessment (SEA): Is an important statutory step that must be built into the plan preparation process. The European 'SEA Directive' (2001/42/EC) requires a formal assessment of the effects of certain plans and programmes on the environment including those in the field of planning and land use.

Structure Plan: Is the strategic policy framework document for the development and use of land within Aberdeen City and Shire. It guides the physical growth of communities from 2007 - 2032, and establishes a broad framework for development and the way in which the use of land should evolve and is approved by Scottish Ministers.

Supplementary Guidance: These documents form part of The Local Development Plan and set out details of how the policies or proposals should be put into practice.

Sustainable development: Sustainable development has been defined as "development that meets the needs of the present without compromising the ability of future generations to meet their own needs". It has increased in importance in both National and European policy guidance and is a pivotal consideration in the planning process.

T

Town and Country Planning (Scotland) Act 1997 (as amended): The Act of Parliament for the planning system in Scotland.

U

Use Classes Order: Refers to the Town and Country Planning (Use Classes) (Scotland) Order 1997, which groups compatible land uses into a series of specific classes for the purposes of determining which changes in the use of land constitute development.

V

Vernacular Building: A building which forms a distinctive part of the town or country scene by reason of its traditional design, use of materials and building techniques. Such buildings are often agricultural in nature and over 100 years old.

Vitality and viability of town centres: Vitality is a reflection of how busy a town centre is in different parts and at different times. Viability is a measure of its capacity to attract ongoing investment, for maintenance, improvement and adaptation to changing needs.

W

Wind energy development: A wind farm or an individual wind turbine with or without a tower/hub.

Windfall sites: Development sites which are not identified through forward planning processes but become available for various ad hoc reasons.

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