



From mountain to sea

# Housing Sites

## 11 – 49 homes







# CHAPEL OF GARIOCH

## OP2: The Glebe

### Settlement Information:

Population	58
Primary School Catchment	Chapel of Garioch Primary
Secondary School Catchment	Inverurie Academy

### Allocation:

15 homes

### Site size:

Approximately 2.06 hectares

### Site Description:

Chapel of Garioch is located 4 miles to the north-west of Inverurie within the beautiful landscape of Bennachie. The site is in agricultural use situated to the south of the settlement and slopes gently down to the east. A small watercourse is located along the northern boundary of the site.

### Delivery considerations:

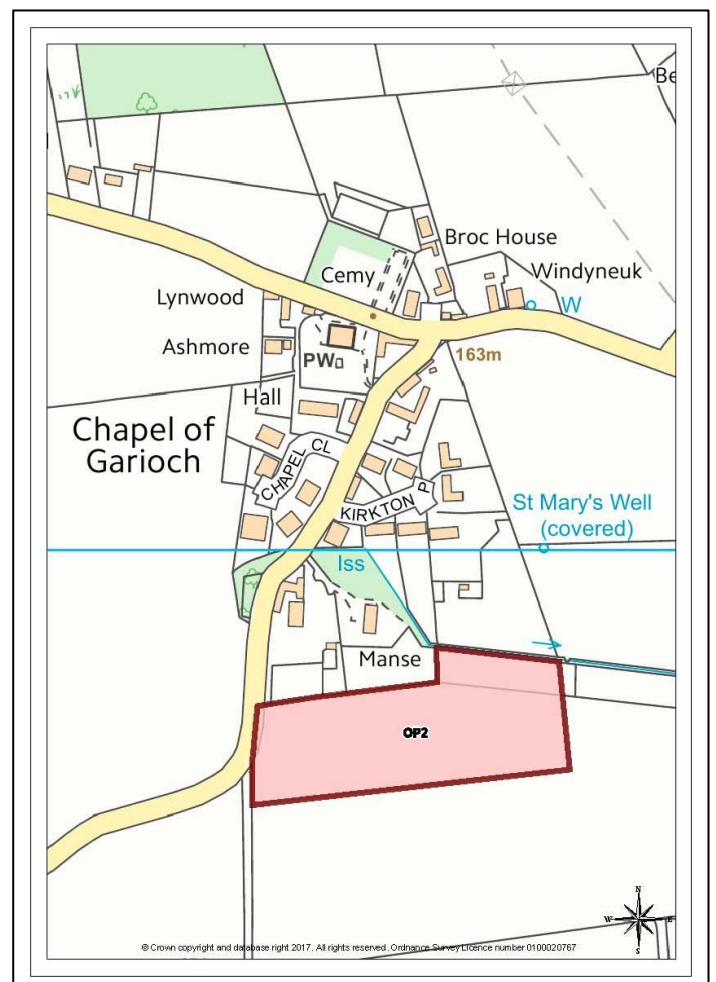
- Given the sites location on the edge of the settlement, appropriate landscaping should be used to integrate the development within the landscape and smooth the transition between the open countryside and the settlement.
- It should include a mix of house types that respect the character of existing housing within the vicinity, which is largely 1 and 1½ storey homes.
- 3 affordable homes should be provided, integrated into the design of the development.
- Part of the site is located adjacent to a small watercourse, and a flood risk assessment may therefore be required depending on the site layout and if homes are proposed within the flood risk zone.
- As explained within the introduction, this site is proposed to be removed from the 2021 LDP. However, there is the opportunity to progress this site within the lifetime of the current LDP which could retain its future development potential.
- Developer Obligations will also be required to be paid when developing this site. A full list of infrastructure that is required for the settlement can be found in the Chapel of Garioch Settlement Statement in the Aberdeenshire Local Development Plan 2017 but to note contributions will be sought for secondary education and health facilities.

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# CORNHILL

## OP1: Midtown

### Settlement Information:

Population	239
Primary School Catchment	Ordiquhill Primary
Secondary School Catchment	Banff Academy

### Allocation:

25 homes (with option for initial phase of 8 homes)

### Site size:

Approximately 1.34 hectares

### Site Description:

The site is located on the western edge of the settlement with part of the site benefiting from an extant planning permission. Within the site there is a former yard area and also presence of a footprint of a building previously on the site that has been taken down.

### Delivery considerations:

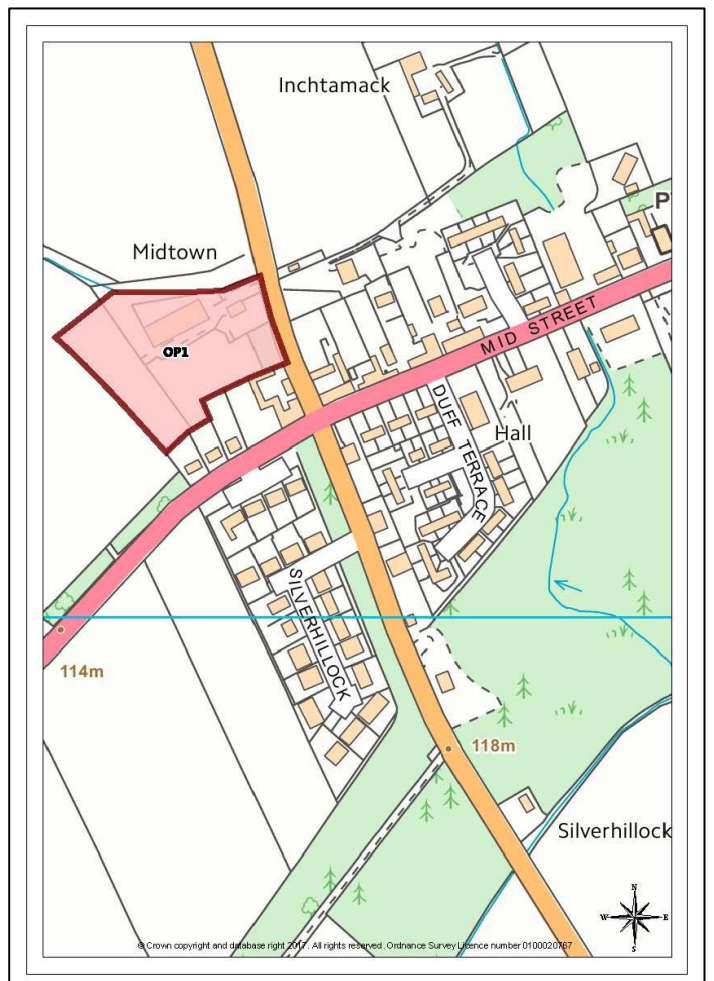
- Planning permission has been granted for 8 houses (APP/2009/0900) and a start has been made.
- A buffer strip will be required alongside a drainage ditch to the northwest of the site, to ensure it can be accessed for maintenance.
- The woodland in the southwest corner should be incorporated into the development and provides the opportunity to form part of the open space for the site.
- Discussions should be undertaken with Scottish Water to discuss a Water Impact Assessment for the site and water supply.
- A Flood Risk Assessment may be required for the area outwith the existing planning approval.
- Developer Obligations will also be required to be paid when developing this site. A full list of infrastructure that is required for the settlement can be found in the Cornhill Settlement Statement in the Aberdeenshire Local Development Plan 2017 but to note contributions will be sought for health facilities and primary education.

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# CRIMOND

## OP1: South of the Corse

### Settlement Information:

Population	860
Primary School Catchment	Crimond Primary
Secondary School Catchment	Fraserburgh Academy

### Allocation:

25 homes

### Site size:

Approximately 1.49 hectares

### Site Description:

The site is located immediately to the south of Crimond within the settlement boundary as defined by the Local Development Plan. Crimond offers a range of facilities including the primary school, community hub and is in close proximity to the Loch of Strathbeg which is an SPA/ RAMSAR site for wildlife. The site is a flat site, currently in agricultural use. It is also currently screened from the rest of the settlement by trees, part of which could be retained as an attractive feature of any development.

### Delivery considerations:

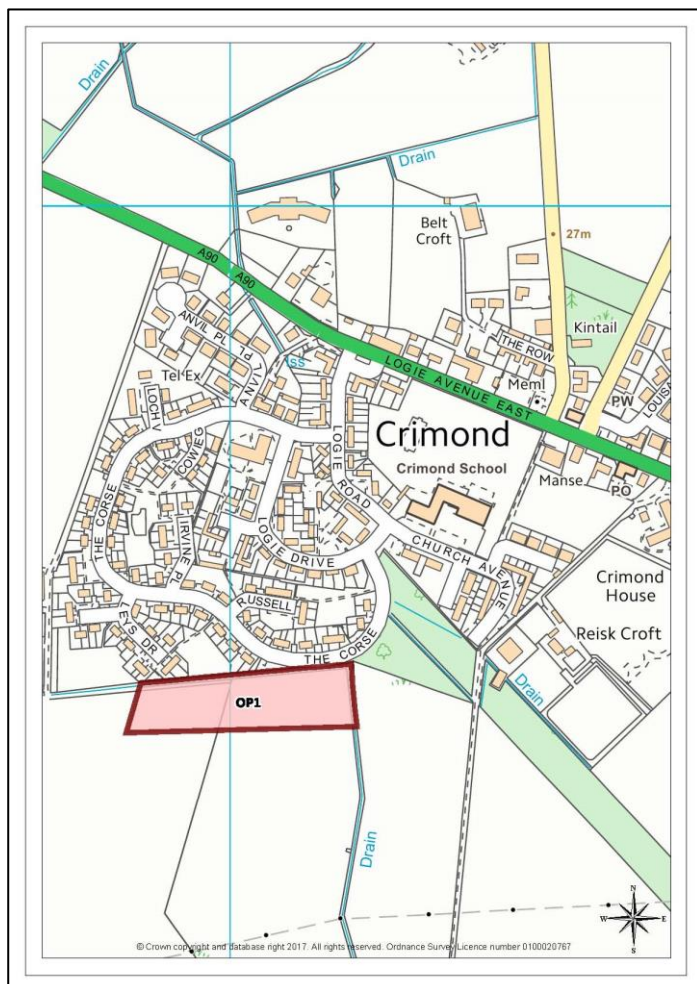
- The site can be accessed via The Corse road.
- The design of the development should take advantage of the neighbouring area of open space to the north with pedestrian links being provided.
- Housing design should also take into account the style of neighbouring housing in Leys Drive and The Corse.
- 6 affordable homes should be provided onsite by the developer, integrated into the design of the development
- A flood risk assessment may be required.
- Developer Obligations will also be required to be paid when developing this site. A full list of infrastructure that is required for the settlement can be found in the Crimond Settlement Statement in the Aberdeenshire Local Development Plan 2017 but to note contributions will be sought for waste facilities.

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# FETTERANGUS

## OP1: Land North of Ferguson Street

### Settlement Information:

Population	519
Primary School Catchment	Fetterangus Primary
Secondary School Catchment	Mintlaw Academy

### Allocation:

26 homes

### Site size:

Approximately 2.39 hectares

### Site Description:

The site is located on the western side of the village beside the primary school. Fetterangus has a number of facilities within the settlement including the village school and is also in close proximity to Aden Country Park. The site is partially developed but does still provide an opportunity for further development. The area remaining to be developed has previously been developed commercially and is a cleared yard site. The site benefits from an existing access into this part of the site.

### Delivery considerations:

- 10 homes have been constructed on a plot by plot basis on the western portion of the site. Development of the eastern part of the site must ensure integration with this development in terms of design and access.
- Given sites location on the northern edge of the settlement appropriate landscaping should be used to integrate the development within the landscape and smooth the transition between the open countryside and the settlement.
- 6 affordable homes should be provided by the developer, integrated into the design of the development.
- Developer Obligations will also be required to be paid when developing this site. A full list of infrastructure that is required for the settlement can be found in the Fetterangus Settlement Statement in the Aberdeenshire Local Development Plan 2017 but to note contributions will be sought for health facilities and waste facilities.

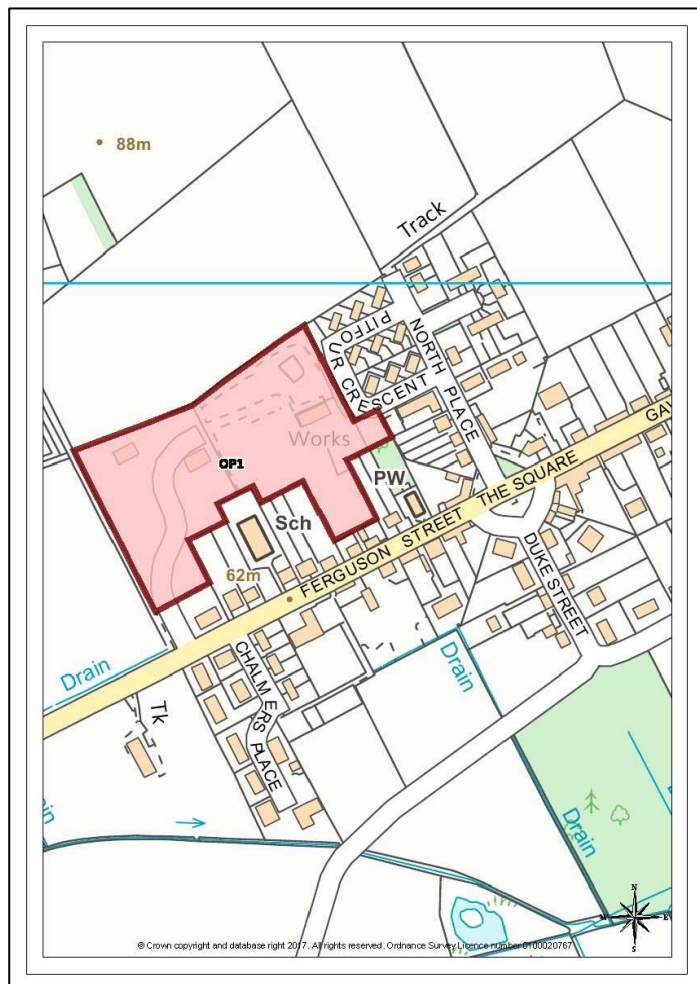
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# FETTERCAIRN

## OP1: Land to the north west of Fettercairn

### Settlement Information:

Population	469
Primary School Catchment	Fettercairn Primary
Secondary School Catchment	Mearns Academy

### Allocation:

40 homes

### Site size:

Approximately 2.02 hectares

### Site Description:

The site is situated to the north west of the settlement and is currently used for agricultural purposes. The site has a slight slope down to the south. There are currently residential properties to the east and south of the site with further agricultural land to the west and north.

### Delivery considerations:

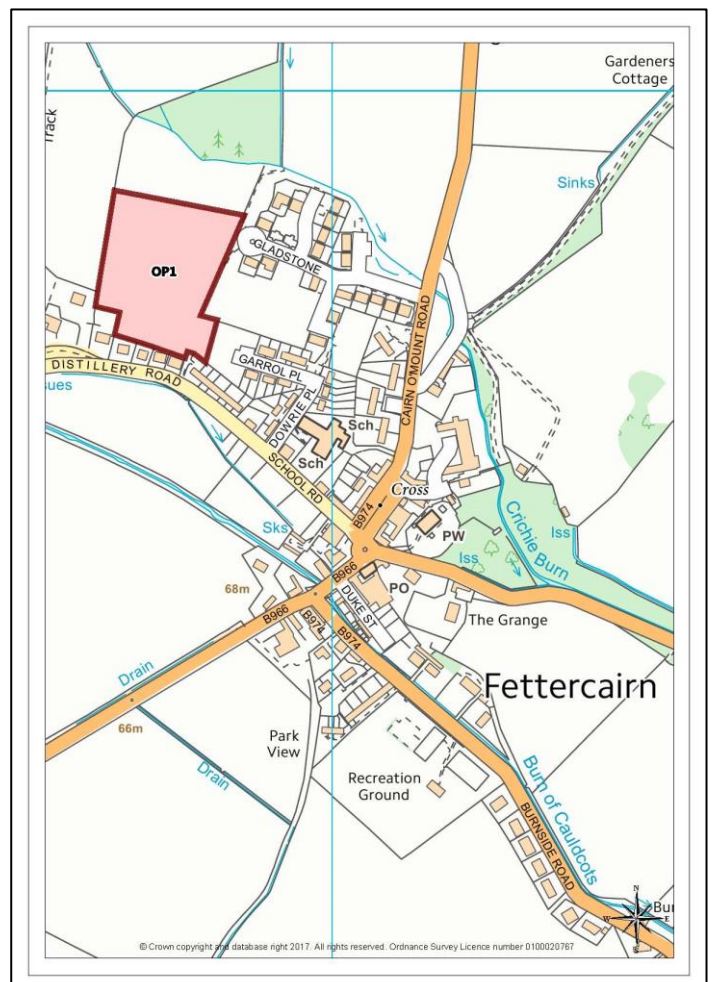
- Footpath links are important and should be provided to link with Distillery Road, Garrol Place and Gladstone Gardens which in turn provides safe walking routes to school.
- Access may be able to be taken from Gladstone Gardens. A secondary access for vehicles will be needed once this road is serving more than 50 properties.
- It is expected that 10 affordable houses will be provided onsite by the developer and these should be integrated into the design of the development providing a mix of house types to meet local needs.
- Due to the proximity of the Crichtie Burn a flood risk assessment will be required.
- Developer Obligations will also be required to be paid when developing this site. A full list of infrastructure that is required for the settlement can be found in the Fettercairn Settlement Statement in the Aberdeenshire Local Development Plan 2017 but to note contributions will be sought for health facilities and secondary education.

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# FORDOUN

## OP1: Station Road

### Settlement Information:

Population	387
Primary School Catchment	Redmyre Primary
Secondary School Catchment	Mearns Academy

### Allocation:

15 homes

### Site size:

Approximately 0.8 hectares

### Site Description:

Fordoun is conveniently situated just off of the A90 and provides easy access to both the north and south. This flat site is to the south of the settlement with residential properties to the north and west. This location would be a natural extension to the settlement, with opportunities to tie into existing footpaths.

### Delivery considerations:

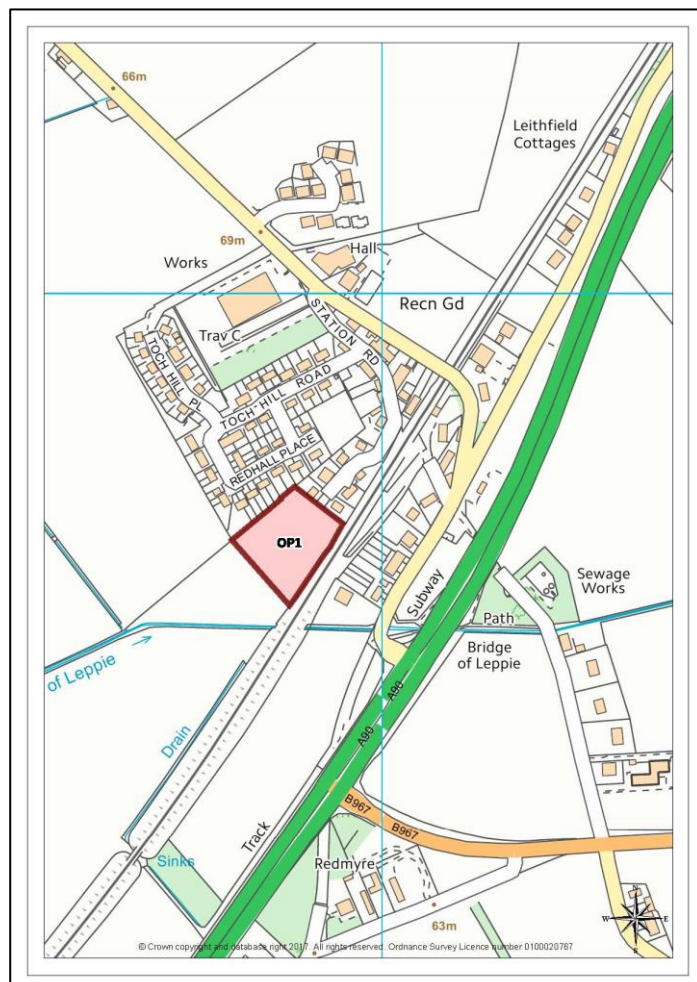
- Maintaining the current level of screening of the settlement to the A90 is important and should be considered when designing the layout of the site.
- There are opportunities to link up with existing footpaths to provide a safe route to school from the site.
- 3 affordable houses should be provided onsite by the developer and these should be integrated into the design of the development to ensure a mix of house types to meet local housing need.
- Discussions will be required with Scottish Water due to the presence of a water pipe crossing the site and to ascertain whether a mains diversion is required.
- As explained within the introduction, this site is proposed to be removed from the 2021 LDP. However, there is the opportunity to progress this site within the lifetime of the current LDP which could retain its future development potential.
- Developer Obligations will also be required to be paid when developing this site. A full list of infrastructure that is required for the settlement can be found in the Fordoun Settlement Statement in the Aberdeenshire Local Development Plan 2017 but to note contributions will be sought for secondary education and health facilities.

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# HATTON

## OP1: Land of Northfield

### Settlement Information:

Population	890
Primary School Catchment	Hatton (Cruden) Primary
Secondary School Catchment	Ellon Academy

### Allocation:

40 homes

### Site size:

Approximately 2.32 hectares

### Site Description:

Hatton is situated conveniently to the A90 providing the settlement with good access links both north and south. The site is located to the north west of the settlement. The site is currently used as farmland and is mainly flat, sloping at the northern edge.

### Delivery considerations:

- Access to the site can be taken from Main Street to the south of the site. Planning consent for the access was previously approved however this has subsequently expired.
- The design of the development should also ensure pedestrian and cycle links with the wider settlement are provided to promote road safety and active travel.
- 10 affordable homes should be provided by the developer, integrated into the design of the development.
- A flood risk assessment may be required.
- Developer Obligations will also be required to be paid when developing this site. A full list of infrastructure that is required for the settlement can be found in the Hatton Settlement Statement in the Aberdeenshire Local Development Plan 2017 but to note contributions will be sought for health and waste facilities.

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# HATTON

## OP2: Land Adjacent to Park View

### Settlement Information:

Population	890
Primary School Catchment	Hatton (Cruden) Primary
Secondary School Catchment	Ellon Academy

### Allocation:

15 homes

### Site size:

Approximately 0.8 hectares

### Site Description:

Hatton is situated conveniently adjacent to the A90 providing the settlement with good access links both north and south. The site is situated to the north east of the settlement. There are facilities close to the site including the local primary school, shop and playpark. The site sits below the road level but the main part of the site is flat.

### Delivery considerations:

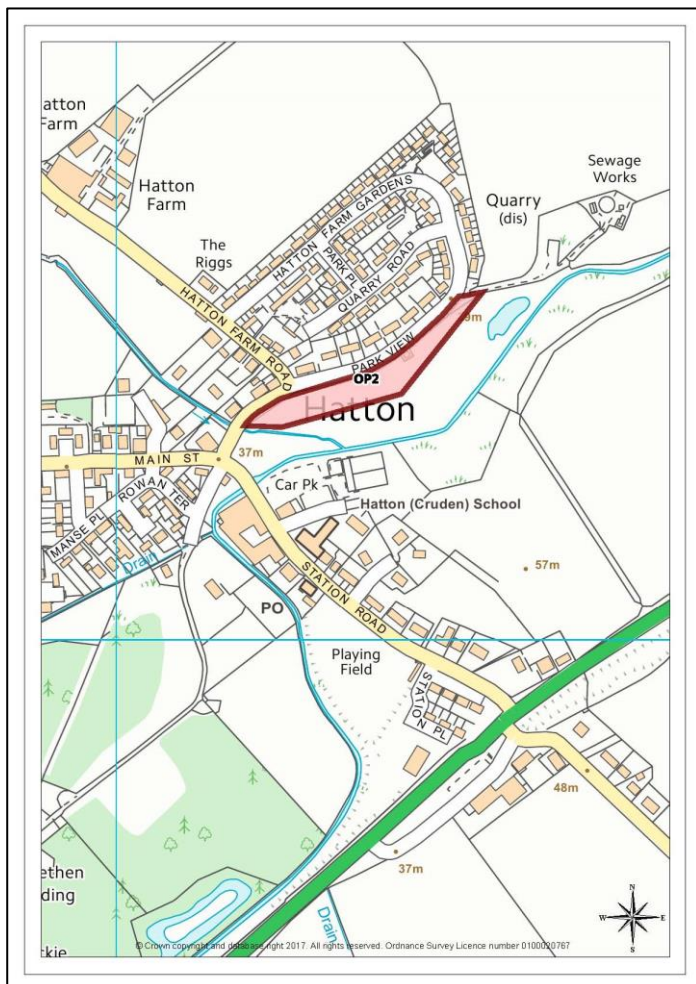
- The design of the development will need to address the level change between Park View road and the site, which sits lower than the road. This could provide the opportunity for innovative architectural design.
- 3 affordable homes should be provided by the developer, integrated into the design of the development.
- A flood risk assessment has been undertaken in the past but may be required to be updated.
- As explained within the introduction, this site is proposed to be removed from the 2021 LDP. However, there is the opportunity to progress this site within the lifetime of the current LDP which could retain its future development potential.
- Developer Obligations will also be required to be paid when developing this site. A full list of infrastructure that is required for the settlement can be found in the Hatton Settlement Statement in the Aberdeenshire Local Development Plan 2017 but to note contributions will be sought for health and waste facilities.

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# HUNTLY

## OP3: Land at Bogie Bridge

### Settlement Information:

Population	4,720
Primary School Catchment	Gordon Primary
Secondary School Catchment	The Gordon Schools

### Allocation:

31 homes

### Site size:

Approximately 4.5 hectares

### Site Description:

Huntly is an historic town with excellent schools, services and shops and a lot going on in the community. It benefits from easy access to Aberdeen and Inverness via rail or the A96, both of which have plans to be upgraded. There are some derelict buildings on the site which would need to be removed in order for new housing to be built. Generally the eastern edge of the site is vacant grass land so is ready for development.

### Delivery considerations:

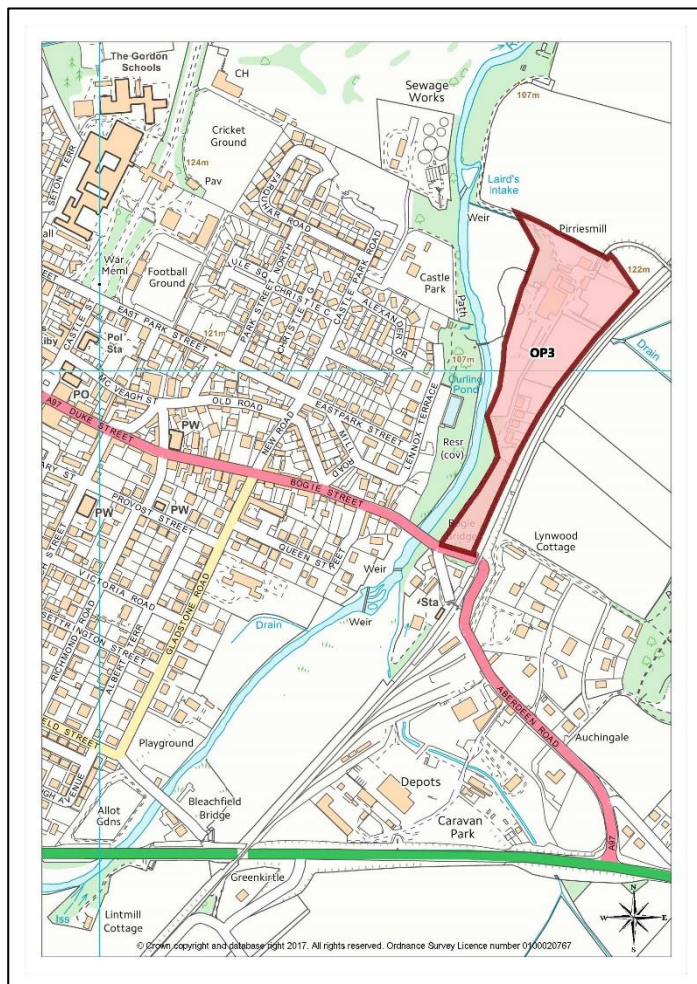
- There is the opportunity for this site to be brought forward with adjoining OP1 and OP2 sites.
- Access to the site is not straight-forward, however, discussions have taken place with Aberdeenshire Council Roads team and a solution has been identified. Details are available on request.
- The trees on the southern part of the site known as Crows Wood provide an attractive feature for the site. Felling of trees will only be permitted where this is shown to be necessary to provide adequate access and infrastructure necessary for development on this site and/ or sites OP1 and OP2.
- Development of the site will require infrastructure to pump waste water across the river as there are no sewers along the east of the River Bogie although the burden of this could be shared with OP1 and OP2.
- 7 affordable houses should be provided onsite by the developer, integrated into the design of the development.
- A flood risk assessment may be required in order to support of any application to assess flood risk from the River Bogie and an adequate buffer strip will be required which would also contribute towards open space within the site.
- A drainage impact assessment is required.
- Developer Obligations will also be required to be paid when developing this site. A full list of infrastructure that is required for the settlement can be found in the Huntly Settlement Statement in the Aberdeenshire Local Development Plan 2017 but to note contributions will be sought for health facilities and secondary education.

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# HUNTLY

## OP4: Land on Aberdeen Road

### Settlement Information:

Population	4,720
Primary School Catchment	Gordon Primary
Secondary School Catchment	The Gordon Schools

### Allocation:

40 homes (although a smaller number may be considered including self-build plots)

### Site size:

Approximately 2.28 hectares

### Site Description:

Huntly is an historic town with excellent schools, services and shops and a lot going on in the community. It benefits from easy access to Aberdeen and Inverness via rail or the A96, both of which have plans to be upgraded. The site is located to the east of the main settlement along Aberdeen Road, near to the main A96. The site has a gradual slope up to the north west and is currently used for grazing. The site has residential properties to the east and west and is bound by the Aberdeen Road to the south. Battlehill Wood is located to the north east of the site which creates a backdrop/ landscape feature for the site.

### Delivery considerations:

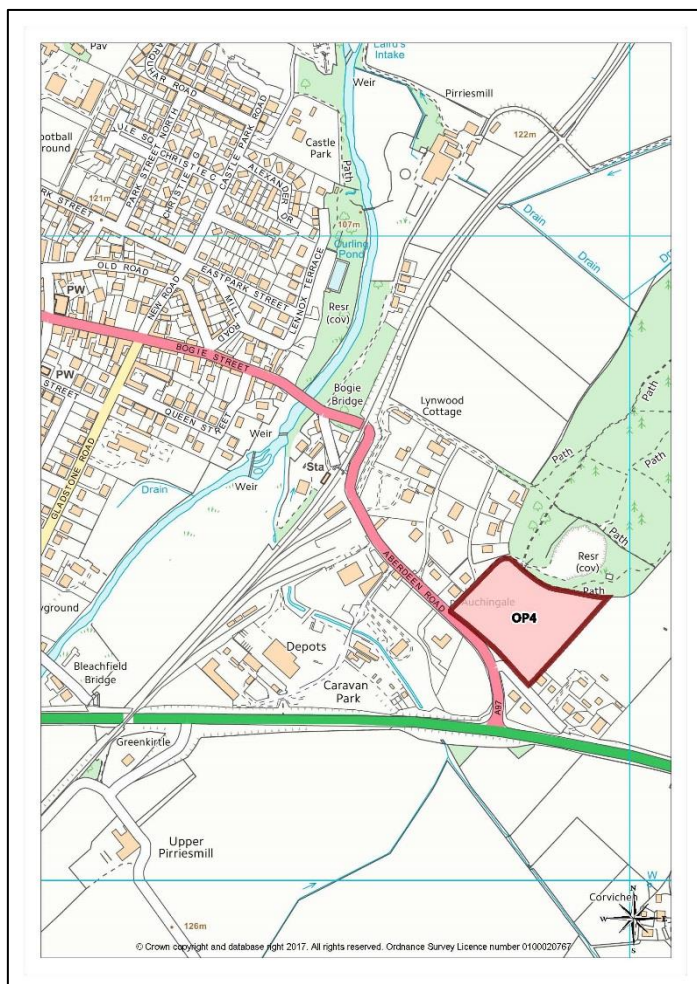
- There is the opportunity to consider innovative architecture within the design for this site. Design of the site and landscaping should however also consider the impact of development to Battlehill.
- For an overall 40 unit scheme, it would be expected that 10 affordable houses will be provided onsite by the developer, integrated into the design of the development which should include a range of detached and semi-detached houses.
- An assessment of the impact on the local traffic network, including the A96, may need to be considered.
- Developer Obligations will also be required to be paid when developing this site. A full list of infrastructure that is required for the settlement can be found in the Huntly Settlement Statement in the Aberdeenshire Local Development Plan 2017 but to note contributions will be sought for health facilities and secondary education.

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# LOGIE COLDSTONE

## OP1: Land adjacent to Diamond Jubilee Hall

### Settlement Information:

Population	106
Primary School Catchment	Logie Coldstone School
Secondary School Catchment	Aboyne Academy

### Allocation:

25 homes

### Site size:

Approximately 2.82 hectares

### Site Description:

Logie Coldstone is a small but active community on the edge of the Cairngorms National Park, 8 miles to the north-west of Aboyne and 8 miles to the north-east of Ballater. The site is located to the north of the village adjacent to the hall and slopes gently from the north down to the A97 along the southern boundary.

### Delivery considerations:

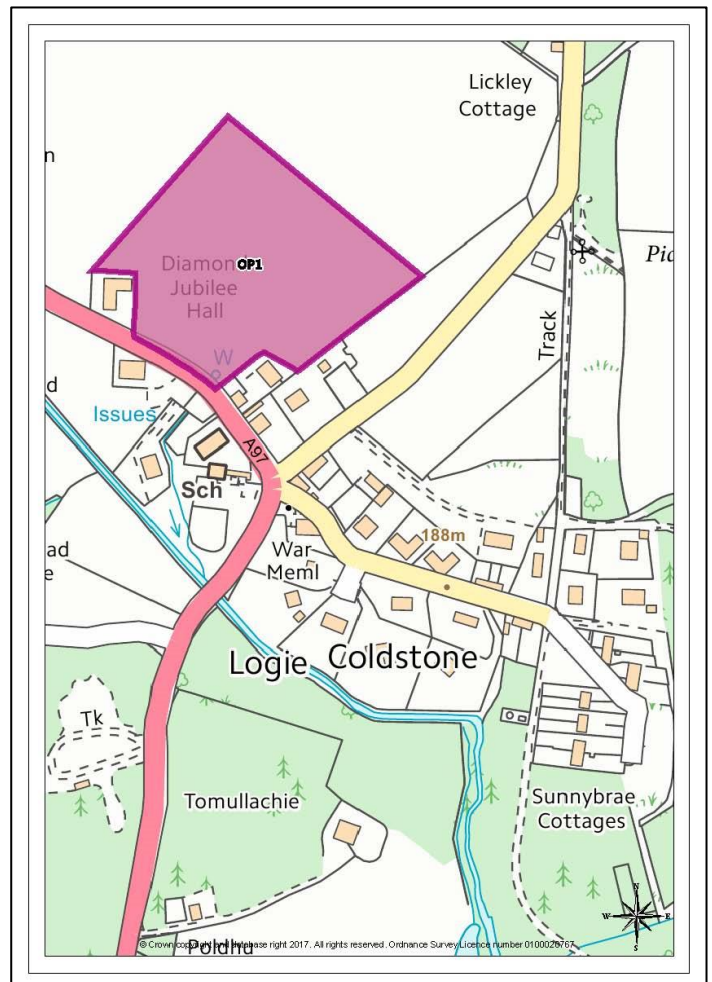
- Houses should be designed in a way that complements those already in the village whilst contributing to meeting the local housing need.
- A new play area should be incorporated in development proposals.
- Given the sites location on the edge of the settlement appropriate landscaping should be used to integrate the development within the landscape and smooth the transition between the open countryside and the settlement.
- A pedestrian/ cycle path connecting the development to the primary school will be required.
- 6 affordable houses should be provided onsite by the developer and be integrated into the design of the development.
- A drainage impact assessment will be required.
- As explained within the introduction, this site is proposed to be removed from the 2021 LDP. However, there is the opportunity to progress this site within the lifetime of the current LDP which could retain its future development potential.
- Developer Obligations will also be required to be paid when developing this site. A full list of infrastructure that is required for the settlement can be found in the Logie Coldstone Settlement Statement in the Aberdeenshire Local Development Plan 2017 but to note contributions will be sought for health and waste facilities.

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# LONGHAVEN

## OP1: Land Adjacent to Longhaven School

### Settlement Information:

Population	21
Primary School Catchment	Longhaven Primary
Secondary School Catchment	Peterhead Academy

### Allocation:

30 homes

### Site size:

Approximately 1.83 hectares

### Site Description:

Longhaven is situated adjacent to the A90 which provides opportunities for access to both the north and south. The site is situated to the north of the primary school, community hall and playpark. The site is a mixture of agricultural and scrub land and levels vary as it slopes up slightly at the north east of the site but slopes down towards the south west beside the playpark.

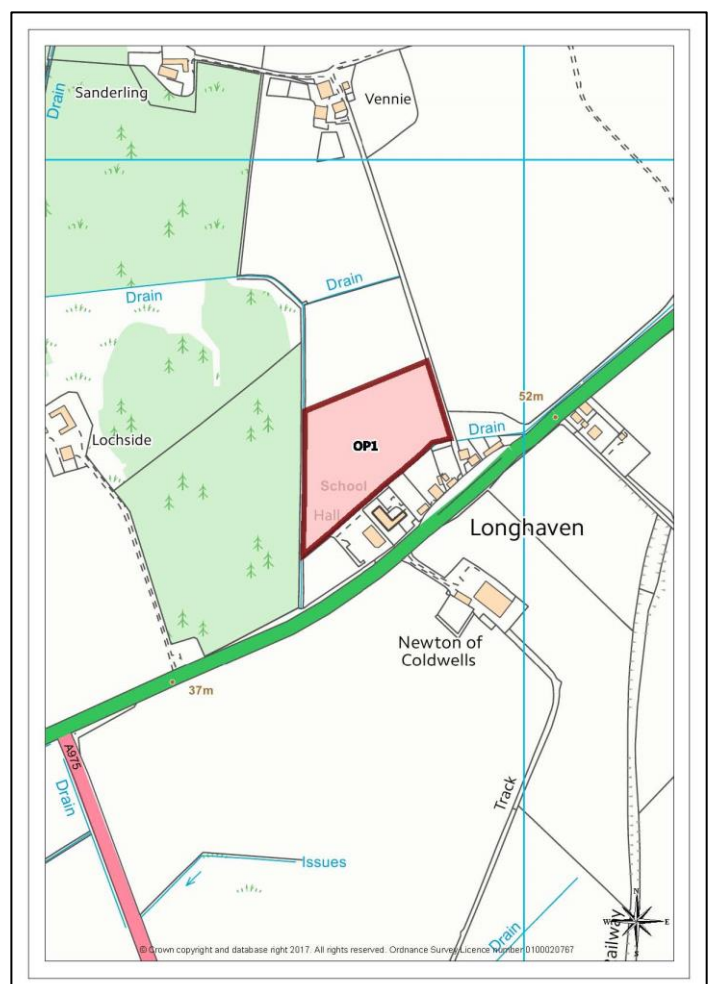
### Delivery considerations:

- Access to the site can be taken via the existing access track which links Longhaven with the farms to the north.
- New housing should be sympathetic to the traditional style of existing housing which is generally of 1.5 storeys with traditional slate roofs, while appropriate landscaping will ensure that landscape and visual impact to and from the local road network is minimised (A90).
- SEPA should be consulted regarding the treatment of private wastewater.
- A flood risk assessment may be required.
- Developer Obligations will also be required to be paid when developing this site. A full list of infrastructure that is required for the settlement can be found in the Longhaven Settlement Statement in the Aberdeenshire Local Development Plan 2017 but to note contributions will be sought for health and waste facilities.

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# LUTHERMUIR

## OP1 and OP2: The Chapel/ Land at Aberluthnott Church

### Settlement Information:

Population	329
Primary School Catchment	Luthermuir Primary
Secondary School Catchment	Mearns Academy

### Allocation:

OP1 and OP2: 50 homes in total

### Site size:

Approximately 4.95 hectares

### Site Description:

Luthermuir is a small village approximately 6km to the south-west of Laurencekirk. It has a number of facilities within the settlement including the local primary school and a village hall. These two adjoining sites are located to the west of the settlement and are separated by an existing core path which is well used by the local residents. The area is generally flat and is currently in agricultural use.

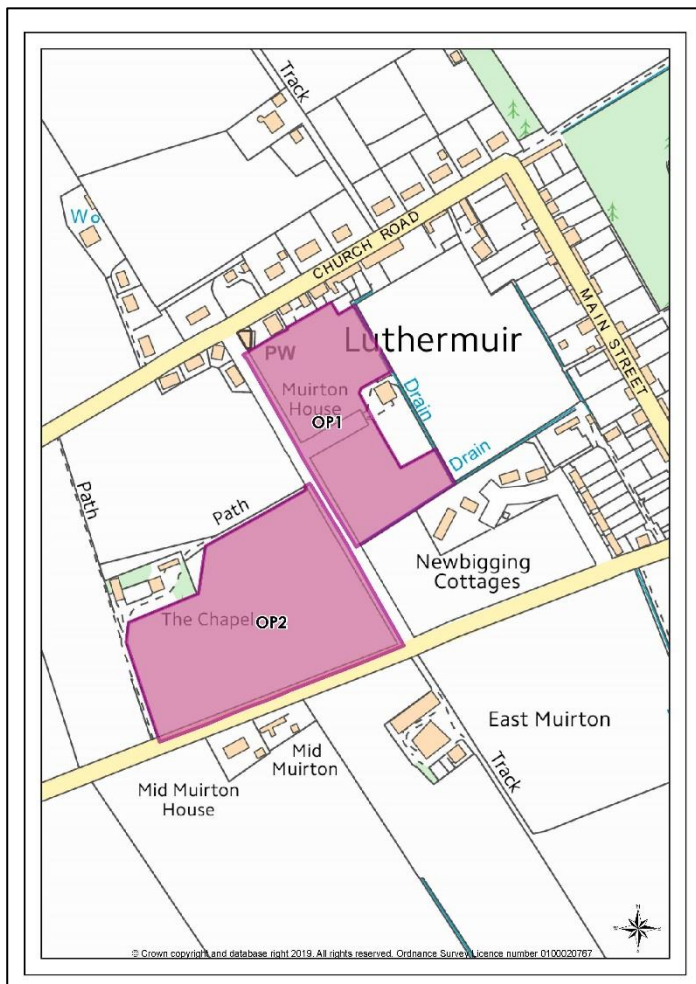
### Delivery considerations:

- The OP1 and OP2 sites have been masterplanned together to show how they will be accessed and how they will link with the existing settlement. Public consultation has taken place and pre-planning advice has been sought on these plans. Please make contact with the Delivery Team to obtain a copy of the current plans.
- A core path also runs through the centre of the sites which provides opportunities to connect to the surrounding network.
- 12 affordable homes should be provided onsite by the developer, integrated into the design of the development, to provide a mix of house types to meet local needs.
- A flood risk assessment is required.
- As explained within the introduction, part of this site (OP2) is proposed to be removed from the 2021 LDP. However, there is the opportunity to progress this site within the lifetime of the current LDP which could retain its future development potential.
- Developer Obligations will also be required to be paid when developing this site. A full list of infrastructure that is required for the settlement can be found in the Luthermuir Settlement Statement in the Aberdeenshire Local Development Plan 2017 but to note contributions will be sought for waste facilities and secondary education.

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# MEMSIE

## OP1: Crossroads

### Settlement Information:

Population	281
Primary School Catchment	Rathen Primary
Secondary School Catchment	Fraserburgh Academy

### Allocation:

15 homes

### Site size:

Approximately 1.35 hectares

### Site Description:

The site lies on the main southern approach in Memsie and faces onto the A981 and B9032. Memsie is currently predominately made up of ribbon development extending out from the cross roads but this site provides the opportunity to link houses to the south of the site with the built up area of Memsie. The site is gently undulating and is currently in agricultural use.

### Delivery considerations:

- Access into the site is likely to be taken from the B9032.
- The location, triangular layout and varying scales of neighbouring buildings create an opportunity for a uniquely designed development with a mix of house sizes.
- A narrow band of trees, parallel to the A981, contributes to the setting of Memsie and provides an opportunity to contribute to the open space obligations for the site.
- 3 affordable homes should be provided onsite by the developer, integrated into the design of the development, which should include a range of house tenures.
- Development will be fed directly from a trunk water main so 24 hour water storage will be required at each property.
- Early discussions are encouraged with Scottish Water regarding waste water treatment.
- Developer Obligations will also be required to be paid when developing this site. A full list of infrastructure that is required for the settlement can be found in the Memsie Settlement Statement in the Aberdeenshire Local Development Plan 2017 but to note contributions will be sought for health facilities and primary education.

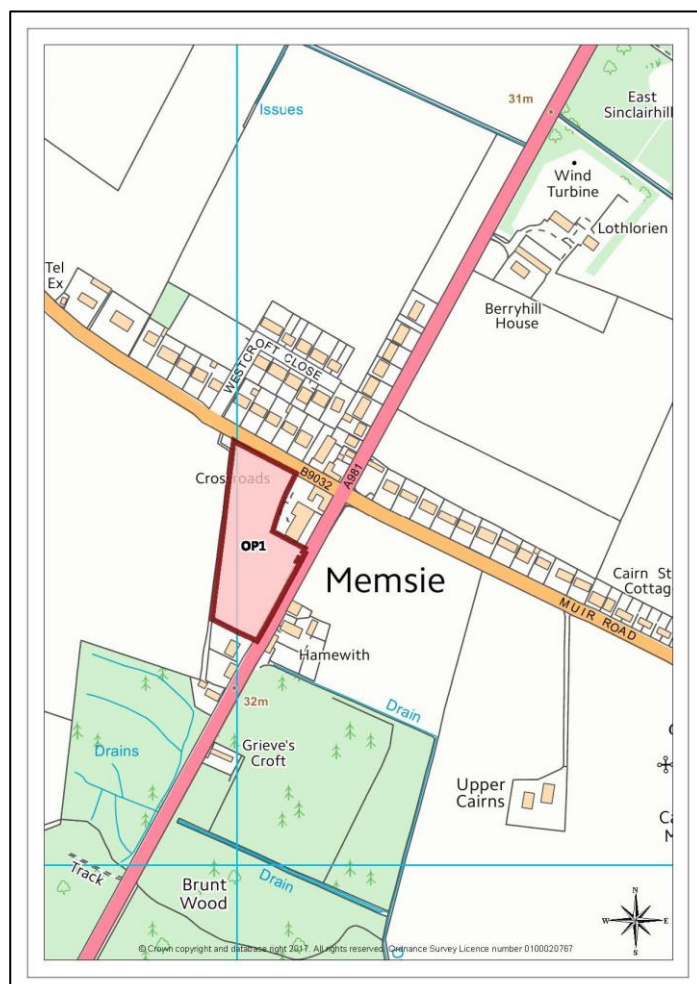
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# NEW ABERDOUR

## OP1: St Drostans Lane

### Settlement Information:

Population	350
Primary School Catchment	Rosehearty Primary
Secondary School Catchment	Fraserburgh Academy

### Allocation:

48 homes

### Site size:

Approximately 5.22 hectares

### Site Description:

The site is located to the north east of New Aberdour. The settlement has a number of different facilities in close proximity to the site including a church and playing fields. The site is generally flat and currently in agricultural use.

### Delivery considerations:

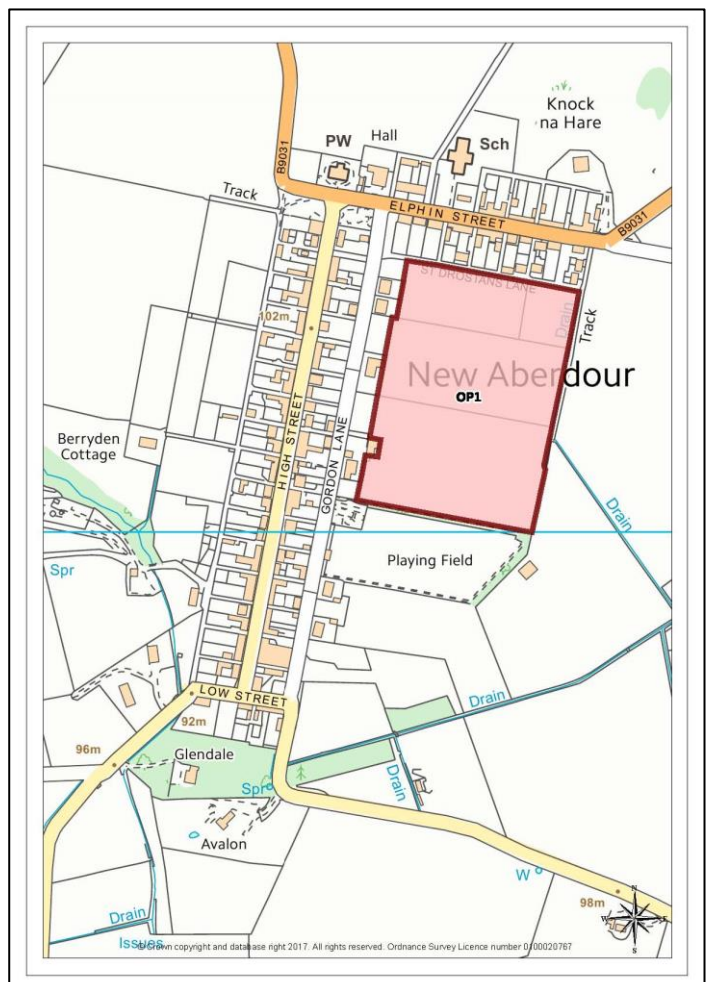
- The scale of this site will consolidate the village and development should be orientated to emulate a linear/grid street layout, which is characteristic of New Aberdour, with a mix of house sizes.
- Vehicular access is likely to be taken off Gordon Lane and from St Drostans Lane, which require upgrading.
- There is an opportunity for minor/emergency access to be taken from a lane between Elphin Street and St Drostans Lane.
- A buffer strip may be required alongside a drainage ditch, which runs along the eastern boundary of the site, to ensure it can be accessed for maintenance. It could also form part of the open space obligations for this site.
- 12 affordable homes should be provided onsite by the developer, integrated into the design of the development, which should include a range of detached and semi-detached houses so as to echo the design themes provided in the neighbouring streets.
- Developer Obligations will also be required to be paid when developing this site. A full list of infrastructure that is required for the settlement can be found in the New Aberdour Settlement Statement in the Aberdeenshire Local Development Plan 2017 but to note contributions will be sought for health facilities and open space.

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# NEW BYTH

## OP2: Former New Byth Primary School

### Settlement Information:

Population	301
Primary School Catchment	Monquhitter Primary
Secondary School Catchment	Turriff Academy

### Allocation:

12 homes

### Site size:

Approximately 0.73 hectares

### Site Description:

The site is on the area of the former primary school, which has now been demolished but holds a central location in the village. This site benefits from an extant planning permission and an established access into the site which currently is a mixture of hardstanding from the former primary school and grassed areas sloping to the east. The site also has an outlook over the countryside to the east.

### Delivery considerations:

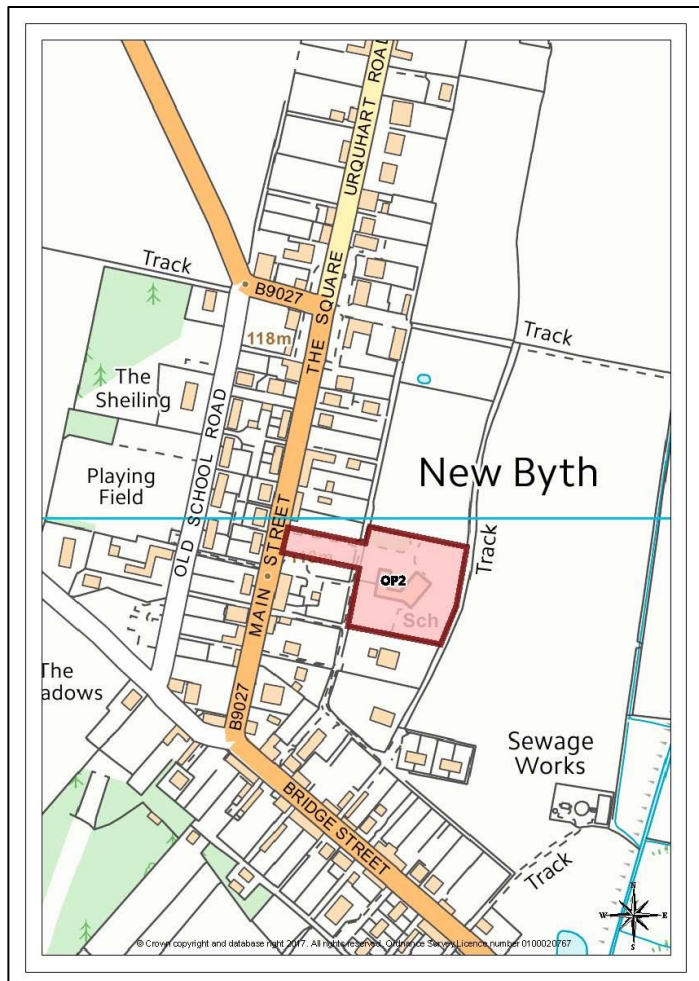
- Planning permission was granted on this site to demolish the primary school, which has been completed, and build 12 houses on the site (APP/2008/2930).
- Developer Obligations were agreed as part of the application process and details can be found through the application reference. However, should you wish to change the proposal a full list of infrastructure that is required for the settlement can be found in the New Byth Settlement Statement in the Aberdeenshire Local Development Plan 2017 but to note contributions will be sought for health facilities and open space.

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# NEW DEER

## OP3: Land at Auchreddie Croft

### Settlement Information:

Population	660
Primary School Catchment	New Deer Primary
Secondary School Catchment	Mintlaw Academy

### Allocation:

40 homes

### Site size:

Approximately 3.2 hectares

### Site Description:

The site lies to the south of the settlement which offers a range of shops and services, including the local primary school. The western part of the site is flat with the remainder of the site sloping to the south. Due to the slope of the site the southern part of the site has an outlook down to the centre of the village. The site is bound on two sides, the north and west by residential with agricultural uses to the south and east.

### Delivery considerations:

- Feasibility study is being prepared for the site.
- Due to the sites location on higher ground on the southern edge of the settlement, it is fairly visible from the north and east therefore it is recommended that strategic landscaping is implemented to maintain the setting and amenity of New Deer.
- Boundary treatment along the northern and western site boundaries should also be considered carefully to protect the amenity of existing housing.
- Housing design should respect that of existing houses in the village in terms of scale and materials, and a mix of housing types should be provided to meet local need.
- 10 affordable homes should be provided onsite by the developer, integrated into the design of the development.
- Developer Obligations will also be required to be paid when developing this site. A full list of infrastructure that is required for the settlement can be found in the New Deer Settlement Statement in the Aberdeenshire Local Development Plan 2017 but to note contributions will be sought for health and waste facilities.

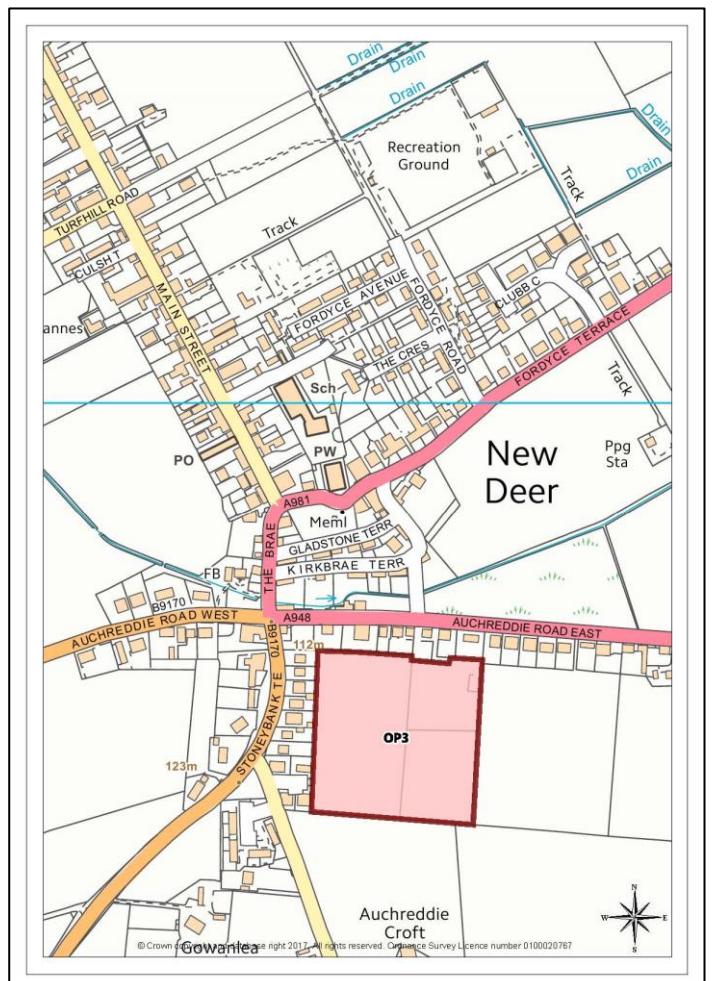
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# NEW PITSLIGO

## OP1: Land at Alexander Bell Place

### Settlement Information:

Population	1,150
Primary School Catchment	New Pitsligo and St Johns Primary
Secondary School Catchment	Mintlaw Academy

### Allocation:

12 homes

### Site size:

Approximately 1.09 hectares

### Site Description:

The site is situated to the north of the village. New Pitsligo is located on the A950 within close distance of the A98 which provides good access to both Banff and Fraserburgh. The site, which is currently in agricultural use, slopes down towards the east with residential properties to the south and east.

### Delivery considerations:

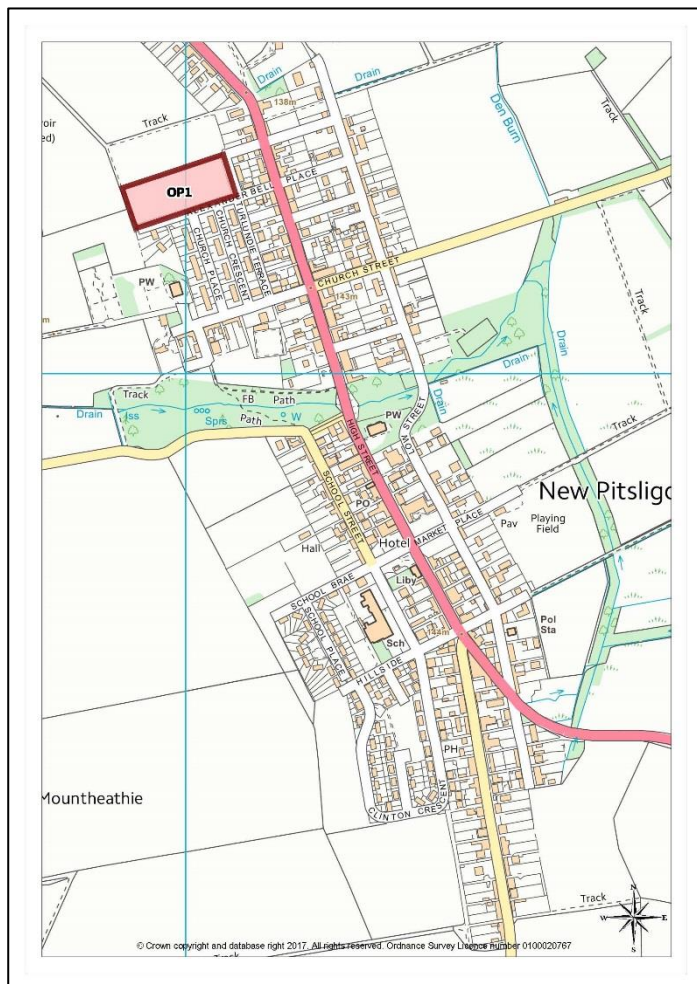
- The site is located on an east facing slope and development design should take this into consideration and maximise views to the east.
- Access to the site could be taken from Alexander Bell Place.
- There is an opportunity through the site layout to connect the site with a local core path network which runs to the north of the site.
- 3 affordable homes should be provided onsite by the developer, integrated into the design of the development.
- Developer Obligations will also be required to be paid when developing this site. A full list of infrastructure that is required for the settlement can be found in the New Pitsligo Settlement Statement in the Aberdeenshire Local Development Plan 2017 but to note contributions will be sought for health and waste facilities.

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# RHYNIE

## OP1: Land north of Richmond Avenue

### Settlement Information:

Population	599
Primary School Catchment	Rhynie Primary
Secondary School Catchment	The Gordon Schools

### Allocation:

25 homes

### Site size:

Approximately 1.93 hectares

### Site Description:

Rhynie is located 8 miles to the south of Huntly at the foot of the impressive Tap o' Noth. The site, which is situated opposite Rhynie Business Park, is flat and is currently in agricultural use. Fields are present to the north and west of the site and there are several houses to the east. Safe and convenient access to the school is achievable along Richmond Avenue. This open site benefits from a good level of sunlight and exceptional unbroken views towards the Tap o' Noth.

### Delivery considerations:

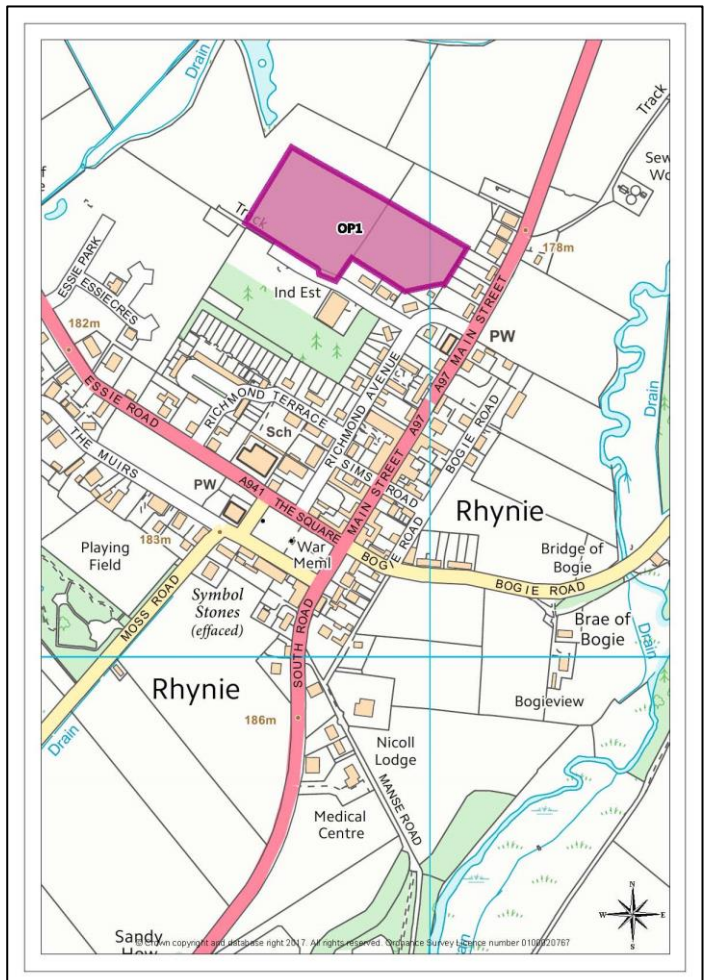
- The site design should reflect the style and character of the settlement. There should be a mix of detached, semi-detached and terraced housing.
- Access to the site is possible via Richmond Avenue and any upgrades required to Richmond Avenue should be to an adoptable standard.
- 5 affordable homes should be provided onsite by the developer, integrated into the design of the development.
- A water impact assessment will be required to look at capacity at Clatt Service Reservoir.
- As explained within the introduction, this site is proposed to be removed from the 2021 LDP. However, there is the opportunity to progress this site within the lifetime of the current LDP which could retain its future development potential.
- Developer Obligations will also be required to be paid when developing this site. A full list of infrastructure that is required for the settlement can be found in the Rhynie Settlement Statement in the Aberdeenshire Local Development Plan 2017 but to note contributions will be sought for secondary education and waste facilities.

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# ROADSIDE OF KINNEFF

## OP1: Land to the west of Roadside of Kinneff

### Settlement Information:

Population	168
Primary School Catchment	Kinneff Primary
Secondary School Catchment	Mackie Academy

### Allocation:

30 homes

### Site size:

Approximately 1.43 hectares

### Site Description:

The site is situated to the north west of the settlement, located to the west of some of the existing residential properties in the village and is close to the community hall and playpark. The site slopes gradually down to the north but there is a drop down from the road south of the site.

### Delivery considerations:

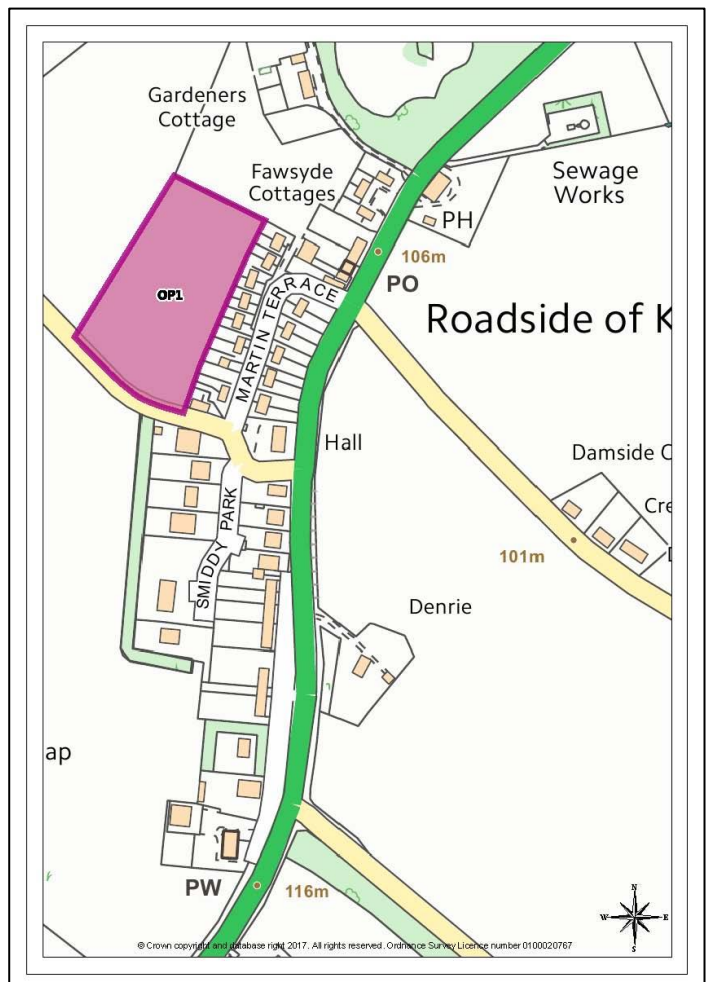
- The site is situated to the east of the playing fields and pathways providing opportunities to connect the site to the wider network of open spaces.
- A footpath will be required to provide a safe for pedestrians to the rest of the settlement and also to the potential new retail option on the site down the road located to the south of the site.
- 8 affordable homes should be provided onsite by the developer, integrated into the design of the development to provide a mix of house types similar to the mix of house types on Martin Terrace.
- Developer Obligations will also be required to be paid when developing this site. A full list of infrastructure that is required for the settlement can be found in the Roadside of Kinneff Settlement Statement in the Aberdeenshire Local Development Plan 2017 but to note contributions will be sought for health facilities and secondary education.

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# SANDHAVEN

## OP1: St Magnus Road

### Settlement Information:

Population	820
Primary School Catchment	Sandhaven Primary
Secondary School Catchment	Fraserburgh Academy

### Allocation:

31 homes

### Site size:

Approximately 3.03 hectares

### Site Description:

The site is located along the western edge of Sandhaven, close to the coast. There are facilities located within the settlement and close to the site including the local primary school and village hall. The site is currently being actively farmed for agricultural purposes and is a flat site.

### Delivery considerations:

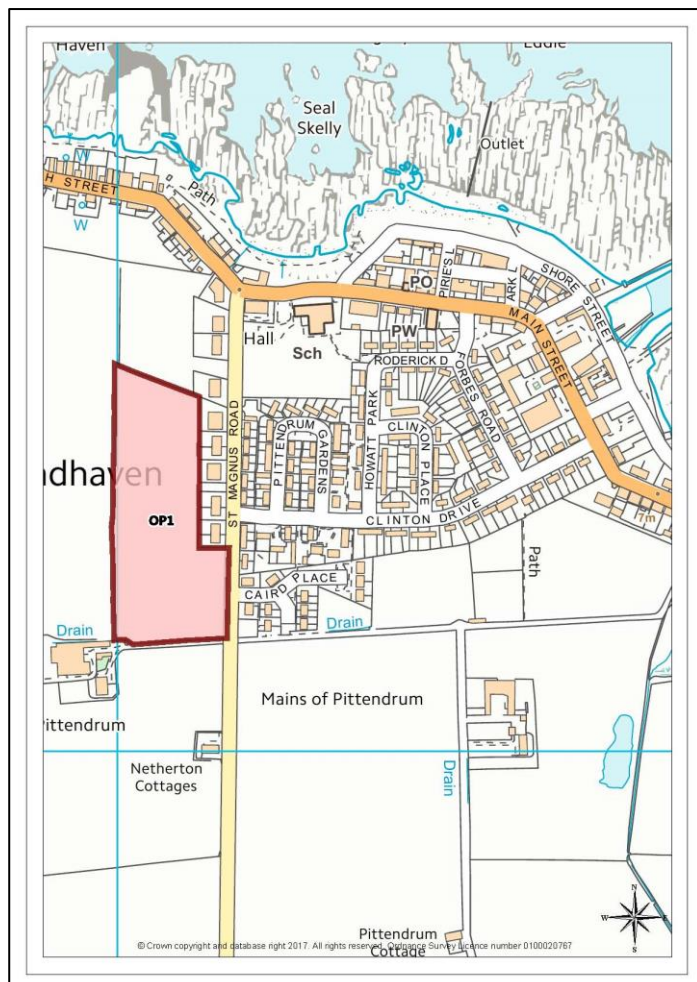
- The development site will be visible to those approaching from the west and from Pittulie to the north and the design of new houses should respect the historic character of Pittulie and include a range of detached and semi-detached houses.
- Consideration should be given to providing at least two vehicle access points along the western boundary into the adjacent field to provide an opportunity for future development.
- A core path is located in close proximity to the site which provides an excellent opportunity for the site to connect up to the network.
- 7 affordable homes should be provided onsite by the developer, integrated into the design of the development which provide a mix of house tenures.
- Developer Obligations will also be required to be paid when developing this site. A full list of infrastructure that is required for the settlement can be found in the Sandhaven Settlement Statement in the Aberdeenshire Local Development Plan 2017 but to note contributions will be sought for health facilities.

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# ST COMBS

## OP1: Land at Botany View

### Settlement Information:

Population	660
Primary School Catchment	St Combs Primary
Secondary School Catchment	Fraserburgh Academy

### Allocation:

40 homes

### Site size:

Approximately 5.81 hectares

### Site Description:

The site is located to the south of the settlement on the main road leading into the village. St Combs is an attractive coastal fishing village. The site provides an opportunity to provide a new entrance to the settlement with the P2 site for landscaping to the south of the OP1 site. The site is currently in agricultural use and is a gently undulating site.

### Delivery considerations:

- Housing design should be sympathetic to the existing character of the settlement.
- Given the sites location on the edge of the settlement appropriate landscaping should be used to integrate the development within the landscape and smooth the transition between the open countryside and the settlement.
- 10 affordable homes should be provided onsite by the developer, integrated into the design of the development.
- As explained within the introduction, this site is proposed to be removed from the 2021 LDP. However, there is the opportunity to progress this site within the lifetime of the current LDP which could retain its future development potential.
- Developer Obligations will also be required to be paid when developing this site. A full list of infrastructure that is required for the settlement can be found in the St Combs Settlement Statement in the Aberdeenshire Local Development Plan 2017 but to note contributions will be sought for open space and waste facilities.

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# STRICHEN

## OP1: Land at Burnshangie

### Settlement Information:

Population	940
Primary School Catchment	Strichen Primary
Secondary School Catchment	Mintlaw Academy

### Allocation:

28 homes (potential for an initial phase with self-build plots)

### Site size:

Approximately 3.73 hectares

### Site Description:

Strichen sits within a valley formed by the North Ugie Water approximately 11km to the south-west of Fraserburgh and 9km to the north-west of Mintlaw. There is a conservation area within the core of the village. The site is located to the east of the settlement, close to facilities including the local primary school and playpark. The site is a mixture of scrub and agricultural land and slopes to the south and west.

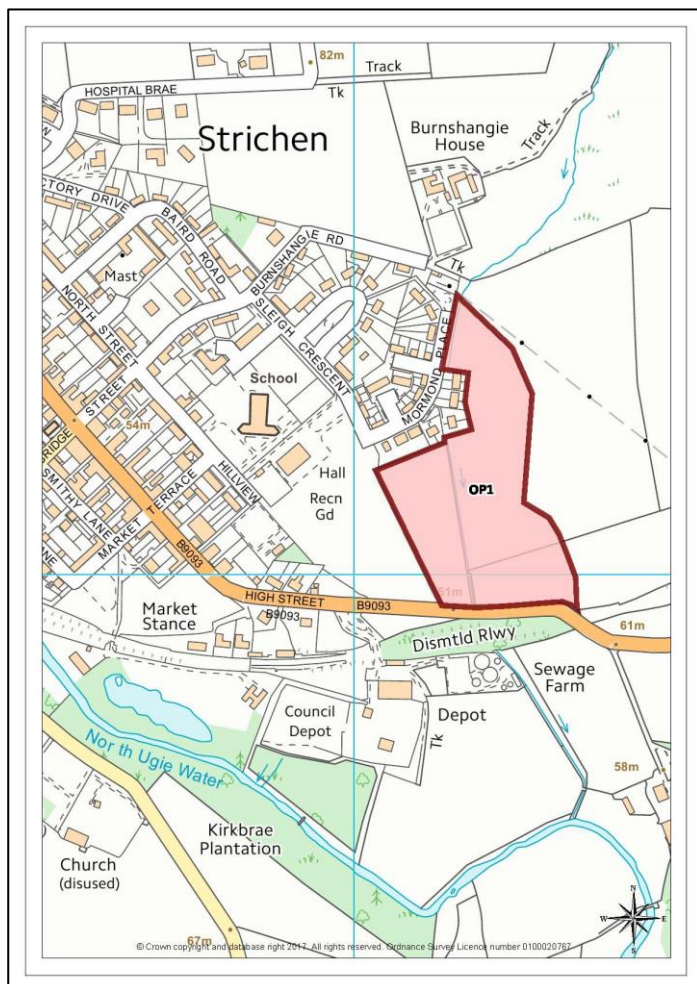
### Delivery considerations:

- This allocation was previously for 50 homes but numbers have been reduced due to identified flooding issues within the western section of the site.
- Access to the site could be taken via the B9093 to the south with links north to Mormond Place.
- There are opportunities within the site to connect pedestrian and cycle links with the Formartine and Buchan Way core path, which runs to the south of the site along the disused railway.
- Given sites location on the edge of the settlement appropriate landscaping should be used to integrate the development within the landscape and smooth the transition between the open countryside and the settlement.
- 7 affordable homes should be provided onsite by the developer, integrated into the design of the development.
- A flood risk assessment and buffer strip may be required.
- As explained within the introduction, this site is proposed to be removed from the 2021 LDP. However, there is the opportunity to progress this site within the lifetime of the current LDP which could retain its future development potential.
- Developer Obligations will also be required to be paid when developing this site. A full list of infrastructure that is required for the settlement can be found in the Strichen Settlement Statement in the Aberdeenshire Local Development Plan 2017 but to note contributions will be sought for open space and health facilities.

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# STRICHEN

## OP2: Hospital Brae

### Settlement Information:

Population	940
Primary School Catchment	Strichen Primary
Secondary School Catchment	Mintlaw Academy

### Allocation:

22 homes

### Site size:

Approximately 1.82 hectares

### Site Description:

Strichen sits within a valley formed by the North Ugie Water approximately 11km to the south-west of Fraserburgh and 9km to the north-west of Mintlaw. There is a conservation area designation within the core of the village. The site is located immediately to the north of Strichen and is currently in agricultural use. The site slopes down to the south and views towards the centre of the village and the Strichen Conservation Area can be enjoyed from the northern section. The site further benefits from having a path network to the western boundary of the site.

### Site Development Brief:

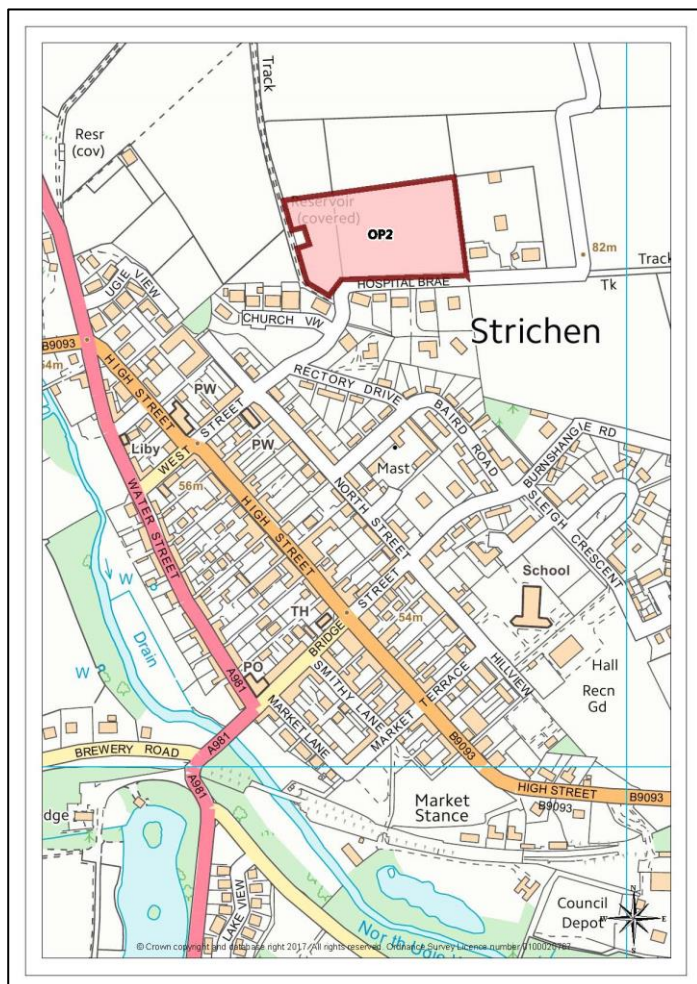
- A masterplan has been prepared for this site. Please contact the Delivery Team to obtain a current plan.
- It is anticipated that access to the site will be taken from Hospital Brae which forms the southern site boundary.
- Design of the development should take into consideration the south-sloping aspect of the site and the core path which forms the western site boundary.
- 5 affordable homes should be provided onsite by the developer, integrated into the design of the development.
- Developer Obligations will also be required to be paid when developing this site. A full list of infrastructure that is required for the settlement can be found in the Strichen Settlement Statement in the Aberdeenshire Local Development Plan 2017 but to note contributions will be sought for open space and health facilities.

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# TARLAND

## OP3: Village Farm

### Settlement Information:

Population	720
Primary School Catchment	Tarland Primary
Secondary School Catchment	Aboyne Academy

### Allocation:

36 homes

### Site size:

Approximately 1.44 hectares

### Site Description:

Tarland is a small but active community located in beautiful surroundings, 5 miles to the north of Aboyne. This site is relatively flat and currently in agricultural use. It is bound by existing housing to the east and south and agricultural land to the north and west, including a community garden. Pylons cross the site which could be relocated. Full planning permission (APP/2011/4027) for 36 dwellings was approved in May 2015.

### Delivery considerations:

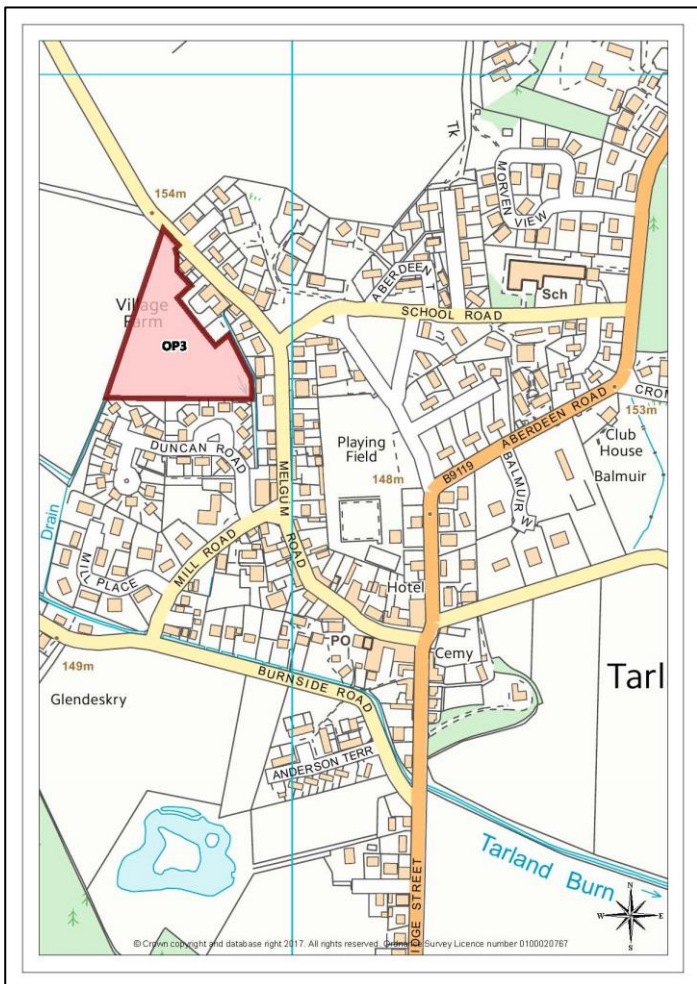
- The adjacent P3 protected land designation contributes towards the open space provision for this site and the community allotments are already in place as per the approved application.
- In relation to the above planning permission, Condition 7 (archaeology) has already been met with no further action required.
- 9 affordable houses should be provided as specified in the approved application.
- Developer Obligations will also be required to be paid when developing this site. A full list of infrastructure that is required for the settlement can be found in the Tarland Settlement Statement in the Aberdeenshire Local Development Plan 2017 but to note contributions will be sought for waste facilities and secondary education.
- The owner and local housing group are actively working together to develop the site.

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# WHITEHILLS

## OP1: Knock Street

### Settlement Information:

Population	1,140
Primary School Catchment	Whitehills Primary
Secondary School Catchment	Banff Academy

### Allocation:

30 homes

### Site size:

Approximately 2.58 hectares

### Site Description:

The site is located on the eastern edge of the village overlooking the lower coastline and sea making it quite an exposed site but at the same time offers excellent views. The site is in agricultural use and is generally a flat site which slightly slopes to the northern edge.

### Delivery considerations:

- Given the sites location on the edge of the settlement appropriate landscaping should be used to integrate the development within the landscape and smooth the transition between the open countryside and the settlement.
- The development site has a single point of vehicular access off Knock Street but with potential for further expansion to the south, consideration should be given to providing one or more vehicle access points to the south of the site for any future development.
- 7 affordable houses should be provided on site by the developer, integrated into the design of the development, which should include a range of detached and semi-detached houses and provide a mix of housing tenures.
- Developer Obligations will also be required to be paid when developing this site. A full list of infrastructure that is required for the settlement can be found in the Whitehills Settlement Statement in the Aberdeenshire Local Development Plan 2017 but to note contributions will be sought for primary education and health facilities.

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