

APPENDIX 7F
SETTLEMENT STATEMENTS
MARR



MARR

SETTLEMENT STATEMENTS

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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

ABOYNE

Vision

Aboyne is a small historic town for which the River Dee is a prominent feature. The Conservation Area, and particularly Charleston Green in the centre of the town need to be preserved and enhanced. The scale of new development has to balance demand for housing in the area with the needs of the community. There is community desire for further employment opportunities. An increase in accessible facilities and amenities, particularly for the young, is encouraged. Improvement to path networks and parking is a priority which will support accessibility through the expanding town.

Natural and Historic Environment

The Howe of Cromar Local Nature Conservation Site (LNCS) is located in close proximity to the northern boundary of the settlement. The Loch of Aboyne to Bonnyside LNCS and Rosehill LNCS are located in close proximity to the north-eastern boundary of the settlement. The River Dee LNCS is found along the southern edge of the settlement. The River Dee and its tributaries, including the Tarland Burn, is also a Special Area of Conservation (SAC).

There is one scheduled monument (palisaded enclosure) in Aboyne which is situated within the protected land P5.

Settlement Features

Protected Land	
P1	To protect the open space at Charlestown Green as an important community/ amenity space and as part of the green-blue network.
P2	To protect the open space as a contribution to the character of the area and forming part of the green-blue network.
P3 - P4	To protect the woodlands as part of the green-blue network and its contribution to the character of the settlement.
P5	To protect the setting of the scheduled monument as a contribution to the character and amenity of the settlement.
P6	To protect the open space as an amenity for the settlement.
P7	To protect the playing fields as an amenity for the settlement.
P8	To protect the golf course as part of the green-blue network and provide a setting for the community.
P9	To protect the cemetery and woodland as an amenity for the settlement, for contributing to the character of the place and forming part of the green-blue network.
P10	To protect the cemetery as an amenity for the settlement and for contributing to the character of the place.

Other Designations	
CA	Aboyne Conservation Area.
TC	Aboyne Town Centre.

Flood Risk

- Part of Aboyne is in an area identified by the National Flood Risk Assessment as an area potentially vulnerable to flooding. Flood Risk Assessments may be required.
- Small watercourses flow through or adjacent to sites OP1 and OP2. A Flood Risk Assessment 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:** There is limited capacity at Aboyne Waste Water Treatment Works. A growth project will be required and Scottish Water can instigate this on receipt of the five growth criteria from a developer. Early engagement with Scottish Water is recommended.
- **Primary education:** Residential developments may be required to contribute towards additional primary school capacity.
- **Secondary education:** Residential developments may be required to contribute towards the provision of additional capacity at Aboyne Academy.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Aboyne. 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 Aboyne. 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 Aboyne Health Centre.

Allocated Sites

OP1: Land to West of Tarland Road

Allocation: Mixed uses including 175 homes and employment land

This site was previously allocated as site OP1 in the LDP 2017. Situated to the most north-western edge of the existing settlement, the site is an extension to the committed OP2 site.

A Masterplan for the site was approved by the Marr Area Committee in November 2014 but will need to be reviewed if development has not commenced on this site at the date of adoption of this Local Development Plan. It is expected that future development proposals should accord with the principles set out within any agreed Masterplan.

The Masterplan includes provision for 164 homes, sheltered housing accommodation and a care home to help cater for the recognised need in the area, whilst also providing local employment opportunities. The site should be designed in such a way to allow flexibility to cater for individual small business premises and work from home premises, allowing for additional employment uses should there be demand in the future.

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 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 to support any planning application and a buffer strip will be required adjacent to the watercourse which should be positively integrated into the development. Enhancement of the watercourse through re-naturalisation and removal of any redundant features should be investigated. Scottish Water has indicated that a Drainage Impact Assessment and a Water Impact Assessment may be required. Water mains are found to cross the site from north to south and the developer should contact Scottish Water to ascertain whether water mains diversions are required. Future development proposals will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. A Construction Method Statement may be required.

A Transport Assessment may be required.

The maintenance and enhancement of wildlife corridors should be integral to the site's development. The southern part of the site lies within an area included in the Scottish Ancient Woodland Inventory. Where possible, existing woodland should be retained and enhanced. Equivalent compensatory planting must be provided for any loss of woodland/trees.

The 'Deeside Way' core path runs along the southern boundary. The amenity value of this route should be safeguarded and direct links to the core path are required.

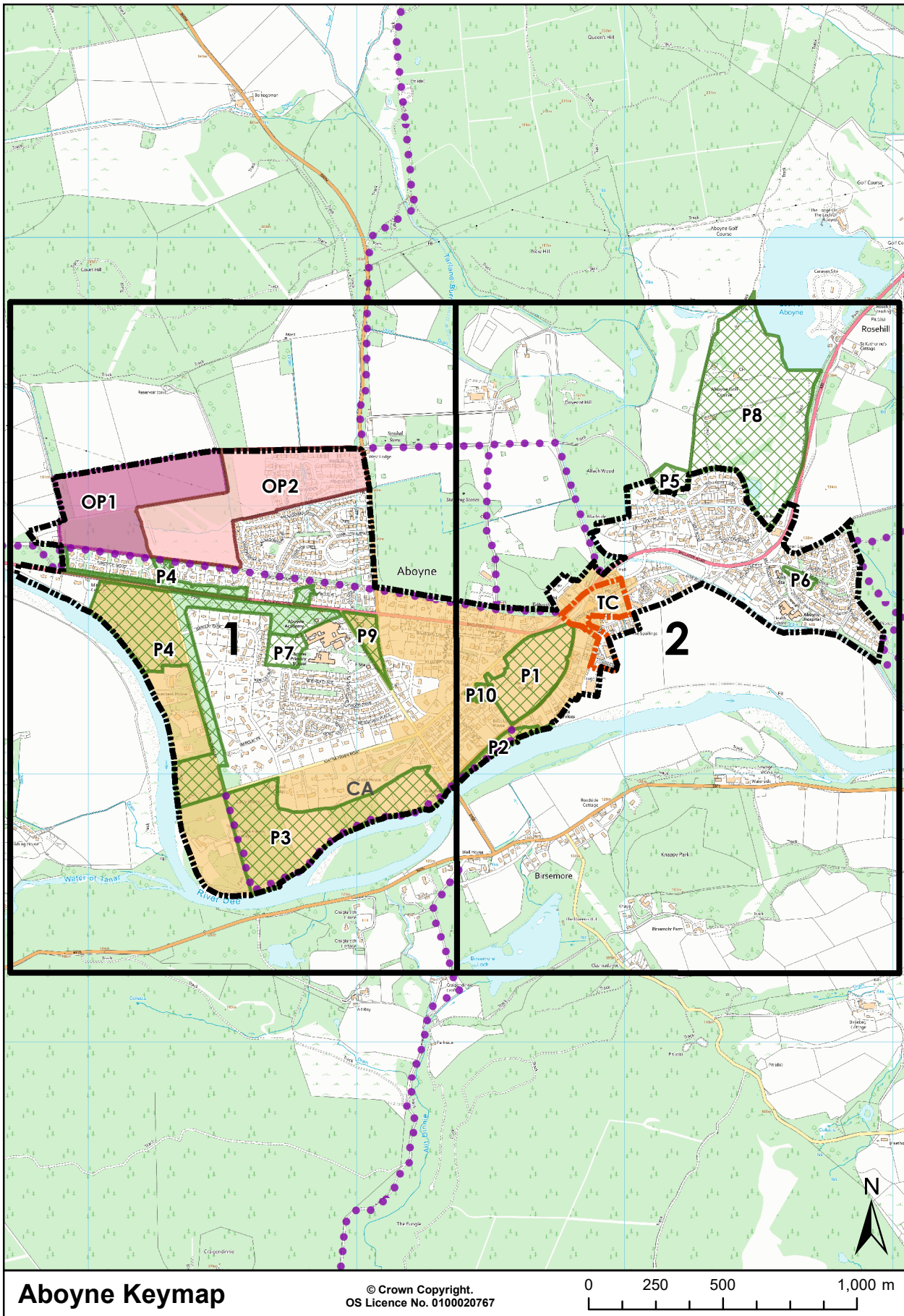
OP2: Tarland Road/ North of Kinord Drive

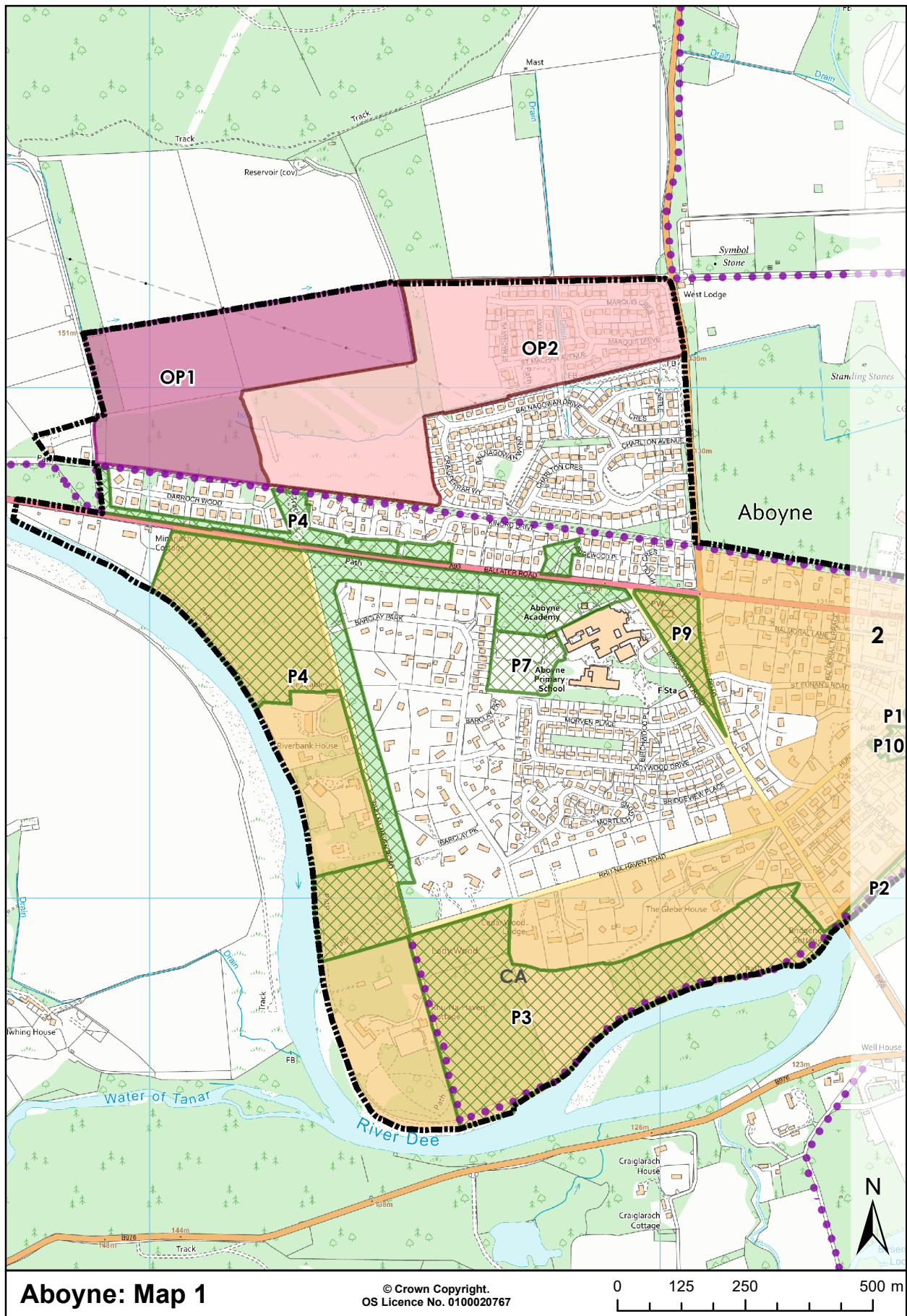
Allocation: 181 homes

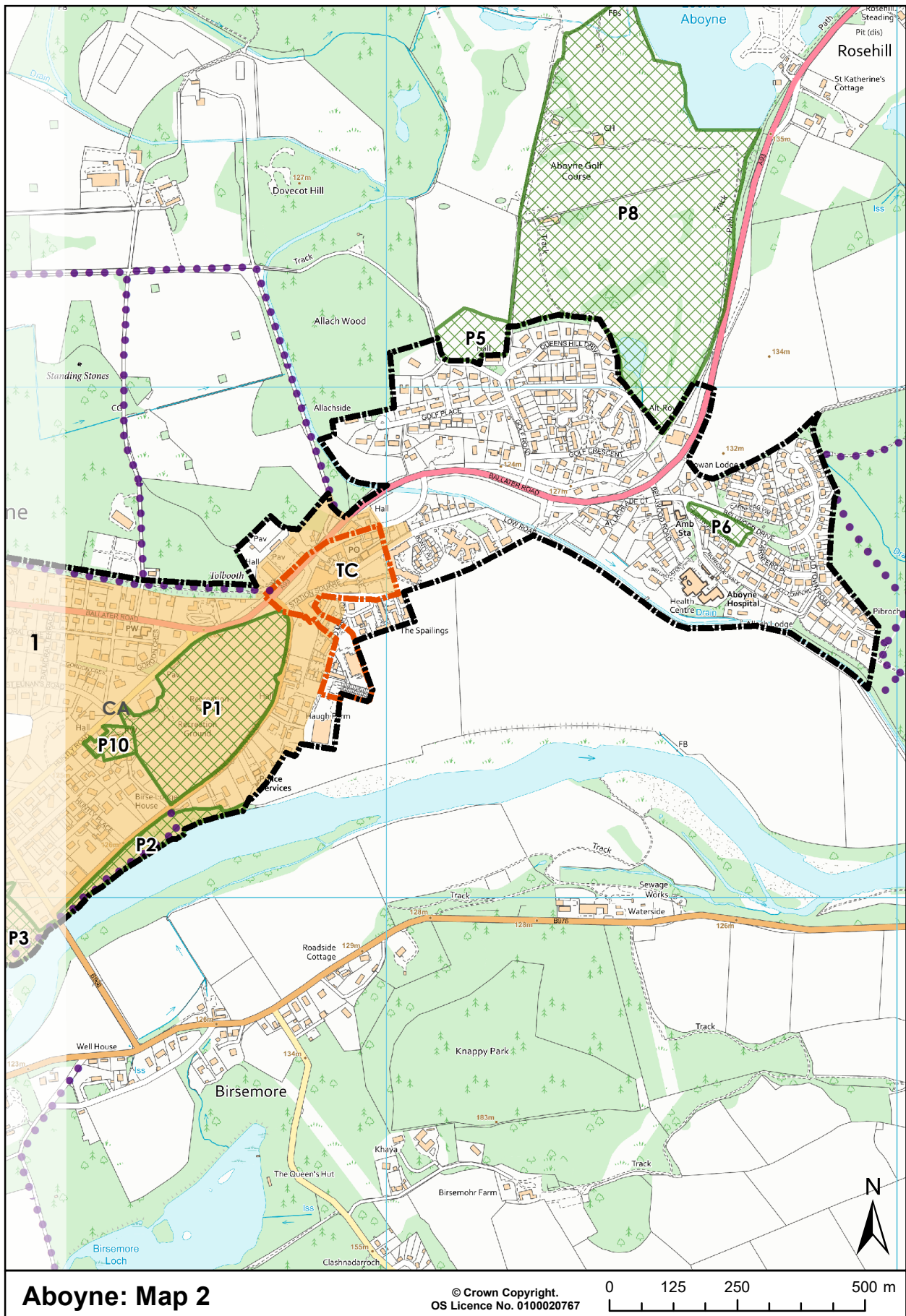
This site is a committed site, previously allocated as site OP2 in the LDP 2017. Planning permission has been granted for 181 homes. The site is under construction and due to be completed in the early part of the Plan period.

A Flood Risk Assessment may be required and a buffer strip will be required adjacent to the watercourse which should be positively integrated into the development. Future development proposals will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. A Construction Method Statement may be required.

The western part of the site lies within an area included in the Scottish Ancient Woodland Inventory. Where possible, existing woodland should be retained and enhanced. Equivalent compensatory planting must be provided for any loss of woodland/trees.







ALFORD

Vision

Alford is a popular commuter town and rural service centre in Upper Donside, set within the Howe of Alford. It supports a number of heritage assets which contributes to its character. New developments should assist with the delivery of small scale and affordable homes as a priority for the local community and respect the existing character and sense of community felt by residents in Alford.

The scale of new development has to balance demand for housing with the needs of the community with consideration of the capacity of the community campus and the need for improved physical access for all groups in the town. Improved safety and increased accessibility through additional parking and path networks, for the town and the wider area, is desired. The community highlight the importance of the vibrancy of the town and encourage improvements to amenities, social spaces and its visual appearance. New facilities such as for recycling and additional sports and recreation facilities, are sought alongside improvements to Haughton Park.

Natural and Historic Environment

The site of the Battle of Alford can be found in the northwest of the settlement and lies within a protected area of land. The Category A Listed Balfluig Castle is in close proximity to the southeast of the settlement.

Settlement Features

Protected Land	
P1	To protect the golf course as part of the green-blue network and provide a setting for the community.
P2	To protect a landscape buffer as a contribution to the character of the place.
P3	To protect the recreation facilities around the community campus as an amenity for the settlement.
P4	To protect the woodland as a contribution to the character of the settlement and as part of the green-blue network.
P5	To protect the open space and tree belt as an amenity for the settlement and contribution to the character of the place.
Reserved Land	
R1	For a cemetery extension and to protect the cemetery/war memorial.
R2	For uses associated with Donside Community Care.
R3	For potential car parking to be provided if feasible, required and justified as part of a traffic management solution to current car parking issues in the locality.

Other Designations

TC

Alford Town Centre.

Flood Risk

- Parts of Alford are shown to be at risk from flooding on the SEPA Indicative Flood Map. Flood Risk Assessments may be required.
- Sites OP1, OP3, OP4 and OP5 have small watercourses flowing through or adjacent to them. 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:** The Alford Waste Water Treatment Works is at capacity and a growth project is underway. Additional development may require a further growth project once development meets Scottish Water's five growth criteria.
- **Primary education:** Residential developments may be required to contribute towards additional primary school capacity.
- **Secondary education:** Residential developments may be required to contribute towards the provision of additional capacity at Alford Academy.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Alford. 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 Alford. 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 of medical facilities at Alford Medical Practice. Contribution towards the expansion of existing pharmacy facilities may be required.

Allocated Sites

OP1: Former School Campus Site

Allocation: Mix of uses including 30 homes, 1.2ha employment land and community uses

This site was previously allocated as site OP1 in the LDP 2017. It was formerly the location of Alford Primary School and Alford Academy. Efforts should be made through the layout of the site to link into the new proposed core path in woodland adjacent to the west boundary of the site. As part of any proposal for development of the site, a pedestrian link with Burnbank Road should be incorporated. A Flood Risk Assessment may be required to determine whether a wider buffer strip to the watercourse close to the western boundary of the site is necessary to protect the development from flood risk.

The 'community uses' required for this site are not specified and the term covers a wide range of potential uses. Aberdeenshire Council should be consulted to discuss any proposed community uses to ensure any proposals are appropriate.

The site layout should incorporate an internal link between School Road and Bank Terrace. A footway connection to Burnbank Road is required from the site. Early engagement with the Council's Transportation Service is encouraged.

Should business uses be considered as part of proposals for the site, an additional access will be required. The demand for water and waste water capacity for the non-domestic element of this development will depend on the business uses proposed. Early engagement with Scottish Water is encouraged.

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 integrated into the design of the development to provide a mix of house types and sizes to meet local need.

OP2: Land at Wellheads

Allocation: 1ha of employment land and community uses

This site was previously allocated as part of a wider site OP2 in the LDP 2017 with planning permission for a mixed use development of 0.72ha serviced employment land, 3 technology units, a business centre, a household waste and recycling centre, 44 homes, a 0.47ha serviced site capable of accommodating a 60 bedroom care home and a children's nursery and roads, drainage and landscaping infrastructure. The housing element has been built out and the allocation has been resized to reflect the remaining available land.

Correen Road should be upgraded to an adoptable standard up to the roundabout junction with Mart Road. A footway connection is required on the south side of Correen Road.

OP3: Land at Greystone Road

Allocation: 259 homes

This site is a committed site, previously allocated as site OP3 in the LDP 2017. The site has planning permission for 259 homes. Construction is in progress and completion is anticipated in the early part of the Plan period.

A Flood Risk Assessment may be required. A buffer strip will be required adjacent to the watercourse and should be integrated as a positive feature of the development. Enhancement of the straightened watercourse through re-naturalisation and removal of any redundant features should be investigated.

OP4: Land at Kingsford Road

Allocation: 85 homes

This site was previously allocated as site OP4 in the LDP 2017. A Masterplan is required for this site. The site is situated to the south of the existing settlement. Construction is expected to follow on from OP3. Development of this site should be designed in a way that integrates new housing into the existing settlement with consideration of pedestrian connectivity to the north and east of the site. Consideration should also be given to the opportunities to recognise the historic environment through the public realm. It is expected that the site will provide a mix of house types to meet local needs and contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development.

Kingsford Road is required to be upgraded to the relevant adoptable standard, including footways, along its length to at least as far as Fraser Road. The existing junction layout of Kingsford Road/Greystone Road/Main Street (A944) may be required to be reconfigured. The site will require two points of access onto the upgraded Kingsford Road and public transport accessibility should be provided to the site. Early engagement with the Council's Transportation Service is encouraged.

Any potential impacts (including cumulative impacts) on key landscape characteristics of the Battle of Alford historic battlefield should be assessed, with mitigation and enhancement considered in line with Historic Environment Scotland's battlefield guidance. A landscape buffer, the extent of which to be determined through the Masterplan, should be provided to the west of the site to separate the development from the core of the Battle of Alford battlefield with further planting throughout the development to integrate the site into the landscape. A Flood Risk Assessment may be required. Enhancement of the straightened watercourse through re-naturalisation and removal of any redundant features should be investigated.

OP5: Land at Wellheads, East of Castle Road

Allocation: 60 homes

This site was previously allocated as site OP5 in the LDP 2017. A Masterplan had been agreed by the Marr Area Committee in October 2018 but will need to be reviewed if development has not commenced on this site by October 2023.

The site will require two points of access onto an upgraded Castle Road. Castle Road will be required to be upgraded to the relevant adoptable standard, including footway connections, along the site boundary.

A landscaping scheme will be required to maintain and enhance the wildlife corridor provided by the burn which runs along the east side of the site, and to provide a robust boundary between the development, the countryside and protecting the setting of Balfluig Castle.

A Flood Risk Assessment may be required. A buffer strip will be required adjacent to the watercourse and should be integrated as a positive feature of the development. Enhancement of the straightened 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 integrated into the design of the development to provide a mix of house types and sizes to meet local need.

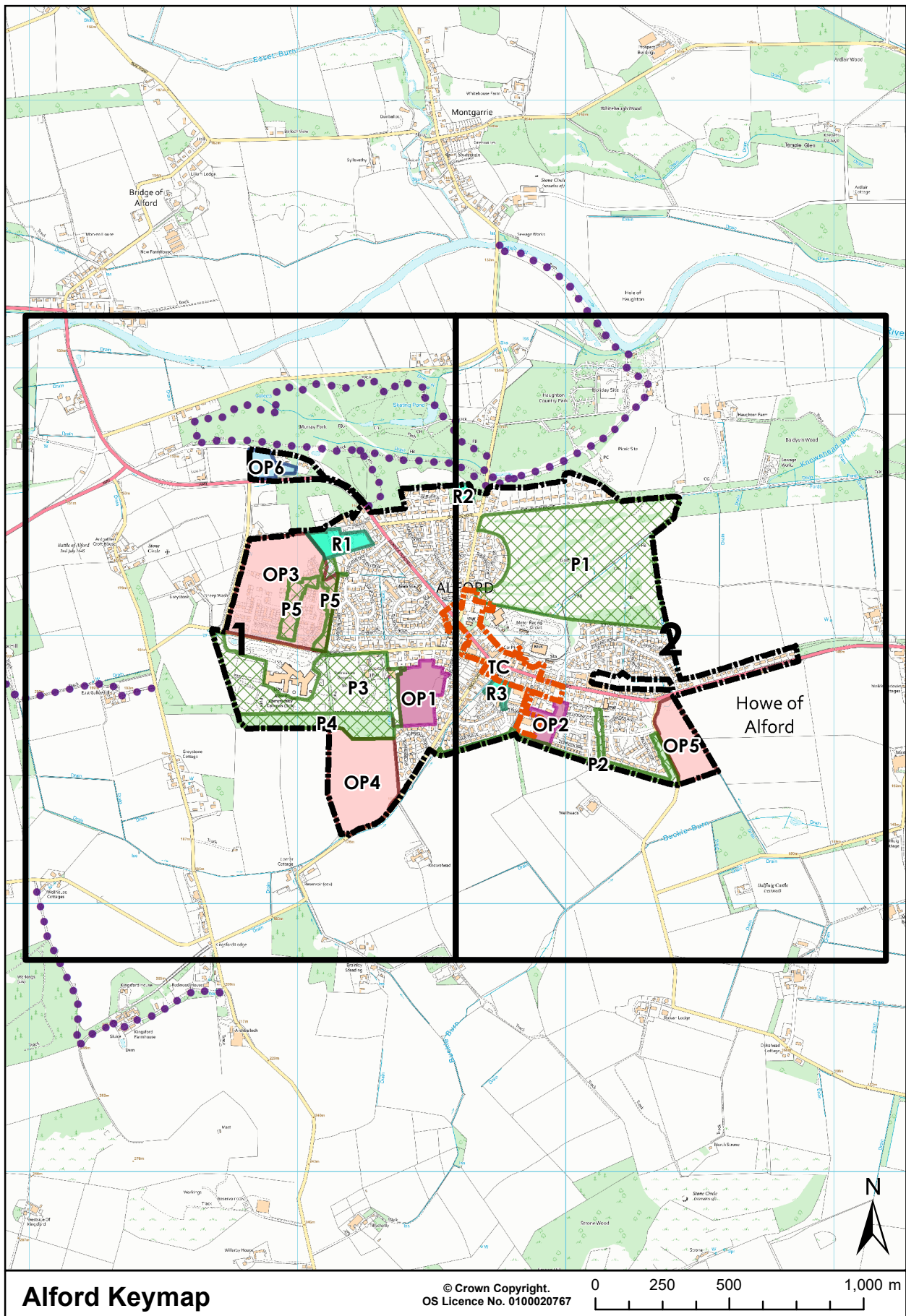
OP6: Site East of Parkview

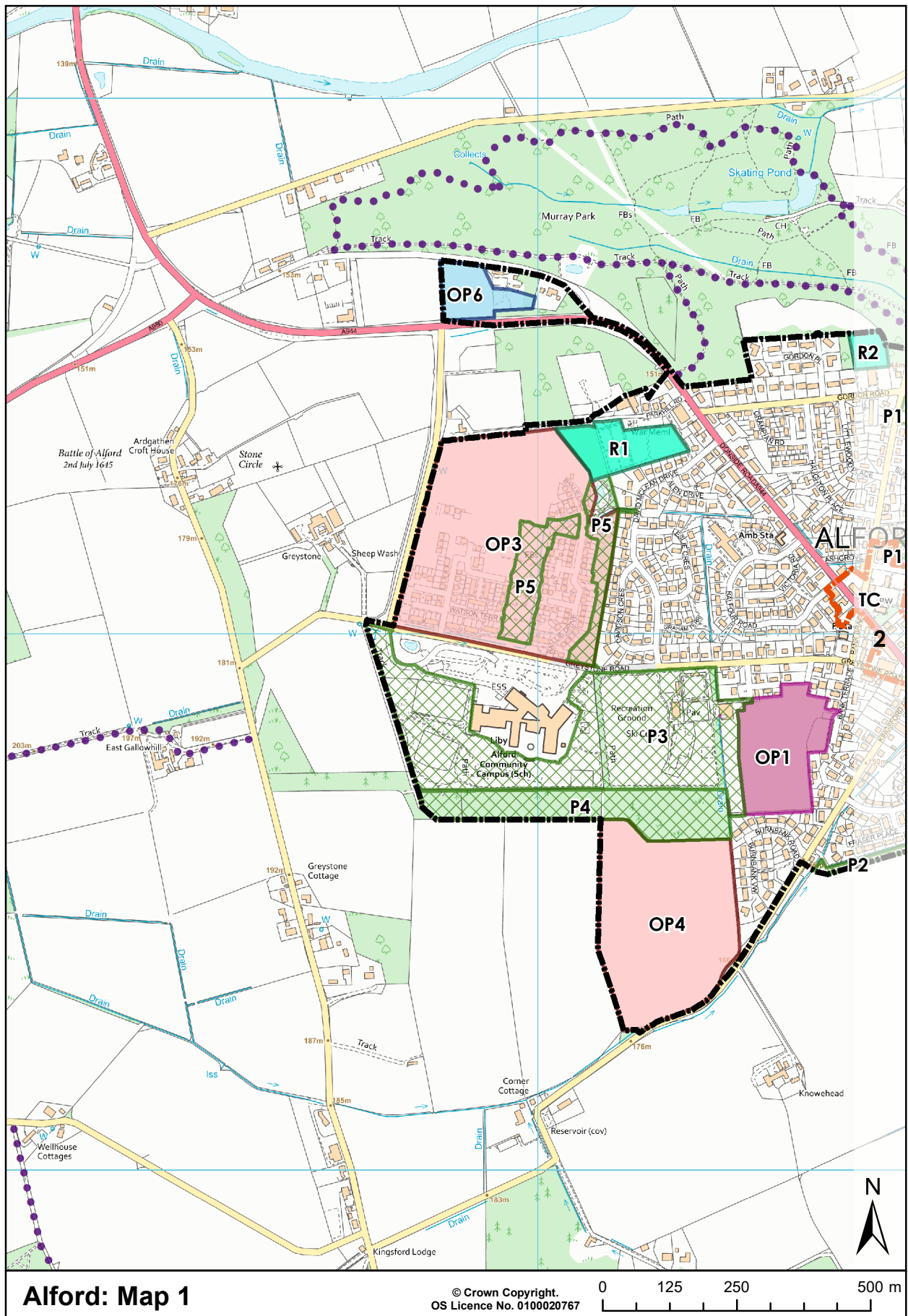
Allocation: 1.2ha employment land

This is a newly allocated site for the provision of small business units. Uses should be reflective of local demand. Access points to the site should take advantage of infrastructure already in place. A Transport Statement is required to detail the access and connectivity of any proposal. Active travel opportunity and path connectivity should be provided to the site. Efforts should be made through the site layout to link into the core path network to the north side of the site.

Any potential impacts (including cumulative impacts) on key landscape characteristics of the Battle of Alford historic battlefield should be assessed, with mitigation and enhancement considered in line with Historic Environment Scotland's battlefield guidance. Suitable landscaping and soft planting should be undertaken to protect and enhance the character of the settlement. Early engagement with the Council's Environmental Health Service is encouraged in respect to any proposed use and compatibility with neighbouring land uses.

The demand for water and waste water capacity for non-domestic development will depend on the business uses proposed. Early engagement with Scottish Water is encouraged.







BANCHORY

Vision

Banchory is a town set on the north bank of the River Dee. It is a popular commuter and tourist destination given its proximity to Aberdeen City and has a range of shops and community facilities. There is a desire for improving facilities and the vibrancy of the High Street. Retail/business opportunities should be supported and promoted, particularly within the town centre. The scale of new development has to balance demand for housing in the area with the needs of the community. No additional major new housing development is proposed.

The natural environment within and surrounding the settlement is an important asset for conservation and recreation. This extends to the area to the south side of the River Dee and that associated with Scolty Hill. Opportunity should be taken to improve footway and cycle path provision, including facilitating on-road cycling, for greater connectivity throughout the town.

Natural and Historic Environment

The River Dee Local Nature Conservation Site (LNCS) is found along the southern edge of the settlement. The River Dee is also a Special Area of Conservation (SAC). The Loch of Leys LNCS is situated on the northern edge of the settlement boundary and stretches northwards.

Category A Listed Crathes Castle and Gardens and Designed Landscape is situated in close proximity to the east of the settlement.

Settlement Features

Protected Land	
P1	To protect the cricket and sports ground as local amenities and for their contribution towards the green-blue network and character of place.
P2	To protect the area of woodland for its contribution to the character of place, as an amenity and forming part of the green-blue network.
P3	To protect Captains Wood as part of the green-blue network.
P4	To protect the area as an amenity and forming part of the green-blue network.
P5 - P6	To protect the playing fields and recreational open space as local amenities and for its contribution to the green-blue network.
P7	To protect the area of woodland for its contribution to the character of place, as an amenity and forming part of the green-blue network.
P8	Landscape buffer to protect the approach to Banchory and minimise visual impacts of any park and ride.
P9	To protect the part of the LNCS lying within the settlement boundary.

Protected Land	
P10	To protect the area of woodland and open space for its contribution to the character of place, as an amenity and forming part of the green-blue network.
P11	To protect the playing fields and recreational open space as an amenity for the settlement.
P12	To protect the area of woodland and open space for its contribution to the character of place, as an amenity and forming part of the green-blue network.
P13	To protect the area of woodland and open space for its contribution to the character of place, as an amenity and forming part of the green-blue network.
P14	To protect the cemetery as an amenity for the settlement.
P15	To protect the golf course as part of the green-blue network and provide a setting for the community.
Reserved Land	
R1	For potential use as a visitor centre and heritage hub.
R2	For a cemetery extension. Due to the close proximity and likely hydraulic connectivity of this site to the River Dee, a detailed groundwater assessment will be required to fully assess the suitability of this site as a cemetery.
R3	For potential educational facilities. Proposals should seek to minimise the loss of or damage to existing trees on the site. Compensatory planting may be required in line with the Scottish Government Control of Woodland Policy.
R4	For potential use as a health centre.
Other Designations	
TC	Banchory Town Centre.
BUS1	Safeguarded for business uses.

Flood Risk

- Parts of Banchory are in an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Flood Risk Assessments may be required.
- Parts of OP1, OP2, OP3, OP4 and OP5 are located adjacent to 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 is required for OP2 and OP4 and may be required for OP1, OP3 and OP5.
- Small watercourses run through or adjacent to BUS1 which may pose a flood risk. A Flood Risk Assessment may be required. Buffer strips will be required alongside the watercourses.

- Site R4 is at significant risk from surface water flooding. A Flood Risk Assessment will be required to determine how this can be managed.

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:** Banchory's Waste Water Treatment Works has limited capacity and a growth project is underway. A further growth project may be required to meet the needs of new developments.
- **Primary education:** Residential development in the Hill of Banchory catchment area may be required to contribute towards additional primary school capacity. There is expected to be sufficient capacity at Banchory Primary School during the LDP period.
- **Secondary education:** Residential development may be required to contribute to the provision of additional capacity for Banchory Academy.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Banchory. 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 Banchory. 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 Banchory. Contribution towards an additional pharmacy facility may be required.

Allocated Sites

OP1: East Banchory/Eco village

Allocation: Mix of uses including a 32 home demonstration eco-village, tourism uses, and community uses including playing field, all-weather pitch and a park and ride facility

This site was previously allocated as site OP1 in the LDP 2017. It is expected that the 'eco-village' will include innovative and sustainable approaches to its design and function (e.g. use of locally sourced materials, on-site energy generation, affordability, community cohesion and biodiversity enhancement). This should be a high quality, distinct development that should be used by others for sustainable design inspiration.

As part of the site design, the stone dykes should be retained as far as possible and consideration given to the impact on Crathes Castle Gardens and Designed Landscape that lies adjacent. Suitable landscaping and planting should be undertaken to reflect the character established in this part of Banchory and to provide screening between the multiple land uses proposed on this mixed-use site. A core path is located in close proximity to the site and suitable connections to it should be made through the site layout. The Crathes Castle LNCS is found immediately to the east of the site.

A Flood Risk Assessment may be required to assess flood risk from a small watercourse on the northern edge of the site and ephemeral stream flow paths within the site. Buffer strips will be required adjacent to the watercourses and should be integrated as a positive feature of the development. Enhancement of the straightened watercourses through re-naturalisation and removal of any redundant features should be investigated.

The rugby pitches must be retained. Additionally, an all-weather pitch is required within the site unless its provision can be secured at an alternative location of at least equal suitability. An area for a park and ride should be reserved within the site and traffic impact should be established.

The minor access road to the east will be required to be upgraded to the relevant adoptable standard with a footpath connection to the A93. A new formal, lit footpath connection will be required to be provided to Hill of Banchory Road, linking to the existing network and bus stops.

A Drainage Impact Assessment will be required with a new pumping station or upgrade to the existing station required. Demand for water and waste water capacity for the non-domestic element of this development will depend on the business uses proposed. Early engagement with Scottish Water is encouraged. Proposals will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. A Construction Method Statement 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 integrated into the design of the development to provide a mix of house types and sizes to meet local need.

OP2: Lochside of Leys	OP3: Lochside of Leys
Allocation: Mix of uses including 345 homes and 2ha of business land, and;	Allocation: 50 homes
<p>These sites were previously allocated as sites OP2 and OP3 in the LDP 2017. Delivery of the sites are phased with construction underway. Completion is anticipated during this Plan period. A revised Masterplan for these sites was approved by the Marr Area Committee in February 2020. Future development proposals should have regard to the principles set out in that document.</p> <p>The Transport Assessment detailing the connectivity and infrastructure provision may need to be updated, should future phases of development differ from what is contained within the Masterplan or current planning permissions. Access and connectivity will be required to work in conjunction with the industrial site to the west and existing housing accessed from Upper Lochton. A core path is located in close proximity to the site and suitable connections to it should be made through the site layout.</p> <p>Woodland loss should be avoided unless necessary with equivalent compensatory planting provided. An updated Habitat and Ecological Survey and Mitigation Plan should accompany the planning application. Suitable landscaping and planting should also be undertaken throughout the site. An Archaeological Survey may also be required.</p> <p>A Flood Risk Assessment is required for OP2 and may be required for OP3. A buffer strip will be required adjacent to the watercourse and should be integrated as a positive feature of the development. Enhancement of the straightened watercourses through re-naturalisation and removal of any redundant features should be investigated.</p> <p>A Construction Method Statement may be required.</p> <p>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 integrated into the design of the development to provide a mix of house types and sizes to meet local need.</p>	

OP4: Hill of Banchory

Allocation: 15 homes

This site was previously allocated as site OP4 in the LDP 2017. Planning permission has been granted for 15 homes. The site is situated to the northern part of the town along Raemoir Road. As part of the site design and layout, effort should be made to ensure that visibility and access to the main road by motorists and pedestrians is not compromised and could be improved to reflect the anticipated increase in traffic accessing from the junction to the main road. A new junction to the relevant adoptable standard will be required with Raemoir Road.

A Drainage Impact Assessment will be required with a new pumping station or upgrade to the existing station required. A Flood Risk Assessment will be required. A buffer strip will be required adjacent to the watercourse and should be integrated as a positive feature of the development. Enhancement of the watercourse and removal of any redundant features should be investigated. Proposals will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. A Construction Method Statement 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 integrated into the design of the development.

OP5: Hill of Banchory East

Allocation: Retail (Class 1)

This is a newly allocated site. It is expected that development would comprise of class 1 retail uses restricted to floor areas over 6000m² for bulky comparison outlets where town centre sites are not available. A Retail Impact Assessment is required. The provision of convenience and/or comparison floorspace may also be supported, provided a retail impact assessment demonstrates that the proposal accords with policy B1 - Town Centre Development.

A Transport Assessment will be required to detail access and connectivity. Core path networks are located in close proximity to the site and suitable connections to it should be made through the site layout.

A Flood Risk Assessment may be required. A buffer strip will be required which should allow for no development within the natural river corridor of the Burn of Bennie. Proposals will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. A Construction Method Statement may be required.

OP6: Land at former Glen O'Dee Hospital

Allocation: 40 homes

This is a newly allocated site. The site is located on the grounds of the former Category A Listed Glen O'Dee Hospital and associated buildings. Development should facilitate the remediation of the site. A Masterplan is required for this site.

It is expected that the design will incorporate elements of the site's history, provide a mix of house types to meet local needs and 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. Path networks are located in close proximity to the site and suitable connections to it should be made through the site layout.

Corsee Road will be required to be upgraded to the relevant adoptable standard with a continuous footway connection to the existing network at Roscobie Park. Public Transport accessibility will also be required in line with current guidance and measures should be set out in a Transport Statement.

Woodland loss should be avoided unless necessary with equivalent compensatory planting provided. A Habitat and Ecological Survey and Mitigation Plan should accompany the planning application. Suitable landscaping should be undertaken and open space provided within the site. Planting as part of a landscape framework should be sensitive to the local landscape character and be proportionate in scale and extent relative to the scale of development.

A Drainage Impact Assessment is required. This site is at risk from surface water flooding that should be addressed through appropriate SuDS measures. Proposals will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. A Construction Method Statement may be required.

OP7: Land at Upper Arbeadie Road

Allocation: 42 homes

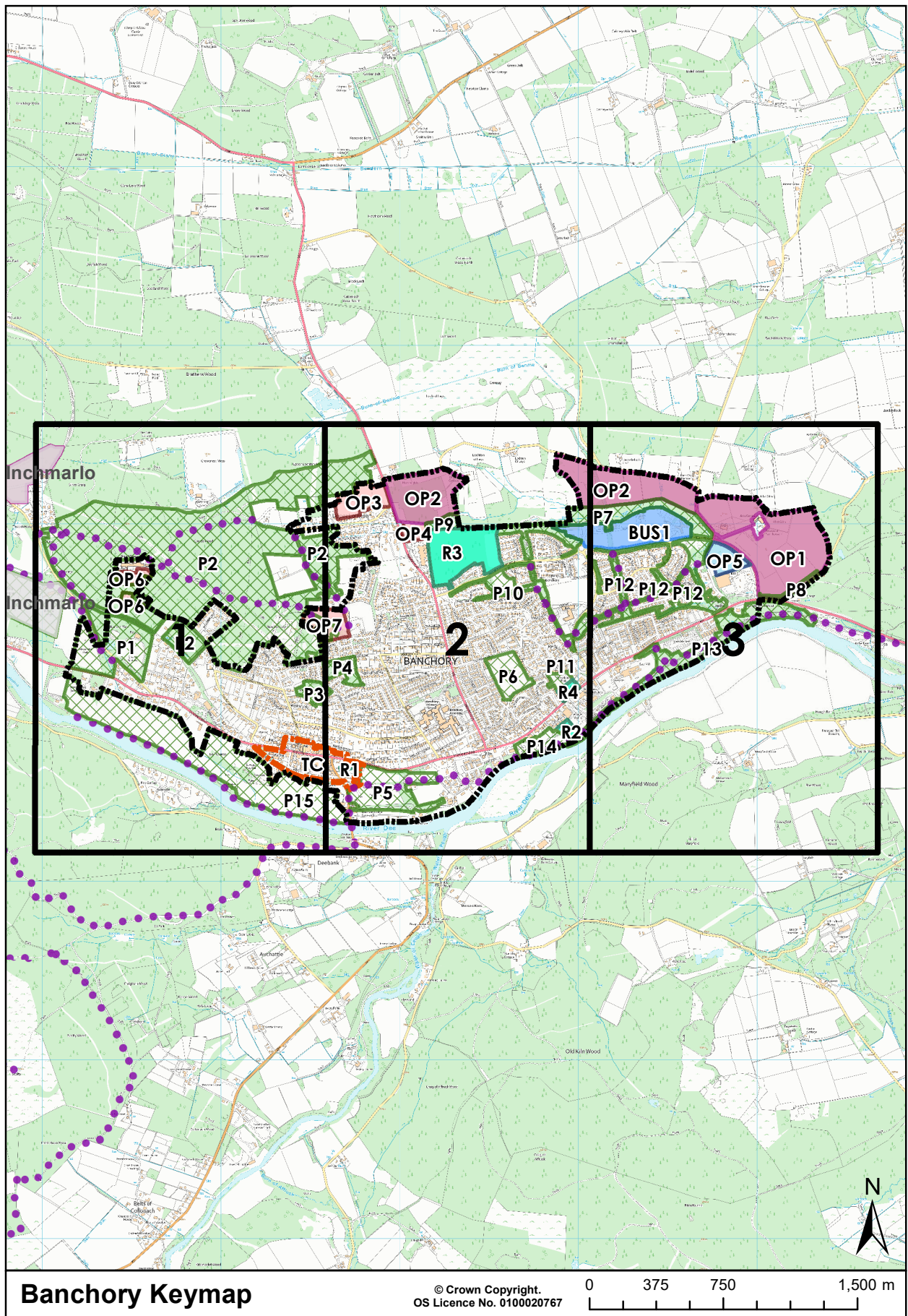
This is a newly allocated site located to the west of Upper Arbeadie Road, close to its junction with Highfield Avenue. The core path which runs diagonally across the site and existing woodland to the south-west of the core path (part of site P2) should be incorporated into the proposals and enhanced.

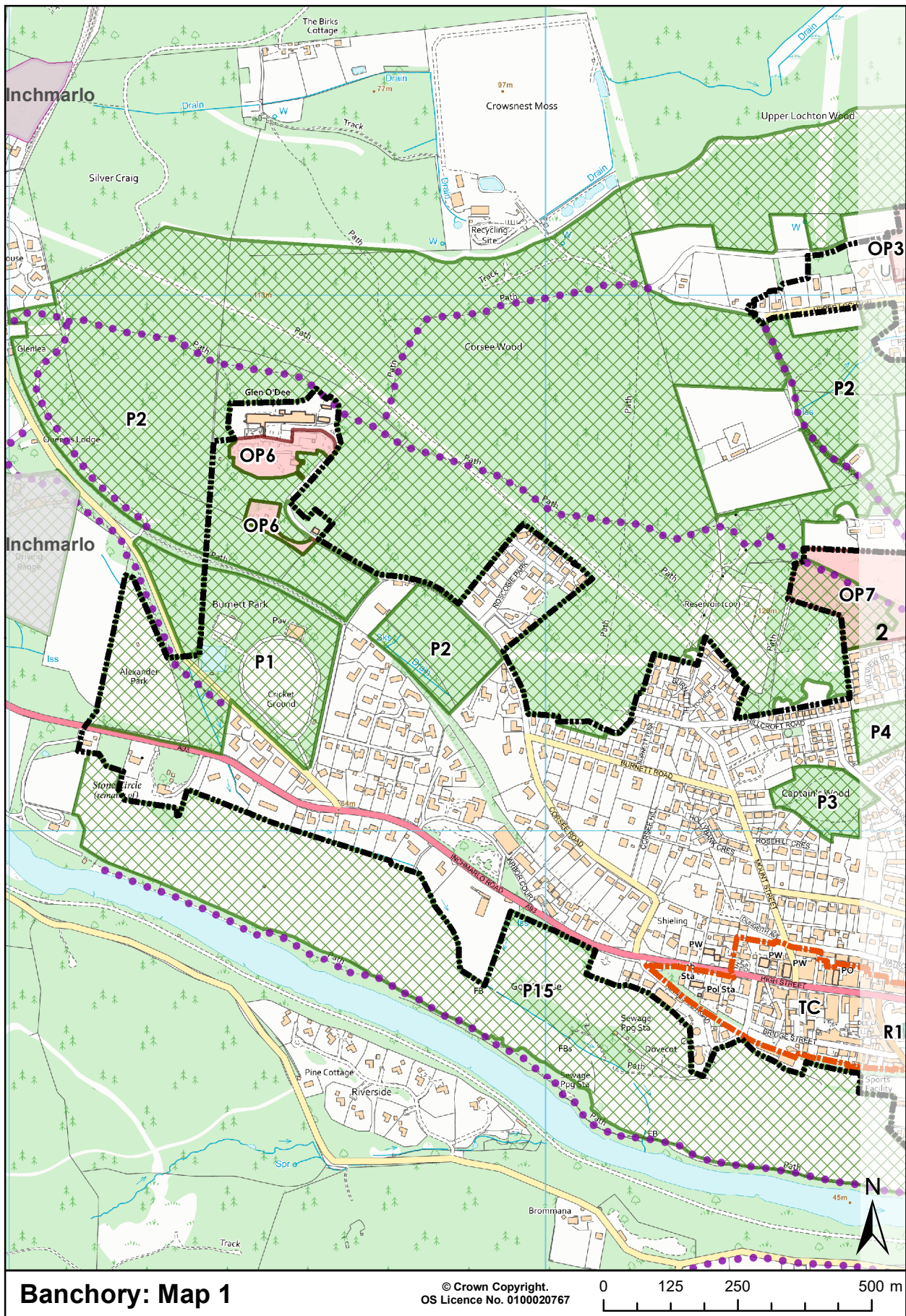
Early discussions should take place with the council to identify the assessments required to inform and support development proposals. These are expected to include a transport assessment; a drainage impact assessment; a landscape appraisal and tree survey; and a habitat and ecological survey and mitigation plan.

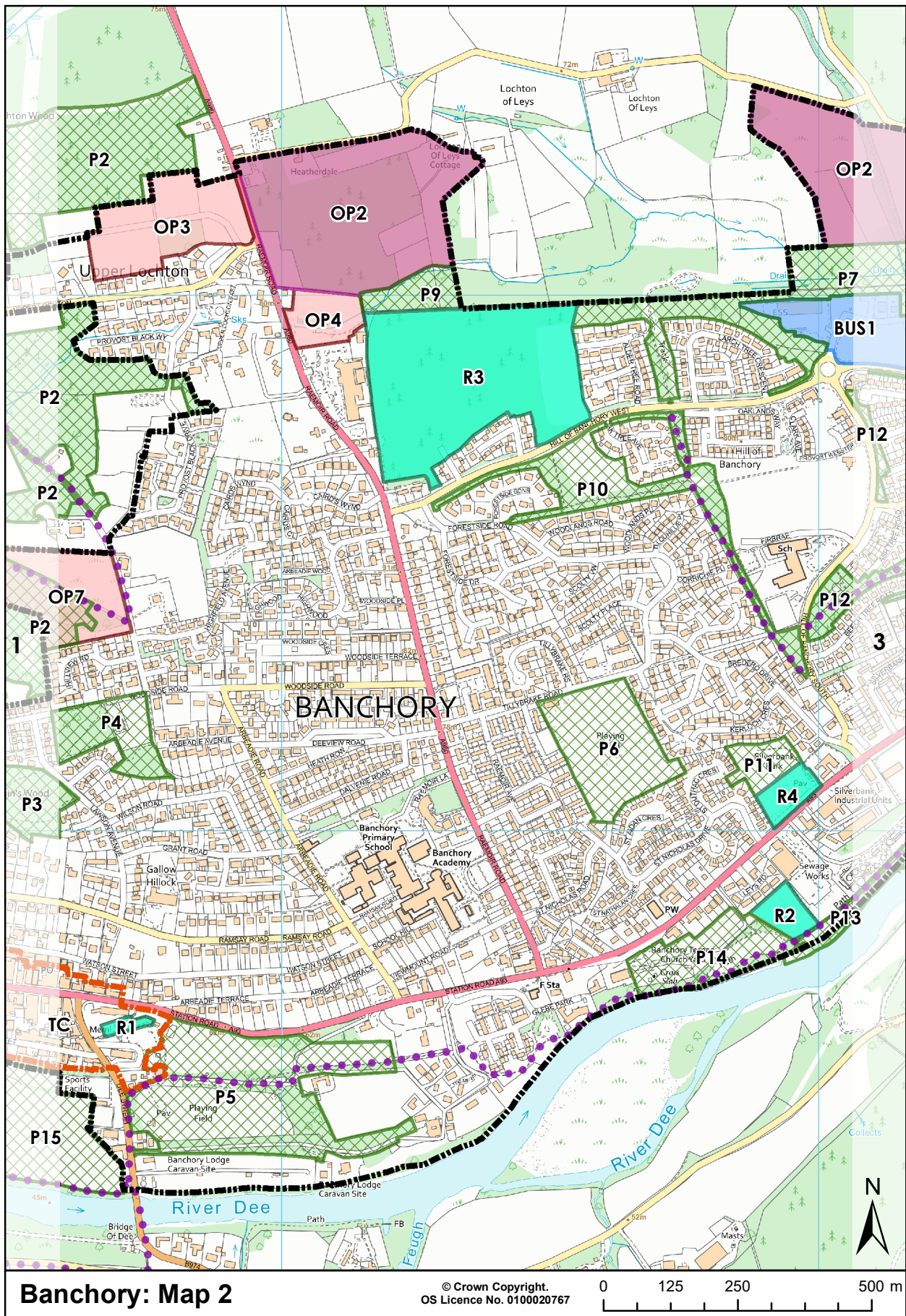
Woodland loss should be avoided unless necessary, with equivalent compensatory planting provided. Suitable landscaping should be undertaken and open space provided within the site.

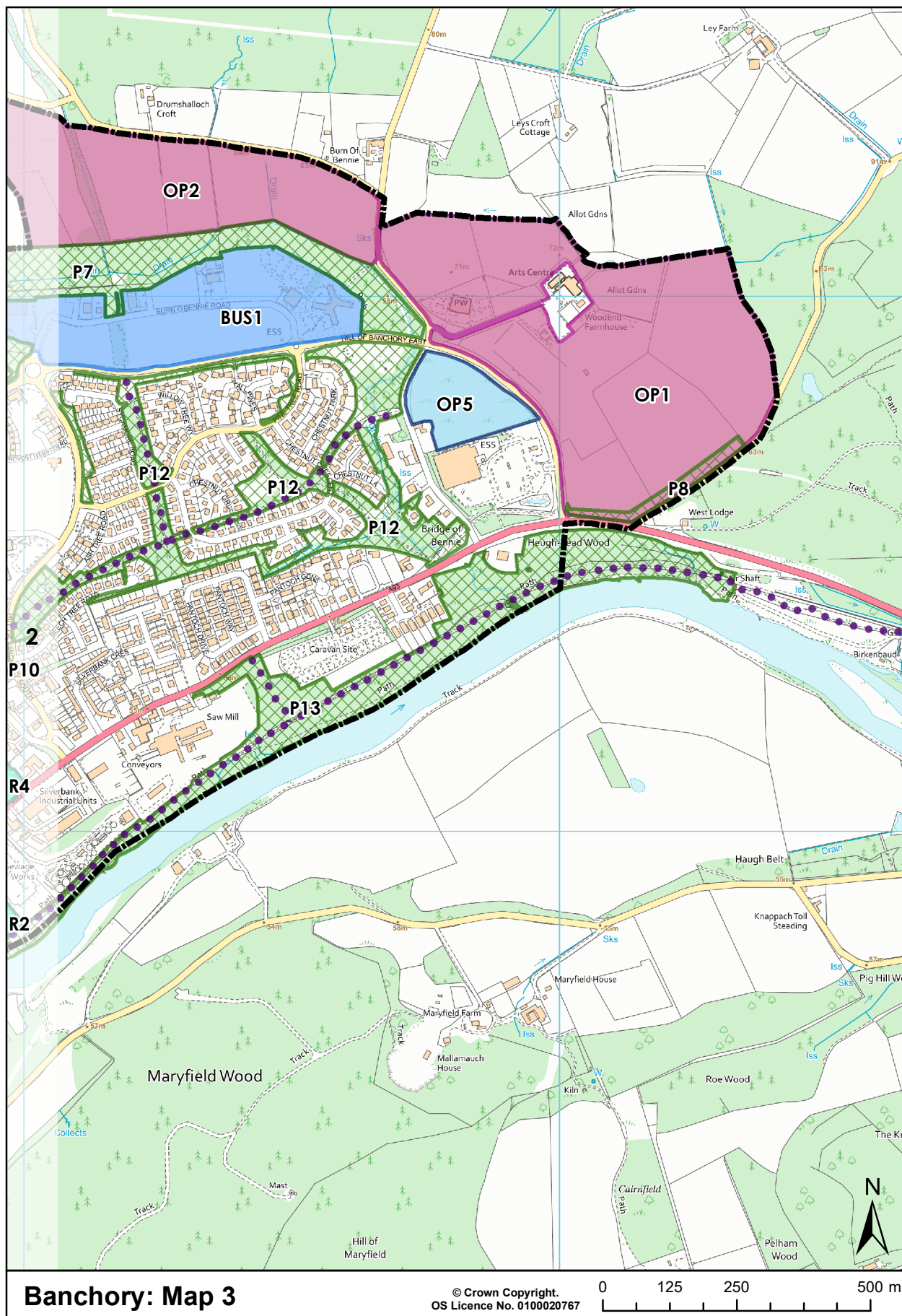
Proposals will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. A Construction Method Statement may be required.

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 integrated into the design of the development to provide a mix of house types and sizes to meet local needs.









CAIRNIE

Vision

Cairnie is a small village with a linear settlement pattern of homes that exploit a southerly aspect, located adjacent to the A96 North of Huntly. Future housing development of a greater mix within the settlement that does not compromise the existing character is desired and would help to sustain local services.

Natural and Historic Environment

The Bin Hill Local Nature Conservation Site lies on the southern edge of the settlement.

Settlement Features

Protected Land	
P1	To protect the playing field as an important local amenity.
P2	To protect the amenity area.
P3	To protect the cemetery as an amenity for the settlement and for contributing to the character of the place.

Services and Infrastructure

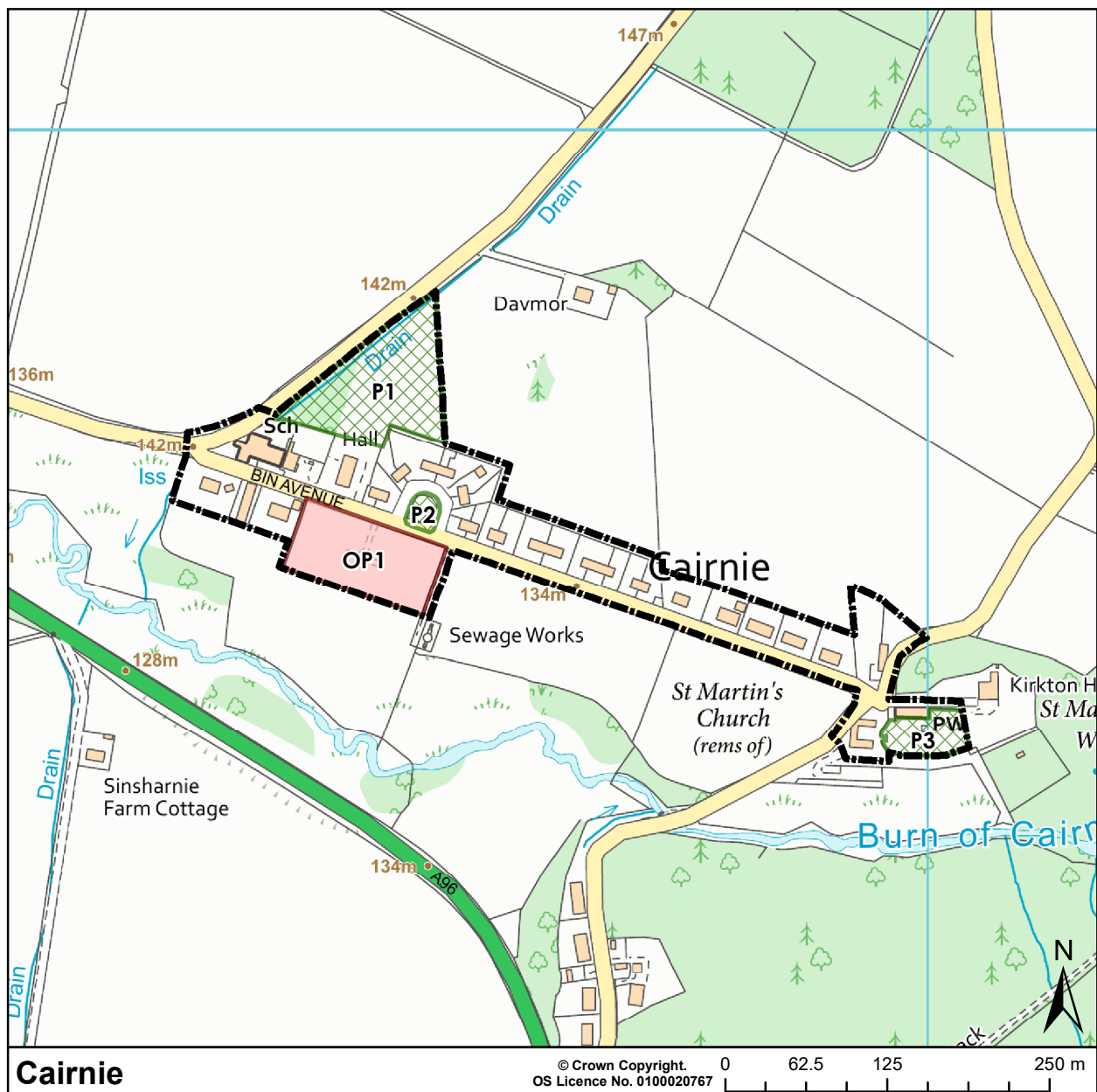
- **Local transport infrastructure:** Development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.
- **Strategic drainage and water supply:** There is insufficient capacity at Cairnie Waste Water Treatment Works. 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 Cairnie or towards facilities in the wider catchment area at Huntly. 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 Cairnie or towards facilities in the wider catchment area at Huntly. 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 Huntly Health Centre.

Allocated Sites

OP1: Land opposite Hall Cottages

Allocation: 8 homes

This is a committed site previously allocated as OP1 in the LDP 2017. Planning permission has been approved for 8 homes and is subject to a Legal Agreement. It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing, integrated into the design of the development. The developer should contact Scottish Water to ascertain whether a sewer diversion is required. Liaison with the Council's Environmental Health Service is required to determine a suitable buffer from the sewage works on the eastern side of the site.



Vision

Clatt is a small village where the traditional style of buildings and roadside trees and dykes form part of the settlement's unique character. The village centres on the parish church, hall and primary school which are all in close proximity to each other along the main road bisecting the village.

Settlement Features

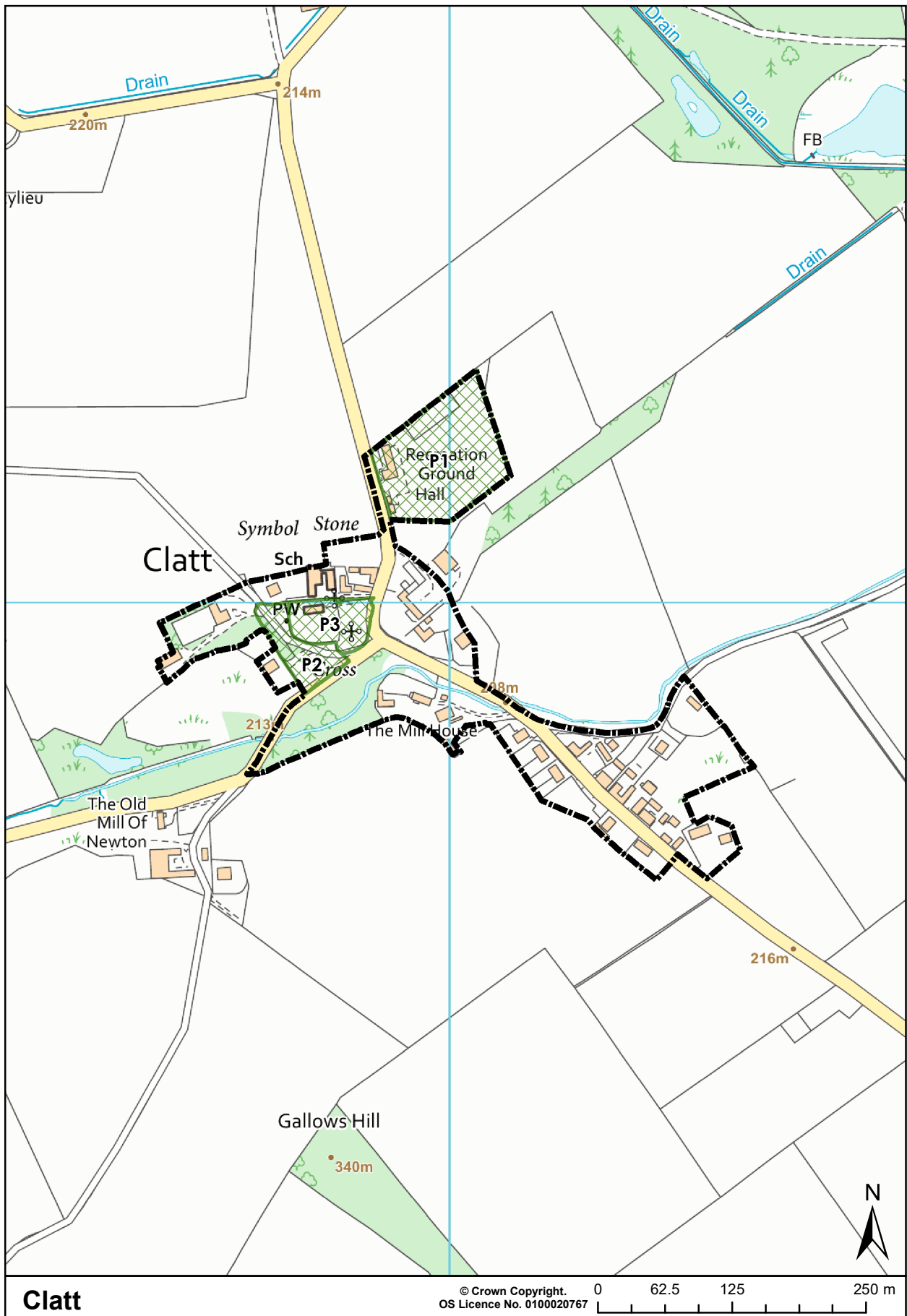
Protected Land	
P1	To protect the public hall and playing fields as an amenity for the settlement.
P2	To protect the woodland as part of the setting for the village and forming part of the green-blue network.
P3	To protect the cemetery as an amenity for the settlement and for contributing to the character of the place.

Flood Risk

- Parts of Clatt are at possible risk from flooding from the Gadie Burn. 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. A safe route to the primary school will be required.
- **Strategic drainage and water supply:** There is insufficient capacity at Clatt Septic Tank. 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 Clatt or towards facilities in the wider catchment area at Huntly. 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 Clatt or towards facilities in the wider catchment area at Huntly. 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 reconfiguration of Rhynie Surgery to create additional capacity.



CRAIGWELL

Vision

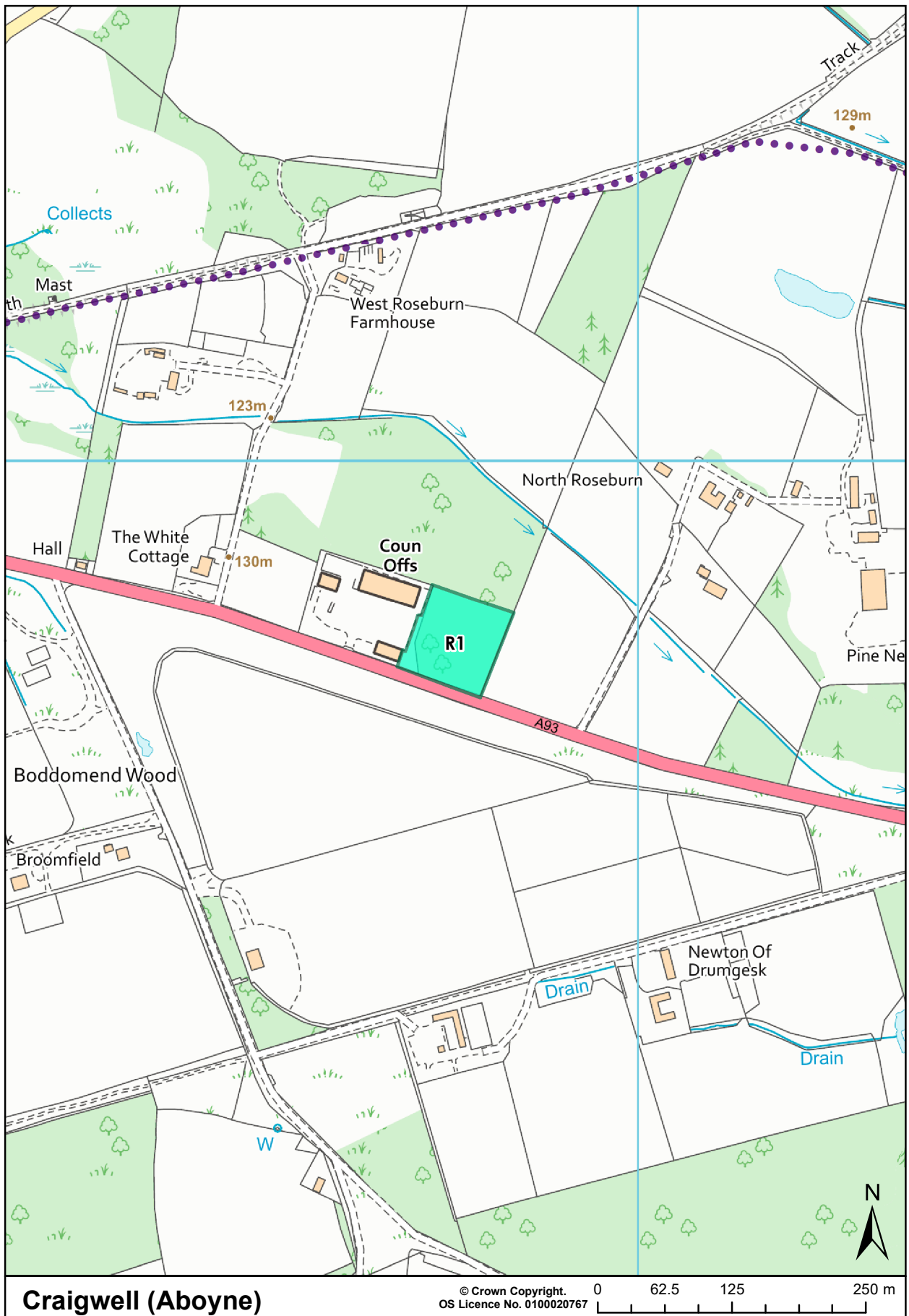
Craigwell is situated just off the main A93 in close proximity to Aboyne. Craigwell serves as an essential service depot for Aberdeenshire Council operations in the surrounding area. Provisions have been made to expand the depot so a community recycling facility can be developed.

Settlement Features

Reserved Land	
R1	For the provision of a community recycling facility.

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:** There is no waste water treatment available.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Aboyne. 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 Aboyne. 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.



CRATHES

Vision

Crathes is a small village in Royal Deeside, situated in close proximity to the town of Banchory and in high demand as a location for commuters to Aberdeen. Substantial housing development has been approved in the village and it is appreciated that no additional development should be considered at this time to allow the village to consolidate and react to the level of growth seen.

There is a community desire for the hall and associated parking facilities to be conserved for community use and a potential park and ride site.

Natural and Historic Environment

The Crathes Local Nature Conservation Site (LNCS) lies to the west of the settlement. The Crathes Castle Garden and Designed Landscape overlaps with much of the LNCS and is situated in close proximity to the main settlement.

The River Dee LNCS is found along the southern edge of the settlement. The River Dee is also a Special Area of Conservation.

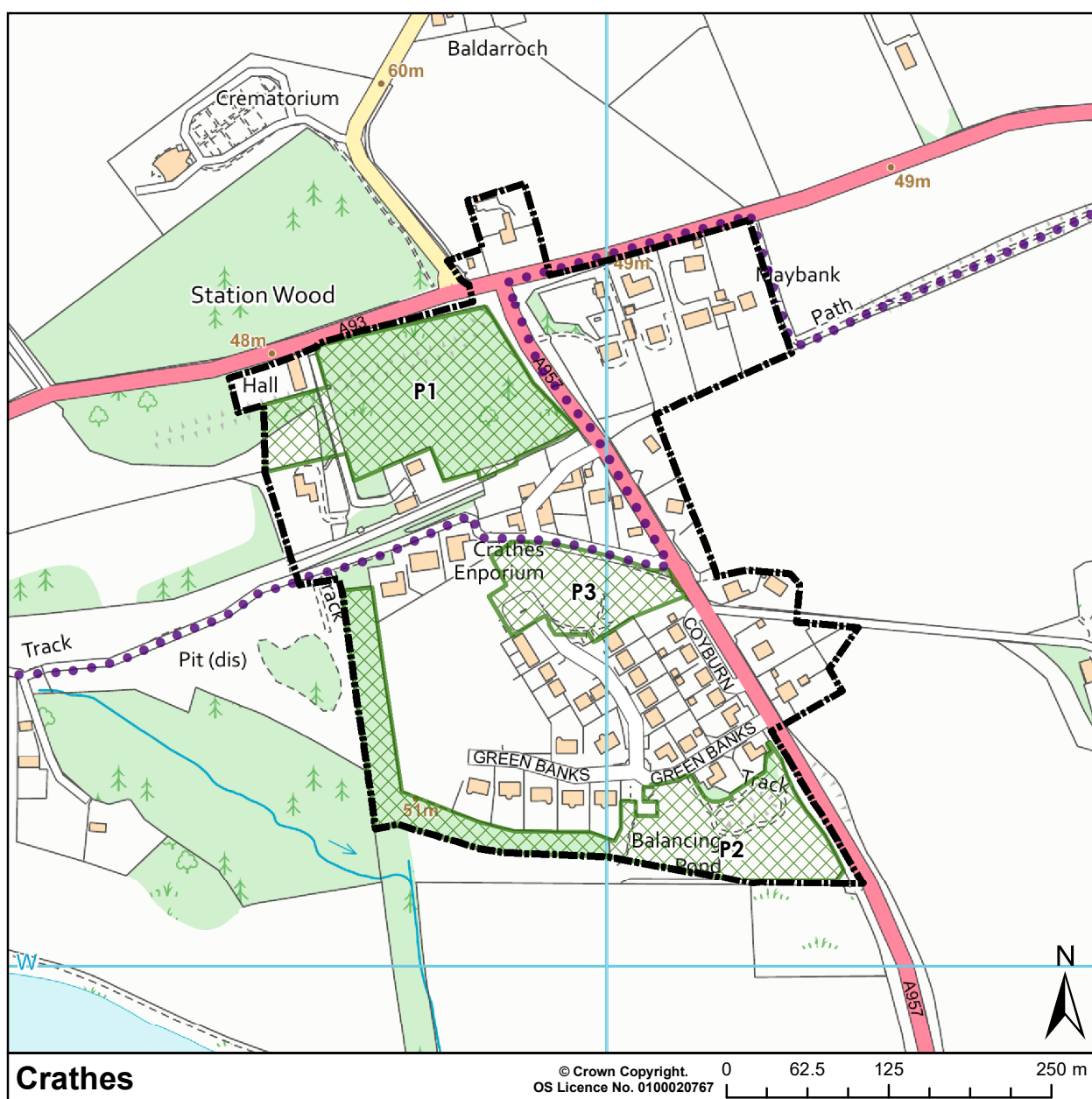
Settlement Features

Protected Land	
P1	To protect the woodland as part of the setting and character of the community.
P2	To protect the woodland tree belt, strategic landscaping and open space as an amenity and contribution to the character of the settlement.
P3	To protect recreational open space as an amenity for the settlement.

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:** There is no public waste water treatment available. The most recent development at Crathes has been connected to waste water infrastructure in Banchory. Any future development will be expected to do the same.
- **Secondary education:** Residential developments may be required to contribute towards the provision of additional capacity at Banchory Academy.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Crathes or towards facilities in the wider catchment area at Banchory. 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 Crathes or towards facilities in the wider catchment area at Banchory. 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 Banchory. Contribution towards an additional pharmacy facility may be required.



DRUMBLADE

Vision

Drumblade is a small village approximately 8km east of Huntly. Drumblade comprises of a dispersed group of homes along with the primary school which provides for the surrounding rural area. Development should be directed towards meeting local housing need and sustaining the local primary school.

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:** There is no public waste water treatment available.
- **Primary education:** Residential development may be required to contribute towards the provision of additional primary school capacity.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Drumblade or towards facilities in the wider catchment area at Huntly. 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 Drumblade or towards facilities in the wider catchment area at Huntly. 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 Huntly Health Centre.

Allocated Sites

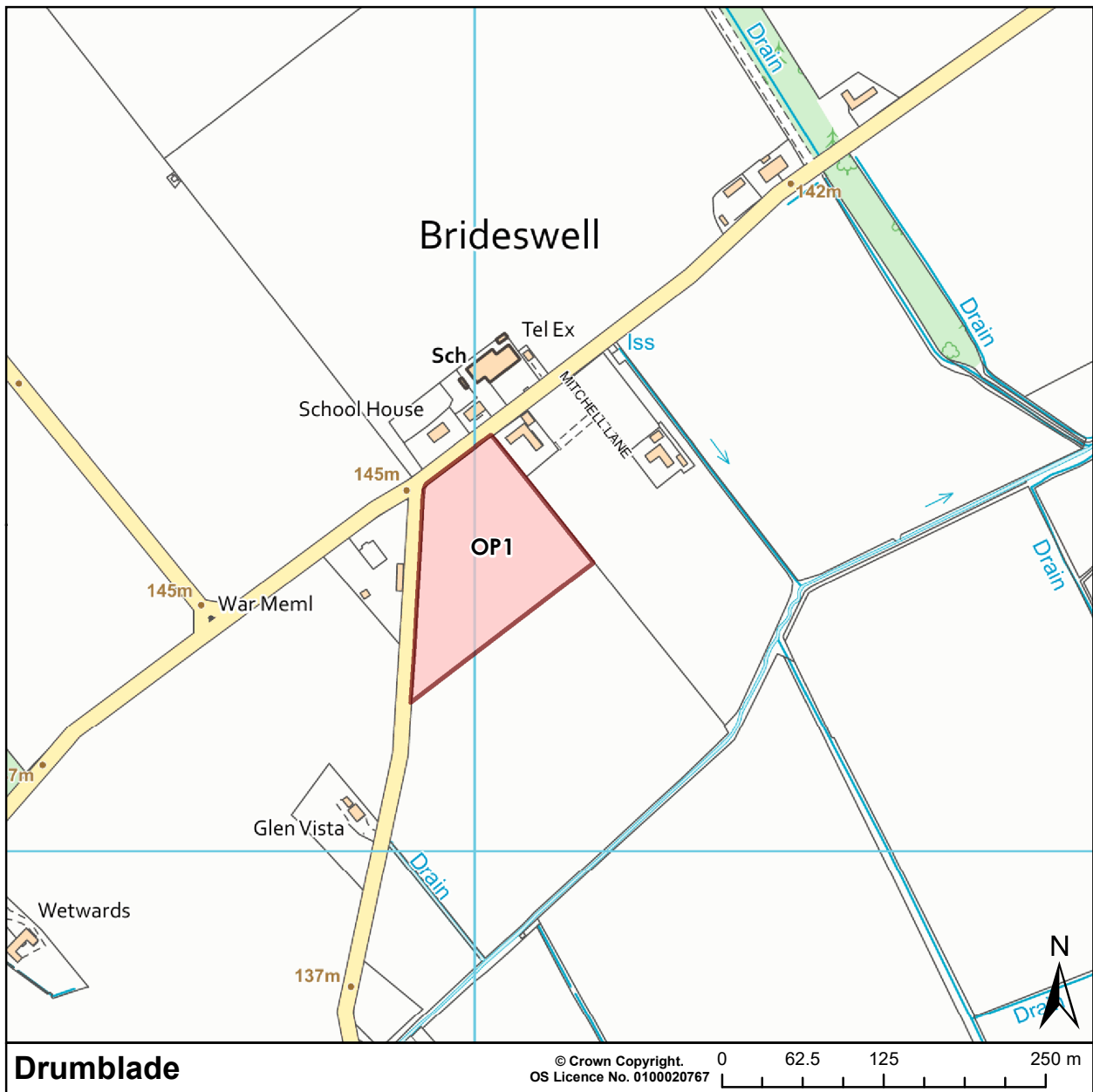
OP1: Land to Southwest of Drumblade Primary School

Allocation: 5 homes

This is a newly allocated site. It is expected that the site will provide a mix of house types to meet local needs and contribute towards affordable housing in line with Policy H2 Affordable Housing. The developer should engage with Aberdeenshire Council regarding delivery of this element as part of the planning application process. A footway allowing for safe crossing to the primary school should be provided.

The site may be suitable for self-build plots, subject to planning permission being granted for the development site as a whole, not as separate individual plots. Furthermore, for self-build plots the landowner would be responsible for ensuring that all infrastructure to serve all plots is in place prior to any homes being constructed.

A single private waste water treatment plant, built to an adoptable standard, will be required for this site.



Vision

Finzean Village and Whitestone are situated within a basin between the River Dee and the Water of Feugh. The village offers a range of services including a primary school, parish church and village hall along with a successful farm shop. These services should be sustained and where possible enhanced. The village's character should be preserved, particularly the traditional designs and the woodland setting which bounds the settlement.

Natural and Historic Environment

The Feughside Local Nature Conservation Site lies immediately to the south and west of the settlement. The River Dee Special Conservation Area (SAC), which includes all tributaries leading to the River Dee, is situated in close proximity to the settlement.

Settlement Features

Protected Land	
P1	To protect the playing field and park at Farquharson Park as a local amenity.
P2 - P6	To protect the woodland setting of Finzean as a contribution to the character of place and as forming part of the green-blue network.

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:** There is no public waste water treatment available.
- **Secondary education:** Residential developments may be required to contribute towards the provision of additional capacity at Aboyne Academy.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Finzean or towards facilities in the wider catchment area at Aboyne. 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 Finzean or towards facilities in the wider catchment area at Aboyne. 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 Banchory. Contribution towards an additional pharmacy facility may be required.

Allocated Sites

OP1: Site to East of Finzean Village Hall

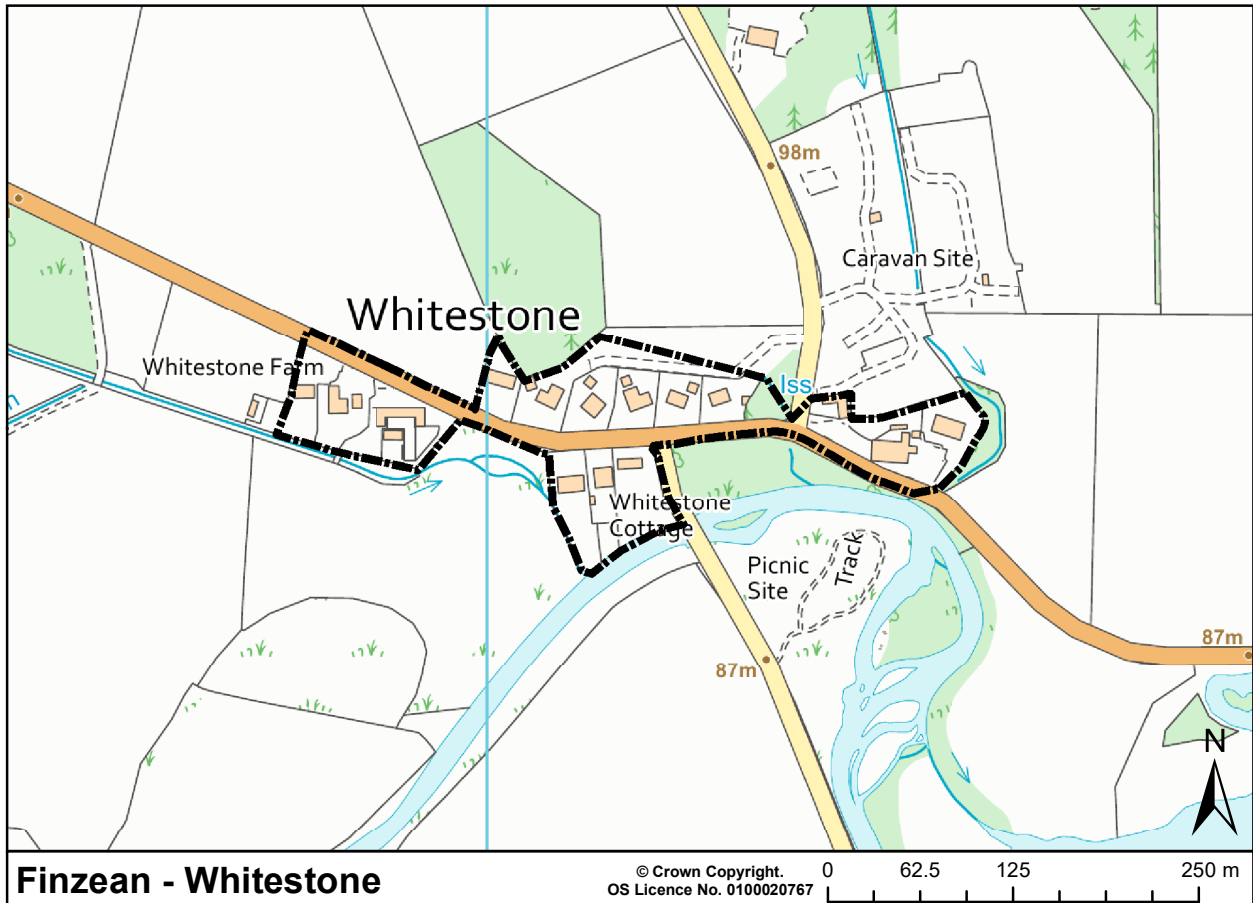
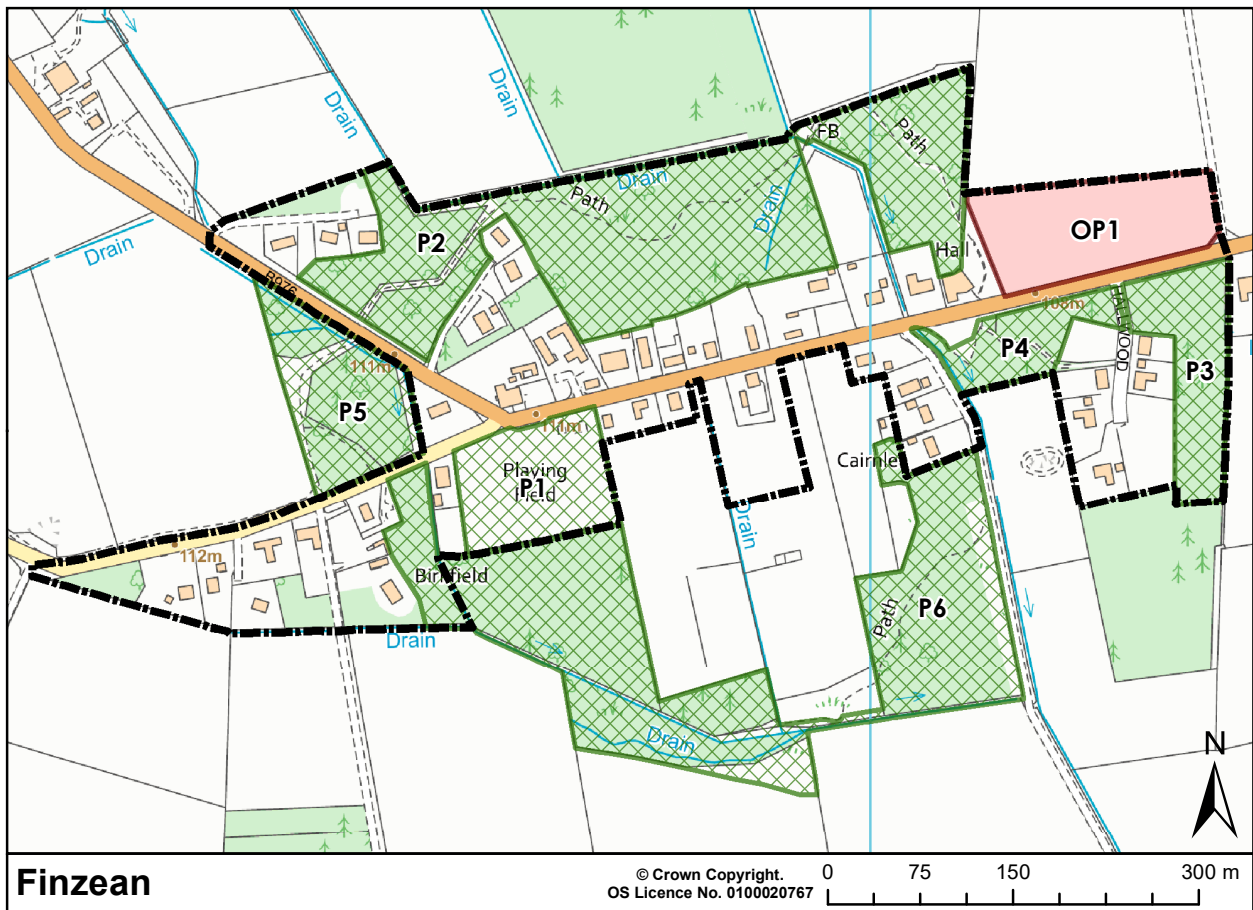
Allocation: 8 homes

This is a newly allocated site. The site should be designed in such a way that is reflective to the style and character of the surrounding properties and easily integrated into the existing landscape. A landscape buffer should be provided to the east and north of this site to screen the development on approach to the village. It is expected that the site will provide a mix of house types to meet local needs and contribute towards affordable housing in line with Policy H2 Affordable Housing. The developer should engage with Aberdeenshire Council regarding delivery of this element as part of the planning application process.

The existing village speed limit on the public road to the front of the site may require relocation with appropriate speed reduction measures put in place. Engagement with the Council's Transportation Service is encouraged. Provision for active travel is required, with an aim of seeking to improve links between the site and the settlement.

The proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. A Construction Method Statement may be required.

A single private waste water treatment plant, built to an adoptable standard, will be required for the site.



FORGUE

Vision

Forgue is a dispersed village located between Huntly and Turriff. Housing demand is low in this area although there is community desire for small scale growth. Allocations have been made to satisfy local needs and sustain key rural services such as the primary school.

Settlement Features

Protected Land	
P1	To protect the playing field/park and the woodland to the east as amenities for the community.
P2	To protect the woodland as forming part of the green-blue network.
P3 - P4	To protect the cemetery as an amenity for the settlement and for contributing to the character of the place.

Flood Risk

- Parts of Forgue are at possible risk from flooding from the Burn of Forgue. 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. A safe route to the primary school will be required.
- **Strategic and drainage water supply:** There is no public waste water infrastructure in Forgue.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Forgue or towards facilities in the wider catchment area at Huntly. 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 Forgue or towards facilities in the wider catchment area at Huntly. 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 Huntly Health Centre.

Allocated Sites

OP1: Land to East of the Rectory

Allocation: 5 homes

This site was previously allocated as site OP1 in the LDP 2017. The site is situated between the school and village hall. Development on this site should be sensitive to the character of the existing settlement and incorporate traditional materials into the design as far as reasonably possible. Siting of development should consider possible landscape impacts and seek to minimise this through design layout. A suitable access point should be established and a safe route to the primary school will be required from the site.

A single private waste water treatment plant, built to an adoptable standard, will be required for this site. It will be preferable for the provision of one treatment plant to service both OP1 and OP2.

It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. The developer should engage with Aberdeenshire Council regarding delivery of this element as part of the planning application process.

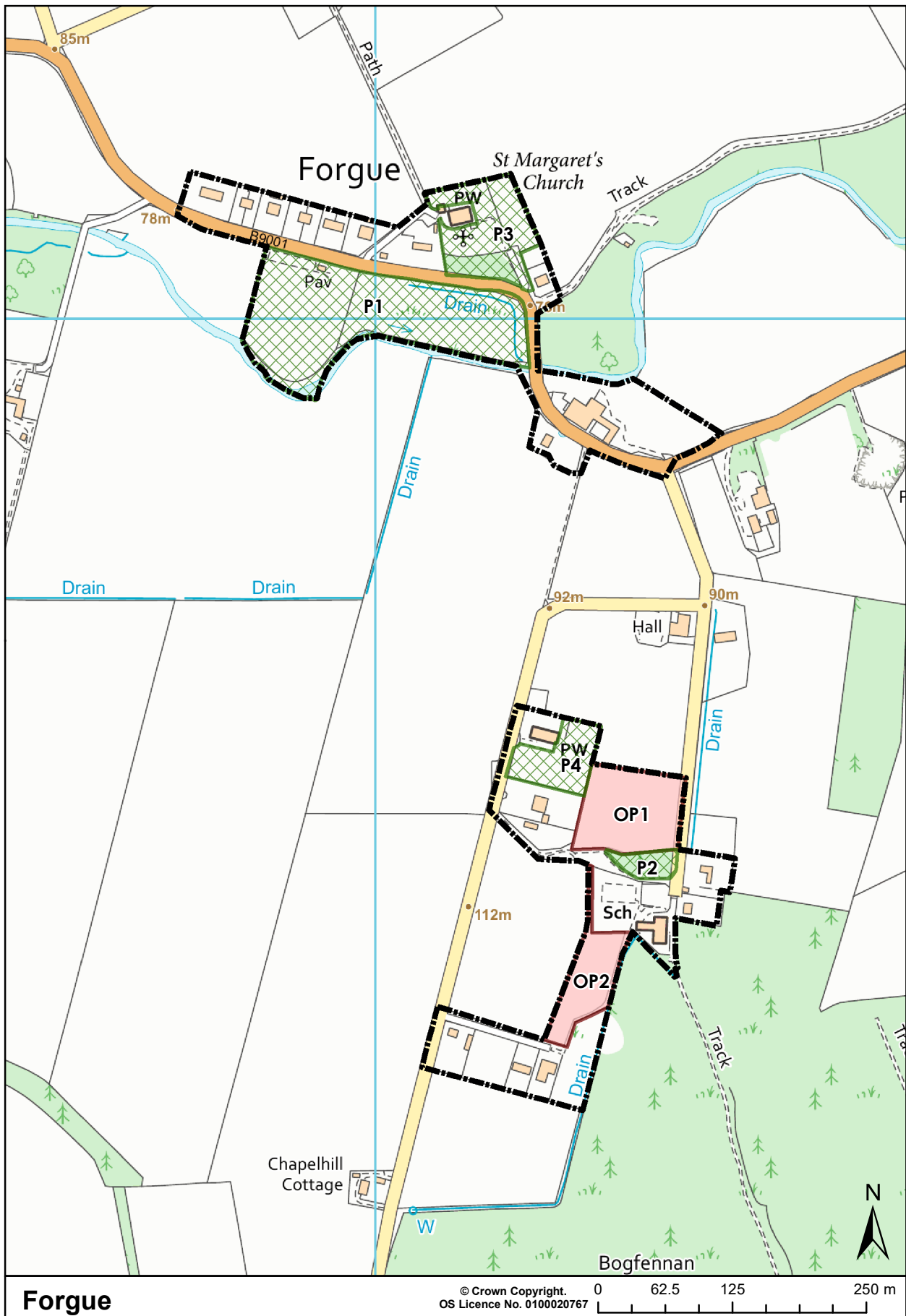
OP2: Chapelhill (Land to West and South of Forgue school)

Allocation: 5 homes

This is a committed site, previously allocated as site OP2 in the LDP 2017. Planning Permission has been granted for 4 homes. A Flood Risk Assessment may be required. A buffer strip will be required adjacent to the watercourse and should be integrated as a positive feature of the development. Enhancement of the straightened watercourse through re-naturalisation and removal of any redundant features should be investigated.

A safe route to the primary school will be required from the site.

A single private waste water treatment plant, built to an adoptable standard, will be required for this site. It will be preferable for the provision of one treatment plant to service both OP1 and OP2..



Vision

Gartly is a village situated between Huntly and Rhynie just off the A97. The parish church and hall are removed from the main settlement and the housing is of a mixed age and style, but mostly laid out in an urban manner. The Aberdeen to Inverness railway passes through the settlement, although there is no station. There is a desire for additional facilities including a shop or community meeting space and improvements to play and recreation areas.

Settlement Features

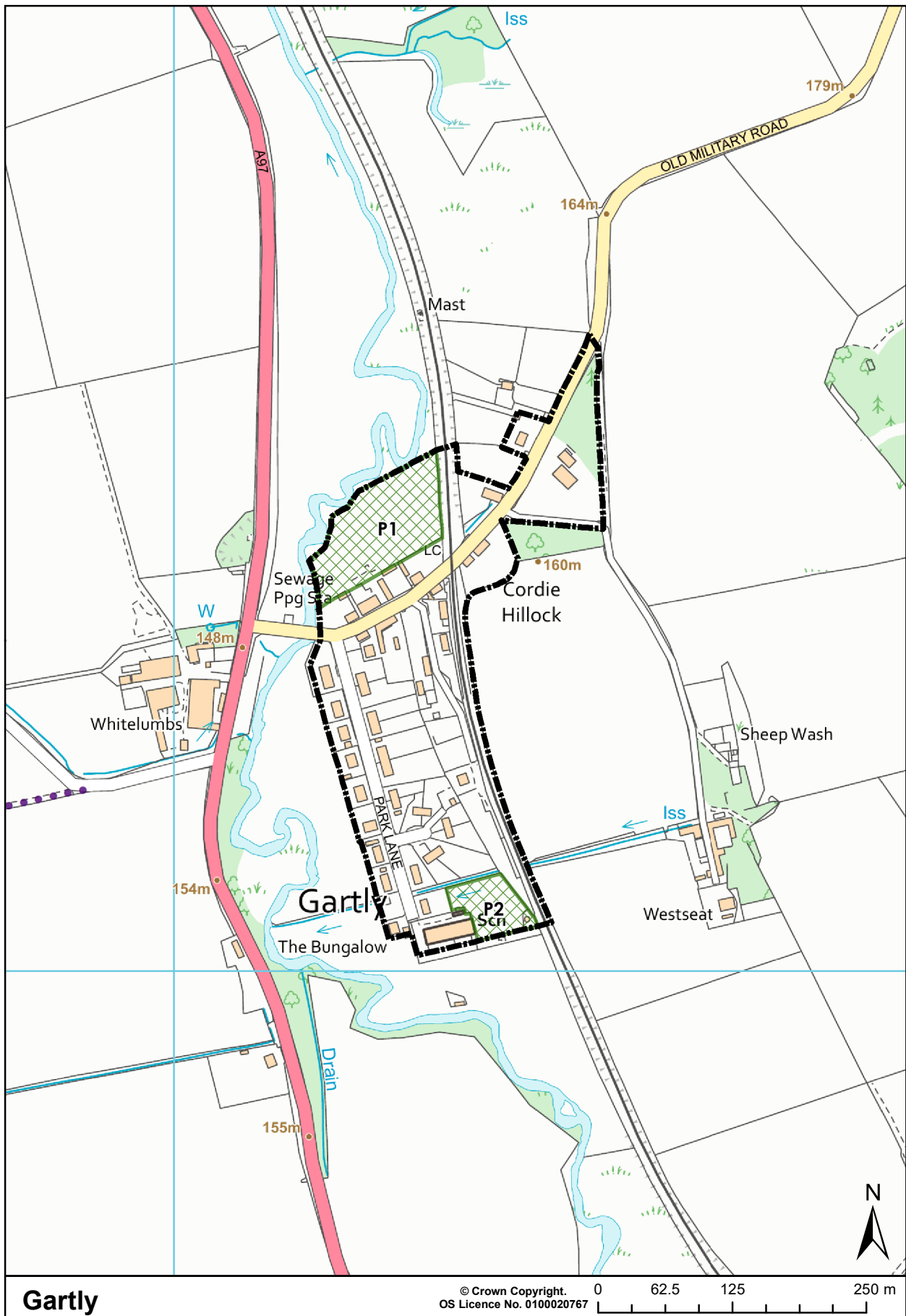
Protected Land	
P1	To protect the area as an amenity for the settlement.
P2	To protect the recreational open space as an important local amenity.

Flood Risk

- Parts of Gartly are at possible risk from flooding from the Bogie Water. 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:** There is sufficient capacity at Gartly Waste Water Treatment Works, however a growth project may be required in the future.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Gartly or towards facilities in the wider catchment area at Huntly. 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 Gartly or towards facilities in the wider catchment area at Huntly. 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 reconfiguration of Rhynie Surgery to create additional capacity.



GLASS

Vision

Glass is a dispersed settlement centred on the primary school and the hall at Bridge of Haugh. There is a community desire for the new hall and associated parking facilities to be conserved for community use.

Settlement Features

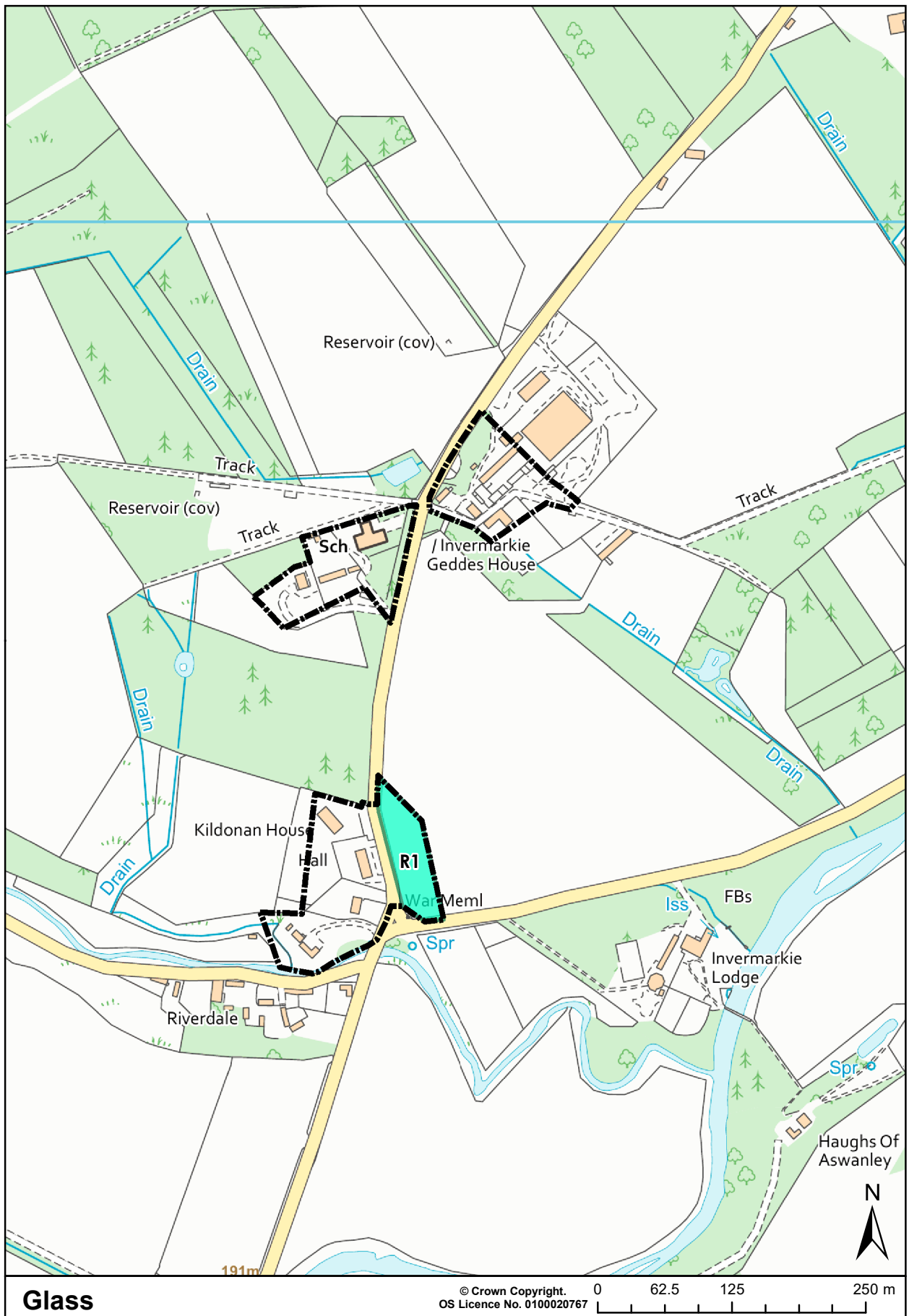
Reserved Land	
R1	For a community park and car park associated with the community hall.

Flood Risk

- Parts of Glass are at possible risk from flooding from the Markie Water. 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:** There are no public waste water treatment available.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Glass or towards facilities in the wider catchment area at Huntly. 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 Glass or towards facilities in the wider catchment area at Huntly. 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 an extension of Huntly Health Centre.



GLENKINDIE

Vision

Glenkindie is a small village in upper Donside almost on the border with the Cairngorms National Park. It is one of the most remote communities in the Aberdeenshire Local Development Plan area and serves a wide rural population. The village has a local garage with a shop and a bowling green which are important services to the village and surrounding areas.

Settlement Features

Protected Land	
P1	To protect the bowling green and adjacent amenity land as well as the line of trees along the road and south west boundary of the village as contributing to the green-blue network.

Flood Risk

- Parts of Glenkindie are adjacent to the River Don 1 in 200 year flood area shown on SEPA Indicative Flood Map. Flood Risk Assessments may be required.

Services and Infrastructure

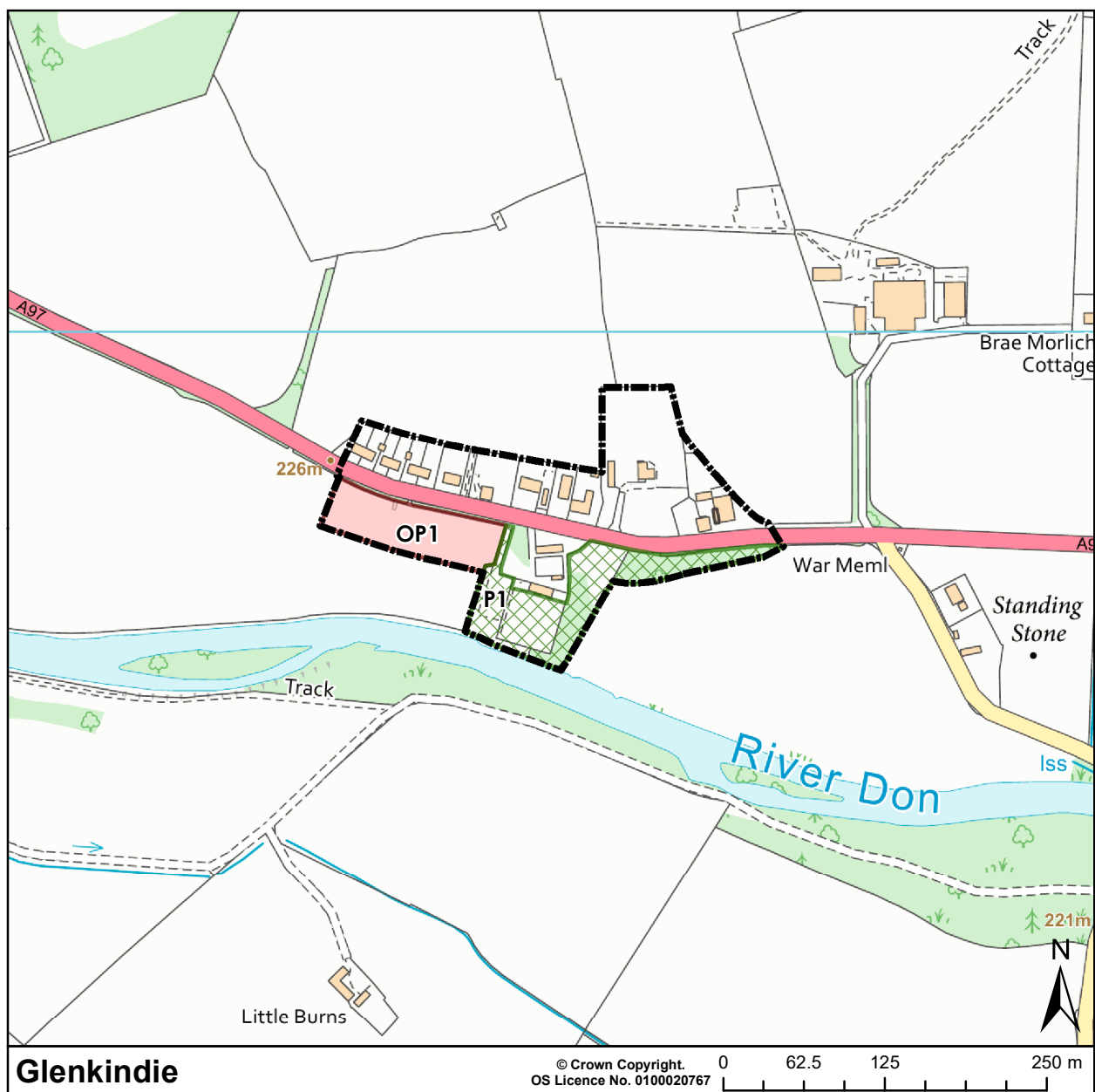
- **Local transport infrastructure:** Development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.
- **Strategic drainage and water supply:** There is limited available capacity at Glenkindie Waste Water Treatment Works. A growth project will be initiated once development meets Scottish Water's five growth criteria.
- **Secondary education:** Residential developments may be required to contribute towards the provision of additional capacity at Alford Academy.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Glenkindie or towards facilities in the wider catchment area at Alford. 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 Glenkindie or towards facilities in the wider catchment area at Alford. 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 the provision of additional capacity at Alford Medical Practice. Contributions towards the expansion of existing pharmacy facilities may be required.

Allocated Sites

OP1: Land to the West of Glenkindie Bowling Club

Allocation: 6 homes

This was previously allocated as site OP1 in the LDP 2017. Development will be expected to be sympathetic to the rural character of the village. Planning Permission has been granted for 5 homes on this site and development has commenced. An updated Tree Survey will be required and development should seek to retain the row of mature trees along the north boundary of the site. A roadside lay-by and footway is required along the frontage of the site. New public transport infrastructure will be required on the public road adjacent to the site with a footway connection. An updated Flood Risk Assessment may be required.



Vision

Huntly is situated within one of the Strategic Development Plan Strategic Growth Areas. Proposals to dual the A96 between Inverurie and Inverness by 2030 are likely to have impacts on the town but these are unlikely to affect current development opportunities. Future investment in transport infrastructure will increase the accessibility and attractiveness of Huntly as a place to live and will likely stimulate demand for both homes and opportunities for local employment. The community support the dualling of the A96 as a key function in delivering further employment opportunities and increasing connectivity. Huntly is defined as an Integrated Travel Town by the Local Transport Strategy.

Development should be promoted to meet existing local needs and be designed in such a way that does not detract from Huntly's traditional character. Heritage focussed community and economic growth projects are encouraged as part of preserving and enhancing Huntly's built heritage and the town centre. Flooding continues to be a concern and development is promoted in locations that do not cause any detrimental impact to the town's flood resilience plans.

Natural and Historic Environment

The Bin Hill Local Nature Conservation Site (LNCS) is located to the northwest of the settlement just outwith the settlement boundary.

There are two scheduled monuments in Huntly. The Huntly Castle Scheduled Monument lies within P1 with the Huntly Market Square symbol stone and standing stone which are situated at the heart of the Conservation Area and town centre.

Settlement Features

Protected Land	
P1	To protect the open space including Cooper Park, golf course, the recreational ground and the setting of Huntly Castle as an amenity for the settlement and contribution to the green-blue network.
P2	To protect the cemetery as an amenity for the town and for contributing to the character of the place.
P3 - P4	To protect the landscape buffer and its contribution to the character of place and the green-blue network.
P5	To protect the playing field as an amenity for the town.
P6	To conserve the cricket ground as an amenity for the town and forming part of the green-blue network.
P7	To protect the football ground as an amenity for the town.

Protected Land	
P8	To protect the open space as an amenity for the settlement and contribution to the character of the place.
P9	To protect Battlehill as a significant contribution to the character of place, amenity for the town and part of the green-blue network.
Reserved Land	
R1	For community uses and recreation.
Other Designations	
BUS1	Safeguarded for business uses.
BUS2	Safeguarded for business uses.
BUS3	Safeguarded for business uses.
BUS4	Safeguarded for business uses.
CA	Huntly Conservation Area.
TC	Huntly Town Centre.

Flood Risk

- Huntly lies within an area identified by the National Flood Risk Assessment as an area potentially vulnerable to flooding. Flood Risk Assessments may be required.
- Part of site OP3, OP5 and BUS3 are located adjacent to SEPA's indicative 1 in 200 year flood risk area, or have a small watercourse running through or adjacent to the site.
- There are watercourses close to the BUS1 and BUS4 sites, which may result in some part of these sites being at risk from flooding.
- All of these sites may require a Flood Risk Assessment.

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:** Capacity is available at Huntly Waste Water Treatment Works. Local sewer network reinforcement may be required.
- **Primary education:** Residential development may be required to contribute towards the provision of additional primary school capacity.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Huntly. 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 Huntly. 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 Huntly Health Centre.

Allocated Sites

OP1: Land at Steven Road

Allocation: 50 affordable homes

This site was previously safeguarded for business uses as part of BUS1 in the LDP 2017. The site is promoted as delivering 100% affordable housing. The developer should engage with Aberdeenshire Council regarding delivery of this element as part of the planning application process. It is expected that the site will provide a mix of house types to meet local needs. Scottish Water has indicated a Drainage Impact Assessment is required.

A Transport Statement will be required detailing an access strategy with two points of access into the site and footway/cycleway connectivity through adjacent housing sites to Deveron Road, as well as to the closest public transport provision at Deveron Way.

OP2: Deveron Road

Allocation: 52 affordable homes

This site was previously safeguarded for business uses as part of BUS1 in the LDP 2017. The site is promoted as delivering 100% affordable housing. The developer should engage with Aberdeenshire Council regarding delivery of this element as part of the planning application process. It is expected that the site will provide a mix of house types to meet local needs.

A Transport Statement will be required detailing an access strategy with two points of access into the site and footway/cycleway connectivity through to Deveron Road, as well as to the closest public transport provision at Deveron Way.

Scottish Water has indicated a Drainage Impact Assessment is required.

OP3: Land Adjacent to Linnorie

Allocation: 4.5ha Employment Land

This site was previously allocated as site OP6 in the LDP 2017. Planning permission was approved for an extension to the adjacent workshop on part of the site. A Flood Risk Assessment may be required. A buffer strip will be required adjacent to the watercourse on site and should be integrated as a positive feature of the development. Enhancement of the straightened watercourse and removal of any redundant features should be investigated. Suitable landscaping and planting should also be undertaken within and along the boundaries of the site.

A Transport Assessment is required detailing the access and connectivity with the existing settlement, as well as footway/cycleway and public transport connections. A Transport Statement should address the severance of the A96 and assess the site access junction.

OP4: Land Adjacent to Linnorie Business Park

Allocation: 0.34ha Employment land

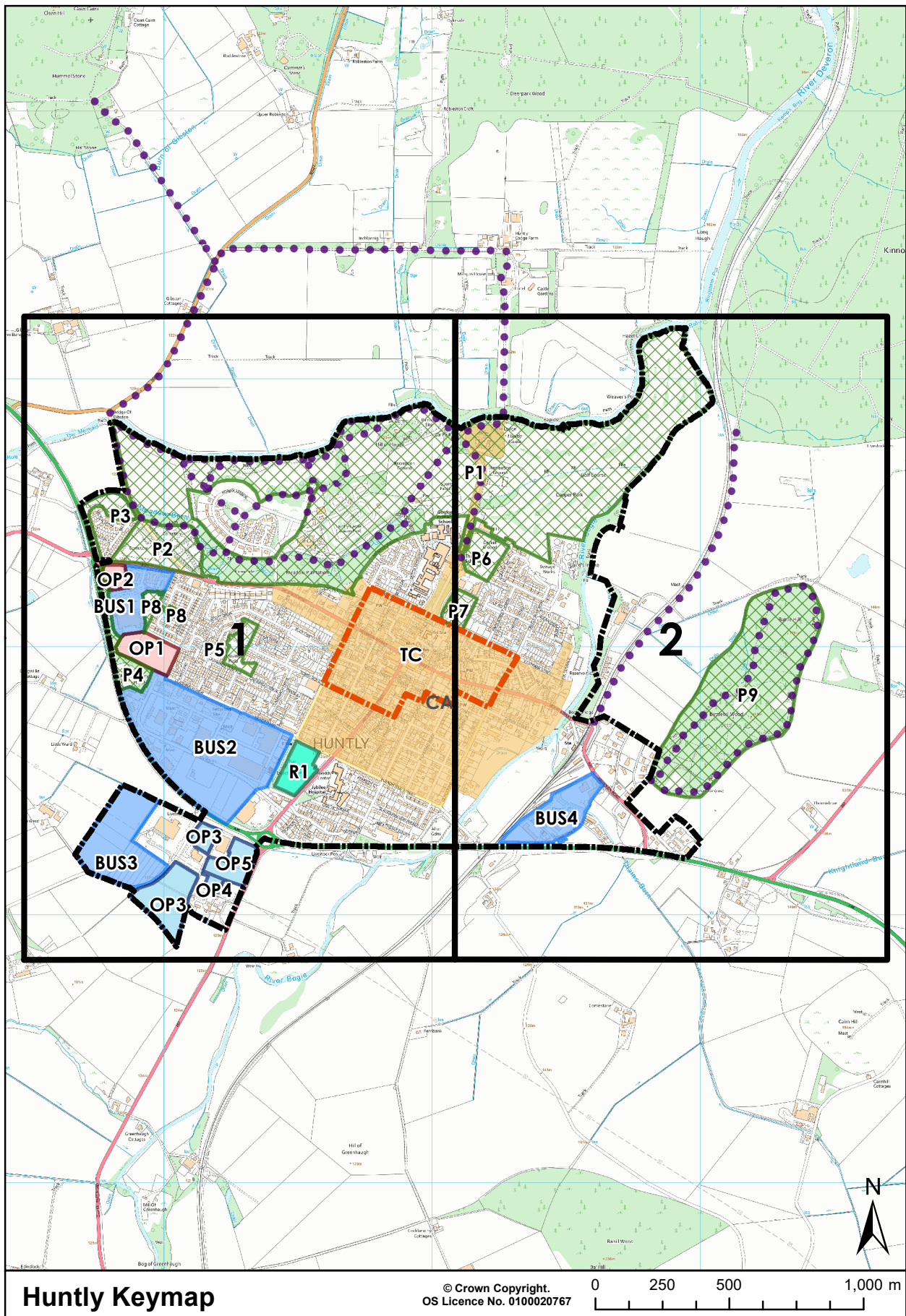
This is a newly allocated site. Access point to the site should take advantage of infrastructure already in place. Uses should be reflective of local demand. Active travel opportunity and path connectivity should be provided to the site. The demand for water and waste water capacity for non-domestic development will depend on the business uses proposed. Early engagement with Scottish Water is encouraged.

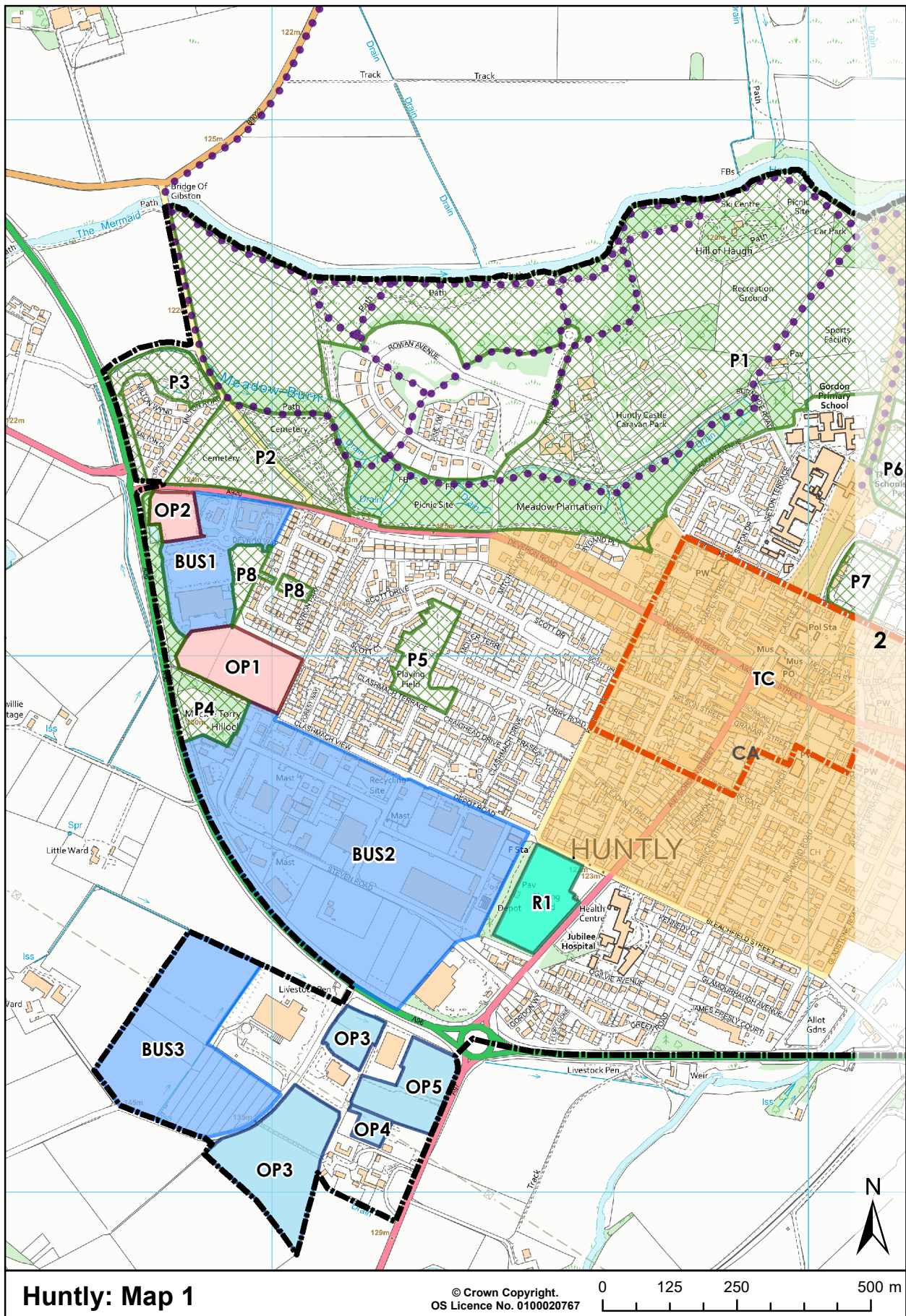
A Transport Statement is required detailing the access and connectivity with the existing settlement, as well as footway/cycleway and public transport connections. The Transport Statement should address the severance of the A96 and assess the site access junction.

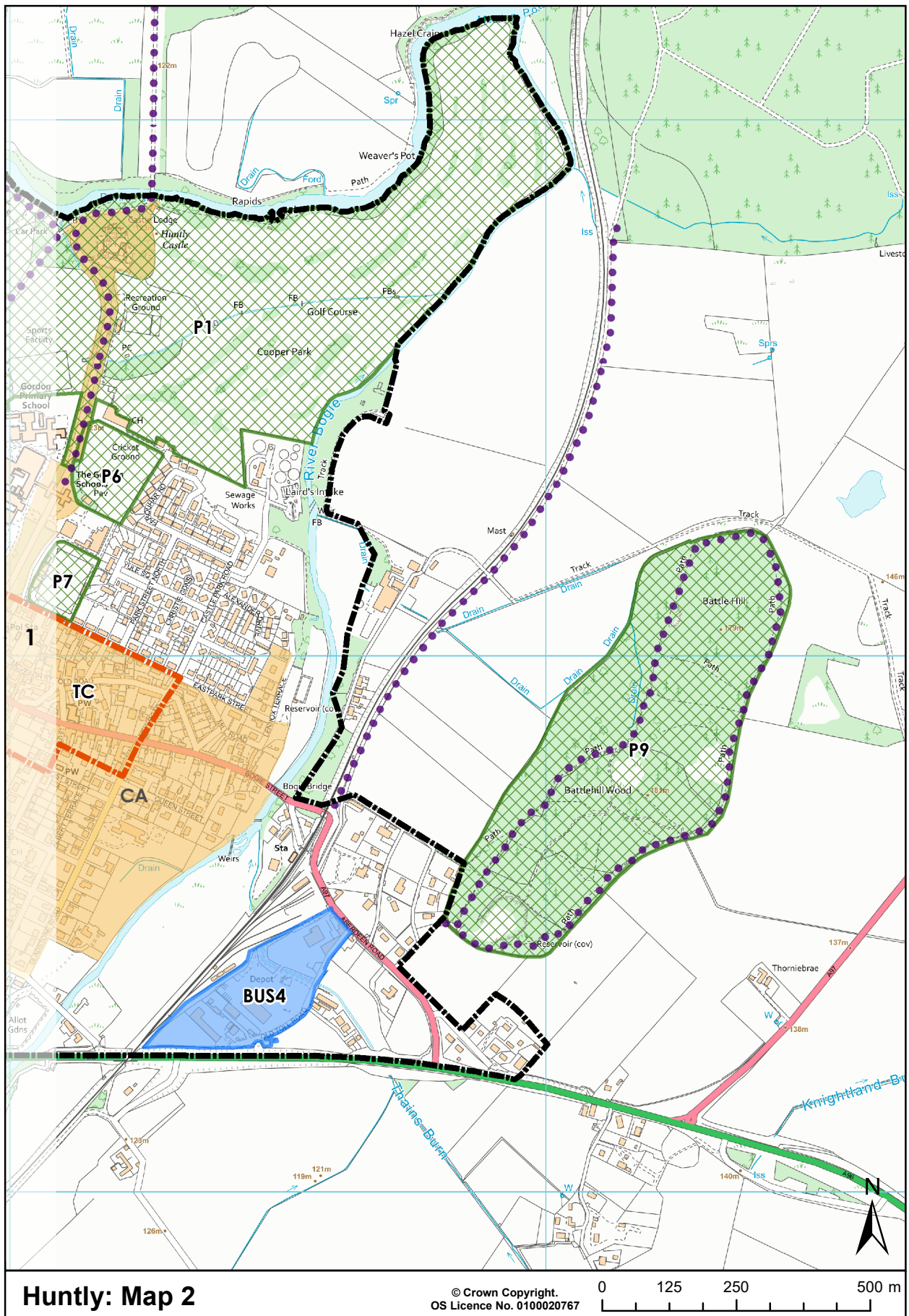
OP5: The Ward

Allocation: Business park including Class 2 (Financial, Professional and other services) and Class 4 (Business) Uses

This is a newly allocated site. Planning permission for a business park has been granted. Active travel opportunity and path connectivity should be provided to the site. A Flood Risk Assessment may be required. A buffer strip will be required adjacent to the watercourse on site and should be integrated as a positive feature of the development. Enhancement of the straightened watercourse and removal of any redundant features should be investigated. Suitable landscaping and planting should also be undertaken within and along the boundaries of the site. Proposals should seek to minimise landscape and visual impacts on Tullochbeg and the sensitive landscape setting to the south west of Huntly. The demand for water and waste water capacity for non-domestic development will depend on the business uses proposed. Early engagement with Scottish Water is encouraged.







Huntly: Map 2

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INCHMARLO

Vision

Inchmarlo is a largely self-contained continuing care retirement village situated to the west of Banchory. It is set within the context of the listed Inchmarlo House and its extensive Historic Gardens which provide a very high-quality scenic backdrop to the retirement village making it a unique and attractive place to live. Inchmarlo House acts as the main service point and offers specialist facilities for the community, including respite and medical care. Allocations have been made which will increase the provision of retirement accommodation in the village, to secure its long-term future and viability.

Additionally, planning permission has been granted for a separate mixed use development immediately to the north of the retirement village that does not form part of the retirement community.

Natural and Historic Environment

The River Dee Local Nature Conservation Sites (LNCS) is found along the southern edge of the settlement. The River Dee Special Area of Conservation (SAC), which includes all tributaries leading to the River Dee, is situated in close proximity to the settlement.

The Category B Listed Inchmarlo House is situated within a protected area of land P1.

Settlement Features

Protected Land	
P1	To protect the setting of Inchmarlo House as a contribution to the character of the place including specimen trees that form a characteristic element of local design.
P2	To protect the golf course as part of the green-blue network and provide a setting for the community.

Flood Risk

- Parts of Inchmarlo are in an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Flood Risk Assessments may be required.
- A number of watercourses run through or in close proximity to site OP1, OP2 and OP3. A Flood Risk Assessment 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:** The Inchmarlo retirement community is connected via private network to the Inchmarlo Waste Water Treatment Works, which currently has insufficient capacity. Development outwith the retirement community is required to connect directly to the Waste Water Treatment Works. A growth project will be initiated once development meets Scottish Water's five growth criteria. Early engagement with Scottish Water is recommended.
- **Secondary education:** Residential developments may be required to contribute towards the provision of additional capacity at Banchory Academy.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Inchmarlo or towards facilities in the wider catchment area at Banchory. 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 Inchmarlo or towards facilities in the wider catchment area at Banchory. 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 Banchory. Contribution towards an additional pharmacy facility may be required.

Allocated Sites

OP1: Inchmarlo Continuing Care Community

Allocation: 60 homes

This site was previously allocated as site OP1 in the LDP 2017. Development of the site is intended to meet the retirement housing needs in the area. A Masterplan for the site was approved by the Marr Area Committee in March 2015 and future development proposals for the remaining phases are expected to reflect this.

Housing proposed should be designed in a way that meets the needs of the user but considers the style of the existing housing stock. Siting and landscaping should be undertaken to ensure that the P1 site of Inchmarlo House, including its setting, is not compromised. Development must not have an adverse effect upon the use and amenity of the adjacent golf course. There is a core path which ends at the eastern boundary of the site. Efforts should be made to include access to this route through the layout of the site.

Any proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. A Construction Method Statement may be required. A Flood Risk Assessment may also be required.

OP2: Land Southeast of Glencommon Wood

Allocation: 120 homes

This is a newly allocated site. Development of the site is intended to meet the retirement housing needs in the area. A Masterplan will be required for the site.

Housing proposed should be designed in a way that meets the needs of the user but considers the style of the existing housing stock. Efforts should be made to connect to path networks associated with Inchmarlo House through the layout of the site. Suitable landscaping and soft planting should be undertaken to protect and enhance the character of the area. Existing woodland/trees on and adjacent to the site should be retained and enhanced particularly the specimen trees adjacent to Inchmarlo House. Equivalent compensatory planting must be provided should there be tree loss. The development should not impact on the Category B Listed Inchmarlo House and its setting.

A Transport Assessment is required detailing two points of access from the A93 as well as footway/cycleway connectivity to local amenities and the provision of public transport into the site.

Any proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. A Construction Method Statement may be required. A Flood Risk Assessment may be required due to a small watercourse adjacent to the site. Buffer strips will be required adjacent to the watercourses and should be integrated as positive features of the development. Enhancement of any straightened watercourse and removal of any redundant features should be investigated.

It is expected this development will connect to the Inchmarlo Septic Tank otherwise connection to the public network is required.

OP3: Land at East Mains and Auldeer Wood

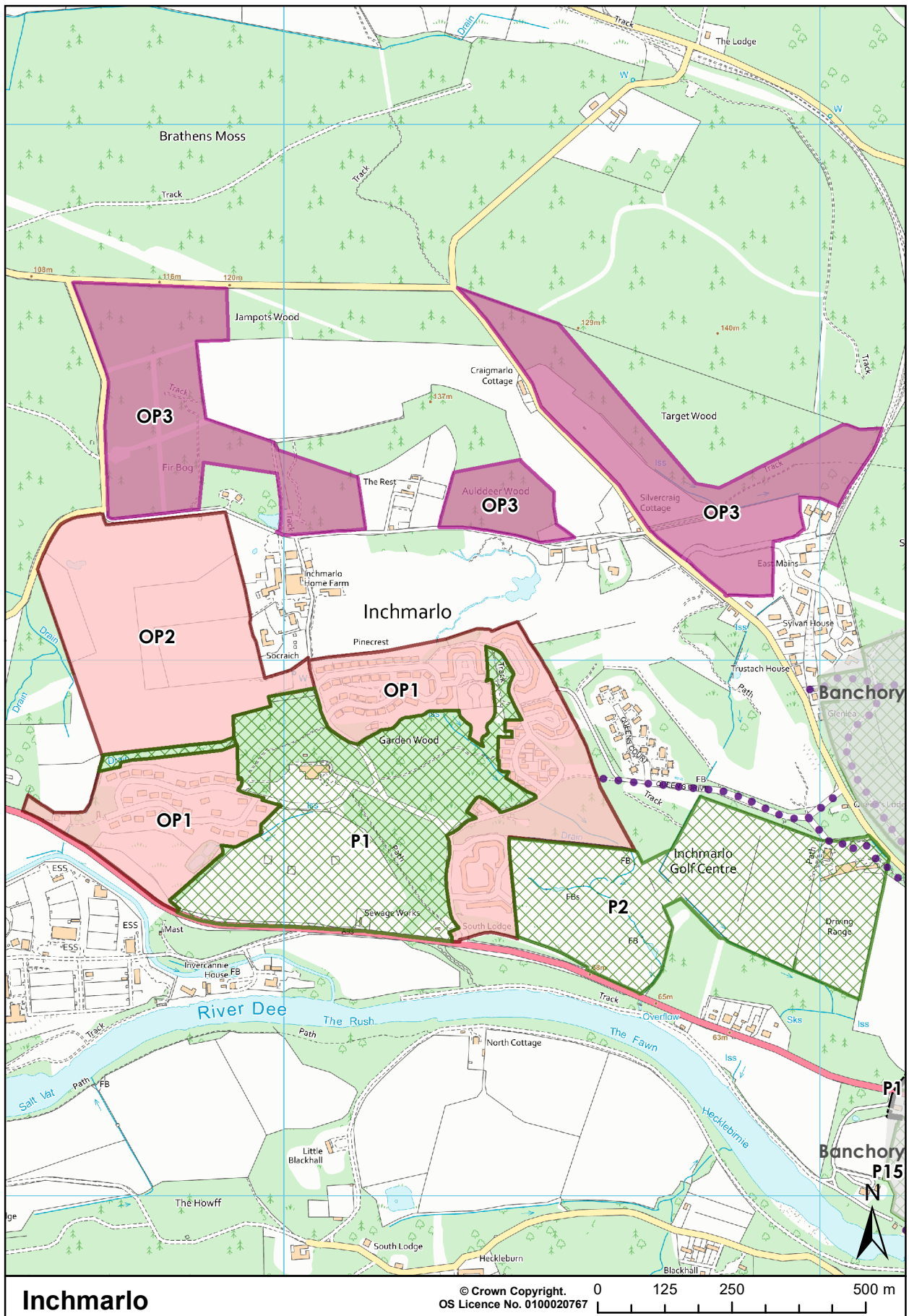
Allocation: Mix of uses including 85 homes, tourism, leisure and business (Hotel and Hotel Lodges)

This is a newly allocated site. Planning permission for a mix of uses has been implemented on this site. Permission for housing has been granted as an enabling development proposal to fund the construction of a hotel. The development shall be delivered as approved in relation to the fulfilment of the obligation for the site as an enabling development, unless otherwise agreed.

Efforts should be made to connect to path networks through the layout of the site. Suitable open space, landscaping and soft planting should be provided to protect and enhance the character of the area. Existing woodland/trees on and adjacent to the site should be retained and enhanced. Equivalent compensatory planting must be provided should there be tree loss. The existing site has an overriding wooded character and the woodland/trees should be retained to act as a framework for the hotel and hotel lodges. The scale of any development should be carefully designed to reflect the largely rural and wooded character, with siting and design of the development of a scale that is contained by, rather than dominating this woodland setting. Open space should be biodiverse and native species should be used in landscaping as far as possible.

There are a number of technical assessments that may be required including a Transport Assessment and an active travel plan; a Flood Risk Assessment; a programme of archaeological works and scheme of investigation; a Contaminated Land Assessment; and a Habitats Assessment. The active travel plan should consider provision for links to Banchory.

Any proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. A Construction Method Statement may be required. Buffer strips will be required adjacent to the watercourses and should be integrated as positive features of the development.



Vision

Keig is a small village which is situated in a scenic part of Donside. The settlement itself is linear in pattern with the primary school located in the heart of the village. An allocation to create new homes will help support the local primary school.

Natural and Historic Environment

The River Don between Kemnay and Bridge of Alford Local Nature Conservation Site (LNCS) is located in close proximity to the southern boundary of the settlement. The settlement lies near the Forbes Castle Gardens and Designed Landscape.

Settlement Features

Protected Land	
P1	To protect recreational open space as an amenity for the settlement.

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:** Keig Septic Tank has insufficient capacity. A growth project will be initiated once development meets Scottish Water's five growth criteria.
- **Secondary education:** Residential developments may be required to contribute towards the provision of additional capacity at Alford Academy.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Keig or towards facilities in the wider catchment area at Alford. 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 Keig or towards facilities in the wider catchment area at Alford. 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 the provision of additional capacity at Alford Medical Practice. Contributions towards the expansion of existing pharmacy facilities may be required.

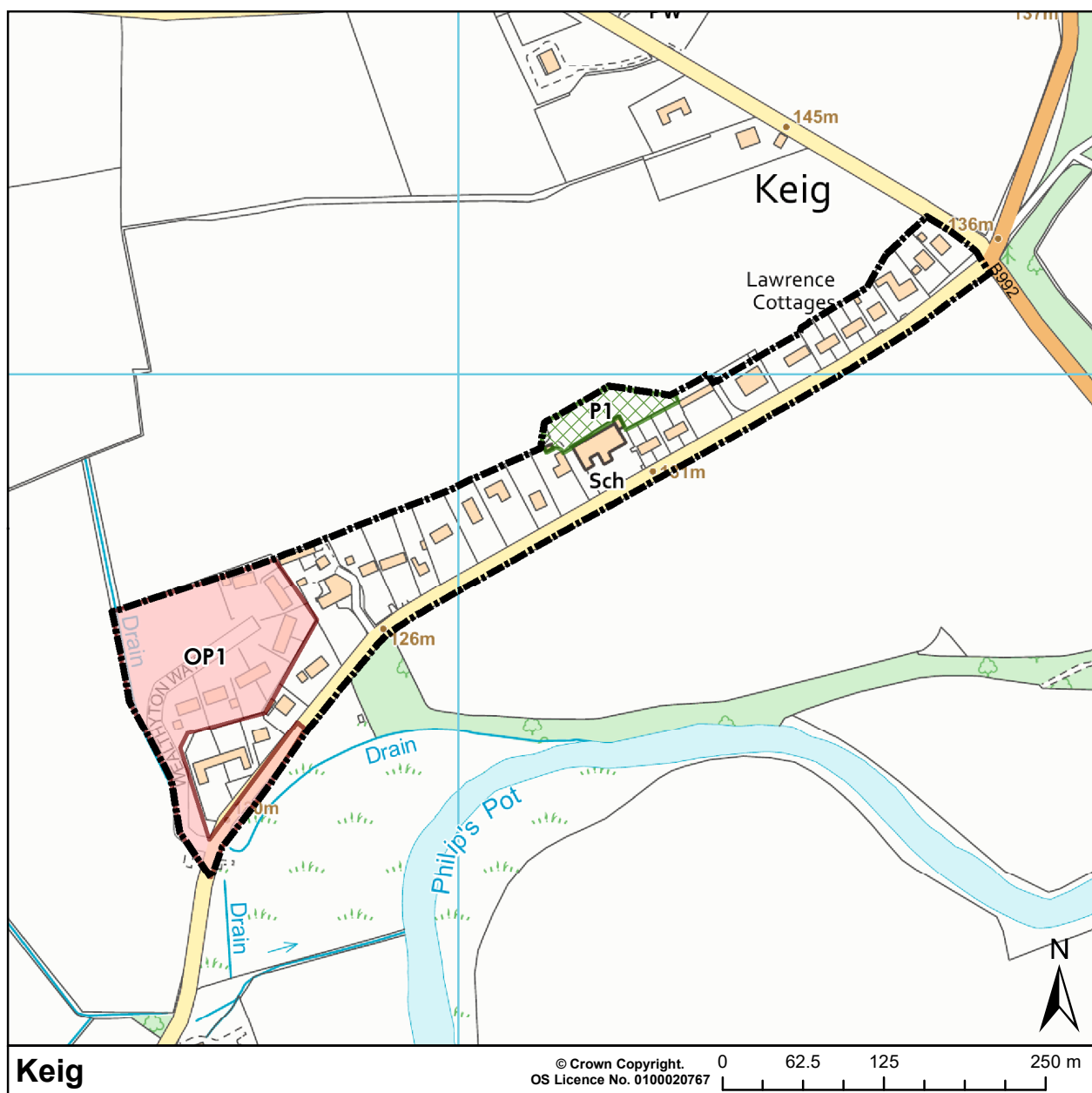
Allocated Sites

OP1: Land North of Braehead

Allocation: 13 homes

This is a committed site, previously allocated as site OP2 in the LDP 2017. Planning permission has been granted for 13 homes and construction has commenced. The site is coming forward on a plot by plot basis, although progress in delivering the site has been slow.

A buffer strip will be required adjacent to the watercourse on the western boundary and should be integrated as a positive feature of the development. Enhancement of the straightened watercourse and removal of any redundant features should be investigated.



KENNETHMONT

Vision

Kennethmont is a small village on the southern boundary of the Leith Hall Estate, a designed landscape of national importance. The distillery is situated a short distance from the main settlement and acts as a key feature. It is important that development is sensitive to the surrounding designated and protected sites.

Kennethmont Distillery is situated a short distance away from the main settlement. It is an important local business and employer. It is important to recognise that the distillery and bonded warehouses are a significant public hazard and Policy P4 Hazardous and Potentially Polluting Developments and Contaminated Land will apply to all development in the vicinity. Development in the immediate surrounding area will not generally be promoted unless linked to the operation or expansion of the distillery, subject to relevant policies.

Natural and Historic Environment

The Kennethmont Local Natural Conservation Site lies on the western edge of the main settlement.

Kennethmont is situated in close proximity to Leith Hall Gardens and Designed Landscape.

Settlement Features

Protected Land	
P1	To protect the playing field and park as an important local amenity.
P2	To protect the setting and for nature conservation as part of the green-blue network.
P3	To protect the playing fields as an amenity for the village.
P4	To protect the cemetery as an amenity for the settlement and for contributing to the character of the place.
Reserved Land	
R1	To accommodate a car park for the cemetery.

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:** Kennethmont Waste Water Treatment Works has limited capacity and a growth project has been initiated by Scottish Water. Local water mains reinforcement may be required to facilitate new development.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Kennethmont or towards facilities in the wider catchment area at Huntly. 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 Kennethmont or towards facilities in the wider catchment area at Huntly. 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 reconfiguration of Rhynie Surgery to create additional capacity.

Allocated Sites

OP1: Land South of B9002

Allocation: 32 homes

This site was previously allocated as site OP1 in the LDP 2017. Planning permission for 32 homes has been approved. The site is situated to the east of the main housing area and provides a large infill opportunity along the road to opposite the hall and close to the primary school. A footway is required along the frontage of the site incorporating crossing provision for connection to the core path network to the north of the site and to the primary school.

Burdens on the land imposed by The National Trust for Scotland have been removed by the Scottish Land Court in 2014 to allow development to come forward. Diversions to the water main and sewer situated to the north of the site may be required at the developer's cost. The siting and design of the development should reflect the style of the existing housing in the development. There should be a range of house sizes in order to meet local demands.

A Water Impact Assessment will be required to look at the capacity at Clatt Service Reservoir. There is a water main and sewer within the boundary of the site. The developer should contact Scottish Water to discuss possible diversions.

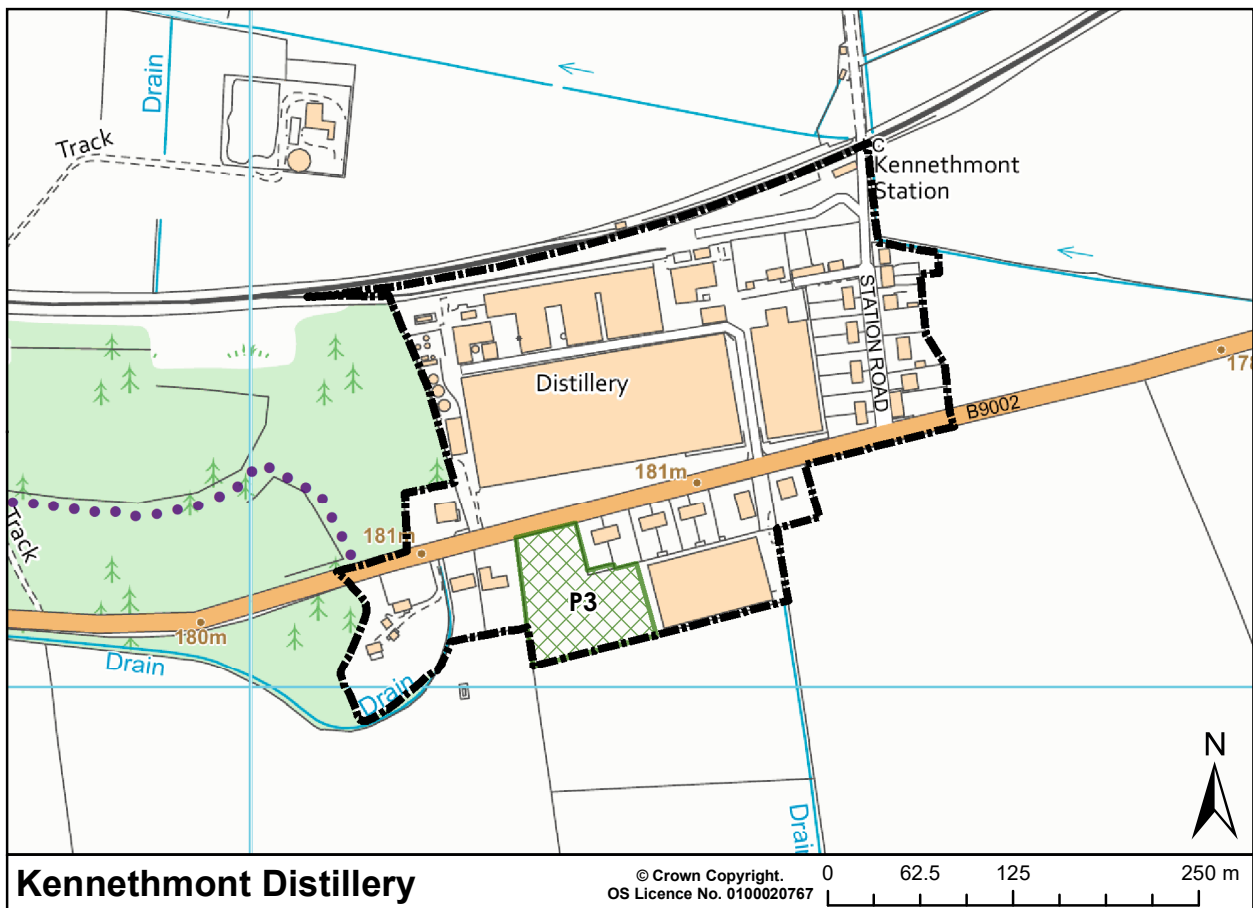
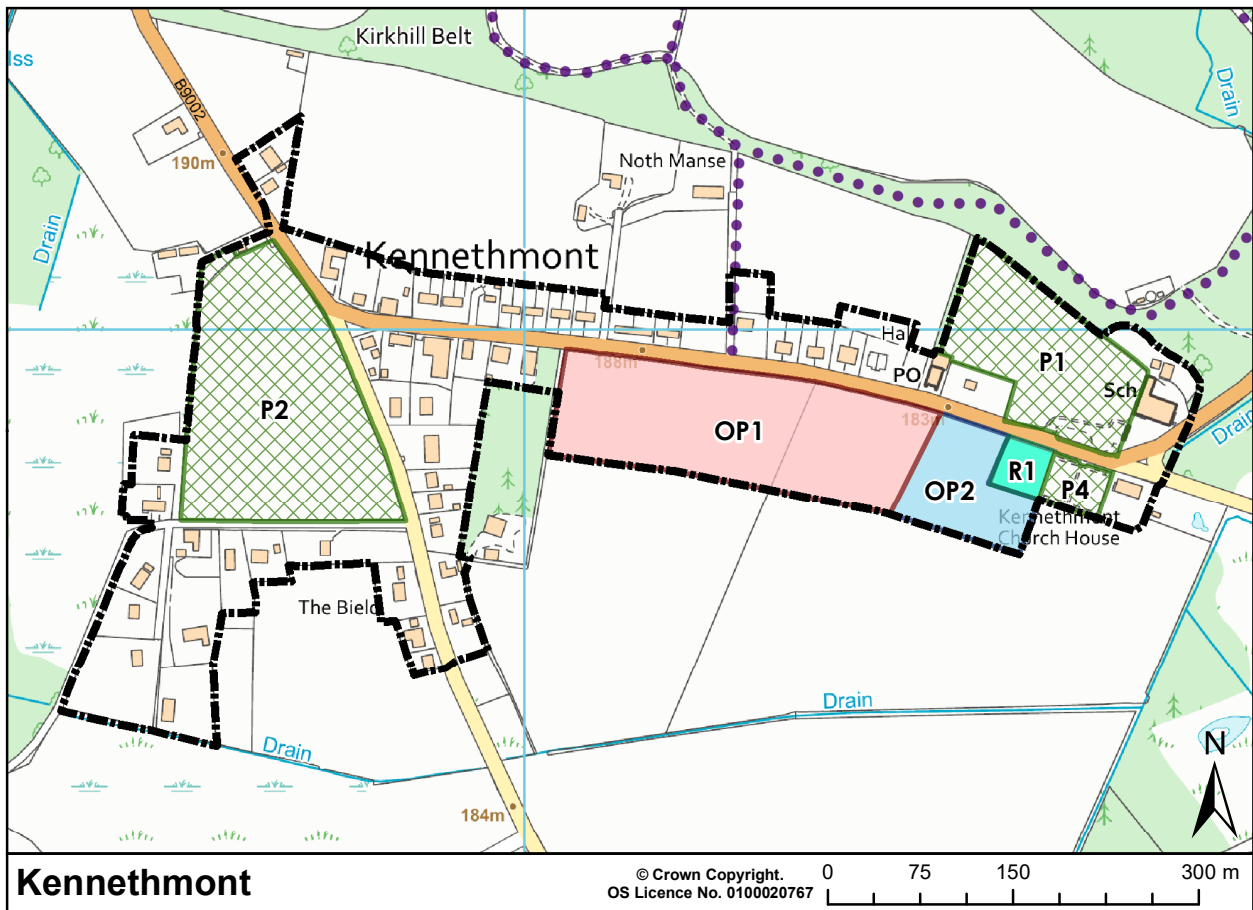
It is expected that the site will provide a mix of house types to meet local needs and contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development.

OP2: Land Opposite the School

Allocation: 0.7ha Employment land

This site was previously allocated as site OP3 in the LDP 2017. The site is situated adjacent to site OP1. Employment uses on this site should meet the demands of the local area and not be intrusive to residents already living in the village. A diversion of the existing sewer may be required at a cost to the developer.

A footway is required along the frontage of the site. A Transport Statement is required showing details of accessibility to the site.



KINCARDINE O'NEIL

Vision

Kincardine O'Neil is a village of historic significance and considerable character situated on the River Dee. The village is set within an extensive Conservation Area which covers a wide rural area and development should be sensitive to the existing character of the village. The community have access to village amenities which should be sustained and there is potential to promote tourism uses. Mixed use development will provide local opportunities for employment, without the need to travel. The village has reasonable housing and employment allocations although further small industrial sites are desired to help the village prosper.

Natural and Historic Environment

The River Dee Special Area of Conservation (SAC), which includes all tributaries leading to the River Dee, is situated in close proximity to the settlement. The River Dee Local Nature Conservation Site (LNCS) is found along the southern edge of the settlement.

There is one scheduled monument (old church and hospital) within the settlement which is situated within site P3.

Settlement Features

Protected Land	
P1	To protect the playing fields as an amenity for the settlement.
P2	To protect this area for use as sport and recreational space for the community.
P3	To protect the church and its setting as a significant contribution to the character of the settlement.
Other Designations	
BUS	Safeguarded for business uses.
CA	Kincardine O'Neil Conservation Area.

Flood Risk

- Site OP1 is located adjacent to the indicative fluvial floodplain associated with the Neil Burn and River Dee. A Flood Risk Assessment may be required.
- Part of site OP3 is located within or adjacent to the SEPA's indicative 1 in 200 year flood risk area. A Flood Risk Assessment is 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:** Kincardine O'Neil Waste Water Treatment Works has limited capacity. A growth project will be initiated once development meets Scottish Water's five growth criteria.
- **Secondary education:** Residential developments may be required to contribute towards the provision of additional capacity at Aboyne Academy.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Kincardine O'Neil or towards facilities in the wider catchment area at Aboyne. 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 Kincardine O'Neil or towards facilities in the wider catchment area at Aboyne. 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 health facilities in Aboyne.

Allocated Sites

OP1: Land at Haugh Farm

Allocation: 0.3ha employment land

This site was previously allocated as site OP1 in the LDP 2017 as part of a wider mixed use development. A Masterplan was agreed by the Marr Area Committee in December 2014 and the housing element is anticipated to be completed prior to this Plan period. Future development proposals should accord with the principles set out in this document, including the retention and conversion of the traditional buildings.

A Transport Statement is required for the site. A Flood Risk Assessment may be required. Any proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. A Construction Method Statement may be required.

The demand for water and waste water capacity for non-domestic development will depend on the business uses proposed. Early engagement with Scottish Water is encouraged.

OP2: Cook School/Passing Trade Site

Allocation: Retail/café/services

This is a newly allocated site. The access point to the site should take advantage of infrastructure already in place. A Transport Statement is required for the site. Active travel opportunity and path connectivity should be provided to the site.

Uses should be reflective of local demand and non-intrusive to the unique setting of the village. Development must be of high quality and sympathetic to the traditional design and character of the settlement, and its Conservation Area. Suitable landscaping and soft planting should be undertaken to preserve and enhance the character of the settlement and form a robust boundary between the development and the countryside.

The demand for water and waste water capacity for non-domestic development will depend on the business uses proposed. Early engagement with Scottish Water is encouraged.

A Hydromorphological Assessment will be required to determine the likelihood of the River Dee adjusting its course at this location. Any proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. A Construction Method Statement may be required.

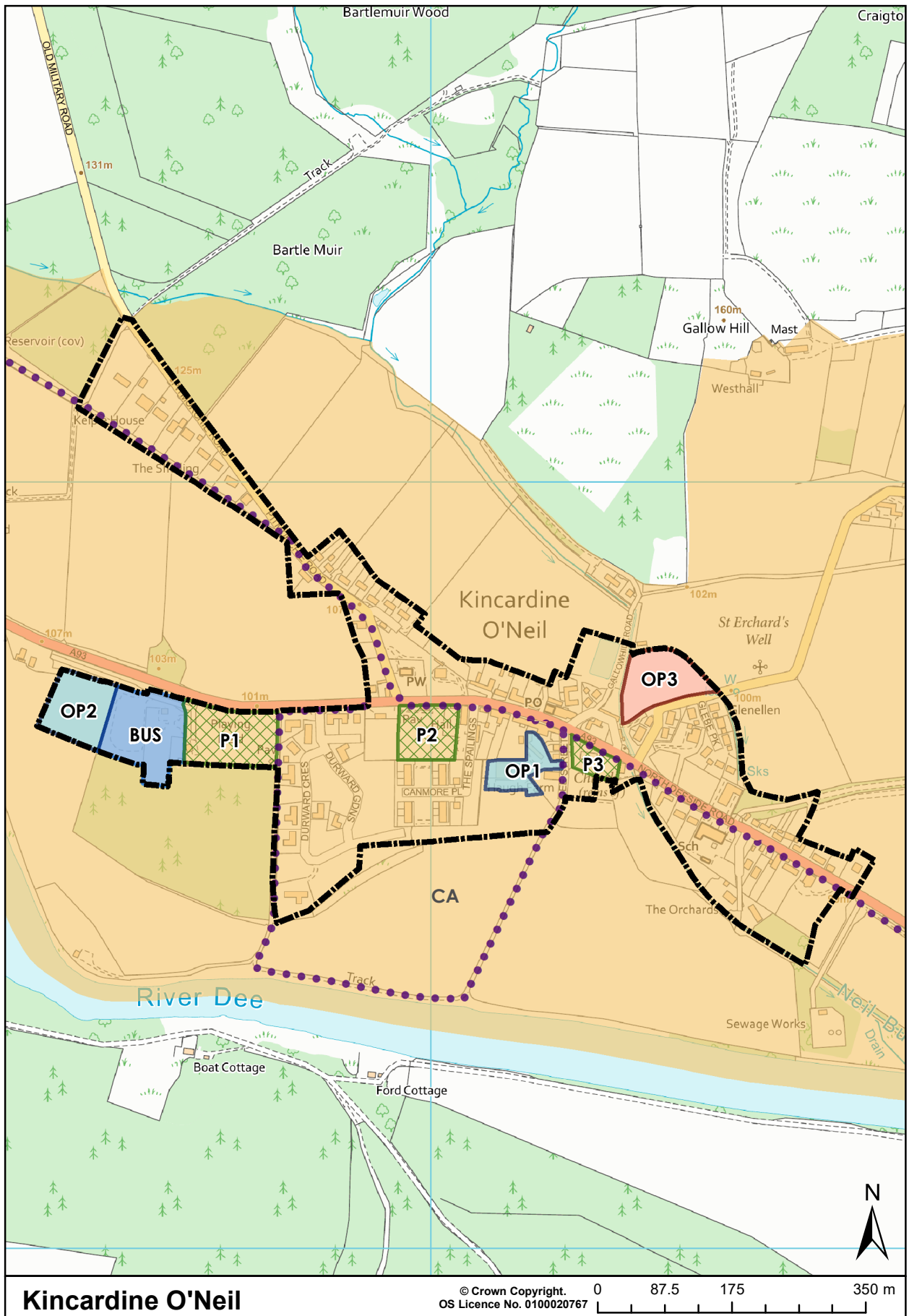
OP3: Land at Gallowhill Road

Allocation: 8 homes

This site was previously allocated as site OP3 in the LDP 2017. The site is situated to the north of the existing settlement. Development must be of high quality and sympathetic to the traditional design and character of the settlement, and its Conservation Area. Suitable landscaping and soft planting should be undertaken to preserve and enhance the character of the settlement and form a robust boundary between the development and the countryside. The access point to the site should take advantage of infrastructure already in place. A Transport Statement is required for the site.

A Flood Risk Assessment will be required. A buffer strip will be required adjacent to the watercourse and should be integrated as a positive feature of the development. The buffer strip will need to allow sufficient space for restoration of the Neil Burn. Enhancement of the straightened watercourse and removal of any redundant features will be required to be investigated. Any proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. A Construction Method Statement may be required.

It is expected that the site will provide a mix of house types to meet local needs and contribute towards affordable housing in line with Policy H2 Affordable Housing.



KIRKTON OF TOUGH

Vision

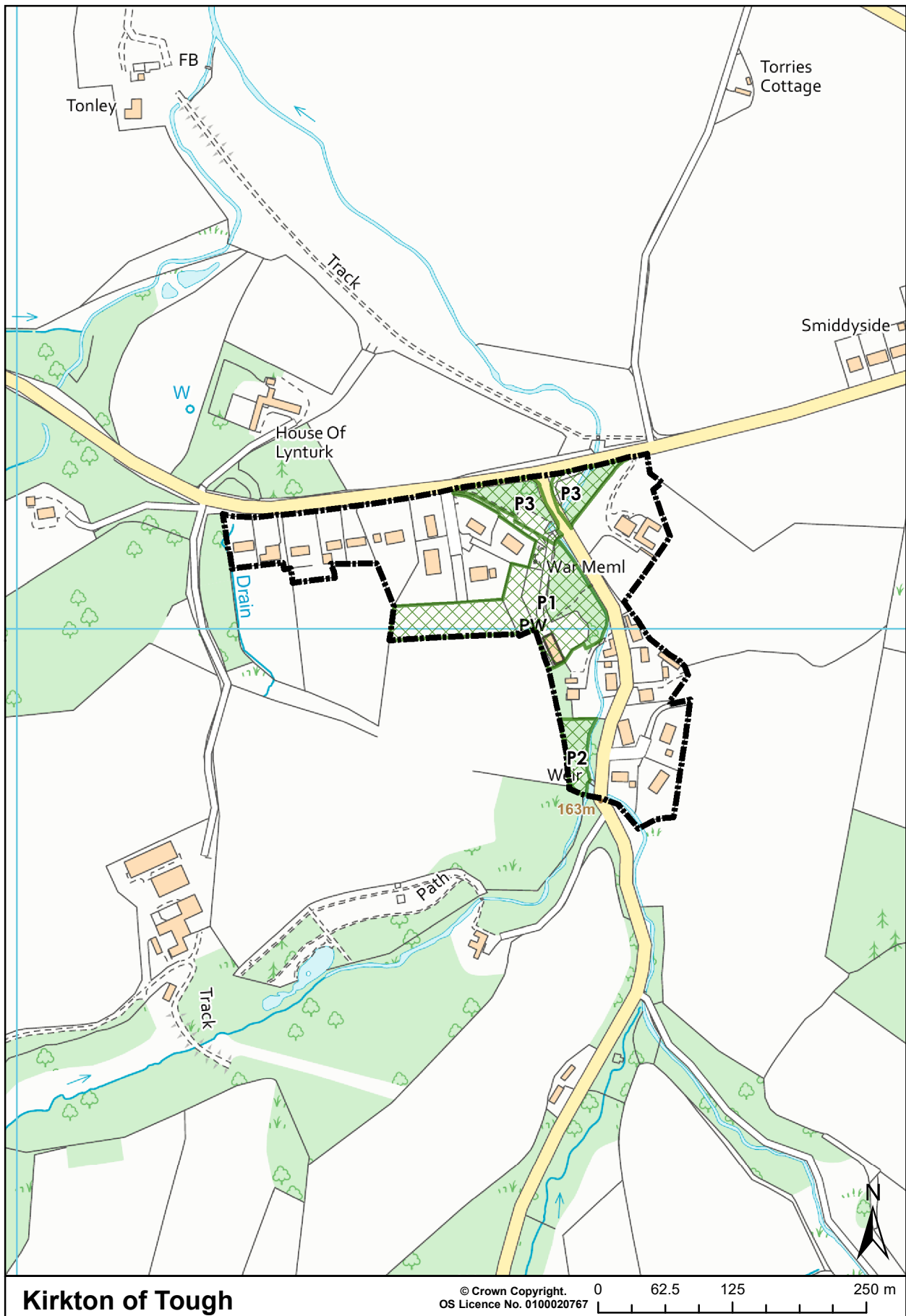
Kirkton of Tough is a very small village situated just off the main A944 road. Kirkton of Tough is a typical traditional Donside settlement with roadside development and two more modern cul-de-sacs. The primary school serves as the main community facility and efforts should be made to sustain this by maintaining or increasing the school roll. Inappropriate infill development within the settlement boundary is controlled by protection of land.

Settlement Features

Protected Land	
P1	To protect the woodland and burial ground and to protect the setting of the church for its contribution to the character of place.
P2	To protect the area for its contribution to the character of the place and as forming part of the green-blue network.
P3	To protect the area for its contribution to the character of the place and as forming part of the green-blue network.

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:** There is no public waste water infrastructure available.
- **Secondary education:** Residential developments may be required to contribute towards the provision of additional capacity at Alford Academy.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Kirkton of Tough or towards facilities in the wider catchment area at Alford. 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 Tough or towards facilities in the wider catchment area at Alford. 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 of medical facilities at Alford Medical Practice. Contribution towards the expansion of existing pharmacy facilities may be required.



LOGIE COLDSTONE

Vision

Logie Coldstone is a village situated on the edge of the Cairngorms National Park, with Morven, and a large area of native Scots pine woodland, providing an attractive scenic backdrop. Logie Coldstone is an active/thriving community with a primary school and community hall. These facilities are central to the community and by promoting growth in this settlement, development will support these assets and contribute to the long term viability of the community. There is a community desire for the hall and the site adjacent to be conserved for community use. An allocation to create new homes, including affordable homes, will sustain the population and support the school and community facilities. The community aspires to the creation of footpaths that links Logie Coldstone to Migvie, Tarland and Dinnet

Natural and Historic Environment

The River Dee Special Area of Conservation (SAC), which includes all tributaries leading to the River Dee, is situated near to the village.

Flood Risk

- Logie Coldstone lies within an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Flood Risk Assessments may be required.
- Pluvial risk has been identified at site OP1 and there is a shallow groundwater table that could result in localised flooding. A Flood Risk Assessment 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:** Logie Coldstone Waste Water Treatment Works has limited capacity. A growth project will be initiated once development meets Scottish Water's five growth criteria. Local mains reinforcement may be required.
- **Secondary education:** Residential developments may be required to contribute towards the provision of additional capacity at Aboyne Academy.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Logie Coldstone or towards facilities in the wider catchment area at Aboyne. 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 Logie Coldstone or towards facilities in the wider catchment area at Aboyne. 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 Aboyne Health Centre.

Allocated Sites

OP1: Land Adjacent to Diamond Jubilee Hall

Allocation: 10 homes and community uses

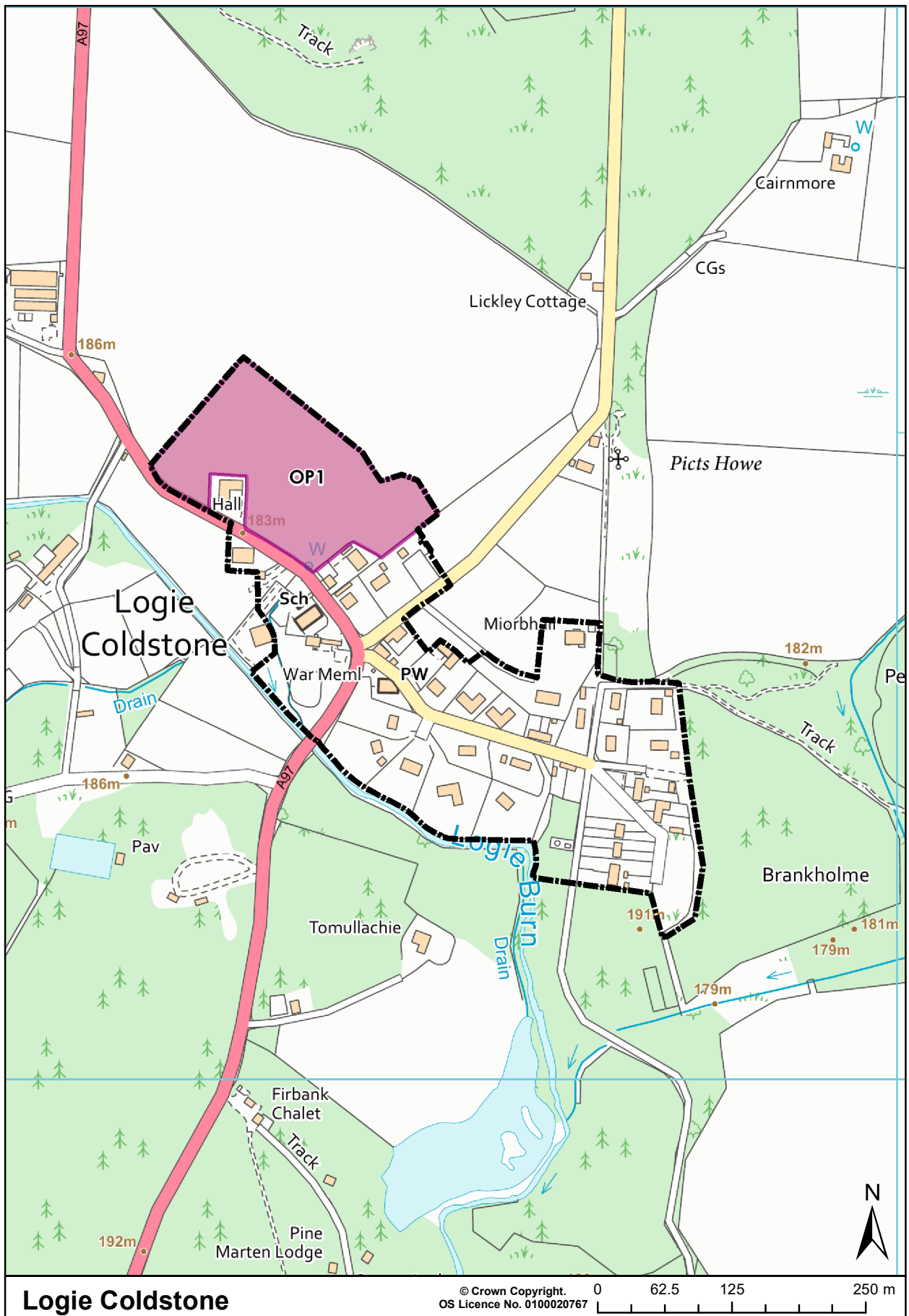
This site was previously allocated as site OP1 in the LDP 2017. The site is located to the north of the village behind the hall. Homes should be of a size and style proportionate to those already found in the settlement and must contribute towards meeting housing need in the village including affordable housing in line with Policy H2 Affordable Housing. Design and landscaping of the site should be sensitive to the traditional characteristics of the village and surrounding countryside.

The site may be suitable for self-build plots, subject to planning permission being granted for the development site as a whole, not as separate individual plots. Furthermore, for self-build plots the landowner would be responsible for ensuring that all infrastructure to serve all plots is in place prior to any homes being constructed.

Proposals should incorporate an area of the site for a potential hall extension including an associated car park. A new play/amenity area should also be incorporated into the site. The delivery of the mix of uses may benefit from a Masterplan.

A footway is required along the frontage of the site connecting the development to the primary school.

A Flood Risk Assessment may be required. Any proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. A Construction Method Statement may be required.



LUMPHANAN

Vision

Lumphanan is a small village lying to the northwest of Banchory. Lumphanan is a traditional settlement with a number of local services including a primary school, pre-school, community hall, hairdresser, local shop, café and pub. These facilities should be sustained and opportunities for new community facilities, including for young people, should be encouraged to support the vibrancy of the village. Improvements to the hall are required to enhance the streetscene. The community aspire to bring the land where the public toilets are situated into community use.

Settlement Features

Protected Land	
P1	To protect the area for its contribution to the character of Lumphanan.
P2	To protect the golf course as part of the green-blue network and provide a setting for the community.
P3 - P4	To protect the cemetery as an amenity for the settlement and for contributing to the character of the place.
Reserved Land	
R1	For community facilities.

Flood Risk

- A small watercourse flows adjacent to sites OP1 and R1. A Flood Risk Assessment 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:** There is currently limited capacity available at Lumphanan Waste Water Treatment Works and a growth project may be required depending on development proposals. Early engagement with Scottish Water is recommended.
- **Secondary education:** Residential developments may be required to contribute towards the provision of additional capacity at Aboyne Academy.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Lumphanan or towards facilities in the wider catchment area at Aboyne. 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 Lumphanan or towards facilities in the wider catchment area at Aboyne. 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 Torphins Health and Resource Centre.

Allocated Sites

OP1: Land at Millan Park

Allocation: 26 homes

This site was previously allocated as OP1 in the LDP 2017. Planning permission has been granted for 26 homes. No progress has been made to date.

A Flood Risk Assessment may be required. A buffer strip will be required adjacent to the watercourse on the western boundary and should be integrated as a positive feature of the development. Enhancement of the straightened watercourse and removal of any redundant features will be required to be investigated.

Any proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. A Construction Method Statement may be required.

LUMSDEN

Vision

Lumsden is a traditional rural village which focusses around the main street running through the settlement. In the centre there is a village green with a playpark and war memorial. This represents a key determinant of 'place' within Lumsden and should be protected as a core feature of the village.

Natural and Historic Environment

The Lumsden Moss Local Nature Conservation Site is situated near the settlement.

Settlement Features

Protected Land	
P1	To protect the village square for its contribution to the character of the place.
Other Designations	
BUS	Safeguarded for business uses. Consideration should be given to potential adverse impacts on neighbouring uses.

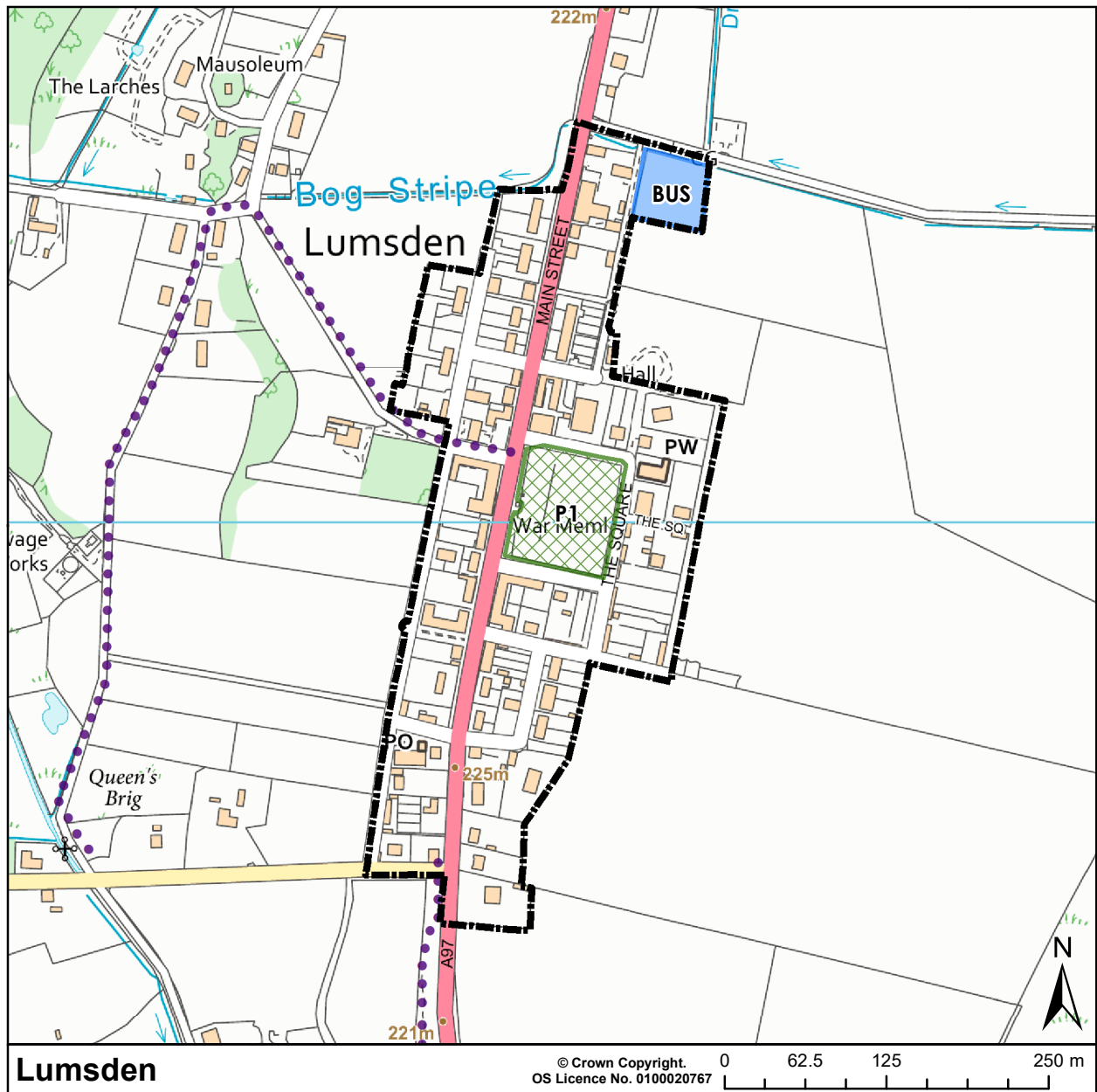
Flood Risk

- A small watercourse flows adjacent to the BUS site and buffer strips will be required alongside it. A Flood Risk Assessment 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:** Lumsden Waste Water Treatment Works has no capacity available. A growth project will be initiated once development meets Scottish Water's five growth criteria.
- **Secondary education:** Residential developments may be required to contribute towards the provision of additional capacity at Alford Academy.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Lumsden or towards facilities in the wider catchment area at Alford. 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 Lumsden or towards facilities in the wider catchment area at Alford. 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 reconfiguration of Rhynie Surgery to create additional capacity.



MONYMUSK

Vision

Monymusk is a popular village of historical significance lying partly within the Monymusk House Gardens and Designed Landscape. The village has a Conservation Area where the square and historic 12th century church form the central area. The village has been subject to recent housing development. It is important that development is sensitive to the existing unique character of the village and seeks to enhance the sense of place and community facilities already available. Given the recent development it is appreciated that no additional development should be considered at this time to allow the village to consolidate and react to the level of growth.

Natural and Historic Environment

The River Don between Kemnay and Bridge of Alford Local Nature Conservation Site (LNCS) is in close proximity to the northeast boundary of the settlement. Part of the settlement lies within the Monymusk House Gardens and Designed Landscape.

Settlement Features

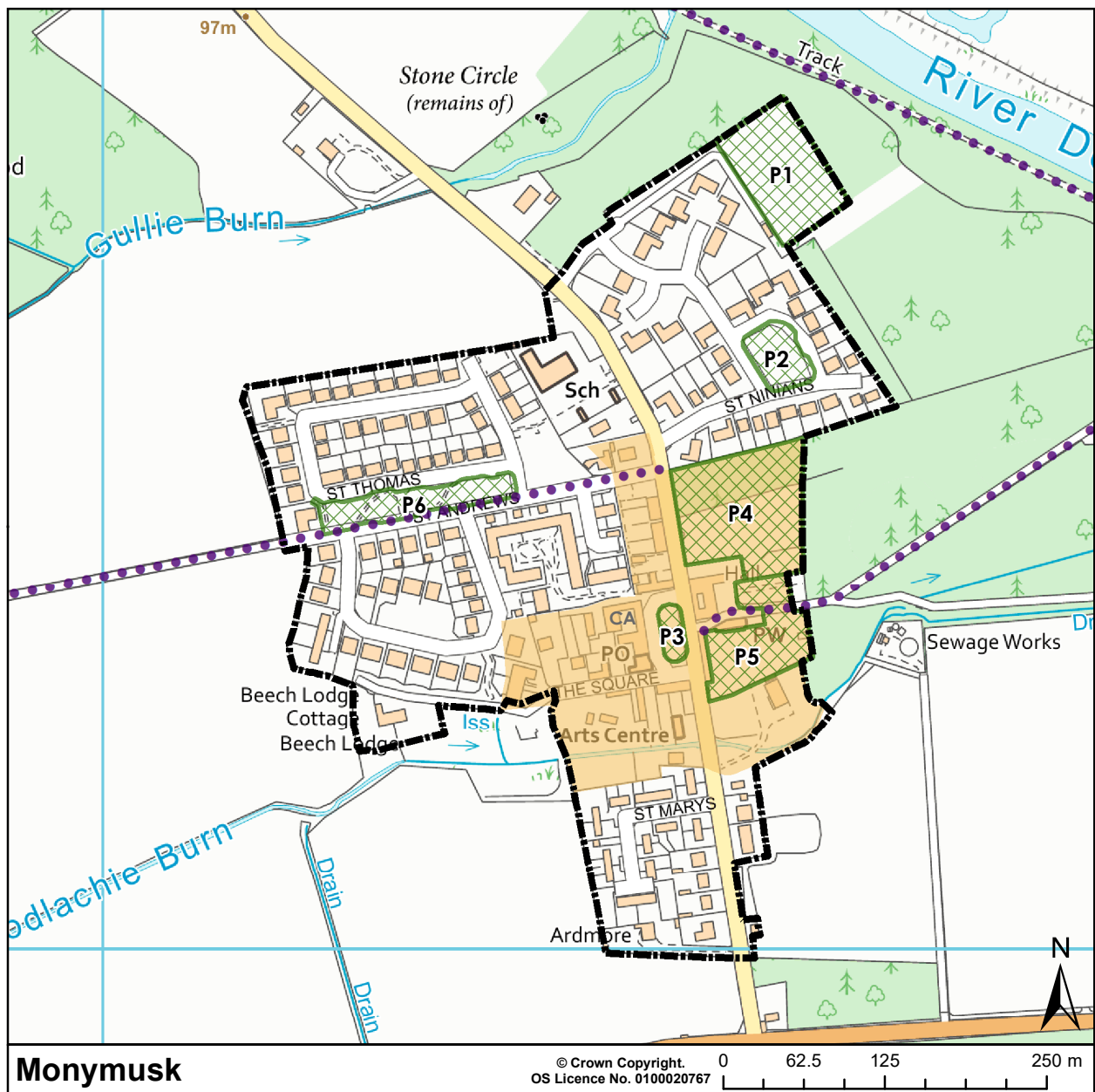
Protected Land	
P1	To protect the playing field/football pitch as a local amenity.
P2	To protect the open space as a local amenity.
P3	To protect the village square for its contribution to the character of the place.
P4	To protect the play area as a local amenity.
P5	To protect the burial ground and setting of the church for its contribution to the character of the place.
P6	To protect the open space as a local amenity.
Other Designations	
CA	Monymusk Conservation Area.

Flood Risk

- The Todlachie Burn runs through the village and past the sewage works to an outfall at the River Don. A Flood Risk Assessment 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:** Monymusk Waste Water Treatment Works has no capacity available. A growth project will be initiated once development meets Scottish Water's five growth criteria.
- **Primary education:** Residential developments may be required to contribute towards additional primary school capacity.
- **Secondary education:** Residential developments may be required to contribute towards the provision of additional capacity at Alford Academy.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Monymusk or towards facilities in the wider catchment area at Alford. 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 Monymusk or towards facilities in the wider catchment area at Alford. 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 of medical facilities at Kemnay.



MUIR OF FOWLIS

Vision

Muir of Fowlis is a small village in close proximity to Alford. Development in the settlement in recent times has been of small groups within an organic pattern of small farms and converted outbuildings. Opportunity should be taken to improve footway provision.

Settlement Features

Protected Land	
P1	To protect the playing field/football pitch as forming part of the green-blue network.
P2	To protect the open space as a local amenity.
Other Designations	
BUS	Safeguarded for business uses.

Flood Risk

- Sites OP1 and BUS are adjacent to the indicative extent of the Leochel Burn. Flood Risk Assessments may be required. A buffer strip will be required alongside the watercourse on the BUS site.

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:** Ladymill Waste Water Treatment Works has no capacity available. A growth project will be initiated once development meets Scottish Water's five growth criteria.
- **Secondary education:** Residential developments may be required to contribute towards the provision of additional capacity at Alford Academy.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Muir of Fowlis or towards facilities in the wider catchment area at Alford. 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 Muir of Fowlis or towards facilities in the wider catchment area at Alford. 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.

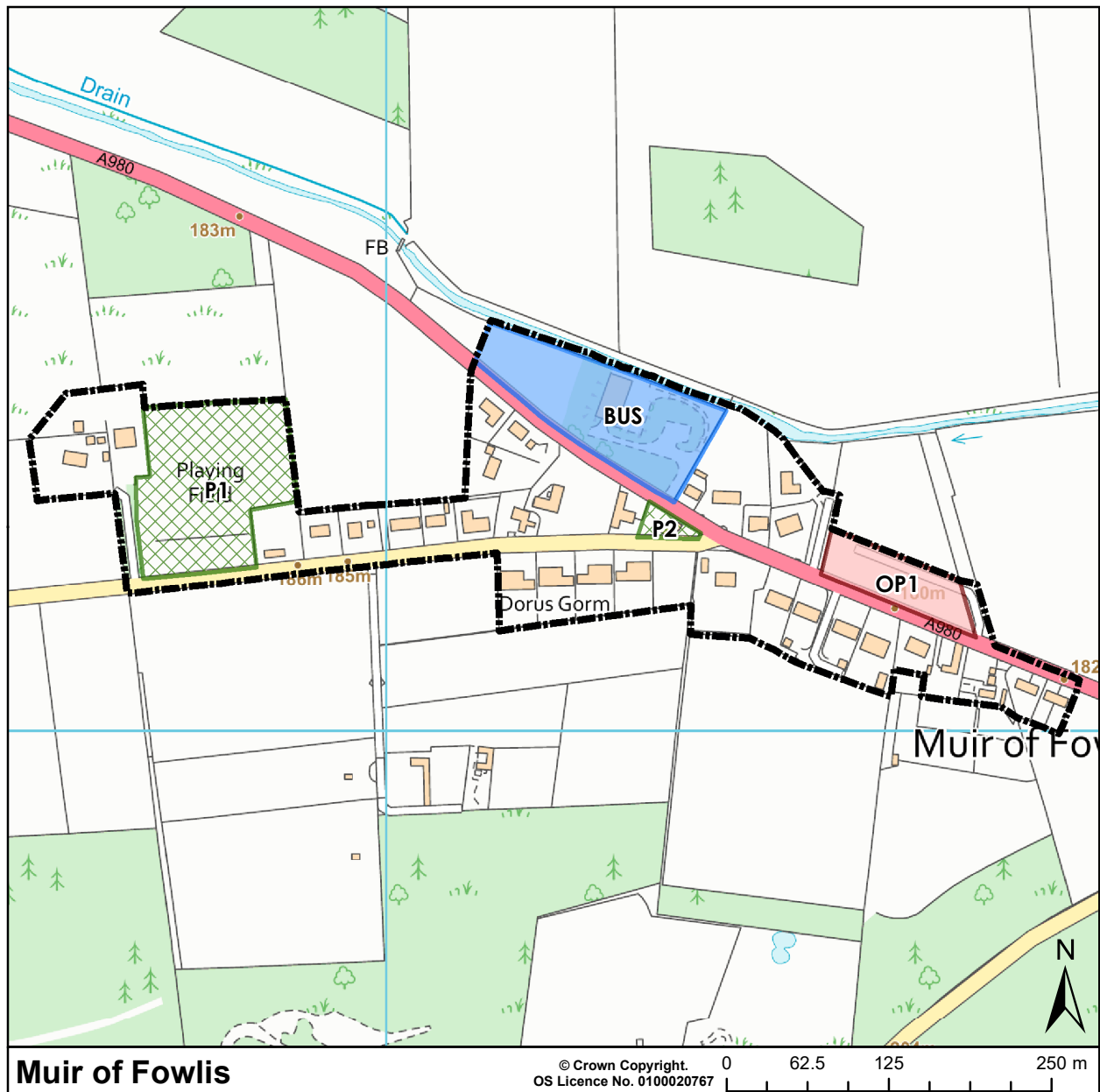
- **Health and care facilities:** All residential development may be required to contribute towards the creation of additional capacity of medical facilities at Alford Medical Practice. Contribution towards the expansion of existing pharmacy facilities may be required.

Allocated Sites

OP1: Land Opposite the Manse

Allocation: 6 homes

This is a committed site, previously allocated as OP1 in the LDP 2017. Planning permission has been granted for 6 homes with completion of development anticipated either during 2021 or the early part of the Plan period. A Flood Risk Assessment may be required. Public transport infrastructure may be required.



RHYNIE

Vision

Rhynie is a traditional market village situated between Huntly and Alford. The village follows a grid street pattern with the main street and village square being prominent features. The character of the village should be safeguarded. The remoteness of Rhynie means that demand for housing is low but nevertheless the allocation made aims to support village amenities and services, such as the primary school.

Natural and Historic Environment

The Rhynie Chert Local Nature Conservation Site (LNCS) is found along the northwest edge of the settlement.

Settlement Features

Protected Land	
P1	To protect the village square as a key asset of the village for its contribution to the character of the area.
P2	To protect the playing field and setting of the church as a significant contribution to the character of the settlement and as an amenity.
P3	To protect the strategic landscape buffer for its contribution to the character of the settlement.
P4	To protect the playing field as an amenity for the settlement.
Other Designations	
BUS	Safeguarded for business uses.

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:** Rhynie Waste Water Treatment Works has limited capacity. A growth project will be initiated once development meets Scottish Water's five growth criteria. Local water mains reinforcement may be required to facilitate new development.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Rhynie or towards facilities in the wider catchment area at Huntly. These may be identified in the Community Plan or relevant Community Action Plan.

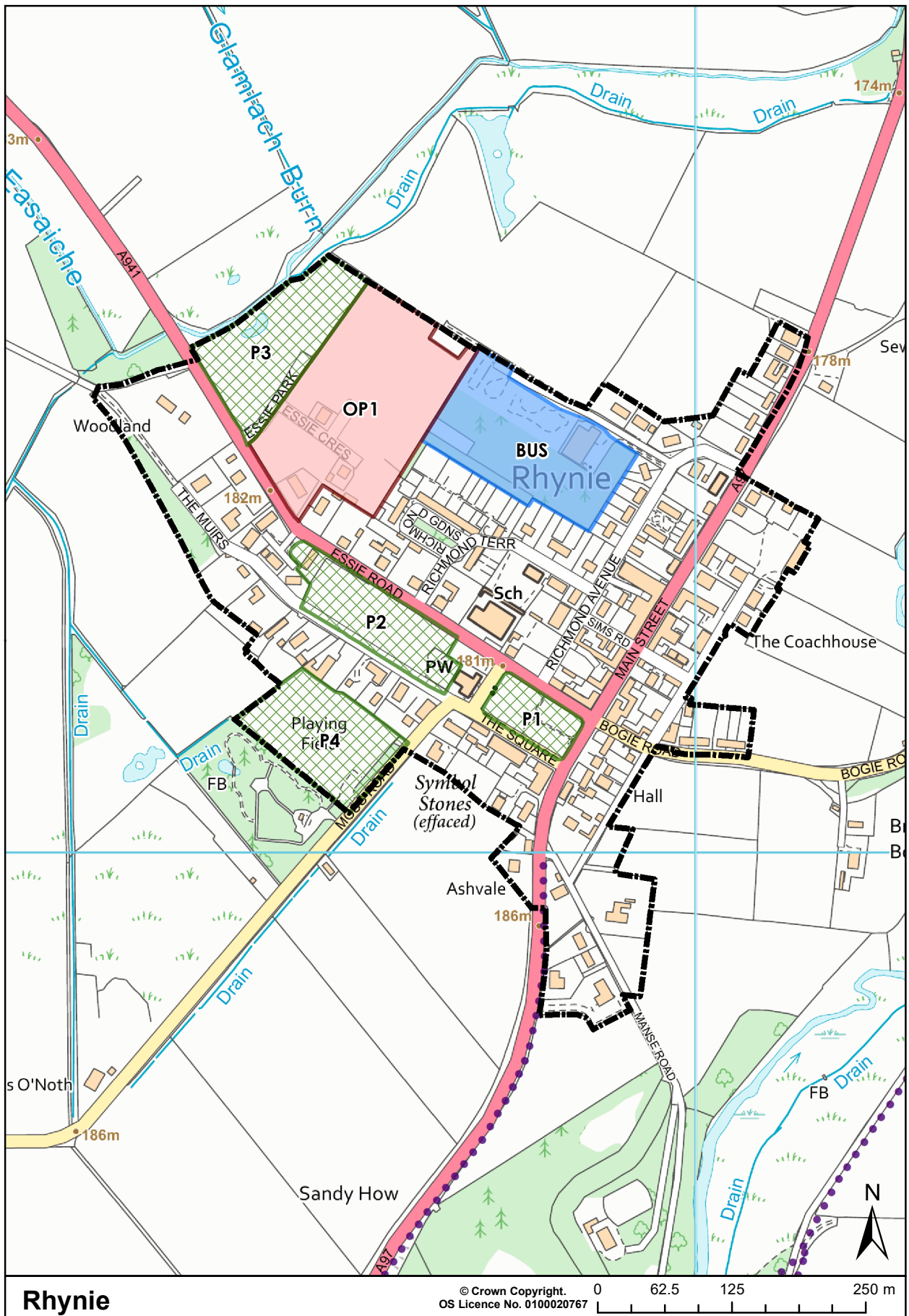
- **Sports and recreation facilities:** All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Rhynie or towards facilities in the wider catchment area at Huntly. These may be identified in the Community Plan or relevant Community Action Plan.
- **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 reconfiguration of Rhynie Surgery to create additional capacity.

Allocated Sites

OP1: Land at Essie Road

Allocation: 34 homes

This is a committed site previously allocated as site OP2 in the LDP 2017. Planning permission has been granted for 34 homes and construction has commenced. The site is coming forward on a plot by plot basis, although progress in delivering the site has been slow. The access road will be required to be of an adoptable standard.



RUTHVEN

Vision

Ruthven is a small village along a single carriageway road north of Huntly where housing is centred on the crossroads dividing the settlement. There are a number of traditional buildings within the settlement and every effort should be made to preserve these, where possible. There is a community desire for a focal point to be formed for the village.

Natural and Historic Environment

The Bin Hill Local Nature Conservation Site is situated in close proximity to the settlement.

Settlement Features

Protected Land	
P1	To protect the cemetery as an amenity for the settlement and for contributing to the character of the place.

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:** There is sufficient capacity at Ruthven Housing Septic Tank, however a growth project may be required in the future.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Ruthven or towards facilities in the wider catchment area at Huntly. 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 Ruthven or towards facilities in the wider catchment area at Huntly. 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 Huntly Health Centre.

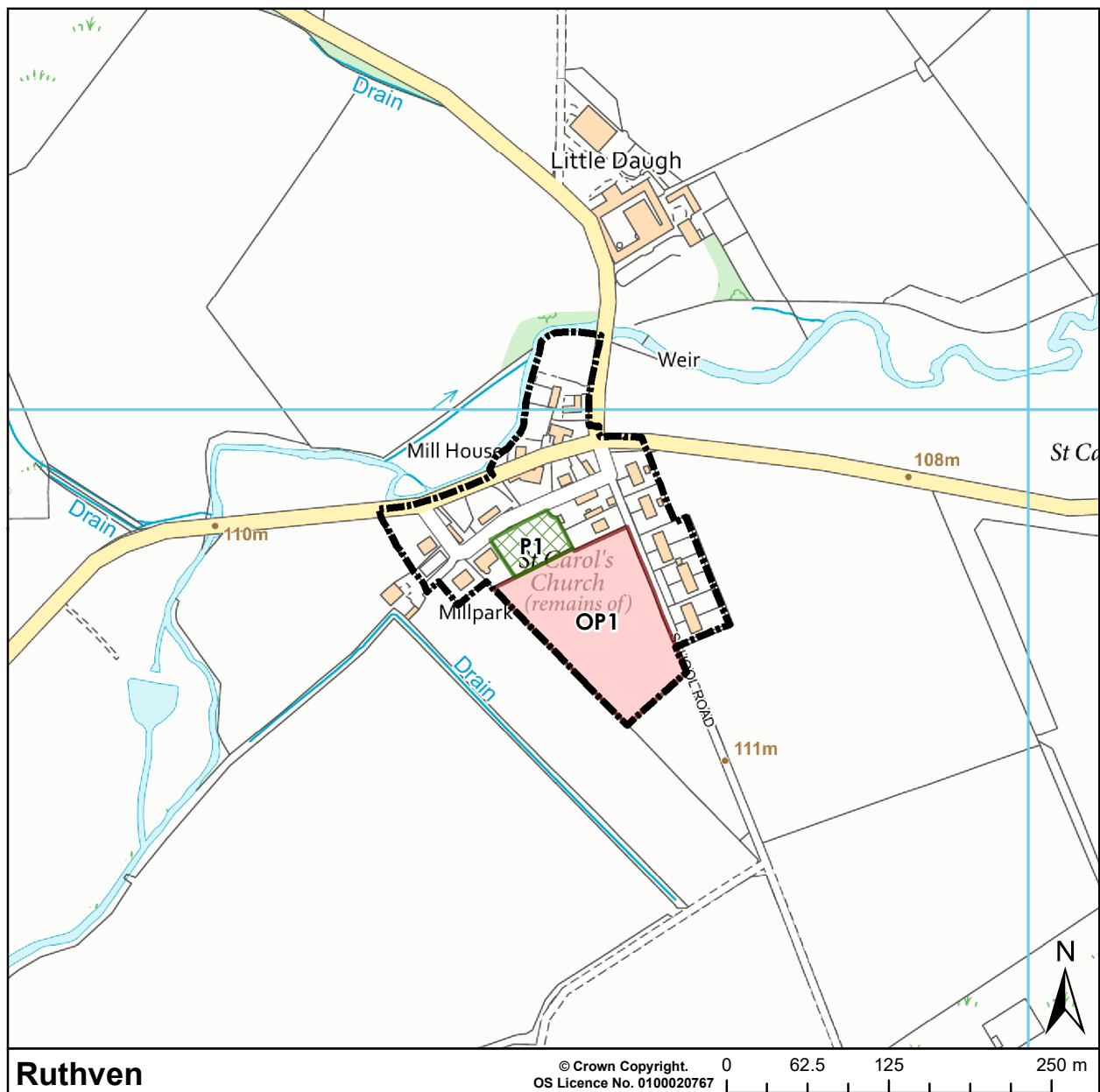
Allocated Sites

OP1: School Road

Allocation: 8 homes

This is a committed site previously allocated as site OP1 in the LDP 2017. The site is situated to the south of Ruthven and to the west of School Road. Existing residential uses lie to the north and east with open countryside to the south and west. The development should be designed in a way that considers the style of the other properties in the local area. Effort should be made to retain the trees along the walled boundary to the north of the site and development should not impact on the Category B Listed St. Carol's Church, Ruthven Burial Ground. Road improvements will be required to increase visibility from School Road.

It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing, integrated into the design of the development.



STRACHAN

Vision

Strachan is a small village situated a short distance from Banchory. The settlement is linear in pattern with much of the housing situated on the north side of the road. An infill site has been identified for up to 15 new homes. There is a primary school and a village hall within the settlement which will be supported through appropriate growth of the village.

Natural and Historic Environment

The River Dee Special Conservation Area (SAC), which includes all tributaries leading to the River Dee, is situated in close proximity to the settlement.

Settlement Features

Protected Land	
P1	To protect the playing field/football pitch as an amenity for the settlement.
P2 - 3	To protect the cemetery as an amenity for the settlement and for contributing to the character of the place.

Flood Risk

- Site OP1 is situated on a steep sided slope which may increase flood risk downstream. There is a small watercourse running to the west of the site. A Flood Risk Assessment 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:** There is currently capacity available at Banchory Waste Water Treatment Works for existing development. A growth project will be initiated once development meets Scottish Water's five growth criteria.
- **Secondary education:** Residential developments may be required to contribute towards the provision of additional capacity at Banchory Academy.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Strachan or towards facilities in the wider catchment area at Banchory. 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 Strachan or towards facilities in the wider catchment area at Banchory. 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 Banchory. Contributions towards an additional pharmacy may be required.

Allocated Sites

OP1: Land at Gateside Cottage

Allocation: 15 homes

This site was previously allocated as site OP1 in the LDP 2017. The site currently forms part of a farm unit. Planning permission has been granted with completion of development anticipated during the early part of the Plan period.

A pedestrian access will be required between the site and the Bowbutts development to the west of the site. The design of the development should be sensitive to the existing settlement and the landscape features surrounding the village. The stone dyke to the front of the site should be retained.

A Flood Risk Assessment may be required in the event of a further planning application being submitted. A buffer strip will be required adjacent to the watercourse on the western boundary and should be integrated as a positive feature of the development. Enhancement of the straightened watercourse and removal of any redundant features will be required to be investigated. Any proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. A Construction Method Statement 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.

TARLAND

Vision

The village is situated at the gateway to the Cairngorms National Park in the heart of the Howe of Cromar, which is internationally famous for its unspoilt beauty. Its importance as an environmental asset is acknowledged in its designation as a Special Landscape Area. Thus, the landscape's sensitivity to development must be an essential consideration in determining planning applications, where relevant.

Tarland has significant historical interest reflected in the village's features and character. Tarland has access to a range of local facilities including a parish church, primary school, village hall, two pubs and local shops. These are centred around the village square at the heart of the village. This is important for the "sense of place" in the village and should be maintained. Tarland has been given modest housing and business land allocations to reflect both the scale of the community and the levels of need.

Natural and Historic Environment

The River Dee Special Area of Conservation (SAC), which includes all tributaries leading to the River Dee, is situated in close proximity to the village. The Howe of Cromar Local Nature Conservation Site (LNCS) is located in close proximity to the north of the settlement boundary.

Settlement Features

Protected Land	
P1	To protect the playing field as an amenity for the village.
P2	To protect the open space as an amenity for the village.
P3	To protect the landscape buffer as an amenity for the village.
P4	To protect the golf course as part of the green-blue network and provide a setting for the community.
P5	To protect the cemetery as an amenity for the settlement and for contributing to the character of the place.
Reserved Land	
R1	For a cemetery extension.

Flood Risk

- Tarland is within an area identified by the National Flood Risk Assessment as an area potentially vulnerable to flooding. Flood Risk Assessments may be required.
- Parts of sites OP2 and OP3 lie within SEPA's indicative 1 in 200 year flood risk area, or are known to flood from other sources.

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:** Tarland Waste Water Treatment Works has no available capacity. A growth project will be initiated once development meets Scottish Water's criteria.
- **Secondary education:** Residential developments may be required to contribute towards the provision of additional capacity at Aboyne Academy.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Tarland or towards facilities in the wider catchment area at Aboyne. 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 Tarland or towards facilities in the wider catchment area at Aboyne. 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 Aboyne Health Centre.

Allocated Sites

OP1: Land at MacRobert Trust Estate Yard

Allocation: Mix of uses including 10 live/work units and employment land

This site was previously safeguarded for business uses in the LDP 2017. Development of this site should be designed in a way that integrates new housing into the existing settlement and reflects the traditional rural character of the village. There must be minimal tree loss as a result of development and compensatory planting will be sought for any trees felled. It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing.

Road access will be required to be of an adoptable standard for proposals above 5 homes. Connectivity to the path network and open space should be considered as part of any proposal. Early engagement with the Council's Environmental Health Service is encouraged in respect of the mix of uses and existing business uses on the site.

The demand for water and waste water capacity for non-domestic development will depend on the business uses proposed. Early engagement with Scottish Water is encouraged. Any proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. A Construction Method Statement may be required.

OP2: Land Adjacent to Alastrean House

Allocation: 10 homes as part of the Continuing Care Community

This site was previously allocated as site OP2 in the LDP 2017. This development should be designed in such a way that meets the needs of the residents of a continuing care community but is sensitive to the setting of Category B Listed Alastrean House.

The majority of the site lies within an area included in the Scottish Ancient Woodland Inventory. A tree survey to BS 5837 will be required and there must be minimal tree loss as a result of the development. Statutory consultees may request for certain trees not to be felled and the developer should integrate this into the design following discussions with Aberdeenshire Council and Scottish Forestry. Where possible, existing woodland on and adjacent to the site should be retained and enhanced, and incorporated as public open space within the site layout. Equivalent compensatory planting must be provided for any loss of woodland/trees.

The core path through the site must be retained and connections made to it in the site layout.

Should the existing private waste water drainage system not have capacity for this additional population growth, an upgrade to the existing system or connection to the Scottish Water system will be required.

A Flood Risk Assessment may be required. A buffer strip will be required adjacent to the watercourse running through the site and should be integrated as a positive feature of the development. Enhancement of the watercourse and removal of any redundant features will be required to be investigated. Any proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. A Construction Method Statement may be required.

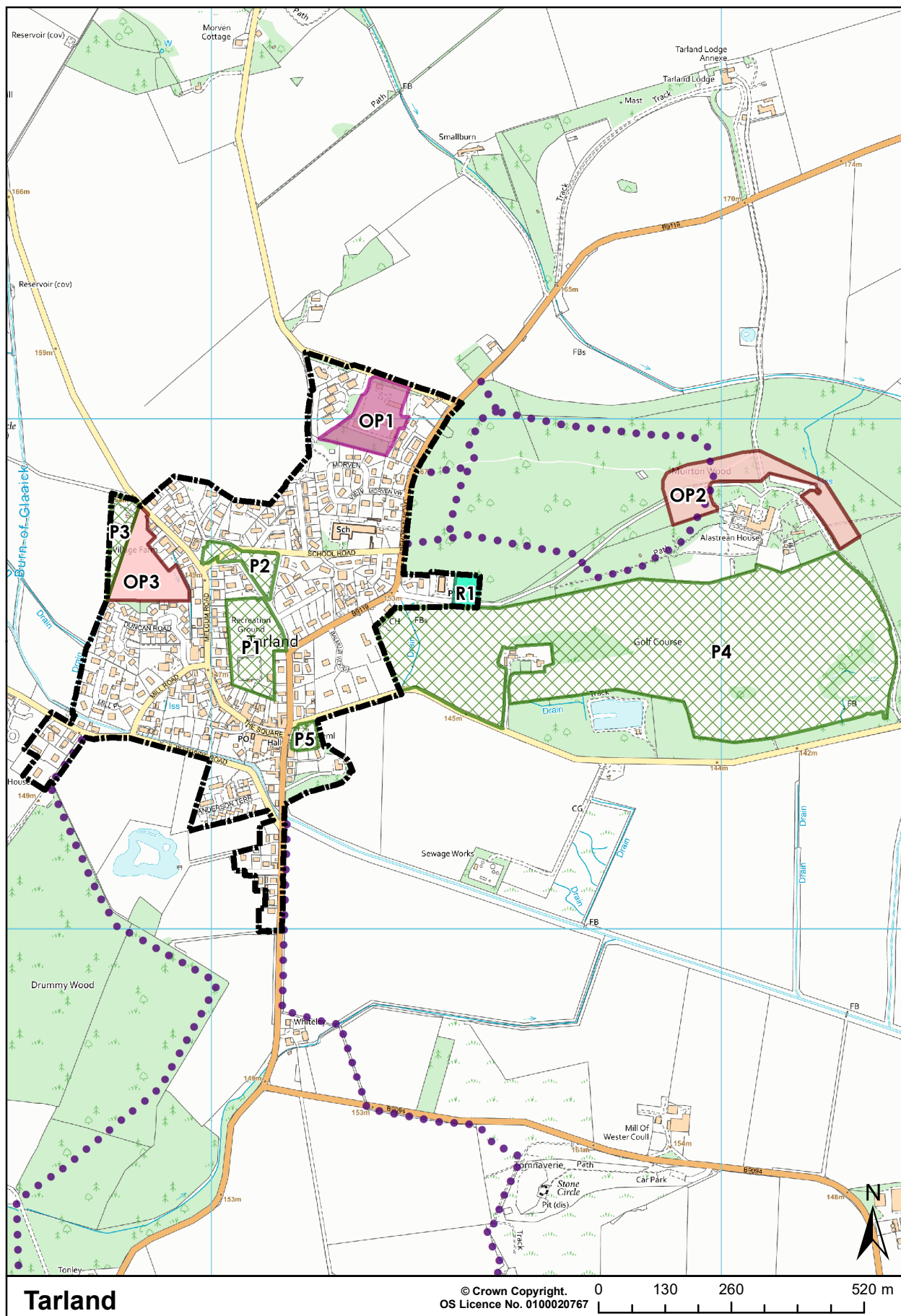
OP3: Village Farm

Allocation: 36 homes

The site was previously allocated as site OP3 in the LDP 2017. Full Planning Permission for 36 homes has been approved. Development of this site should be designed in a way that integrates new housing into the existing settlement and reflects the traditional rural character of the village. The full extent of the adjacent P3 protected land designation contributes towards meeting the open space provision requirements of development of this site.

A Flood Risk Assessment may be required. A buffer strip will be required adjacent to the watercourse and should be integrated as a positive feature of the development. Enhancement of the watercourse and removal of any redundant features will be required to be investigated. Any proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. A Construction Method Statement 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 integrated into the design of the development to provide a mix of house types and sizes to meet local need.



TORPHINS

Vision

Torphins is a village which lies between Banchory and Lumphanan in Royal Deeside. The village displays a somewhat disjointed development pattern with the ribbon development on the A980 and Craigmyle Road that extends the village's reach by over 1.6km. There is a community desire to increase accessibility, safety and general vibrancy of the village. Opportunity should be taken to improve footway, cycle path and parking provision for greater connectivity. Improvements to open spaces, streets and buildings are encouraged, including the modernisation of Learney Hall and upgrading of the sports pitch and pavilion at Torphins Park. The village contains a number of buildings of architectural merit and development should be sensitive to the existing character of the village. Development should seek to enhance the amenity of the village and support local opportunities for employment. A reasonable allocation for mixed use development has been made, including provision for up to 47 new homes.

Natural and Historic Environment

The River Dee Special Conservation Area (SAC), which includes all tributaries leading to the River Dee, is situated in close proximity to the settlement.

Settlement Features

Protected Land	
P1	To protect the playing field as forming part of the green-blue network.
P2 - P4	To protect the woodland as part of the green-blue network.
P5	To protect the woodland and the route of the dismantled railway as forming part of the green-blue network.
P6	To protect the setting of Torphins to avoid coalescence.
P7	To protect the woodland as part of the green-blue network.
P8	To protect the golf course as part of the green-blue network and provide a setting for the community.
P9	To protect the woodland as part of the green-blue network.
P10	To protect the cemetery as an amenity for the settlement and for contributing to the character of the place.
Reserved Land	
R1	For the extension of Learney Hall.
R2	For a cemetery extension. Due to the likely hydraulic connectivity of this site to the Beltie Burn, a detailed groundwater assessment will be required to fully assess the suitability of this site as a cemetery.

Flood Risk

- Torphins is in an area identified by the National Flood Risk Assessment as an area potentially vulnerable to flooding. Flood Risk Assessments may be required.
- Part of site OP1 lies within SEPA's indicative 1 in 200 year flood risk area, or is known to flood from other sources.
- Site R2 lies on the edge of the Beltie Burn flood plain and no development must be within the floodplain, which may constrain the site. Any development will need to be supported by a Flood Risk Assessment.

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:** Torphins Waste Water Treatment Works has limited capacity available. A growth project will be initiated once development meets Scottish Water's criteria.
- **Primary education:** Residential developments may be required to contribute towards additional primary school capacity.
- **Secondary education:** Residential developments may be required to contribute towards the provision of additional capacity at Aboyne Academy.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Torphins or towards facilities in the wider catchment area at Aboyne. 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 Torphins or towards facilities in the wider catchment area at Aboyne. 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 Torphins Health and Resource Centre.

Allocated Sites

OP1: Station Garage

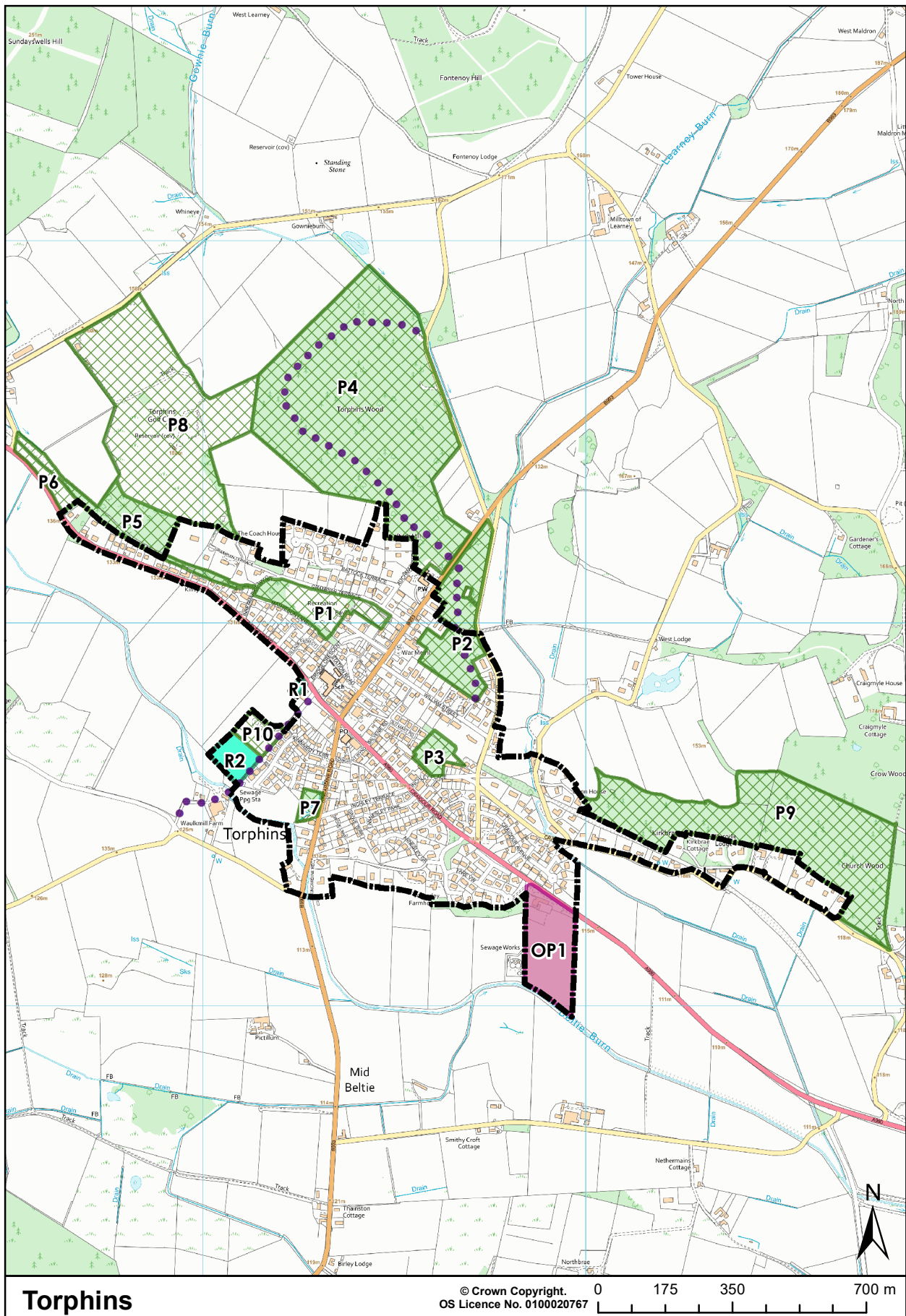
Allocation: Mix of uses including 47 homes and a business park

This site was previously allocated as site OP1 in the LDP 2017 and Planning Permission in Principle for 47 homes has been approved. Planning permission for employment land to the south of this site has been granted and the open space element along the Beltie Burn should be retained.

The site is situated to the southeast of the settlement on the entrance to the village from Aberdeen. Access to the site should be taken from the A980. A footway connection is required on the A980 linking to the existing footway network within the settlement. Access by Scottish Water to the sewage works should not in any way be prohibited through site design and the Council's Environmental Health should be consulted due to the close proximity to the sewage works.

Business uses should be appropriate to the setting of Torphins and surrounding areas. There should be a mix of housing types which should be designed in such a way to integrate with the existing housing found in Torphins. It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing.

A Flood Risk Assessment may be required. The Beltie Burn that borders the southern boundary is at 'Bad' status due to its poor physical condition. Any development will be required to investigate the restoration and enhancement of the burn. Any proposal will be subject to a Habitats Regulations Appraisal (HRA) in order to consider potential effects on the qualifying interests of the River Dee SAC. A Construction Method Statement may be required.



TOWIE

Vision

Towie is a small village lying on the edge of the Cairngorms National Park. Key features of the village include the church, village hall and primary school at the centre of the village which act as the main community facilities, not only for the village but its 10 mile catchment of outlying glens.

Settlement Features

Protected Land	
P1	To protect the setting of the church for its contribution to the character of the place.
P2	To protect the land adjacent to the primary school as forming part of the green-blue network.
P3	To protect the cemetery as an amenity for the settlement and for contributing to the character of the place.

Flood Risk

- Towie lies within an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Flood Risk Assessments may be required.
- Part of site OP1 is located adjacent to a small watercourse. A Flood Risk Assessment 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:** There is no public waste water infrastructure available.
- **Secondary education:** Residential developments may be required to contribute towards the provision of additional capacity at Alford Academy.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Towie or towards facilities in the wider catchment area at Alford. 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 Towie or towards facilities in the wider catchment area at Alford. 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 of medical facilities at Alford Medical Practice. Contribution towards the expansion of existing pharmacy facilities may be required.

Allocated Sites

OP1: Land Adjacent to the Hall

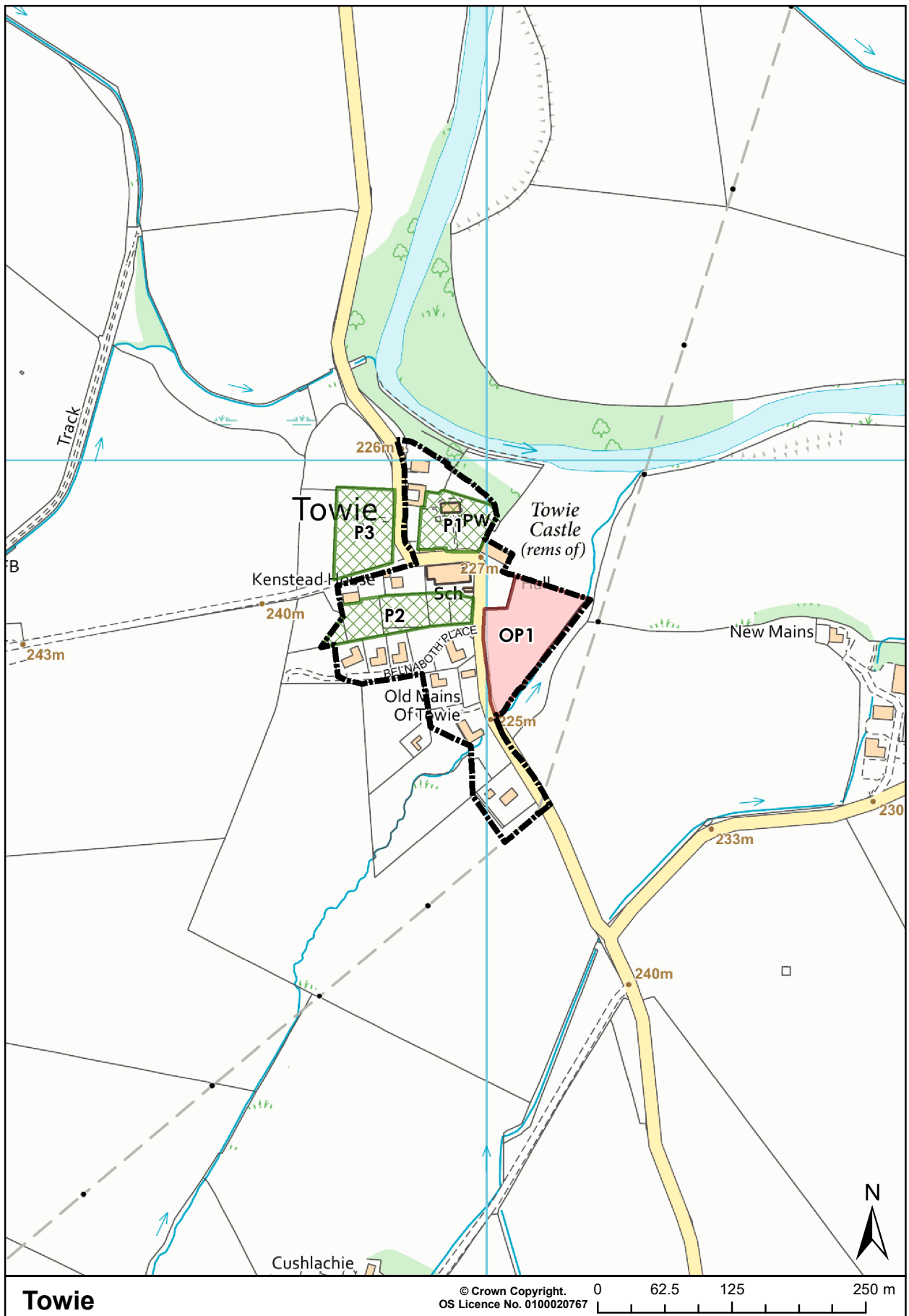
Allocation: 5 homes

This site was previously allocated as site OP1 in the LDP 2017. A Flood Risk Assessment may be required. A buffer strip will be required adjacent to the Back Burn of Towie on the eastern side of the site and should be integrated as a positive feature of the development. An archaeological evaluation of the site may also be required given its proximity to the remains of Towie Castle. Development should be designed in such a way that is complementary to the traditional rural village setting established in Towie. This includes, where possible, the use of traditional building materials.

A single private waste water treatment plant, built to an adoptable standard, will be required for this site.

Footway provision will be required along the site frontage.

It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. The developer should engage with Aberdeenshire Council regarding the delivery of this element as part of the planning application process.



WHITEHOUSE

Vision

Whitehouse is a small village in close proximity to Alford. The village lies on the main A944 but is also bisected by a minor road leading towards Keig. Land has been preserved for business uses through the BUS site on the northern edge of the settlement and it is anticipated that development of this site will provide opportunities for business growth and local employment.

Natural and Historic Environment

The River Don between Kemnay and Bridge of Alford Local Nature Conservation Site (LNCS) is found along the northern, western and southern edge of the settlement.

Settlement Features

Other Designations	
BUS	Safeguarded for business uses.

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:** There is no public waste water infrastructure available.
- **Secondary education:** Residential developments may be required to contribute towards the provision of additional capacity at Alford Academy.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Whitehouse or towards facilities in the wider catchment area at Alford. 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 Whitehouse or towards facilities in the wider catchment area at Alford. 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.

