



From mountain to sea

Banff and Buchan Settlements

LOCAL DEVELOPMENT PLAN 2021
MAIN ISSUES REPORT
JANUARY 2019

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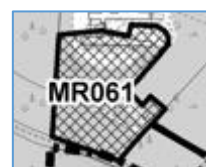
Introduction

This appendix details the Officers' response to the development bids submitted in response to our call for sites to inform the Main Issues Report of the Local Development Plan 2021. This information is set out in the same manner for all our analysis with a statement of vision and objectives for the settlement and then analysis of the existing allocations, the "officers' preferred bids, and finally the other options that we have considered. Each settlement has a conclusion associated with it.

Where existing sites should be removed from the plan, or new bids identified as long term reserved sites with future potential for development post 2031, then this is noted in the tables.

Each settlement has a map associated with it that identifies the location of bids and existing opportunity sites from the Local Development Plan 2017. The maps show:

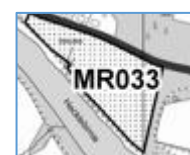
- Preferred sites as a cross hatch. These are sites that should be made available for development immediately on adoption of the Local Development Plan 2021.



- Reserved sites as vertical lines. Reserved sites are out with the settlement boundary and are unavailable for any form of development under the Local Development Plan 2021 until confirmed by a mid-term review and brought forward as a specific proposal. They are **not** sites preferred for immediate development and are identified as being *possible* future opportunity sites only.



- Other options, which are not preferred, as a dotted outline. These are sites which may be deliverable, but better options exist.



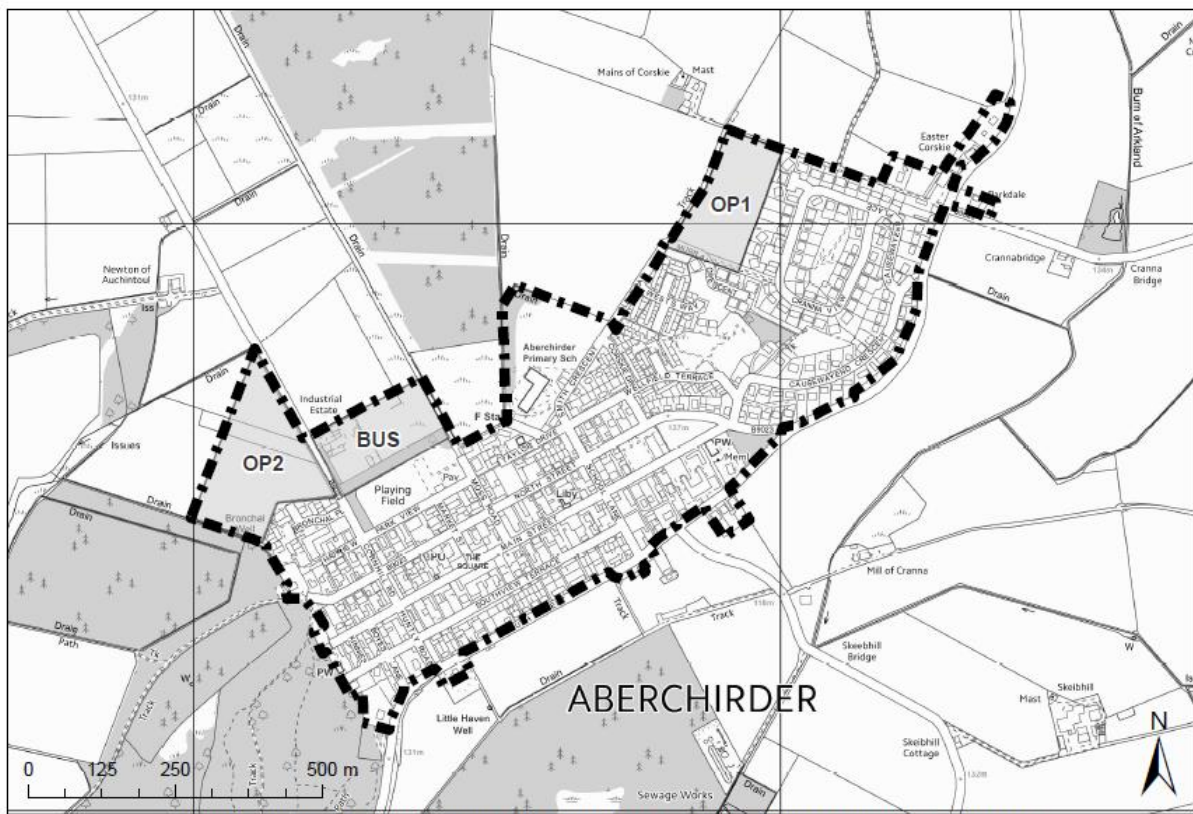
All conclusions have been based on a full assessment of the opportunities that a site may, or may not, provide, an Interim Environmental Report produced as part of the Strategic Environmental Assessment and a Habitats Regulations Appraisal Record.

Aberchirder

Lying to the north of the A97, Aberchirder acts as a rural service centre. The centre of the settlement is designated as a Conservation Area and the older part of the town follows a strict grid pattern. Set within undulating farmland, Cleanhill Wood acts as a natural barrier to development to the west side of the settlement, while development to the south side has been restricted to protect the overall setting of the village and to limit development on the southern side of the A97. Fewer restrictions affect development on the eastern and northern sides of the settlement. Future development must ensure Aberchirder's attractive setting, historic features and role are maintained.

Planning Objectives:

- To maintain the role of the settlement as a service centre.
- To preserve the historic fabric and amenity of the settlement.
- To provide opportunity for employment.
- To sustain community facilities and services.



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Existing Development Sites

Reference	Proposal	Overview
OP1	45 homes	Identified as constrained due to “marketability” in the Housing Land Audit 2018. No planning applications received to date.
OP2	65 homes	Identified as constrained due to “marketability” and “ownership” in the Housing Land Audit 2018. No Masterplan or planning applications received to date. Remove from the Plan.

Development Bid Sites

No development bids were received.

Conclusion

The two existing housing allocations in Aberchirder were originally identified for future housing need in the 2006 Local Plan, and subsequently allocated in the Local Development Plan 2012, with no progress to date. The low market demand for housing has been demonstrated through the bid process as no bids were received, although there has been some recent housing development in the village on a small unallocated site. We have no confidence at this time that sites OP1 and OP2 are deliverable, it is therefore proposed that site OP2 is removed from the Plan and the settlement boundary adjusted accordingly. However, it is proposed that OP1 is allocated as a site in reserve to meet potential future demand. Although this site is currently constrained due to low market demand, the site forms a logical extension to the settlement.

Banff

Originally developed around Banff Bay at the mouth of the River Deveron, Banff is a key settlement and an important administrative and service centre for the western half of northern Aberdeenshire. Most of the historic lower town and the Georgian architecture of the upper town comprise a Conservation Area. The southern aspect of Banff is covered by the Duff House Gardens which has a National Designed Landscape designation.

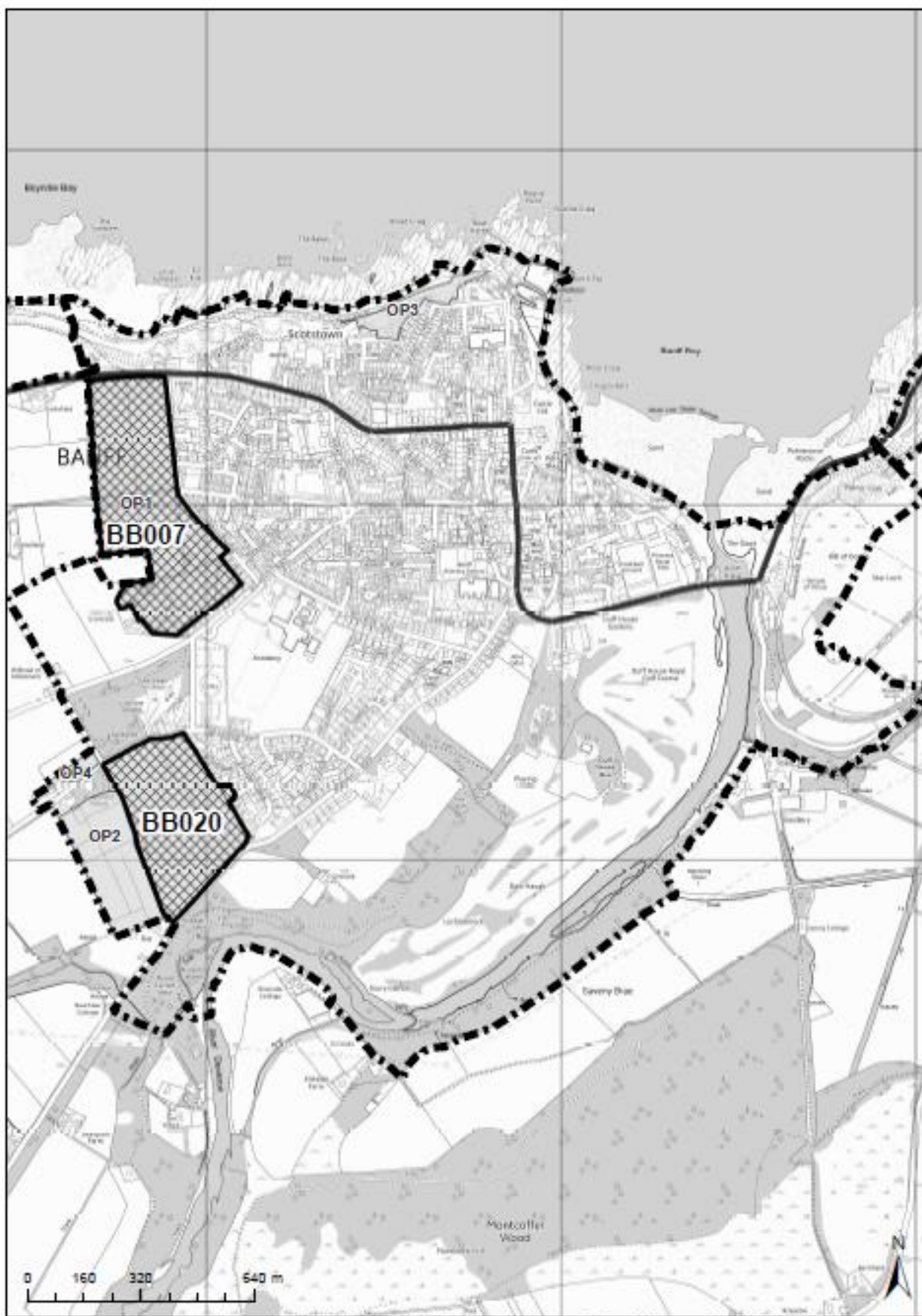
The significance of Banff as a regional service centre is enhanced by its striking coastal situation and its location on the main A98 road, making it an attractive tourist and visitor destination for North East Scotland and the Moray Firth Coast.

The development of Banff has to be considered in relation to the town of Macduff, which is located on the opposite side of Banff Bay. The two towns provide complementary functions for each other and land use allocations take account of this relationship. Located within the Regeneration Priority Area, it is important that all future development promotes regeneration in the area, including improved transport infrastructure to and from the settlement, building flood resilience, while protecting the historic character of the town to ensure the town remains a popular destination for visitors and tourists.

The lack of new small scale, affordable housing is an issue for the local community. Greater business development continues to be a key element that the community feel is missing from the area, particularly for high wage jobs such as those provided for by software and other elements of the digital industry, and there is a desire for business-ready units to be made available locally. The Council Depot site off Tannery Street may be viable for a number of small scale workshops to meet this business need. Community concerns have also been voiced over the long term maintenance of the existing bridge over the River Deveron.

Planning Objectives:

- To enhance the role of the settlement as an administrative and service centre.
- To preserve the historic fabric and amenity of the settlement.
- To protect the coastal character and setting of Banff.
- To strengthen sense of place and identity.
- To protect and enhance the role and attractiveness of the town as a tourist and visitor destination.
- To provide improved housing choice and meet local need in the settlement.
- To support local services and facilities, including the schools.
- To support opportunities for local employment.
- To maintain the complementary functions of Banff and Macduff.



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Existing Development Sites

Reference	Proposal	Overview
OP1	400 homes, community facilities, leisure and retail units	<p>Identified as constrained due to “marketability” and “ownership” in the Housing Land Audit 2018.</p> <p>Masterplan agreed 2015. Full Planning Permission application is pending for 94 homes on northern half of site (expected to supersede an existing application for 121 homes due to expire September 2018). 94 homes projected to be delivered by 2021.</p> <p>See bid BB007 below.</p>
OP2	295 homes	<p>Identified as constrained due to “physical”, “marketability” and “infrastructure” issues in the Housing Land Audit 2018.</p> <p>See bid BB020 below.</p> <p>No Masterplan or planning application received to date.</p>
OP3	25 homes	<p>Identified as effective in the Housing Land Audit 2018.</p> <p>Under construction, 7 homes built, completion expected by 2019.</p>
OP4	5 homes	<p>Identified as constrained due to “ownership” in the Housing Land Audit 2018.</p> <p>Expired planning approval for 4 homes.</p>

Development Bid Sites

The following sites have some potential for development and may be considered to be an **Officers’ preference**:

Reference	Proposal	Overview
BB007 Site OP1 Land at Goldenknowes, Banff	400 homes / mixed use	<p>The proposed site is for OP1 with no change to the existing allocation which is a mixed use development of 400 homes with community facilities, leisure and retail units as per the Masterplan agreed in January 2015.</p> <p>The site is a natural extension of Banff with easy links to the settlement using existing cycle and pedestrian routes. This mixed use development also mitigates car dependency by providing new community facilities, and small scale neighbourhood retail that should not conflict with the objectives for Banff Town Centre.</p> <p>Delivery of this site has been slow because of multiple owners being involved, but there is progress nonetheless, with a pending planning application for 94 homes on part of the site, and therefore the site should</p>

		continue to be supported in its entirety to retain the integrity of the Masterplan.
BB020 Site OP2 Colleonard Road, Banff	200 homes	<p>The proposed site covers approximately two thirds of the existing OP2 site and reduces the allocation from 295 to 200 homes. There is a slightly adjusted eastern boundary to incorporate an additional small section of land that may allow access off Montcoffer View, although it is anticipated that the main access will be created off the A97. The proposed revised western boundary is defined by an existing tree lined access track. This tree belt is a valuable landscape feature to be retained.</p> <p>The revised site fits with the existing settlement layout and sits well in the landscape, contained by the agricultural field structure with strongly defined woodland edges. Moving the western boundary line also means that P7 (strategic landscaping) can be removed as the woodland edge along the existing track would form the new boundary as well as potential access. Supplementary woodland along this boundary should be included within the site to strengthen this edge and retain the southern 'gateway' role of the site in this strategic location, and to ensure there is meaningful green network enhancement.</p>

Other options which Planning Officers have not preferred:

None.

Conclusion

Characteristically, settlement growth in Banff operates at a slow rate of development due to market conditions. Two development bid sites are identified above as an "Officers' preference" which justify the continued inclusion of OP1 and OP2 sites in the Local Development Plan. The latter is proposed in bid BB020/OP2 as being taken forward at a reduced size of allocation over a smaller area of land, which would provide a more deliverable site. As such, the western portion of OP2 (including associated strategic Planting P7) would be removed from the Plan. In addition it is proposed that OP4 is removed as we are not confident this is deliverable. The settlement boundary would be adjusted accordingly.

The aspiration for a link road between the A97 and A98 also needs to be considered. It has become apparent that this will not be fulfilled in the foreseeable future as there is insufficient evidence to justify large scale public investment at this time, therefore references to this should be removed from the settlement statement. Finally, it is proposed that OP3 is removed from the Plan as it is currently under construction and expected to be completed before 2021.

Cairnbulg and Inverallochy

The villages of Cairnbulg and Inverallochy lie adjacent to one another approximately 6km east of Fraserburgh within the Regeneration Priority Area. Both fishing villages and the harbour lie to the northwest of the settlements, while Inverallochy Golf Course forms the eastern boundary. The coast at this point is part of an important geological site with good examples of rock exposures along the shore and a raised beach/fossil cliff/sand dune complex which is important for breeding, overwintering and feeding birds. The older parts of the settlements are characterised by traditional buildings densely spaced, whereas more recent expansion of the settlements to the south and west is of more modern design.

Future development in the settlements should provide a choice of housing, while also attempting to adopt some of the characteristics of the old village to reaffirm the settlements' unique built fabric and attractive coastal setting.

The lack of community facilities and amenities, in particular for younger people, is an issue for this community. There is a desire to bring the current derelict community hall back into use, and to have a local healthcare facility. The Conservation Area designation is highly valued by residents who would like to see it enhanced through pavement improvements, parking and speed restrictions. There is local demand for affordable housing, and a desire to create employment opportunities by attracting new businesses or through home-working opportunities.

Planning Objectives:

- To preserve the historic setting and amenity of the settlement.
- To protect the coastal character and unique natural assets.
- To strengthen overall sense of place and identity.
- To support community facilities and services.
- To meet local housing need in the settlement.
- To promote and support local employment opportunities.

		<p>distanced and buffered by existing housing and the golf course.</p> <p>As a disused airfield, this is a flat site with low biodiversity value which the proposed development would enhance. There is a surface water flooding issue that an appropriate Sustainable Urban Drainage System would help mitigate, and potential contamination including radioactive substances that require specialist advice and investigations. There is also a legal issue concerning secondary access to the site to be resolved. This may require the allocation to be reduced potentially to 49 homes should only one access point be achieved. Otherwise the development presents an opportunity to recognise and commemorate the former use as a WWII airfield in the public realm and overall development design. This site should be cross referenced with Bid BB018 which proposes an extended OP1 site.</p>
<p>BB018</p> <p>Land South of Allochy Road, Inverallochy Airfield</p>	<p>180 homes</p> <p>Reserved. This is not preferred for immediate development.</p>	<p>The proposed bid of 95 homes is a very low density in relation to the scale of this site which has potential capacity for approximately 180 homes.</p> <p>The proposed site is an extension of the existing OP1 site (bid site BB017). The bid proposal BB018 makes reference to ENQ/2016/1226 providing an indicative layout which is very low density but incorporates a series of shared public spaces. However, deliverability of this site is subject to site BB017 being able to make provision for vehicle access for both sites. Site BB018 is therefore a reserved site subject to delivery of site BB017.</p> <p>No adverse impact on the nature conservation objectives of the nearby Site of Special Scientific Interest and the Local Nature Conservation Site is anticipated as the majority of the bid site is sufficiently distanced and buffered by existing housing and the golf course. As a disused airfield, this is a flat site with low biodiversity value that the development would enhance. There is a surface water flooding issue which an appropriate Sustainable Urban Drainage System would mitigate. There is also potential contamination including radioactive substances that require specialist advice and investigations. Otherwise, the site presents an opportunity to recognise and commemorate the former use of the site as a WWII airfield in the public realm and overall development design.</p>

Other options which Planning Officers have not preferred:

Reference	Proposal	Overview
BB024 Land North of Rathen Road, Cairnbulg	30 homes	The proposed development of 30 homes would have an adverse landscape impact and erode a sense of place largely due to its impact on the landscape. Set within the North East Aberdeenshire Coast Special Landscape Area, this area overall is characterised by a strong sense of place with uninterrupted views out to sea, with a striking sense of openness and expansiveness at this arrival point into the village along the adjacent Rathen Road. This impact is significant as within this landscape designation the edges of settlements are particularly vulnerable.

Conclusion

The historic character of the settlements of Cairnbulg and Inverallochy with associated strong sense of place and sensitivity to landscape impact are key considerations in balancing local housing need against potential overdevelopment. The settlement has few services and lacks local employment opportunities and therefore all new development in Cairnbulg and Inverallochy will result in increased car dependency.

There are two sites to the south of the settlement identified as an “Officers’ preference”. Site BB017 justifies continued support of OP1 in the Local Development Plan albeit there is an access constraint to overcome whilst BB018 is proposed as a “reserved” site dependent on site BB017/OP1 being able to make provision for the development of BB018. In the meantime the OP1 housing allocation, together with the recent windfall site will sufficiently sustain the settlement’s housing need. Finally, it is proposed that the windfall site of 37 homes is included as an allocation in the Local Development Plan, and the settlement boundary redrawn accordingly to include this.

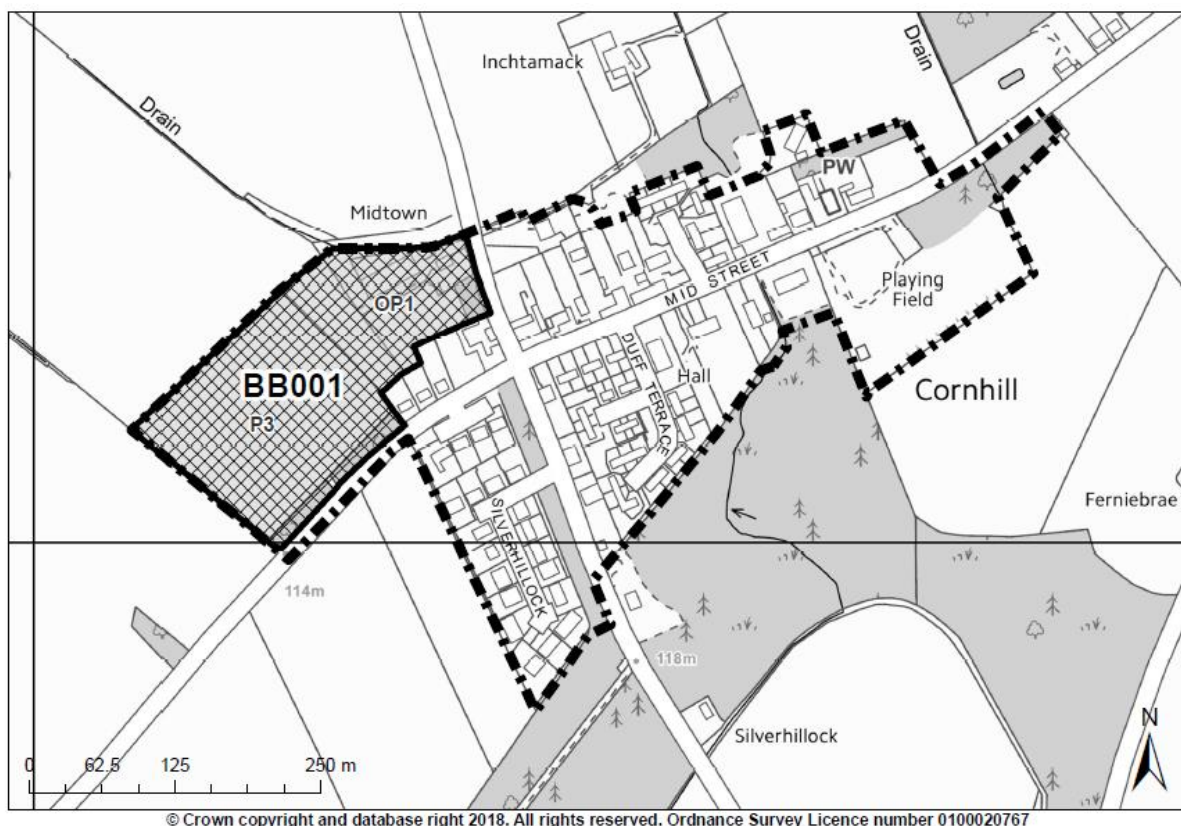
Cornhill

Cornhill is a small rural settlement situated to the southwest of Banff on the crossroads of the A95 and B9023. The village contains a number of amenities including several small local businesses, sports pitches, village hall and post office. The village has a character that reflects its origins around the crossroads and subsequent organic growth along Mid Street. The built form generally reflects individual or small groups of one, to one and a half storey homes. Mid Street reflects a distinctive pattern by having the oldest properties hard against the current road line while on the southern side, long gardens separate the road from the houses. Mature tree features mark the oldest part of the village and contribute to making the place distinctive. The adjacent local Ancient Woodland is also an important natural heritage feature of the area. While demand for development is low, it is important that the distinctive character of the village is maintained.

The local community would welcome new development to help sustain the village and boost demand for local amenities, although flooding is a concern. The community desire new footpath links around the village, including a connecting path to Ordiquihill Primary School, and improved play facilities.

Planning Objectives:

- To retain the distinctive character of the village.
- To preserve the amenity and attractiveness of the settlement.
- To strengthen the overall sense of place in the community.
- To meet local housing need in the settlement.
- To support local services and facilities.



Existing Development Sites

Reference	Proposal	Overview
OP1	25 homes	<p>Identified as effective in the Housing Land Audit 2018 (for 8 homes).</p> <p>Full Planning Permission has been approved for 8 homes and a garage. Projected construction start in 2019, delivery by 2022.</p> <p>See BB001 below.</p>

Development Bid Sites

The following sites have some potential for development and may be considered to be an **Officers' preference**:

Reference	Proposal	Overview
BB001 Sites OP1 and P3, Midtown Farm, Cornhill	12 homes and Primary School	<p>The capacity of this site has been decreased from 18 to 12 homes.</p> <p>The bid proposal requests that P3 is retained for a primary school, and that the OP1 allocation is changed from 25 homes to 18 homes.</p> <p>Full Planning Permission is in place for 8 homes on a portion of site OP1, and for a garage and vehicular access to the existing farm building in the north east corner of the site. To date, demolition only has taken place.</p> <p>A planting buffer is required alongside a drainage ditch to the north west. A clump of trees creates a woodland setting at the existing entrance to the site which will provide a valuable feature, strengthening sense of place, and helping to contain and screen the site. The proposal would retain these trees, and extend existing tree belts.</p> <p>In consideration of the need for access to the P3 site through OP1, together with space needed for planting buffer and tree belts, based on the average plot size from the existing planning application, a maximum of 12 homes would be more appropriate (including the 8 homes already approved). In relation to site P3, Aberdeenshire Council currently have no plans to build a new school in Cornhill. It is therefore proposed that the site is removed from the Plan. However, provision for access to the P3 site from BB001 should be retained to allow for a potential future extension of the village in this location.</p>

Other options which Planning Officers have not preferred:

None.

Conclusion

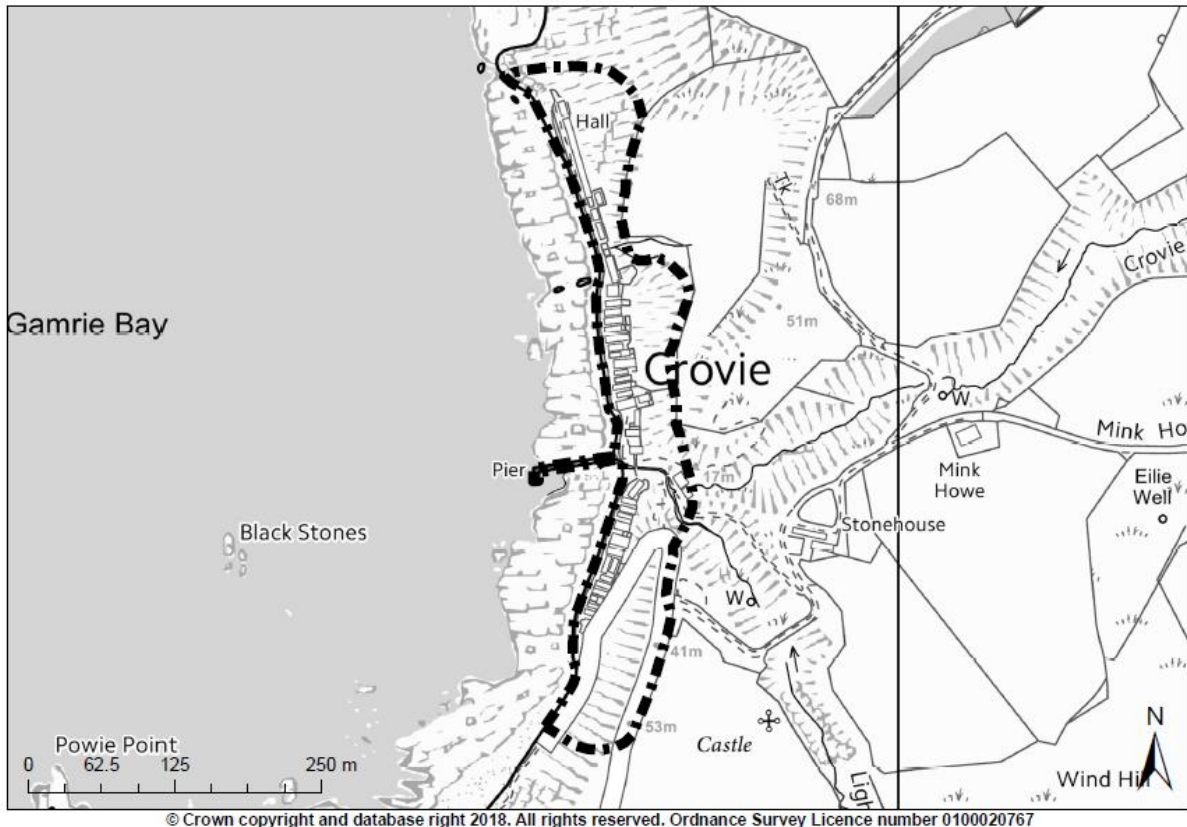
Despite the low demand for development in the area, the continued support of the OP1 site is justified through the bid submission. This would however be at a proposed reduced allocation of 12 homes which is a more appropriate and realistic density for this site. It is also proposed that the existing site P3 site is removed as there is no prospect of a primary school being built in Cornhill in the foreseeable future. There will be no other changes to the settlement.

Crovie

Crovie is a unique and traditional Banffshire fishing village built on a narrow ledge between the base of the cliffs forming the east side of Gamrie Bay and the sea. The entire settlement is designated as a Conservation Area. The scenic coastal setting and historic character of Crovie must be protected to ensure the settlement remains a popular and attractive destination for tourists and visitors.

Planning Objectives:

- To preserve the historic setting and amenity of the settlement.



Existing Development Sites

There are no development sites.

Development Bid Sites

No development bids were received.

Conclusion

No new development sites are proposed. The settlement statement would be retained in the Local Development Plan on account of Crovie's Conservation Area designation.

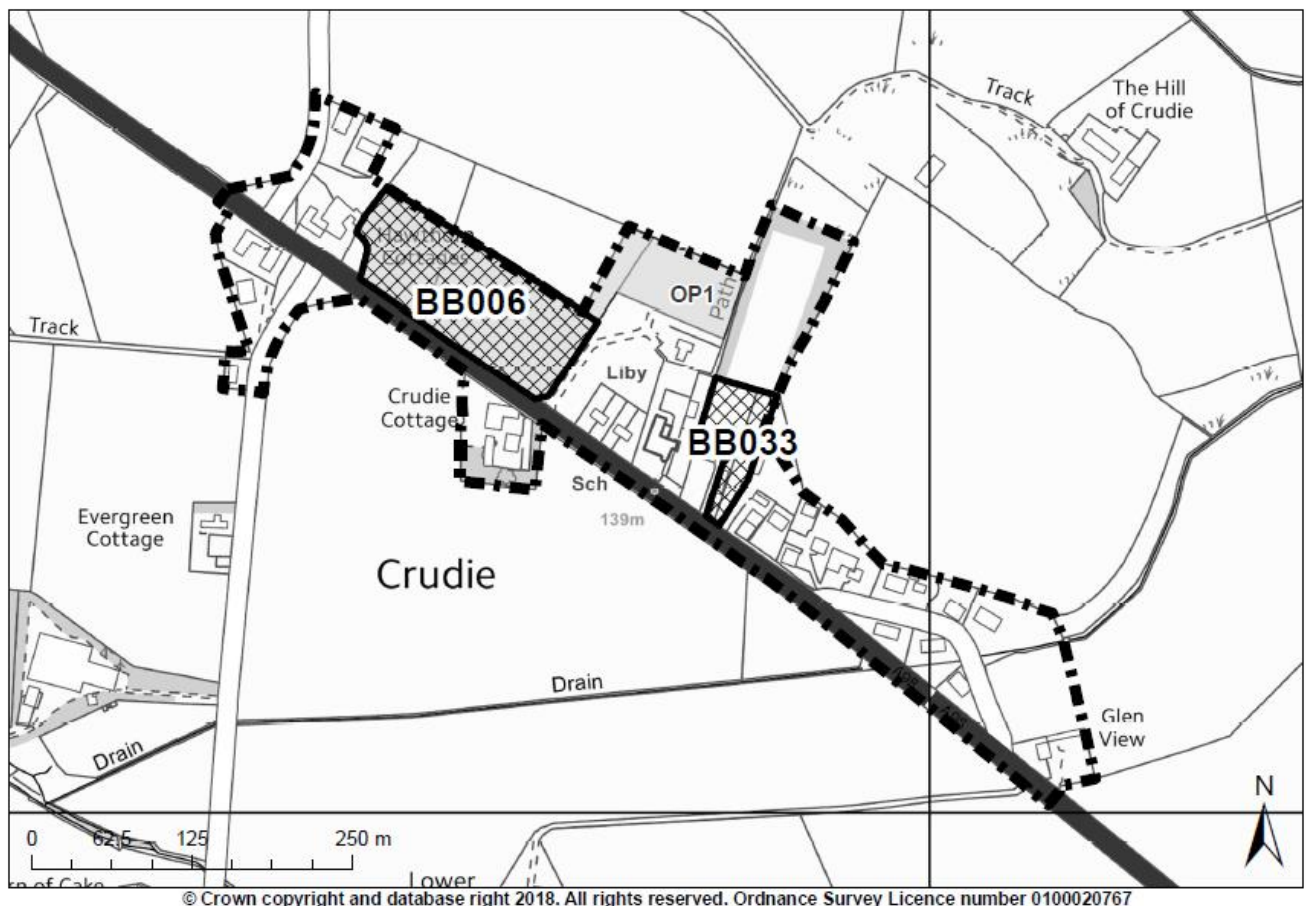
Crudie

Crudie is a dispersed village centred around an existing Primary School located to the southeast of Banff and southwest of Fraserburgh. Its main role is to act as a focus for community activity based on the library and primary school, which serve the wider rural area. Demand for homes in this area may be low but opportunities have been provided for development to sustain these services, and organic growth may be permitted. Development is likely to progress at a relatively slow rate to meet the capacity of waste water treatment.

The local community are supportive of organic growth development in order to sustain local services and facilities, including Crudie Primary School. Whilst recognising there is low demand for new housing in the area, the community desire more mixed use/employment development, and have aspirations for a new pathway around the village as a 'selling point'.

Planning Objectives:

- To enhance the role of the settlement as a focus for community activity.
- To meet local housing need.
- To support local services and facilities, including the primary school.
- To provide opportunity for local employment.



Existing Development Sites

Reference	Proposal	Overview
OP1	14 homes	<p>Part of the site is identified as constrained due to “marketability” and “infrastructure” in the Housing Land Audit 2018.</p> <p>On the part of the site that is identified as effective, Full Planning Permission has been granted for 9 homes with 1 home built to date. This is on land that is partly on OP1, and partly on unallocated land immediately to the south, next to Sunnybank Cottages. Of this planning application, 4 homes are on the OP1 portion of the site. This site is projected to be completed by 2024.</p> <p>See BB006 below.</p>

Development Bid Sites

The following sites have some potential for development and may be considered to be an **Officers’ preference**:

Reference	Proposal	Overview
BB006 Land at Hawthorn Cottages, Crudie	10 homes	<p>This proposal is for a large portion of the existing OP1 site, excluding the area of land next to Sunnybank Cottages that has planning consent for 9 houses. These houses are not part of the 10 homes proposed in this bid. However the site with planning approval should remain in the Local Development Plan as an allocated site in its own right.</p> <p>The proposed bid site BB006 does not include the vehicular access already made off the A98 for the adjacent development of 9 houses. A separate access could be provided for the bid site off Hawthorn Crescent to the east to avoid access off the A98.</p> <p>The proposal would meet the local community aspiration to sustain local services without any significant new allocations. Despite the general low demand for homes in the area together with an infrastructural constraint on waste water treatment capacity, the current bid should be supported so that the potential to link the two built up areas of Crudie together can remain in place in the Local Development Plan.</p>
BB033 Site adjacent to ‘The Firs’, Crudie	4 homes (self-build)	<p>The proposed site is on derelict land that is part brownfield, part greenfield. This is an L-shaped plot set around ‘The Firs’ – a 19th Century example of an “L-Plan” house which is not listed, nor is it part of the site. The site provides a wooded setting for the proposed homes and has potential for a housing layout that would reflect the settlement growth pattern. This is</p>

		characterised by houses sitting behind each other, set back from the road, and without impact on existing trees. To overcome the local constraint on waste water treatment capacity, a private solution is proposed. Furthermore, the development would be viable at 4 homes if shared access can be taken off the adjacent lane off the A98 to the east of the site.
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Other options which Planning Officers have not preferred:

None.

Conclusion

On account of there being a low demand for new housing in the area, the two sites identified as being an “Officers’ preference” propose only a modest increase in the housing allocation overall. This comprises OP1/Bid site BB006 which provides 10 homes, and 4 homes on the remaining portion of OP1 that is subject to a separate development. Inclusion of site OP1/bid site BB006 also retains the opportunity to link the two separate built areas of the settlement. It would be stated in the Local Development Plan that access should not be taken from the A98 as it is a principal A class road.

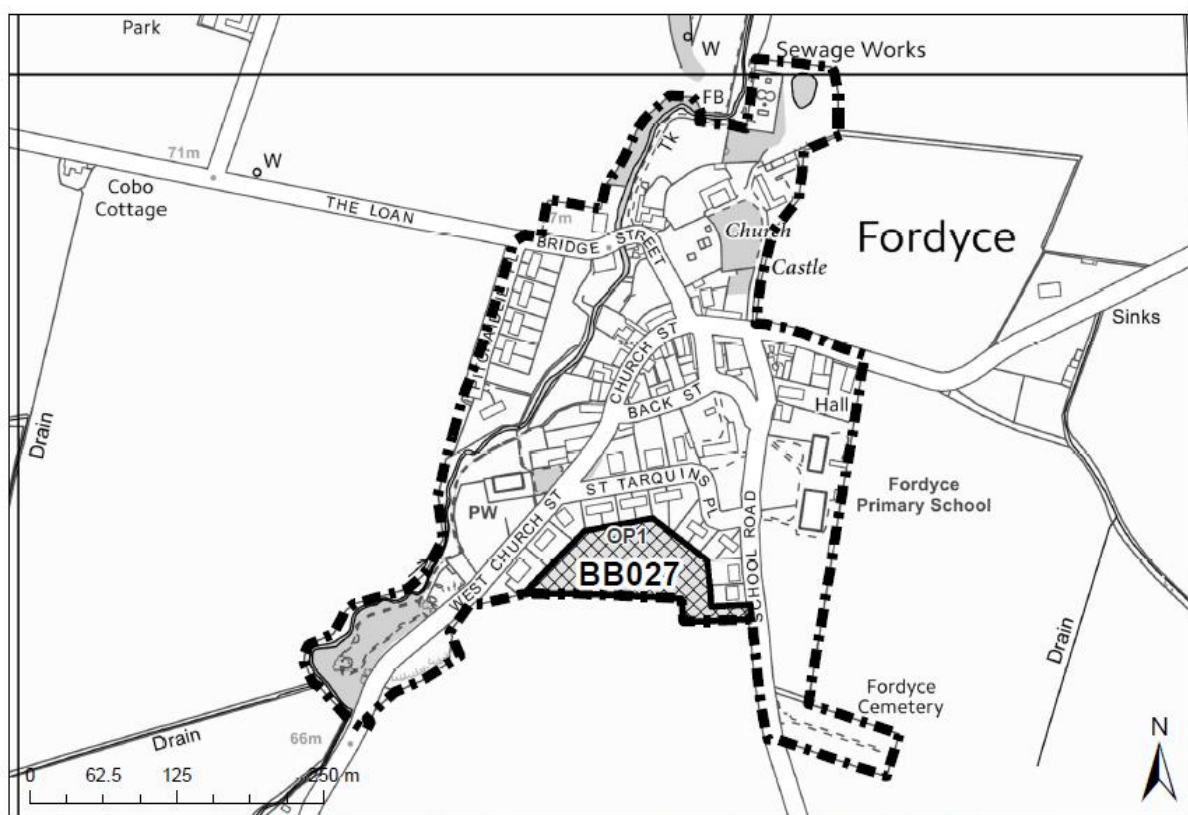
There is an additional new site (Bid BB033) that would provide a further 4 homes through an ‘infill’ opportunity on derelict land that can be brought forward as individual self-build plots in accordance with market demand. Development of this derelict land is likely to be a welcome addition to the Local Development Plan.

Fordyce

Fordyce is a historic settlement located at the foot of Durn Hill. Protected by Conservation Area status, the village has remained largely unchanged in recent years. The existing church, castle, wooded setting and distinctive architecture styles which include private gardens, make Fordyce an attractive and 'green' village. Limited future development is acceptable and organic growth may be permitted, which should respect the existing architectural styles found within the settlement.

Planning Objectives:

- To preserve the historic setting and amenity of the settlement.
- To meet local housing need in the settlement.
- To help contribute to the overall sense of place in the community.
- To support local services and facilities, including the primary school.



Existing Development Sites

Reference	Proposal	Overview
OP1	5 homes	<p>Identified as constrained due to “marketability” in the Housing Land Audit 2018.</p> <p>No planning applications received to date.</p> <p>See BB027 below.</p>

Development Bid Sites

The following site has some potential for development and may be considered to be an **Officers' preference**:

Reference	Proposal	Overview
BB027 OP1 West Church Street, Fordyce	5 homes	The proposed site is the existing OP1 site and the bid seeks to retain the allocation of 5 homes within the same site boundaries at this logical extension to the settlement. The proposal may help support local facilities, particularly as the local primary school roll is in decline. In the Housing Land Audit 2018 the site is constrained due to 'marketability', however, the site has no physical constraints and represents the only potential direction for development of this village without impacting on its historic setting.

Other options which Planning Officers have not preferred:

None.

Conclusion

There are no proposed changes to this settlement and the existing housing allocation of 5 homes will be retained.

Fraserburgh

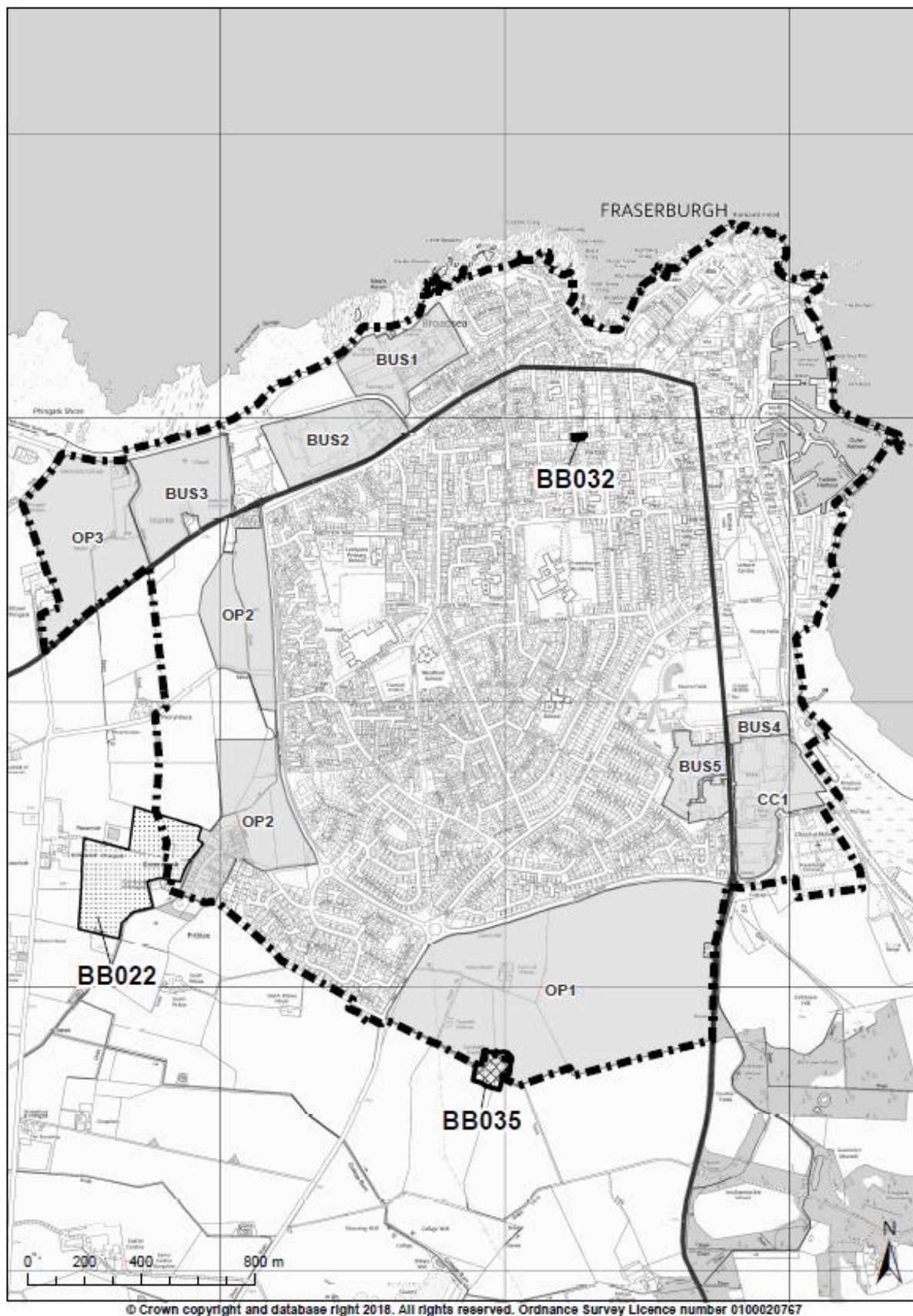
Fraserburgh serves as a major employment and service centre within north eastern Aberdeenshire. It is one of Europe's premier fishing harbours and its growth has been tied to the fortunes of the industry ever since its early origins. Fraserburgh offers a wide range of services with good shopping and leisure facilities.

Bounded to the north and east by the sea, Fraserburgh has expanded inland without the landward physical constraints of many of the smaller coastline settlements. The north has undergone extensive housing regeneration and new tourism and recreation opportunities are being provided with the ongoing regeneration of the lighthouse and beach. It is essential that this effort continues during the Plan period in order to fully realise the potential Fraserburgh has to be a vibrant place to live, work and visit. The harbour area has been safeguarded for port related activities as there is potential new development arising from a masterplanning exercise. A retail park in the south-east has added to the large scale employment areas on the east and north boundaries. Significant employment and housing land allocations have been made to the north, west and south of the town, with progress being made on developing the housing sites to the south and south west.

Delivering housing choice within the Regeneration Priority Area and building flood resilience within the settlement remain priorities for the local community. In particular there is a desire for a broader, more diversified spread of funding beyond Council owned properties, and to see investment being used to attract new businesses to the town. There is local concern that negative perceptions from outside of Fraserburgh impact on decisions affecting the town's growth and development. There is a desire for improved localised health facilities to avoid people having to travel.

Planning Objectives:

- To protect and enhance the role and amenity of the town as a regional service centre.
- To sustain and enhance the vitality and viability of the town centre.
- To preserve the historic fabric of the settlement.
- To conserve the harbour area for port related activities.
- To meet local housing need in the settlement.
- To provide housing choice.
- To support opportunities for improved health and community facilities.
- To support local business and employment opportunities.
- To build flood resilience.



Existing Development Sites

Reference	Proposal	Overview
OP1	600 homes, 4ha employment land, and sites for a new primary school, health centre and cemetery	<p>Identified as effective in the Housing Land Audit 2018.</p> <p>Masterplan approved 2014. Site under construction with protracted build out rate. Phase 1 (120 homes) expected to be complete by 2023, whole scheme completion by 2047.</p> <p>See BB035 below.</p>
OP2	590 homes and land for two full size grass pitches with changing facilities	<p>Northern part of the site is identified as constrained due to “marketability” in the Housing Land Audit 2018, the southern part is effective.</p> <p>Masterplan was agreed for whole site in 2014. Southern part of the site (350 homes) is under construction with 148 homes complete. The remaining 202 homes are expected to be built by 2031.</p> <p>For the northern part of the site (240 homes) there has been no progress to date.</p>
OP3	16.5 ha employment land	Marketable site, undeveloped. Masterplan agreed 2014 in line with OP2 site.
CC1	Bulky comparison outlets	<p>Mostly developed and occupied as retail park and warehouses.</p> <p>Remaining vacant part of site being marketed by Aberdeenshire Council.</p>

Development Bid Sites

The following sites have some potential for development and may be considered to be an **Officers’ preference**:

Reference	Proposal	Overview
BB032 Land at Mid Street, West of Albert Lane, Fraserburgh.	Healthcare use	The site has no constraints and the bid proposes redevelopment of a vacant brownfield site. Being adjacent to an existing health centre, it would be appropriate to safeguard this site for a healthcare use.
BB035 Land at Tyronhill Farm, Fraserburgh	30 homes	The proposed site provides 1.35 hectares of housing land with potential capacity for 30 homes. The site has no constraints and it would be logical to align this site with the phased development of the adjacent mixed use site OP1, on the condition that BB035 development accords with the Masterplan and that pedestrian access linking the two sites is provided. It is also preferred that the granite cottage and steadings are retained, as they

		will contribute to Fraserburgh's sense of place as site OP1 develops.
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Other options which Planning Officers have not preferred:

Reference	Proposal	Overview
BB022 Part of R1, Land West of Greenbank Gardens, Fraserburgh	95 homes	<p>The proposed site is in a peripheral location and as such does not relate well to the existing settlement. The site is constrained due to its poor road connectivity with Fraserburgh, proximity from services, impact on the amenity of the houses to the southeast of the site, impact on the landscape, and loss of open space that is reserved in the 2017 Local Development Plan as site R1. Site R1 is also meant to act as a green buffer and this proposal does not provide any compensatory open space.</p> <p>Regarding the R1 portion of this bid site, there has, to date, been no application for change of use from agricultural land to recreational use by the OP2 developer who has developed a significant proportion of R1. It is recommended the R1 portion related to this bid site is removed from its current R1 designation as it is unlikely that the proposer who owns the land will be providing the open space, and as such the settlement boundary should be redrawn to contain the recently built development.</p>

Conclusion

Fraserburgh currently has two existing housing allocations totalling 1190 homes with protracted build out rates due for completion 2031 and beyond. As such this is sufficient housing land for foreseeable needs. In addition, there is adequate supply of deliverable housing land to satisfy the Strategic Development Plan's housing requirements for the Rural Housing Market Area. In light of this, together with loss of open space, landscape impact and the peripheral location of site BB022, this site is not proposed as an Officers' preference. However it is logical to include site BB035 in the Plan given its location and relatively small size. It would be specified in the Local Development Plan that the site should align with the Masterplanning of OP1 site and its proposed phased delivery, and that pedestrian access should be established to link the two sites. The settlement boundary would be adjusted accordingly to incorporate BB035. It is also appropriate to include site BB032 as this provides a logical infill development in a central location that would help meet local health needs.

It is proposed that the harbour area of Fraserburgh is designated as a protected area for 'port related activities' for a potential Masterplanning of the area. Also, additional employment land will be allocated in Fraserburgh and identified in the draft Proposed Plan.

Gardenstown

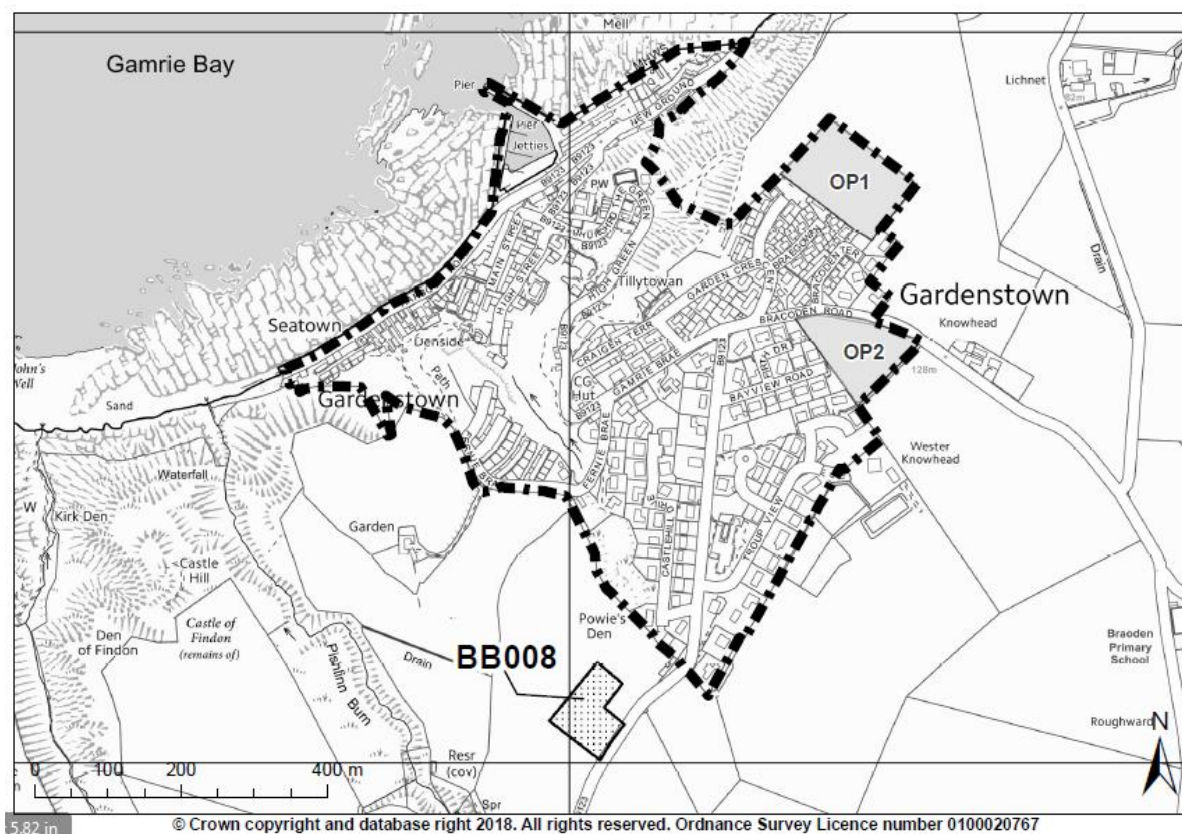
Gardenstown has one of the most spectacular settings of any coastal village in Aberdeenshire. The older part of the settlement climbing up the steep cliff from the harbour has been designated as a Conservation Area. Development of both public and private sector housing has taken place at the top of the cliff, and more recently private housing has been developed to the west of the settlement. Historically a fishing village, its setting and character has made it a popular tourist destination. A handful of shops are located on the upper and lower areas of Gardenstown, but it is predominantly residential.

New development within the lower part of the settlement is severely constrained by street and building layout. However there are two housing allocations within the upper part of the settlement, and organic growth may be permitted. Located within the Regeneration Priority Area it is essential that future housing development includes a range of housing types and tenures to meet local need, while respecting the existing character and setting of the settlement.

Lack of affordable housing is an issue for the local community. At the same time with low demand for housing in the area, sustaining and improving local services are also key priorities. This includes sustaining the primary school, safeguarding local businesses to attract new people to the area (and for people to stay permanently) whilst maintaining the coastal character and setting of the village. The community have expressed a desire for land to be reserved to provide a safe route to school, and for land to be provided for allotments.

Planning Objectives:

- To maintain the coastal character and setting of the settlement.
- To sustain existing local services and facilities, including the primary school.
- To support local employment and business opportunities.
- To meet local housing need and provide housing choice in the settlement.
- To help contribute to the overall sense of place in the community.



Existing Development Sites

Reference	Proposal	Overview
OP1	25 homes	Identified as constrained due to “marketability” in the Housing Land Audit 2018. Planning Permission in Principle approval is pending.
OP2	11 homes	Identified as constrained due to “ownership” in the Housing Land Audit 2018. Full Planning Permission has been granted and deemed to have commenced, but no homes built to date. Construction anticipated to start 2019.

Development Bid Sites

The following sites have some potential for development and may be considered to be an **Officers’ preference**:

None.

Other options which Planning Officers have not preferred:

Reference	Proposal	Overview
BB008 Site South West of Castlehill Drive, Gardenstown	7 homes	<p>The location is not a favourable site for housing as it does not blend in with the existing pattern of the settlement. The development would also have adverse visual landscape impact at the village boundary, eroding the distinctive sense of place experienced at this arrival point into the village, and generally compromises the coastal character. The proposed 7 homes are adjacent to a site where 5 homes have been granted Full Planning Permission (approved as a departure from the Local Development Plan), and which are now under construction.</p> <p>Visual mitigation is proposed by cutting into the slope and setting the housing low down in the landscape. The visual impact would nonetheless be significant in this sensitive landscape on this exposed site where sense of openness, wildness and remoteness are key qualities that would be compromised.</p>

Conclusion

Whilst the two existing development sites OP1 and OP2 are identified as 'constrained', progress has been made in bringing these sites forward, and we are confident that they will be delivered. The bid site BB008 is identified as "not preferred" due to the cumulative effect of this development in conjunction with the adjacent 5 detached homes that were approved as a departure to policy, causing significant visual impact in this sensitive landscape. Whilst it is important to sustain local services and facilities, an unallocated site has recently delivered 25 new homes, and the local housing need can be met by retaining the two existing development sites OP1 and OP2. As such, no changes to the settlement are proposed.

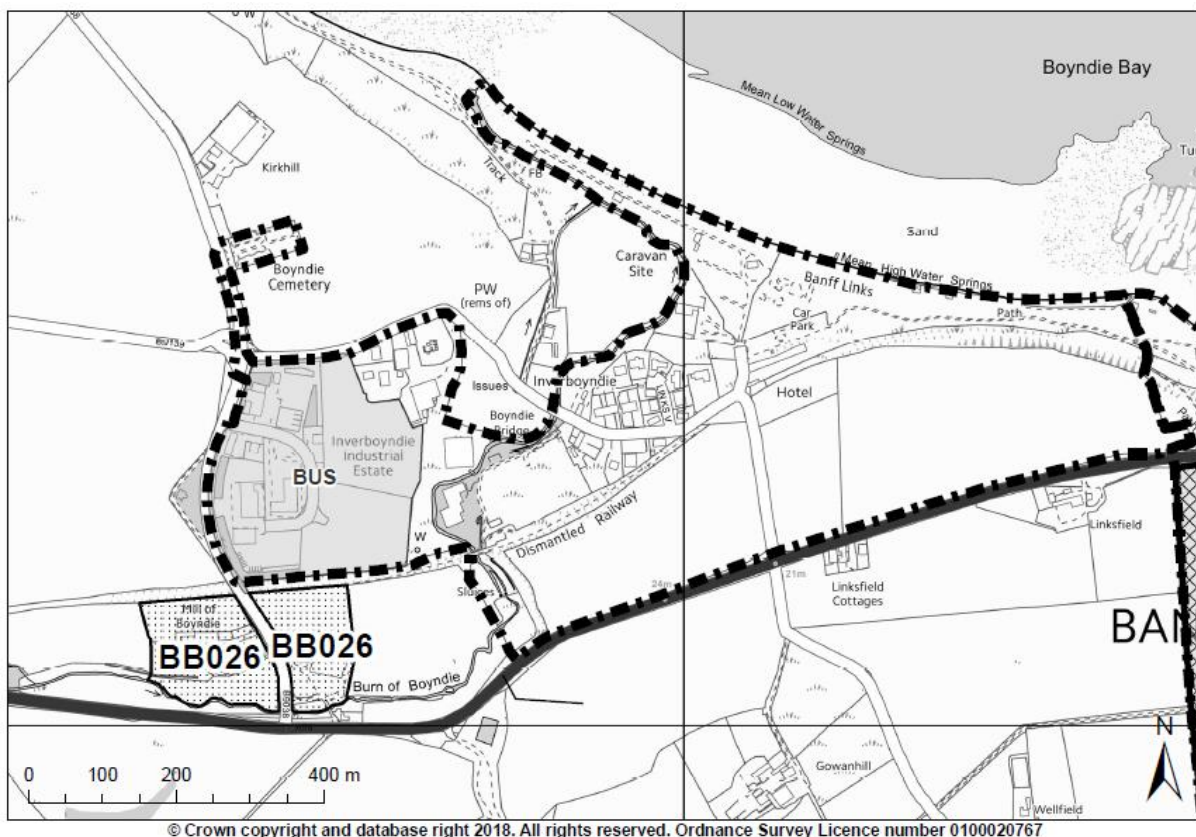
Inverboyndie

Inverboyndie is a small village located at the mouth of the Burn of Boyndie. It includes the Banff Links dune system, which connects Inverboyndie to Banff, less than 1km away. As such, the Banff Links, and land north of the A98 have been safeguarded from development to protect Inverboyndie's setting and to prevent its coalescence with Banff. In light of this, there is very little housing in Inverboyndie. However, a large industrial estate is located to the west and a caravan site to the north.

During the Plan period efforts should be made to retain the character and setting of Inverboyndie to ensure it continues to be a settlement popular with tourists and visitors. Employment opportunities should be promoted on the allocated site to meet the objectives of the Regeneration Priority Area.

Planning Objectives:

- To maintain the character and setting of the settlement and coastal landscape.
- To prevent coalescence of the settlement with Banff.
- To provide opportunity for employment.
- To sustain and enhance the recreation and tourist potential of the area.
- To preserve the amenity of the settlement.



Existing Development Sites

None.

Development Bid Sites

The following sites have some potential for development and may be considered to be an **Officers' preference**:

None.

Other options which Planning Officers have not preferred:

Reference	Proposal	Overview
BB026 Land at Mill of Boyndie, Inverboyndie	20 homes	<p>The proposed site is somewhat detached from the local settlement and is a site of two distinctive halves. On the western half, the burn has shaped the landform into a flood plain/meadow area which sits below the historic 'B' listed Mill buildings behind an attractive beech tree lined avenue. These features provide a distinctive and charming rural setting, whereas the eastern side is more industrial. Although the industrial part is fairly discrete being set low in the landscape, it is at high risk of flooding.</p> <p>Overall, it is the proposed scale of development that is the main issue as this would be visually disruptive, impacting on the distinctive sense of place that the site contributes, albeit that the old mill is now in a state of dilapidation. Sense of openness and integrity of historic features are at most risk.</p>

Conclusion

There are no proposed changes to this settlement. There is an existing unallocated site with Full Planning Permission for 5 homes but we are not confident this will be delivered. There was only one bid received which Planning Officers have "not preferred", however if significantly scaled down, this site has potential to be developed under rural development policy allowing for a sensitive restoration, conversion or extension of a vernacular building on a brownfield site. Alternatively, a planning application could be pursued using the enabling development policy if the building is assessed as being on the 'buildings at risk register' or as a 'building worthy of retaining'.

Ladysbridge

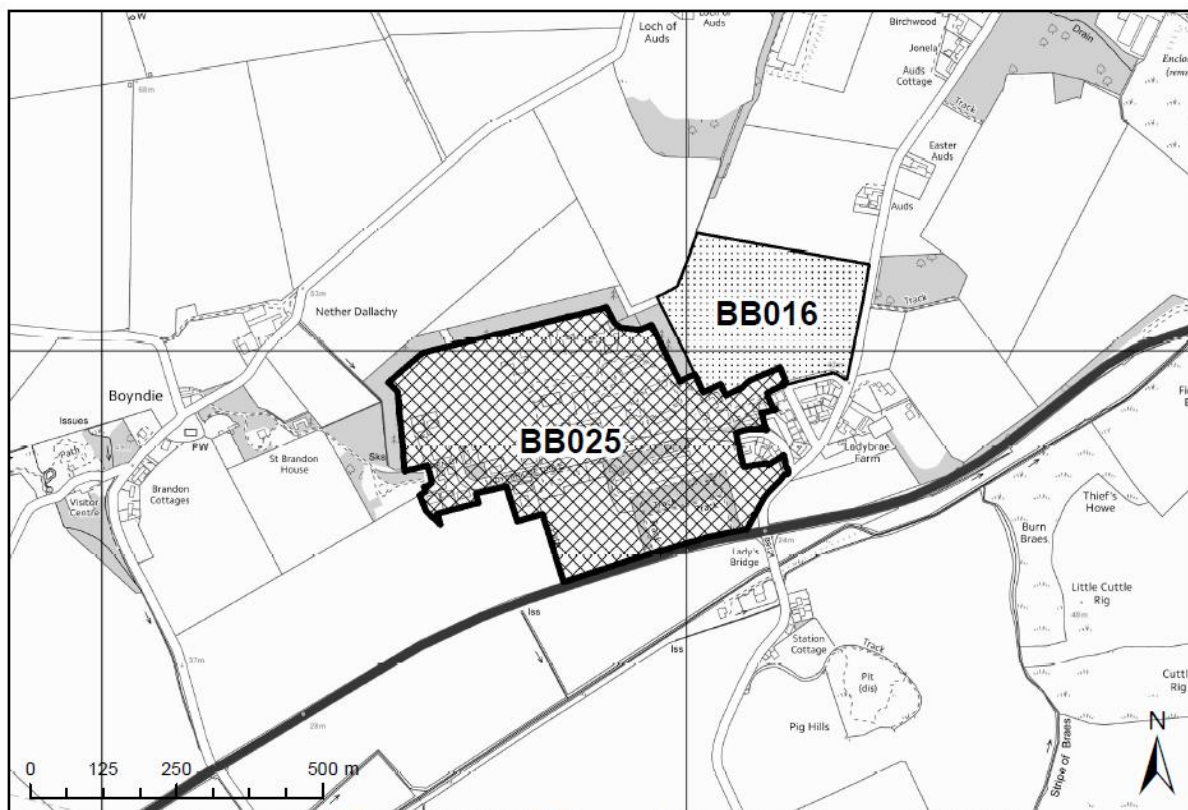
Situated south of Whitehills and adjacent to Boyndie village, Ladysbridge is a newly developed mixed use site located just off the A98 Banff to Portsoy. The development has become known as 'Ladysbridge Village' and it is accessed via the B9121 Whitehills Road.

Located within the Regeneration Priority Area, the new village is on a former hospital site that has undergone redevelopment since 2009. This has included renovation of a number of hospital buildings including the Category B listed Ladysbridge House. Ladysbridge Cottages are existing residential properties that have been retained.

Employment opportunities would be promoted by reserving land identified in the Masterplanning of the site for employment use. Existing tree belts of mature woodland, the historic buildings associated with former hospital site together with associated landscaped areas, are to be conserved. The village has good footlinks to Whitehills and Boyndie, a bus service, and the village has a new small park with play equipment. A community building is expected to be delivered and land for this should be protected.

Planning Objectives:

- To help contribute to the overall sense of place in the community.
- To preserve the historic core of the village centred on Ladysbridge House.
- To provide local services and facilities.
- To provide opportunity for local employment.
- To meet local housing need in the settlement.
- To prevent coalescence with Boyndie.



Existing Development Sites

Not applicable.

Development Bid Sites

The following sites have some potential for development and may be considered to be an **Officers' preference**:

Reference	Proposal	Overview
BB025 Land at Ladysbridge Village, Boyndie	129 homes	<p>The bid has been submitted for the purpose of allocating the whole site as a recognised settlement within the new Local Development Plan. This includes land reserved for employment use (commercial and business) and which has to date built 93 homes, with a further 36 units with consent, or consent pending, amounting in total to 129 homes.</p> <p>It is logical to include the settlement together with P1 and P2 to safeguard existing woodland and open space areas that will help contain the development and distinguish the settlement from Boyndie. The adjacent Ladysbridge cottages should also be included within the new settlement boundary. In addition, the tree belt to the north of the site should be protected.</p>

Other options which Planning Officers have not preferred:

Reference	Proposal	Overview
BB016 Land at Ladysbridge Cottages, Boyndie	45 homes	<p>The proposed site acts as an extension of the Ladysbridge development, separated by a woodland belt, for an allocation of approximately 45 homes of mixed housing types, taking access to the site from both Ladysbridge Cottages and the B9121. New woodland planting is proposed with a path along the northern boundary to link with existing paths. The proposed 45 homes covers 6.7ha on a very low density development.</p> <p>Whilst this site has potential for housing being on a flat site, this is not in a sustainable location with no existing local services or employment opportunities, there is no available school capacity, and this site presents further encroachment into the countryside on prime agricultural land.</p>

Conclusion

It would be logical to include Ladysbridge as a settlement in the Local Development Plan. The new village meets the assessment criteria used for defining a settlement, i.e. it serves a residential function, has street lighting and reduced road speed, and has at least 15 homes.

The integrity of the initial Masterplanning for Ladysbridge should be retained in order to protect employment land, woodland belts, open space and the historic core of the settlement. Protecting tree belts to the north and west will avoid coalescence with the adjacent village of Boyndie. It is proposed that the settlement boundary is drawn to incorporate the existing Ladysbridge Cottages. However, the development bid site BB016 is an option 'not preferred' owing to its unsustainable location distant from key services that would result in car dependency, lack of school capacity and its encroachment into the countryside on prime agricultural land.

Macduff

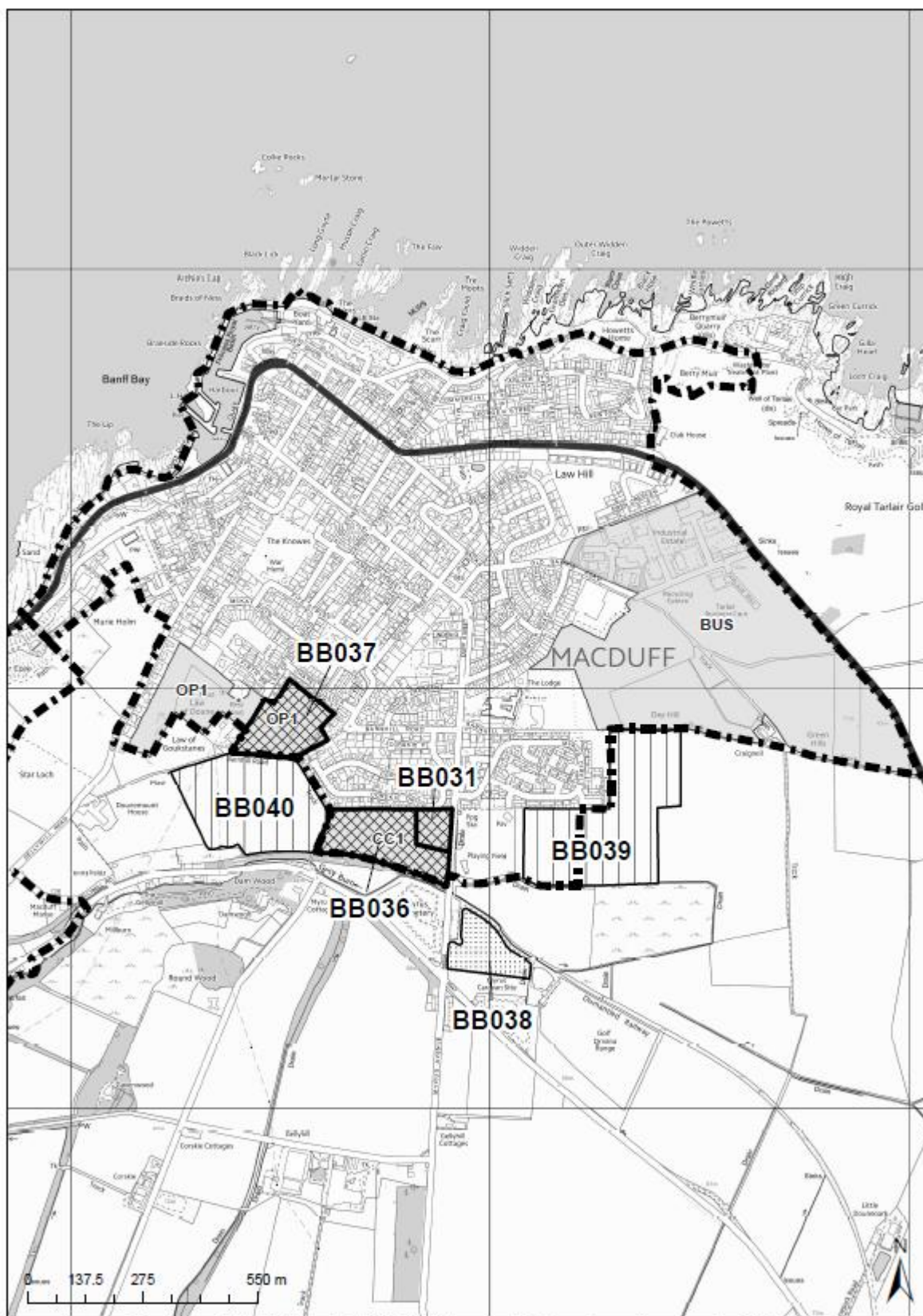
Situated on Banff Bay across the estuary from Banff and located within the Regeneration Priority Area, Macduff was first developed as a fishing harbour, around which the settlement has expanded. Fishing vessels still use the harbour, but the principal use and source of employment is now shipbuilding, ship repair and tourism. Existing buildings reflect the fishing, shipbuilding and tourism activities, past and present. Its town centre stands alongside the working port and maintaining the adjacent business and industrial potential is a high priority.

The development of Macduff has to be considered in relation to the town of Banff, which is located on the opposite side of Banff Bay. The two towns provide complementary functions for each other and land use allocations take account of this relationship. There are a number of opportunities for future housing and employment development on the southern edge of the settlement, and there has been recent development in the east of the settlement providing affordable housing choices. Development to the west is constrained by topography and a need to retain separation of Macduff from Banff (to ensure local identity is maintained) and to the east by the Royal Tarlair Golf Course. New development should provide housing choice within the Regeneration Priority Area and not detract from the attractive setting of the settlement.

This area is popular with tourists, including the neighbouring settlements of Banff, Pennan and Gardenstown. Regeneration of the waterfront remains a priority for the local community, focussing on marine and tourism industries, and attracting the digital industry to the area to help strengthen the local economy. There is a desire for more start-up business units in Macduff and for potential new business opportunities at the harbour to be explored.

Planning Objectives:

- To enhance the role of the settlement as a regional service centre.
- To support regeneration of the waterfront with a focus on marine and tourism industries.
- To provide opportunities for employment and retail.
- To meet local housing need in the settlement.
- To provide housing choice.
- To preserve the amenity and setting of the settlement.



Existing Development Sites

Reference	Proposal	Overview
OP1	85 homes	<p>Identified as constrained due to “physical” and “marketability” issues in the Housing Land Audit 2018.</p> <p>Planning Permission in Principle for 41 homes expired 2013.</p> <p>See BB037 below.</p>
CC1	4 ha for large format stores and land for a new health centre	<p>Marketable site.</p> <p>See BB031 and BB036 below.</p>

Development Bid Sites

The following sites have some potential for development and may be considered to be an **Officers’ preference**:

Reference	Proposal	Overview
BB031 Site CC1, South of Corskie Drive, Macduff	Health Centre	<p>The bid establishes the future requirement for a healthcentre, and requests an allocation of 0.8ha of land within CC1 for the health centre, which is expected to be delivered by 2031.</p>
BB036 Site CC1, Land at Duff Street, South off Corskie Drive	Retail/Health	<p>‘Retail/Health’ use is considered more appropriate than the ‘Retail/Business/Housing’ use that was proposed for this development bid.</p> <p>Due to an access constraint and flood risk to the south of the site, the main vehicular access would need to be taken from the B9026 to the east. Development of the site also presents an opportunity to link to an existing footpath network that connects well to the existing settlement.</p> <p>Inclusion of land for a health centre should be a condition on which this site is supported, as this remains a requirement for the NHS Grampian (refer to bid BB031). The designation of a Commercial Centre on this site should be retained to enable other housing sites in Macduff to be brought forward without losing the opportunity for siting large format stores if town centre spaces are not available.</p>
BB037	41 homes	<p>The proposed site lies within part of the existing OP1 site. The site is partially constrained being on elevated, sloping land, although the proposed site is on the more</p>

Site OP1, Land South of Law of Doune Road		<p>developable part of OP1 without electricity sub-stations. The site's position limits vehicle access, however principal access is likely to be achieved from Law of Doune Road.</p> <p>Low market demand has also constrained the site with no progress achieved through the last three Local Development Plan cycles, and although the site has previously been granted planning permission in principle, this has now expired. The site however has potential to connect well with the existing settlement through a strong network of existing footpaths. Visual impact from the A947 to the south is largely mitigated by natural screening the woodland provides along the Gelly Burn. The proposal should be supported as the development makes a logical extension of the existing settlement.</p>
BB039 Land South and East of Myrus Circle	<p>160 homes</p> <p>Reserved. This is not preferred for immediate development.</p>	<p>The bid submission does not specify housing numbers but it is expected that approximately 160 homes of mixed housing types could be delivered on a site of this size.</p> <p>The proposed site is on a flat area of land that is well located to the existing settlement, and in close proximity to a range of local facilities and services. The proposal includes part of P2 site which conserves the playing field and play areas as amenities for the town. P2 should remain protected land and as such has not been considered part of the bid site.</p> <p>There is a flood risk in the south east corner of the site which a buffer strip is expected to mitigate. Strategic planting should be included to link with an existing tree belt south of P3 site to help mitigate landscape impact, although the existing field structure contains the site to some degree. Vehicle access however is an issue to be resolved if this site is to be brought forward since road access is not feasible from Montbletton Place off Myrus Circle, nor alongside the adjacent playing field.</p> <p>Otherwise, the development provides an opportunity for provision of good quality open space with foot/cycle pathways to fully integrate the site with the adjacent residential area. A phased approach to delivery would be appropriate for a site of this size, with a requirement for a Masterplan before any development proceeds.</p>
BB040 Land West of Corskie Drive Macduff	<p>170 homes</p> <p>Reserved. This is not preferred for immediate development.</p>	<p>The bid submission does not specify housing numbers but a density of 170 is expected to be achieved.</p> <p>The proposed site is adjacent to the OP1 site and is currently not well connected to the existing settlement. The site does however benefit from proximity to a well used footpath network that could be enhanced to help</p>

		<p>integrate the site with the adjacent residential area, however vehicle access to the site would need to be resolved.</p> <p>Landscape impact is likely to be mitigated by strategic planting. It is recommended this site is reserved, pending delivery of the OP1 site and subject to vehicle access being resolved.</p>
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Other options which Planning Officers have not preferred:

Reference	Proposal	Overview
BB038 Land North of Myrus Caravan Park	Mixed use – supermarket/ retail/ Hotel	The proposed site is located at a strategic 'gateway' point into Macduff. However the site is somewhat detached from the settlement and part of the site is deemed as being at high risk of flooding from the adjacent burn. There is a risk of eroding sense of place at this arrival point together with adverse impact from traffic activity associated with a retail function.

Conclusion

Macduff currently has one housing allocation of 85 homes. Three new housing development sites are identified above as an "Officers' preference", proposing an allocation of 41 homes with additional housing land held in "reserve" on two sites with potential capacity for a further 330 homes.

Two development bids were received for site CC1 which justify the continued support of its allocation as a commercial centre for 'Retail/Health' use. One mixed use development bid site (BB038) has been identified by Planning Officers as "not preferred" owing to its location, flood risk and impact on sense of place. However, whilst a supermarket at this location is not considered appropriate, potentially a hotel/leisure use of the site could be considered at a future date.

Memsie has grown to be a commuter village for the town of Fraserburgh, on which it is largely dependent for employment and services. With the exception of an existing commercial development, the built up area is wholly residential. Set within large, flat open fields, Memsie has expanded from a small group of buildings centred around the A981/B9032 cross-roads, to principally being along the B9032. This is due to two major constraints: restricted direct access off the A981 and no waste water treatment infrastructure with the resultant need to use private septic tanks. All of Memsie is identified by SEPA as a waste water drainage hotspot (i.e. poor ground conditions for soakaways) and this provides a significant constraint to development. There is also currently a school capacity issue with no school expected to be built in Memsie within the life of the Local Development Plan, with limited school capacity at Rathen. As such, all future development within Memsie will require to contribute towards primary education and infrastructure provision.

Planning Objectives:

- [illegible]

Existing Development Sites

Reference	Proposal	Overview
OP1	15 homes	<p>Identified as constrained due to “ownership” and “marketability” in the Housing Land Audit 2018.</p> <p>Site is being marketed but no planning applications received to date.</p> <p>See BB010 below.</p>

Development Bid Sites

The following sites have some potential for development and may be considered to be an **Officers’ preference**:

Reference	Proposal	Overview
BB003 Land to the North of Memsie (Phase 1)	20 homes	<p>The proposed site would be a logical extension of the settlement given that the site has potential to connect to the communal drainage system located on this site. This treatment works was originally provided as part of a previous housing allocation in the LDP 2012 on adjacent land (formerly H1 site, now Westcroft Close/Cairn Close) in order to resolve the sewage problems affecting this settlement, as existing soakaways have been failing due to poor ground conditions.</p> <p>It is unclear if Scottish Water will adopt it, nonetheless, SEPA expects such proposals to connect to the existing communal drainage system, as there have been a number of ineffective soakaways identified in Memsie.</p> <p>Despite the lack of services in the village and the unsustainable location that will encourage car dependency, and a school capacity issue that would have to be overcome, it is logical to include this site as a new allocation. Subject to consultation with Education and Children’s Services, it is expected that Rathen Primary School would be able to accommodate a small increase in pupil numbers over a period of years. It is also proposed that it should be mandatory for all new homes delivered through this site to be connected to the communal treatment works.</p>
BB009 Land off A981, Adjacent to Berryhill House, Memsie	15 homes Reserved. This is not preferred for immediate development.	<p>The proposed site is well connected to Memsie and it fits appropriately, consolidating the settlement. This site also presents an opportunity to create a ‘village green’ as a focal point for the village. Although Memsie has no services and development would encourage car dependency, it is on a main bus route. Nonetheless, several constraints would need to be overcome, including school capacity issues and waste water</p>

		drainage, potentially connecting to the private communal treatment tank opposite.
BB010 Site OP1, Crossroads, Memsie	15 homes	<p>The proposed site is well connected to Memsie, and it fits appropriately. Although Memsie has no services and development would encourage car dependency, it is on a main bus route. Several constraints would need to be overcome, including school capacity issues and waste water drainage.</p> <p>Subject to consultation with Education and Children's Services, it is expected that Rathen Primary School would be able to accommodate a small increase in pupil numbers over a period of years.</p> <p>Private septic tanks are proposed, but an alternative solution could be to connect to the private communal drainage system that was provided as part of a previous housing allocation in the LDP 2012 (H1 site, now Westcroft Close/Cairn Close). As such, there is waste water capacity for this site. SEPA's comments on a nearby planning application for three houses (APP/2016/3094) allows for a temporary septic tank per house, but states they must be able to connect to a public waste water treatment works.</p>

Other options which Planning Officers have not preferred:

Reference	Proposal	Overview
BB002 Land to the North of Memsie	40 homes	<p>The proposed site is a significant extension into the open flat countryside in comparison to the scale of the village. This would have a detrimental impact on the landscape and the character and visual setting of Memsie, elongating the settlement further along the A981 which is already characterised by ribbon development. Memsie also has no services, and no school capacity.</p> <p>This proposal could also prevent existing properties from connecting to a communal drainage system located on this site as only a limited number of existing properties can connect to it. This treatment works was originally provided as part of a previous housing allocation in the LDP 2012 on adjacent land (formerly H1 site, now Westcroft Close/Cairn Close) in order to resolve the sewage problems affecting this settlement, as existing soakaways have been failing due to poor ground conditions. It is also unclear if Scottish Water will adopt it, nonetheless, SEPA expects such proposals to connect to the existing communal drainage system as there have been a number of ineffective soakaways identified in Memsie.</p>

		Given the infrastructural constraints and a lack of services in the village, this location is unsustainable and will encourage car dependency.
BB011 P3 School Site, Memsie	Change of use to infill for housing	<p>The proposed site is well connected to Memsie, and would be a logical location to extend the settlement, but the size and location of the site would give rise to a significant change to the character of Memsie and is likely to result in overdevelopment. Although Memsie is on a main bus route, it has no services, no school, with no capacity at Rathen Primary School.</p> <p>The site is highly constrained on grounds of waste water drainage. Private septic tanks are proposed, and although an alternative could be to connect to the existing private communal drainage system, this proposal could also prevent existing properties from connecting to it. Notably, SEPA have indicated their expectation that septic tanks for individual houses would be a temporary measure and that they must be able to connect to a public waste water treatment works.</p> <p>Given the infrastructural constraints and lack of services in the village, this site is unsustainable and will encourage car dependency.</p>
BB015 Land South of Cairnmuir Farm, Memsie	60 homes	<p>The proposed site is detached from Memsie and would present a significant development in open countryside that would have a detrimental impact on the landscape. Other constraints include insufficient school capacity and the site is likely to have waste water drainage issues. Furthermore, this is an unsustainable location due to the lack of services in the village, which will encourage car dependency.</p>
BB019 Site at Birnie Woods, North of Muir Road, Memsie	30 homes	<p>The proposed site is a significant extension into the open flat countryside in comparison to the scale of the village, which would have a detrimental impact on the character of Memsie.</p> <p>This site is identified as ancient woodland which although largely felled, still contains mature larch trees with a mix of deciduous trees. As an ancient woodland site, under current policy this is a protected resource. The land also provides a greenspace setting for the core path that runs alongside the site.</p> <p>Memsie has no services, and there is insufficient school capacity. There is also a likely constraint on waste water drainage, as per all of Memsie, although a communal treatment works on the east side of Memsie could help existing households. However, overall the site would constitute a significant development to the village beyond that which could be easily consolidated,</p>

		and is in an unsustainable location that would encourage car dependency.
BB021 Land South of Muir Road, Memsie	60-70 homes	<p>The proposed site is a significant extension into open countryside that would have a detrimental impact on the landscape. The scale of this proposal is also significant in relation to Memsie, and would give rise to a significant change in its character and is likely to result in overdevelopment.</p> <p>Development on this site would have a negative impact on the setting of the scheduled monument Cairn of Memsie with associated cists and cropmarks. Other constraints include insufficient school capacity, unsustainable location due to the lack of services in the settlement which will encourage car dependency, and the significant waste water drainage issues affecting all of Memsie.</p>

Conclusion

Memsie currently has one housing allocation of 15 homes. From the eight new development bid sites, three are identified above as an “Officers’ preference”, and as such it is proposed that a total of 50 homes will be allocated in the Local Development Plan.

There are 5 sites which Planning Officers have “not preferred” primarily on account of Memsie being unable to sustain such a level of development due to its significant infrastructural constraints and the car dependency that would result from development in this location distant from key services. With regard to the P3 site that is currently safeguarded for a new primary school, although the local community have expressed a strong desire to retain the site to protect future educational needs, Aberdeenshire Council have no plans for building a school in Memsie. It does not therefore make good planning sense to continue to protect the site with no prospect of the school being built within the lifetime of the Local Development Plan. However, should the situation change in the future, a school site would be located and protected accordingly.

New Aberdour

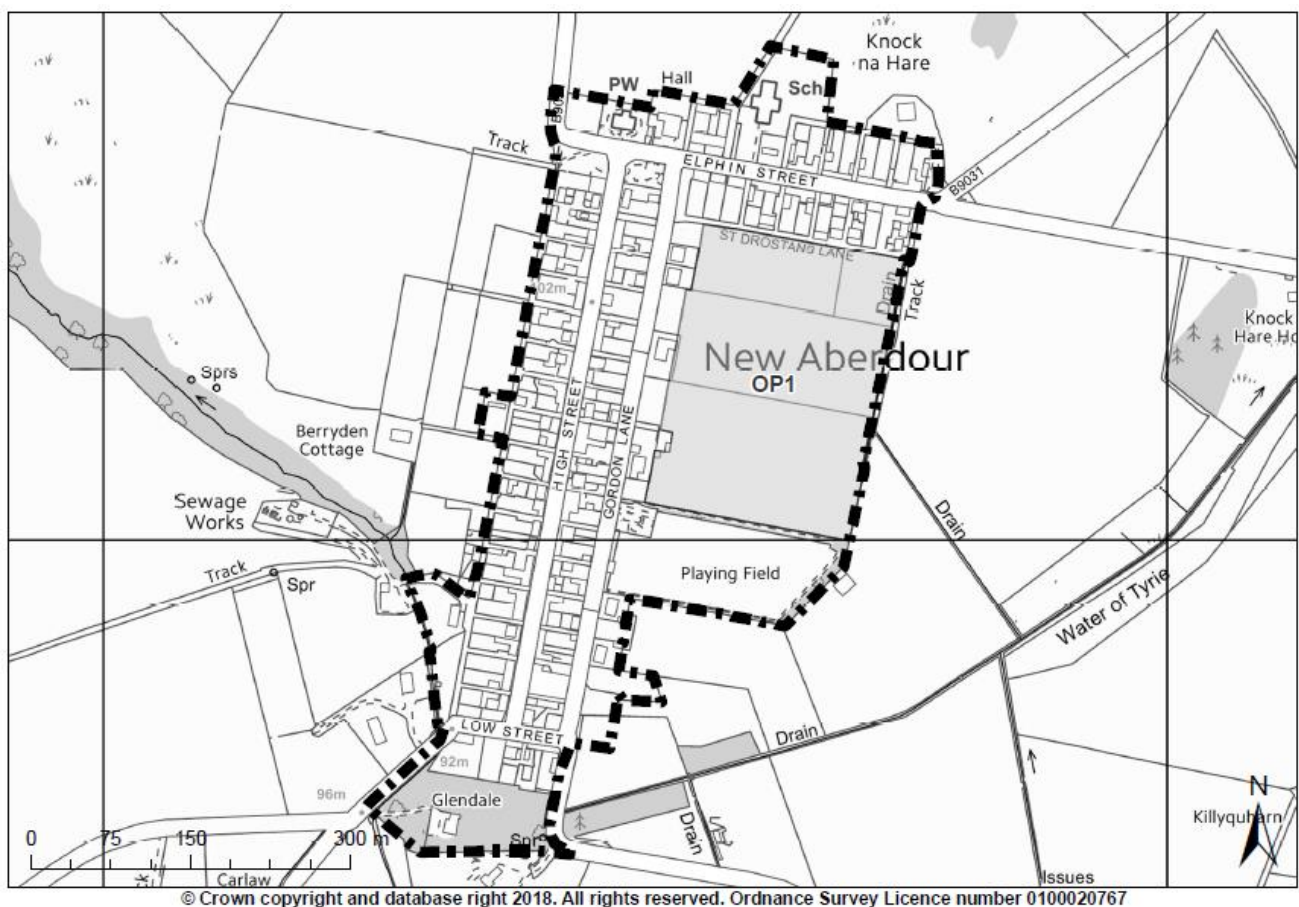
New Aberdour is a small 18th century planned village located 11km west of Fraserburgh just inland from the Moray Firth within the Regeneration Priority Area. Built in an L-shape leading from the church, the village has seen limited growth and the current form of the village has changed very little over the years.

As well as the existing housing allocation, organic growth may be permitted. There are currently infrastructure constraints affecting the village which may require a scale of development not matched by demand to overcome, as development has proceeded on a small and incremental scale to date.

The local community are in favour of new development to sustain its limited local facilities and services at the church, shop and hall, but recognise that waste water treatment works capacity and the village's small roads and lanes are constraints to development. Redevelopment of the former school site for housing would be welcomed by the community.

Planning Objectives:

- To provide housing choice in the settlement.
- To preserve the amenity of the settlement.
- To strengthen the overall sense of place in the community.
- To support local services and facilities.



Existing Development Sites

Reference	Proposal	Overview
OP1	48 homes	Identified as constrained due to “marketability” in the Housing Land Audit 2018. A Pre-Application Enquiry for 8 homes was submitted in 2015 for part of the site. No planning application has been submitted.

Development Bid Sites

No development bids were received.

Conclusion

On account of the scale of the site and low market demand for housing in the area it would be prudent to plan for the delivery of OP1 as a phased development. As such, it is proposed that a Masterplan of the OP1 site is a requirement stipulated in the settlement plan in order to avoid any long term issues regarding the siting, and layout of homes, roads, access points and open space of the whole site, should smaller planning applications come forward.

The former school site in the village has been released by Education and Children’s Services, and it is therefore proposed that its current ‘protected land’ status for ‘community, recreation and education uses’ is removed.

New Byth

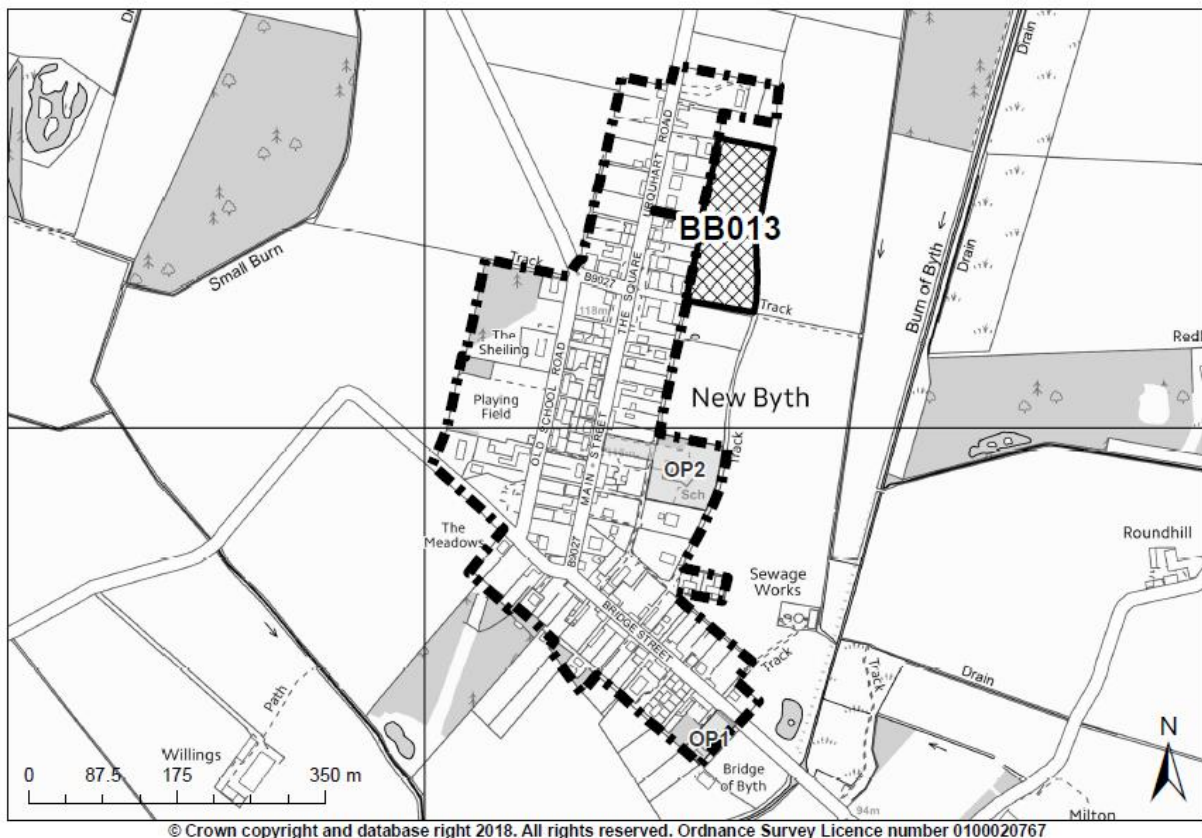
New Byth is a small planned village located approximately 25km southwest of Fraserburgh. In part due to not being located on a direct route to any major settlement, New Byth has seen a number of services close over recent years including the primary school, post office and shop. These closures have had a negative impact on the settlement, illustrated by the fact that the school building sits empty and awaiting redevelopment.

Over the years many of the original houses, especially on Main Street, which were built hard against the road line, have been demolished and their replacement set back from the road. Unique amongst the planned settlements in this area is the use of red sandstone rather than granite, which is very prominent along Bridge Street and the southern end of Main Street. Recent developments have incorporated red Fyfe stone into their design.

The local community favour infill development for a planned settlement such as New Byth, and would not support organic growth.

Planning Objectives:

- To strengthen overall sense of place in the community.
- To reserve the historic fabric of the settlement.
- To support controlled growth of the settlement.



Existing Development Sites

Reference	Proposal	Overview
OP1	6 homes	<p>Identified as constrained due to “ownership” in the Housing Land Audit 2018.</p> <p>The site was previously included in the LDP 2012 and there has been no progress to date and no planning applications received. It is proposed that this site is removed from the Plan.</p>
OP2	12 homes	<p>Identified as constrained due to “marketability” in the Housing Land Audit 2018.</p> <p>Full Planning Permission approved in 2010, site demolished, however no homes constructed to date.</p>

Development Bid Sites

The following sites have some potential for development and may be considered to be an **Officers’ preference**:

Reference	Proposal	Overview
BB013 Site Adjacent to Urquhart Road, New Byth	10 homes – self build	<p>The proposed site is well located in relation to the existing settlement, forming an additional row of homes parallel to existing housing. The majority of the site is however prime agricultural land which is currently used for grazing. Also local waste water treatment capacity is not sufficient to accommodate 10 homes at this time.</p> <p>The site has two potential access points, with one small lane proposed as emergency access, and the main proposed vehicular access to be taken from the south where there is currently a track providing access to the site and adjacent garaging. A core path extends from this point which would need to be maintained.</p> <p>Given that waste water treatment is a constraint to be overcome, and if access can be achieved to the south, the site presents a logical extension to the village.</p>

Other options which Planning Officers have not preferred:

None.

Conclusion

Development in New Byth is restricted by low market demand, waste water treatment capacity, and the village is surrounded by prime agricultural land. It is proposed that site OP1 is removed from the Local Development Plan due to lack of progress, redrawing the settlement boundary accordingly. However it is proposed that site OP2 is retained as it has full planning permission, and that the development bid site BB013 identified above as an “Officers’ preference” is included in the Plan. Although the bid site encroaches on prime

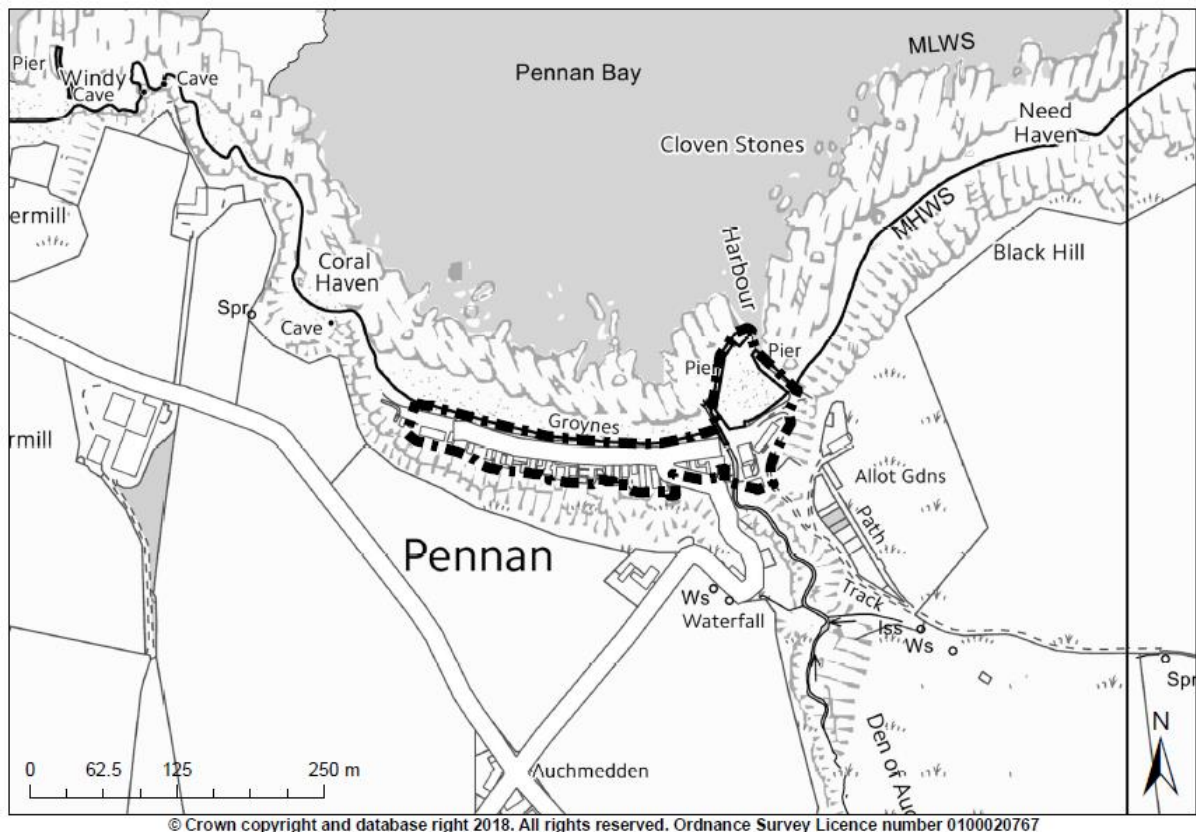
agricultural land, it offers in return a controlled settlement growth opportunity in the only logical location for expansion of this settlement.

Pennan

Pennan is a small historic fishing village situated within a striking and attractive coastal setting popular with visitors and tourists. The entire settlement and some of the surrounding area is designated as a Conservation Area. The historic and traditional characteristics of the settlement should be protected.

Planning Objectives:

- To preserve the historic character and amenity of the settlement.



Existing Development Sites

There are no allocated development sites.

Development Bid Sites

No development bids were received.

Conclusion

There are no proposed changes to this settlement. The settlement will remain in the Local Development Plan on account of its Conservation Area designation.

Portsoy

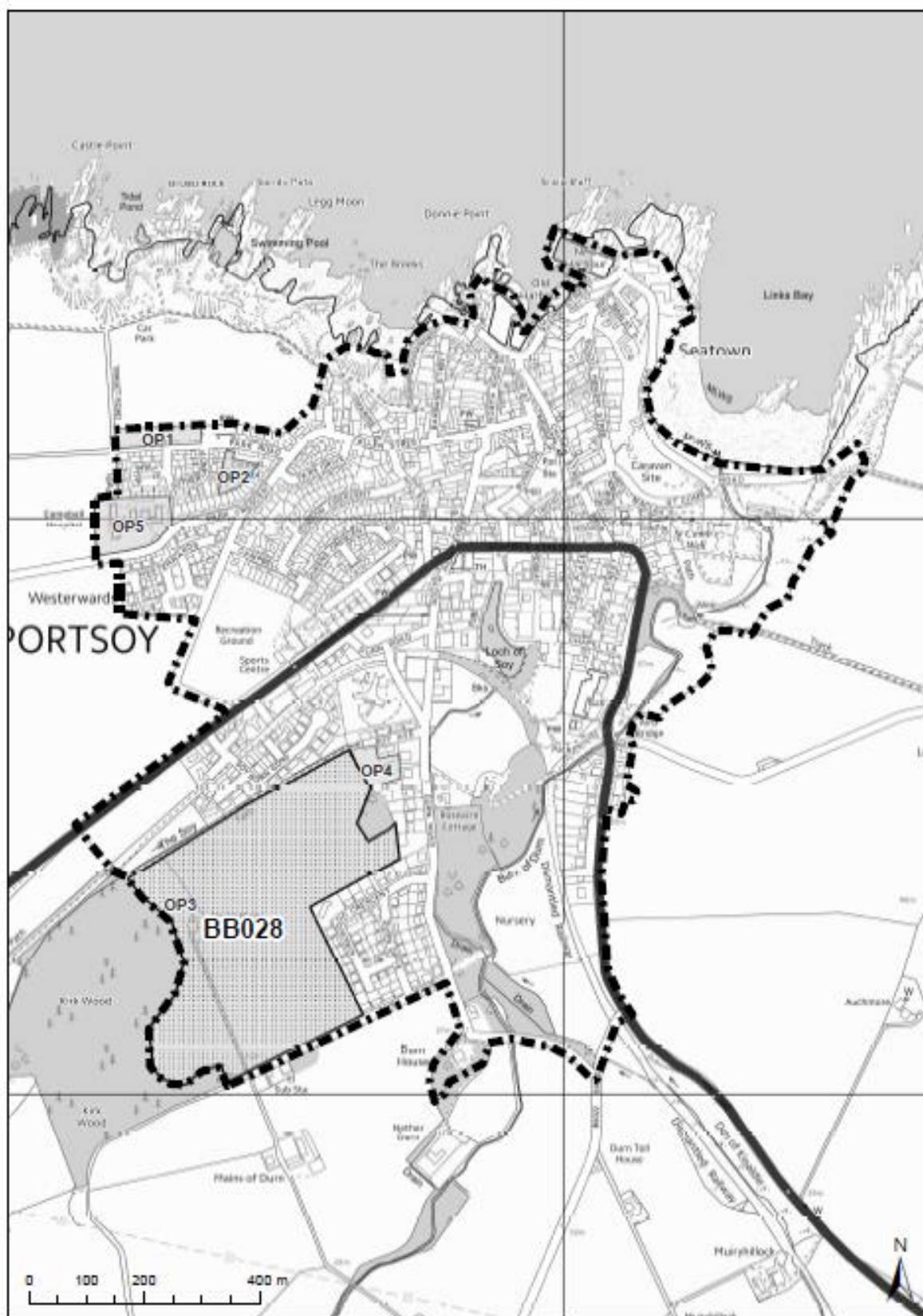
Portsoy is an attractive fishing town located approximately 11km west of Banff within the Regeneration Priority Area. The settlement has grown up around its 16th century harbour and is characterised by its densely built old town. The Soy Burn runs through the Soy Loch and the village towards the harbour. The Soy Loch may have limited capacity to accommodate high in-flow rates without overtopping and causing surface water flooding issues downstream. The built heritage quality of much of the settlement is recognised in its designation as a Conservation Area.

The settlement contains a number of existing local services including local shops, hotels, sports facilities, primary school and petrol station. Allocated development sites are predominantly on the western side of the settlement. Future development of these sites will require to contribute towards infrastructure and health care provision within the settlement. Improving flood resilience within the town will also need to be addressed during the Plan period.

The aspirations of the local community are strongly linked to the harbour, and retaining its integrity and viability are key priorities. Development aspirations are in favour of a mixed use development in Portsoy to create employment opportunities alongside housing. A lack of affordable housing is a local concern. The community also desire a site for a skateboard park, a cycle route around the village, improved healthcare facilities (including mental health provision), banking facilities, and improved public transport links.

Planning Objectives:

- To conserve the amenity of the settlement.
- To conserve the historic fabric of the settlement including the harbour.
- To support and enhance local services and facilities, including the primary school.
- To provide housing choice to meet local need.
- To provide opportunity for employment.
- To improve opportunities and facilities for young people.



Existing Development Sites

Reference	Proposal	Overview
OP1	10 homes	Identified as constrained due to “marketability” in the Housing Land Audit 2018. No planning applications received to date. Site has potential as self-build plots and is being marketed.
OP2	6 homes	Identified as constrained due to “marketability” in the Housing Land Audit 2018. No planning applications received to date. Site has established access and is being marketed.
OP3	125 homes	Identified as constrained due to “physical” issues in the Housing Land Audit 2018. Site has a significant flooding problem and it is highly questionable if this is developable. It is therefore proposed that this site is removed from the Plan. See BB028 below.
OP4	9 homes	Identified as constrained due to “ownership” and “physical” issues in the Housing Land Audit 2018. Site has a significant flooding problem and it is highly questionable if this is developable. It is therefore proposed that this site is removed from the Plan.
OP5	Mixed use including housing/employment. 44 homes	Identified as effective in the Housing Land Audit 2018. Full planning Permission has been granted for 44 affordable homes. Construction start is anticipated late 2018/2019.

Development Bid Sites

The following sites have some potential for development and may be considered to be an **Officers’ preference**:

None.

Other options which Planning Officers have not preferred:

Reference	Proposal	Overview
BB028 OP3 Durn Road, Portsoy	125 homes	The proposed site is on OP3 which was previously allocated in the Local Development Plan 2012. The site has a potential role in consolidating the development around Durn Drive with Portsoy, and has good connectivity with the existing settlement, and access to local woodlands with good path links. However, the site is highly constrained due to a history of flooding to the

		north of the site at one of the primary access points (two access points north and south are required). The site would need a significant Sustainable Urban Drainage System to mitigate the flood risk but this would be unmanageable on such a sloping site. Furthermore the local community have expressed a desire for this allocation to be removed.
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Conclusion

On account of the nature of the flooding constraint associated with sites OP3 and OP4, these sites can no longer be deemed deliverable and as such it is proposed they are removed from the Local Development Plan. Consequently, the development bid site BB028 (for OP3) is identified as an option which Planning Officers have “not preferred”.

Three out of the existing five development sites and their allocations will be retained – these are OP1, OP2 and OP5. With regard to OP5, the allocation will be changed from a mixed use development to a housing development (44 affordable homes) to align with the approved planning application. No other changes to the settlement are proposed other than to adjust the settlement boundary adjacent to the Soy Burn north of OP3 site to exclude a current area of ‘white land’.

Rathen

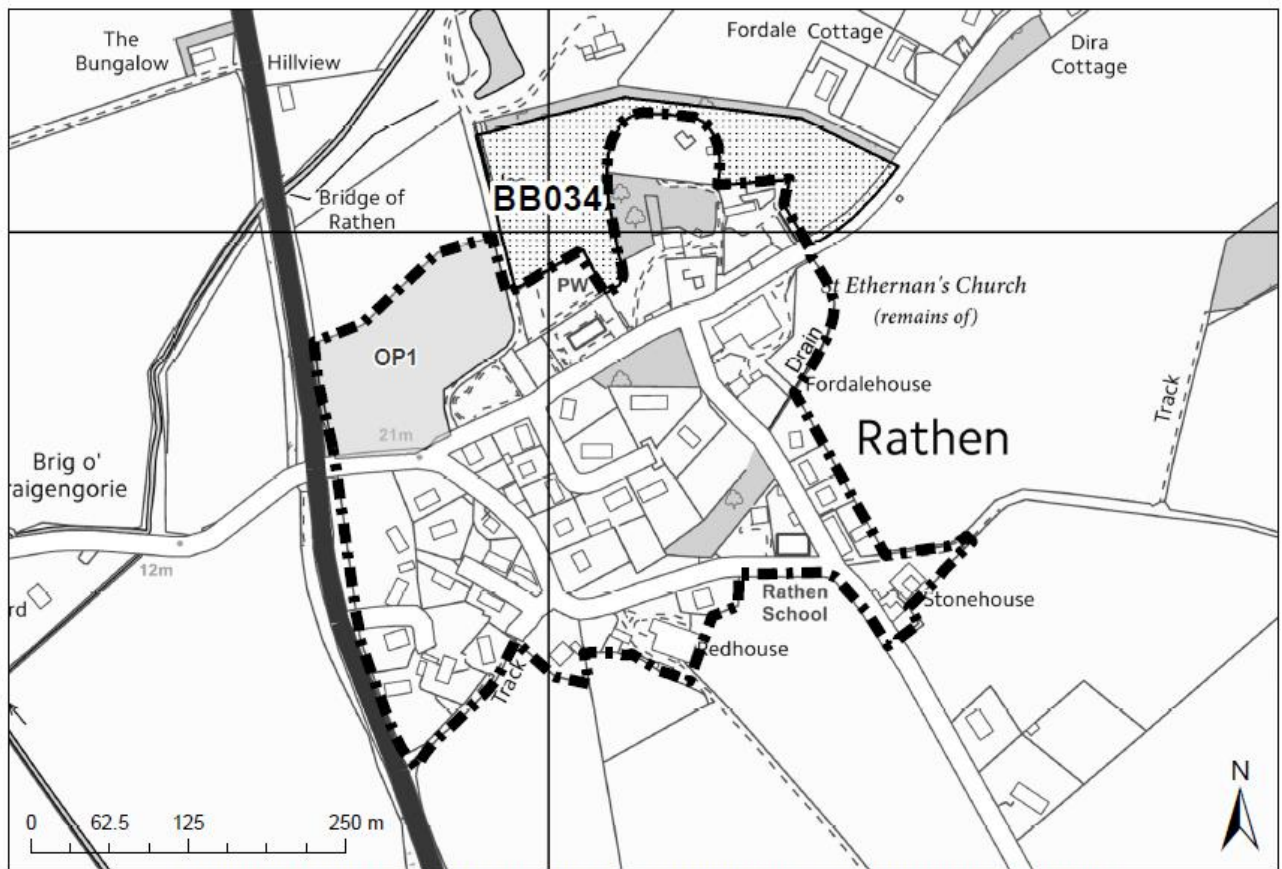
Rathen serves as a settlement core to a large rural area, and is also a commuter village being well located in relation to Fraserburgh, St Fergus Gas Terminal and Peterhead. The settlement has a primary school, but is reliant on a wide range of services and employment elsewhere.

Rathen is located adjacent to the A90 trunk road and has grown from a loosely clustered collection of buildings within a rural community to a settlement in its own right. There is one existing housing allocation and, further growth of the settlement is currently constrained by the capacity and quality of primary school provision, road junction safety onto the A90 and that there are no waste water treatment works serving Rathen. Therefore these issues will require to be addressed.

The limitations of Rathen's infrastructure has impacted on local community aspirations for development. This community does not wish to see growth that cannot be supported by its sewerage system, roads and pavements. There is a strong desire for a new school with better facilities, but located outwith the village.

Planning Objectives:

- To preserve the character and amenity of the settlement.
- To maintain the role of Rathen as a settlement core to a large rural area.
- To sustain existing community facilities and services including Rathen Primary School.



Existing Development Sites

Reference	Proposal	Overview
OP1	10 homes	Identified as effective in the Housing Land Audit 2018. Construction is expected to start 2018/2019, with completion projected by 2022.

Development Bid Sites

The following sites have some potential for development and may be considered to be an **Officers' preference**:

None.

Other options which Planning Officers have not preferred:

Reference	Proposal	Overview
BB034 Land North and East of Rathen West Church, Rathen	10 homes (10 large house plots each with own paddock area, potentially for self-build plot development).	The proposed site does not provide a logical extension to the settlement, and is located close to St Ethernan's Church (remains of), scheduled monuments and a number of listed buildings. Access is likely to be taken from the A90, which may be objected to by the Roads Department and Transport Scotland. Also, Rathen Primary School is currently over capacity and the development would visually impact on the setting of a number of listed buildings and monuments, compromising the strong sense of place and identity the setting provides. Furthermore, the community do not want additional development due to the current infrastructure conditions - with no waste water treatment works, narrow roads, limited pavements and no school capacity. It would therefore be inappropriate to develop this site.

Conclusion

Within Rathen, development is restricted on all sides by physical infrastructural constraints, lack of school capacity, concerns about road junction safety onto the A90, and the village's reliance on services elsewhere. On account of these constraints, and there being an existing allocation of 10 homes due to be constructed imminently on OP1 site, further housing allocations are not required.

Rosehearty

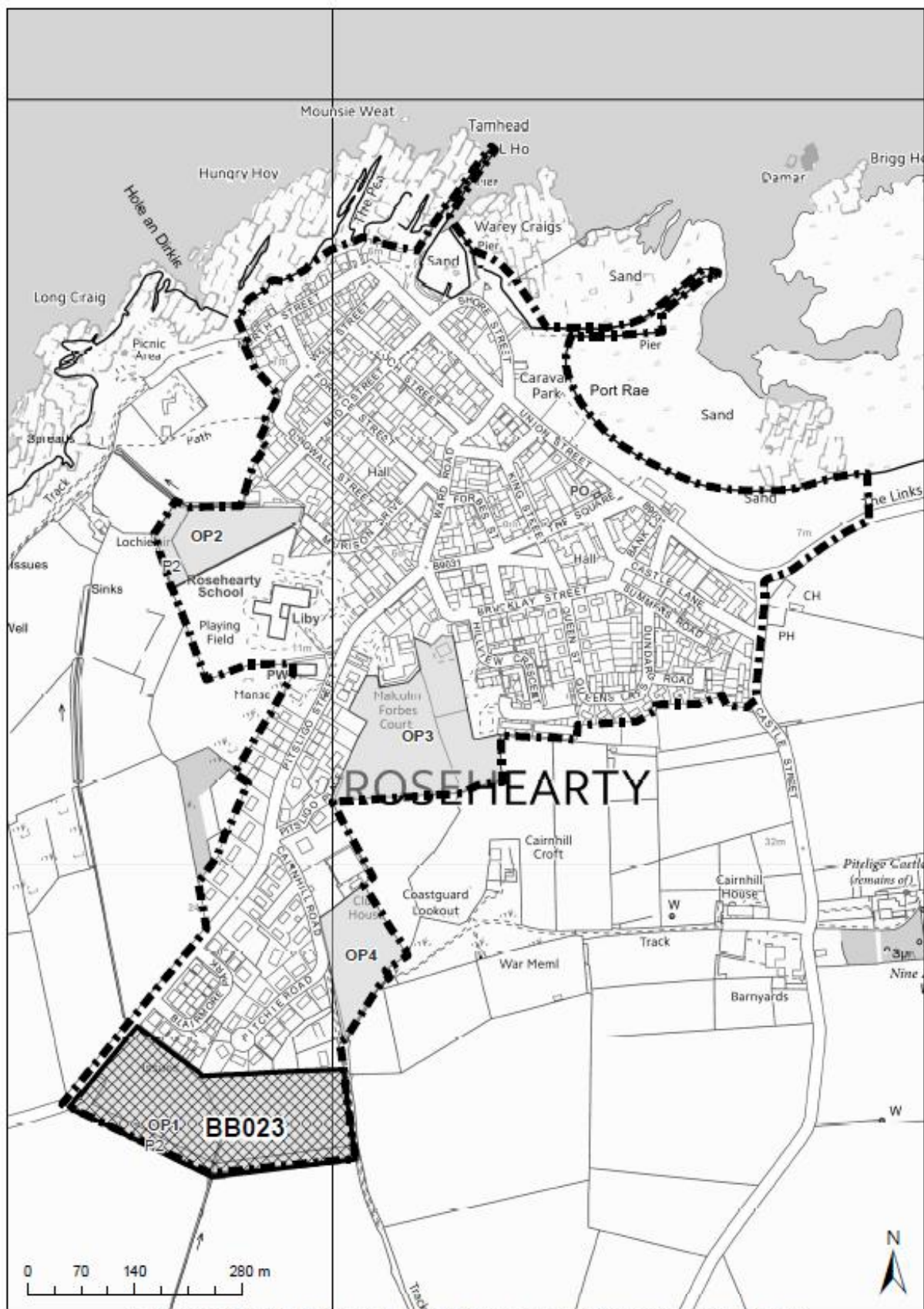
Rosehearty is an attractive coastal settlement located within the Regeneration Priority Area. It is a commuter village being well located in relation to Fraserburgh which lies approximately 7km east of Rosehearty. The village has a number of existing local services including a primary school, hotels and shops. Originally built around the harbour, Rosehearty has expanded south over the years.

There are a number of existing housing allocations within Rosehearty and future development must not detract from the existing attractive setting of the town. New development will be required to contribute towards infrastructure and health care provision.

A key issue for the local community is the slow dilapidation of buildings and structures, in particular at Union Street and the pier, and there is a strong desire for regeneration. There is an aspiration to achieve greater prosperity through improved employment opportunities in the village, in particular to attract digital economy related jobs as broadband is set to improve over the next few years. The community would support new housing development in the right place, although inadequate public transport provision is a concern.

Planning Objectives:

- To maintain and enhance the amenity and historic fabric of the settlement.
- To support opportunities for regeneration.
- To strengthen overall sense of place and identity.
- To enhance the role of the settlement as a service centre.
- To meet local housing need in the settlement.
- To sustain local services and facilities, including Rosehearty Primary School.
- To provide opportunity for local employment.



Existing Development Sites

Reference	Proposal	Overview
OP1	50 homes and 2 ha employment land	Identified as constrained due to “marketability” in the Housing Land Audit 2018. See BB023 below.
OP2	10 homes	Identified as constrained due to “ownership” and “marketability” in the Housing Land Audit 2018. No planning applications received to date. Site is being marketed.
OP3	40 homes	Identified as constrained due to “ownership” and “physical” issues in the Housing Land Audit 2018 The site has a steep topography and no planning applications have been received to date. It is proposed that this site is removed from the Plan.
OP4	10 homes	Identified as constrained due to “ownership” in the Housing Land Audit 2018. No planning applications received to date. Site is being marketed.

Development Bid Sites

The following sites have some potential for development and may be considered to be an **Officers’ preference**:

Reference	Proposal	Overview
BB023 OP1 and P2 South of Ritchie Road, Rosehearty	50 homes and small business units	The proposed site has few constraints and is in the most logical location to extend the village. Impact on the landscape can be mitigated by strategic landscaping along the southern boundary. The bid proposes a reduction in the employment land changing this to small businesses only, which may be more appropriate for a village of this size. These would be promoted on the western corner of the site. The required link road from Ritchie Road to Cairnhill Road (as specified in the 2017 Local Development Plan) is proposed as an emergency access only road due to legal issues. If the legal issues are not overcome, the proposer identifies an alternative solution to provide the main access from Pitsligo Street. This is likely to be considered acceptable but is subject to consultation with the Roads Service.

Other options which Planning Officers have not preferred:

None.

Conclusion

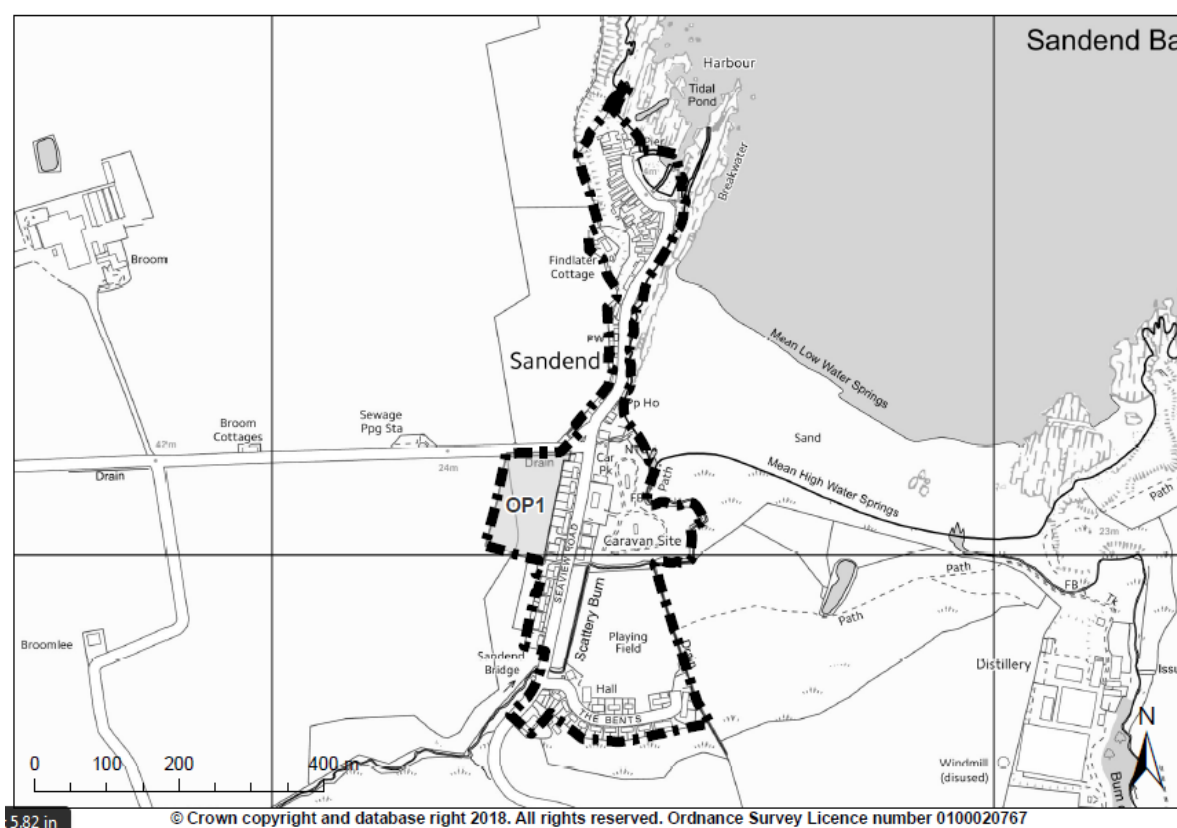
On account of receiving a development bid for OP1, it is proposed this site remains in the Local Development Plan as an allocation of 50 homes, but replacing '2 hectares of employment land' with 'small business units'. Of the remaining existing housing allocations in Rosehearty, it is proposed that OP3 is removed as there has been no progress in delivering this site, and it is constrained by its steep, rocky topography. On removing OP3, the settlement boundary would be adjusted accordingly. There are no further proposed changes.

Sandend

Sandend is a small fishing village situated where the Fordyce Burn flows into the firth at Sandend Bay. The settlement is located within the Regeneration Priority Area to the east of Portsoy. The old part of the village is made up of traditional cottages and has been designated as a Conservation Area. There are a number of local businesses within the village including the caravan park and fish wholesalers. Future development in the settlement should not detract from the attractive coastal setting of the village.

Planning Objectives:

- To preserve the amenity of the settlement.
- To preserve the historic character and coastal setting
- To meet local housing need in the settlement.
- To support existing community services and facilities.



Existing Development Sites

Reference	Proposal	Overview
OP1	8 homes	Identified as constrained due to “marketability” in the Housing Land Audit 2018. Planning approval has expired but is expected to be resubmitted. Site is being marketed.

Development Bid Sites

No development bids were received.

Conclusion

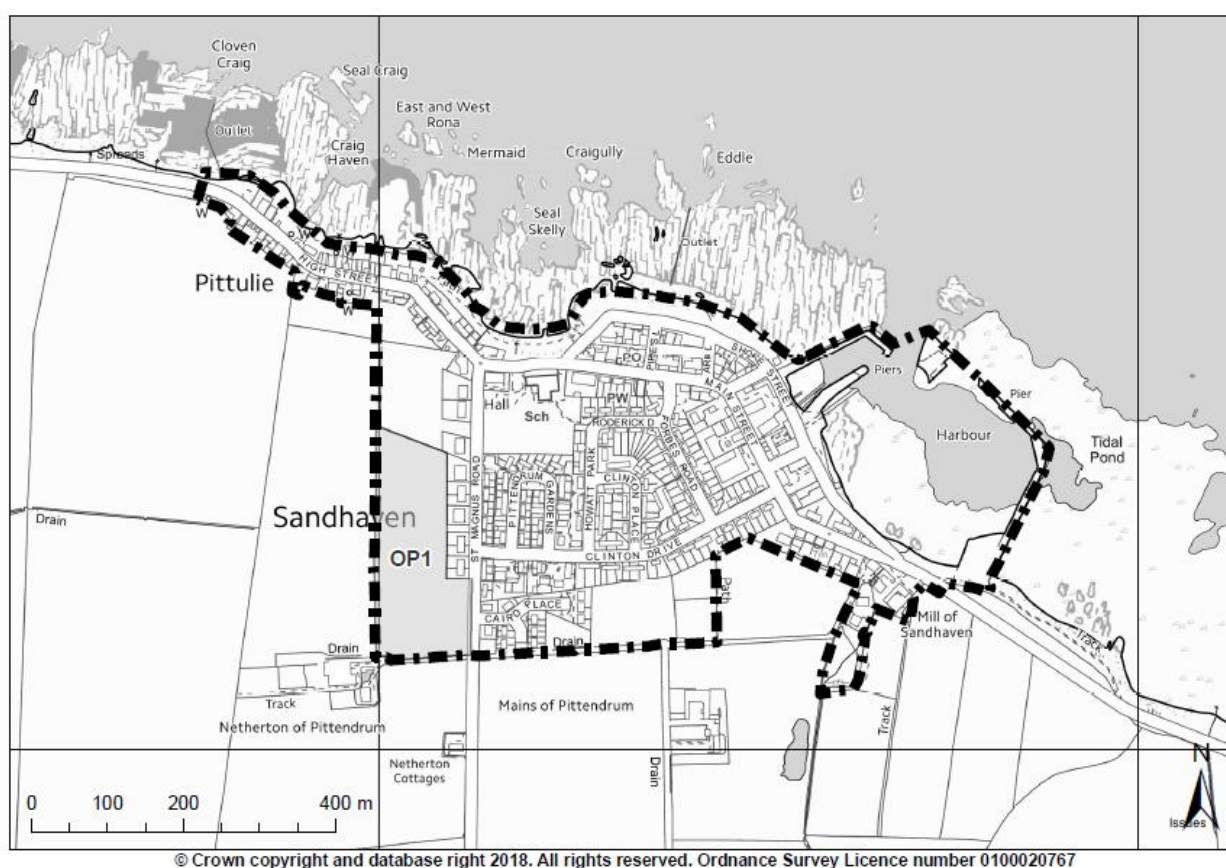
There are no proposed changes to this settlement.

Sandhaven and Pittulie

Sandhaven is a small fishing village situated between Fraserburgh and Rosehearty within the Regeneration Priority Area. Immediately to the west of Sandhaven is the smaller village of Pittulie. Both are characterised by traditional housing styles, and the Sandhaven pier and harbour provide an attractive coastal setting. The villages contain limited local services due to the proximity to Fraserburgh, although there is a primary school. Future development should not detract from the setting of the village and respect the existing vernacular.

Planning Objectives:

- To preserve the amenity of the villages.
- To preserve the traditional character and coastal setting.
- To meet local housing need in the settlement.
- To support existing local services and facilities including Sandhaven Primary School.



Existing Development Sites

Reference	Proposal	Overview
OP1	31 homes	Identified as constrained due to “marketability” in the Housing Land Audit 2018. No planning applications received to date. Site is being marketed.

Development Bid Sites

No development bids were received.

Conclusion

There are no proposed changes to the settlement.

Tyrie

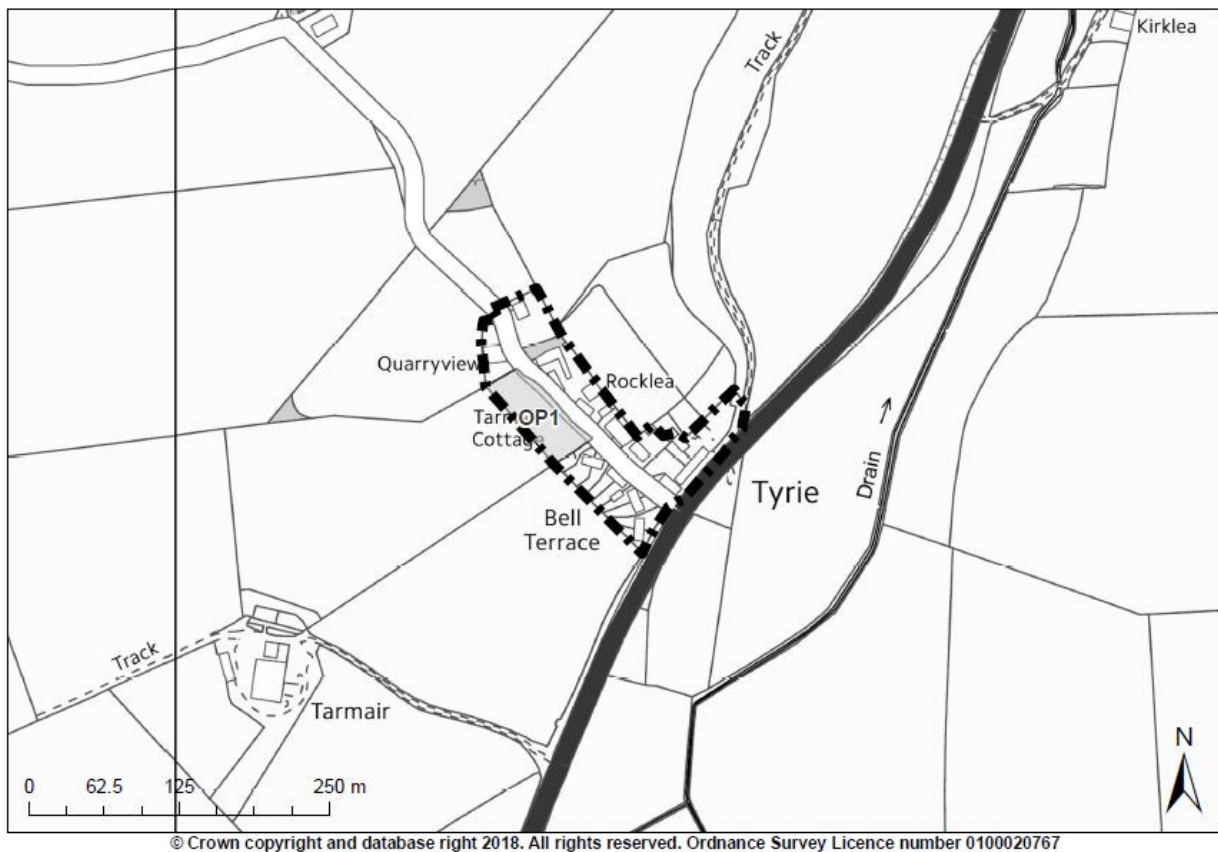
Tyrie is a small rural settlement located 10km southwest of the fishing town of Fraserburgh within the Regeneration Priority Area. Tyrie is characterised by ribbon development along Bell Terrace with Tyrie Primary School located on a separate site to the south of the settlement.

The settlement has one existing housing allocation and organic growth during the Plan period may also be permitted. Further development of the settlement will ensure existing services are sustained.

Sustainability of the Primary School is a key issue for the local community who would like more housing development to keep the school open. Development near the school is favoured, although landscape impact would need to be carefully managed.

Planning Objectives:

- To sustain local services and facilities including Tyrie Primary School.
- To meet local housing need through organic growth of the settlement.



Existing Development Sites

Reference	Proposal	Overview
OP1	6 homes	Identified as constrained due to “ownership” and “marketability” in the Housing Land Audit 2018. Site has been in the last three Local Development Plan cycles, with no interest or planning applications received to date. It is therefore recommended that this site is removed from the Plan.

Development Bid Sites

No development bids were received.

Conclusion

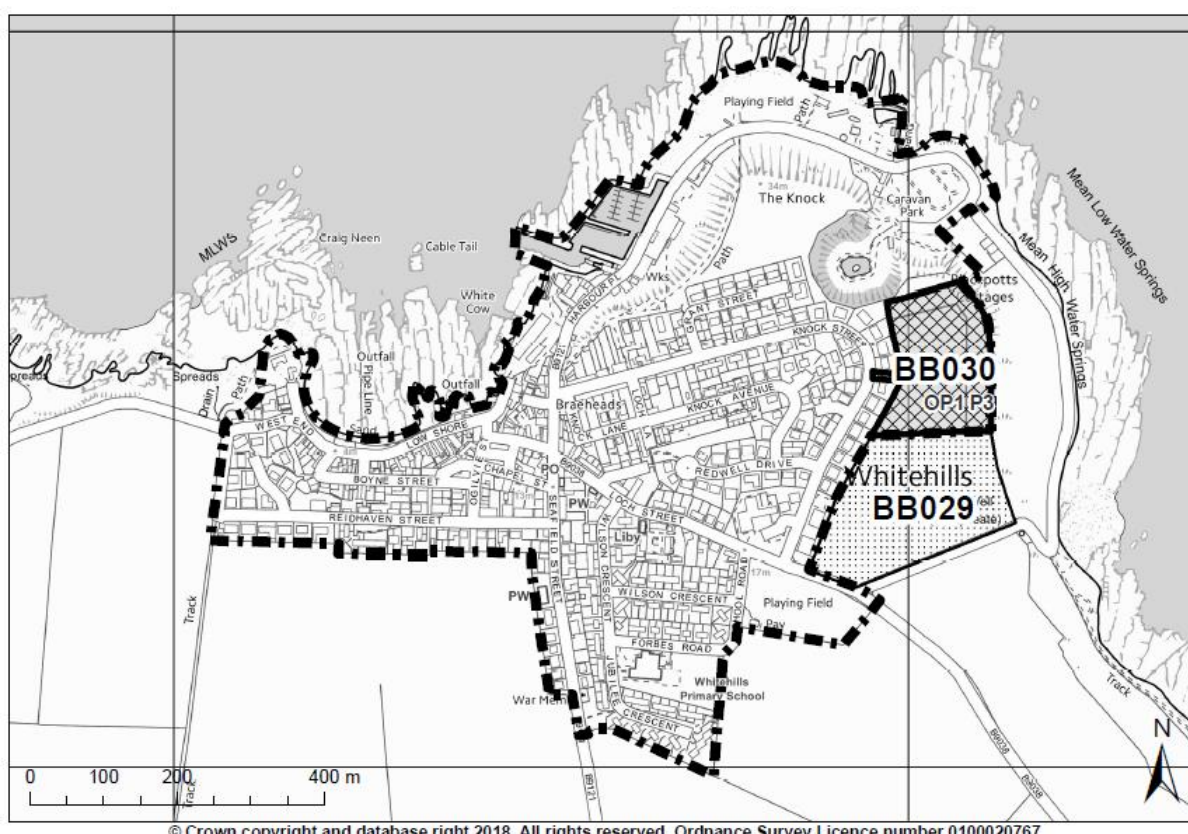
It is proposed that site OP1 is removed from the Local Development Plan and the settlement boundary adjusted accordingly. There are no further proposed changes to the settlement.

Whitehills

Situated within the Regeneration Priority Area, Whitehills is a small coastal settlement located to the west of Banff and Macduff, and to the east of Portsoy. Along the coastal and harbour area traditional buildings cluster around each other, painted distinctively in a variety of colours. The town has since developed inland and to the east, and is characterised by lower density, modern housing which has little in common with the traditional buildings. New development will require contributing towards the future expansion of the primary school to meet future need.

Planning Objectives:

- To preserve and enhance the traditional townscape character of the settlement.
- To strengthen overall sense of place and identity.
- To protect the coastal character and setting.
- To meet local housing need in the settlement.
- To sustain existing local services and facilities, including Whitehills Primary School.



Existing Development Sites

Reference	Proposal	Overview
OP1	30 homes	<p>Identified as constrained due to “marketability” in the Housing Land Audit 2018.</p> <p>No planning applications or interest received to date. Site is being marketed.</p> <p>See BB030 below.</p>

Development Bid Sites

The following sites have some potential for development and may be considered to be an **Officers' preference**:

Reference	Proposal	Overview
BB030 OP1 Knock Street, Whitehills	30 homes	<p>The proposed site is OP1, seeking to retain the allocation of 30 homes, within the same site boundaries including P3 for strategic landscaping.</p> <p>The site has been in the last two Local Development Plans and is currently deemed as constrained due to low market demand. To date there have been no planning applications submitted, and the site is currently being marketed through the Council's site prospectus with no interest received.</p>

Other options which Planning Officers have not preferred:

Reference	Proposal	Overview
BB029 Land East of Redwell Drive, Whitehills	30 homes	<p>The proposed site forms an extension to the adjacent OP1 site which has been in the last two Local Development Plans and is currently deemed constrained due to marketability, and has had no planning applications submitted nor any development interest to date.</p> <p>Erosion of coastal character is at risk through this development, which is on a more visible site than the adjacent OP1 site. Screen planting would be inappropriate as this risks creating an impact in its own right, and would appear incongruous in this open, windswept, exposed raised plateau linked to the headland which creates a strong relationship with the sea. The site is also part of the spatial setting for the ancient Red Well which creates a distinctive sense of place for visitors and recreational users of this area.</p> <p>As the bid site falls within the Coastal Zone, development would need to be in 'a least environmentally sensitive area' in order to meet with policy, and must meet an established need. The site does not meet either of these criteria, therefore the site is considered unsuitable for development.</p>

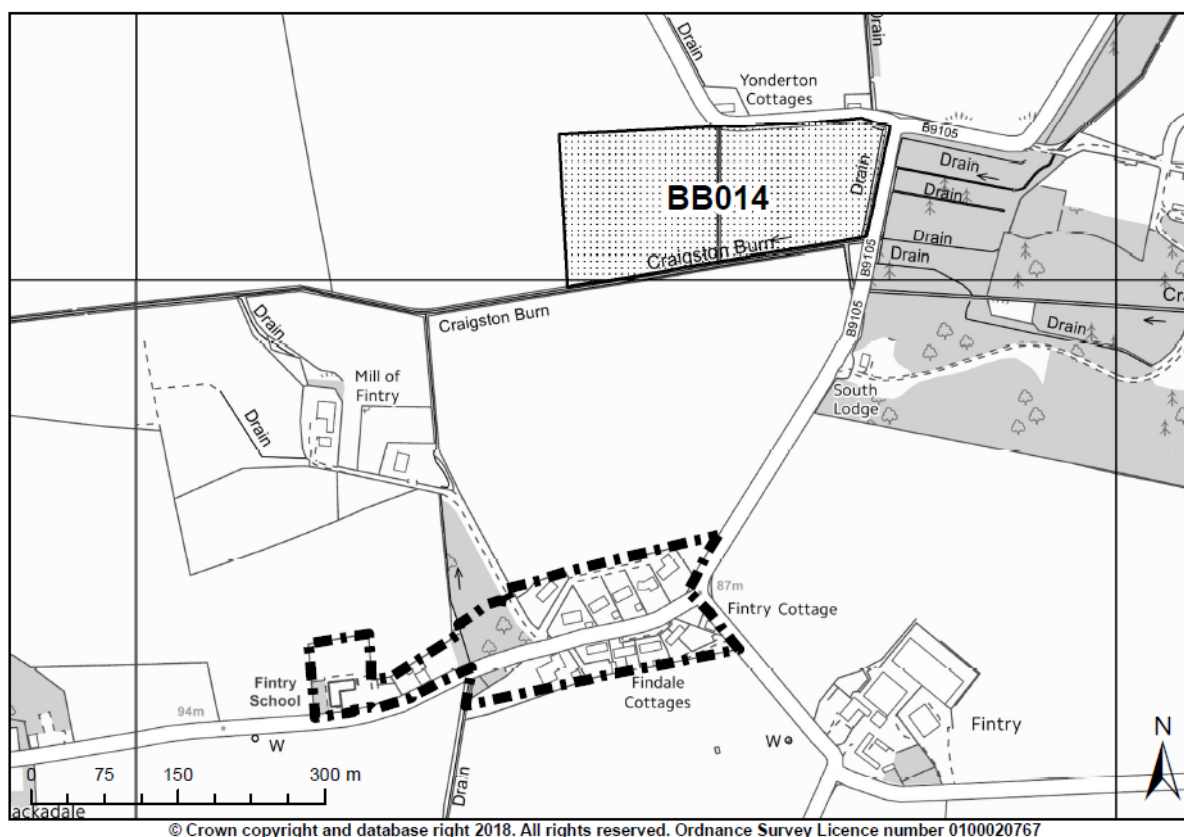
Conclusion

On account of the development bid site received for OP1 (bid site BB030) identified above as a "Planning Officers' preference", although some erosion of coastal character is at risk through development, given the limited opportunities for expansion in Whitehills, it is proposed that OP1 will continue to be supported in the Local Development Plan. However, the development bid site for adjacent land identified as "not preferred" by Planning Officers (bid site BB029) would exceed local housing requirements and have a detrimental effect on

the character and setting of the settlement, and it is therefore proposed this site is not included in the Plan. As such, there are no proposed changes to this settlement.

Banff and Buchan Landward Sites

Fintry



Existing Development Sites

Not applicable.

Development Bid Sites

The following sites have some potential for development and may be considered to be an **Officers' preference**:

None.

Other options which Planning Officers have not preferred:

Reference	Proposal	Overview
BB014	20 homes	The proposed site is on open agricultural land on a visually prominent sloping site set within the Agricultural Heartland of Banff and Buchan. The site comprises a stand-alone development not connected to any existing settlement. With no path network linking the site to Fintry where there is a primary school but little else in terms of facilities and services, this development would promote high car dependency. Furthermore, almost half of the site is within a high risk fluvial flood zone from the Craigston Burn.
Site at Yonderton, Craigston, Fintry		

		There would be significant visual impact on the landscape. In this Agricultural Heartland setting, insensitive siting of developments would diminish landscape character and cause suburbanisation of the countryside. It would not therefore be appropriate to develop this site.
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Conclusion

The landward site identified above is within the Banff and Buchan Area, but borders with the Formartine Area. This site would not be an Officers' preference on account of its landscape impact and lack of connectivity with a settlement, and there are sufficient allocations to satisfy the proposed Strategic Development Plan's housing requirements.

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