

APPENDIX 7C
SETTLEMENT STATEMENTS
FORMARTINE



FORMARTINE SETTLEMENT STATEMENTS

CONTENTS

Settlement	P
Balmedie	388
Barthol Chapel	396
Belhelvie	399
Blackdog	403
Collieston	407
Cultercullen	410
Cuminestown	412
Daviot	415
Ellon	417
Foveran	433
Fyvie	439
Garmond	442
Kirkton of Auchterless	444
Methlick	447
Newburgh	451
Oldmeldrum	457
Pitmedden	467
Potterton	473
Rashierieve Foveran	478
Rothienorman	481
St Katherines	485
Tarves	488
Tipperty	493
Turriff	497
Udny Green	506
Udny Station	509
West Pitmillan	512
Woodhead	515
Ythanbank	517

Map Key

	Settlement Boundary
	Protected Land
	Reserved Land
	Employment Land
	Housing Land
	Mixed Use Types
	Existing Employment Land (BUS)
	Strategic Reserve Employment Land
	Town Centres
	Green Belt
	Conservation Areas
	Existing Core Path

BALMEDIE

Vision

Balmedie is a large commuter settlement located north of Aberdeen, set between the A90 and the North Sea coast. The settlement is characterised by the woodland setting of Balmedie House and the long sand beaches of Balmedie Country Park. Balmedie is a key settlement in both the Energetica Corridor and the Aberdeen to Peterhead Strategic Growth Area. As such, Balmedie will play an important role in delivering strategic housing and employment allowances. In line with the vision of Energetica, it is expected that new development in Balmedie will contribute to transforming the area into a high-quality lifestyle, leisure, and global business location. Balmedie is expected to become an increasingly attractive location for development as the Aberdeen Western Peripheral Route decreases commuting times to Aberdeen. It is important that the individual character of the settlement is retained in the face of increased demand. The settlement currently has a range of services and facilities, which should be sustained during the period of this Plan, but has no traditional “town centre”. In addition, the Plan will seek to improve community facilities.

The community have an aspiration to see vehicle speeding measures introduced within the settlement, as well as the additional provision of cycling facilities. The community have also expressed a desire for a feasible site for education facilities, as well as further youth facilities for young people to socialise.

Natural and Historic Environment

To the northeast of Balmedie is the Foveran Links Site of Special Scientific Interest (SSSI). Site OP3 at Menie is located to the southwest of this designated area. The Newburgh to Balmedie Local Nature Conservation Site (LNCS) is to the east of the settlement.

Settlement Features

Protected Land	
P1	To protect the area of open space and sports pitches as an amenity for the settlement and forming part of the green-blue network.
P2	To protect the woodland setting of the village as forming part of the green-blue network.
P3	To protect the area of open space as an amenity for the settlement.
P4	To protect recreational open space as an amenity for the settlement.
P5	To protect the golf course as an amenity for the settlement.
P6	To protect the golf course as an amenity for the settlement.
Reserved Land	
R1	Reserved for community uses.

Flood Risk

- Small watercourses run through or adjacent to the OP1 and OP3 sites. There is also a surface water flood risk on site OP3. Flood Risk Assessments may be required.

Services and Infrastructure

- **Strategic transportation:** All development may be required to make contributions and connections to the proposed Ellon – Balmedie strategic cycle route.
- **Local transport infrastructure:** Development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.
- **Strategic drainage and water supply:** An upgrade to the water supply infrastructure may be required and a Water Impact Assessment may be requested. There is insufficient capacity at Balmedie Waste Water Treatment Works to treat all sites allocated at Balmedie, Belhelvie, Newburgh and Potterton. A growth project will be initiated once development meets Scottish Water's five growth criteria. A Drainage Impact Assessment may be required. Private treatment works are unlikely to be authorised due to the proximity to the bathing beach. Early engagement with Scottish Water is encouraged.
- **Primary education:** All residential development may be required to contribute towards additional primary school capacity.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Balmedie or towards facilities in the wider catchment area at Ellon. These may be identified in the Community Plan or relevant Community Action Plan.
- **Sports and recreation facilities:** All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Balmedie or towards facilities in the wider catchment area at Ellon. These may be identified in the Community Plan or relevant Community Action Plan.
- **Recycling and waste:** All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.
- **Health and care facilities:** All residential development may be required to contribute to enhanced medical facilities serving the locality and a new health centre at Ellon. Contributions towards the expansion of existing pharmacy facilities may be required.
- **Open space:** If not provided on site, open space contributions from new residential developments should be directed towards improvements of facilities on the Oldmill Crescent Amenity Space, to a new cycle track to the football pitches which are located within the settlement and near the beach, to new green-blue network links between Old Aberdeen Road and Keith Avenue, and also towards new green-blue network links through the beach along the Eigie Burn. There is a need for a burial ground in the settlement.

Allocated Sites

OP1: Land at Balmedie South

Allocation: 80 homes, 11ha employment land, mixed commercial land, retail and hotel

This site was previously allocated as site OP1 in the LDP 2017 albeit in different land use and density proportions. The site is well related to the settlement and would provide a mixed-use development to the south of Balmedie. A single Masterplan will be required to incorporate sites OP1 and OP2 which, in addition to setting out where the employment land and housing will be located on the site, should also demonstrate how the site shall be integrated with the existing town and the surrounding countryside and coast. Pedestrian and active travel links should also be sought through the Masterplan, incorporating public transport and active travel routes along Eigie Road.

At least two points of access to the site are required. Industrial and residential access roads should be separated within the site. Connectivity between OP1 and OP2 is required. Bus stops on Eigie Road will require upgrading to full shelters with layby construction and likely crossing facilities. A Transport Assessment is required.

It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need.

Due to its prominent location on the edge of the settlement, a gateway feature is encouraged for access to the site at Eigie Road, to allow a strong sense of identity and place to be created for the site and for Balmedie more generally. Landscaping will be required to provide screening of employment uses from residential areas. At least 40% open space should seek to incorporate existing waterways through the site, the mix of open space type should be appropriate to the size of the development. The tree belt on the southern periphery of the site forms a natural boundary which can be reinforced. It is encouraged to use the existing features to provide green pedestrian linkages to the wider green-blue network of open space in Balmedie and to Balmedie Country Park.

A Flood Risk Assessment may be required. Enhancement of the watercourse through re-naturalisation and removal of any redundant features should be investigated. A 250mm water main runs through the site. Scottish Water should be contacted by the developer to ascertain whether a mains diversion is possible. Scottish Water has indicated that a Drainage Impact Assessment will be required.

OP2: Land south of Chapelwell

Allocation: 220 homes

This site was previously allocated as site OP2 in the LDP 2017 for 150 homes. Planning Permission in Principle was approved on the site in July 2019 for 220 homes (planning application reference APP/2017/1045), with a subsequent Matters Specified in Conditions application approved on the site in February 2021 (planning application reference APP/2019/1724). A single Masterplan will be required to incorporate sites OP1 and OP2 which, in addition to setting out where the employment land and housing will be located on the site, should also demonstrate how the site shall be integrated with the existing town and the surrounding countryside and beach. Pedestrian and active travel links should also be sought through the Masterplan, incorporating public transport and active travel routes along Eigie Road. Ensuring that there is effective active travel connectivity between the employment land on OP1 and the homes on OP2 will be important to widen access to employment opportunities. The site is currently consented with requirements for access through to the OP1 site once the cumulative total for adoptable roads is reached on Chapelwell Place.

It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need.

At least 40% open space should seek to incorporate existing waterways through the site and these may potentially be incorporated into Sustainable Drainage System provision on the site, the mix of open space type should be appropriate to the size of the development. The tree belt on the southern periphery of the site forms a natural boundary which can be reinforced. It is encouraged to use the existing features to provide green pedestrian linkages to the wider Balmedie green-blue network and Balmedie Country Park.

OP3: Menie

Allocation: Erection of 550 Dwellinghouses (Up to 500 Residential Units and a Minimum of 50 Leisure/Resort Units), Community Facilities (Class 10 Non-residential Institutions and Class 11 Assembly and Leisure), Development Falling Within Class 1 (Shops), Class 2 (Financial, Professional and Other services), Class 3 (Food and Drink), Landscaping and Supporting Infrastructure.

This was previously allocated as OP3 in the LDP 2017. The site previously had Outline Planning Permission (planning application reference APP/2006/4605) for two 18-hole golf courses (a championship links course and a second course); a golf clubhouse, golf academy and ancillary buildings; a driving range and short game practice area; a resort hotel (450 rooms) with conference centre and spa; 36 'golf villas'; accommodation for 400 staff (all of the foregoing comprising 'phase 1'); 950 holiday apartments in four blocks; up to 500 homes and community facilities. Several developments pertaining to the Outline Planning Permission have since been completed, such as the championship golf course and golf related facilities and the clubhouse and maintenance building. Macleod House and Lodge has also been converted into a small country hotel (comprising of 21 bedrooms).

On 26 September 2019, Aberdeenshire Council resolved to grant Planning Permission in Principle (planning application reference APP/2018/1814) subject to the completion of a Section 75 Legal Agreement, Bat Survey and Direction pertaining to timescales of implementation, on site for the erection of 550 Dwellinghouses (Up to 500 Residential Units and a Minimum of 50 Leisure/Resort Units), Community Facilities (Class 10 Non-residential Institutions and Class 11 Assembly and Leisure), Development Falling Within Class 1 (Shops), Class 2 (Financial, Professional and Other services), Class 3 (Food and Drink), Landscaping and Supporting Infrastructure. As part of this permission, two phases (Chapters 1A & 1B) were granted with full details, providing community facilities, some holiday accommodation and 82 dwellinghouses. The remaining Phases/Chapters are covered by the Planning Permission in Principle.

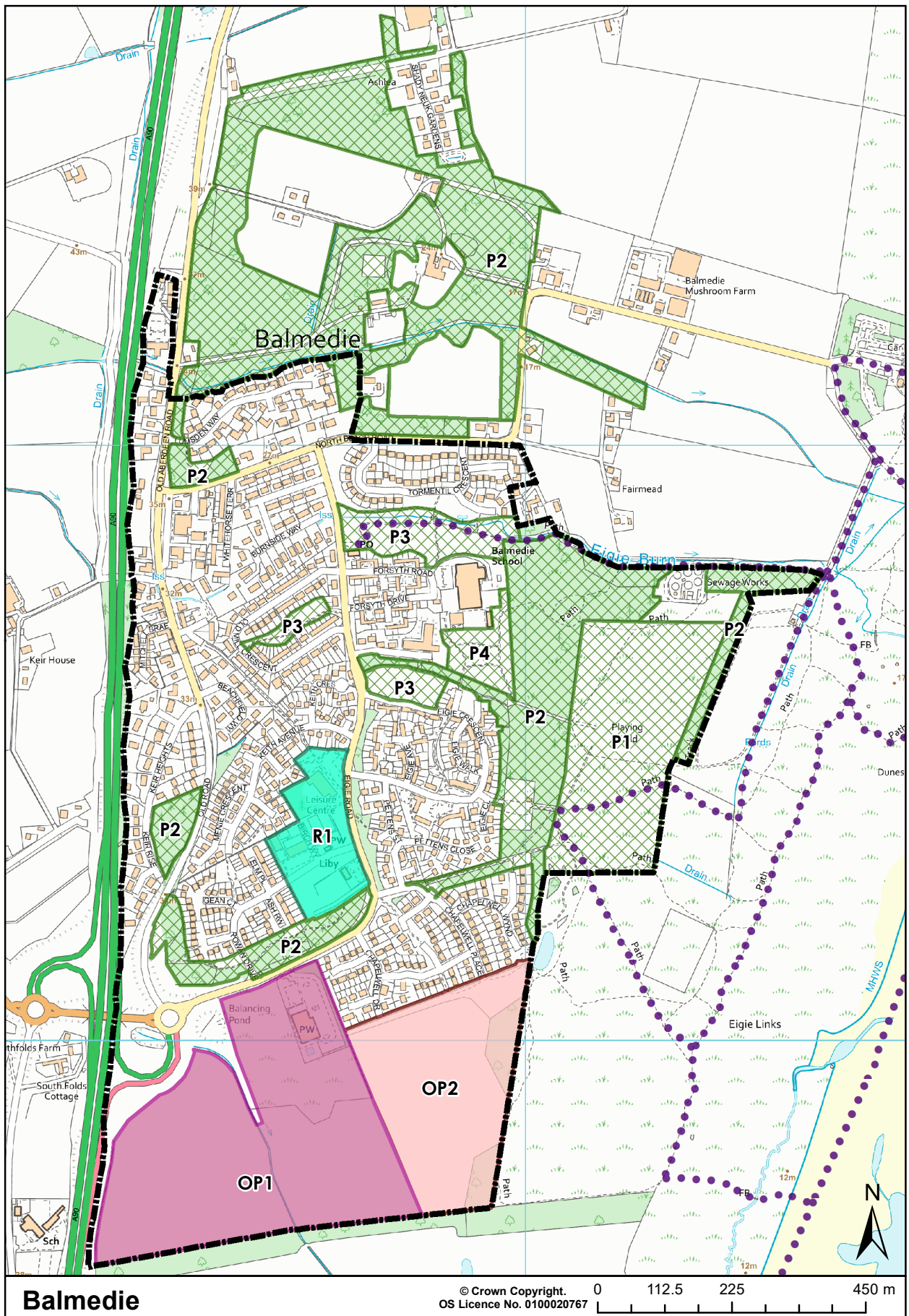
A Masterplan was agreed by Formartine Area Committee in June 2010. However, the consented application (planning application reference APP/2018/1814) proposes to differ from the original phasing contained within the agreed Masterplan, in that Phase 1 of the Outline Planning Permission has not been fully implemented. As such, the Masterplan for the site may require to be revisited to reflect the agreed permission and the future Phases/Chapters not already fully detailed. Although the original phasing would have been the desired long-term plan for the resort, due to the change in circumstances with regard to the downturn in the economic climate, as well as the hotel industry, a change to the phasing has been agreed, based on the materiality of the proposed development continuing to provide a net economic benefit to the area. This being in terms of the delivery of affordable homes in the Ellon Academy Catchment Area, and the provision of construction, commercial, leisure and tourism job opportunities. As such, OP3 has been re-allocated to reflect the current Planning Permission in Principle that has been granted on the site.

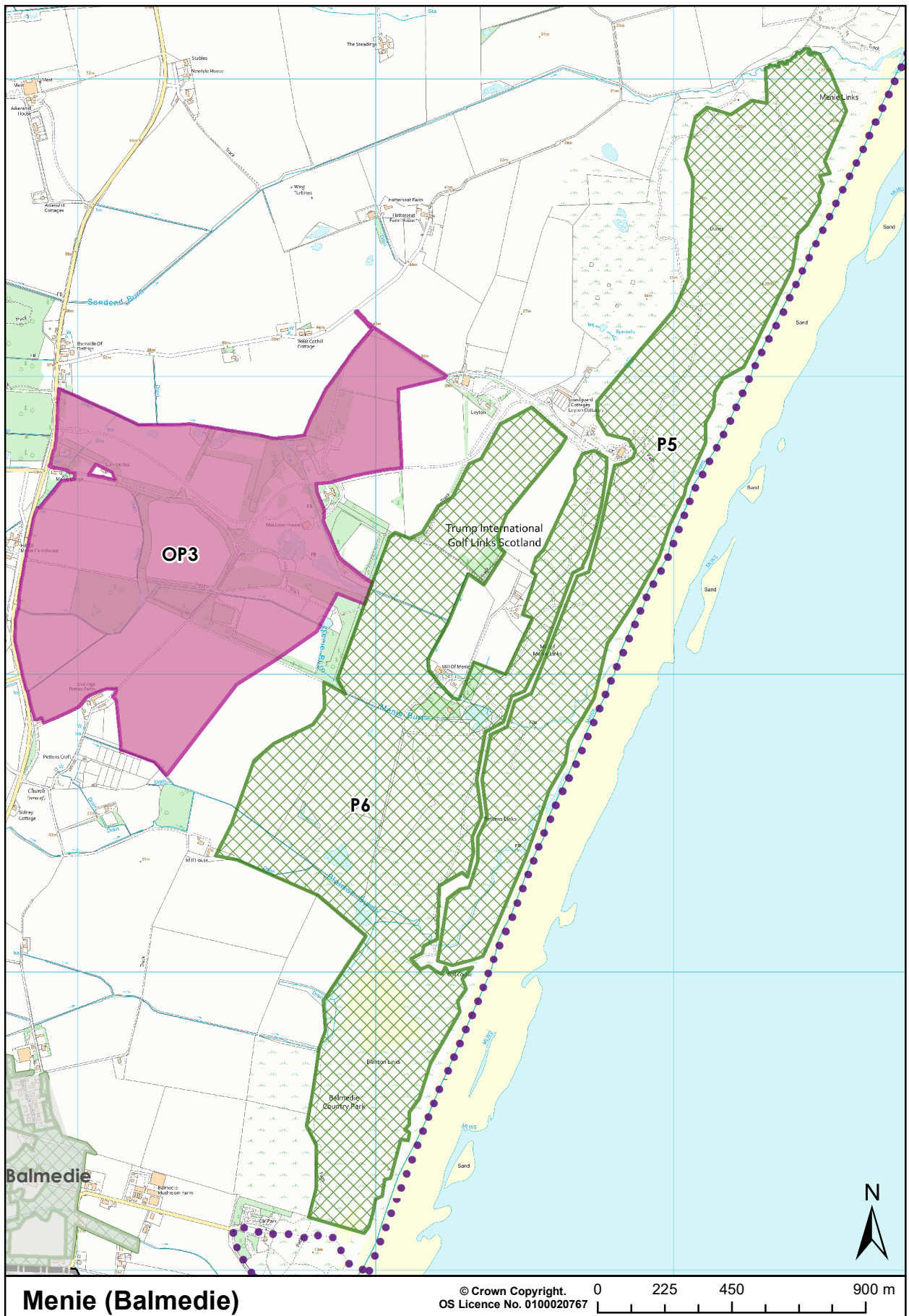
Development on the site requires to take full account of any potential impact on the nearby Foveran Links Site of Special Scientific Interest and on other environmentally designated sites in the wider area. The delegated grant of planning permission was agreed on the basis of any impact being, on balance, acceptable subject to appropriate mitigation measures. Protected species and ecological surveys will be required to be carried out and where appropriate, mitigation or ongoing monitoring measures should be in place, including provision for repeat survey work during construction.

Contributions towards the provision of a new primary school within the Balmedie area, appropriate community facilities and affordable housing are required. It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. The agreed position is that Infrastructure Services (Housing) are seeking to secure a 25% affordable housing contribution in the form of a commuted payment in order to address the local housing need in the Ellon Academy catchment area. For Chapters 1A and 1B the Housing Service are seeking a commuted sum to be paid in instalments upon the completion of the 20th, 40th, 60th and 73rd open market unit. Future Chapters will also require a 25% contribution and would be by further contributions. However, there is scope for the consideration of on-site delivery of affordable housing units which meets local housing need. This would require to be assessed prior to any future applications. Delivery of any future on-site affordable housing should be integrated into the design of the development to provide a mix of house types and sizes to meet local need. Hard and soft landscaping schemes are necessary and a compensatory planting scheme will be required. A Woodland Biodiversity Action Plan should be completed. The ancient woodland site should be protected against loss or detrimental impact in any future planning applications.

Transportation requirements are to be agreed through an updated Transport Assessment for each phase of development, including a Public Transport Strategy. Walking and cycling links to Balmedie should be provided.

A Drainage Impact Assessment for foul drainage and water supply, and a site water management plan is required. A scheme for monitoring, evaluation and mitigation of local water quality must be approved for each stage of the development. Waste management plans must be approved for each stage of the development. A Flood Risk Assessment may be required should development proposals be revised or extant permissions lapse. The small watercourses should be integrated as positive features into the green-blue network through the site.





Menie (Balmedie)

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BARTHOL CHAPEL

Vision

Barthol Chapel is a small rural settlement located within close proximity of Oldmeldrum. The settlement is characterised with its woodland setting and prominent, raised churchyard around which the settlement is clustered. Barthol Chapel is the location of the local primary school. Due to its secluded location, there is little development pressure in Barthol Chapel which contributes towards preserving the amenity of the settlement. Small scale growth to further sustain local services would be welcomed in the settlement, however the community have noted that roads and transportation posed a potential risk to pedestrian safety and may need to be overcome by any future development.

Settlement Features

Protected Land	
P1	To protect the playing fields as a local amenity for the settlement.
P2	To protect the churchyard and landscape setting of the village as an amenity for the settlement and to protect the area as a significant contribution to the character of the place.

Flood Risk

- Due to the presence of a small watercourse, a Flood Risk Assessment may be required for site OP1.

Services and Infrastructure

- **Local transport infrastructure:** A safe walking route to school and passing places within the development should be provided. Assessment for street lighting provision should be undertaken. Development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.
- **Strategic drainage and water supply:** There is no public waste water infrastructure in Barthol Chapel.
- **Secondary education:** All residential development may be required to contribute to the provision of additional capacity at Meldrum Academy.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Barthol Chapel or towards facilities in the wider catchment area at Oldmeldrum. These may be identified in the Community Plan or relevant Community Action Plan.
- **Sports and recreation facilities:** All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Barthol Chapel or towards facilities in the wider catchment area at Oldmeldrum. These may be identified in the Community Plan or relevant Community Action Plan.

- **Recycling and waste:** All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.
- **Health and care facilities:** Residential development may be required to contribute towards the creation of additional capacity at health facilities in Fyvie/Oldmeldrum Medical Group.

Allocated Sites

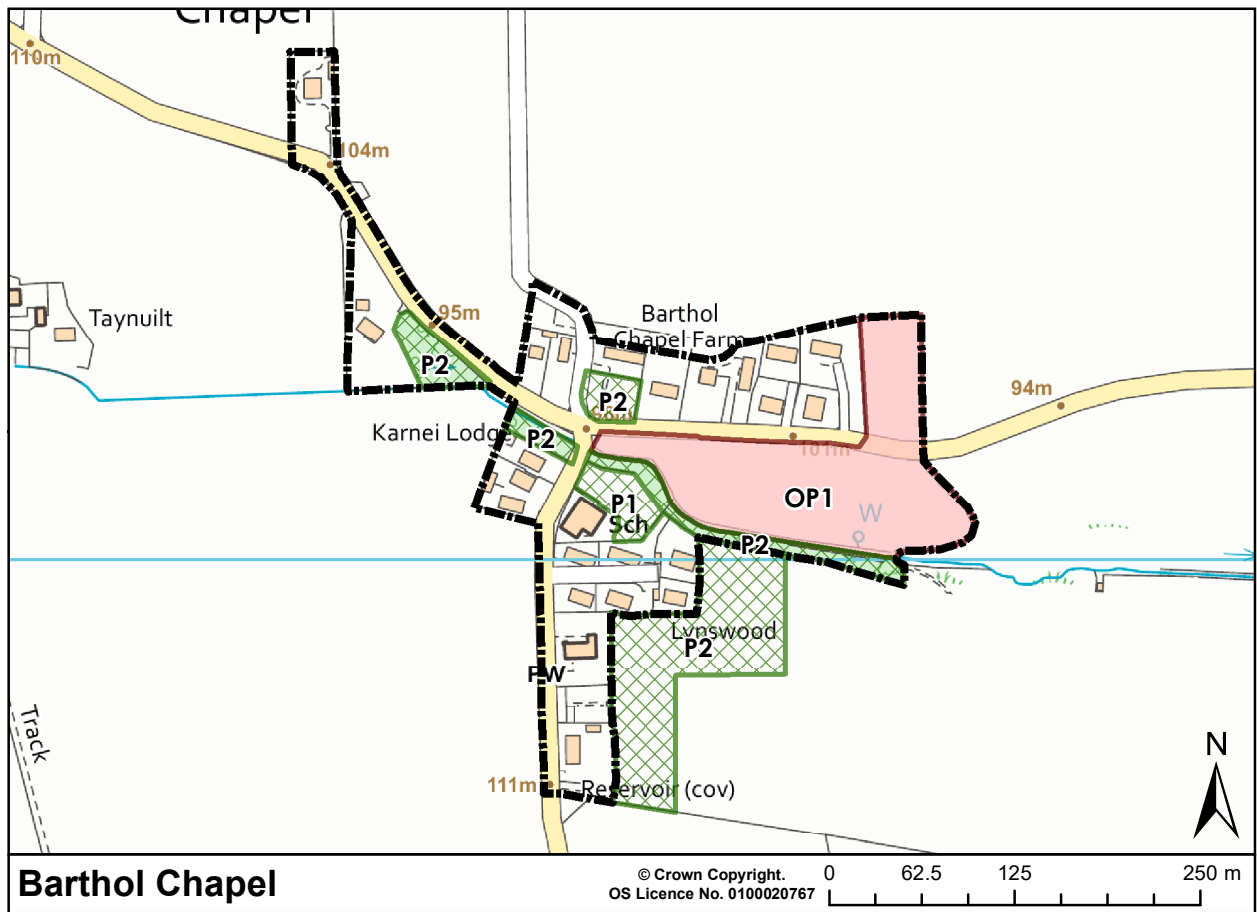
OP1: Land at Barthol Chapel, Inverurie

Allocation: 5 homes

This is a newly allocated site. Development on the site should be carefully considered as it has the potential to significantly impact on the amenity of the village. The development will be restricted to the north and east of the site to safeguard the open space and access to the school. The development will provide good quality open space including a village green and improved pedestrian access. Early discussions are encouraged with Roads Development to discuss access issues. A safe walking route to school will be required to be provided. It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need.

A single waste water treatment plant of sufficient capacity is required to serve all properties within the development and shall be of a standard that can be adopted by Scottish Water. Single individual waste water discharges would not be permitted. Early engagement with Scottish Water is advised.

A Flood Risk Assessment may be required due to the presence of the Burn of Keith which has been historically straightened. A buffer strip will be required adjacent to the watercourse which should be positively integrated into the development. The buffer strip will need to allow sufficient space for restoration of the Burn of Keith. Enhancement of the watercourse through re-naturalisation and removal of any redundant features should be investigated. The development will be required to contribute towards increasing the quality of the protected land at the playing fields and the tree belt to protect existing amenities and ecology.



BELHELVIE

Vision

Belhelvie is a small, easily accessible settlement located less than 12km north of Aberdeen and 2km west of Balmedie. It is located within the Energetica Corridor and the Aberdeen to Peterhead Strategic Growth Area. As such, Belhelvie has a role to play in contributing to the delivery of strategic housing although development may be constrained by prime agricultural land. This contribution will be proportionate to the size of the existing community and will be provided through the allocated site. In line with the placemaking vision of Energetica, it is expected that new development in Belhelvie will contribute to transforming the Energetica Corridor into a high quality lifestyle, leisure and global business location. In line with the principles within the “Shaping Places” section of the Plan, new developments should seek to address, as much as possible, the lack of permeability in newer developments and the lack of consistency in building styles.

There is a community aspiration for a Community Centre in the settlement and improved pavements and off-road footpaths. An active cycle route has been provided between Aberdeen and Belhelvie.

Natural and Historic Environment

The Balmedie Quarry Site of Special Scientific Interest (SSSI) is to the north of the settlement.

Settlement Features

Protected Land	
P1	To protect recreational open space as an amenity for the settlement.
P2	To protect an area of woodland as a significant contribution to the character of the place.

Flood Risk

- Areas adjacent to OP1 are identified as being located within an area of high risk of surface water flooding. A Flood Risk Assessment will be required.

Services and Infrastructure

- **Strategic transportation:** Contributions may be required for cumulative strategic transportation improvements including interventions on the A90 and in Aberdeen City. Allocated site OP1 will need to consider access and connectivity. Development may be required to contribute towards improved public transport infrastructure and the proposed Ellon – Balmedie strategic cycle route.
- **Local transport infrastructure:** Development may be required to contribute towards footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.

- **Strategic drainage and water supply:** An upgrade to the water supply infrastructure may be required and a Water Impact Assessment may be requested. There is insufficient capacity at Balmedie Waste Water Treatment Works to treat all sites allocated at Balmedie, Belhelvie, Newburgh and Potterton. Scottish Water will initiate a growth project should demand from committed development exceed available capacity and will instigate this on receipt of the 5 Growth Criteria from a developer. A Drainage Impact Assessment may be requested. Early engagement with Scottish Water is encouraged.
- **Primary education:** All residential development may be required to contribute towards additional primary school capacity.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Belhelvie or towards facilities in the wider catchment area at Ellon. These may be identified in the Community Plan or relevant Community Action Plan.
- **Sports and recreation facilities:** All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Belhelvie or towards facilities in the wider catchment area at Ellon. These may be identified in the Community Plan or relevant Community Action Plan.
- **Recycling and waste:** All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.
- **Health and care facilities:** All residential development may be required to contribute towards enhanced medical facilities serving the locality. Contributions towards the expansion of existing pharmacy facilities may be required.

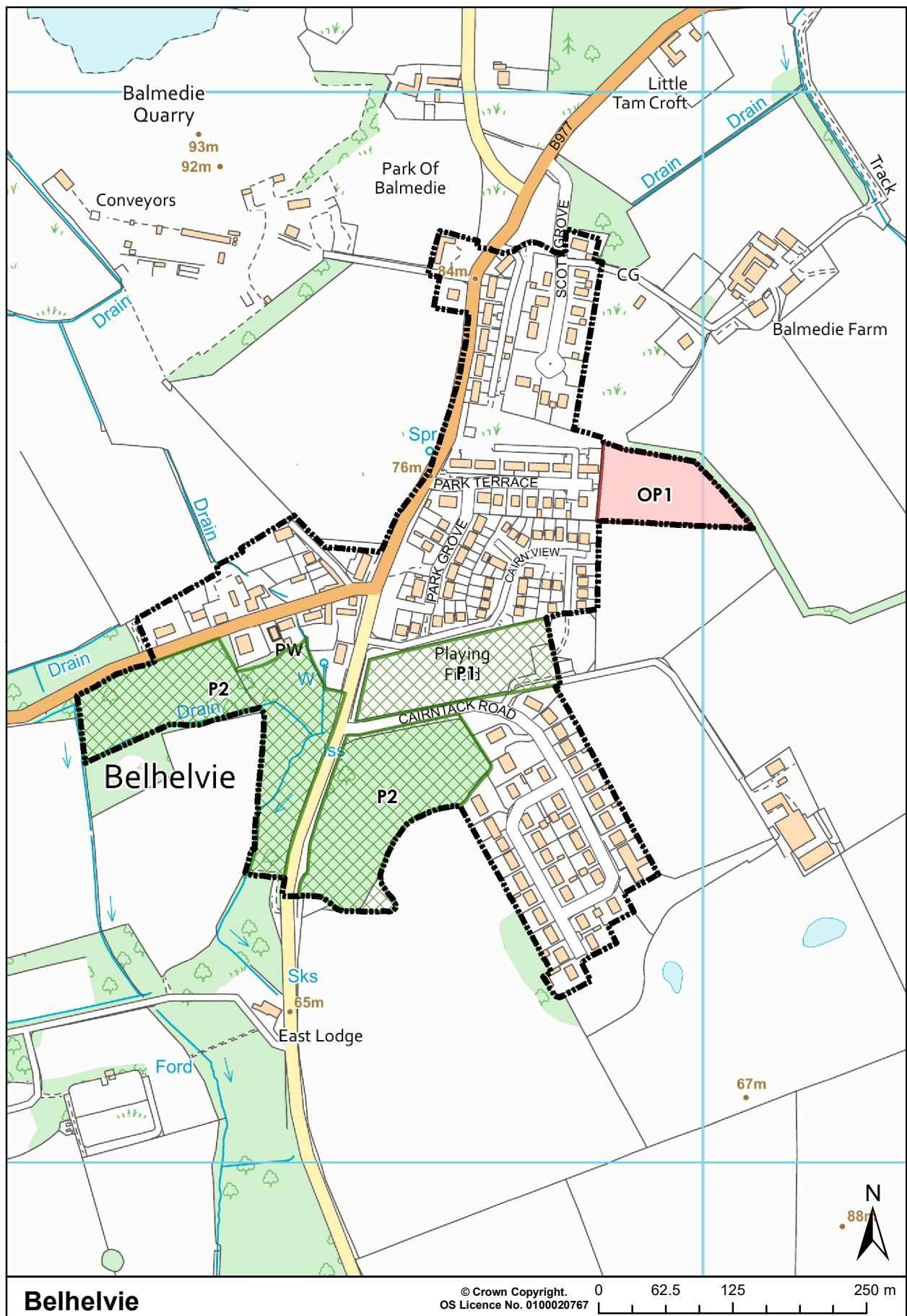
Allocated Sites

OP1: East End of Park Terrace

Allocation: 14 homes

This site was previously allocated as site OP1 in the LDP 2017. The site currently has Full Planning Permission (planning application reference APP/2018/0760) for the erection of 14 dwellinghouses, formation of access and open green space. The site is a logical location for the development of housing as it will enable the provision of local homes without compromising the form of the settlement. It is a logical location for the development to the east of the settlement and well located to the village park. Provision for active travel is required.

Cumulative totals of development served by Park Terrace will be required to be checked against Aberdeenshire Council's Road Adoption Standards. It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need. A Flood Risk Assessment will be required due to surface water flooding on the site. This should be addressed through Sustainable Drainage Systems.



BLACKDOG

Vision

Blackdog is a small settlement located on the boundary between Aberdeenshire and Aberdeen City. Due to its proximity to Aberdeen, a planning application for significant expansion of the settlement has been approved for a new town centre, housing and employment opportunities. This recognises its roles in both the Aberdeen to Peterhead Strategic Growth Area and the Energetica Corridor. In line with the vision of the Energetica Corridor, it is expected that new development in Blackdog will contribute to transforming the area into a high-quality lifestyle, leisure and global business location. Additionally, the strategic significance of Blackdog is recognised in the large mixed-use allocation. As such, it is important for this settlement to meet the need for strategic housing and employment land in the Strategic Growth Area by delivering 600 new homes and employment land, providing improved local facilities and developing a new town centre on site OP1.

An active cycle route has been provided between Aberdeen and Blackdog, and the community has an aspiration to provide a cycle route to Balmedie. Early provision of facilities such as a school, hall or football pitches is still being considered. Improved access to public transport may require resolution, especially when the cinema is built as part of the committed commercial developments.

Natural and Historic Environment

The Blackdog to Bridge of Don Local Nature Conservation Site (LNCS) is to the east of the settlement.

Settlement Features

Other Designations	
BUS	Safeguarded for business uses.
GB	Green Belt.

Flood Risk

- Part of site OP1 is located adjacent to the Scottish Environment Protection Agency's (SEPA) indicative 1 in 200 flood risk area, and has multiple small watercourses running through the site. A Flood Risk Assessment will be required.

Services and Infrastructure

- **Strategic transportation:** Contributions may be required for cumulative strategic transportation improvements including interventions on the A90 and in Aberdeen City. Infrastructure proposals and development trigger points have been agreed through the planning consent and will come forward through subsequent Matters Specified in Conditions (MSC) applications. All development may be required to make contributions and connections to the proposed Ellon – Balmedie strategic cycle route.

- **Strategic drainage and water supply:** A Water Impact Assessment will be required. An upgrade to the waste water treatment works at Strathbathie may be required to accommodate development on the OP1 site. A growth project will be initiated once development meets Scottish Water's five growth criteria.
- **Primary education:** All residential development may be required to contribute towards additional primary school capacity in the area.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Blackdog or towards facilities in the wider catchment area at Ellon. These may be identified in the Community Plan or relevant Community Action Plan.
- **Sports and recreation facilities:** All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Blackdog or towards facilities in the wider catchment area at Ellon. These may be identified in the Community Plan or relevant Community Action Plan.
- **Recycling and waste:** All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.
- **Health and care facilities:** All residential development may be required to contribute towards enhanced medical facilities serving the locality. Contributions towards expansion of existing pharmacy facilities may be required.

Allocated Sites

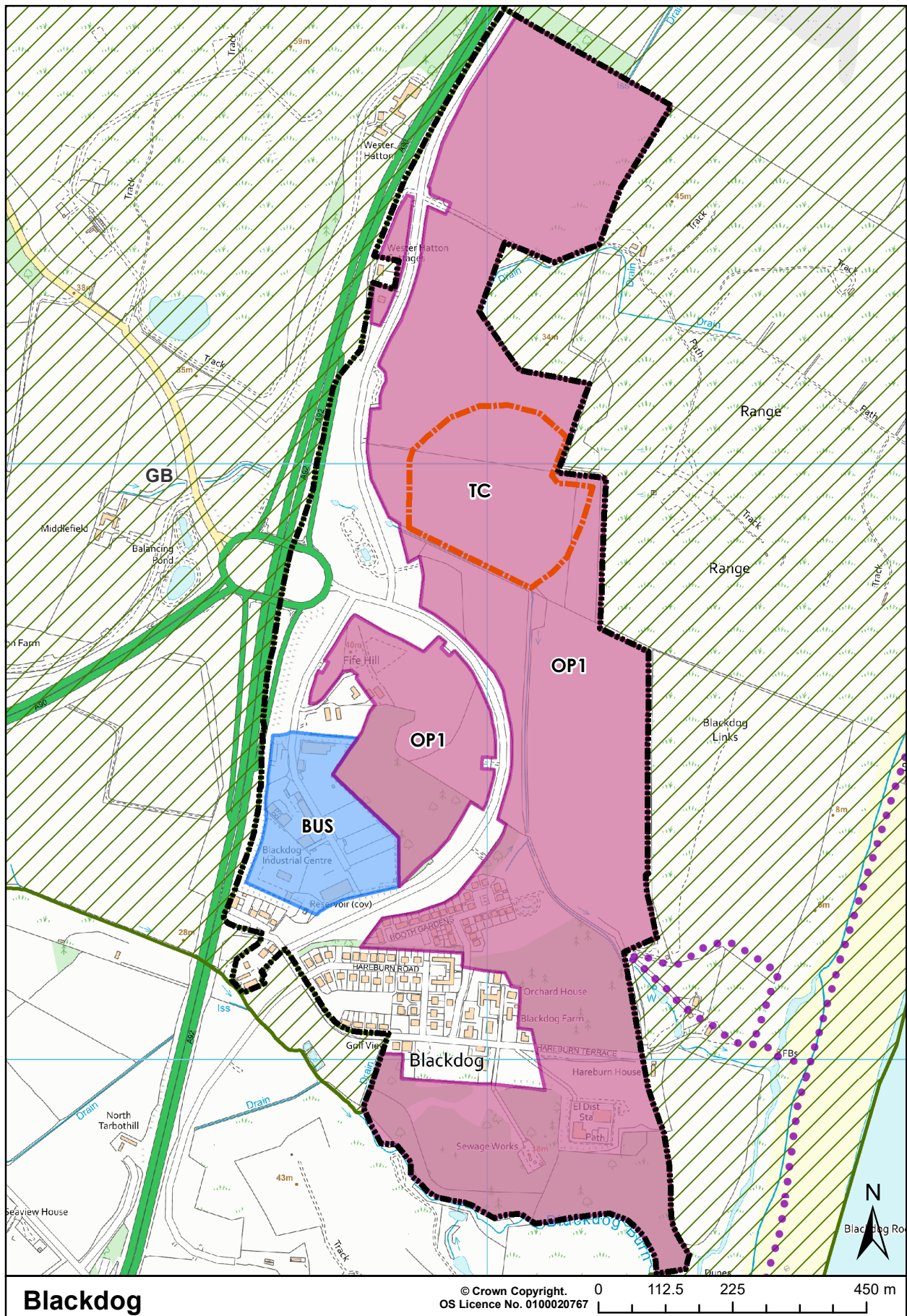
OP1: Land at Blackdog

Allocation: 600 homes, 4ha employment land and 7ha strategic reserve

The site was previously allocated as site OP1 in the LDP 2017. Planning permission in principle (reference APP/2016/0766) has been granted on the northern part of site OP1: Land at Blackdog for a mixed use development, comprising: a town centre that includes a regional food hall, retail, leisure and other class 3 uses; business and industrial uses (classes 4, 5 and 6); alterations to access from the A90 roundabout; local access, landscaping, car parking, cycle and pedestrian facilities, and low carbon infrastructure. On the southern part of the site, planning permission in principle (reference APP/2016/0767) has been granted for 550 homes, education and community uses, and associated infrastructure. Land for a gypsy/traveller transit site will be required to be made available on part of the site, prior to the development of the fourth phase, as outlined in the Masterplan. It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need.

Infrastructure proposals and development trigger points have been agreed through the planning consent and will come forward through subsequent Matters Specified in Conditions applications. The Transport Assessment and Street Engineering Report/Quality Audit will be required to be reviewed with each phase of development.

Due to the presence of small watercourses running through the site, a Flood Risk Assessment will be required. Buffer strips will be required adjacent to the watercourses which should be positively integrated into the development. Enhancement of the watercourses through re-naturalisation and removal of any redundant features should be investigated. The development should be sensitively constructed and have adequate Sustainable Drainage Systems as it has the potential to affect the conservation objectives and natural features of a locally important designated site. The Blackdog to Bridge of Don LNCS includes important coastal habitats and is popular with sea ducks in the winter and breeding birds. The site is located adjacent to contaminated land at the Blackdog Farm Landfill site, remediation measures may be required.



COLLIESTON

Vision

Collieston is an attractive settlement characterised by its coastal setting, with the natural harbour overlooked by housing on the slopes above. Due to its secluded location, there is little development pressure in the settlement, and there may be reduced access to public transport.

Additional land has been allocated in the settlement to allow the development of community based facilities. The amenity and character of the settlement should be preserved. The “Smugglers Cone” represents a seasonal tourist development which is popular with younger people.

Natural and Historic Environment

The Ythan Estuary, Sands of Forvie and Meikle Loch Special Protection Area (SPA) and the Sands of Forvie and Ythan Estuary Site of Special Scientific Interest (SSSI) are located to the southwest of the settlement.

The Buchan Ness to Collieston Coast SPA is located running along the coastline from the southwest to the northeast of the settlement and the Collieston to Whinnyfold Coast SSSI is to the northeast of the settlement running along the cliffs and coastline.

The Sands of Forvie Special Area of Conservation (SAC) and the Forvie National Nature Reserve is situated to the southwest of the village and the Buchan Ness to Collieston SAC is to the northeast.

Settlement Features

Protected Land	
P1	To protect the setting of the harbour as an amenity for the settlement.
P2	To protect St Teman’s Church and the cemetery as an amenity for the settlement and for contribution to the character of the place.
Reserved Land	
R1	To allow the development of community based enterprises around Slains Kirk Building and the existing community centre.

Flood Risk

- Parts of the settlement may be at risk from coastal flooding. Flood Risk Assessments may be required.

Services and Infrastructure

- **Local transport infrastructure:** All development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.
- **Strategic drainage and water supply:** Due to the presence of a designated bathing water beach at Collieston, any development will require to connect to the public waste water network.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Collieston or towards facilities in the wider catchment area at Ellon. These may be identified in the Community Plan or relevant Community Action Plan.
- **Sports and recreation facilities:** All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Collieston or towards facilities in the wider catchment area at Ellon. These may be identified in the Community Plan or relevant Community Action Plan.
- **Recycling and waste:** All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.

CULTERCULLEN

Vision

Cultercullen is a small rural community located south of Ellon. The settlement is characterised by its rural setting and through its role as the site of the local primary school. It has a large number of potential redevelopment sites within the settlement boundary. There is little development pressure in Cultercullen due to its secluded location and relative distance to major transport routes. It is an aspiration to preserve the amenity of the settlement and to further sustain local services. Otherwise, the community considers that incentives for redevelopment of brownfield and derelict buildings should be promoted, rather than new allocations.

Settlement Features

Protected Land	
P1	To protect recreational open space as an amenity for the settlement and to protect the area as a significant contribution to the character of the place.
P2	To protect the landscape setting as an amenity for the settlement.

Services and Infrastructure

- **Local transport infrastructure:** All development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.
- **Strategic drainage and water supply:** There is limited capacity at the existing waste water treatment works. Scottish Water will initiate a growth project if required, once development meets their five growth criteria.
- **Secondary education:** All residential development may be required to contribute towards the provision of additional capacity at Meldrum Academy.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Cultercullen or towards facilities in the wider catchment area at Oldmeldrum. These may be identified in the Community Plan or relevant Community Action Plan.
- **Sports and recreation facilities:** All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Cultercullen or towards facilities in the wider catchment area at Oldmeldrum. These may be identified in the Community Plan or relevant Community Action Plan.
- **Recycling and waste:** All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.

CUMINESTOWN

Vision

Cuminestown is a large settlement located to the east of Turriff, characterised by a high number of traditional Aberdeenshire 1½ storey homes and a number of red sandstone buildings. The settlement is a service centre for the nearby rural area, and it is the location of the local primary school, health centre, shop, a garage, a hotel, and an industrial estate. In addition, the settlement has regular public transport services to Turriff and wider Aberdeenshire. These services should be maintained through the provision of opportunities for development of land for employment uses and new homes to meet local demand. This will continue to be met through the OP1 and BUS allocations.

Settlement Features

Protected Land	
P1	To protect the cemetery as an amenity for the settlement.
P2	To protect the playing fields as an amenity for the settlement.
P3	To protect recreational open space as an amenity for the settlement.
Other Designations	
BUS	Safeguarded for business uses. The western, undeveloped part of the site shall be used only for class 4 uses.

Flood Risk

- Parts of site OP1 are susceptible to fluvial flooding from the Teuchar Burn. A Flood Risk Assessment will be required.

Services and Infrastructure

- **Local transport infrastructure:** All development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.
- **Strategic drainage and water supply:** There is currently limited capacity at Cuminestown Waste Water Treatment Works. Sewer network investigations may be required. Foul and surface water pipes cross site OP1, from east to west. Early engagement with Scottish Water is required to ascertain whether a mains diversion is required. A growth project will be initiated once development meets Scottish Water's five growth criteria.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Cuminestown or towards facilities in the wider catchment area at Turriff. These may be identified in the Community Plan or relevant Community Action Plan.
- **Sports and recreation facilities:** All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Cuminestown or towards facilities in the wider catchment area at Turriff. These may be identified in the Community Plan or relevant Community Action Plan.

- **Recycling and waste:** All development will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.
- **Health and care facilities:** Residential development may be required to contribute towards the creation of additional capacity at Turriff Medical Practice.

Allocated Sites

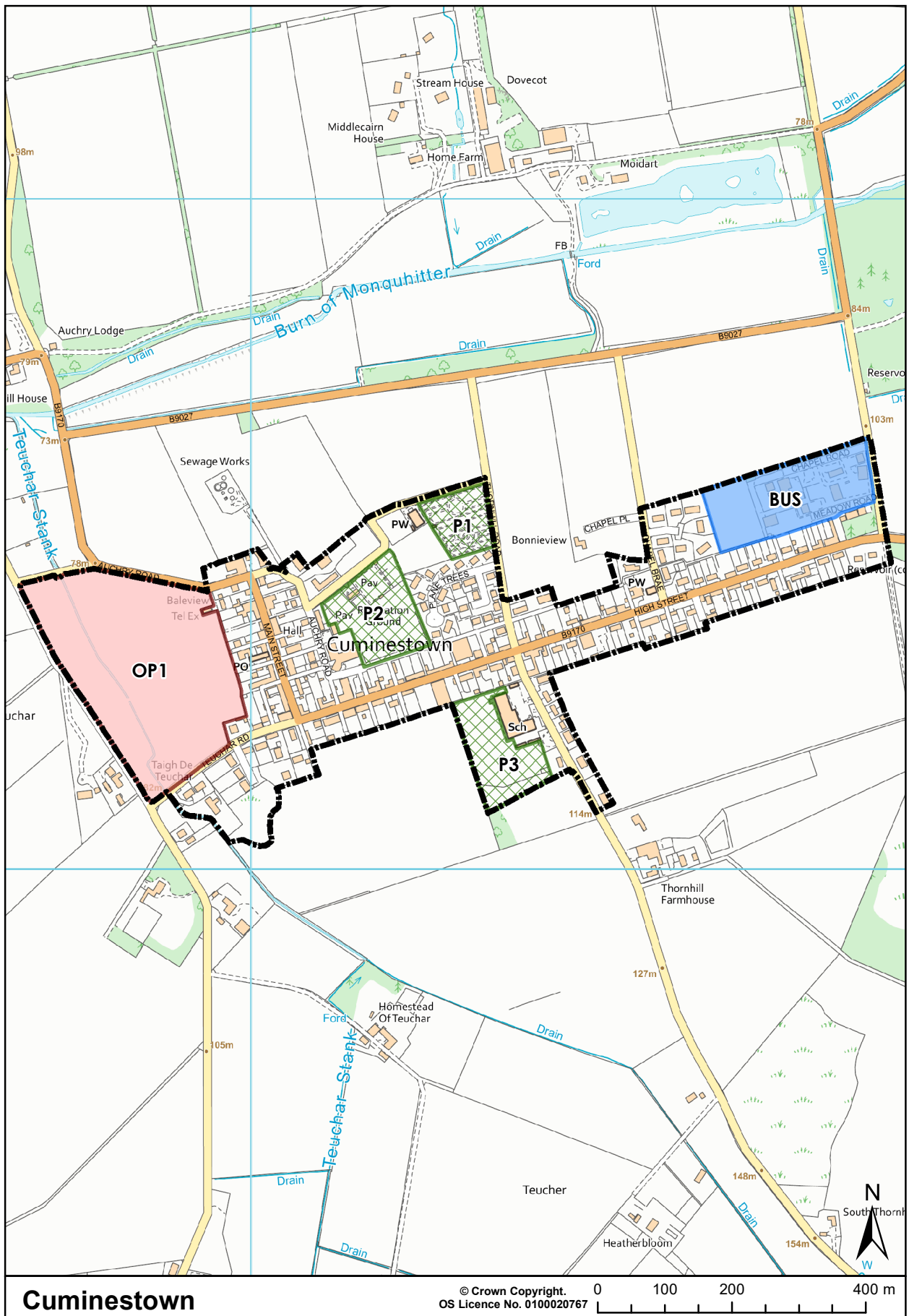
OP1: Land to the north-west of Teuchar Road

Allocation: 60 homes

This is a newly allocated site. The layout should complement the linear pattern of the settlement. A Masterplan will be required, which should consider the merits of incorporating opportunities for self-build plots into the development of the site. The development should also incorporate ecological benefits, for example, informal recreational development along the Teuchar Stank and the provision of an active travel route. Phasing should begin with development along the Teuchar Road. New and improved footway provision to an adoptable standard is required on the B9170 Auchry Road and Teuchar Road with links to the existing network. Pedestrian permeability to Main Street should also be provided.

Due to the Teuchar Stank running through the site, a Flood Risk Assessment will be required. A buffer strip adjacent to the watercourse should be provided and positively integrated into the development. The buffer strip should allow sufficient space for the watercourse to be restored through its re-naturalisation. The removal of any redundant features should be investigated and opportunities to enhance the riparian habitat should be explored. An Archaeological Survey and Drainage Impact Assessment may also be required.

It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need.



Cuminestown

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DAVIOT

Vision

Daviot is an attractive settlement set within rolling farmland and on the edge of Daviot Estate. The settlement is characterised by large areas of open community land, its historic assets and by the scenic views across the Formartine and Garioch countryside.

Due to the attractive setting of the settlement and its proximity to large service centres, there is significant development pressure which needs to be carefully managed, so as to maintain the community land and setting of the settlement. Development requires to be modest and restricted over the next 10 years. The community recognise the challenges of sustaining services in a small community. Consequently, there is an aspiration in Daviot to protect the amenity of the settlement and provide homes which will help to further support local services. Additionally, there is a desire to see the excessive vehicular speeds through the narrow streets of the settlement be addressed.

Natural and Historic Environment

The Loanhead stone circle and enclosed cremation cemetery is a scheduled monument located to the north of the settlement just beyond the settlement boundary.

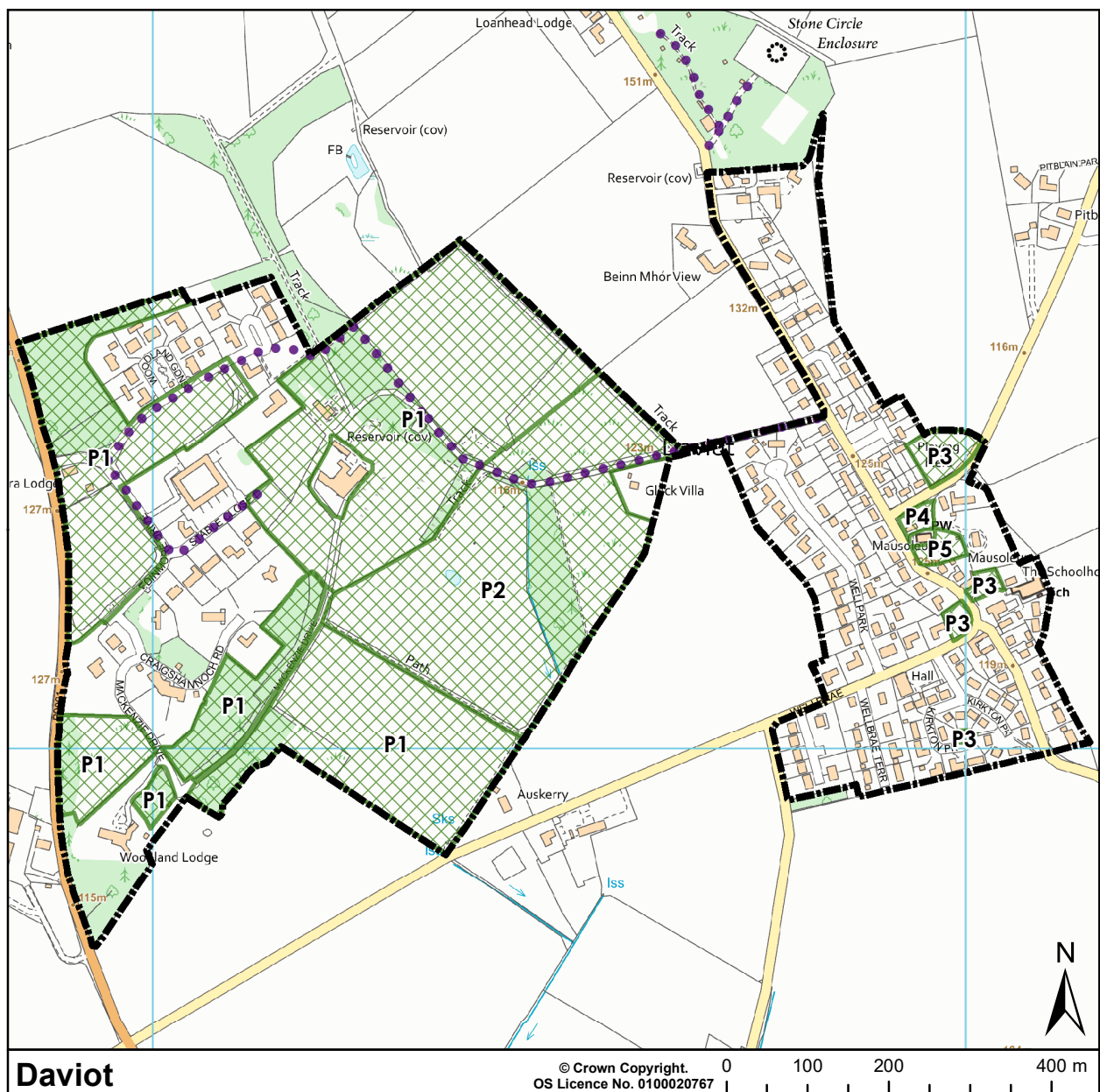
Settlement Features

Protected Land	
P1	To protect the landscape setting of Daviot Estate and the ancient woodland as a significant contribution to the character of the place.
P2	To protect the community land as an amenity for the settlement.
P3	To protect recreational open space as an amenity for the settlement.
P4	To protect the car park as an off-street parking area as an amenity for the settlement.
P5	To protect the cemetery including the site of St Colm's Church and stone circle as an amenity for the settlement and as a significant contribution to the character of the place.

Services and Infrastructure

- **Local transport infrastructure:** All development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.
- **Strategic drainage and water supply:** Development will connect directly from the trunk water main. 24 hour water storage will be required for developments in Daviot. Early engagement with Scottish Water is advised to ascertain waste water treatment capacity.
- **Secondary education:** All residential development may be required to contribute to the provision of additional capacity at Meldrum Academy.

- Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Daviot or towards facilities in the wider catchment area at Oldmeldrum. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities:** All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Daviot or towards facilities in the wider catchment area at Oldmeldrum. These may be identified in the Community Plan or relevant Community Action Plan.
- Recycling and waste:** All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.
- Health and care facilities:** All residential development may be required to contribute towards a new health centre in Inverurie. Contributions towards an additional pharmacy may be required.



ELLON

Vision

Ellon is a market town situated low within the Ythan river valley, characterised by its winding river and by large areas of park and woodland in the town's centre. The town is a service centre in Formartine and forms a key settlement within the Aberdeen to Peterhead Strategic Growth Area, Energetica Corridor and the Aberdeen Housing Market Area. As such, Ellon will play an important role in delivering strategic housing and employment allowances.

In line with the vision of Energetica, it is expected that new development in Ellon will continue to contribute to transforming the area into a high quality lifestyle, leisure and global business location, although business development at Balmacassie has been slow to develop (with the exception of the Brewdog site).

Ellon has an important role to play as a major service centre, with a variety of services located in the town. As such, it is important to sustain these services and enhance community facilities within the town. Further choice of places for social contact in the town centre would also be welcomed. Additional traffic movements arising from the sites allocated in Ellon will require transport mitigations to address their impact on the A90 trunk road at its junctions with the A948 and the B9005 and on the town centre. The Development Planning and Management Transport Appraisal Guidance (DPMTAG) assessment and the Ellon Traffic Modelling Study have identified potential mitigations. However, the Council would also consider alternative innovative transport and integrated land use solutions to address the relevant impacts. Within the Plan period, traffic congestion and inadequate retail floorspace should begin to be addressed by the early provision of new road infrastructure (with options including a vehicular bridge over the River Ythan from the Cromleybank site and/or (preferably) the provision of an east-west road link from the B9005 at its junction with the A90 trunk road to the A920 at Wineburn); and the development of a new retail and leisure allocation at Waterton. Extension of the existing town centre boundary has also been suggested. Finally, the greenspace within the town will be protected and enhanced, with new green-blue networks identified, and emphasis given to improving facilities at Gordon Park.

The community is keen to promote the development of a rail link, and other public transport modes, to allow efficient commuting to Aberdeen. This town is defined as an Integrated Travel Town by the Local Transport Strategy. The Formartine and Buchan Way provides an active cycle way between Ellon and Aberdeen.

Natural and Historic Environment

The Ythan Estuary, Sands of Forvie and Meikle Loch Special Protection Area (SPA) and the Sands of Forvie and Ythan Estuary Site of Special Scientific Interest (SSSI) lie to the east of the settlement along the River Ythan, outwith the settlement boundary.

The Hill of Logie scheduled monument is to the east of the settlement and the East Kinharrachie Cairn scheduled monument lies to the west, both outwith the settlement boundary. The Ellon Castle and garden is in the centre of the settlement and is also a scheduled monument. The Old Bridge of Ellon is located south of the centre of Ellon and is Category A Listed.

Settlement Features

Protected Land	
P1	To protect McDonald Park and the golf course as an amenity for the settlement and forming part of the green-blue network.
P2	To protect the setting of Ellon Castle and surrounding woodlands as an amenity for the settlement and forming part of the green-blue network.
P3	To protect the River Ythan area as an amenity for the settlement and forming part of the green-blue network.
P4	To protect the Meadows sports facility as an amenity for the settlement.
P5	To protect the playing fields as an amenity for the settlement and forming part of the green-blue network.
P6	To protect the bowling green as an amenity for the settlement.
P7	To protect the area as an amenity for the settlement.
P8	To protect the area as an amenity for the settlement.
P9	To protect the play area as an amenity for the settlement.
P10	To protect the cemeteries as an amenity for the settlement and to protect the area as a significant contribution to the character of the place.
P11	To protect recreational open space as an amenity for the settlement and to protect the area as a significant contribution to the character of the place.
Reserved Land	
R1	For a new cemetery.
R2	For the existing Formartine and Buchan Way route and for a future potential railway route.
Other Designations	
BUS	Safeguarded for business uses.
TC	Ellon Town Centre.

Flood Risk

- Ellon lies within an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Flood Risk Assessments may be required.
- Parts of sites OP1, OP3, CC1 and BUS are located adjacent to the SEPA Indicative 1 in 200 flood risk area or have small watercourses running through or adjacent to the site. A Flood Risk Assessment will be required and buffer strips will be required alongside the watercourse.

- Site OP2 may have surface water flooding issues due to overland flow from steep land above. Consultation with the Flood Risk and Coast Protection Team is required.
- There are records of flooding on site R2. A Flood Risk Assessment may be required depending on the use proposed.

Services and Infrastructure

- **Strategic transportation:** Contributions may be required for cumulative strategic transportation improvements including interventions on the A90 and in Aberdeen City. Development needs to assess the capacity on the A90, including at the B9005 and A948 roundabout junctions. Contributions and connectivity may be required to the Ellon – Bridge of Don strategic cycle route. Further information on the transport measures required to mitigate development in Ellon, and how, when and by whom these will be delivered is provided in Supplementary Guidance on Developer Obligations and Affordable Housing, and the Delivery Programme.
- **Local transport infrastructure:** All sites may be required to contribute towards improvements to the A90/A948 roundabout. Development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision. Development needs to assess capacity at the South Road/Riverside Road signal junction and provide mitigation as required. Further information on the transport measures required to mitigate development in Ellon, and how, when and by whom these will be delivered is provided in Supplementary Guidance on Developer Obligations and Affordable Housing, and the Delivery Programme.
- **Strategic drainage and water supply:** A growth project has been initiated by Scottish Water at Ellon Waste Water Treatment Works projected to be completed in 2021. Developers are advised to engage with Scottish Water early to ascertain the waste water treatment situation. A Drainage Impact Assessment may be required.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Ellon. These may be identified in the Community Plan or relevant Community Action Plan.
- **Sports and recreation facilities:** All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Ellon. These may be identified in the Community Plan or relevant Community Action Plan.
- **Health and care facilities:** All residential development may be required to contribute towards a new health centre at Ellon. Contributions towards additional pharmacy facilities may be required.
- **Open space:** If not provided on site, open space contributions from new residential developments should be directed towards three community sports pitches and associated facilities in the town, towards new allotments and towards green-blue network improvements in the west of the settlement.

Allocated Sites

OP1: Cromleybank

Allocation: 980 homes, a new primary school and associated facilities, and 2ha employment land

This site was previously allocated as OP1 in the LDP 2017 and remains one of the largest single allocations in the Aberdeen to Peterhead Strategic Growth Corridor for the provision of new housing. Development is subject to resolution of transportation issues, potentially contaminated land and the impact on archaeology. Environmental factors such as watercourses and woodland must be considered when planning the layout of the development. Development must be set back from the Category A Listed Old Bridge of Ellon through the use of a buffer strip and the possible use of strategic landscaping along the River Ythan.

A Development Framework has been agreed for this site. A number of access points to the site will be required from South Road (B9005), and either a vehicular bridge across the River Ythan and/or an east-west link road from the B9005 at its junction with the A90 trunk road to the A920 at Wineburn will be required to ensure the local road network provides the necessary capacity to accommodate the traffic generated by the development. Public transport into the site is expected, particularly to and from the retail centre and Academy. An updated Transport Assessment will be required to determine mitigation requirements both within Ellon, particularly on the A920 Riverside Road/B9005 South Road Corridor, and on the A90 trunk road between the A90/B9005 and the A90/A948 junctions. The Transport Assessment should be updated to reflect current traffic conditions on the A90 at Ellon, and within Ellon since the opening of the AWPR and Balmedie – Tippetty dualling schemes and development phasing needs to be considered alongside strategic road network proposals for the A90 between Ellon and Peterhead/Fraserburgh. Sustainable communities are to be encouraged, and key to this will be active travel. Permeability within the development for active travel should be required, and connectivity to the rest of the Ellon green-blue network is expected in this development with opportunities existing to link into the path network along the river.

It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need. Competition between retail on the site and the town centre is discouraged and retail units on the site should be designed to provide local convenience shopping or otherwise have regard to the sequential test for retailing set out in the section “Shaping business development”. Due to its prominent location on the edge of the settlement, a gateway feature is encouraged for access to the site from the B9005, to allow a strong sense of identity and place to be created for the site.

While the site largely sits low within the Ythan valley, visual impact will still be a consideration in the design. Landscaping should be employed to reduce the visual impact of the site from the south, from the A90 and from the north of the settlement, across the Ythan. It is expected that landscaping and open space on the development will link to the existing green-blue network in Ellon. Particular opportunities exist for linking into and enhancing the green-blue network along the River Ythan to the north of the development site. A Flood Risk Assessment will be required due to the presence of the River Ythan and other small watercourses. It is expected that part of the site found to be at risk from flooding would form part of the open space provision. Buffer strips will be required adjacent to the watercourses and an area of woodland which should be integrated positively into the development. The buffer strips will need to allow sufficient space for the River Ythan to follow its natural course. The smaller watercourses have been historically straightened. Enhancement of these through re-naturalisation and removal of any redundant features should be investigated by the developer. Land use zoning within the development site should take account of nearby industrial development due to possible issues with noise. In any future planning applications, the ancient woodland site should be protected against loss or detrimental impact.

A Water Impact Assessment will be required and a Drainage Impact Assessment will also be required.

OP2: Former Academy and Academy Annex Site

Allocation: Provisionally mixed-use options are being explored including housing, affordable housing, community uses, and office space

This site was previously allocated as OP2 in the LDP 2017. A Masterplan was agreed by Formartine Area Committee in April 2020 for the whole of the OP2 site. Planning permission has been granted on part of the former academy annexe site for 40 homes and associated infrastructure (planning application reference APP/2020/1422). Due to the prominent and central location of the site within Ellon, careful consideration of the layout will be required to ensure that the advantages of the site's location are fully realised in the Masterplan. The split site gives opportunity for a development with a mix of uses. The former academy annexe site potentially provides a logical location for the development of high-density housing. The main former academy site provides an excellent location potentially for community uses as the location is highly accessible for active travel and public transport. It also presents an opportunity for the consolidation of existing Aberdeenshire Council offices in Ellon, and therefore releasing existing offices for other uses. The academy site may also be suitable for social housing. It is expected that the Masterplan will include active travel links to the town centre and to the recreational open spaces to the north of the site. Links to the existing adopted core path to the north of the site should also be included as part of the design. There may be surface water flooding issues from overland flow coming from the steep land above. Consultation with the Council's Flood Risk and Coast Protection Team would be required.

Transportation requirements are to be agreed through a Transport Statement. This must address the suitability of the existing footway network on Bridge Street/Golf Road and suitable crossing facilities for pedestrians to both sections of the OP2 allocation. Accesses on Bridge Street/Golf Road will require to be considered in the context of the number of existing junctions along this route.

It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need.

OP3: Hillhead Drive

Allocation: 10 homes

This site was previously allocated as OP3 in the LDP 2017 for 5 homes. Planning Permission has been approved for 10 homes. Development of the site should take access to the site from the north, via Hillhead Drive. Access to the site via active travel must be incorporated also. Additional development beyond that currently consented may require to contribute to capacity works at Riverside Road/South Road signal junction. It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need. Due to the peninsular characteristic of the site in relation to the settlement boundary, there is a need for landscaping to minimise the visual impact of the site. Screening should also be provided to the north of the site to minimise overlooking onto existing properties and gardens on Hillhead Drive.

A Flood Risk Assessment will be required due to the presence of a watercourse along the western boundary that has been historically straightened. A buffer strip will be required adjacent to the watercourse which should be positively integrated into the development. The buffer strip needs to allow sufficient space for restoration of the burn and provide open space. Enhancement of the watercourse through re-naturalisation and removal of any redundant features should be investigated. Also, suitable Sustainable Drainage System provision will be required to address a surface water flooding issue.

OP4: Balmacassie

Allocation: 29ha employment land

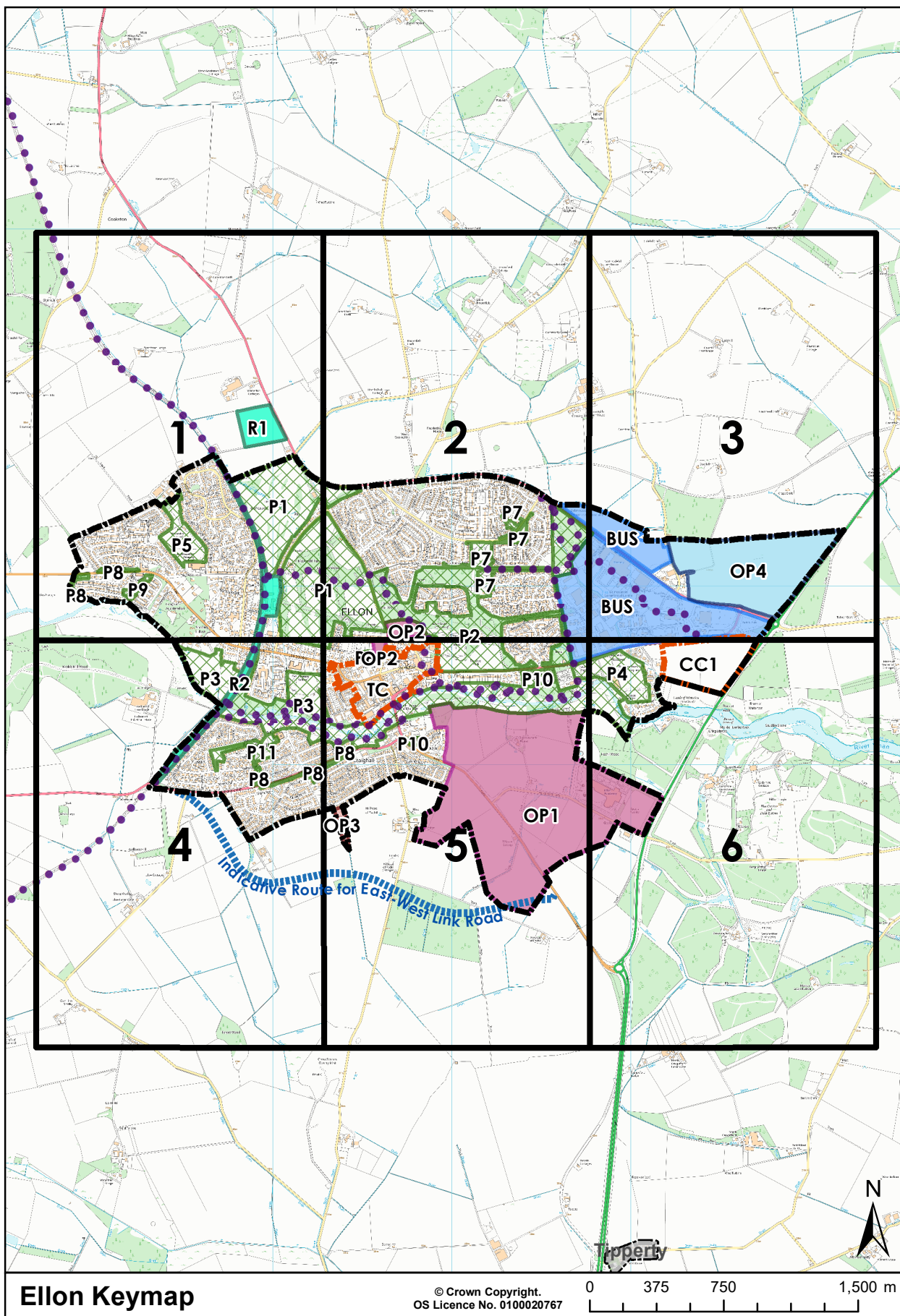
This site was previously allocated as OP4 and previously safeguarded for strategic reserved land (SR1) in the LDP 2017. A Masterplan will be required. Access to the site will be taken from the A948 and a solution will need to be found that is acceptable to the Roads Authority and Transport Scotland. For additional development beyond the current consents, an updated Transport Assessment is required to determine mitigation requirements both within Ellon, particularly on the A920 Riverside Road/B9005 South Road corridor, and on the A90 trunk road between the A90/B9005 and A90/A948 junctions. The Transport Assessment should be updated to reflect current traffic conditions on the A90 at Ellon, and within Ellon since the opening of the AWPR and Balmedie - Tippetty dualling schemes and development phasing needs to be considered alongside strategic road network proposals for the A90 between Ellon and Peterhead/Fraserburgh. Landscaping on the south of the site will be required to mitigate the visual impact of the development from the rest of the town. Opportunities should also be taken to incorporate existing habitats and landscape features into open space and landscaping on site. Active travel links are important for allowing sustainable travel to work and are expected in this development.

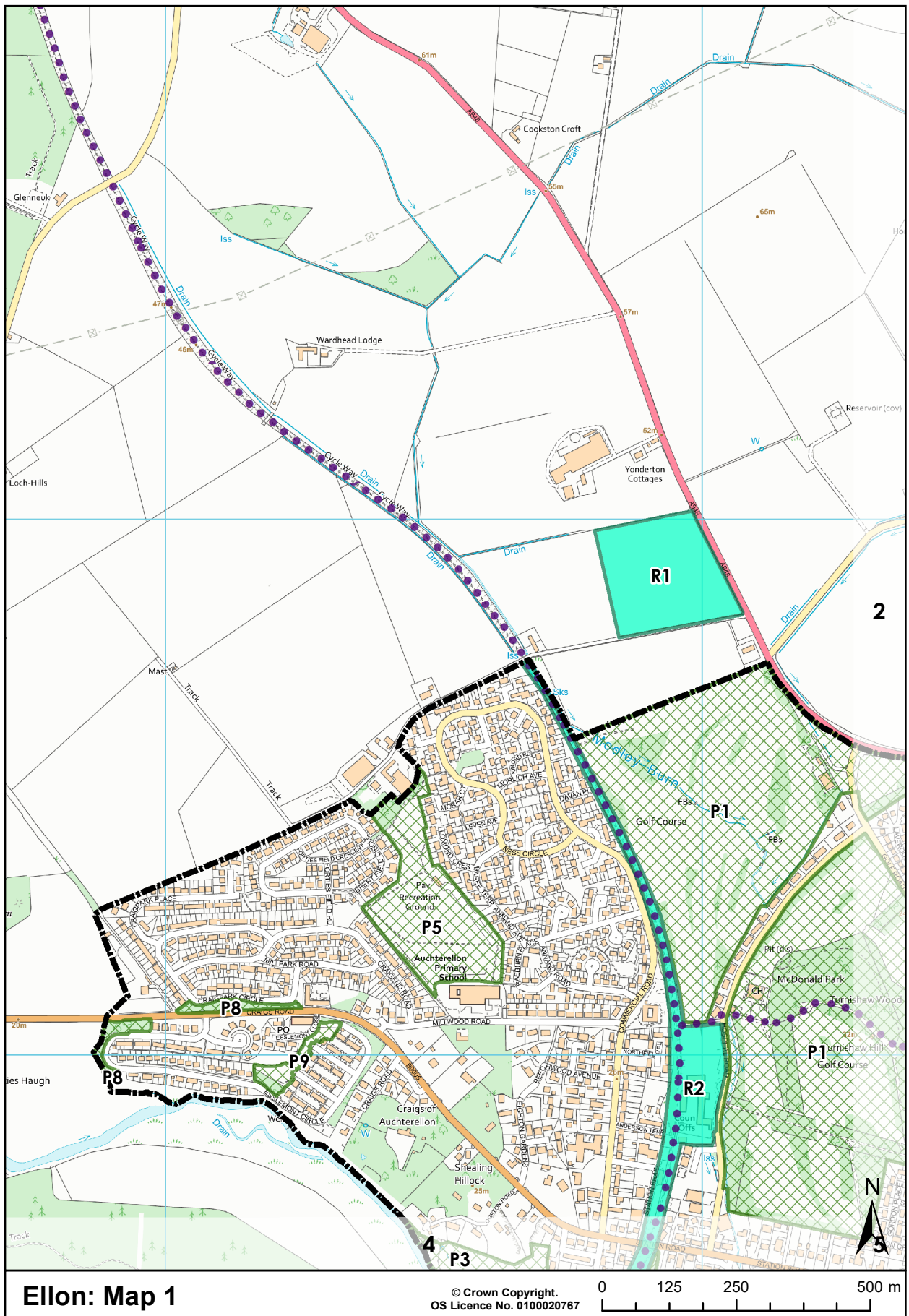
Allocation: 10,000m² retail and leisure uses

This site was previously allocated in the LDP 2017. Development of the site should seek to take access via the A920 (Castle Road) with pedestrian and active travel links. Connectivity to the neighbouring Park and Ride facility will be required to ensure a range of travel routes to the site can be accommodated. For additional development beyond current consents, an updated Transport Assessment is required to determine mitigation requirements both within Ellon, particularly on the A920 Riverside Road/B9005 and A90/A948 junctions. The Transport Assessment will be required to be updated to reflect current traffic conditions on the A90 at Ellon, and within Ellon since the opening of the AWPR and Balmedie – Tippetty dualling schemes and development phasing needs to be considered alongside strategic road network proposals for the A90 between Ellon and Peterhead/Fraserburgh. Landscaping should be employed to reduce unnecessary visual impact of the development on the rest of the settlement and surrounding countryside. The development would likely impact upon the setting of the Category B Listed Building Boat of Fechil Croft, and may weaken the sense of place and identity of the existing settlement. Appropriate screening would be required to ensure these impacts are mitigated against.

The trees along the boundaries of the site will require consideration and development has the potential to impact on protected species on the site. A Flood Risk Assessment will be required. Buffer strips will be required adjacent to the watercourses which should be positively integrated into the development. The buffer strips will need to allow sufficient space for the River Ythan to follow its natural course. Enhancement through re-naturalisation and removal of any redundant features should be investigated.

However, there are concerns regarding waste water treatment and water supply. Surface water flooding is another constraint, which can be mitigated through Sustainable Drainage Systems or other means. These will need to be overcome prior to development taking place.

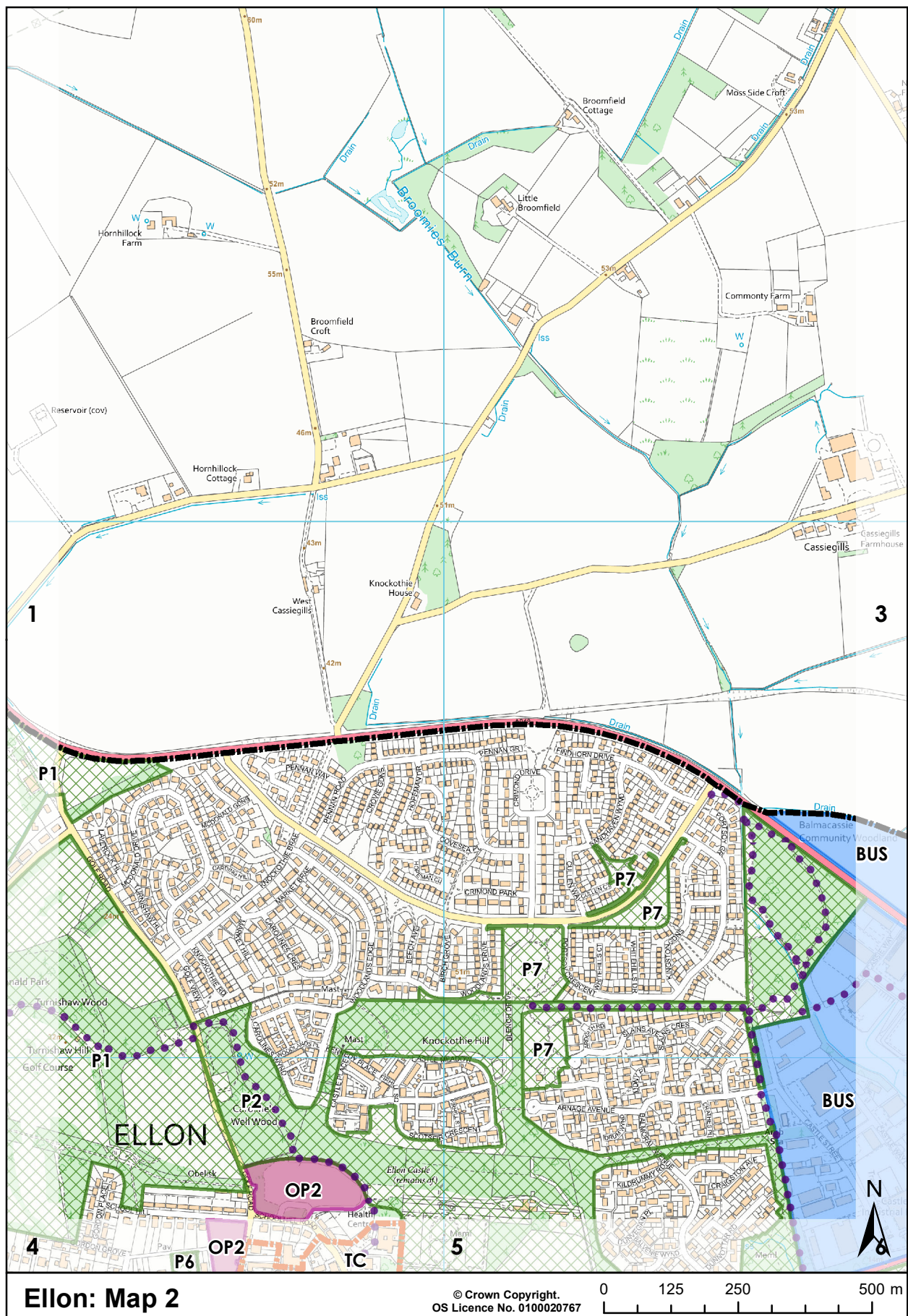


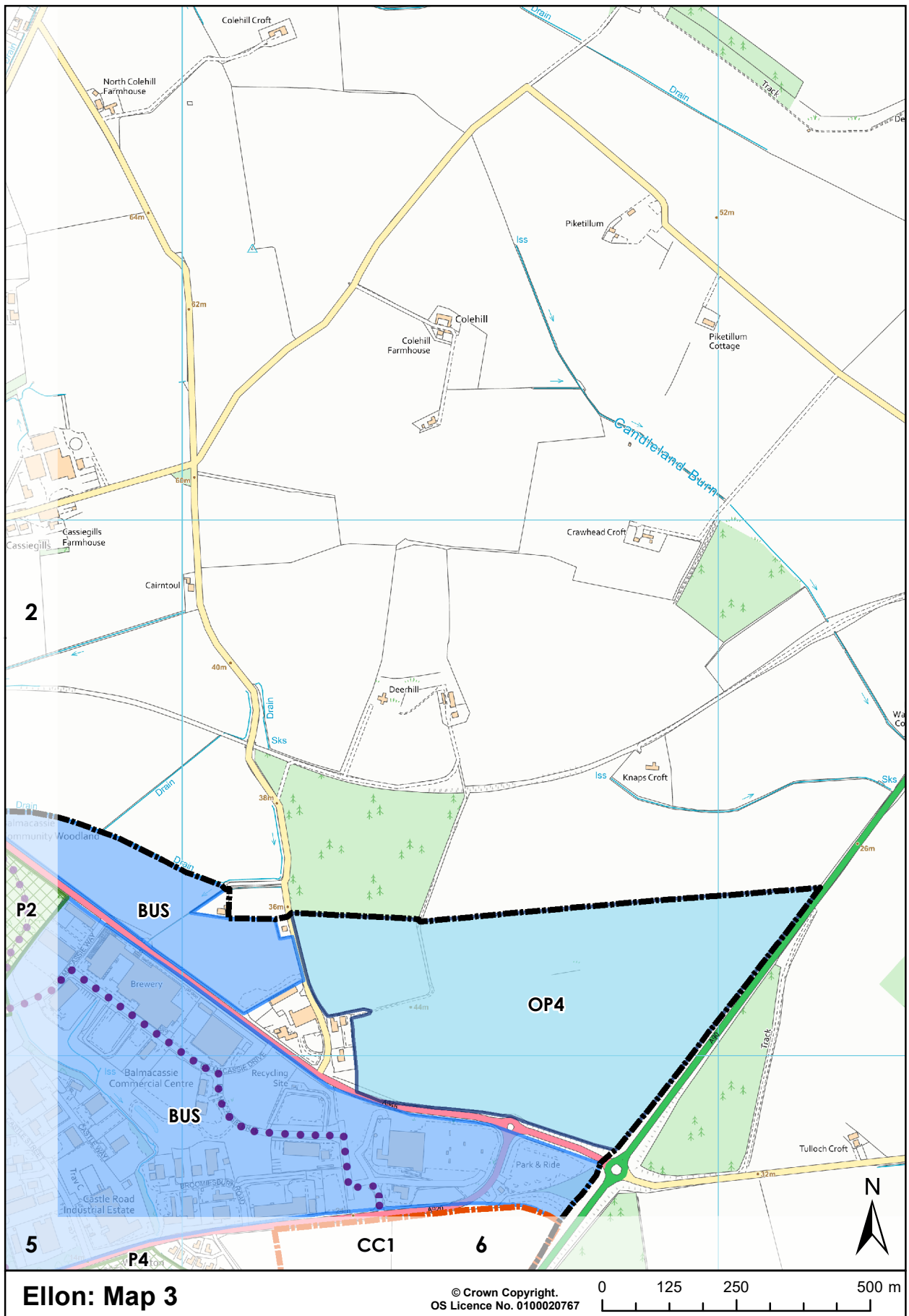


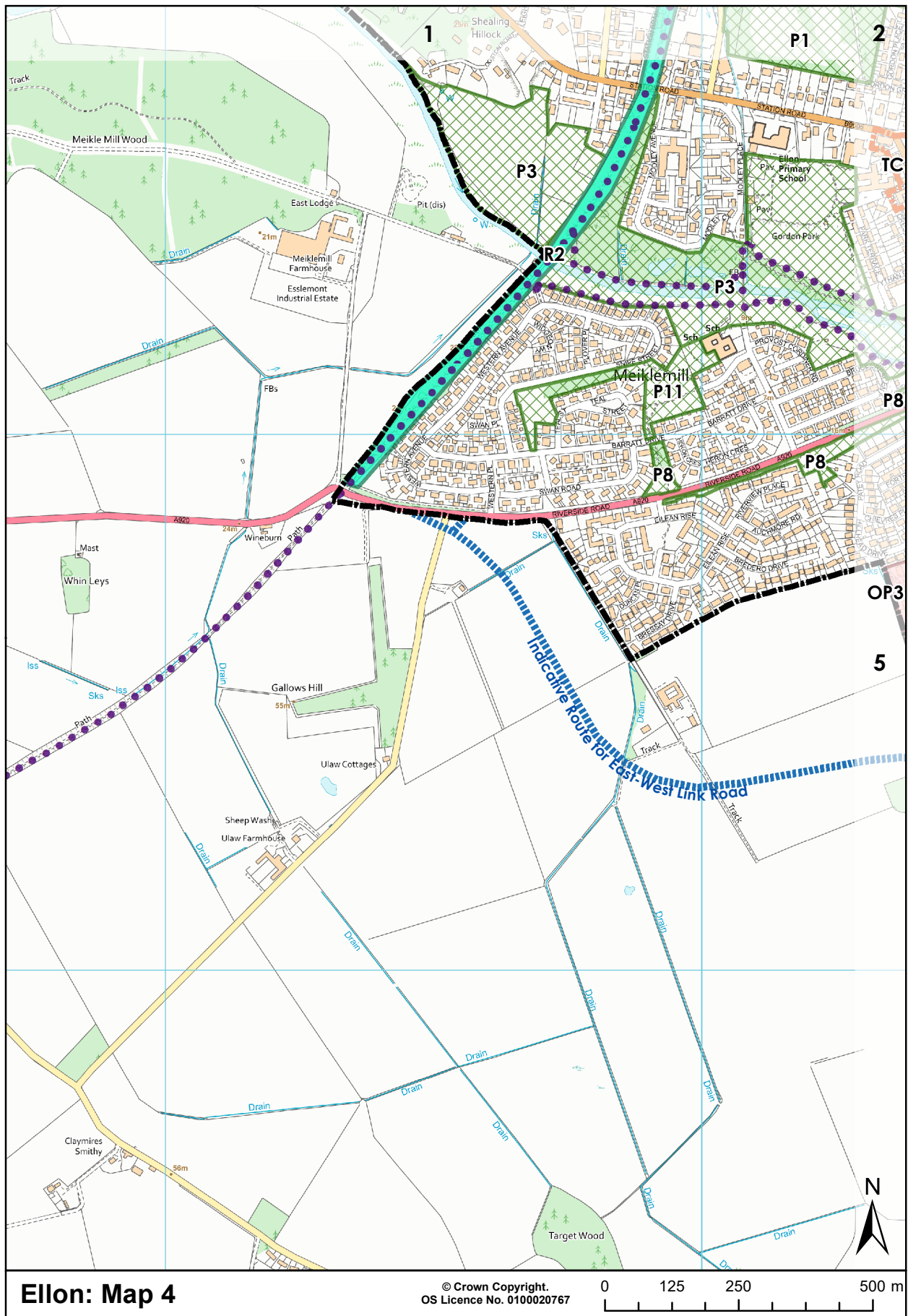
Ellon: Map 1

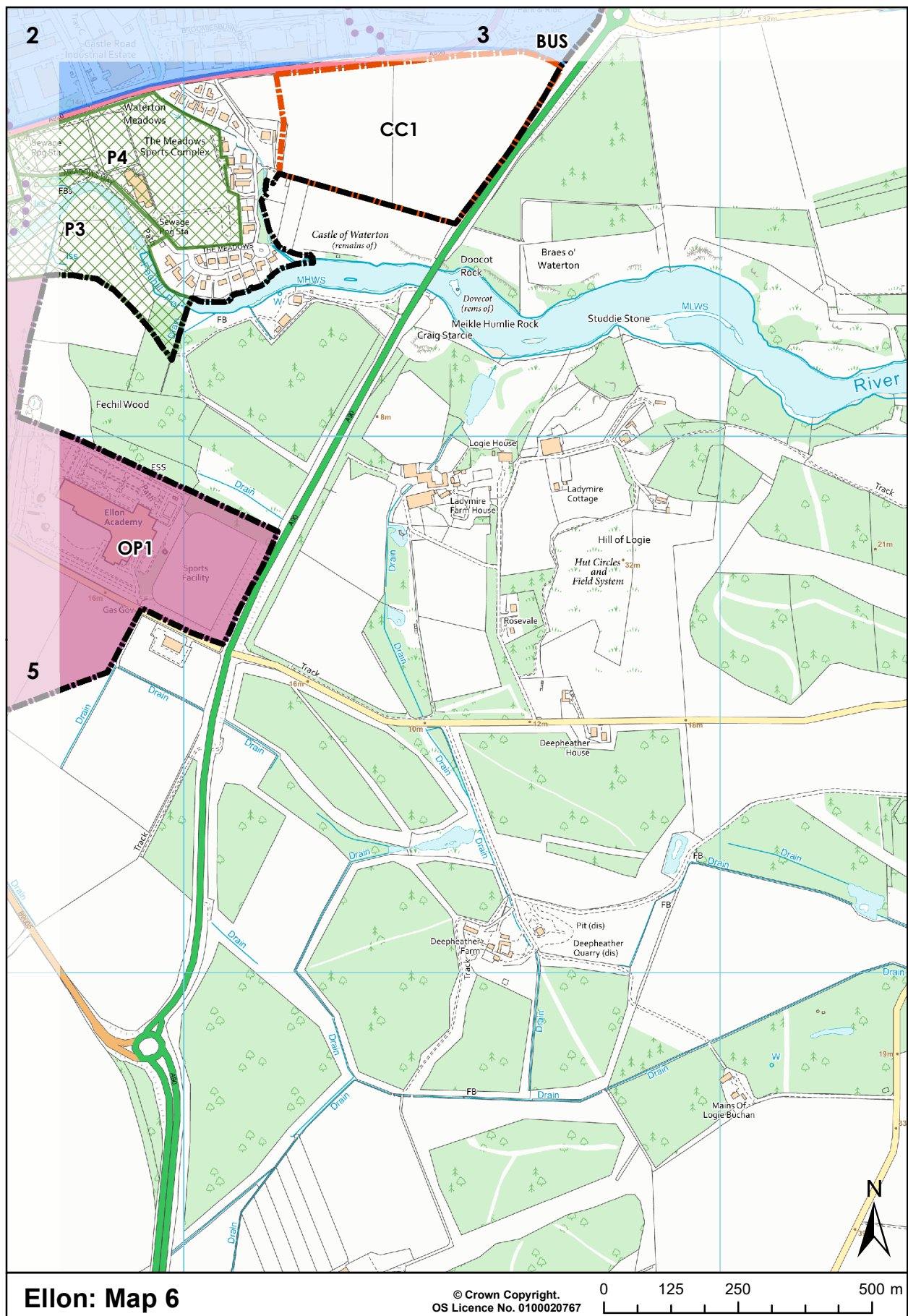
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FOVERAN

Vision

Foveran is a settlement set within the open countryside of eastern Formartine. The settlement is characterised by its development along the B977 and by the Foveran Burn running through the centre of the settlement. Foveran is located in both the Energetica Corridor and the Aberdeen to Peterhead Strategic Growth Area (SGA). As such, Foveran will provide an opportunity to deliver strategic housing and employment allowances. In line with the vision of Energetica, it is expected that new development in Foveran will contribute to transform the area into a high quality lifestyle, leisure and global business location. Due to its strategic location, there is development pressure to deliver homes and business land in the settlement. Primary education may be a constraint to development as the current school is not easily extendable due to the condition of the building and topographical restrictions. It is important to provide improved community facilities to enhance the settlement's role as a service centre. An active cycle way is being planned between Foveran and Aberdeen. Representatives from the community feel that no more homes should be allowed in the settlement until a replacement school has been built.

Settlement Features

Protected Land	
P1	To protect the playing fields as an amenity for the settlement.

Flood Risk

- Parts of sites OP1, OP2 and OP3 are located adjacent to the SEPA indicative 1 in 200 flood risk area or have a small watercourse running through or adjacent to the site. A Flood Risk Assessment may be required.

Services and Infrastructure

- **Local transport infrastructure:** All development may be required to contribute to cumulative strategic transportation improvements including interventions on the A90 and in Aberdeen City. All development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision. Access to sites OP2, OP3 and OP4 should be considered collectively in order to provide a new link from the B977 to Blairythan Terrace.
- **Strategic drainage and water supply:** Water network upgrades may be required to support development. Local sewer reinforcement may be required. A growth project has been initiated by Scottish Water at Blairythan Terrace Septic Tank forecast to be complete in 2021. Early engagement with Scottish Water is advised to establish capacity. All development will be required to connect to the public waste water system.
- **Primary education:** All residential development may be required to contribute towards additional primary school capacity.

- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Foveran or towards facilities in the wider catchment area at Ellon. These may be identified in the Community Plan or relevant Community Action Plan.
- **Sports and recreation facilities:** All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Foveran or towards facilities in the wider catchment area at Ellon. These may be identified in the Community Plan or relevant Community Action Plan.
- **Recycling and waste:** All development will be required to contribute to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.
- **Health and care facilities:** All residential development may be required to contribute towards a new health centre at Ellon. Contributions to an additional pharmacy may be required.

Allocated Sites

OP1: South of Westfield Farm

Allocation: 100 homes, 2ha employment land and 3ha strategic reserve

This site was previously allocated as site OP1 in the LDP 2017. A Masterplan which covers OP1 and OP2 was agreed by Formartine Area Committee in September 2013. Part of the site is under construction (planning application reference APP/2014/3845). It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need. A 12" trunk water main runs through part of this site. Scottish Water should be contacted by the developer to ascertain whether this will impact on the layout of the site. A major wayleave may be required at either side of the water main. The Cultercullen Road requires to be widened across the frontage of the site. Further development beyond the current consent requires an additional access point connected internally to the existing access junction. Proposals for a link across the Foveran Burn to OP2 are required, forming a loop in conjunction with Blairythan Terrace, in line with the connectivity shown in the OP1/OP2 site Masterplan. A Flood Risk Assessment may be required. A buffer strip will be required adjacent to the watercourse which should be integrated positively into the development. Enhancement of these through re-naturalisation and removal of any redundant features should be investigated.

OP2: West of McBey Way

Allocation: 75 homes

This site was previously allocated as site OP2 in the LDP 2017. A Masterplan which covers OP1 and OP2 was agreed by Formartine Area Committee in September 2013, but will need to be reviewed if development has not commenced on this site at the date of adoption of this Local Development Plan. A 12" trunk water main runs through part of this site. Scottish Water should be contacted by the developer to ascertain whether this will impact on the layout of the site. A major wayleave may be required at either side of the water main. It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need. Blairythan Terrace requires to be upgraded to a suitable adoptable standard for the number of homes proposed, with footway provision on the north side to connect to the existing network. Proposals for a link across the Foveran Burn through OP1 in line with the site Masterplan are required to form a loop road from Blairythan Terrace and provide two points of access to the B977. A Flood Risk Assessment may be required. A buffer strip will be required adjacent to the watercourse on the northern boundary which should be integrated positively into the development. Enhancement of these through re-naturalisation and removal of any redundant features should be investigated.

OP3: South of Turin Way

Allocation: 36 homes

This site was previously allocated as site OP3 in the LDP 2017. The site was allocated for employment uses, however this has not been delivered and therefore the allocation has been amended to residential development.

The site fits well into the settlement pattern. A joint Access Strategy will be required for OP3 and OP4 that connects the two sites internally, delivers two accesses to the B977 and also protects a future route west from the site linking to Blairythan Terrace to the north. A new footway is required on the B977 linking to the existing network and connecting to bus stops. Access for active travel onto the site will be expected. Landscaping will be expected on the south of the site to minimise the visual impact on the approach to the village, and also to the north to minimise its impact on the homes there. It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need.

A Flood Risk Assessment may be required due to the presence of a small watercourse on the northern boundary that has been straightened. A buffer strip will be required adjacent to the watercourse which should be integrated positively into the development. The buffer strip will need to allow sufficient space for restoration of the watercourse. Enhancement of these through re-naturalisation and removal of any redundant features should be investigated.

OP4: Site 2, Land at Blairythan Terrace

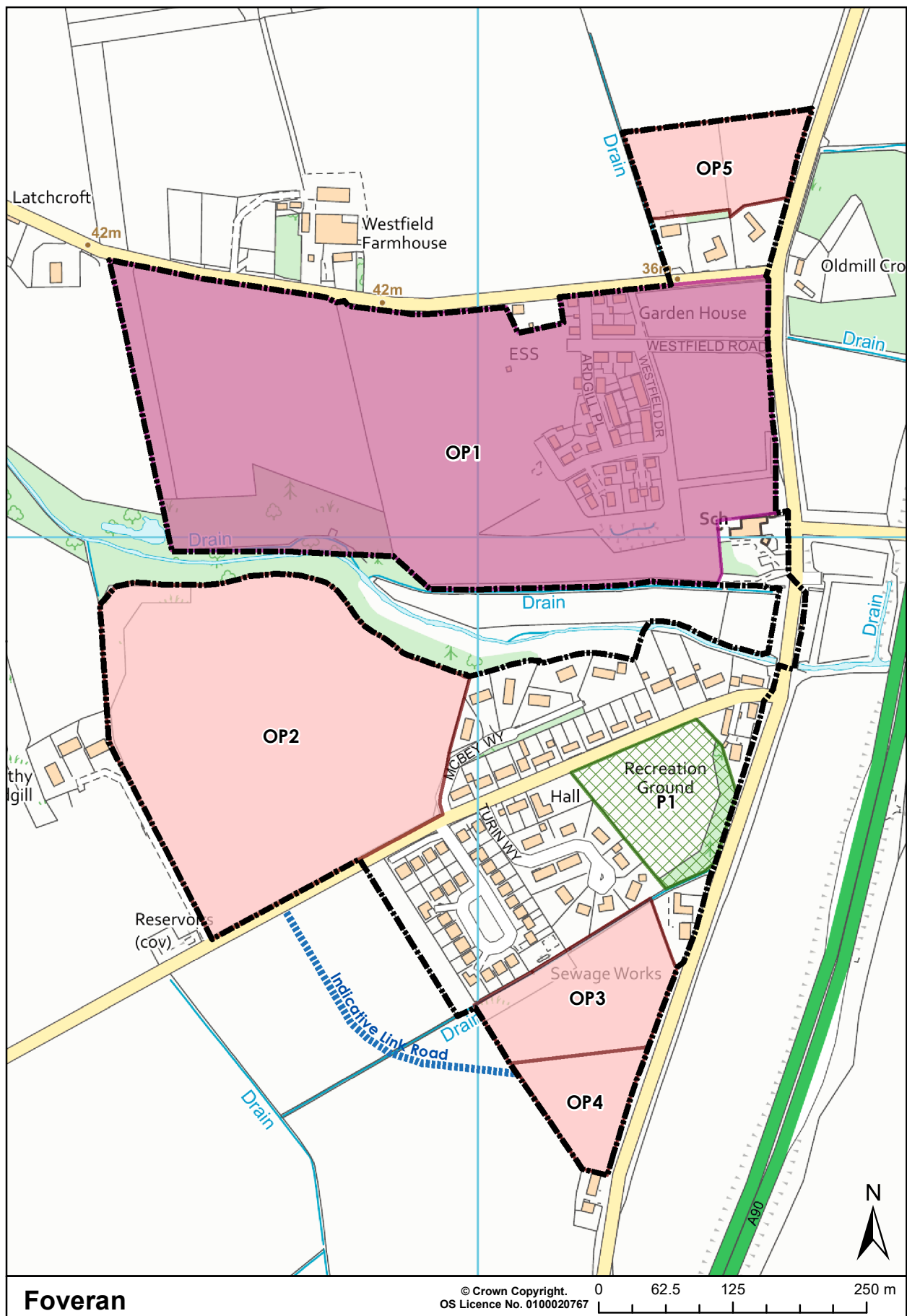
Allocation: 20 homes

This is a newly allocated site at the southeast of the existing settlement. It forms a logical extension to the OP3 site. A joint Access Strategy will be required for OP3 and OP4 that connects the two sites internally, delivers two accesses to the B977 and also protects a future route west from the site linking to Blairythan Terrace. A new footway is required on the B977 linking to the existing network and connecting to bus stops. It is expected that the site will take access directly onto the road directly to the east of the site from the former A90, which will be feasible once the existing road has been downgraded to a local road. Access for active travel onto the site will be expected. Open space provision should be provided in accordance with LDP policies. It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need.

OP5: Land adjacent to former A90, North of Westfield Road

Allocation: 14 homes

This is a newly allocated site located to the north of the existing settlement. It is well located to the school and village in general and is a logical extension to Foveran. Footway provision will be required along the former A90 to connect to the existing network. Consultation with the Council's Transportation Service will be required to be undertaken as the existing village speed limit will be required to be relocated to incorporate an access junction with suitable speed reduction measures. It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need. A buffer strip will be required adjacent to the watercourse on the western boundary of the site which should be integrated positively into the development. Enhancement of the watercourse through re-naturalisation and removal of any redundant features should be investigated.



FYVIE

Vision

Fyvie is a large settlement characterised by its historic assets and generous open space provision, with a large park to the south and the Fyvie Castle Designed Landscape to the north. The settlement has an important role as a local service centre for the surrounding rural community, containing a primary school, shops, an inn and garage. While an important location on the A947, opportunities for development are constrained, by land ownership issues and existing designations. It is an aspiration to preserve the amenity of the settlement and to further sustain local services.

Natural and Historic Environment

The Inventory Battlefield of Fyvie can be found to the north and east of the A947, incorporating most of the village of Fyvie. The Fyvie Castle Designed Landscape can be found to the north of the settlement and also across the A947 to the west of Fyvie. A proportion of the designed landscape is also within the settlement boundary to the west. The scheduled monument of Montrose's Camp is to be found to the north of the settlement.

Settlement Features

Protected Land	
P1	To protect recreational open space as an amenity for the settlement.
P2	To protect the playing field, riverside park, cemetery and landscape setting as an amenity for the settlement and to protect the area as a significant contribution to the character of the place.
P3	To protect the bowling green as an amenity for the settlement.
Reserved Land	
R1	For a public transport mini interchange hub.
R2	For access associated with OP1.

Flood Risk

- Part of the R1 site is within the fluvial extent of the the Scottish Environment Protection Agency (SEPA) flood maps. A Flood Risk Assessment may be required.

Services and Infrastructure

- **Local transport infrastructure:** All development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.
- **Strategic drainage and water supply:** There is limited capacity at Fyvie Waste Water Treatment Works to treat all sites allocated. Scottish Water will initiate a growth project, should demand from committed development exceed available capacity.

- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Fyvie or towards facilities in the wider catchment area at Turriff. These may be identified in the Community Plan or relevant Community Action Plan.
- **Sports and recreation facilities:** All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Fyvie or towards facilities in the wider catchment area at Turriff. These may be identified in the Community Plan or relevant Community Action Plan.
- **Recycling and waste:** All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.
- **Health and care facilities:** All residential development may be required to contribute to a reconfiguration of Fyvie/Oldmeldrum Medical Group to allow for additional capacity.
- **Open space:** If not provided on site, open space contributions from new residential developments should be directed towards creating and enhancing green-blue network connections to the surrounding countryside, or as specified in the Aberdeenshire Council Open Space Strategy Audit.

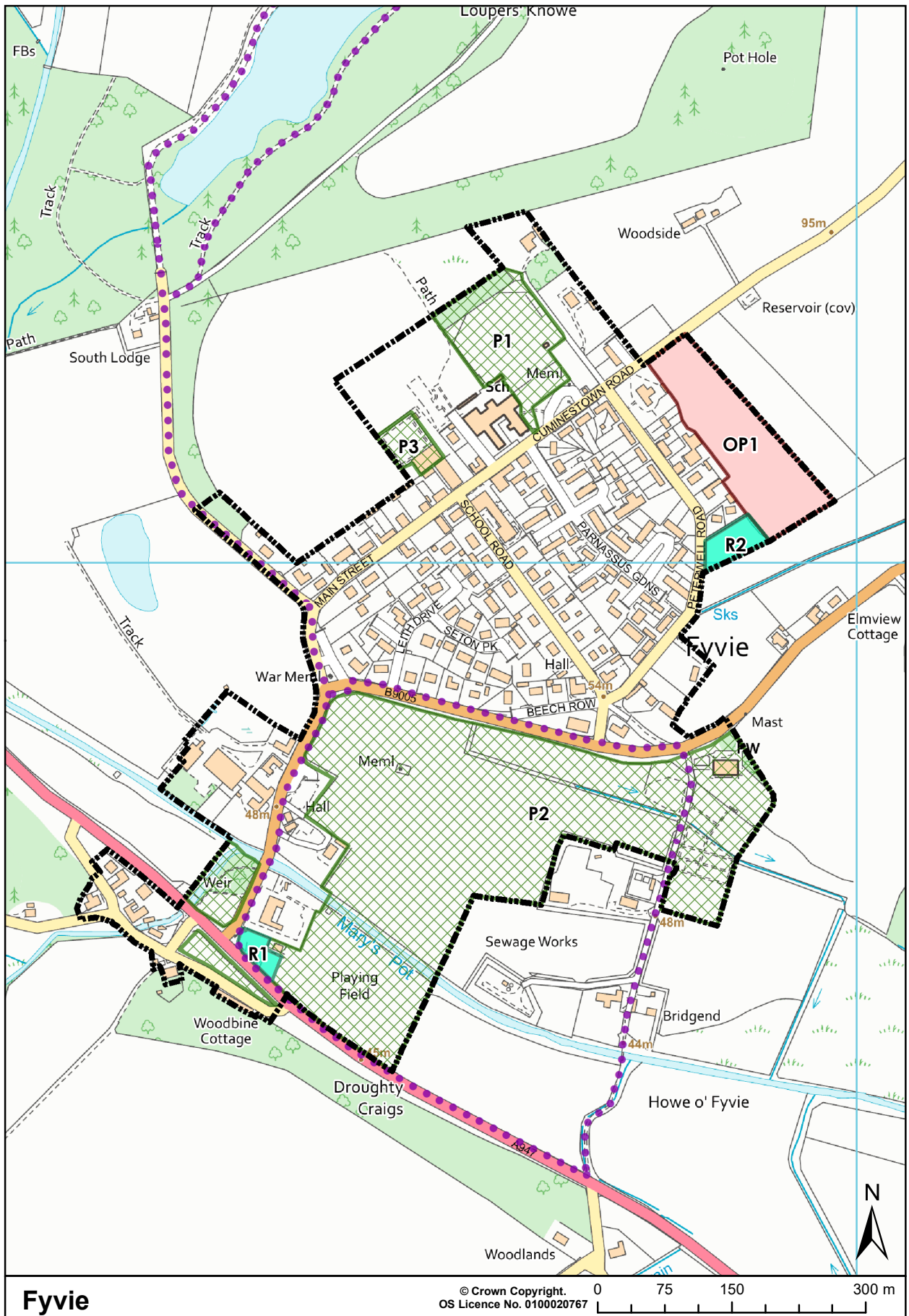
Allocated Sites

OP1: Land North East of Peterwell Road

Allocation: 30 homes

This is a new allocation. The site lies within the Battle of Fyvie battlefield boundary, as shown on the Inventory of Historic Battlefields. While the potential impact of development on archaeological remains dating back to the battle is likely to be low, the potential effects of development on the special qualities of the battlefield should be assessed. The assessment should consider the effects of development on key landscape characteristics, including cumulative effects. If necessary, development proposals should include appropriate mitigation and enhancement measures in accord with Historic Environment Scotland's Historic Battlefields guidance. New development may also affect the setting of Fyvie Castle Inventory Garden and Designed Landscape. However, OP1 is a logical extension to the form of the village and is likely to have the least impact on the perception of the area as a national battlefield site. Thirty homes are considered to be appropriate for this site with strict interpretation of the need to conform to the variety of house styles found in Peterwell Road and access through a new reserved area to the north of the burn adjacent to the B9005. Access should also be taken from Main Street and footway connections provided to link to the existing network.

It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need.



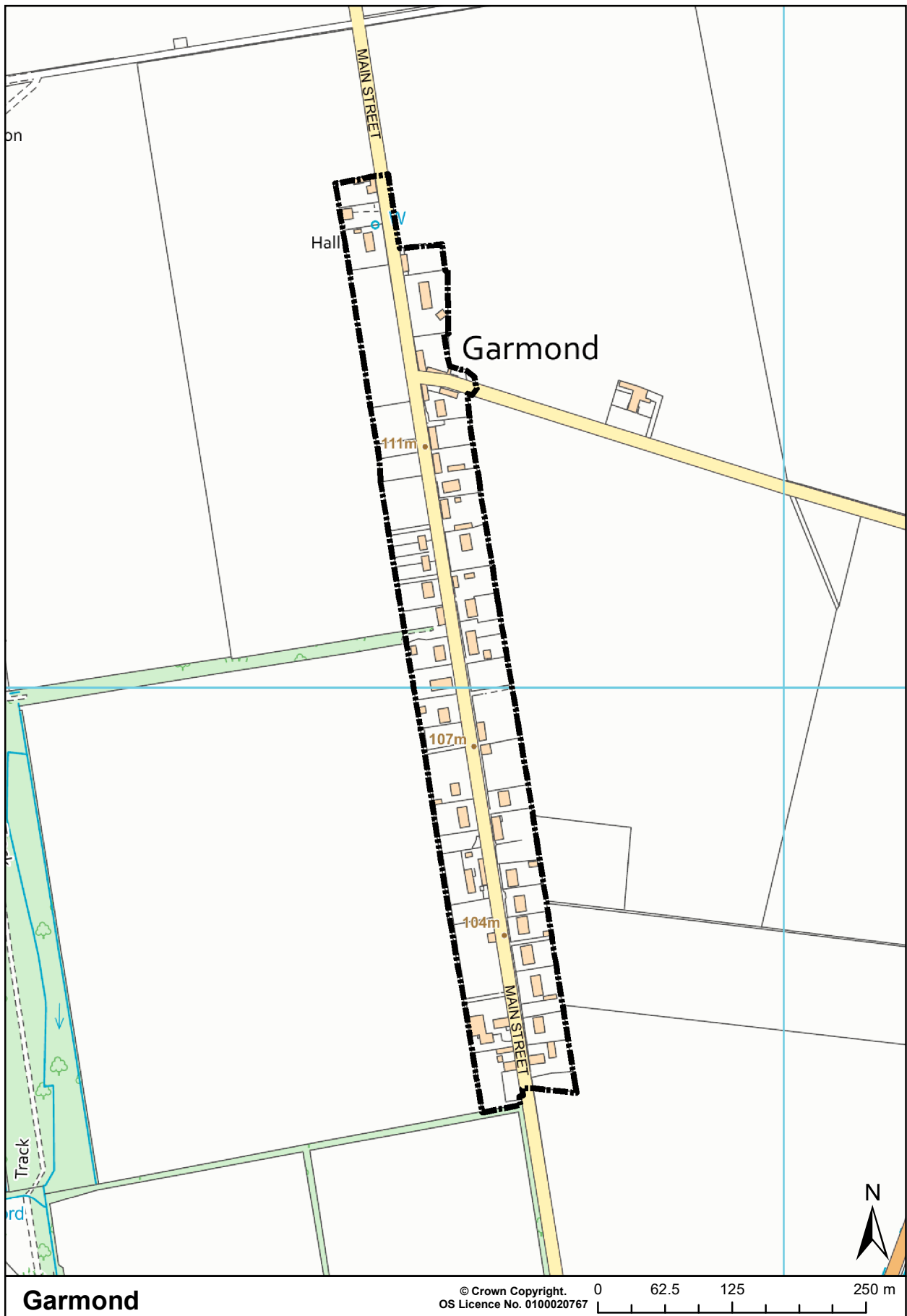
GARMOND

Vision

Garmond is a small settlement located to the north of Cuminstown. It is characterised by a linear development pattern and a number of traditional 1½ storey cottages. There is some development pressure in Garmond to provide homes to meet the local need and this can be achieved as infill development.

Services and Infrastructure

- **Local transport infrastructure:** All development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.
- **Strategic drainage and water supply:** A growth project will be initiated once development meets Scottish Water's five growth criteria. Local mains water reinforcement may be required for water infrastructure. There is limited public waste water treatment capacity available at existing septic tanks serving Garmond. Early engagement with Scottish Water is required to establish capacity.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Garmond or towards facilities in the wider catchment area at Turriff. These may be identified in the Community Plan or relevant Community Action Plan.
- **Sports and recreation facilities:** All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Garmond or towards facilities in the wider catchment area at Turriff. These may be identified in the Community Plan or relevant Community Action Plan.
- **Recycling and waste:** All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.



KIRKTON OF AUCHTERLESS

Vision

Kirkton of Auchterless is an attractive settlement set within rolling arable farmland. The settlement is characterised by its historical assets, with the prominent listed church and churchyard forming the main feature of the settlement. The long views of the church from the southern approach are key to the settlement's sense of place. The settlement also has a primary school and public transport links. It is an aspiration to preserve the amenity of the settlement and to further sustain local services.

There is an aspiration to see older buildings within the settlement sold before new developments are occupied. The community have identified aspirations for a playpark adjacent to the school, and a parking area adjacent to the church.

Settlement Features

Protected Land	
P1	To protect the setting of the church and cemetery as an amenity for the settlement and for contribution to the character of the place.
P2	To protect recreational open space as an amenity for the settlement.
Reserved Land	
R1	For a playpark.
R2	For a new car park.

Services and Infrastructure

- **Local transport infrastructure:** All development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.
- **Strategic drainage and water supply:** An upgrade to St Donan's Cottages Septic Tank may be required as the septic tank has limited capacity. Private systems may not be feasible due to unsuitable ground conditions.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Kirkton of Auchterless or towards facilities in the wider catchment area at Turriff. These may be identified in the Community Plan or relevant Community Action Plan.
- **Sports and recreation facilities:** All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Kirkton of Auchterless or towards facilities in the wider catchment area at Turriff. These may be identified in the Community Plan or relevant Community Action Plan.

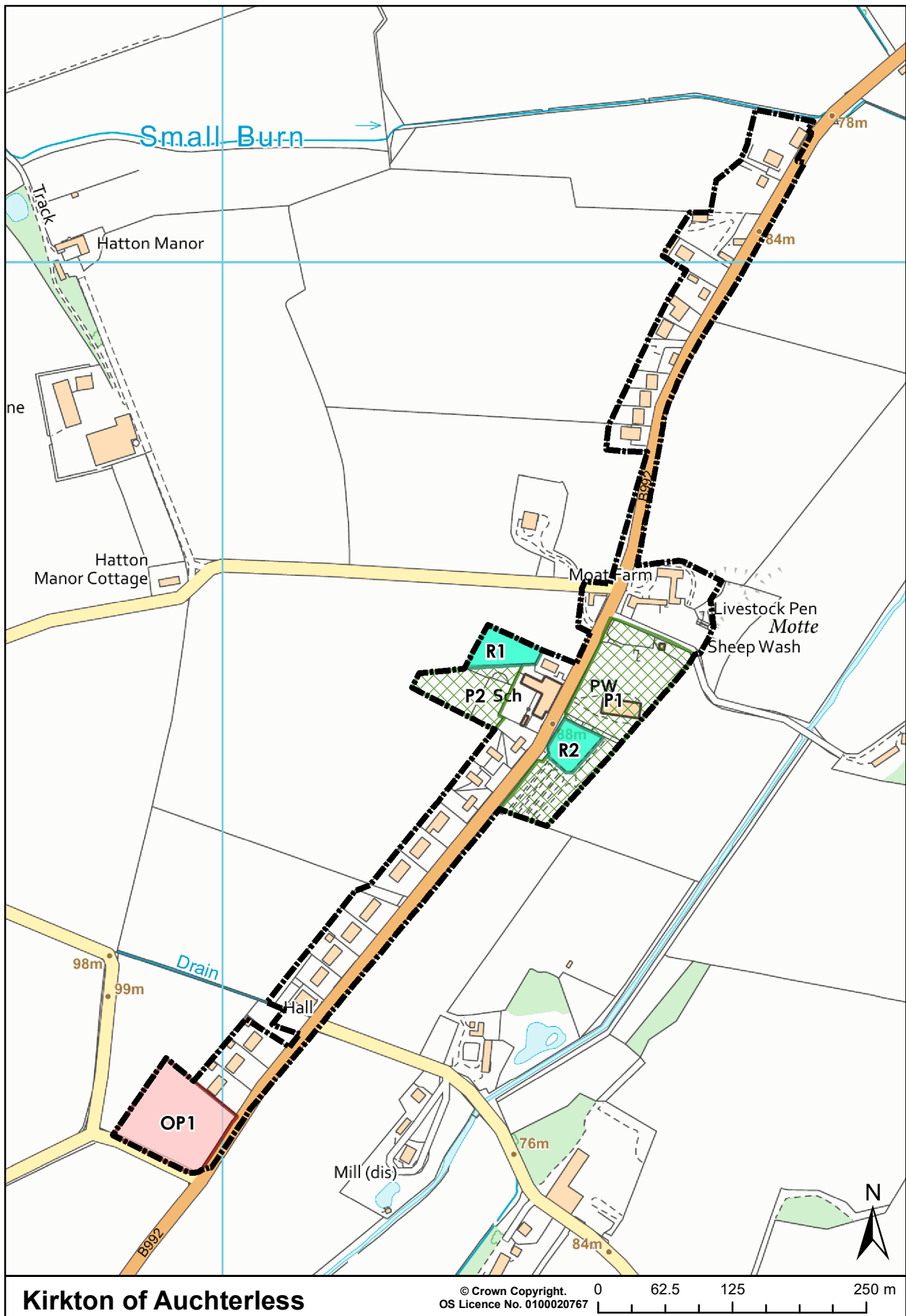
- **Recycling and waste:** All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.
- **Health and care facilities:** Residential development may be required to contribute towards the creation of additional capacity at the Fyvie/Oldmeldrum Medical Group facilities.
- **Open space:** All residential development may be required to contribute towards the provision of a new playpark in the village.

Allocated Sites

OP1: Small Site at Kirkton of Auchterless

Allocation: 5 homes

This is a newly allocated site located to the south of the settlement. Although it is not entirely contiguous with the existing homes it is a logical site for small scale development along the Category B Road (B992). The site has been extended so as to accommodate 5 homes which is an acceptable extension to the settlement at this time. There is currently Full Planning Permission for 2 homes on part of the site (planning application reference APP/2019/2921). The development on this site should seek to be respectful to the pattern of development and the design of the existing homes in the settlement.



METHLICK

Vision

The setting of Methlick within the valley of the River Ythan is key to the settlement's sense of place. The settlement has a strong sense of community and provides a key role for the surrounding rural area as it has a number of services, including shops, a village hall, the local primary school and a hotel. The existing allocations to the north and south of the settlement will help further sustain these services. There is a desire for additional parking provision in the settlement, especially at the time of key community events.

The community would wish to see a multi-use games area within the existing playpark. They have identified that a small development of up to 30 homes in the settlement over the period from 2021 to 2030, on a range of small sites would be an appropriate housing solution. An area of land adjacent to Methlick School was identified as having potential for sheltered style housing or mixed clusters of small bungalows for over-55s and young people as start-up homes. The community feel that there is no need for specific business land allocations, or additional wind turbines in the area.

Natural and Historic Environment

The Haddo House Designed Landscape can be found to the southeast of the settlement, on the southern slope of the Ythan Valley. The Bellmuir settlement, field systems and Cairns scheduled monument are on the northern slopes of the Ythan Valley, to the southeast of the settlement. The Bellmuir hut circles scheduled monument can also be found on the northern slopes of the Ythan Valley.

Settlement Features

Protected Land	
P1	To protect the area around the River Ythan as a significant contribution to the character of the place and forming part of the green-blue network and to protect the cemetery as an amenity for the settlement.
P2	To protect recreational open space as an amenity for the settlement.

Flood Risk

- Methlick lies within an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Flood Risk Assessments may be required.

Services and Infrastructure

- **Local transport infrastructure:** Development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.
- **Strategic drainage and water supply:** Local mains reinforcement may be required. There is currently insufficient capacity at Methlick Waste Water Treatment Works. A growth project will be initiated once development meets Scottish Water's five growth criteria. The developer must contact Scottish Water early in the planning process to initiate a growth project.

- **Secondary education:** All residential development may be required to contribute to the provision of additional capacity at Meldrum Academy.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Methlick or towards facilities in the wider catchment area at Oldmeldrum. These may be identified in the Community Plan or relevant Community Action Plan.
- **Sports and recreation facilities:** All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Methlick or towards facilities in the wider catchment area at Oldmeldrum. These may be identified in the Community Plan or relevant Community Action Plan.
- **Recycling and waste:** All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.
- **Health and care facilities:** All residential development may be required to contribute towards the creation of additional capacity at Haddo Medical Group.

Allocated Sites

OP1: Cottonhillock

Allocation: 20 homes

This site was previously allocated as site OP1 in the LDP 2017. The site is located within the Haddo House Designed Landscape of which the impact could be partially mitigated through structural planting. As the land is at the edge of the settlement, careful use of screening should be deployed to mitigate the visual impact of the site. A landscape plan will be required; landscaping should be used to meet the open space requirements and to allow greater biodiversity on the site. Native tree planting on the site would be appropriate to reflect the wooded character of Manse Road. The formation of ponds/soakaways should be implemented to enhance biodiversity. Development should take access via Manse Road. Manse Road may require widening to accommodate development on site OP1. Manse Road requires upgrading to an adoptable standard required for the number of units, with footway provision connecting to the existing network. Connectivity should be provided internally between Cottonhillock and Manse Road, commencing at Manse Road. Access for active travel should be included in the design for the site with connectivity to the surrounding open space network and countryside considered as part of the design.

The housing should be designed in a form that is sympathetic to neighbouring housing in the village. Scottish Water has indicated that a Drainage Impact Assessment will be required. A buffer strip shall be provided along the ephemeral watercourse route and shall be integrated positively into the development. It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need.

OP2: West of Black Craigs

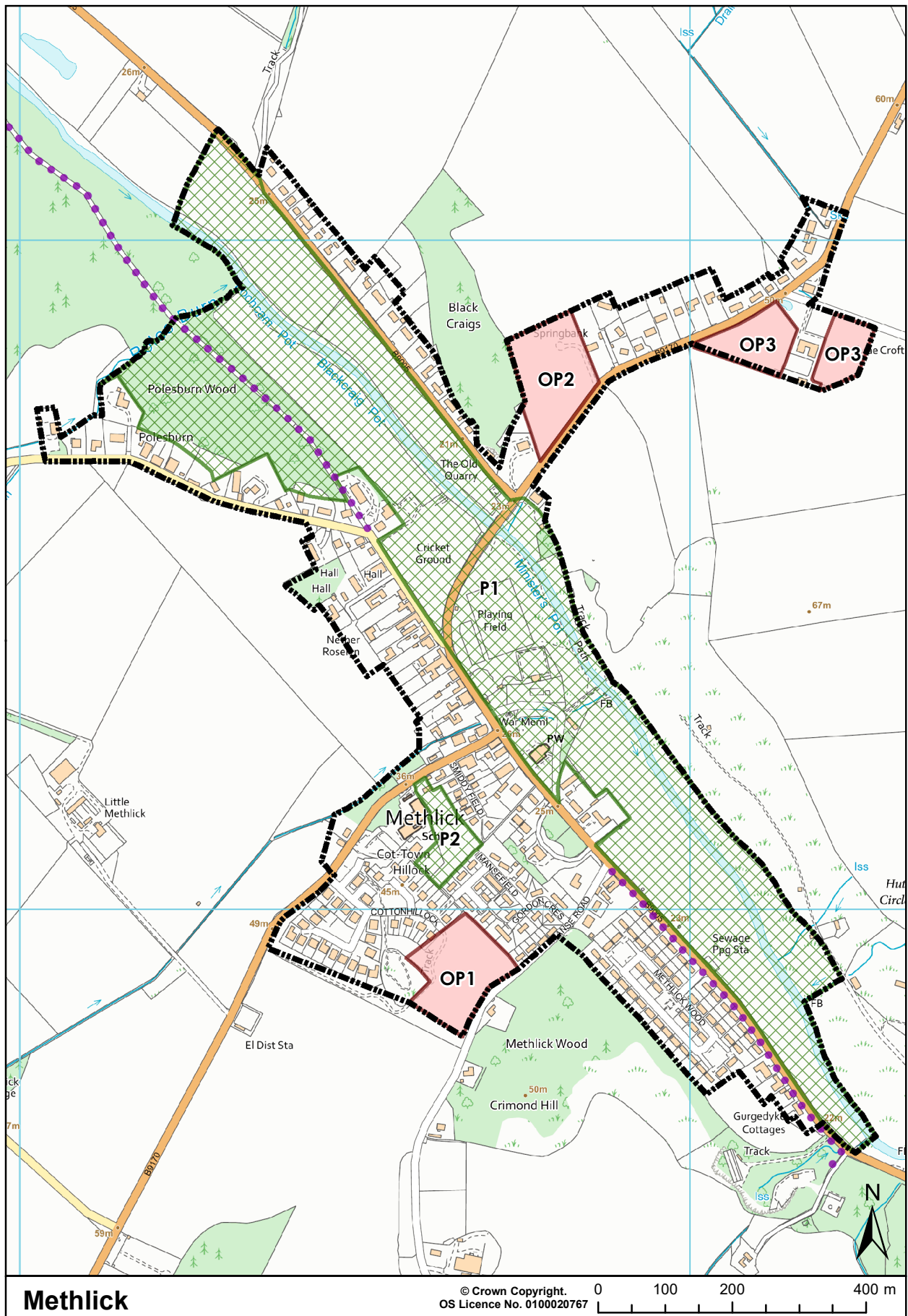
Allocation: 8 homes

This site was previously allocated as site OP2 in the LDP 2017. Planning Permission in Principle for 5 homes has been approved (planning application reference APP/2018/0950). Work has commenced on the access and the road on the site. The current allocation has been extended to accommodate 8 homes on the site. It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need. Landscaping will be required on the site to minimise visual impact, particularly on the south and west of the site. Landscaping should provide a buffer to the adjacent woodland to the west, which is listed on the Ancient Woodland Inventory. Opportunity exists to enhance biodiversity on site by linking open space and landscaping within the site with the adjacent woodland. Tree planting would be appropriate to ensure the site is in keeping with its wooded setting. Any loss of existing trees, woodland and hedges will require to be replaced by suitable compensatory planting. Surface water flooding will be required to be mitigated through the provision of open space and Sustainable Drainage Systems. A feature open space provided through a landscaped Sustainable Drainage System area, landscaped with native planting would be desirable on the site. Contributions towards bus stop infrastructure will be required.

OP3: Land at Sunnybrae Croft, Methlick

Allocation: 12 homes

This is a newly allocated site to the north of the settlement. In order to mitigate landscape impact, good design principles should be used, such as low profile buildings, concentrating development to the roadside of the B9005 and strategic landscape planting. Open space provision should be designed to improve biodiversity. It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need. Surface water flooding will be required to be mitigated through appropriate drainage, specifically through Sustainable Drainage Systems and as part of the open space provision. Contributions towards bus stop infrastructure will be required.



NEWBURGH

Vision

Newburgh is an attractive coastal village characterised by its setting adjacent to the Ythan Estuary and the Sands of Forvie that together form a nationally important nature reserve. Any development in Newburgh must be sensitive to the settlement's unique natural heritage. Newburgh is within the Energetica Corridor and as such will play an important role in providing housing and employment opportunities in line with the Energetica vision which will contribute to transforming the area into a high quality lifestyle, leisure, and global business location. The settlement also plays a role in providing services for the local community, including the local primary school and shops. It is important to further sustain these services and to maintain the amenity of the settlement.

The community is in favour of any new development being located to the west of the settlement and have an aspiration of a future vehicular route which would by-pass the village centre. This may help to alleviate traffic congestion at peak times within the Main Street of the settlement.

Natural and Historic Environment

The Ythan Estuary, Sands of Forvie and Meikle Loch Special Protection Area (SPA) runs along the eastern boundary of Newburgh and extends north along the River Ythan towards Ellon and it also extends eastwards across the length of the estuary. The Sands of Forvie and Ythan Estuary Site of Special Scientific Interest (SSSI) also overlaps this designation.

The Ythan Estuary and Meikle Loch RAMSAR site also spans both banks of the Ythan.

The Local Nature Conservation Site (LNCS) Newburgh to Balmedie runs along the coastline near the south of the settlement. The Foveran Links SSSI overlaps this designation for some of its length also.

Settlement Features

Protected Land	
P1	To protect the play area and pond as an amenity for the settlement.
P2	To protect the coastal setting of the settlement as a significant contribution to the character of the place.
P3	To protect recreational open space as an amenity for the settlement.
P4	To protect the recreational areas and playpark as an amenity for the settlement.
P5	To protect the area as a significant contribution to the character of the place.
P6	To protect the cemetery as an amenity for the settlement and for contribution to the character of the place.
Other Designations	
BUS	Safeguarded for business uses.

Flood Risk

- Parts of Newburgh are in an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Parts of the settlement may also be at risk from coastal flooding. Flood Risk Assessments may be required.
- Sites OP1, OP2, OP3 and BUS have small watercourses running through or adjacent to the sites, or are at risk from surface water flooding. Flood Risk Assessments may be required. Buffer strips will be required adjacent to watercourses which should be positively integrated into the developments. Enhancement of watercourses through re-naturalisation and removal of any redundant features should be investigated.

Services and Infrastructure

- **Strategic transportation:** All development may be required to contribute to the Ellon to Newburgh strategic cycleway.
- **Local transport infrastructure:** Development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.
- **Strategic drainage and water supply:** An upgrade to the water supply infrastructure may be required and a Water Impact Assessment may be requested. There is insufficient capacity at Balmedie Waste Water Treatment Works to treat all sites allocated at Balmedie, Belhelvie, Newburgh and Potterton. Scottish Water will initiate a growth project should demand from committed development exceed available capacity and will instigate this on receipt of the 5 Growth Criteria from a developer. A Drainage Impact Assessment may be requested. Private treatment works are unlikely to be authorised but engagement with SEPA is advised to discuss further. Early engagement with Scottish Water is strongly encouraged.
- **Primary education:** All residential development may be required to contribute towards additional primary school capacity.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Newburgh or towards facilities in the wider catchment area at Ellon. These may be identified in the Community Plan or relevant Community Action Plan.
- **Sports and recreation facilities:** All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Newburgh or towards facilities in the wider catchment area at Ellon. These may be identified in the Community Plan or relevant Community Action Plan.
- **Recycling and waste:** All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.
- **Health and care facilities:** All residential development may be required to contribute towards a new health centre at Ellon. Contributions towards additional pharmacy facilities may be required.

- **Open space:** If not provided on site, open space contributions from new residential developments should be directed towards the creation of green-blue infrastructure linkages between the existing open spaces in and around the settlement, including the golf course, wildlife area, play area and coastal walks, or as defined in the Aberdeenshire Council Open Space Strategy Audit.

Allocated Sites

OP1: West of Airyhall View

Allocation: Community facilities and 0.8ha employment land

This site was previously allocated as OP1 in the LDP 2017. A Masterplan was agreed by Formartine Area Committee in March 2013, but will need to be reviewed if development has not commenced on this site at the date of adoption of this Local Development Plan. Development should be in line with this Masterplan and not preclude future development to the south. A landscape buffer is required on the western boundary of the site, access and transport provision, including a distributor road between the B9000 and the A975, must be provided on the site. Footway provision will be required on the B9000 to link to the existing network. Consultation with the Council's Transportation Service will require to be undertaken as the existing speed limit on the B9000 will require to be relocated. A route providing connectivity to the south should be protected within the site.

As the site is located close to the Ythan Estuary, Sands of Forvie and Meikle Loch SPA and RAMSAR, any revised Masterplan or a planning application will need to contain a Construction Method Statement to take account of the potential impacts to the qualifying interests of the Ythan Estuary, Sands of Forvie and Meikle Loch SPA and RAMSAR. A Flood Risk Assessment may be required. A buffer strip will be required adjacent to the watercourse south of the site which should be integrated positively into the development. Enhancement of the watercourse through re-naturalisation and removal of any redundant features should be investigated. A Water Impact Assessment will be required and Scottish Water has indicated that a Drainage Impact Assessment will be required.

OP2: Knockhall Road

Allocation: 60 homes

This site was previously allocated as OP2 in the LDP 2017. A Masterplan was agreed by Formartine Area Committee in March 2014, of which development on the site should be in accordance with. Planning Permission for 49 homes (planning application reference APP/2014/1408) has been granted on site and separate Planning Permission for 15 homes (planning application reference APP/2018/3074) has also been granted on the site. Development of the site is underway and is expected to be built out by 2021. Development of the site will be expected to retain the capability to provide an additional adoptable vehicular and pedestrian access from the western site boundary, to enable the site to be linked to a suitable new road should the opportunity arise in the future. Further development beyond the existing consented units will require a vehicle and pedestrian link to be formed to OP3 and beyond to the B9000 School Road. A Flood Risk Assessment may be required. As the site is located close to the Ythan Estuary, Sands of Forvie and Meikle Loch SPA and RAMSAR, any future Masterplan or planning application will need to contain a Construction Method Statement to take account of the potential impacts to the qualifying interests of the Ythan Estuary, Sands of Forvie and Meikle Loch SPA and RAMSAR.

The Sustainable Drainage System scheme for this site will need to take into account the occurrence of historic downstream flooding events. Any measures on this site to mitigate the downstream flood risk would be welcomed. A buffer strip will be required adjacent to the watercourse on the southern boundary which should be integrated positively into the development. Enhancement of the watercourse through re-naturalisation and removal of any redundant features should be investigated.

It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need.

OP3: Land North of School Road, Mill of Newburgh

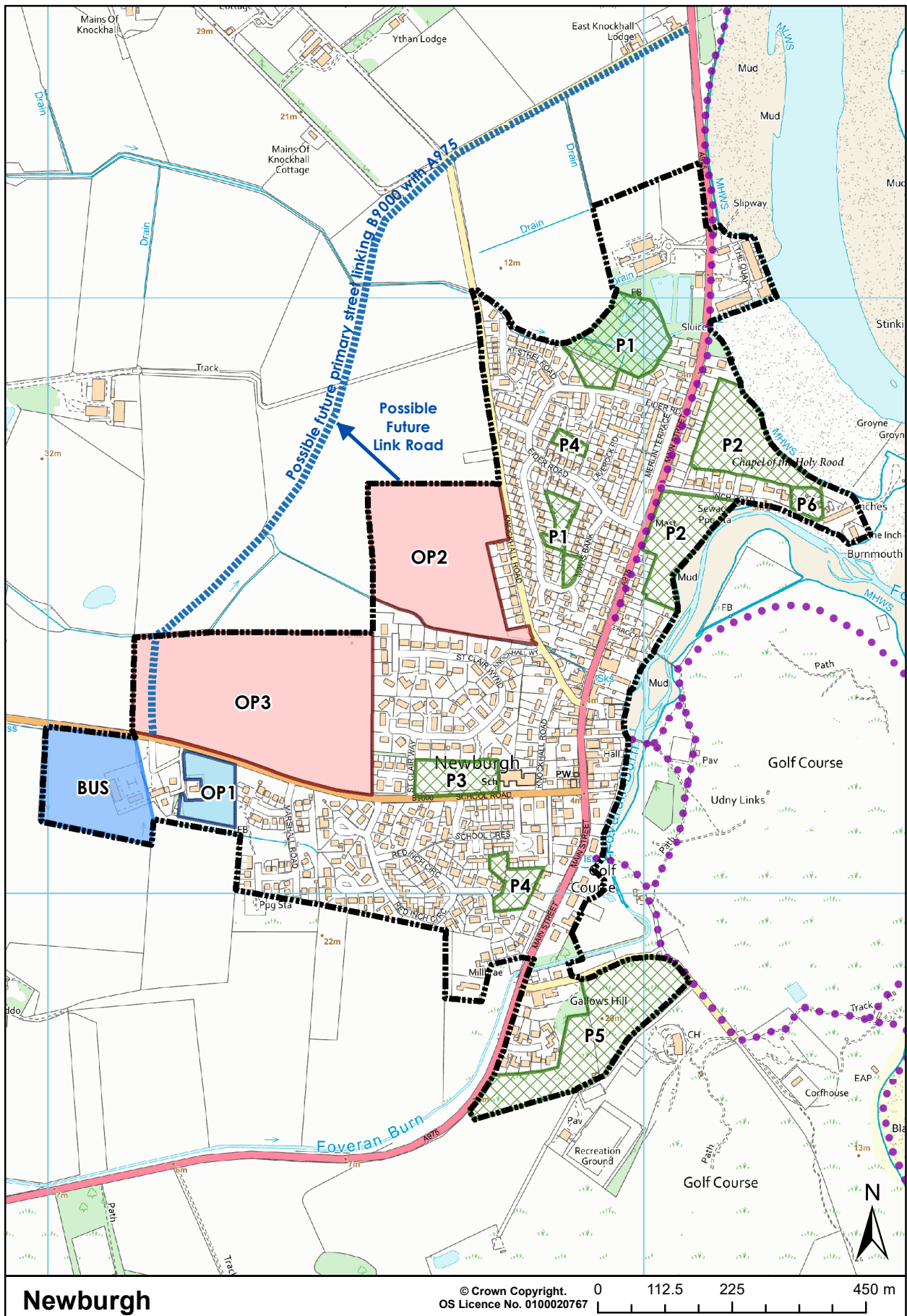
Allocation: 160 homes

This is a newly allocated site. The site is located directly west of the settlement and could be accommodated within the wide-open landscape. A Masterplan will be required. Constraints could be overcome by appropriate Sustainable Drainage System treatment and substantial investment in education facilities. Placemaking requirements will be required in the form of a masterplan for the site that includes provision of a “primary street” on the western side of the site.

Development of this site will support the first section of a vehicular link between the B9000 and the A975 to the north of Newburgh. Whereas the function of a traditional distributor road is principally to facilitate the movement of motor traffic, this route is envisaged as a “primary street”, whose purpose would also include serving housing areas and other local functions. Subject to future negotiations with the community and key stakeholders, later stages of the “primary street” would be incorporated into additional housing allocations around the north-west sector of the village within a future local development plan. When complete, the route is intended to reduce vehicular traffic through the village centre. Development would be required to be appraised to determine if there was potential impact on the Newburgh junction on the A90(T). Vehicle and pedestrian connectivity to OP2 will require to be incorporated into the site layout. New footway provision will be required on the B9000 School Road linking to the existing network.

A Flood Risk Assessment will be required. The Sustainable Drainage System scheme for this site will need to take into account the occurrence of historic downstream flooding events. Any measures on this site to mitigate the downstream flood risk would be welcomed. A buffer strip will be required adjacent to the watercourse on the northern boundary which should be integrated positively into the development. Enhancement of the watercourse through re-naturalisation and removal of any redundant features should be investigated.

It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need.



OLDMELDRUM

Vision

Oldmeldrum is a comparatively large settlement located in mid-Formartine. The town is characterised by its former role as the main market town for the surrounding countryside, and as such, the Victorian market square and its location overlooking the surrounding agricultural land are key to the settlement's sense of place. The town centre is dense and there is significant local demand for additional retail provisions within the settlement. Oldmeldrum still retains its role as a key settlement in providing services to the surrounding communities, including education, retail, healthcare and community facilities.

The community have raised concerns regarding the future of the existing town centre. Due to the settlement's services, central location within Formartine and its good transport links, there is also a demand for new housing development, and meeting this demand is also a key aspiration for the settlement. Issues are apparent with the delivery of some of the existing allocations within the town. The community Future Visions Group has identified that 800 homes in the village could be constructed, with associated infrastructure including a southern link road. The Oldmeldrum and Daviot Community Action Plan has also identified that there remains strong support for cycleways and footpaths that connect Oldmeldrum to Inverurie and other communities, as well as a review of those existing within the settlement. The community would welcome improvements to public transport, parking as well as addressing the traffic issues within the settlement.

Natural and Historic Environment

The National Inventory Battlefield of Barra covers much of the land to the south and west of the settlement and includes a large proportion of the land within the settlement boundary to the west of Oldmeldrum. The Category B Listed Town Hall is located within the centre of the settlement.

Settlement Features

Protected Land	
P1	To protect the recreational area and cemetery as amenities for the settlement and for contribution to the character of the place.
P2	To protect the playing fields as an amenity for the settlement.
P3	To protect recreational open space as an amenity for the settlement.
P4	To protect the sports pitch as an amenity for the settlement.
P5	To protect the playpark and open space as an amenity for the settlement and for contribution to the character of the place.
P6	To protect the recreational open space as an amenity for the settlement.
Reserved Land	
R1	For a potential long-term future expansion of Meldrum Academy. A Peat Survey and Phase 1 Habitat survey will be required due to the potential presence of peaty gleys and mixed habitat onsite.
R2	For a future Community Church.
R3	For a future Transport Interchange.
Other Designations	
BUS	Safeguarded for business uses.
TC	Oldmeldrum Town Centre.
CA	Oldmeldrum Conservation Area.

Flood Risk

- Parts of OP2, OP3, OP6 and R1 are within the Scottish Environment Protection Agency's indicative 1 in 200 year flood risk area, or have a small watercourse running through or adjacent to the site. A Flood Risk Assessment may be required.
- Part of the site OP3 and the BUS site are within SEPA's indicative 1 in 200 year flood risk area of the Meadow Burn or have a small watercourse running through or adjacent to the site. A Flood Risk Assessment will be required for the BUS site. A Flood Risk Assessment may be required for OP3. Adequate buffer strips will be required along the river corridor associated with the Meadow Burn which should be integrated positively into the developments. Morphological improvements to the Meadow Burn may be required.

Services and Infrastructure

- **Local transport infrastructure:** All development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision. Pedestrian crossing facilities may be required on the A947 in the vicinity of the park and ride.
- **Strategic drainage and water supply:** Local water mains reinforcement may be required. A Water Impact Assessment and/or a Flow and Pressure Test will be required. There is insufficient capacity at Oldmeldrum Waste Water Treatment Works (WWTW). Scottish Water is investigating options to accommodate the anticipated flow from the growth of Oldmeldrum. Strategic Drainage Impact Assessment is ongoing and it is anticipated that an upgrade to the network would be required. Any developer interested in developing in the Oldmeldrum catchment area must engage directly with Scottish Water as soon as possible to discuss build out plans.
- **Primary education:** All residential development may be required to contribute towards additional primary school capacity.
- **Secondary education:** All residential development may be required to contribute to the provision of additional capacity at Meldrum Academy.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Oldmeldrum. These may be identified in the Community Plan or relevant Community Action Plan.
- **Sports and recreation facilities:** All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Oldmeldrum. These may be identified in the Community Plan or relevant Community Action Plan.
- **Recycling and waste:** All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.
- **Health and care facilities:** All residential development may be required to contribute towards the creation of additional capacity at Fyvie/Oldmeldrum medical practice.
- **Open space:** If not provided on site, open space contributions from new residential developments should be directed towards a new premier park and a local park in the west of the town, and to the creation of new green-blue infrastructure linkages and paths within the settlement, or as identified in the Aberdeenshire Council Open Space Strategy Audit. Contributions may be required for river restoration improvements upstream and downstream of the BUS site and site OP3.

Allocated Sites

OP1: Land North of Distillery Road

Allocation: 49 homes

This site was previously allocated as OP1 in the LDP 2017 for 50 homes. Land to the east of the site has been reserved for a Community Church. Planning permission has been granted for 37 houses with land set aside for 12 affordable homes (planning application reference APP/2019/1555). The site is located directly north of the Oldmeldrum Conservation Area. Building design should reflect the surrounding local architectural styles and be respectful of the townscape and the height and scale of the development on the surrounding streets. Safe, convenient and attractive access must be maintained for the public to use the community facilities on site. A second access point is required to deliver further development beyond the existing consent. Pedestrian/cycle connectivity to Distillery Road and King Street will be required to be provided. Contribution to a crossing facility on the A947 to access the southbound bus stop may be required.

Active travel linkages into and within the development will also be required. Links to the existing adopted core path to the west of the site should be included as part of the design. Additional contributions towards the core path network may be required. It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need.

Landscaping should be employed on the site to minimise the visual impact on the surrounding homes. Maintaining links to the green spaces within the town and to the open space on the site is encouraged to add choices for recreation and leisure and to encourage biodiversity on the site. A buffer to the woodland at the south should form part of the open space obligation to protect and add value to these trees in contributing to the local townscape. A Water Impact Assessment will be required. A buffer strip will be required along the watercourse along the northwest boundary which should be positively integrated into the development. There is an opportunity on site to provide Sustainable Drainage Systems to deal with an existing surface flood water issue and to increase riparian areas to allow for improvements in water quality. Developer contributions will be required to increase education capacity.

Allocation: 85 homes

This is a newly allocated site for housing that forms part of the mixed use OP2 site within the LDP 2017. The whole site has previously been allocated for a mixed-use development of 4.2ha of employment land and 50 homes. This bid would split the allocation site and increase density of the housing (east and south). A single Masterplan will be required to incorporate OP2 and OP6. Educational provision and waste water treatment capacity constraints will require to be overcome. Two points of access will be required to the housing area. Coutens farm track should be upgraded to an adoptable standard relevant to the employment use on the OP6 site. It is unlikely that a shared access for residential and Class 5/6 use will be acceptable. Access from Coutens Drive is restricted by the cumulative total of existing units served by Coutens Park beyond its' connection to Ardconnon Avenue, therefore its use as a secondary access is dependent on a primary access first being provided on the B9170. Footway/cycleway connectivity is required to the existing path network leading to Gas Street and Forsyth Avenue.

The site forms part of the Battle of Barra site and where possible existing buildings to the south should be converted or upgraded rather than demolished. Housing design should be in keeping with the character of the area. Any potential impacts on key landscape characteristics including cumulative impacts require further assessment with respect to Historic Environment Scotland battlefield guidance. Mitigation and enhancement measures are also required to be set out. A reflection of traditional Aberdeenshire architectural styles and the use of an appropriate colour palette for the historic market town of Oldmeldrum is encouraged. Given the prominent location of the site on a hill overlooking Oldmeldrum, care must be taken in the layout and siting of the buildings to reduce visual impact and overlooking of neighbouring buildings. The careful use of appropriate landscaping is encouraged. It is expected that the open space on the site will link with the existing open space networks in the town, particularly with the green space to the south of the site between Gas Street and the B9170 and with the green space between Distillery Road and Colpy Road. This is encouraged to increase leisure options on the site and to enhance biodiversity. Links to the existing adopted core paths surrounding the site to the north and south should be included as part of the design. Due to nearby sites of historic and archaeological interest, and the potential for previously unrecorded archaeology to survive in this area, a programme of archaeological works may be required. A Water Impact Assessment may be required. A buffer strip will be required along the small watercourse along the eastern boundary which is to be positively integrated into the development. It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need.

OP3: Land South of Millburn Road

Allocation: 26 homes

This site was previously allocated as OP3 in the LDP 2017. Full Planning Permission for 26 homes exists on this site (planning application reference APP/2016/2444) and the allocation has been updated to reflect this. The site is currently under construction. Future development of this site should seek to ensure connectivity with the housing on Meadows Vale. Further development beyond the current planning permission may require provision of bus stop infrastructure and associated pedestrian links on Millburn Road. Homes on the site should be designed sympathetically to the form of buildings in Oldmeldrum and show respect for the scale of surrounding buildings, particularly those in Meadows Vale. It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need.

Landscaping should be designed to minimise visual impact of new development on surrounding homes and the countryside. Open space in the development should seek to create connections to the surrounding countryside to allow greater biodiversity leisure options. Links to the existing adopted core path to the east of the site should be included as part of the site design. Due to nearby sites of historic and archaeological interest, and the potential for previously unrecorded archaeology to survive in this area, a programme of archaeological works may be required within site OP3. The Category B Listed Cromlet House and the Category C Listed Cromlet House Outbuildings are located to the east of the site. Strategic landscaping should be used as well as carefully considered design of the site to mitigate the impact on their setting. A Water Impact Assessment will be required. Foul and surface water pipes are within the boundary of this site. Scottish Water should be contacted by the developer to ascertain whether diversions are required. A Flood Risk Assessment may be required. The natural river corridor associated with the Meadow Burn extends into the site. A buffer strip will be required to take account of this and be positively integrated into any development within this allocation. This part of the Meadow Burn is currently downgraded to 'Moderate' status due to its physical condition which should be addressed through any development on this site.

OP4: Land at Chapelpark

Allocation: 62 homes

This site was previously allocated as OP4 in the LDP 2017. The capacity of the site has been increased to 62 homes to avoid underdevelopment and reflect the approval of a recent application (APP/2020/0761). If the existing permission is not implemented, a Masterplan will be required. It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need.

Connectivity with the existing settlement will require to address the severance of the A947 by way of pedestrian crossing facilities provided on the A947. A second point of access is required for development beyond the existing consent and both accesses should be linked internally within the site. Provision for active travel is required, including a link to the nearby recreational path (Den of Gownor track). This should also seek to coordinate with any provision for OP5 to the south.

A buffer strip is required along the eastern boundary to protect the trees along the boundary. Development should ensure its potential impact on two nearby listed buildings to the north (the Category B Listed Meldrum House, South Gates and the Category C Listed Meldrum House, South Lodge) and the listed building to the south of the site (Category C Listed St. Matthew's Church) is minimised. Strategic landscaping should be used as well as carefully considered design of the site to mitigate the impact on their setting and to minimise the impact on the approach/exit of Meldrum House. Scottish Water has indicated that a Drainage Impact Assessment will be required. Educational provision is a constraint that will require to be overcome.

Allocation: 146 homes

This is a newly allocated site to the east of the settlement. A Masterplan will be required for this site to encompass the possibility of development of the 5.2ha site to the south, on the basis of the work being phased. A Flood Risk Assessment and Phase 1 Habitat Survey will be required. Due to the possibility of a significant amount of peat on the site, a Peat Survey will also be required. There is ancient woodland adjoining the northeast corner of the site which should be protected through a buffer strip. Buffer strips will also be required along the Burn of Keithfield/Raxton and the small watercourse along the eastern boundary and are to be positively integrated into the development. Part of the Burn of Keithfield/Raxton is currently downgraded to 'Poor' status due to its physical condition and therefore an enhancement of the watercourse through re-naturalisation and removal of any redundant features is a requirement of the development. Sustainable Drainage System mitigation is also likely to be required to address surface water flooding.

Two vehicle accesses will be required, internally connected by way of a loop. Access from Park Lane and Newbarns will require these roads to meet adoptable standards relevant to the level of development, with footways. A new junction configuration is required at the Park Lane/Park Crescent/A947 junction. Connectivity with the existing settlement needs to address the severance of the A947 by way of pedestrian crossing facilities provided on the A947. There is also potential for improved access to the nearby recreational path (Den of Gownor track). It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need. Educational provision is a constraint that will require to be overcome. Development should ensure its potential impact on the Category C Listed St. Matthew's Church located to the west of the site is minimised. Strategic landscaping should be used as well as carefully considered design of the site to mitigate the impact on the setting of the listed building.

OP6: West of Coutens

Allocation: 3.2ha of employment land

This site was previously allocated as OP2 in the LDP 2017. A single Masterplan will be required to incorporate OP2 and OP6. Future development will be required to provide two accesses in case of emergencies. Two points of access will be required to the housing area. Coutens farm track should be upgraded to an adoptable standard relevant to the employment use on the site. It is unlikely that a shared access for residential and Class 5/6 use will be acceptable. Access from Coutens Drive is restricted by the cumulative total of existing units served by Coutens Park beyond its' connection to Ardconnon Avenue, therefore its use as a secondary access is dependent on a primary access first being provided on the B9170. Footway/cycleway connectivity is required to the existing path network leading to Gas Street and Forsyth Avenue.

Given the prominent location of the site on a hill overlooking Oldmeldrum, care must be taken in the layout and siting of the buildings to reduce visual impact and overlooking of neighbouring buildings. The careful use of appropriate landscaping is also encouraged. Due to nearby sites of historic and archaeological interest, in particular due to proximity to the Battle of Barra site, and the potential for previously unrecorded archaeology to survive in this area, a programme of archaeological works may be required. Any potential impacts on the key landscape characteristics of the battlefield site and the cumulative impacts should be assessed, with mitigation and enhancement considered, in line with the battlefield guidance. A Water Impact Assessment and Flood Risk Assessment may be required. A buffer strip will be required along the small watercourse along the eastern boundary which is to be positively integrated into the development.

PITMEDDEN

Vision

Pitmedden is located approximately halfway between Ellon and Oldmeldrum near the A920. The settlement is characterised by a large proportion of contemporary housing, particularly where it surrounds the historic Pitmedden village centre and kirk. The village centre, kirk and nearby Pitmedden House are key to the sense of place. Pitmedden is located to the southeast of the designed landscape of Pitmedden House and therefore development must be carefully planned to preserve the setting of this historical asset and to maintain the amenity of the settlement. There is some development pressure for houses and employment opportunities and this demand is to be met through the OP1 and BUS allocations. The settlement requires a meaningful centre as people pass through it.

The community would welcome improved transportation links to Inverurie and Ellon, improvement to where people can access services and further provision of facilities for young people in the settlement.

The Community Action Plan, Imagine Udry, sets out the aspirations of the community. They include a new community hub, central village intervention, new and improved path network, enhancement of greenspaces, a new village green, repurposing of the village hall, and new gateways into the settlement.

Natural and Historic Environment

The Pitmedden Designed Landscape can be found to the northwest of Pitmedden.

Settlement Features

Protected Land	
P1	To protect the playing fields and recreational land as amenities for the settlement.
P2	To protect the bowling green and tennis courts as amenities for the settlement.
P3	To protect the open space for the creation of a community park as an amenity for the settlement and to protect the area as a significant contribution to the character of the place.
P4	To protect the open space for the creation of a recreational park as an amenity for the settlement and to protect the area as a significant contribution to the character of the place.
Reserved Land	
R1	Reserved for a new village hall.
Other Designations	
BUS	Safeguarded for business uses. Development on this site should minimise the impact on the Pitmedden Designed Landscape and the five listed buildings located within Pitmedden Gardens.

Flood Risk

- Parts of site OP1 and OP3 are within the Scottish Environment Protection Agency's (SEPA's) indicative 1 in 200 year flood risk area, or have a small watercourse running through or adjacent to the site. A Flood Risk Assessment may be required.
- A Flood Risk Assessment will be required for BUS and R1. Adequate buffer strips will be required along the watercourses which should be positively integrated into the development.

Oil and Gas Pipelines

- Part of the settlement is within the Health and Safety Executive (HSE) consultation distance associated with one or more oil or gas pipelines in the vicinity. Developments within this distance must comply with Policy P4 Hazardous and potentially polluting developments and contaminated land, and with the HSE "Land Use Planning Methodology".

Services and Infrastructure

- **Strategic transportation:** Development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision. Access and connectivity needs to be considered collectively across site OP2, and linked to the housing site adjacent to the medical centre. A potential route from the B9000 to the B999 through OP2 should be incorporated into the site.
- **Strategic drainage and water supply:** An upgrade to the waste water treatment works at Pitmedden is required to support development. Scottish Water will initiate a growth project once one development meets their five growth criteria. Scottish Water has indicated that a Drainage Impact Assessment will be required for all development sites. A Water Impact Assessment will be required for development to mitigate impact on Raitshill Pitmedden Service Reservoir.
- **Primary education:** All residential development may be required to contribute towards additional primary school capacity.
- **Secondary education:** All residential development may be required to contribute to the provision of additional capacity at Meldrum Academy.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Pitmedden or towards facilities in the wider catchment area at Oldmeldrum. These may be identified in the Community Plan or relevant Community Action Plan.
- **Sports and recreation facilities:** All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Pitmedden or towards facilities in the wider catchment area at Oldmeldrum. These may be identified in the Community Plan or relevant Community Action Plan.
- **Health and care facilities:** All residential development may be required to contribute towards the creation of additional capacity at Haddo Medical Group.

Allocated Sites

OP1: Land at Bonnyton Farm

Allocation: 64 homes and public open space

This site was previously allocated as OP2 in the LDP 2017. A Masterplan will be required for this site. Planning permission exists on this site for 64 homes (planning application reference APP/2019/0753). Two vehicular access points should be provided. This will include the reinstatement of the junction between the B999 and Ingleside, and its reconfiguration to allow for the continued safe and convenient use of the primary school car park. Bonnyton Road requires improvements to provide an additional active travel connection between the site and village. Two points of access will be required for the site. Bonnyton Road is not suitable as an access road and there is no scope for upgrading. Access via Ingleside is subject to the junction being re-opened and meeting relevant technical standards, as well as the removal of the existing loading bay at the Co-op store. Crossing facilities should be provided on the B999. A desk top survey and site investigation may be required to determine the extent and nature of any land contamination and to identify necessary mitigation measures.

It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need. Landscaping and open space should be principally focussed towards the south of the site adjacent to Bronie Burn. A Flood Risk Assessment will be required due to the fluvial flood extent on the lower edges of the site. Buffer strips will be required adjacent to the watercourses surrounding the site which should be integrated positively into the development. Enhancement of these through re-naturalisation and removal of any redundant features should be investigated.

Allocation: 100 homes and a community hub

This is a newly allocated site for which a Masterplan will be required. The site is located to the southwest of the main settlement. The open space provision should include community food growing areas. Landscaping should be provided to mitigate any adverse landscape character impacts, particularly from the southern approach. The housing design should be of a sustainable mix that is sympathetic in character to the existing nearby developments. The community would wish that the community hub should be designed to deliver a multipurpose hall for purposes such as sports, event space, accessible office space and library.

The site requires a vehicular access from the B999, whose route should be protected during any incremental development. This should lead to an internal loop road. Suitable access arrangements should be discussed with the council in advance of any planning application. Permeability with the housing development adjacent to the medical centre is also required plus connectivity to the existing path network at Bronie Crescent and Seton Terrace. Access and fully permeable connectivity throughout the site are required and the site layout should make provision for potential future expansion to the west. Wider transportation requirements are to be determined through a Transport Assessment that takes all of the proposed allocations into account.

Buffer strips will be required adjacent to the watercourses running through the site, which should be integrated positively into the development. Enhancement of these through re-naturalisation and removal of any redundant features should be investigated. Part of the site is adjacent to an area predicted by SEPA to flood and may have pockets of localised drainage issues which could be mitigated through the provision of Sustainable Drainage Systems. A Water Impact Assessment will be required. The site is partly located in a health and safety outer consultation zone. This would need to be considered within the design process and presented as part of the planning application. It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need.

Part of the site is located within the Health and Safety Executive (HSE) consultation distance associated with one or more oil or gas pipelines in the vicinity. Developments within this distance must comply with Policy P4 Hazardous and potentially polluting developments and contaminated land, and with the HSE "Land Use Planning Methodology". The site has the potential for an adverse impact on the Category A Listed Udney Castle. The existing tree belt should be maintained to protect its setting.

OP3: Mill of Allathan

Allocation: 68 homes

This is a newly allocated site for which a Masterplan will be required. The site is located to the east of the settlement and to the southeast of the existing OP1 allocation. Landscaping and strategic planting should be utilised to mitigate any detrimental effects on the landscape character. The housing design should be of a sustainable mix that is sympathetic in character to the existing nearby developments.

It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need.

An Access Strategy is required in order to deliver two accesses to OP3. Connectivity with site OP1 should be provided. Wider transportation requirements are to be determined through a Transport Assessment that takes all of the proposed allocations into account. Provision for active travel is required. A Water Impact Assessment will be required.

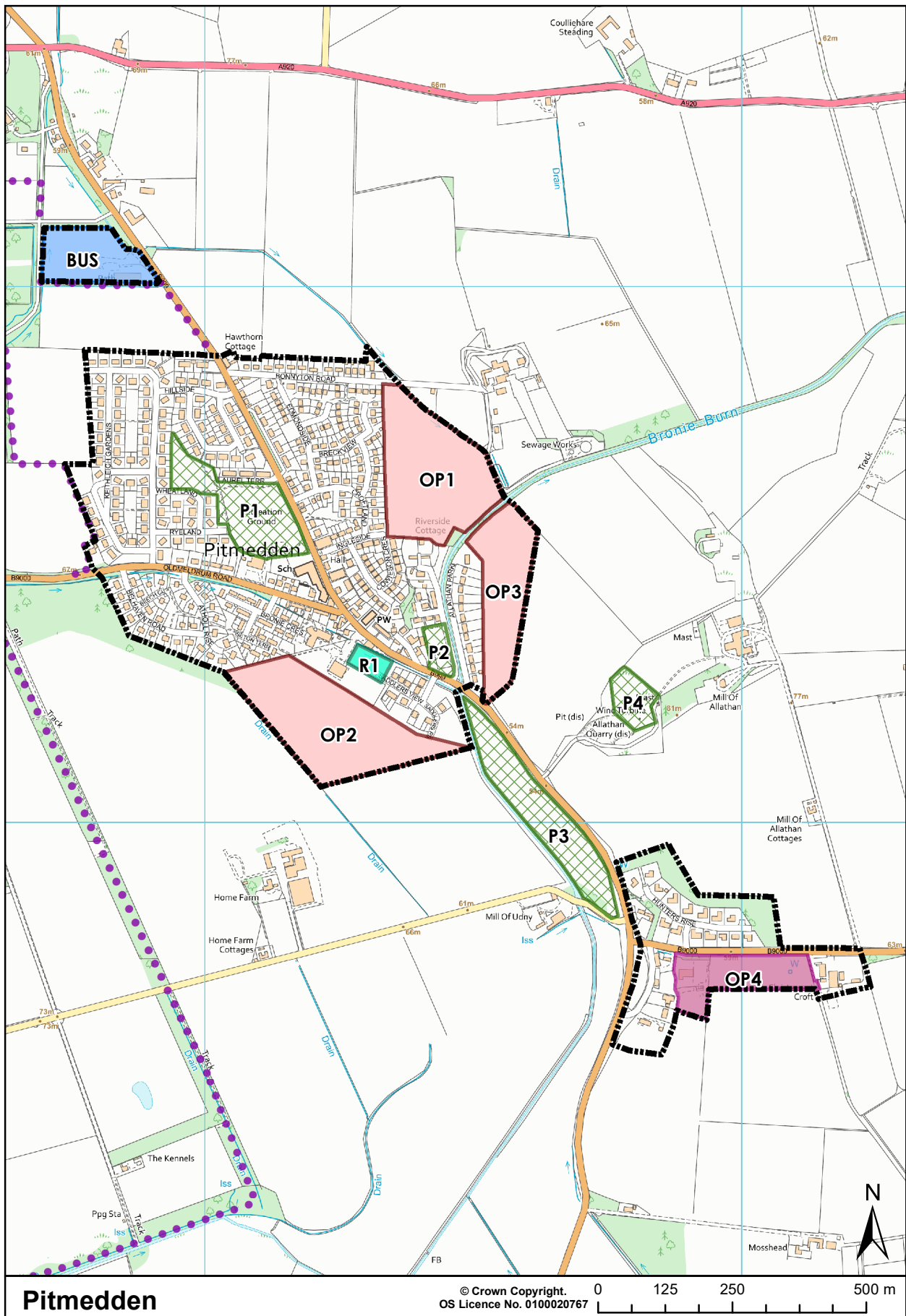
A Flood Risk Assessment will be required. A buffer strip will be required adjacent to the watercourse on the northern boundary of the site, which should be integrated positively into the development.

OP4: Land at Cloisterseat

Allocation: 10 homes and 0.8ha of employment land

This site was previously safeguarded for business uses (BUS2) in the LDP 2017 but it has not been delivered and has therefore been reallocated with a residential element. It is located in Milldale and access will be taken from the B9000. The site is sloped and visually prominent from both approaches so screening should be provided to mitigate any adverse impacts on the landscape character. It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need. Footway provision will be required on the B9000 linking to bus stops at the Old Post Office.

An assessment of the well on site will be required and suitable mitigation put in place to ensure no pollution to ground water. There may have been a natural watercourse emanating from this well which is now culverted. Deculverting and enhancement of this watercourse should be investigated. A Water Impact Assessment will be required.



POTTERTON

Vision

Potterton is a small settlement located within the Aberdeen green belt. It is outwith the Aberdeen to Peterhead Strategic Growth Area. The settlement is largely contemporary in nature, with two large 20th century housing estates forming the majority of the housing. A traditional granite church and large areas of green space form the centre of the settlement and remain key to the settlement's sense of place. The settlement has a limited number of services, although it has a community hall. The use of protected land designations and the application of the green belt policy will contribute to preserving the amenity of the settlement.

The community has a desire for a new community hall in the settlement. Likewise, the community identified a preference for small business units near to the existing business land.

Settlement Features

Protected Land	
P1	To protect the playing fields and landscape setting as an amenity for the settlement.
P2	To protect the play facilities as an amenity for the settlement.
P3	To protect the open space and landscape setting as an amenity for the settlement and to protect the area as a significant contribution to the character of the place.
Other Designations	
GB	Green Belt.

Flood Risk

- Parts of OP1 and OP2 lie within the Scottish Environmental Protection Agency's (SEPA) indicative 1 in 200 year flood risk area, or have a small watercourse running through or adjacent to the sites. There are also large areas of surface water flooding on both sites. Flood Risk Assessments will be required.

Services and Infrastructure

- **Strategic transportation:** A route assessment of the B999 corridor to Bridge of Don and the C-classified corridor which runs to the northeast of the settlement to the Blackdog Junction, including the AWPR roundabout, should be provided to determine potential improvement works required to accommodate the overall expansion of Potterton.

- **Strategic drainage and water supply:** There is insufficient capacity at Balmedie Waste Water Treatment Works to treat all sites allocated at Balmedie, Belhelvie, Newburgh and Potterton. Network investigations may be required by new developments in Potterton. A growth project will be initiated once development meets Scottish Water's five growth criteria. A Drainage Impact Assessment may be requested. A Water Impact Assessment may be required. Early engagement with Scottish Water is encouraged.
- **Primary education:** All residential development may be required to contribute towards additional primary school capacity.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Potterton or towards facilities in the wider catchment area at Ellon. These may be identified in the Community Plan or relevant Community Action Plan.
- **Sports and recreation facilities:** All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Potterton or towards facilities in the wider catchment area at Ellon. These may be identified in the Community Plan or relevant Community Action Plan.
- **Recycling and waste:** All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.
- **Health and care facilities:** All residential development may be required to contribute towards additional capacity at medical facilities serving the locality. Contributions towards the expansion of existing pharmacy facilities may be required.

Allocated Sites

OP1: Land North of Denview Road

Allocation: 172 homes and community facilities

This is a new allocation. The site is a logical extension to the northeast of the settlement. A Masterplan will be required for the delivery of the site. There is ancient woodland to the east of the site and this should be preserved and incorporated into the open space provision as well as the open space enhancing biodiversity. The site should provide connectivity to the existing settlement. It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need. The housing design and layout should be in keeping with other nearby residential development.

Two access points will be required. Access onto the unclassified Manse Road should be considered jointly with OP2 and access onto the C Class road located to the northeast of the site should be considered. Public transport infrastructure is required and should be considered jointly with OP2. A Transport Assessment taking all the settlement allocations into account is required to determine wider area impacts and accessibility infrastructure requirements associated with the overall expansion of Potterton. Provision for active travel is required.

A Flood Risk Assessment is required as surface water affects a large part of the site. Scottish Water has indicated that a Drainage Impact Assessment will be required.

OP2: Land Northwest of Manse Road

Allocation: 61 homes

This is a new allocation. The site is within close proximity to the village services. The development of a Masterplan will be required for the delivery of this site. The site should deliver biodiversity enhancement through the open space provision and should provide connectivity to the existing settlement. It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need. The housing design and layout should be in keeping with other nearby residential development.

Two access points will be required. Access onto the unclassified Manse Road should be considered jointly with OP1. Public transport infrastructure is required and should be considered jointly with OP1. A Transport Assessment taking all the settlement allocations into account is required to determine wider area impacts and accessibility infrastructure requirements associated with the overall expansion of Potterton. Provision for active travel is required.

A Flood Risk Assessment is required as surface water affects a part of the site. A buffer strip will be required adjacent to the watercourse on the western boundary of the site which should be integrated positively into the development. Enhancement of this straightened watercourse through re-naturalisation and removal of any redundant features will require to be investigated.



RASHIERIEVE FOVERAN

Vision

Rashierieve Foveran is a mixed use ribbon development of businesses and houses along the western edge of the A90. It has good road and public transport links to Balmedie, Ellon, Peterhead and Aberdeen and is within the Energetica Corridor area and the Aberdeen to Peterhead Strategic Growth Area (SGA). As such, Rashierieve has an important role in delivering strategic employment allowances in line with the strategic aims for the area. The provision of employment opportunities within the SGA and Energetica Corridor could be achieved through the OP1 allocation and the SR1 employment land allocation within Rashierieve Foveran.

Settlement Features

Other Designations	
SR1	Reserved for strategic employment land (3.5ha). A landscape buffer to the western boundary of site SR1 is required.

Flood Risk

- OP1 and SR1 have small watercourses running through or adjacent to the sites. A Flood Risk Assessment may be required.

Services and Infrastructure

- **Strategic transportation:** Contributions may be required for cumulative strategic transportation improvements including interventions on the A90 and in Aberdeen City.
- **Local transport infrastructure:** All development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.
- **Strategic drainage and water supply:** There is no public waste water treatment works in Rashierieve. The nearest public treatment is in Foveran (1.5km away), where a growth project has been initiated. Any private treatment will require to be built to an adoptable standard. The preference would be for a single waste water treatment works serving the OP1 site with the capacity for SR1 to connect at a future date.
- **Primary education:** All residential development may be required to contribute towards additional primary school capacity.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Rashierieve Foveran or towards facilities in the wider catchment area at Ellon. These may be identified in the Community Plan or relevant Community Action Plan.
- **Sports and recreation facilities:** All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Rashierieve Foveran or towards facilities in the wider catchment area at Ellon. These may be identified in the Community Plan or relevant Community Action Plan.

- **Recycling and waste:** All development must comply with the standards for recycling and waste facilities and may need to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.
- **Health and care facilities:** All residential development may be required to contribute towards the creation of a new health centre at Ellon. Contributions towards an additional pharmacy may be required.

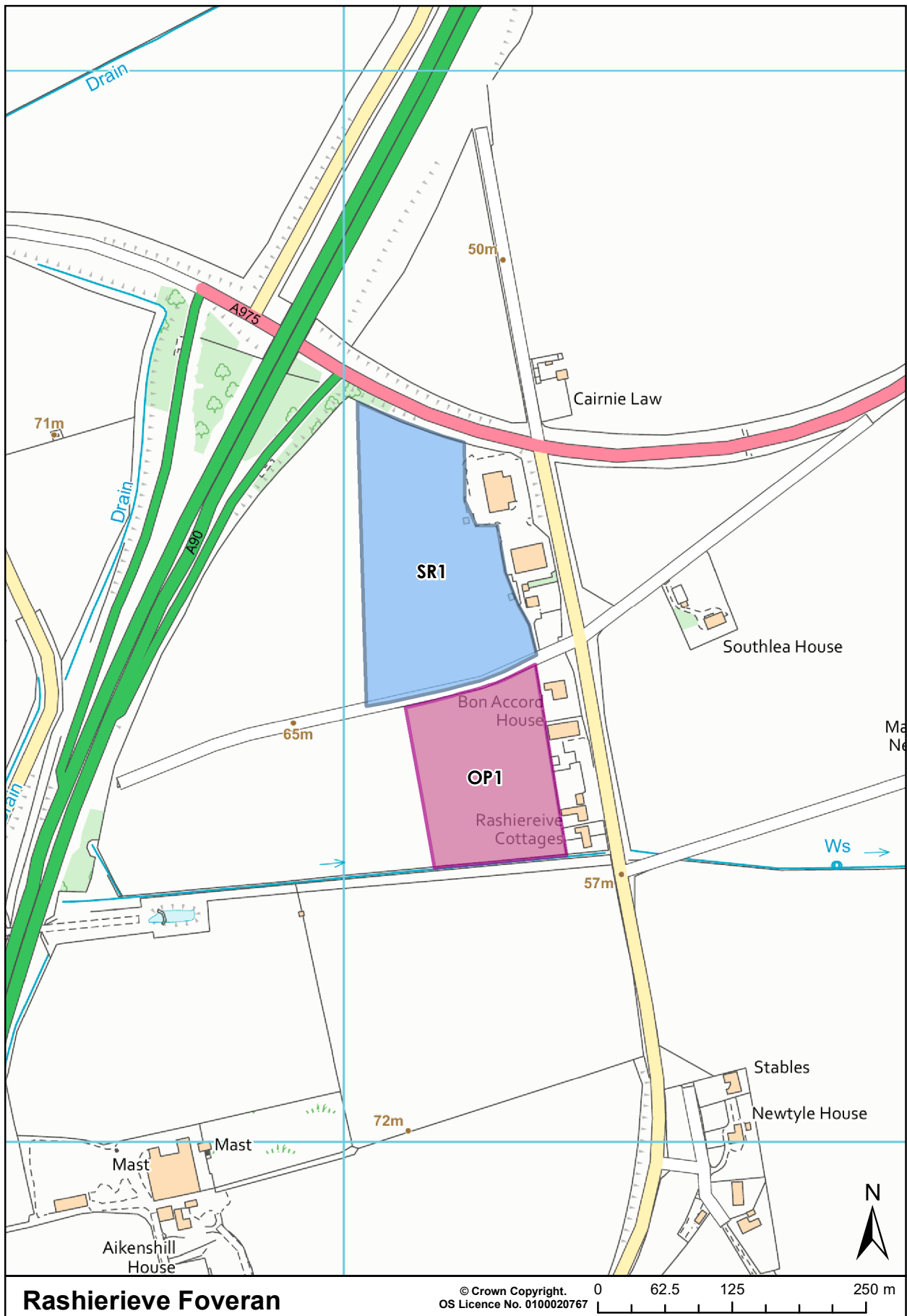
Allocated Sites

OP1: Land West of Rashierieve Cottages

Allocation: 8 live/work residential units

This site was previously allocated as site OP1 in the LDP 2017. Future road access will be a vital consideration for the site. Access will be taken from the unnamed road to the north of the site. The site will be well linked to the route of the completed Balmedie – Tippetty A90 dualling project. As the village of Rashierieve contains housing, and is in an area of open landscape character, landscaping will be required to screen any employment uses from the existing residential properties and provide a context for new built development. A landscape buffer will also be required to the western boundary of the site. To maintain the character and setting of the village and surrounding countryside, the design of the live/work units on the site must be proportionate and respectful to the scale of the surrounding village. Development must not have an unacceptable effect on the amenity of adjacent and nearby dwellings and the veterinary centre, with particular reference to noise disturbance. Design in the Energetica Corridor must be in keeping with the Energetica vision. Upgrading of the unclassified road to the north of the site will be required. Connection to public waste water treatment works should be sought, but if unfeasible a single adoptable waste water treatment plant serving the OP1 site will be required.

A Flood Risk Assessment may be required. A buffer strip will be required adjacent to the watercourse on the southern boundary of the site which should be integrated positively into the development. Enhancement of this straightened watercourse through re-naturalisation and removal of any redundant features will require to be investigated.



ROTHIENORMAN

Vision

Rothienorman is located approximately 11km northwest of Oldmeldrum. The settlement is characterised by contemporary housing developments, with 20th century cul-de-sacs and bungalows to the west, and a 21st century development to the east. The traditional Main Street links the two main developments and remains key to providing a sense of place within the settlement. It is a service centre for the surrounding rural communities and it is important to maintain the local amenity and provide local employment opportunities within the settlement. This will be achieved through development of OP2 for employment use.

Settlement Features

Protected Land	
P1	To protect the school playing fields and local recreational facilities as an amenity for the settlement.
P2	To protect the area as a significant contribution to the character of the place.
P3	To protect recreational open space as an amenity for the settlement.
P4	To protect the area as a significant contribution to the character of the place and to provide a landscape buffer.
P5	To protect the open space as an amenity for the settlement.

Flood Risk

- Part of the OP2 site is located adjacent to the Scottish Environment Protection Agency's (SEPA) indicative 1 in 200 year flood risk area, and has a small watercourse running through or adjacent to the site. A Flood Risk Assessment may be required.
- Surface water flooding is recognised as a constraint within the settlement.

Services and Infrastructure

- **Local transport infrastructure:** Development may be required to contribute towards footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.
- **Strategic drainage and water supply:** There is limited capacity at Rothienorman Waste Water Treatment Works. A growth project will be initiated once development meets Scottish Water's five growth criteria.
- **Secondary education:** All residential development will be required to contribute to the provision of additional capacity at Meldrum Academy.

- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Rothienorman or towards facilities in the wider catchment area at Oldmeldrum. These may be identified in the Community Plan or relevant Community Action Plan.
- **Sports and recreation facilities:** All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Rothienorman or towards facilities in the wider catchment area at Oldmeldrum. These may be identified in the Community Plan or relevant Community Action Plan.
- **Recycling and waste:** All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.
- **Health and care facilities:** All residential development may be required to contribute towards the creation of additional capacity at Fyvie/Oldmeldrum medical practice.

Allocated Sites

OP1: Site to West of Blackford Avenue

Allocation: 12 homes

This is a newly allocated site at the southwest of the village. It is effectively a gap site that is well connected to the settlement. Good design principles should be considered from an early stage to mitigate any possible negative impacts resulting from the OP2 site directly to the south. Access proposed from Blackford Avenue is restricted through the cumulative total of units currently served from this access, including Kinbroom House. A joint access strategy is required with OP2 to provide a secondary access.

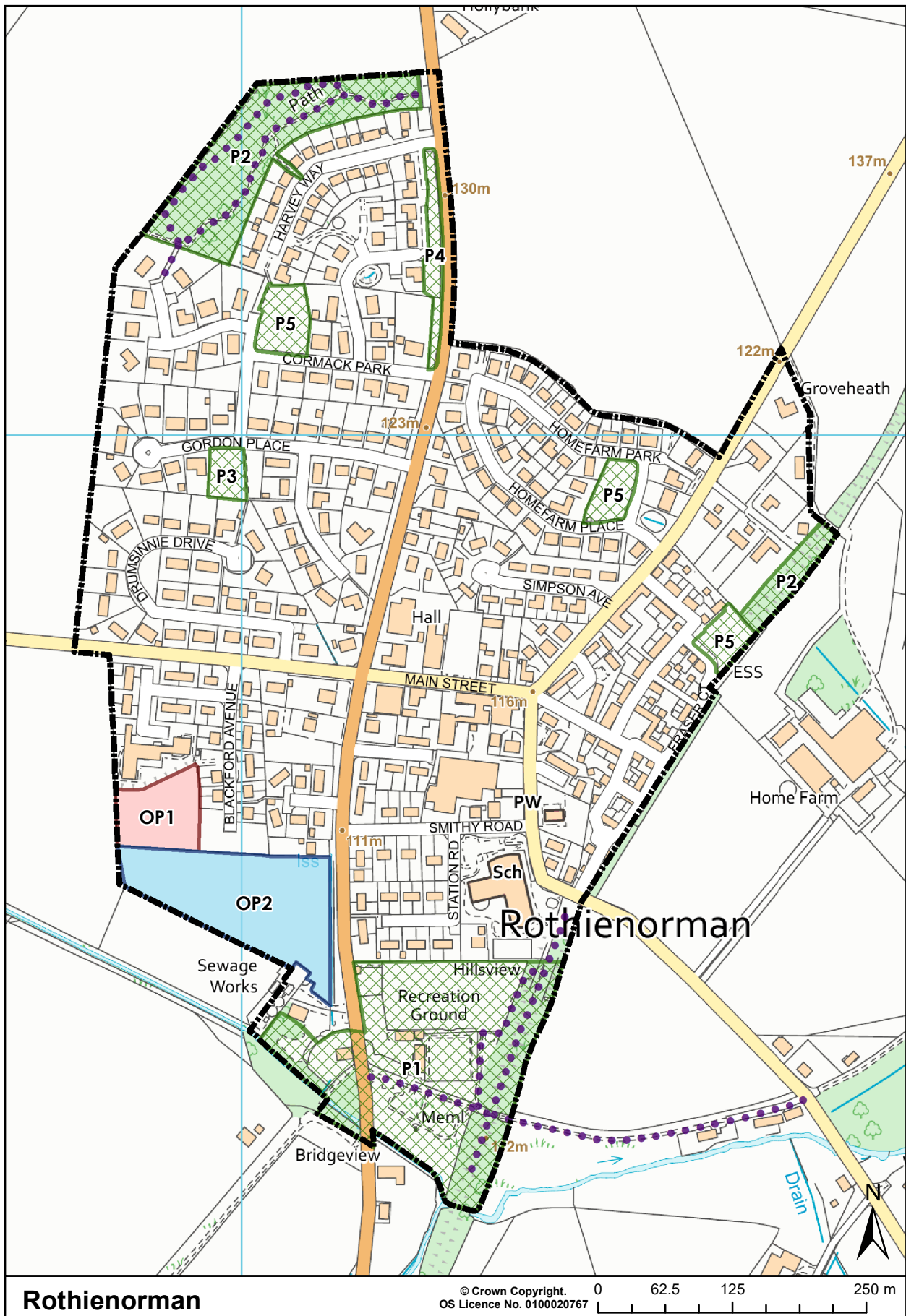
It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need. Scottish Water has indicated that a Drainage Impact Assessment will be required.

OP2: Site West of Forgue Road

Allocation: 1.5ha employment land

This site was previously safeguarded for business uses (BUS) in the LDP 2017. The site has been safeguarded since the Aberdeenshire Local Plan 2006, however remains undeveloped and as such has been reallocated to an opportunity site.

The site is well related to the settlement and would add to existing opportunities for residents to work locally and reduce the need to commute. An access route to OP1 will be required to be safeguarded within the site. A Flood Risk Assessment may be required. A buffer strip will be required adjacent to the watercourse on the eastern boundary of the site which should be integrated positively into the development. Enhancement of this straightened watercourse through re-naturalisation and removal of any redundant features will require to be investigated.



ST KATHERINES

Vision

St Katherines is a small, compact settlement located on the A947, between Fyvie and Oldmeldrum. The village is characterised by contemporary, bungalow style housing and by its location, surrounded by rolling countryside. Although the village has no services, it has excellent road and public transport links to nearby service centres. Within the settlement, it is important to meet local demand for homes and to further support local services in nearby settlements. The housing allocations within the settlement will help to further support these aims.

Services and Infrastructure

- **Local transport infrastructure:** All development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision. All development may be required to contribute to speed reducing measures and a new access on the A947 as well as provide an adoptable footway to the A947 bus stops.
- **Strategic drainage and water supply:** There is no public waste water infrastructure in St Katherines. A mains water extension is required. Development will connect directly to the trunk main. 24 hour water storage will be required on site OP1. Early engagement with Scottish Water is advised.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in St Katherines or towards facilities in the wider catchment area at Oldmeldrum. These may be identified in the Community Plan or relevant Community Action Plan.
- **Sports and recreation facilities:** All residential development may be required to contribute to indoor and outdoor sports and learning facilities in St Katherines or towards facilities in the wider catchment area at Oldmeldrum. These may be identified in the Community Plan or relevant Community Action Plan.
- **Recycling and waste:** All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.
- **Health and care facilities:** All residential development may be required to contribute towards the creation of additional capacity at Fyvie/Oldmeldrum medical practice.

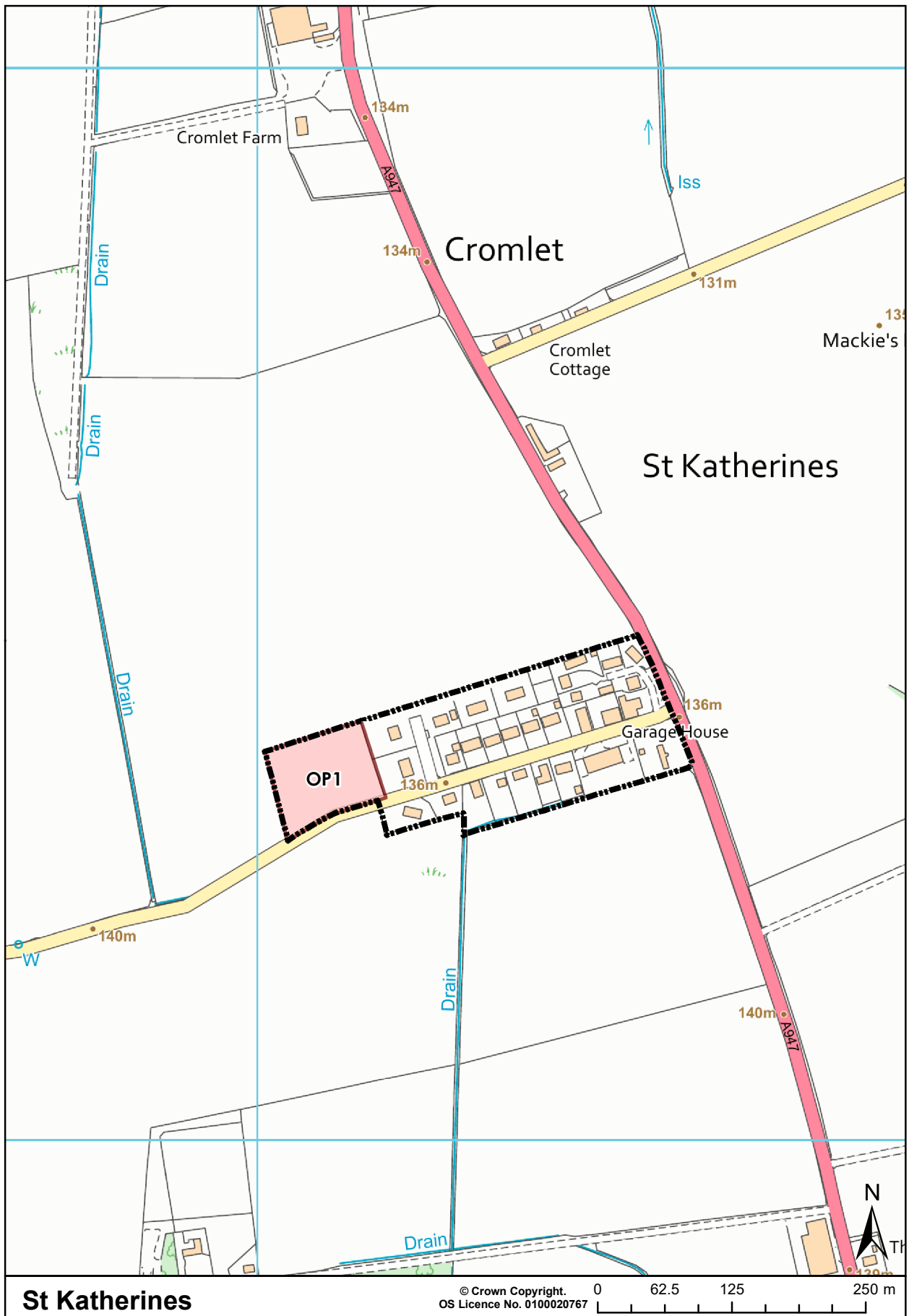
Allocated Sites

OP1: Cromlet Park West

Allocation: 15 homes

This site was previously allocated as site OP1 in the LDP 2017. The site has Full Planning Permission for 15 homes (planning application reference APP/2019/0175). Access to the site will be from the unclassified road running along the southern boundary of the site. A new adoptable footway will require to be provided to the A947 and the provision of a bus layby and village gateway. Active travel links should also be provided from within the development to the surrounding countryside to increase sustainable travel within Aberdeenshire, and in particular with the services in the neighbouring village of Fyvie. The design of the homes on the site should be respectful to the setting of the village and to neighbouring housing styles.

Landscaping and screening should be employed to reduce visual impact on the countryside and to help increase biodiversity on the site. It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need.



TARVES

Vision

Tarves is an attractive settlement with a distinctive character, arterial street pattern and traditional Victorian architecture, all of which are key to the settlement's sense of place. This has been recognised in its designation as a Conservation Area. It has experienced significant growth in the last 10-20 years. Development in Tarves must be carefully managed to remain sympathetic to the historic village core. Tarves also provides services to the surrounding rural communities, including the primary school, shops and healthcare facilities. It is important for the settlement to meet the local need for homes in the Aberdeen Housing Market Area, to meet local employment needs and to further support local services. Affordable housing provision is a key issue for the settlement and it is expected that the sites will contribute towards affordable housing provision. There is an appetite for a new employment land allocation for start-up businesses.

Settlement Features

Protected Land	
P1	To protect the playing fields as an amenity for the settlement.
P2	To protect the cemeteries as an amenity for the settlement and for contributing to the character of the place.
P3	To protect recreational open space as an amenity for the settlement.
P4	To protect the bowling green, village square and recreation ground as an amenity for the settlement and to protect the area as a significant contribution to the character of the place.
P5	To protect the open space as an amenity for the settlement.
Other Designations	
CA	Tarves Conservation Area.

Flood Risk

- Part of OP3 is at risk of surface water flooding. A Flood Risk Assessment may be required.

Services and Infrastructure

- **Local transport infrastructure:** All development may be required to contribute towards road and junction improvements to the crossroads at the western edge of the settlement. All development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.
- **Strategic drainage and water supply:** There is limited capacity at Tarves Waste Water Treatment Works and not enough to meet demand from all sites in Tarves. A growth project has been initiated by Scottish Water. Early engagement with Scottish Water is advised.
- **Secondary education:** All residential development may be required to contribute towards the provision of additional capacity at Meldrum Academy.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Tarves or towards facilities in the wider catchment area at Oldmeldrum. These may be identified in the Community Plan or relevant Community Action Plan.
- **Sports and recreation facilities:** All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Tarves or towards facilities in the wider catchment area at Oldmeldrum. These may be identified in the Community Plan or relevant Community Action Plan.
- **Recycling and waste:** All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.
- **Health and care facilities:** All residential development may be required to contribute towards the creation of additional capacity at Haddo Medical Group.
- **Open space:** If not provided on site, open space contributions from new residential developments should be directed towards an additional sports pitch and to path improvements along the surrounding core paths.

Allocated Sites

OP1: The Grange

Allocation: 113 homes, community facilities and 2ha employment land

This site was previously allocated as site OP1 in the LDP 2017. There is currently Full Planning Permission for 113 homes on part of the site (planning application reference APP/2018/1262). A Masterplan for this site was agreed by the Formartine Area Committee in February 2016, but will need to be reviewed if development has not commenced on this site at the date of adoption of this Local Development Plan. A Transport Assessment will be required. The results of the Assessment must be taken into account when proposals for development of the site are brought forward. Access arrangements must be co-ordinated with accesses to sites OP2 and OP3 to ensure that development on all three sites may have satisfactory access. Future development of the site will require at least two vehicular access points. It is expected that access will be taken from Duthie Road to the north of the site boundary, as to allow better connectivity with the rest of the village and neighbouring properties. Access for active travel is expected also, with connection to the village centre and surrounding countryside required. Links to the existing adopted core path to the north and west of the site should be included as part of the design.

The site design must be mindful that a large proportion of the village lies within a Conservation Area which protects the Victorian village centre that is key to the village's character and sense of place. Appropriate architecture and urban design should be employed on site to reflect this historical identity and character. Landscaping and layout should be designed appropriately to ensure the landscape character is not adversely impacted. It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need. As the site is at the edge of the settlement, landscaping should be utilised to minimise and soften the impact of the development on the surrounding countryside and to increase biodiversity on the site. A Water Impact Assessment will be required. Scottish Water has indicated that a Drainage Impact Assessment will be required.

OP2: Braiklay Park

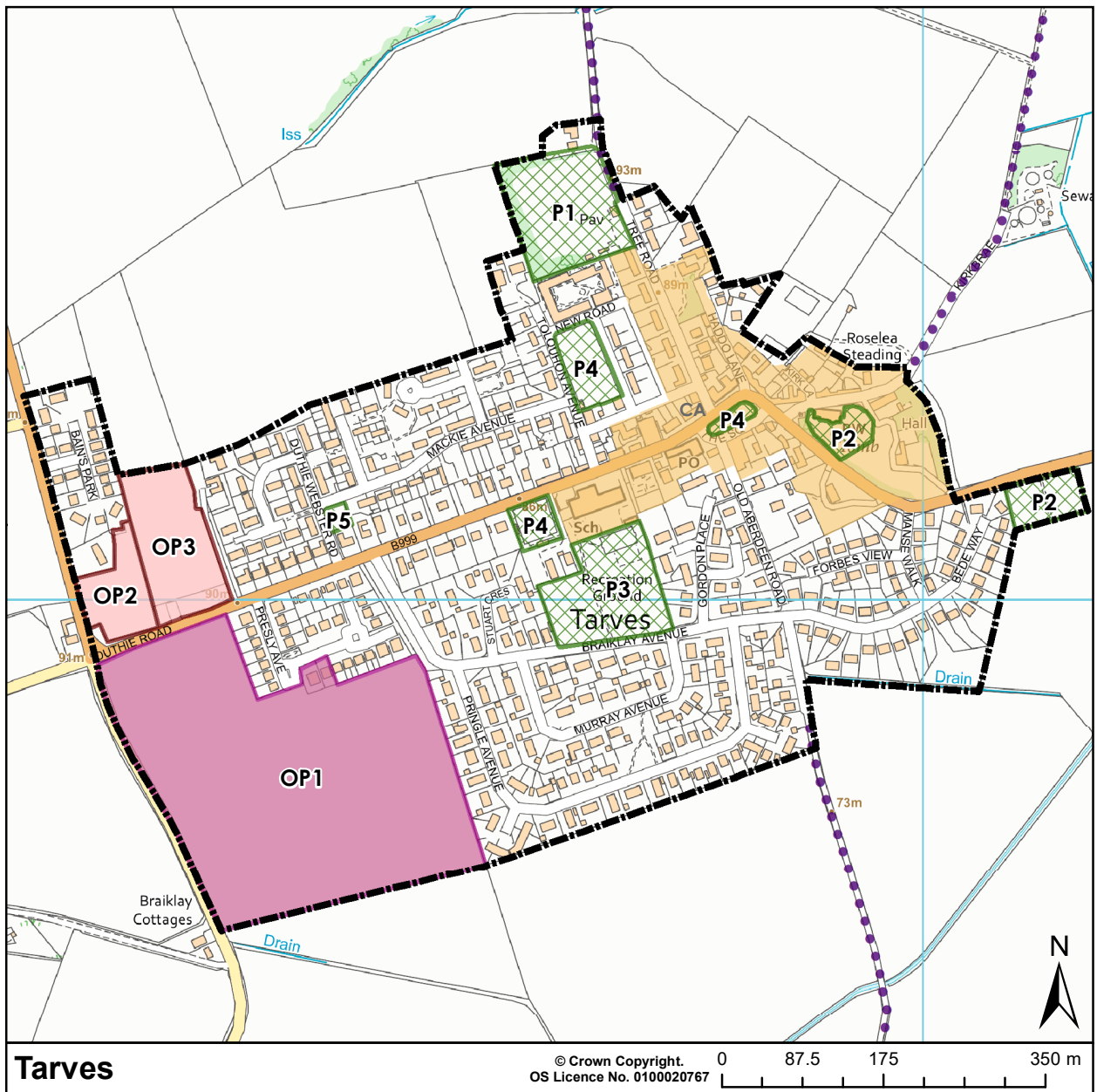
Allocation: 15 homes

This site was previously allocated as site OP2 in the LDP 2017. Future development should seek to take access via Duthie Road, as pavements allowing connection to the village centre and surrounding developments are already in place. Access arrangements must be co-ordinated with accesses to sites OP1 and OP3 to ensure that development on all three sites may have satisfactory access. Junction works are required at Braiklay crossroads which would be required to be agreed with Aberdeenshire Council. Connectivity and permeability with OP3 will be required to be provided. Provision for active travel should be continued within the site also. Links to the existing adopted core path to the south of the site should be included as part of the site design. The layout, siting and design on the site must be mindful that a large proportion of the village lies within a Conservation Area which protects the Victorian village centre that is key to the village's character and sense of place. Appropriate architecture and urban design should be employed on site to reflect this historical identity and character. It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need. As the site is at the edge of the settlement, landscaping should be utilised to minimise and soften the impact of the development on the surrounding countryside and to increase biodiversity on the site.

OP3: Land at Braiklay Croft

Allocation: 19 homes

This site was previously allocated as employment land in the LDP 2017, however it was granted Full Planning Permission (planning application reference APP/2015/1685) for 19 homes in 2016, so it is logical to re-allocate it as housing land. The homes should be developed to match the design of houses lying to the east of the site and sympathetic to the overall character of the village. Access to the site will be taken from Duthie Road. Access arrangements must be co-ordinated with accesses to sites OP1 and OP2 to ensure that development on all three sites may have satisfactory access. Connectivity and permeability with OP2 will require to be provided. Landscaping should be employed to minimise visual impact on surrounding residential properties to the east and west of the site, and also to minimise visual impact to the countryside in the north. Links to the existing adopted core path to the south of the site should be included as part of the site design. Adverse impact on biodiversity should be mitigated by providing good quality open space as part of the development including those that enhance biodiversity and habitats such as green corridors and semi natural spaces. It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need. Part of the site is at risk of surface water flooding. A Flood Risk Assessment may be required as well as Sustainable Drainage Systems.



TIPPERTY

Vision

Tipperty is a settlement located on the A90, within close proximity of Ellon. The settlement is separated into two halves to the northeast and southeast by the A90 and functions largely as a dormitory settlement, characterised with a high proportion of 20th Century bungalows. The settlement sits within the Aberdeen to Peterhead Strategic Growth Area and the Energetica Corridor. It is important to maintain the amenity of the settlement.

Settlement Features

Protected Land	
P1	To protect the landscape setting of the settlement and open space as an amenity for the settlement and to protect the area as a significant contribution to the character of the place.
P2	To protect recreational open space as an amenity for the settlement.
Other Designations	
BUS	Safeguarded for business uses. The site lies within a pipeline consultation zone. The consultation response must be taken into account when proposals for development are being prepared. Development on this site must accord with Policy P4 (Hazardous and potentially polluting developments and contaminated land) and the Health and Safety Executive “Land Use Planning Methodology”, owing to the presence of one or more oil or gas pipelines in the vicinity.

Flood Risk

- Parts of Tipperty are at risk of surface water flooding and fluvial flooding from the Tarty Burn. Flood Risk Assessments may be required.

Oil and Gas Pipelines

- Part of the settlement is within the Health and Safety Executive (HSE) consultation distance associated with one or more oil or gas pipelines in the vicinity. Developments within this distance must comply with Policy P4 Hazardous and potentially polluting developments and contaminated land, and with the HSE “Land Use Planning Methodology”.

Services and Infrastructure

- **Strategic transportation:** All development may be required to contribute towards cumulative strategic transportation improvements including interventions on the A90 and in Aberdeen City.
- **Local transport infrastructure:** All development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.

- **Strategic drainage and water supply:** There is no suitable public waste water treatment works in Tippetty. Early engagement with the Scottish Environment Protection Agency (SEPA) and Scottish Water is advised.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Tippetty or towards facilities in the wider catchment area at Ellon. These may be identified in the Community Plan or relevant Community Action Plan.
- **Sports and recreation facilities:** All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Tippetty or towards facilities in the wider catchment area at Ellon. These may be identified in the Community Plan or relevant Community Action Plan.
- **Recycling and waste:** All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.

Allocated Sites

OP1: Site 1, Land East of Tippetty Industrial Estate

Allocation: 0.76ha employment land

This is a new allocation for employment land. The proposed site is of small scale, is located to the east of the existing site allocated for business uses (BUS) and is well connected to the existing settlement. The proposal would be an extension of the existing employment land, utilising the existing access and providing additional employment opportunity within the Energetica Corridor. A Transport Statement/Assessment will be required to address access to the site by all transport modes. This should incorporate the OP2 site.

A Flood Risk Assessment will be required as well as Sustainable Drainage Systems due to surface water drainage issues. The site is located within the Health and Safety Executive (HSE) consultation distance associated with one or more oil or gas pipelines in the vicinity. Developments within this distance must comply with Policy P4 Hazardous and potentially polluting developments and contaminated land, and with the HSE "Land Use Planning Methodology".

There is no suitable public waste water treatment works in Tippetty. Developers must contact SEPA early in the planning process to discuss drainage arrangements.

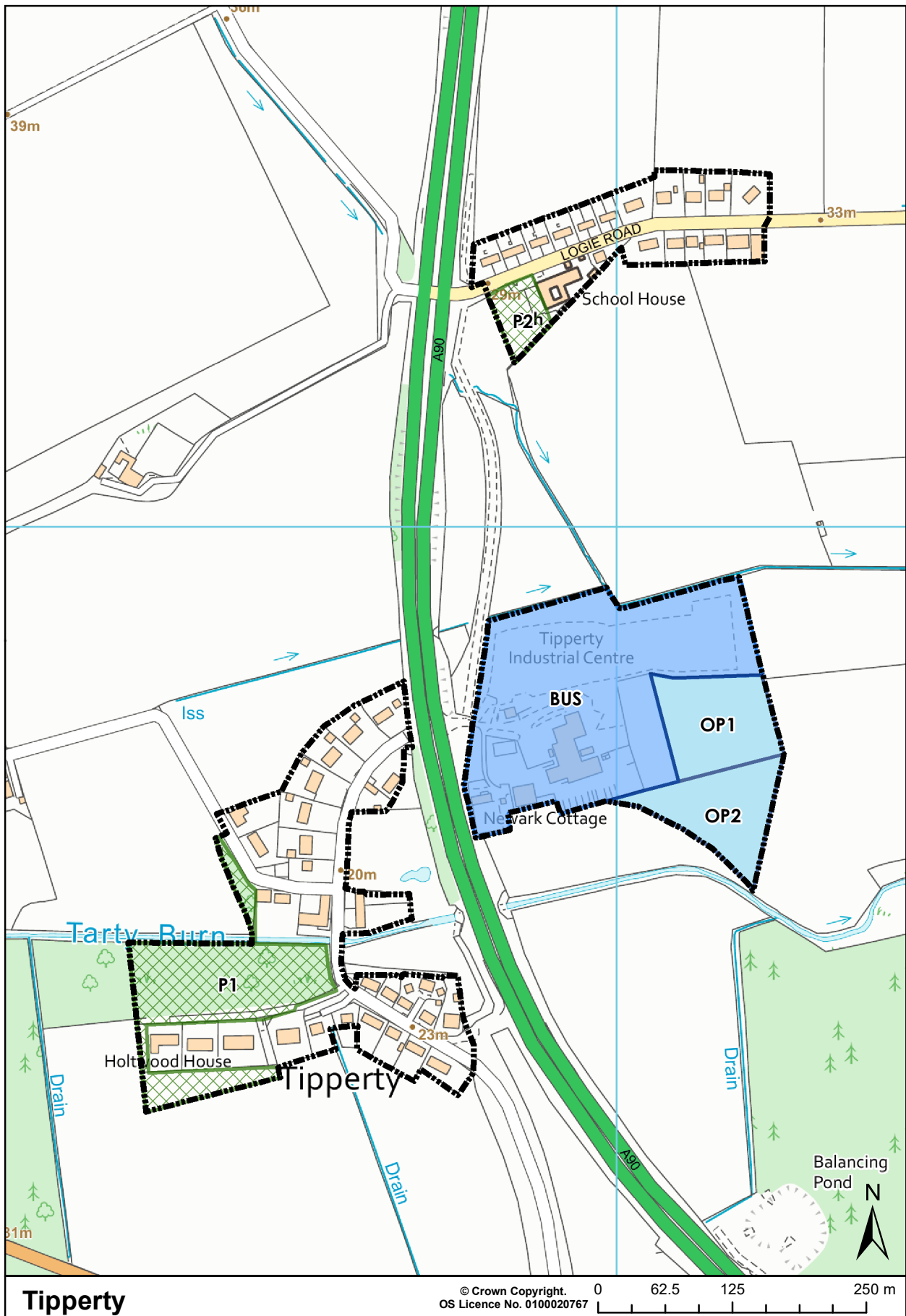
OP2: Land to the South of Tippetty Industrial Estate

Allocation: 0.73ha employment land

This is a new allocation for employment land directly to the south of the BUS allocation that has since been largely built out. It is a logical location for additional employment land in the vicinity. Access will be taken from the existing industrial estate or via site OP1 (Site 1, Land east of Tippetty Industrial Estate). A Flood Risk Assessment will be required to accurately determine the developable area of the site and floor levels. The layout and design of new business premises should be in keeping with the design standards of the Energetica vision. A Transport Statement/Assessment will be required to address access to the site by all transport modes. This should incorporate the OP1 site.

The site is located within the Health and Safety Executive (HSE) consultation distance associated with one or more oil or gas pipelines in the vicinity. Developments within this distance must comply with Policy P4 Hazardous and potentially polluting developments and contaminated land, and with the HSE "Land Use Planning Methodology".

There is no suitable public waste water treatment works in Tippetty. Developers must contact SEPA early in the planning process to discuss drainage arrangements.



TURRIFF

Vision

Turriff is a town located in the west of Formartine and is one of the three main service centres in the area. Situated on the top of a gently sloping hill, Turriff is characterised by its role as a key service centre and former market town for surrounding agricultural communities. The red sandstone buildings, busy high street and grid street plan help provide a unique feel to the town and are key to the settlement's sense of place. The residents of Turriff take a lot of pride in the town and the 'Turra Coo' has become its trademark, creating a sense of place. As a larger settlement in Formartine, there is development pressure in the town. Within the settlement, it is important that the local demand is met for new housing in the Rural Housing Market Area, this shall be achieved through the existing OP1 and OP2 sites. However, there are not enough employment opportunities or community facilities to support the increase in population and as such there is a strong community aspiration for additional employment opportunities within the town. There is also a desire to further sustain existing services and to provide improved community services, which can be achieved through the existing allocations and by sequential approaches to retail and office development. Finally, in the long term the potential for a new distributor road to the east of the town will be met on site OP1.

The community would welcome improved parking provision in the town centre to help ease congestion and traffic jams. Likewise, the community has an aspiration for further provision of cycle routes in the town.

Settlement Features

Protected Land	
P1	To protect the open space for recreational use as an amenity for the settlement.
P2	To protect the area of open space (The Haughs) as a significant contribution to the character of the place and as forming part of the green-blue network.
P3	To protect the landscape setting and the sports field and as forming part of the green-blue network.
P4	To protect the open space for recreational use and as forming part of the green-blue network.
P5	To protect the strategic tree belt and other small areas of woodland in the settlement for their recreational value and as forming part of the green-blue network.
P6	To protect the cemeteries as an amenity for the settlement and to protect the area as a significant contribution to the character of the place.
P7	To protect the open space as an amenity for the settlement.

Reserved Land	
R1	For a new cemetery.
R2	Site for the replacement of Markethill Primary School.
Other Designations	
BUS1	Safeguarded for business uses.
BUS2	Safeguarded for business uses.
TC	Turriff Town Centre.

Flood Risk

- Turriff lies within an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Flood Risk Assessments may be required.
- Due to small watercourses running through or adjacent to the sites, Flood Risk Assessments may be required for sites OP1 and OP4.
- Parts of site R2 is at risk from surface water flooding. A Flood Risk Assessment may be required.

Services and Infrastructure

- **Local transport infrastructure:** A distributor road, with the potential to upgrade to a bypass, will be required to the east of the settlement to relieve congestion in the town centre. All sites may be required to contribute proportionally to the first stages of this road. All development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision. A distributor road is required to the east of the settlement linking OP1 and OP4. A route assessment is required of the Mill of Colp road which is located to the southeast of the settlement, as far as the B9170 and all sites may be required to contribute proportionally to its upgrade to accommodate potential increased use through new development.
- **Strategic drainage and water supply:** There is currently insufficient capacity available at Turriff Waste Water Treatment Works to meet the demands of all development allocated in the Plan. Scottish Water would be required to initiate a growth project once development meets their five growth criteria.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Turriff. These may be identified in the Community Plan or relevant Community Action Plan.
- **Sports and recreation facilities:** All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Turriff. These may be identified in the Community Plan or relevant Community Action Plan.
- **Recycling and waste:** All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.

- **Health and care facilities:** All residential development may be required to contribute towards the extension of Turriff Medical Practice.
- **Open space:** If not provided on site, open space contributions from new residential developments should be directed towards two community grass pitches with changing facilities, as well as land for allotments. An additional burial ground is also required on R1.

Allocated Sites

OP1: Adjacent to Wood of Delgaty

Allocation: 450 homes, 10ha employment land, commercial land and community facilities

This site was previously allocated as OP1 in the LDP 2017. A Masterplan was agreed by Formartine Area Committee in December 2016 for development of the whole site, but will need to be reviewed if development has not commenced on this site at the date of adoption of this Local Development Plan. The option of subdivision according to the reviewed Masterplan will be permitted, with the option to sub divide the site at the south western boundary (to the north of Balmellie Road) the preferred option if subdivision is pursued. A Transport Assessment is required to determine the access strategy, traffic impact, permeability and accessibility of the site. The Transport Assessment will determine wider infrastructure requirements of the site. The distributor link should be able to run between the A947 to the north and south of Turriff. The Balmellie Road is unsuitable as the main development access and requires upgrading to a suitable adoptable standard consistent with footways between the site and Collyburn View. An assessment of the route as far as the A947 is required. Dedicated pedestrian/cycle permeability to Delgaty Crescent will require to be delivered. The road must be designed to minimise any damage to the Woods of Delgaty. Retention of the ancient woodland on site is preferred in the first instance and should be a significant part of the open space obligations on the site, however compensatory planting may be accepted. A Tree Protection Plan will be required. Other access points to the development can also be achieved via Delgaty Crescent to the west.

Employment land should be mixed throughout the site. Connectivity for active travel to the rest of Turriff and the wider Aberdeenshire countryside is to be encouraged and provided for on the site. Safe active travel routes are to be provided alongside the new distributor road where possible to allow permeability within the site and a greater variety of travel options to the employment opportunities. These should be designed in line with national and local best practice guidelines to ensure safety and attractiveness of routes along a busy road and throughout the development site. Links to the existing adopted core path running through and adjacent to the site should be included as part of the design.

Housing should be designed in a sympathetic manner to surrounding properties. Turriff is located in a unique location in Aberdeenshire where red sandstone and grey slate is used extensively in the architecture. It is expected that an appropriate colour palette will be used on the site to reflect local architectural styles. It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need.

The site has the potential to impact upon a Category B Listed Building (Greengate Lodge and Gates Delgatie) located to the northwest of the site. Good design principles such as low profile buildings and strategic landscaping should be used in order to mitigate the impact on the listed building. Landscaping on the site will be encouraged to minimise the visual impact of the development on the rest of the settlement and surrounding countryside. Landscaping and open space should aim to link with existing open space to the south of the development site (at P1) and also with the Woods of Delgaty to enhance biodiversity and leisure opportunities on the site. Watercourses on the site should be included in these. Enhancement of any straightened watercourses through re-naturalisation and removal of any redundant features will require to be investigated. A Flood Risk Assessment will be required for the site. A Water Impact Assessment will be required and Scottish Water has indicated that a Drainage Impact Assessment will also be required. An Archaeology Survey will be required as the site includes the remains of a possible ring cairn, comprising a patch of stones with very slight hollow.

OP2: North of Shannocks View

Allocation: 227 homes

This site was previously allocated as OP2 in the LDP 2017. A Masterplan was agreed by Formartine Area Committee for the site in November 2013 with an addendum to the Masterplan agreed in 2017, however this will need to be reviewed if development has not commenced on this site at the date of adoption of this Local Development Plan. A Water Impact Assessment will be required and Scottish Water has indicated that a Drainage Impact Assessment will be required. A buffer strip will be required adjacent to the Burn of Knockiemill which should be integrated positively into the development. Two points of access will be required. Access via Luncarty Road to the east of the site will require the road being brought to adoptable standard between the site and Meadowbank Road. Any access proposed via the school road will require an investigation into its operation during peak periods in terms of junction capacity, drop off and pick-up operations and alternative access provided if this is deemed unsuitable. A Transport Assessment is required to determine these issues. Access and permeability to the west will require to be safeguarded for potential future expansion.

It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need. Scottish Water has indicated that a Drainage Impact Assessment will be required.

OP3: Adjacent to Broomhill Road/Markethill Industrial Estate

Allocation: 4.5ha employment land

This site was previously allocated as OP5 in the LDP 2017. A Masterplan will be required for this site. Landscaping must be employed on the site to minimise visual impact over the surrounding homes and businesses. The scale of units should be proportionate to surrounding developments and in keeping with the townscape. An access junction on the A947 should be considered jointly with site OP1. A Transport Assessment/Statement will be required to determine the wider transportation requirements. Vehicular and active travel connections are expected to be made to the surrounding roads to allow greater permeability on the employment land. Stanley's Way, located to the north of the site will be protected from development. Links to the existing adopted core path running to the north of the site should be included as part of the Masterplan. A Water Impact Assessment is required. There could be potential issues with surface water at this site.

OP4: South of Colly Stripe, Smiddyseat Road

Allocation: 27 homes

This is a new site located in the southeast of the settlement. The site fits well within the settlement. Increased provision of open space is expected to be provided at Colly Stripe. Access should be provided at St. Congan's Den and Balmellie Road and linked internally within the site. Balmellie Road at this point should be to an adoptable standard suitable for the level of development, with footways provided from the site linking to the existing network at Collyburn View. An assessment of the speed limit is required on Balmellie Road to be brought to an adoptable standard.

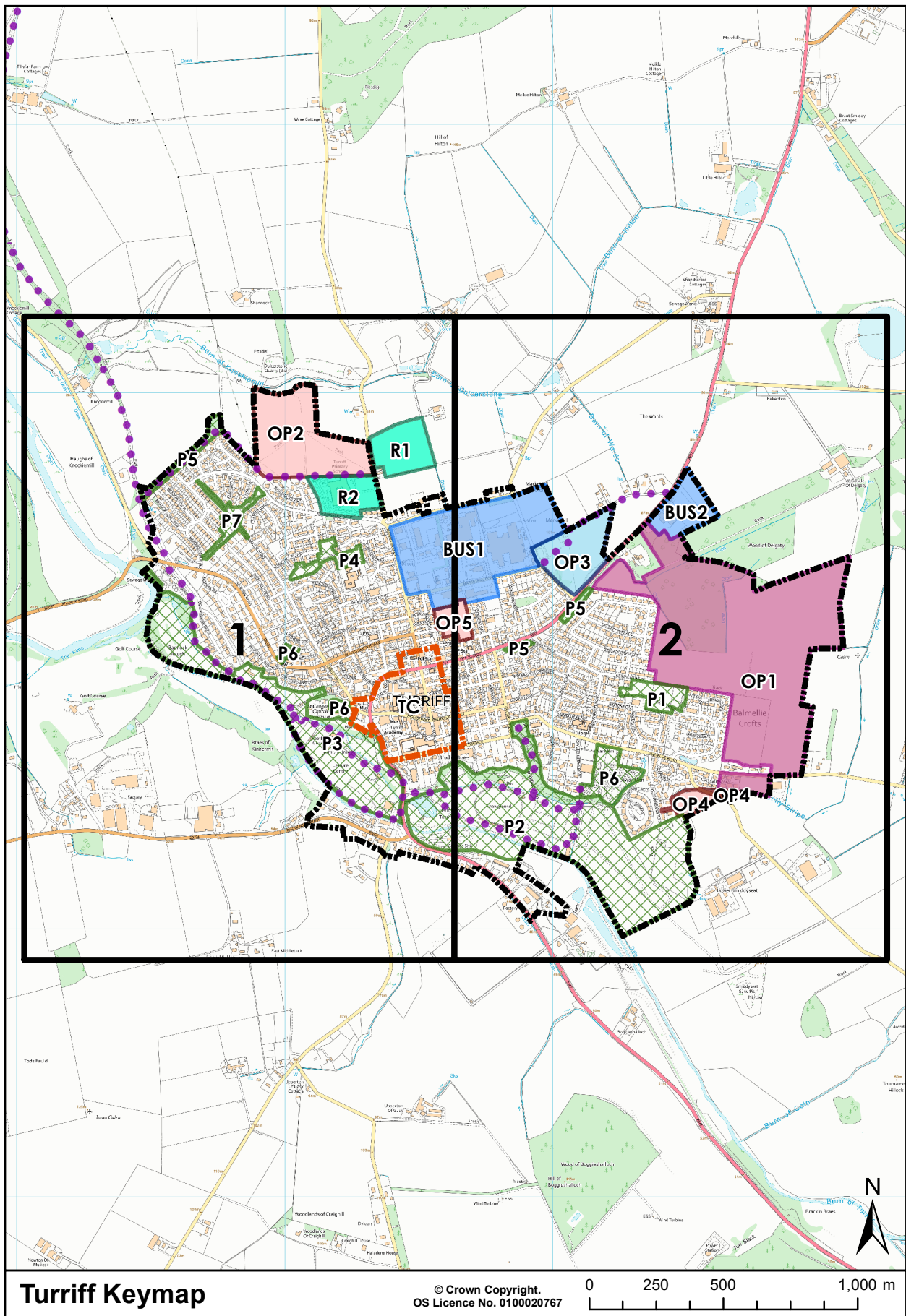
It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need. A Flood Risk Assessment may be required. A buffer strip will be required adjacent to the Colly Stripe which runs through the site and should be integrated positively into the development. The buffer strip will need to allow sufficient space for restoration of the straightened and partially culverted Burn. Enhancement through re-naturalisation and deculverting will require to be investigated. It is likely that waste water treatment capacity would need to be increased to deliver this site. The layout and design of the site must take into account the Colly Stripe Crop Marks (SMR), and an Archaeological Survey may be required in relation to this scheduled monument.

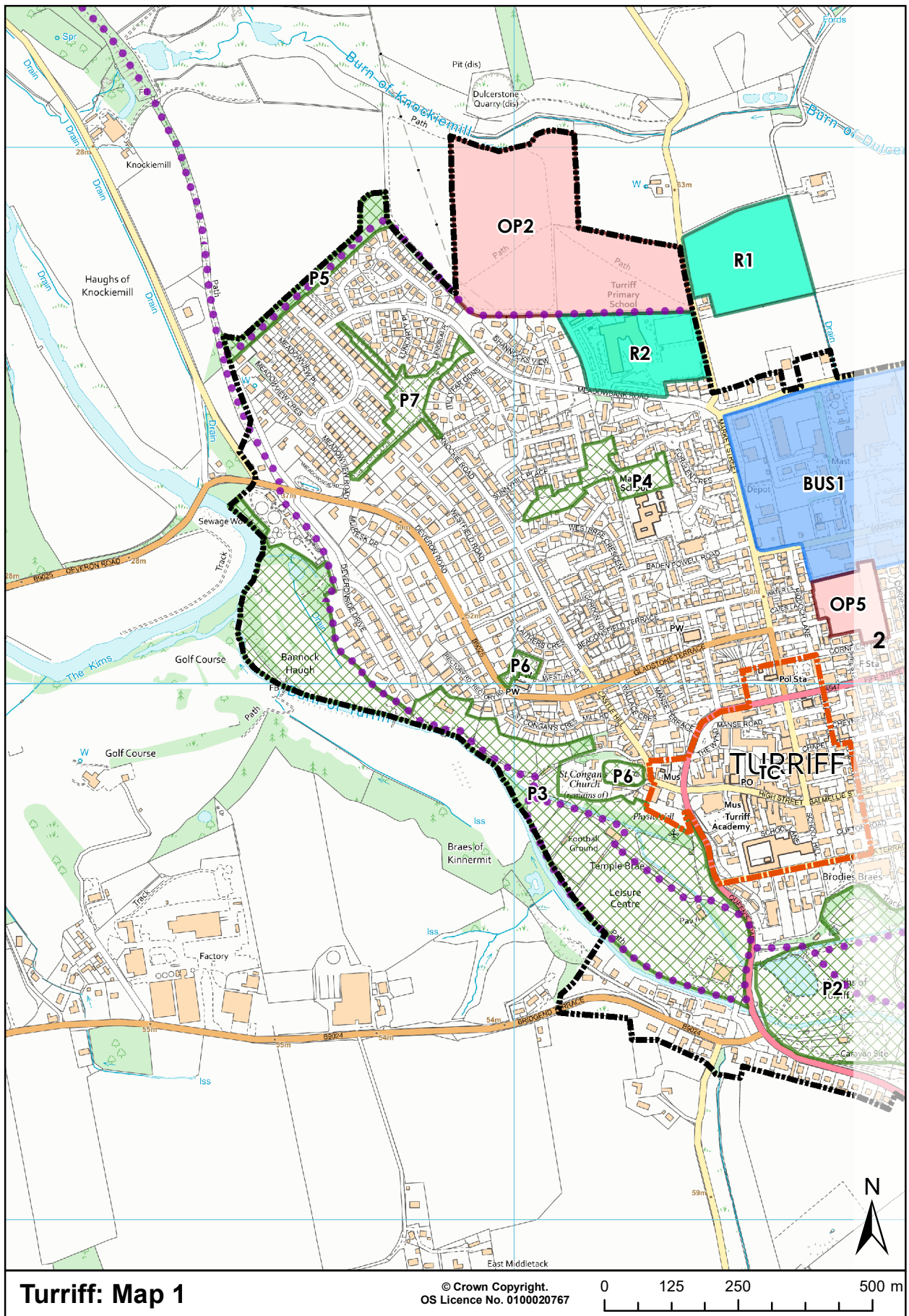
OP5: Land North of Cornfield Road

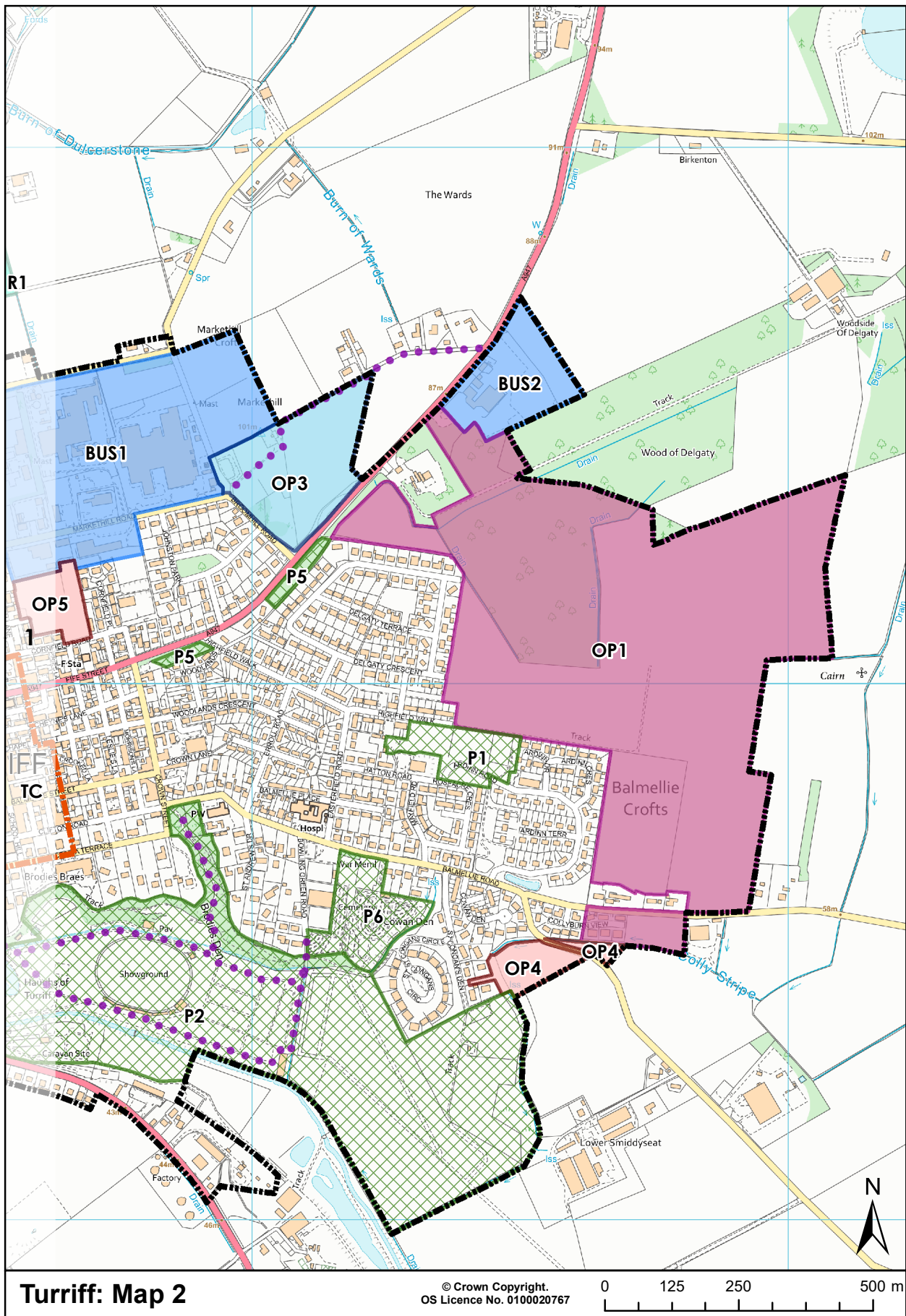
Allocation: 40 homes

This is a newly allocated site located on brownfield land previously safeguarded as business land (part of BUS1) in the LDP 2017. The site would fit in well with the uses surrounding the site. Access will require to be provided from Cornfield Road and Riddoch Road and footway connections provided from the site to link with existing networks. A Transport Statement should be provided to determine an access strategy and assess the suitability of existing junctions accessing the site.

Development is subject to remediation of the land and provision of adequate open space. The trees on site are to be retained. It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need.







UDNY GREEN

Vision

Udny Green is a small settlement located in mid-Formartine, approximately 7km east of Oldmeldrum. The settlement is characterised by the large village green in the centre from which it takes its name, and by the wooded, narrow roads that lead into it. The attractive setting and design of the settlement has led to a large proportion of the north of the settlement being designated as a Conservation Area. Infrastructure may not be able to support more development and any future development in the settlement needs to be carefully managed to ensure its distinctive character is preserved and enhanced. Consequently, it is important for the settlement to provide homes to meet the local need for housing while also maintaining the amenity and distinctive sense of place in the settlement. Furthermore, further support of local services is also important within the settlement. The existing OP1 allocation will help to further support these aims. There are bus services available within the settlement. It is an aspiration to address the speeding traffic through the narrow roads within the settlement.

Settlement Features

Protected Land	
P1	To protect the village green as an amenity for the settlement.
P2	To protect the cemeteries as an amenity for the settlement and for contribution to the character of the place.
P3	To protect the recreational open space as an amenity for the settlement and to protect the adjacent woodland area as a significant contribution to the character of the place.
P4	To provide car parking, linkages to serve the primary school and cemetery and open space as part of the adjacent housing development as an amenity for the settlement.
P5-6	To protect the area as an amenity for the settlement and to protect the area as a significant contribution to the character of the place.
Other Designations	
CA	Udny Green Conservation Area.

Services and Infrastructure

- **Strategic transportation:** All development may be required to contribute towards footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision. Safety improvement works may be required at the crossroads located to the east of Udny Station.
- **Strategic drainage and water supply:** A Water Impact Assessment will be required from any development to look at Raitshill Pitmedden Service Reservoir. A growth project has been initiated by Scottish Water at Udny Green Waste Water Treatment Works and is projected to be completed by 2023.

- **Secondary education:** All residential development may be required to contribute to the provision of additional capacity at Meldrum Academy.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Udney Green or towards facilities in the wider catchment area at Oldmeldrum. These may be identified in the Community Plan or relevant Community Action Plan.
- **Sports and recreation facilities:** All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Udney Green or towards facilities in the wider catchment area at Oldmeldrum. These may be identified in the Community Plan or relevant Community Action Plan.
- **Recycling and waste:** All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.
- **Health and care facilities:** All residential development may be required to contribute towards the creation of additional capacity at Haddo Medical Group.

Allocated Sites

OP1: Opposite Bronie House

Allocation: 15 homes

This site was previously allocated as site OP1 in the LDP 2017. A comprehensive design brief will be required which incorporates both the OP1 site and the housing immediately to the north of the development site. Future development of this site would be expected to take access via the recently constructed streets to the north. Active travel links to the existing adopted core path to the north of the site should be included as part of the site design. A landscape buffer should be created between the housing and the adjacent cemetery. Opportunities exist to link open space on the site with the existing tree line to the east, to enhance biodiversity on the site. The design and scale of housing should be respectful to the setting and historic character of the village and to neighbouring styles also. It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need. The impact on the Category C Listed Building Manse of Udney to the southwest of the site should be minimised.

UDNY STATION

Vision

Udny Station is a small community located within close proximity to both Ellon and Oldmeldrum. The settlement is characterised by its former role as a stopping point on the Formartine and Buchan railway line and the Victorian and Edwardian homes on the main street are key to creating a distinctive sense of place for the village. The settlement also has contemporary developments to the north and south of the settlement, but has relatively few services and employment land. The planning objectives for the settlement are to meet local housing need and support existing services and facilities.

The Community wish to see development concentrated on brownfield sites. There is an aspiration to see a footpath created to Cultercullen Primary School.

Settlement Features

Protected Land	
P1	To protect the area of woodland adjacent to the Formartine and Buchan Way as an amenity for the settlement and to protect the area as a significant contribution to the character of the place.
P2	To protect the sport and recreation park as an amenity for the settlement.
P3	To protect the play areas as an amenity for the settlement.

Services and Infrastructure

- **Local transport infrastructure:** All residential development may be required to contribute to improvement works to the crossroads junction located directly east of the settlement. All development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.
- **Strategic drainage and water supply:** A growth project has been initiated by Scottish Water at Udny Station Waste Water Treatment Works projected to be completed by the end of 2021 which shall provide capacity for the residential allocation.
- **Secondary education:** All residential development may be required to contribute to the provision of additional capacity at Meldrum Academy.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Udny Station or towards facilities in the wider catchment area at Oldmeldrum. These may be identified in the Community Plan or relevant Community Action Plan.
- **Sports and recreation facilities:** All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Udny Station or towards facilities in the wider catchment area at Oldmeldrum. These may be identified in the Community Plan or relevant Community Action Plan.

- **Recycling and waste:** All development will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.
- **Health and care facilities:** All residential development may be required to contribute towards the creation of additional capacity at medical facilities serving the locality. Contributions towards the expansion of existing pharmacy facilities may be required.

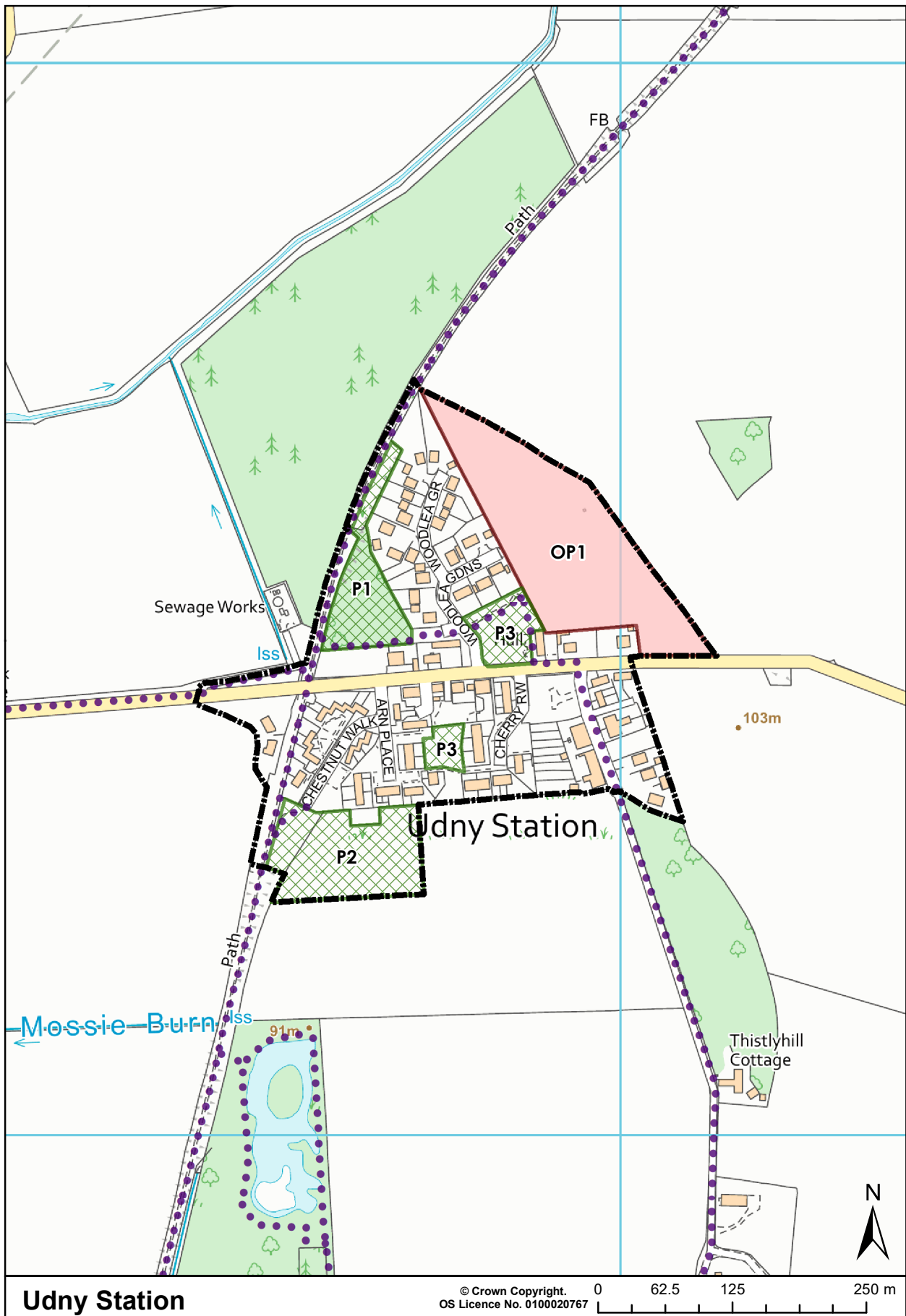
Allocated Sites

OP1: Woodlea East

Allocation: 35 homes

This site was previously allocated as site OP1 in the LDP 2017. Future development of this site should seek to take access from the main Udry Station road, however, connectivity between the site and the development directly west is encouraged where possible and a second access via Woodlea Gardens may be desirable. The architecture of homes on the site should be respectful of the character and architectural style of the surrounding village. It is expected that the site will provide a range of housing types. Furthermore, it is expected that suitable landscaping is provided on site to soften the visual impact of the development on the surrounding countryside. Open space on the site should seek to link with the surrounding countryside where possible to increase biodiversity and leisure options on site. Access by active travel must also be provided. The surrounding footpaths will require extension, and links to the existing adopted core path running to the southwest of the site should also be included as part of the design. Potential improvement works may be required at the crossroads junction located directly to the east of the settlement.

It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need.



WEST PITMILLAN

Vision

West Pitmillan is a site currently used as employment land. Within close proximity to Ellon and with excellent road links to Aberdeen, Peterhead and the rest of Aberdeenshire, West Pitmillan is well located to grow as an employment area, particularly with the completion of the A90 Balmedie to Tippetty dualling project. The site is also within the Aberdeen to Peterhead Strategic Growth Area and the Energetica Corridor. As such, West Pitmillan will play an important role in delivering strategic employment allowances. In line with the vision of Energetica, it is expected that new development in West Pitmillan will contribute to transforming the area into a high quality lifestyle, leisure and global business location.

Settlement Features

Other Designations	
BUS	Safeguarded for business uses.

Flood Risk

- The Scottish Environment Protection Agency (SEPA) has indicated that there are possibly some culverted watercourses running adjacent to or through the OP1 site. A Flood Risk Assessment may be required.

Services and Infrastructure

- **Strategic transportation:** All development may be required to contribute towards cumulative strategic transportation improvements including interventions on the A90 and in Aberdeen City.
- **Local transport infrastructure:** All development may be required to contribute towards footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.
- **Strategic drainage and water supply:** Development will connect directly off the trunk main. 24 hour water storage will be required on site. A mains extension with pressure management is also required. There is no public waste water treatment works available, but a growth project has been initiated by Scottish Water at Foveran Waste Water Treatment Works (1.4km away). All sites in West Pitmillan to connect to the public sewerage system in Foveran once the growth project is complete. Early engagement with Scottish Water is advised.
- **Primary education:** All residential development may be required to contribute towards additional primary school capacity.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in West Pitmillan or towards facilities in the wider catchment area at Ellon. These may be identified in the Community Plan or relevant Community Action Plan.
- **Sports and recreation facilities:** All residential development may be required to

contribute to indoor and outdoor sports and learning facilities in West Pitmillan or towards facilities in the wider catchment area at Ellon. These may be identified in the Community Plan or relevant Community Action Plan.

- **Recycling and waste:** All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.

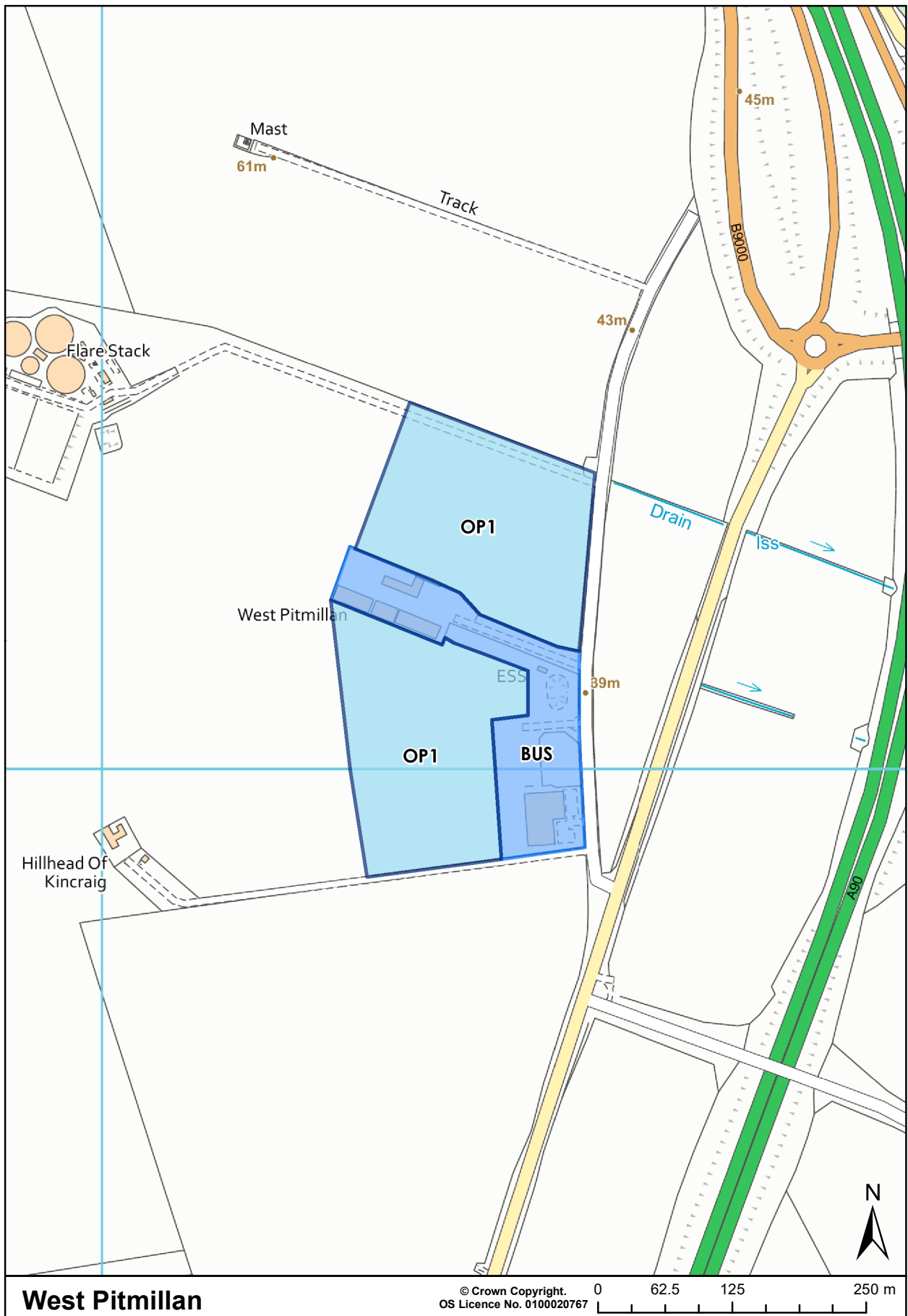
Allocated Sites

OP1: West Pitmillan

Allocation: 3.1ha employment land

This site was previously allocated as site OP1 in the LDP 2017. Planning consent exists on part of the site for the erection of an industrial building (planning application reference APP/2018/1783) and Planning Permission in Principle has been approved for the development of light industrial units and store yards (most recently in 2014). A key feature of the site is its location is in close proximity to the route of the completed Balmedie - Tippetty A90 dualling project and its excellent connectivity to Aberdeen, Ellon, Peterhead and the wider Formartine area. Therefore, access to the site is an important consideration for the future development. Access will be expected to be taken via the old A90. The junction with the B977 will require to be reviewed and upgraded as necessary to meet current design standards. Public transport infrastructure will be required on the B977 with direct footway links provided to the site, agreed through a Transport Statement. Due to the relatively isolated open landscape character and prominent location of the site, it is expected that screening and landscaping will be employed to minimise the visual impact of development. Development will connect directly off the trunk main. 24 hour water storage is required. Mains extension may be required with pressure management.

A Flood Risk Assessment may be required due to the possible presence of culverted watercourses on the site. A buffer strip will be required adjacent to the watercourse which runs along the northern site boundary and should be integrated positively into the development. Enhancement of the watercourse through re-naturalisation and deculverting will be required to be investigated.



WOODHEAD

Vision

Woodhead is a small settlement located approximately 2km east of Fyvie. The settlement is distinctly rural in character, with active farmland surrounding and dividing the two constituent parts of the settlement. The settlement is close to larger service centres, and so there are few facilities or services in Woodhead. As there is little pressure for development in the settlement, it is important to maintain the amenity of the settlement and to further sustain local services.

Natural and Historic Environment

Local Nature Conservation Site (LNCS) Gight and the Gight Woods Site of Special Scientific Interest (SSSI) lies to the south of the settlement.

LNCS Windyhills and the Windy Hills SSSI can be found to the north. The Windyhills LNCS includes some areas within the settlement boundary to the north of Woodhead.

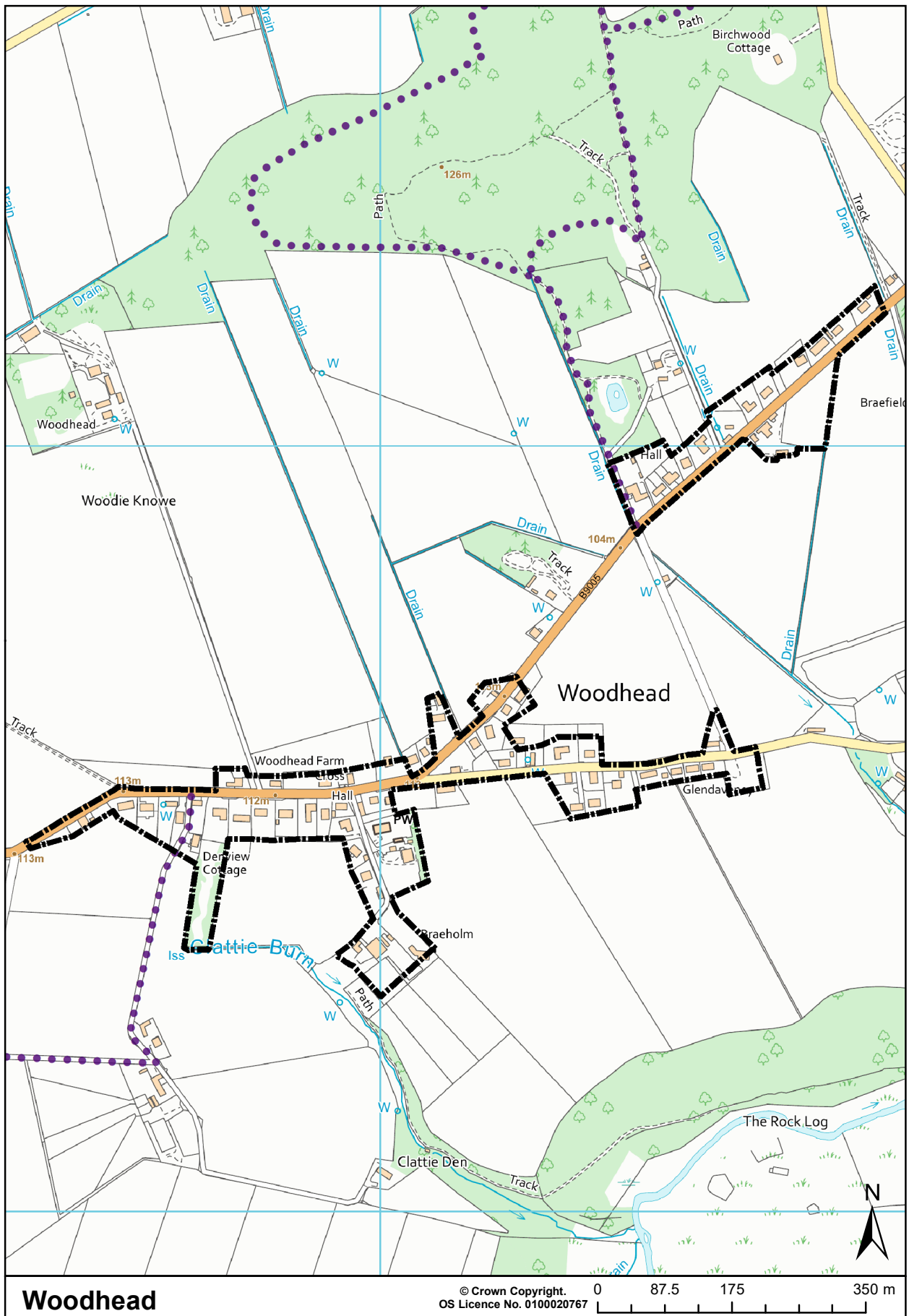
The Inventory Battlefield of Fyvie is to the west of the settlement.

Flood Risk

- Parts of Woodhead are susceptible to surface water flood risk.

Services and Infrastructure

- **Local transport infrastructure:** All development may be required to contribute towards footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.
- **Strategic drainage and water supply:** There is no public waste water infrastructure in Woodhead.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Woodhead or towards facilities in the wider catchment area at Turriff. These may be identified in the Community Plan or relevant Community Action Plan.
- **Sports and recreation facilities:** All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Woodhead or towards facilities in the wider catchment area at Turriff. These may be identified in the Community Plan or relevant Community Action Plan.
- **Recycling and waste:** All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.



YTHANBANK

Vision

Ythanbank is a small linear settlement, with development occurring on either side of the B9005. This pattern has recently been broken with new development to the west of the main street. Peace, quiet, tranquillity and neighbourliness are very valuable assets that could be lost if many more homes are introduced into this small, quiet settlement. The settlement contains a number of contemporary dwellings but still retains its rural character. The varied approach to architectural design is welcomed by the community. People who live in the area expect large gardens with good distances between buildings, allowing open views of the surrounding countryside that result from larger-sized plots.

Due to its proximity to Ellon and its attractive rural location in the farmland of the Ythan River Valley, there is some development pressure in Ythanbank. Waste water treatment is also a constraint. Local opportunities for housing in the Aberdeen Housing Market Area will continue to be met on site OP1 and on individual plots on the southeast side of the Bridge of Aucheldy road. Lack of local facilities and services means that further development will be restricted and the community has suggested that no more than 10 homes should be allowed over the next 10 years. The community would welcome additional affordable housing as it remains an issue in the community.

The community has suggested that guidelines or restrictions to encourage some elements of cohesive design should be in place with a view to retaining and adding to the settlement's visual character.

Oil and Gas Pipelines

- Part of the settlement is within the Health and Safety Executive (HSE) consultation distance associated with one or more oil or gas pipelines in the vicinity. Developments within this distance must comply with Policy P4 Hazardous and potentially polluting developments and contaminated land, and with the HSE "Land Use Planning Methodology".

Services and Infrastructure

- **Local transport infrastructure:** All development may be required to contribute towards footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.
- **Strategic drainage and water supply:** There is no public waste water infrastructure in Ythanbank. There is water available, however, early engagement with Scottish Water is advised.
- **Secondary education:** All residential development may be required to contribute to the provision of additional capacity at Meldrum Academy.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Ythanbank or towards facilities in the wider catchment area at Ellon. These may be identified in the Community Plan or relevant Community Action Plan.

- **Sports and recreation facilities:** All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Ythanbank or towards facilities in the wider catchment area at Ellon. These may be identified in the Community Plan or relevant Community Action Plan.
- **Recycling and waste:** All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.
- **Health and care facilities:** All residential development may be required to contribute towards a new health centre at Ellon. Contributions towards the expansion of additional pharmacy facilities may be required.

Allocated Sites

OP1: Michaelmuir Croft

Allocation: 5 homes

This is a new allocation. It is a modest site that is located directly to the south of the village. It is a logical continuation to the existing homes and offers opportunities for self-build plots. Waste water and education provision constraints will need to be overcome. The house design should be in keeping with the existing character of the village and recent development patterns. It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local demand. Appropriate drainage such as Sustainable Drainage Systems may be required to mitigate against any surface water flooding. Further investigation of the well in the south west corner of the site will be required and potential pollution to groundwater mitigated. A private single waste water treatment plant, built to an adoptable standard, will be required for this site.

