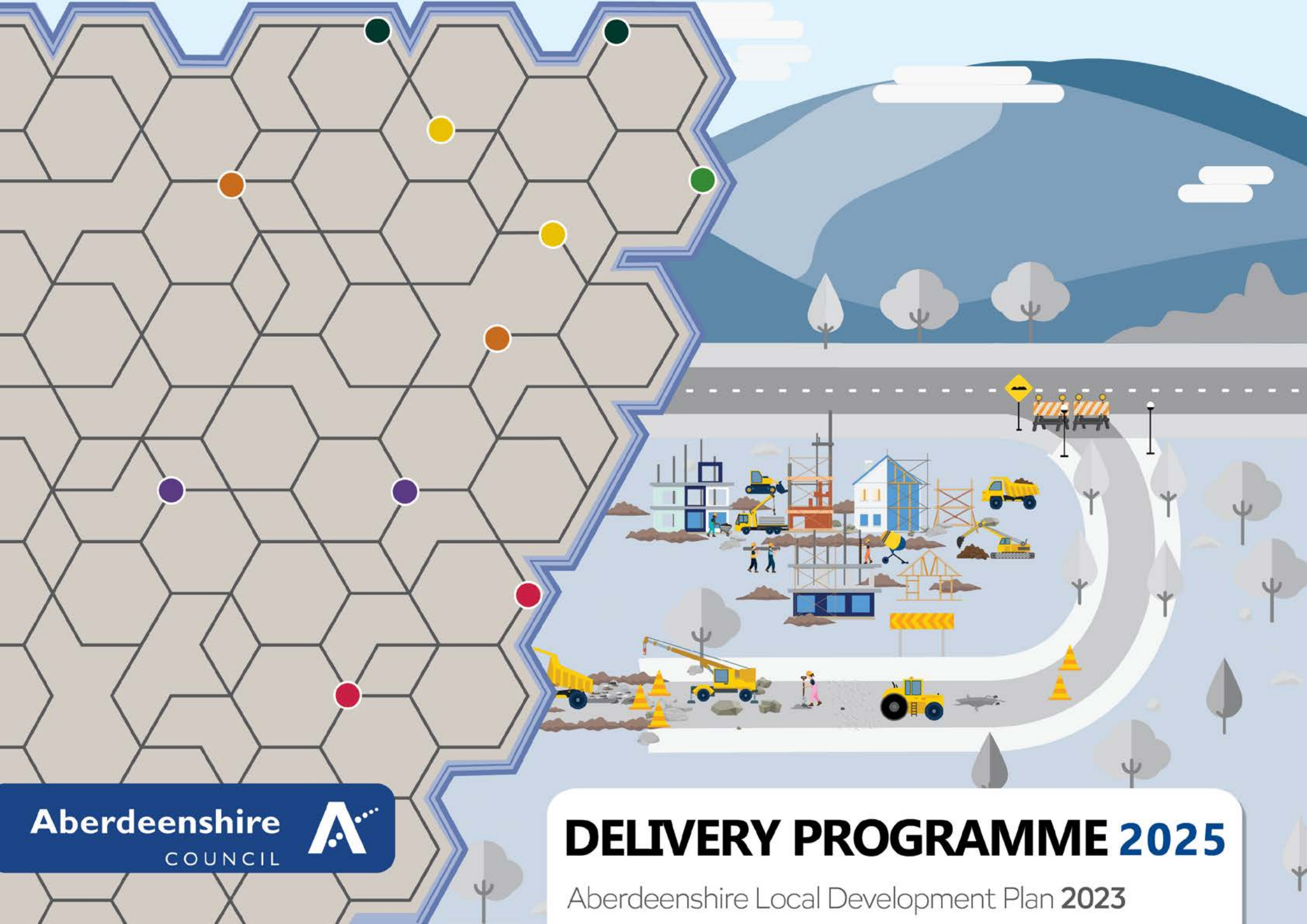




Aberdeenshire
COUNCIL



DELIVERY PROGRAMME 2025

Aberdeenshire Local Development Plan 2023



Contents

1.0 Introduction - 4

- 1.1 Introduction to Delivery Programme - 6

2.0 Methodology & Assumptions - 8

- 2.1 Methodology - 10
- 2.2 Assumptions - 10
- 2.3 Abbreviations - 11

3.0 NPF4 - 12

- 3.1 NPF4 - Overview - 14
- 3.2 National Projects - 15
- 3.3 Investment Zone (IZ) - 16
- 3.4 Masterplan Consent Areas (MCA) - 16

4.0 Place - 18

- 4.1 Place - Overview - 20
- 4.2 Planning Information & Delivery Publications - 21
- 4.3 Administrative Areas - 22
- 4.4 Land Audits - 23

5.0 Policy Actions - 24

- 5.1 Policy Actions - Overview - 26

6.0 Masterplans & Development Frameworks - 28

- 6.1 Overview - 30
- 6.2 Development Frameworks - 30
- 6.3 Masterplans - 31

7.0 Infrastructure & Funding - 38

- 7.1 Infrastructure Funding - Overview - 40
- 7.2 Stakeholder's Infrastructure Funding - 40
- 7.3 Housing Land Pipeline - 40
- 7.4 Housing Land Maps - 48

8.0 Strategic Projects - 58

- 8.1 Strategic Projects - Overview - 60

9.0 Settlement & Site Infrastructure - 68

- 9.1 Settlement & Site Infrastructure - 70

10.0 Stakeholder Plans & Contacts - 72

- 10.1 Stakeholder Documents - 74
- 10.2 Contact Details - 75

APPENDIX A - 76

APPENDIX B - 124



1.0 INTRODUCTION

- 1.1 Introduction to Delivery Programme



1.1 Introduction to Delivery Programme

This Delivery Programme has been prepared to support the implementation of the [Aberdeenshire Local Development Plan 2023 \(LDP\)](#)¹ which was adopted in January 2023. The Aberdeenshire LDP excludes the part of Aberdeenshire situated within the Cairngorms National Park (CNP). The CNP has its own LDP and associated Delivery Programme.

The Delivery Programme is a document which identifies the actions required to deliver policies and proposals contained in the LDP. This Delivery Programme has been prepared in collaboration with key agencies and the development industry and provides a snapshot at the time of publishing, an up to date version is available [online](#)². It is not always possible to be precise about the timing of each action but where possible timescales have been indicated.

The Town and Country Planning (Scotland) Act 1997, as amended by the Planning (Scotland) Act 2019, requires a local planning authority to publish a Delivery Programme to accompany the Local Development Plan (LDP). The Town and Country Planning (Development Planning) (Scotland) Regulations 2023 set out that a Delivery Programme must outline the actions required to implement the policies and proposals of the LDP, identify the parties responsible for these actions, and specify the timescales for their completion.

Additionally the [Local Development Planning Guidance](#)³, May 2023, provides additional information and requirements as to what should be contained within the Delivery Programme.

A Delivery Programme is a fundamental part of supporting the delivery of the LDP. It sits alongside a number of other processes, plans and strategies.

It is a key tool for collaboration in the delivery of development in working towards the common aims expressed in the development plan and must set out:

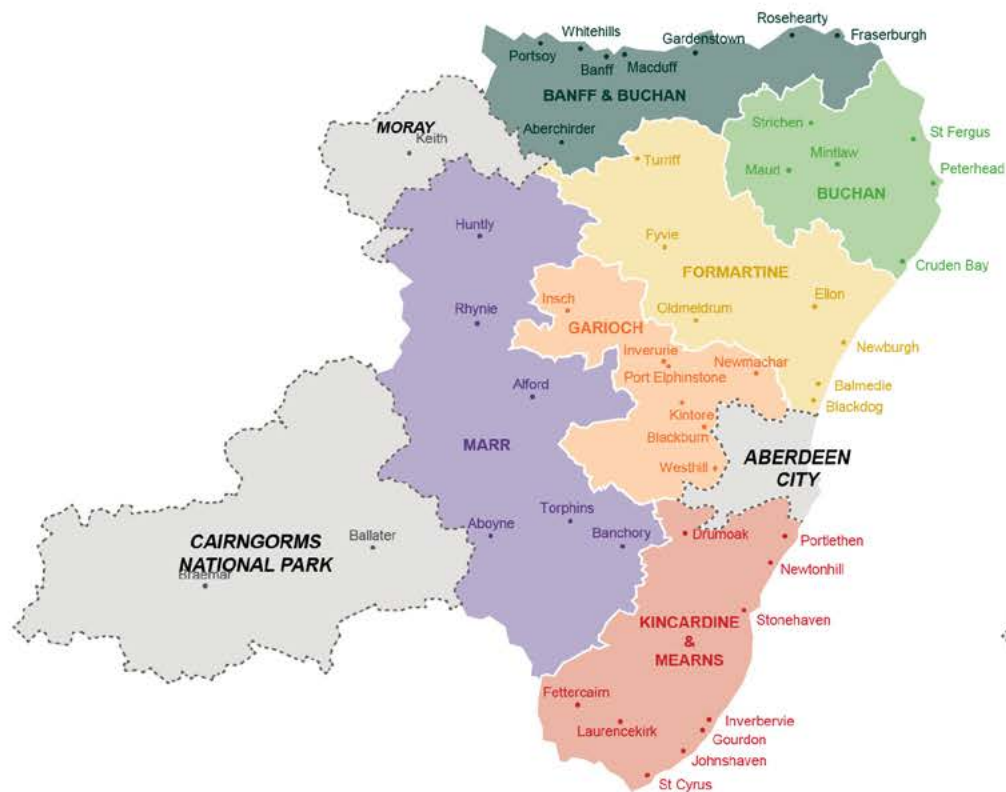
- a list of actions required to deliver policies and proposals contained in the LDP ;
- an explanation as to how those actions are to be undertaken;
- the timescale for the conclusion of each action; and
- the expected sequencing of, and timescales for, delivery of housing on sites allocated by the LDP.

The Delivery Programme is a key tool in helping to deliver allocated sites, particularly in demonstrating and evidencing the deliverability of land allocations and managing land supply to deliver the objectives of the LDP. There is a statutory requirement to publish the Delivery Programme biennially however it is Aberdeenshire Councils intention to publish it on an annual basis. Between publications the Delivery Team can provide up to date information on any aspect of the Delivery Programme and help in taking forward sites for development including coordinating actions, providing advice and facilitating development.

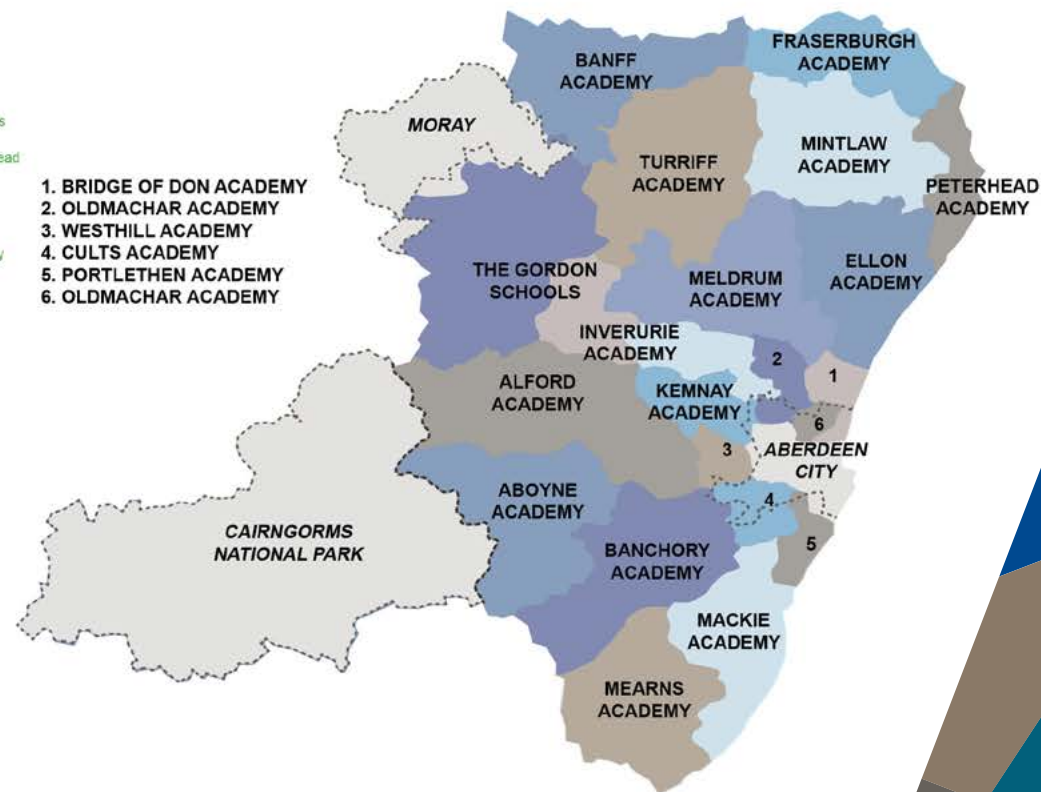
Aberdeenshire Council and other public agencies play a role in facilitating delivery. However, implementation of the LDP itself will rely on the development industry and housing market conditions. The Council is reliant on much of the information being provided by the development industry. Developers, landowners and agents were contacted for details of their intentions and programmes for taking forward the delivery of their allocations and to highlight any infrastructure issues which may impact on this.

To complement the delivery of the Local Development Plan and provide a tool for Delivery of allocated sites the [Aberdeenshire Housing Site Prospectus](#)⁴ and the [Employment Site Prospectus](#)⁵ has been created. The prospectus' provide details of housing sites currently available for development with no named developer and information about employment land that is available.

1. **Aberdeenshire Local Development Plan 2023** – Available from Aberdeenshire Council Website – [Accessed 31 January 2025] <https://www.aberdeenshire.gov.uk/planning/plans-and-policies/ldp-2023/>
2. **Aberdeenshire Local Development Plan - delivery programme** – Available from Aberdeenshire Council Website – [Accessed 31 January 2025] <https://publications.aberdeenshire.gov.uk/dataset/local-development-plan-action-programme>
3. **Local development planning guidance** – Available from Scottish Government Website – [Accessed 31 January 2025] <https://www.gov.scot/publications/local-development-planning-guidance/>
4. **Housing Site Prospectus** - Available from Aberdeenshire Council Website - [Accessed 31 January 2025] <https://storymaps.arcgis.com/collections/>
5. **Employment Site Prospectus** - Available from Aberdeenshire Council Website - [Accessed 31 January 2025] <https://storymaps.arcgis.com/collections/>



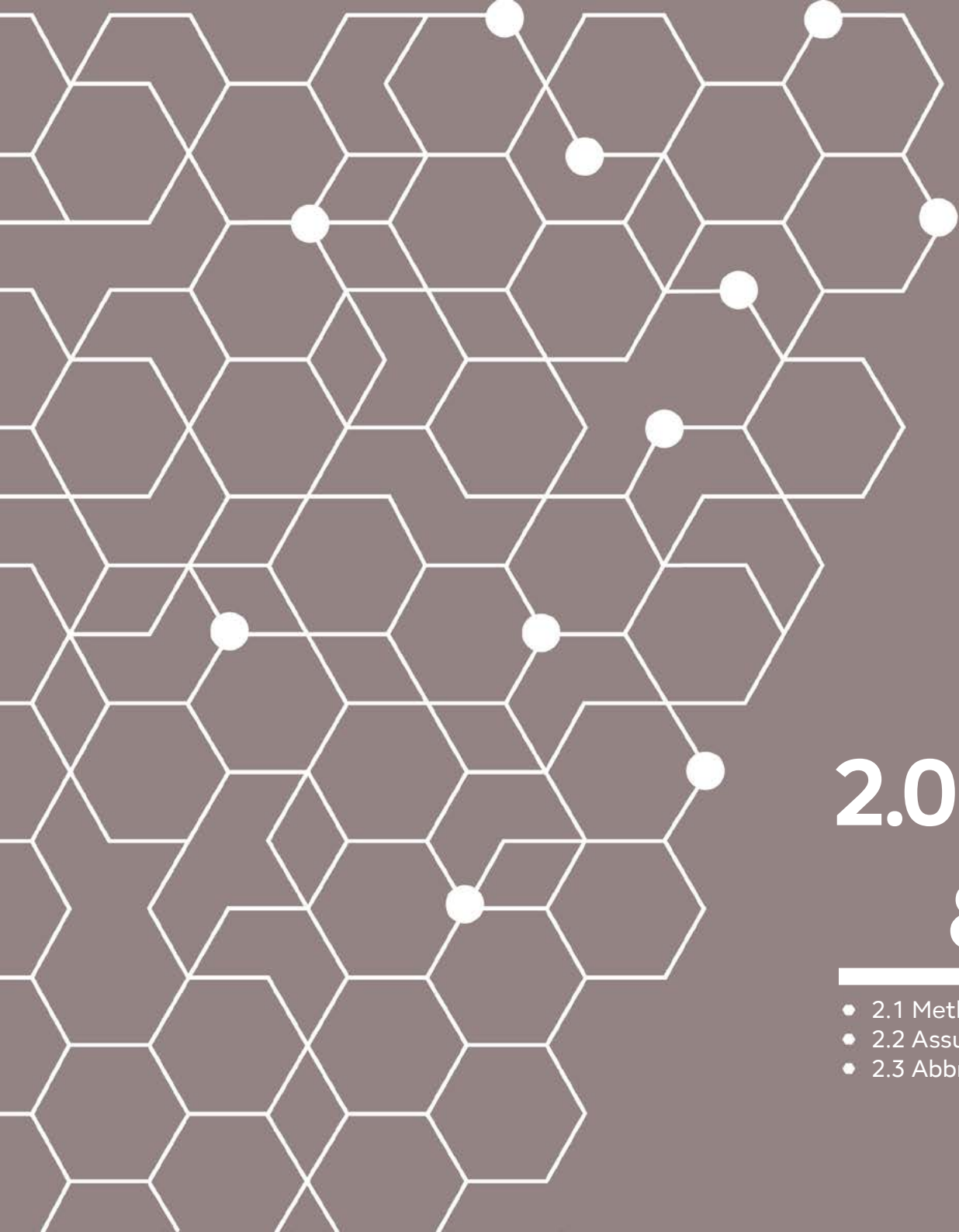
1. BRIDGE OF DON ACADEMY
2. OLDMACHAR ACADEMY
3. WESTHILL ACADEMY
4. CULTS ACADEMY
5. PORTLETHEN ACADEMY
6. OLDMACHAR ACADEMY



Clockwise from left

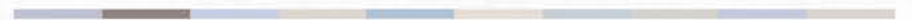
Plan 1a - Aberdeenshire Council, and the 6 Administrative Areas

Plan 1b - Aberdeenshire Council, and the 17 Academy Catchment Areas



2.0 METHODOLOGY & ASSUMPTIONS

- 2.1 Methodology
- 2.2 Assumptions
- 2.3 Abbreviations



2.1 Methodology

The Delivery Programme is prepared in collaboration with a wide range of stakeholders. This ensures that delivery of the LDP is realistic and achievable. Stakeholders from both the private and public sectors have been involved in preparing the Delivery Programme.

Pivotal to preparation of the Delivery Programme has been engagement with those named in the Delivery Programme as having a role or responsibility in its delivery. This includes discussion with internal service providers, key agencies (Scottish Water, SEPA, NatureScot, Historic Environment Scotland and Transport Scotland) as well as other organisations responsible for delivering the LDP, including private landowners, developers and infrastructure providers, to secure their knowledge and expertise. The Planning Information and Delivery (PID) Team are in regular contact with landowners, developers and stakeholders and use this information to maintain the Delivery Programme as up to date as possible whilst maintaining confidentiality.

Preparation of this Delivery Programme accords with Scottish Government's guidance 'Effective Community Engagement in Local Development Plans' as applicable to biennial updates. Once published a copy will be sent to Scottish Ministers and made available in every public library within the Aberdeenshire LDP area.

2.2 Assumptions

The following section sets out information that we have used in order to prepare the 2025 Delivery Programme. All of the information contained within this Delivery Programme is correct as at 31 January 2025.

Additionally, all the information that we have in relation to stakeholder projects have been received in consultation with individual stakeholders and was received as correct and accurate. Stakeholders have provided a variety of information but namely at a site, settlement and a strategic level.

Documents Accessed	Details
Aberdeenshire Local Development Plan 2023	The following information has been taken from the 2023 LDP: • Allocation Information • Name of site • Information on type of site (e.g. housing, employment etc) • Technical Assessment Information (Information from Settlement Statement)
Business and Industry Land Audit 2023 (BILA 2023)	The audit has been used to provide an information basis on the following: • Information on site status of employment sites • Information on employment land completions
Housing Land Audit 2024 (HLA 2024)	The audit has been used to provide an information basis on the following: • Information on site status of housing sites (e.g. under construction, constrained etc) • Information on housing completions • Information on Programming (To inform the housing pipeline)

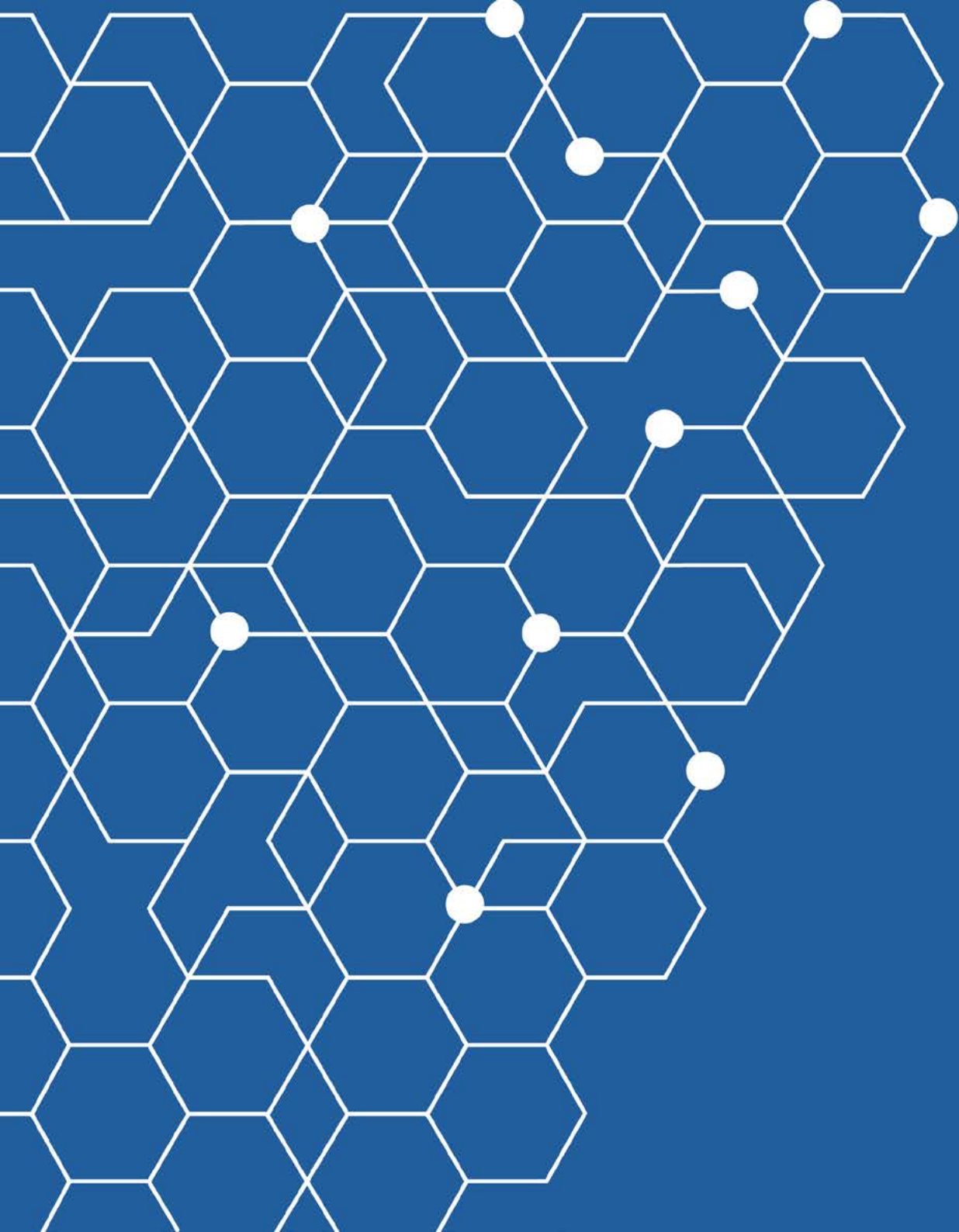
Table 1 - Key documents informing the preparation of the 2025 Delivery Programme



2.3 Abbreviations

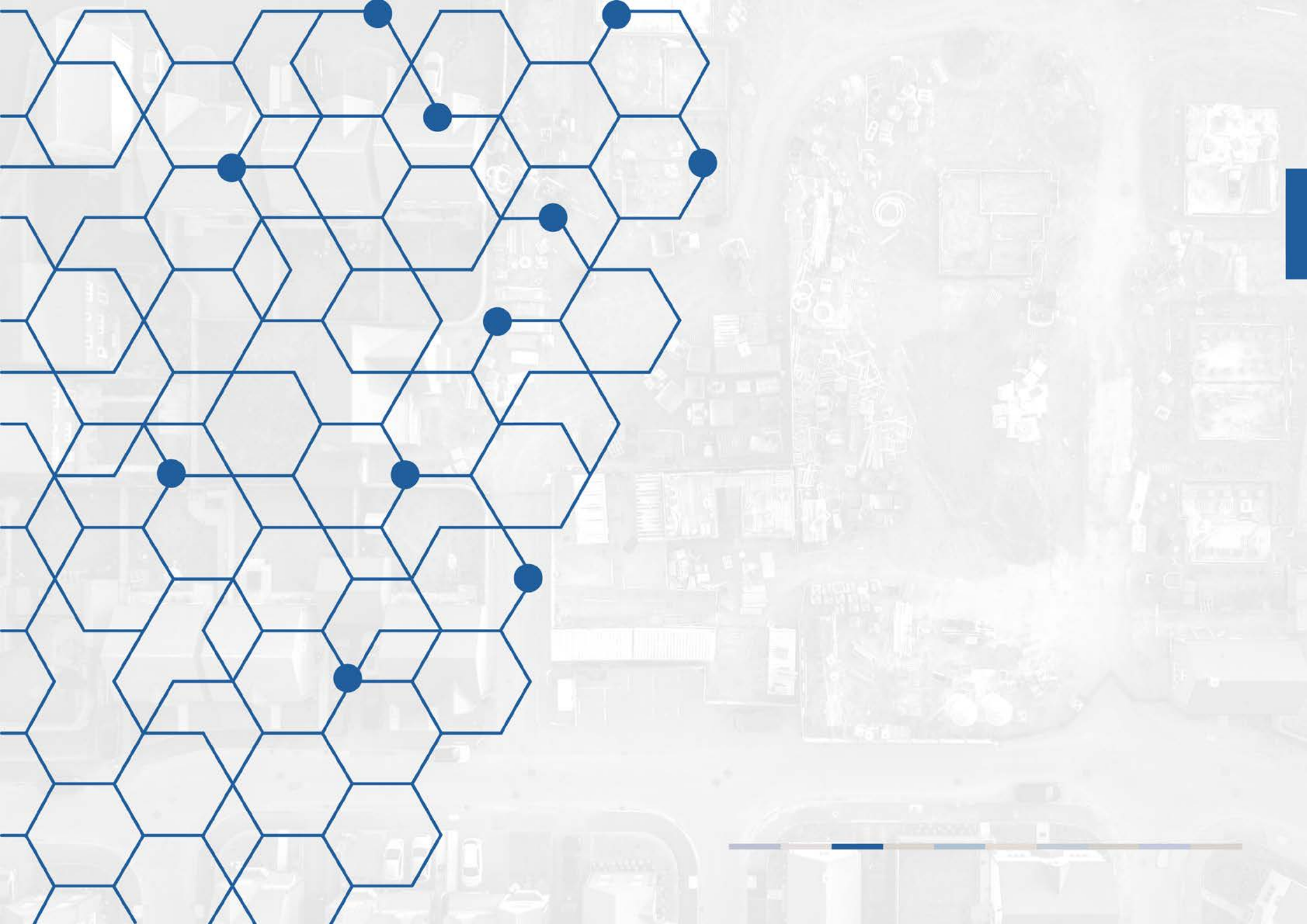
CMS	Construction Method Statement
DIA	Drainage Impact Assessment
EA	Environmental Assessment
EIA	Environmental Impact Assessment
FPP	Full Planning Permission
FRA	Flood Risk Assessment
HRA	Habitats Regulations Appraisal
LP	Landscaping Plan
MPO	Modification of Planning Obligations
NOT	Section 36 Consultation
OPP	Outline Planning Permission (previous name for PPP)
POAN	Proposal of Application Notice
PPP	Planning Permission in Principle
S42	Section 42 (variation of conditions)
SAC	Special Area of Conservation
SPA	Special Protection Area
SUDS	Sustainable Drainage System
TA/TS	Transport Assessment/ Transport Statement
TBD	To Be Determined
WIA	Water Impact Assessment
WTW	Water Treatment Works
WWTW	Waste Water Treatment Works

Table 2 - Key abbreviations used throughout the 2025 Delivery Programme



3.0 NPF 4

- 3.1 NPF 4 - Overview
- 3.2 National Projects
- 3.3 Investment Zone (IZ)
- 3.4 Masterplan Consent Area (MCA)



3.1 NPF 4 - Overview

On 13 February 2023, the Scottish Government published [National Planning Framework 4](#)⁶ (NPF4). NPF4 set out the overarching spatial principles, regional priorities, national developments and

national planning policy. It replaced NPF3 and Scottish Planning Policy. Significantly, NPF now forms part of the statutory development plan alongside the LDP.

These principles will play a key role in delivering on the United Nations (UN) Sustainable Development Goals (SDGs) and on national outcomes. By applying these spatial priorities, development should support the delivery of **sustainable, liveable and productive** places.

Overarching spatial principles

NPF4 contains a set of 6 spatial principles intended to shape future development of 'place'.

- **Just transition** – empowering people to shape their places and ensure the transition to net zero is fair and inclusive.
- **Conserving and recycling assets** – making productive use of existing buildings, places, infrastructure and services, locking in carbon, minimising waste, and building a circular economy.
- **Local living** – supporting local liveability and improve community health and wellbeing by ensuring people can easily access services, greenspace, learning, work and leisure locally.
- **Compact urban growth** - limiting urban expansion so we can optimise the use of land to provide services and resources, including carbon storage, flood risk management, blue and green infrastructure and biodiversity.
- **Rebalanced development** – targeting development to create opportunities for communities and investment in areas of past decline, and manage development sustainably in areas of high demand.
- **Rural revitalisation** – encouraging sustainable development in rural areas, recognising the need to grow and support urban and rural communities together.

6. **National Planning Framework 4** – Available from Scottish Government Website – [Accessed 31 January 2025] <https://www.gov.scot/publications/national-plan-ning-framework-4/>

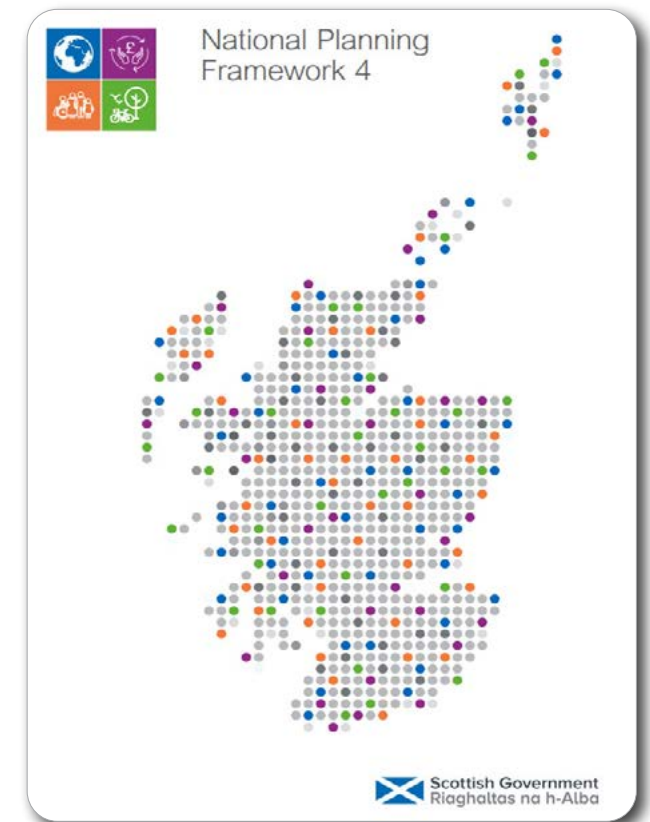


Image 1 - Front cover of Scottish National Planning Framework 4

3.2 National Projects

NPF4 contains 18 national developments aims at supporting the national spatial strategy. National developments include single large scale projects as well as networks of several smaller scale proposes that collectively are of national significance. LDPs are expected to support delivery of national developments.

The Aberdeenshire LDP forms part of the North East Region seen as a centre for skills and expertise needed to meet climate change commitments and supporting a just transition to net zero.

There are 8 national developments identified within the North East Region, with Aberdeenshire supporting 5 national developments spanning Scotland wide. The Scottish Government's Delivery Programme for NPF4 provides an update on recent activity relating to each of these developments:

In addition to Table 3 below, Aberdeenshire specifically supports a national development known as the **Industrial Green Transition Zones**. This national development compasses a carbon capture and storage (CCS) projects network and is a key strategic vehicle for industrial decarbonisation, energy generation, and the transportation and storage of captured carbon.

The designation relates to projects that form a Scottish Cluster in the first instance specifically Peterhead, St Fergus and Grangemouth. This national development supports the generation of significant economic opportunities for low carbon industry as well as minimising carbon emissions at scale and will play a vital part in maintaining the security and operability of Scotland's electricity supply and network.

The creation of hydrogen and deployment of negative emissions technologies, utilising CCUS, at commercial scale will establish the opportunities to decarbonise industry, transport and heat, as well as other sectors, and pave the way for the transportation and storage infrastructure to support the growing hydrogen economy in Scotland.

The Scottish Government's most recent Delivery Programme for NPF4, outlined that, "There is a current UK Government funding process for decarbonisation. Acorn is a joint venture, comprising Storegga, Shell UK, Harbour Energy and North Sea Midstream Partners. Together with National Gas Transmission's SCO2T Connect Project, this would provide the critical CO2 transport and storage infrastructure to enable the decarbonisation of the Scottish Cluster." (October 2024).

7. **Scotland's circular economy and waste route map to 2030**– Available from Scottish Government Website – [Accessed 31 January 2025] <https://www.gov.scot/publications/scotlands-circular-economy-waste-route-map-2030/>
8. **Aberdeen Rapid Transit**– Available from Nestrans Website – [Accessed 14 February 2025] <https://www.nestrans.org.uk/projects/aberdn-rapid-transit/>

National Development	Recent Activity
Pumped Hydro Storage	There are several live applications for National Development 2 - Pumped Hydro Storage at this time.
Strategic Reviewable Electricity Generation and Transmission Infrastructure	There are several live applications for National Development ND3 – Strategic Renewable Electricity Generation and Transmission Infrastructure at this time.
Circular Economy Materials Management Facilities	The Circular Economy and Waste Route Map will be confirmed later in 2024, with actions complemented by provisions in the Circular Economy Bill. [Published 18 December 2024 Scotland's circular economy and waste route map to 2030 - gov.scot]
National Walking, Cycling and Wheeling Network	A steering group of representatives from the project partners, the Scottish Government, VisitScotland and others is coordinating and monitoring progress with delivery of the National Walking and Cycling Network Project Plan.
Digital Fibre Network	The Scottish Government published Digital Telecommunications: Planning Guidance (December 2023)
Urban Mass / Rapid Transit Networks	£12 million funding as a result of a successful bid from the North East Bus Alliance for the Aberdeen Rapid Transit System. Although centred on Aberdeen, this is likely to impact Portlethen and Westhill. Aberdeen Rapid Transit Netrans ⁸

Table 3 - Scottish Government Delivery Programme for NPF4 -

Source: National Planning Framework 4: delivery programme - third update, October 2024



3.3 Investment Zone (IZ)

The UK Government's Spring Budget 2023 committed to the establishment of 12 Investment Zones across the UK. North East Scotland and Glasgow have been confirmed as the Scottish locations. The themes of the Investment Zone are: Skills, Regional Infrastructure, Research and Innovation, Business/ Stakeholder Support, Planning, and Fiscal Incentives. The North East Scotland Investment zone will encompass the whole of Aberdeen City and Aberdeenshire and is supported by an overall funding envelope of up to £160million in targeted investment, tax reliefs and other incentives over ten years. It is anticipated that there will be two tax sites within the North East Scotland Investment zone, one being in Aberdeen City and one in Peterhead.

3.4 Masterplan Consent Area (MCA)

The Planning (Scotland) Act 2019 introduced Masterplan Consent Areas (MCAs) as an upfront consenting mechanism, to let planning authorities consent to the type and quality of development they wish to see in their places.

The Town and Country Planning (Masterplan Consent Areas) (Scotland) Regulations 2024 came into effect on 5 December 2024.

Aberdeenshire Council has a duty to periodically consider making MCA Schemes. The Council published a [Statement of Consideration](#)⁹ in June 2024 outlining how the authority had considered making a MCA Scheme. At that time, the possibility of a MCA Scheme associated with the North East Scotland Investment Zone was indicated. Detailed discussion with stakeholders, landowners, developers, and investors around this particular proposal are at an early stage. In addition, Aberdeenshire Council continues to identify whether opportunities exist elsewhere to bring forward MCAs as a delivery tool, for example to enable regeneration within town centres.

9. **Masterplan Consent Areas** - Available from Aberdeenshire Council Website - [Accessed 31 January 2025] <https://publications.aberdeenshire.gov.uk/masterplan-consent-areas>

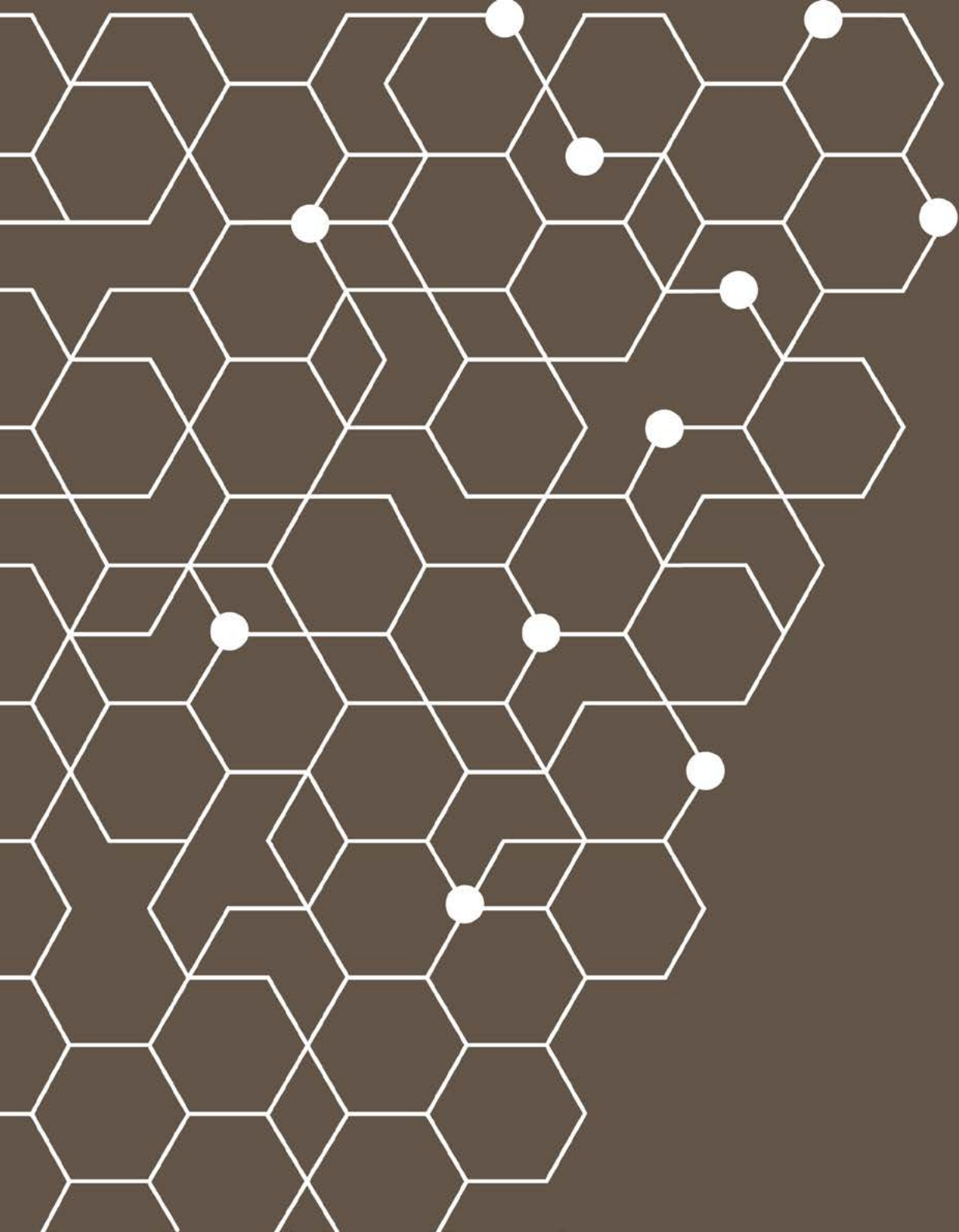


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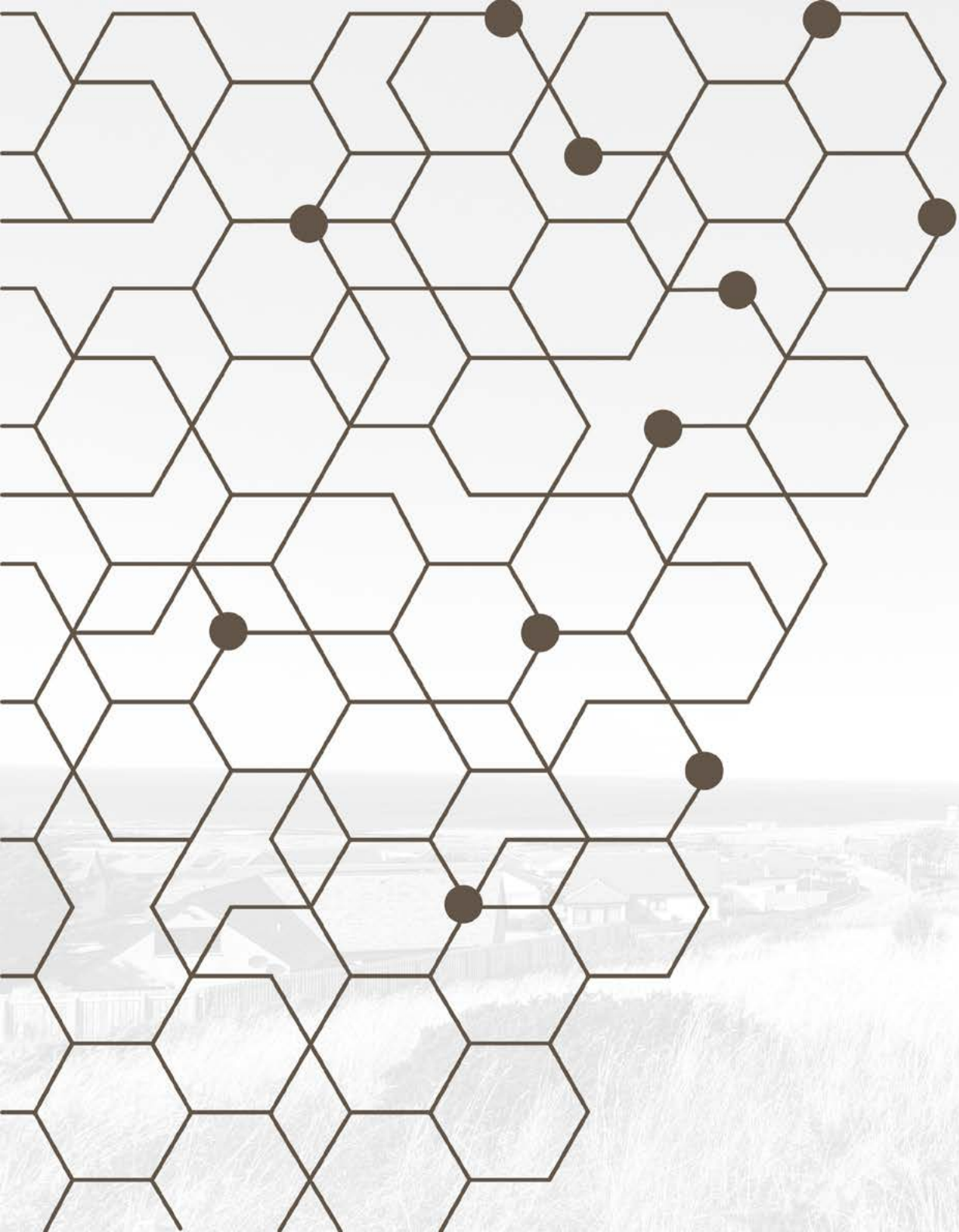
PETERHEAD





4.0 PLACE

- 4.1 Place - Overview
- 4.2 Planning Information & Delivery Publications
- 4.3 Administrative Areas
- 4.4 Land Audits



4.1 Place - Overview

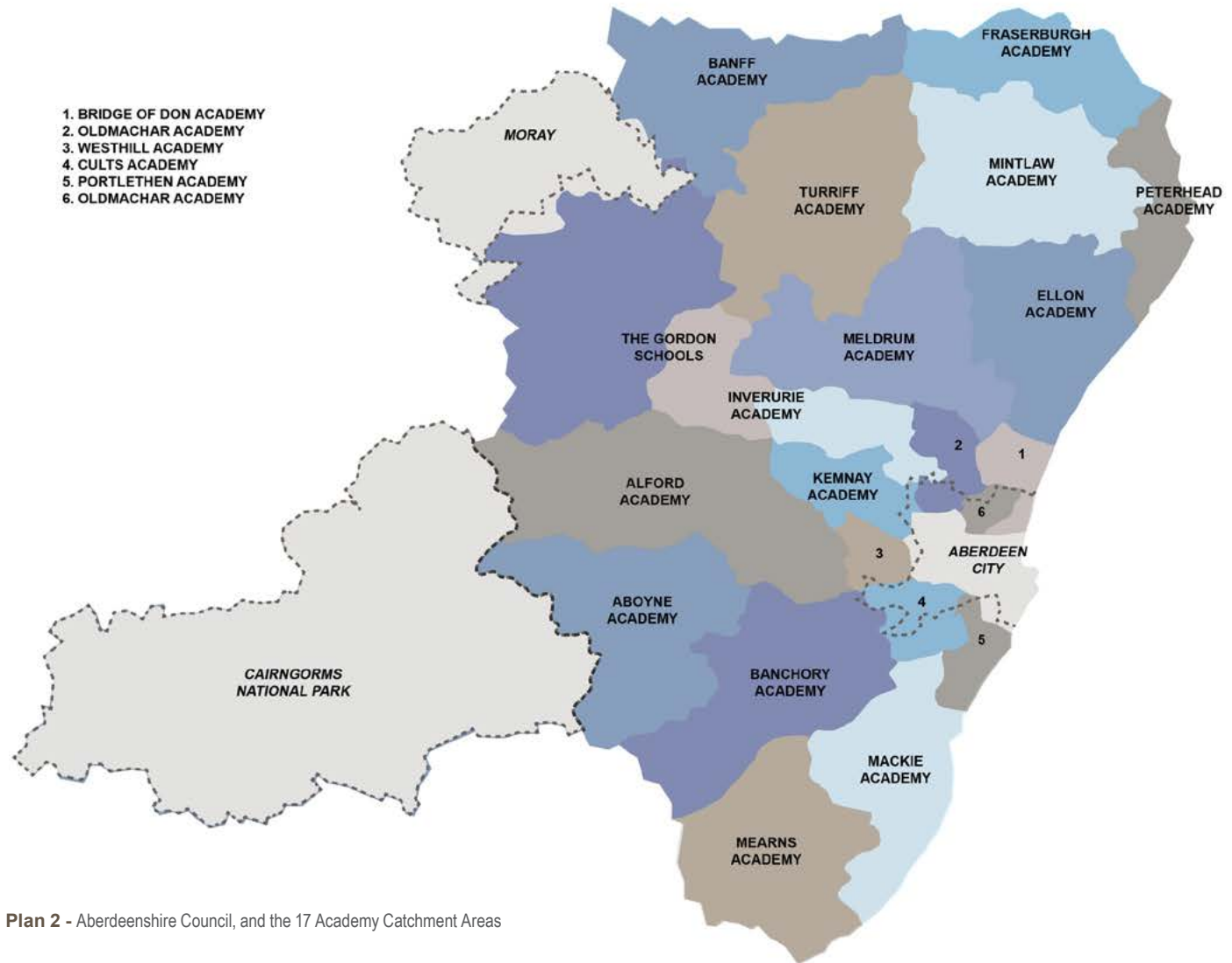
Aberdeenshire Council's [Place Strategy](#)¹⁰ supports our [Place Policy](#)¹¹ and was introduced to explain how the council will in partnership with our communities, achieve the vision and objectives for our places. By adopting a place-based approach, the council, working in partnership with communities and community planning partners, can ensure delivery is aligned to community need.

The strategy emphasises a place-based approach, aligning service delivery with community needs through collaboration with residents and community planning partners. This approach is guided by the [Place Principle](#)¹², which integrates people, location, and resources to create a sense of identity and purpose, thereby enhancing community well-being and addressing inequalities.

By adopting this place-based approach, Aberdeenshire Council aims to improve service delivery, support inclusive and sustainable economic growth, and create more successful and cohesive communities across Aberdeenshire.

To achieve this goal, Aberdeenshire Council are creating 17 Place Plans across Aberdeenshire, aligned with academy catchment areas, in collaboration with stakeholders and communities. The aim is to have all 17 Place Plans completed by March 2027.

10. **Place Strategy** - Available from Aberdeenshire Council Website Under Publications - Place Strategy PDF - [Accessed 31 January 2025] <https://publications.aberdeenshire.gov.uk/place-strategy>
11. **Place Policy** - Available from Aberdeenshire Council Website - Under Publications - Place Policy PDF - [Accessed 31 January 2025] <https://publications.aberdeenshire.gov.uk/place-strategy>
12. **The Place Principle** - Available from Our Place Website - [Accessed 31 January 2025] <https://www.ourplace.scot/about-place/place-principle>



Plan 2 - Aberdeenshire Council, and the 17 Academy Catchment Areas

4.2 Planning Information & Delivery Publications

The PID Team compile several documents that contribute to the development of Place Plans, including the Facilities Monitor, Area and Town Profiles, and Town Centre Health Checks. These resources help guide informed decisions about service delivery and community needs across Aberdeenshire, whilst monitoring trends over time.

The LDP, Delivery Programme, and Place Plans work together to guide development while incorporating community views through consultations and public engagements to ensure local needs and priorities aligned with the Place Strategy, ultimately aiming to provide communities and stakeholders with greater certainty about the future shaping of places.



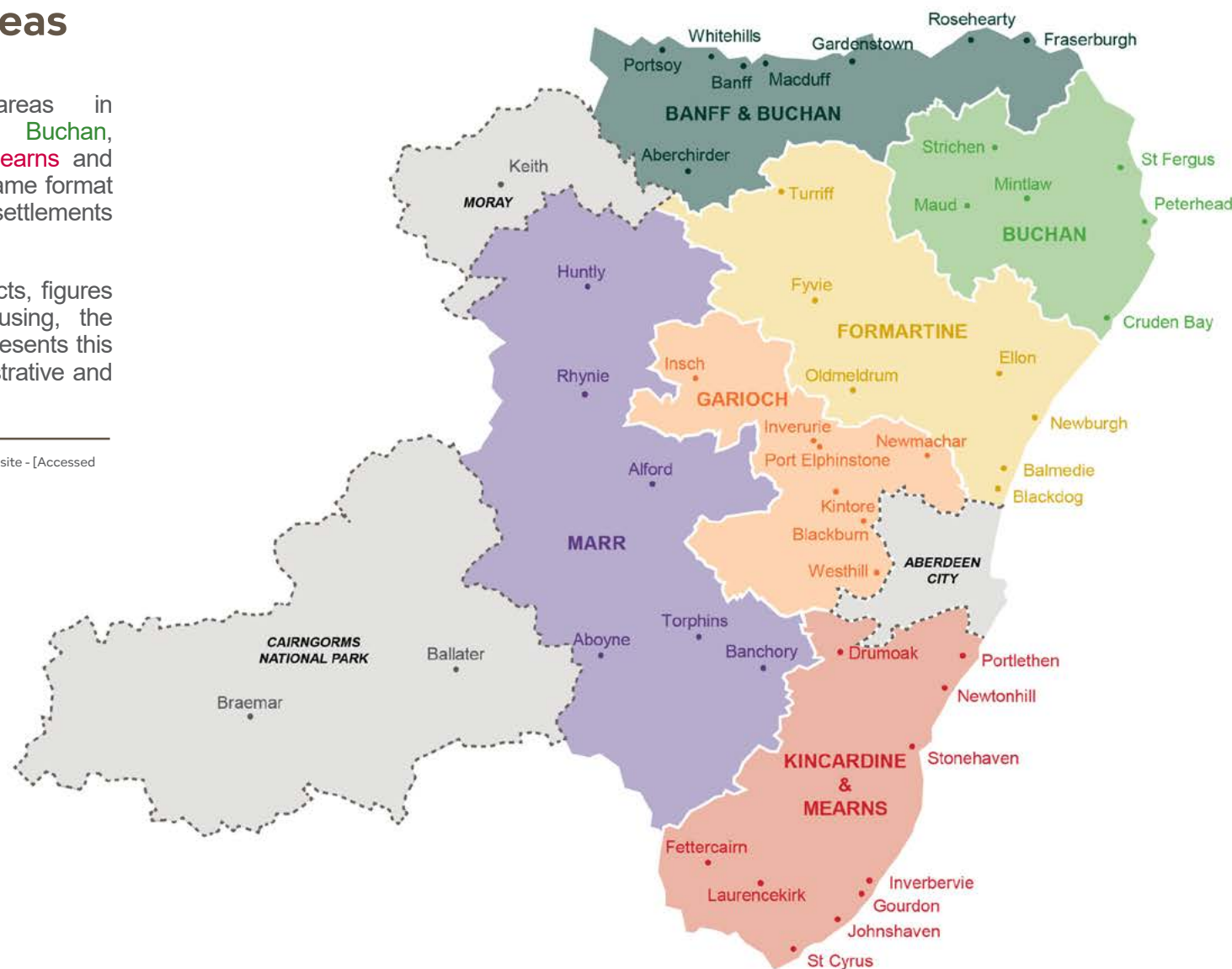
Diagram 1 - Relationship of the Delivery Programme with other Planning Information & Delivery publications

4.3 Administrative Areas

There are six administrative areas in Aberdeenshire: Banff and Buchan, Buchan, Formartine, Garioch, Kincardine and Mearns and Marr. The schedules are set out in the same format as the Local Development Plan with settlements listed by administrative areas

The [Area and Town Profiles](#)¹³ present facts, figures and information about population, housing, the economy and employment. The report presents this information at an Aberdeenshire, administrative and settlement level.

13. **Area & Town profiles** - Available from Aberdeenshire Council Website - [Accessed 31 January 2025] <https://app.powerbi.com/view>



Plan 3 - Aberdeenshire Council, and the 6 Administrative Areas

4.4 Land Audits

The [Aberdeenshire Housing Land Audit](#)¹⁴(HLA) is an annual assessment that evaluates the availability and status of housing land to ensure sufficient supply for current and future needs. Conducted in collaboration with stakeholders, the HLA informs the Delivery Programme by providing status updates on housing sites allocated in the Local Development Plan (LDP).

The [Business and Industry Land Audit](#)¹⁵ (BILA) is carried out biennially and monitors the supply and availability of employment land for business and industrial uses across Aberdeenshire. It is used to monitor the policies and proposals relating to employment land for business and industrial use in the LDP.

The HLA monitors housing completions and provides high-level information for each administrative area. These are outlined as follows:

14. **Housing Land Audit 2024** - Available from Aberdeenshire Council Website - [Accessed 31 January 2025] <https://online.aberdeenshire.gov.uk/apps/housinglandaudit/HLADetails.aspx>

15. **Business and Industry Land Audit 2023** - Available from Aberdeenshire Council Website - [Accessed 31 January 2025] <https://www.aberdeenshire.gov.uk/council-and-democracy/statistics/economy/>

Adminstrative Area	Total number of houses built on allocated sites (since the allocation of each site)	Total Area (ha) of Undeveloped Employment Land (BILA 2023)
Banff & Buchan	540	50
Buchan	654	158
Formartine	408	84
Garioch	936	95
Kincardine & Mearns	1230	216
Marr	537	25
TOTAL	4343	619

Table 4 - Comparison of Housing Land Audit 2024 and Undeveloped Employment Land 2023 by Administrative Area



5.0 POLICY ACTIONS

- 5.1 Policy Actions - Overview



5.1 Policy Actions - Overview

The successful implementation of the LDP policies is essential to achieve the vision of the LDP. Since its adoption, additional advice and guidance have been issued through non-statutory [Planning Advice](#)¹⁶ to ensure the policies effectively deliver the LDP's aims and objectives.

Actions will be identified in relation to the each of the individual 9 policy areas:

- *Shaping Business Development*
- *Shaping Development in the Countryside*
- *Shaping Homes and Housing*
- *Shaping Places*
- *Natural Heritage and Landscape*
- *The Historic Environment*
- *Protecting Resources*
- *Climate Change*
- *The Responsibilities of Developers*

Tables 5a and 5b, provide an update on current and ongoing workstreams related to these policy areas.

16. **Planning advice: meeting LDP requirements** - Available from Aberdeenshire Council Website - [Accessed 31 January 2025] <https://www.aberdeenshire.gov.uk/planning/plans-and-policies/planning-advice/>

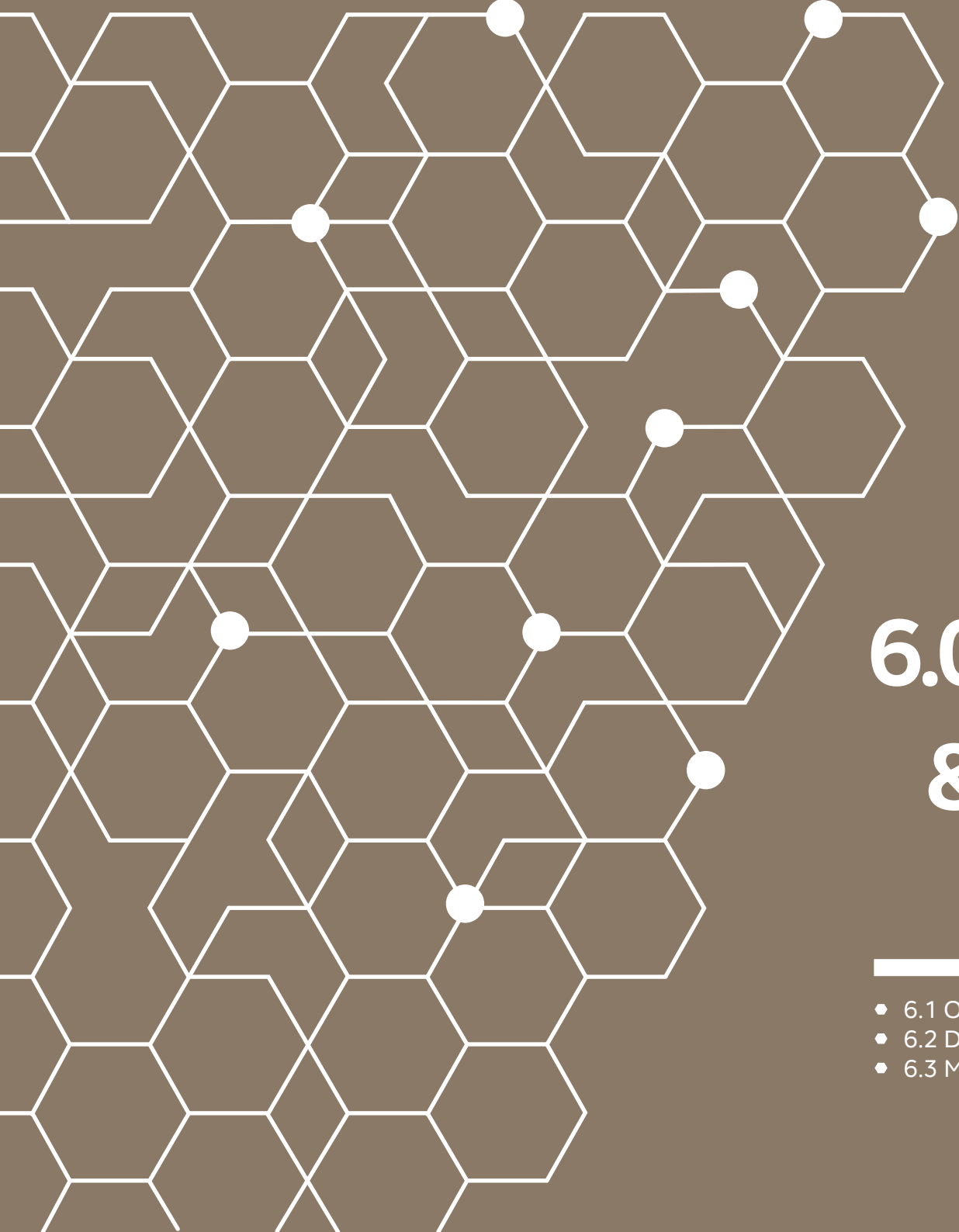
	Responsibility	Status	Date
Policy Area			
Shaping Business Development			
Preparation of Employment/ Business Land Audit	Planning Information and Delivery	Published	02/2024
Preparation of Town Centre Health Checks	Planning Information and Delivery	Published	01/2025
Preparation of Town Centre Strategy/ Strategies	Economic Development	Ongoing	
Planning Advice – Tourist Facilities	Planning Policy	Published	09/2023
Planning Advice – Energetica	Planning Policy	Published	01/2023
Policy Area			
Shaping Development in the Countryside			
Planning Advice Organic Growth of Settlements	Planning Policy	Published	09/2023
Policy Area			
Shaping Homes and Housing			
Preparation of Housing Land Audit	Planning Information and Delivery	Published	02/2025
Supplementary Guidance Developer Obligations and Affordable Housing	Planning Policy	Published	02/2024
Planning Advice Residential Caravans	Planning Policy	Published	09/2023
Policy Area			
The Historic Environment			
Conservation Area Management Plan or Appraisal	Historic Environment Team	Ongoing	
Policy Area			
Protecting Resources			
Planning Advice – Buffer Strip Guidance	Planning Policy	Published	09/2023
Policy Area			
Climate Change			
Planning Advice – Energy Statements	Planning Policy	Published	09/2023
Policy Area			
The Responsibility of Developers			
Supplementary Guidance Developer Obligations and Affordable Housing	Planning Policy	Published	02/2024

Table 5a - Current Planning Policy Workstreams at Aberdeenshire

5.1 Policy Actions - Overview

	Responsibility	Status	Date
Policy Area			
Shaping Places			
Design Review Process	Development Management	Ongoing	
Planning Advice – Masterplanning	Planning Policy	Published	09/2023
Planning Advice – SP=EED® (Successful Planning = Effective Engagement and Delivery) – Planning Advice for development management and prospective applicants	Planning Policy	Published	09/2023
Planning Advice – Securing Positive Effects for Biodiversity	Planning Policy	Published	09/2023
Preparation of Parks and Open Spaces Strategy	Planning Policy	Ongoing	
Planning Advice – Allotments	Planning Policy	Published	09/2023
Planning Advice – Outdoor Access and Development	Planning Policy	Published	09/2023
Planning Advice – Pipeline and Hazardous Development Consultation Zones	Planning Policy	Published	09/2023
Policy Area			
Natural Heritage and Landscape			
Planning Advice – Baseline Ecological Survey	Planning Policy	Published	09/2023
Planning Advice – Securing Positive Effects for Biodiversity	Planning Policy	Published	09/2023
Planning Advice – Aberdeenshire Forestry and Woodland Strategy	Planning Policy	Published	09/2023

Table 5b - Current Planning Policy Workstreams at Aberdeenshire (cont.)



6.0 MASTERPLANS & DEVELOPMENT FRAMEWORKS

- 6.1 Overview
- 6.2 Development Frameworks
- 6.3 Masterplans



6.1 Overview

Policy P1 within 'Shaping Places' of the LDP requires that, where identified, a development framework and/or masterplan is produced for a site. The following table provides an overview of the progress of development frameworks and masterplans to date. Through the policy masterplans shall remain valid for a period of 5 years, unless planning permission for the development has been granted and implemented. However, it is noted within the Masterplanning, Planning Advice that:

'The materiality of masterplans that were agreed prior to the adoption of the Aberdeenshire Local Development Plan 2023 will remain valid without a time limit. However, planning applications must keep to these masterplans to comply with paragraph P1.2 in the Local Development Plan. If an older masterplan is updated and accordingly agreed, they will then remain valid for five years.'

The below table lists all sites which require a Masterplan, organised alphabetically by administration area and then settlement. You can access further information on our website [Masterplans - Aberdeenshire Council](#)¹⁷.

The classification of each status of masterplan/development framework that is required within the 2023 LDP is as follows:

Status	Description
Agreed	Masterplan/Framework Agreed by Committee
Required	A masterplan is required but no information available at current time
Ongoing	Work actively being undertaken to progress site

Table 6 - Status classification of masterplan or development framework

6.2 Development Frameworks

A strategic tool that guides land-use planning and development within a specific area. It provides a clear vision for how land should be used and developed often covering larger development areas.

Settlement	LDP Allocation	Development Framework Status	Date Development Framework Agreed at Committee
Peterhead	OP1	Agreed	10/2013
Mintlaw	OP1 & OP2	Agreed	01/2012
Ellon	OP1	Agreed	03/2015
Inverurie	OP4	Agreed	02/2013
Kintore	OP1	Agreed	09/2013
Newmachar	OP1 & OP3	Agreed	12/2012
Chapelton	OP1	Agreed	06/2012
Laurencekirk	OP1	Agreed	11/2013

Table 7 - Current status of development frameworks

17. **Masterplans** - Available from Aberdeenshire Council Website - [Accessed 31 January 2025] <https://www.aberdeenshire.gov.uk/planning/masterplans/>

6.3 Masterplans

A masterplan is used set out a clear idea for the future, and demonstrate an integrated approach to community participation, site planning, sustainable transport, servicing, community facilities, design, ecology and landscaping.

Banff & Buchan				
Settlement	LDP Allocation	Site Description	Masterplan Status	Date Masterplan Agreed at Committee
Banff	OP1	Goldenknowes	Agreed	01/2015
Banff	OP2	Colleonard Road	Required	
Cairnbulg & Inverallochy	OP1	South of Allochy Road	Required	
Cornhill	OP2	Land to the West of Midtown	Required	
Fraserburgh	OP1	Kirkton Development	Agreed	06/2016
Fraserburgh	OP2	Land to West of Boothby Road	Agreed	08/2014
Fraserburgh	OP3	Phingask	Agreed	08/2014
Fraserburgh	OP4	Land at Tyronhill Farm	Required	
Fraserburgh	OP5	Land to the East of Phingask	Agreed	08/2014
Fraserburgh	OP6	Land within Kirkton Development	Agreed	06/2016
Macduff	CC1	Corskie Drive / B9026 Commercial Centre	Agreed	06/2023
Macduff	OP1	Land South of Corskie Drive	Agreed	06/2023
New Aberdour	OP1	St Drostan's Lane	Required	
Rosehearty	OP1	South of Ritchie Road	Required	

Table 8a - Current status of masterplans in the Banff & Buchan Administrative Area

6.3 Masterplans

Buchan				
Settlement	LDP Allocation	Site Description	Masterplan Status	Date Masterplan Agreed at Committee
Cruden Bay	OP1	Land at Aulton Road	Agreed	09/2016
Cruden Bay	OP2	South of Aulton Road	Agreed	09/2016
Fetterangus	OP1	Land North of Ferguson Street	Required	
Fetterangus	OP2	Land Adjacent to Playing Fields	Required	
Maud	OP1	Land at Castle Point	Required	
Mintlaw	OP1	Land at Nether Aden	Agreed	09/2017
Mintlaw	OP2	Land at Northwoods	Agreed	11/2016
New Pitsligo	OP2	Land at Denedoch	Required	
Peterhead	OP1	Inverugie Meadows	Agreed	10/2013
St Combs	OP1	Site to West of Millburn Avenue	Required	
St Combs	OP2	Site to North of High Street (Millburn Rise)	Ongoing	
St Fergus	OP1	South of Newton Road	Required	

Table 8b - Current status of masterplans in the Buchan Administrative Area

6.3 Masterplans

Formartine				
Settlement	LDP Allocation	Site Description	Masterplan Status	Date Masterplan Agreed at Committee
Balmedie	OP1	Land at Balmedie South	Ongoing	
Balmedie	OP2	South of Chapelwell Park	Agreed	04/2020
Balmedie	OP3	Menie	Agreed	06/2020
Blackdog	OP1	Land at Blackdog	Agreed	02/2013
Cuminestown	OP1	Land to the North-West of Teucher Road	Required	
Ellon	OP1	Cromleybank	Ongoing	Previous approval 2015, ongoing update
Ellon	OP2	Former Academy and Academy Annex Site	Agreed	04/2020
Ellon	OP4	Balmacassie	Required	
Foveran	OP1	South of Westfield Farm	Agreed	09/2013
Foveran	OP2	West of McBey Way	Agreed	09/2013
Newburgh	OP1	West of Airyhall View	Agreed	03/2013
Newburgh	OP2	Knockhall Road	Agreed	03/2014
Newburgh	OP3	Land North of School Road	Agreed	01/2024
Oldmeldrum	OP2	Coutens	Required	
Oldmeldrum	OP5	Newbarns	Agreed	09/2023
Oldmeldrum	OP6	West of Coutens	Required	
Pitmedden	OP2	Land Southwest of Pitmedden	Required	
Pitmedden	OP3	Mill of Allathan	Required	
Potterton	OP1	Land North of Denview Road	Agreed	06/2023
Potterton	OP2	Land Northwest of Manse Road	Agreed	06/2023
Tarves	OP1	The Grange	Agreed	02/2016
Turriff	OP1	Adjacent to Wood of Delgaty	Agreed	12/2016
Turriff	OP2	North of Shannocks View	Agreed	11/2013
Turriff	OP3	Adjacent to Broomhill Road / Markethill Industrial Estate	Required	

Table 8c - Current status of masterplans in the Formartine Administrative Area

6.3 Masterplans

Garioch				
Settlement	LDP Allocation	Site Description	Masterplan Status	Date Masterplan Agreed at Committee
Blackburn	OP1	Caskieben	Required	
Cluny & Sauchen	OP1	Main Street	Agreed	10/2012
Inverurie & Port Elphinstone	OP3	Land at Harlaw Park	Required	
Inverurie & Port Elphinstone	OP5	Crichie	Agreed	01/2025
Inverurie & Port Elphinstone	OP6	Crichie	Agreed	01/2025
Inverurie & Port Elphinstone	OP11	Pineshaw, Port Elphinstone	Required	
Inverurie & Port Elphinstone	OP12	North Street, Inverurie	Required	
Inverurie & Port Elphinstone	OP15	Land West of Bennachie View Care Home	Agreed	06/2024
Inverurie & Port Elphinstone	OP16	Land West of Conglass Cottages	Agreed	06/2024
Kemnay	OP3	Land to the East of Stuart Crescent	Required	
Kintore	OP1	Kintore East (Residential)	Agreed	06/2014
Kintore	OP2	Woodside Croft, Town Park	Required	
Kintore	OP3	Kintore South	Required	
Newmachar	OP1	Hillbrae Way	Agreed	12/2012
Newmachar	OP2	Corseduick Road	Agreed	12/2012
Newmachar	OP3	Redwood Cottage	Required	

Table 8d - Current status of masterplans in the Garioch Administrative Area

6.3 Masterplans

Kincardine & Mearns				
Settlement	LDP Allocation	Site Description	Masterplan Status	Date Masterplan Agreed at Committee
Blairs	OP1	Blairs College Estate	Required	
Chapelton	OP1	Chapelton	Phase 1 Agreed	06/2012
Edzell Woods & Newesk	OP1	Newesk	Agreed	04/2013
Edzell Woods & Newesk	OP2	Edzell Business Base	Agreed	04/2013
Fettercairn	OP1	Land to the North West of Fettercairn	Required	
Gourdon	OP1	Land at Braehead	Agreed	04/2023
Inverbervie	OP1	Land to the South of West Park	Agreed	04/2015
Laurencekirk	OP3	Land North of Fordoun Road	Agreed	11/2013
Laurencekirk	OP8	Land East of Laurencekirk	Agreed	11/2013
Luthermuir	OP1	The Chapel	Required	
Marywell	OP1	Land East of Old Stonehaven Road	Required	
Newtonhill	OP1	Park Place	Agreed	03/2018
Roadside of Kinneff	OP1	Land to the West of Roadside of Kinneff	Required	
St Cyrus	OP1	Roadside	Agreed	09/2014
Stonehaven	OP2	Ury House East Lodge	Required	
Stonehaven	OP3	Ury House, Blue Lodge	Required	
Stonehaven	OP5	Land at East Lodge	Required	
Stonehaven	OP6	Mackie Village, Ury Estate	Required	

Table 8e - Current status of masterplans in the Kincardine & Mearns Administrative Area

6.3 Masterplans

Marr				
Settlement	LDP Allocation	Site Description	Masterplan Status	Date Masterplan Agreed at Committee
Aboyne	OP1	Land to West of Tarland Road	Agreed	11/2014
Alford	OP4	Kingsford Road Phase 3	Required	
Alford	OP5	Wellheads, East of Castle Road	Agreed	10/2018
Banchory	OP2	Lochside of Leys East	Agreed	03/2015
Banchory	OP3	Lochside of Leys (West Phase 2c)	Agreed	03/2015
Banchory	OP6	Glen O'Dee Hospital	Required	
Inchmarlo	OP1	Inchmarlo Continuing Care Community	Agreed	03/2015
Inchmarlo	OP2	Land Southeast of Glencommon Wood	Ongoing	
Kincardine O'Neil	OP1	Land at Haugh Farm	Agreed	12/2014

Table 8f - Current status of masterplans in the Marr Administrative Area



ABOYNE



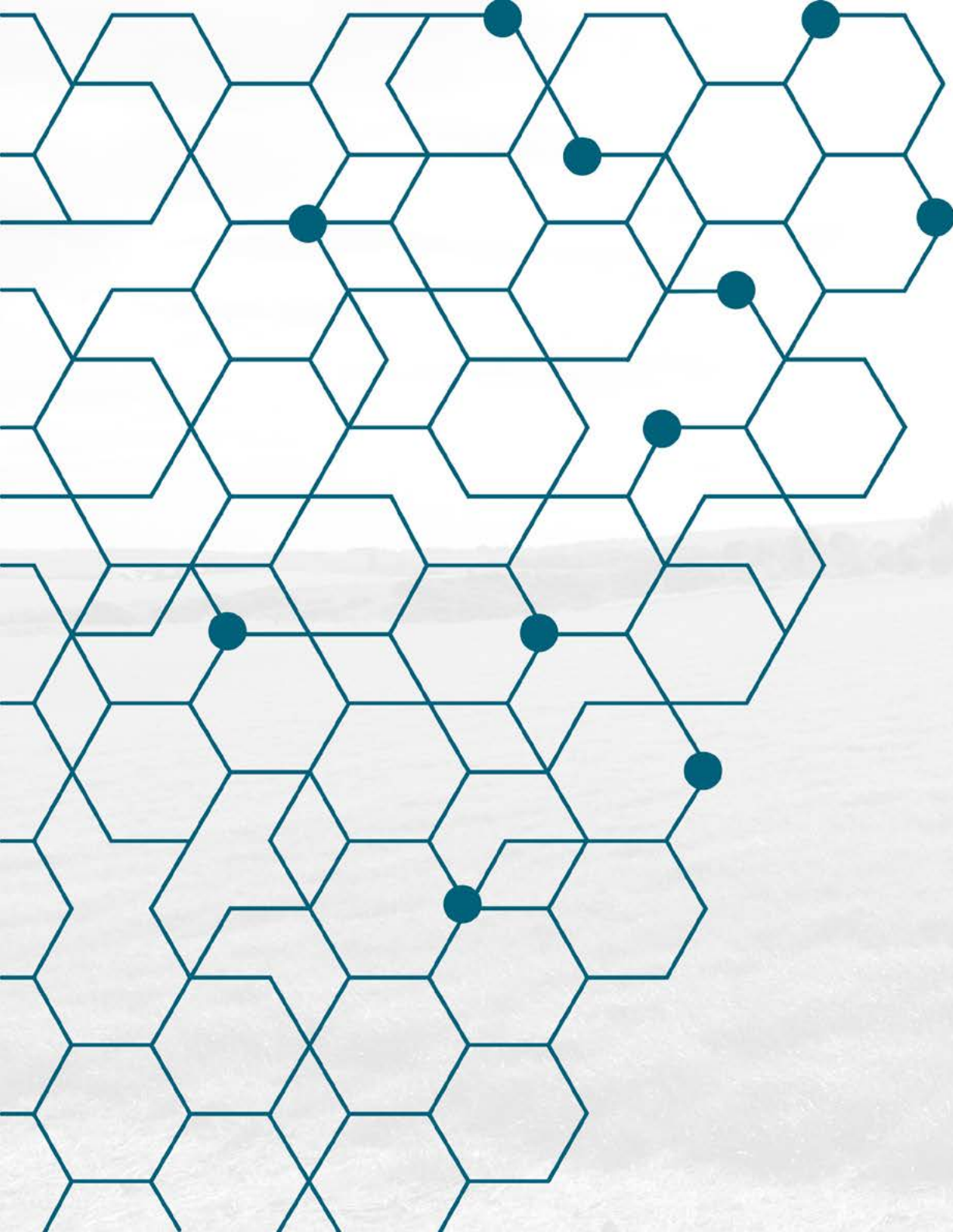
FRASERBURGH





7.0 INFRASTRUCTURE & FUNDING

- 7.1 Infrastructure Funding - Overview
- 7.2 Stakeholder's Infrastructure Funding
- 7.3 Housing Land Pipeline
- 7.4 Housing Land Maps



7.1 Infrastructure Funding - Overview

The Planning (Scotland) Act 2019 and NPF4 emphasise the importance of delivering the infrastructure needed to support the spatial strategy and development allocations. The Delivery Programme addresses this by working with stakeholders to identify infrastructure needs and funding requirements for development sites.

A key objective of the Delivery Programme is to align the LDP with corporate and national infrastructure investments across Aberdeenshire. Ensuring that development plans align with essential services and infrastructure will help achieve the best outcomes. Collaboration with stakeholders, including Aberdeenshire's Capital Plan, is essential to this process. Providing clear information supports better understanding and partnership working between planning authorities, developers, and communities regarding infrastructure needs and costs.

Funding for projects will come from various sources, including the public and private sectors, and some sites may require Scottish Government grants to be financially viable. Identifying funding needs early in the development process is crucial; however, providing precise, up-to-date financial information can be challenging due to factors such as commercial sensitivities, fluctuating material costs, and changing project requirements. The Delivery Programme provides indicative costs based on the most current available information, with regular reviews ensuring it reflects the latest budgets and funding opportunities.

The [Strategic Housing Investment Plan](#)¹⁸ (SHIP) sets out the strategic approach by Aberdeenshire Council and its partners to delivering affordable housing in accordance with the Local Housing Strategy. The plan is designed to help meet housing needs, improve the quality of existing homes, and ensure that there are enough affordable and suitable homes for residents in the region.

7.2 Stakeholder's Infrastructure Funding

NHS Grampian have provided the below statement in support of their current position and capital funding.

The deliverability of new, extended and altered healthcare facilities to accommodate additional patients generated from residential development will continue to be a challenge. Developer Contributions do not meet the full costs to increase capacity of premises and there is very limited upfront capital funding available. NHS Grampian (and all other NHS boards in Scotland) are reliant on capital funding from Scottish Government, particularly for large scale strategic projects, which has decreased in recent years.

In order to deliver new strategic infrastructure NHS Grampian has to participate in a new scheme of strategic infrastructure planning and investment across NHS Scotland. It requires each NHS Board to prepare and submit a Programme Initial Agreement (PIA) which sets out a deliverable, whole-system service and infrastructure change plan for the next 20- 30 years. This means that individual capital projects, such as new Health Centres and large extensions to existing facilities will not be considered for investment by the Scottish Government until a PIA has been approved by the NHS Grampian Board and the Scottish Government. The first planning phase to develop a 'maintenance-only business continuity investment plan' based on a risk-based assessment of the Board's existing infrastructure, is currently underway. In essence this means at the moment NHS Grampian has to work with existing assets and resources, creating additional capacity within existing premises. This means that creation of additional capacity requires short-medium term interim solutions due to limited capital budget and long timeframes of 20-30 years for large scale strategic projects.

7.3 Housing Land Pipeline

The Delivery Programme now introduces a housing land pipeline, which outlines the expected phasing and projected start and end dates for the delivery of housing sites allocated in the LDP. These sites are categorised based on delivery timescales: short-term (1 to 3 years), medium-term (4 to 6 years), and long-term (7 to 10 years), with this classification derived from the Housing Land Audit.

Some sites are not currently included in the pipeline due to a lack of scheduling information or the presence of potential challenges that need to be addressed. The pipeline will be updated annually in alignment with the Housing Land Audit (HLA). The following pipeline was based on responses to the 2024 HLA which has a base date of 1 April 2024. The pipeline will be reviewed following publication of the 2025 HLA.

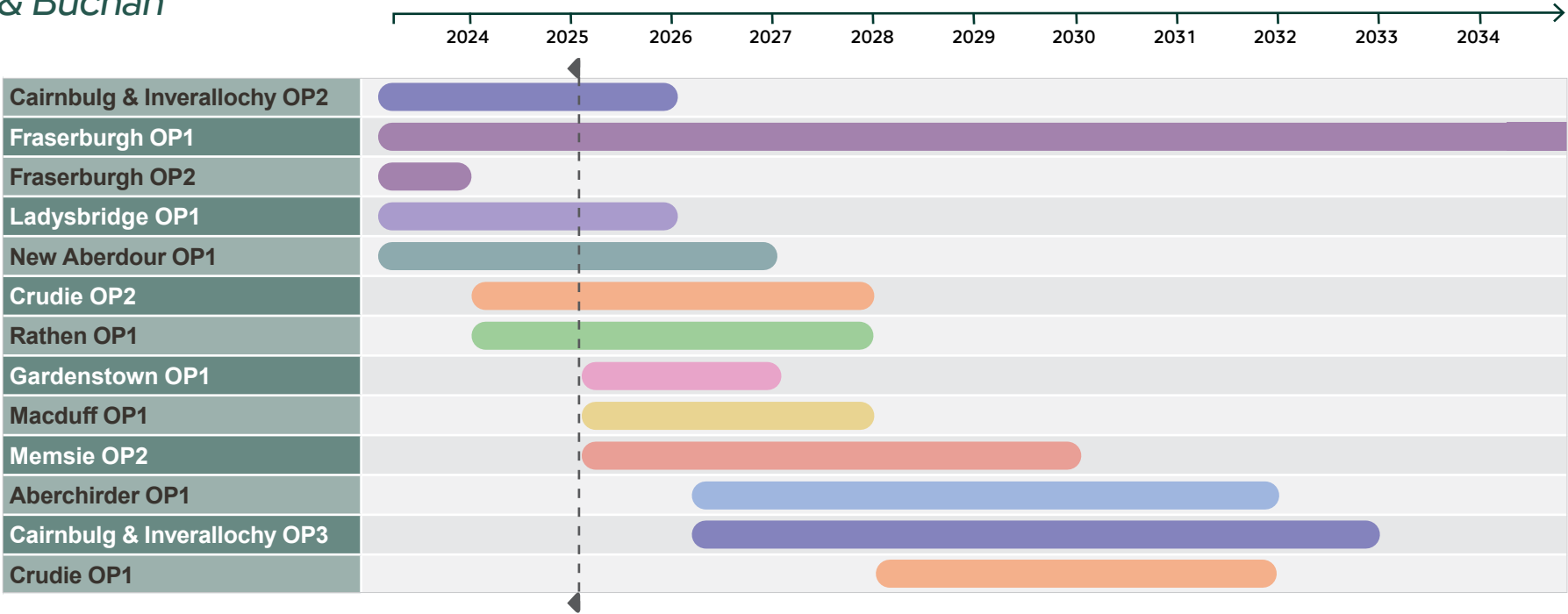
The pipeline provides a clear and transparent overview of the phasing of housing allocations, enabling the strategic planning of necessary interventions—such as infrastructure—to facilitate successful delivery and the creation of high-quality places. However, it does not regulate the timing of permissions, as unconstrained sites may come forward at any time during the plan period.

Maps showing the location of the allocations are set out in [Section 7.4](#).

18. [Strategic Housing Investment Plan 2025 - 2030](#) - Available from Aberdeenshire Council Website - [Accessed 31 January 2025] <https://aberdeenshirestorage.blob.core.windows.net/acblobstorage/>

7.3 Housing Land Pipeline

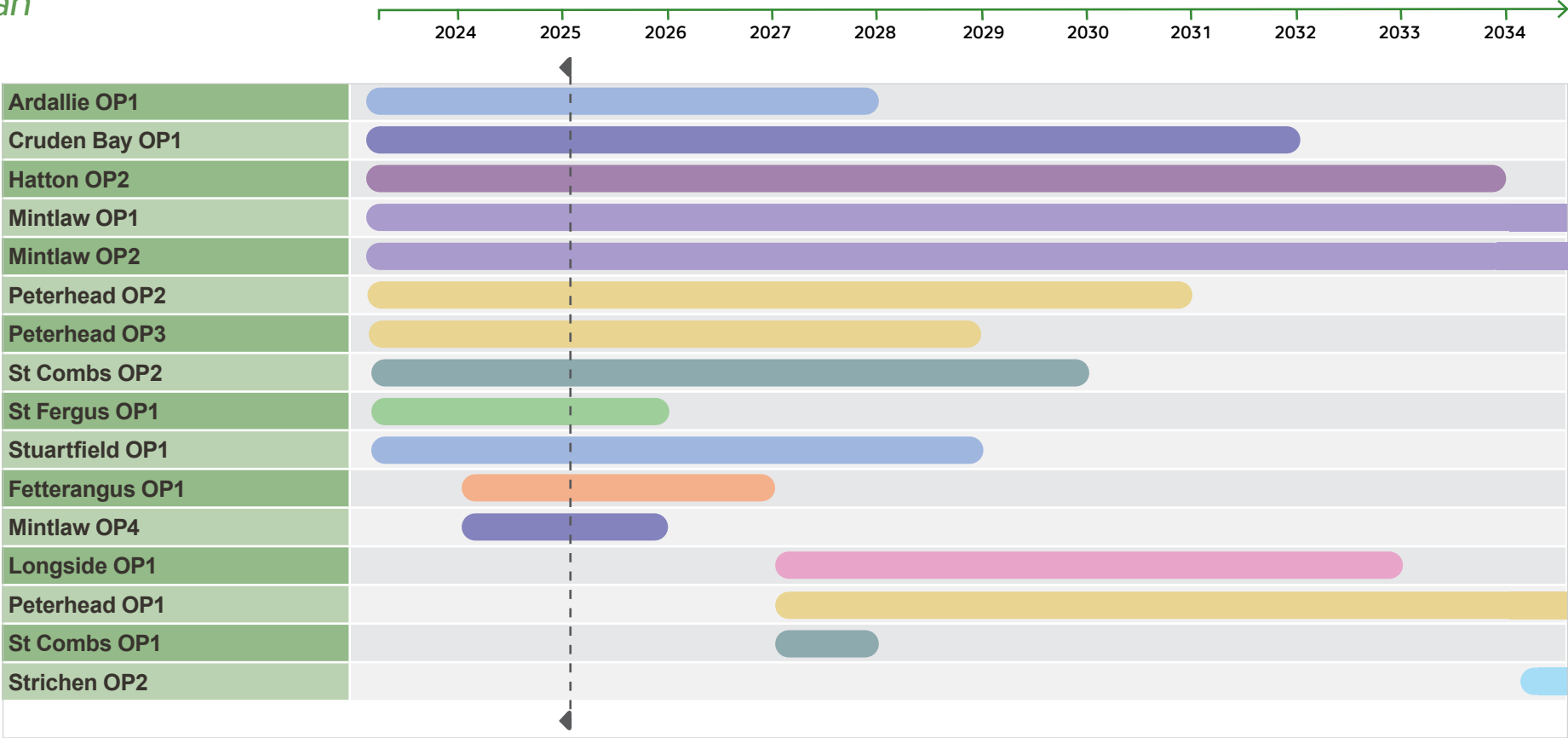
Banff & Buchan



Graph 1a - Delivery Programme Pipeline for the Banff & Buchan Administrative Area until 2035

7.3 Housing Land Pipeline

Buchan

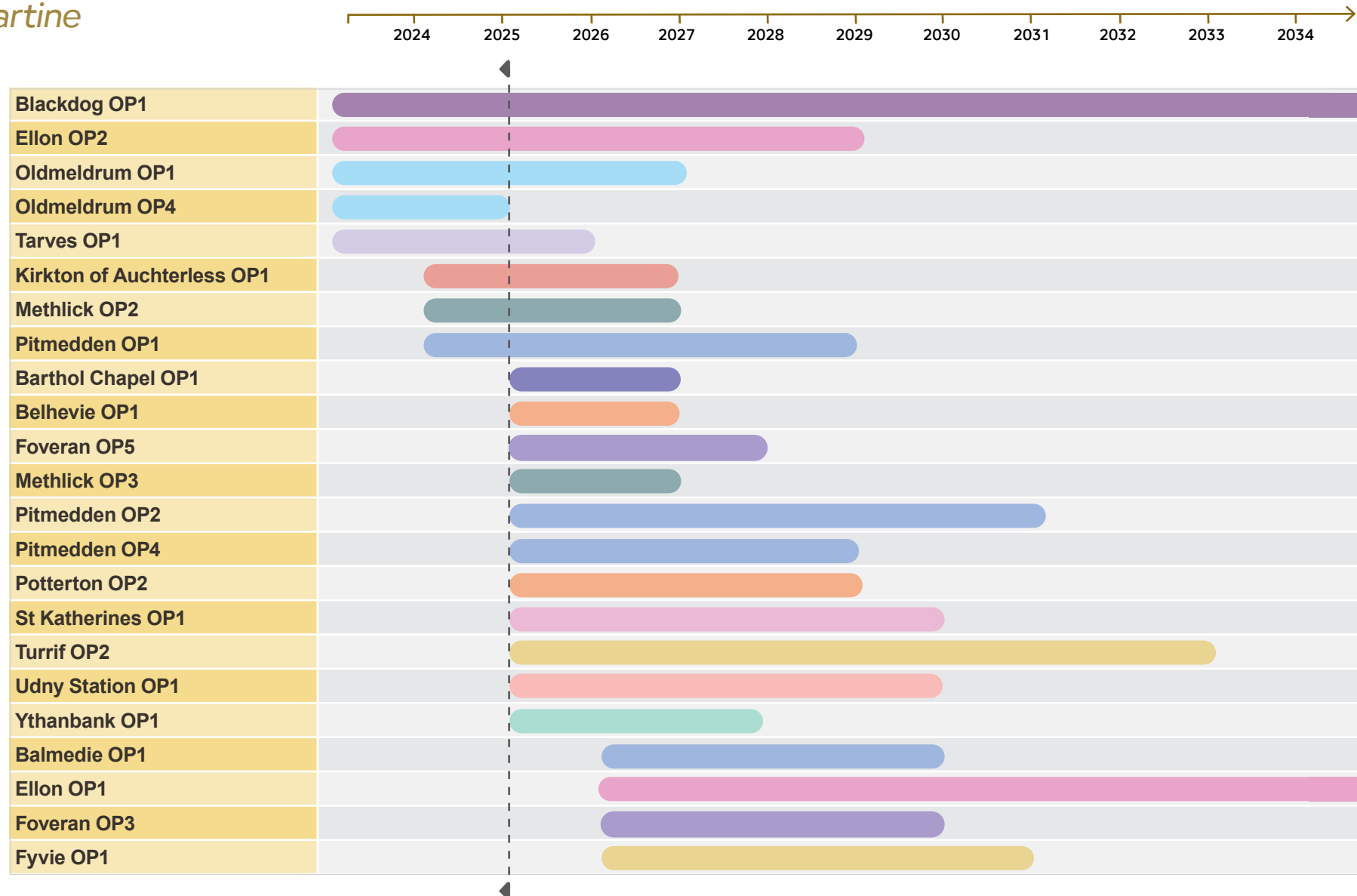


Graph 1b - Delivery Programme Pipeline for the Buchan Administrative Area until 2035



7.3 Housing Land Pipeline

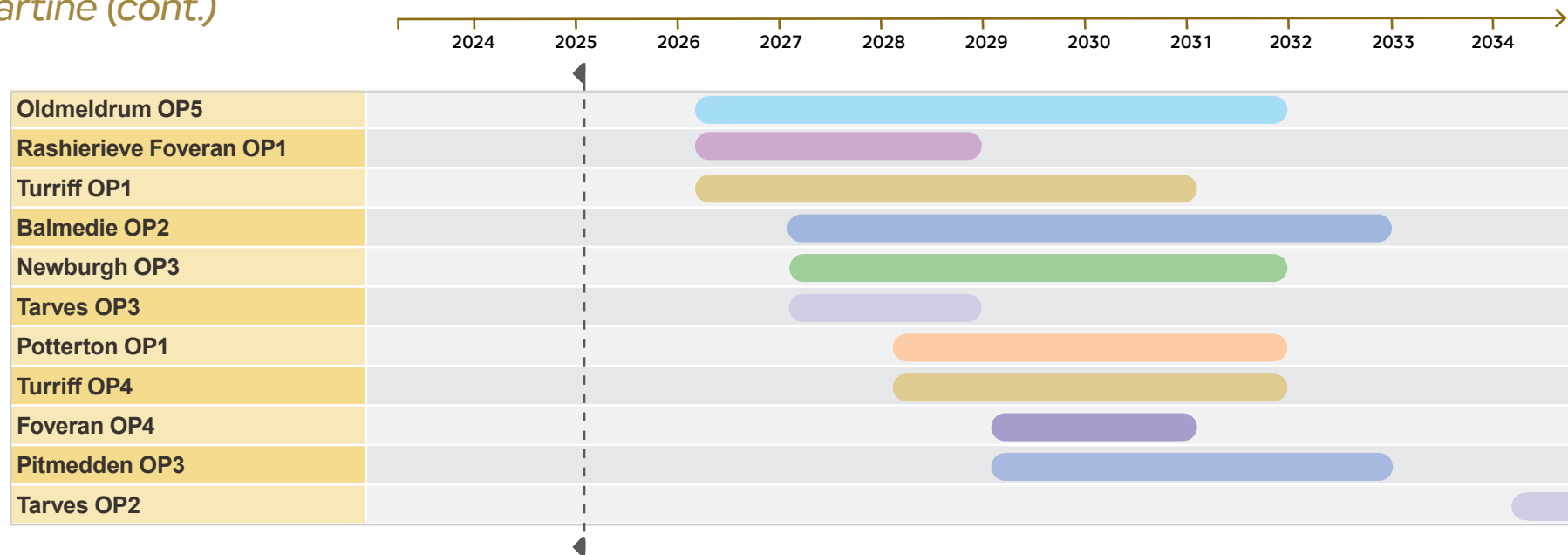
Formartine



Graph 1c - Delivery Programme Pipeline for the Formartine Administrative Area until 2035

7.3 Housing Land Pipeline

Formartine (cont.)

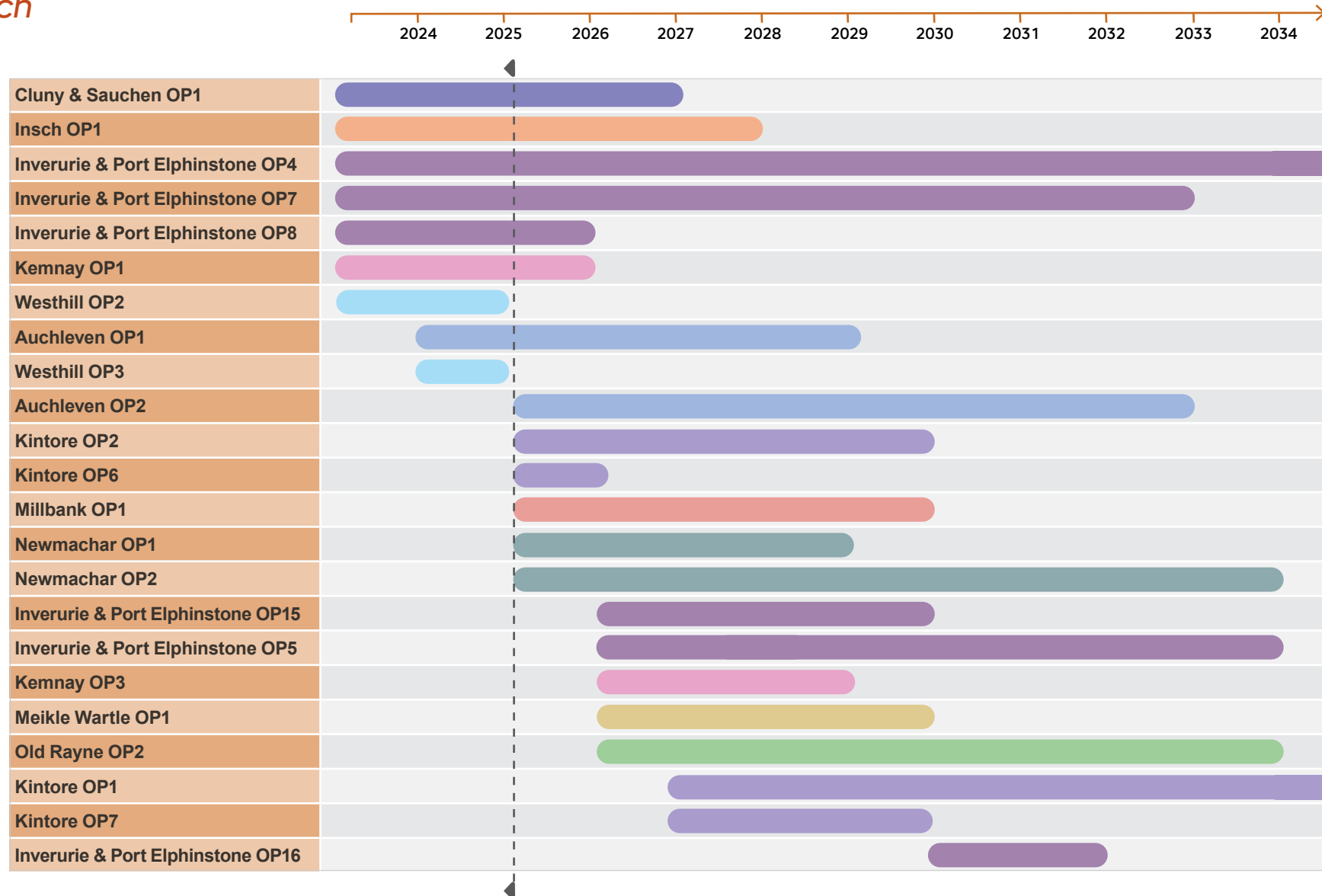


Graph 1c (cont) - Delivery Programme Pipeline for the Formartine Administrative Area until 2035



7.3 Housing Land Pipeline

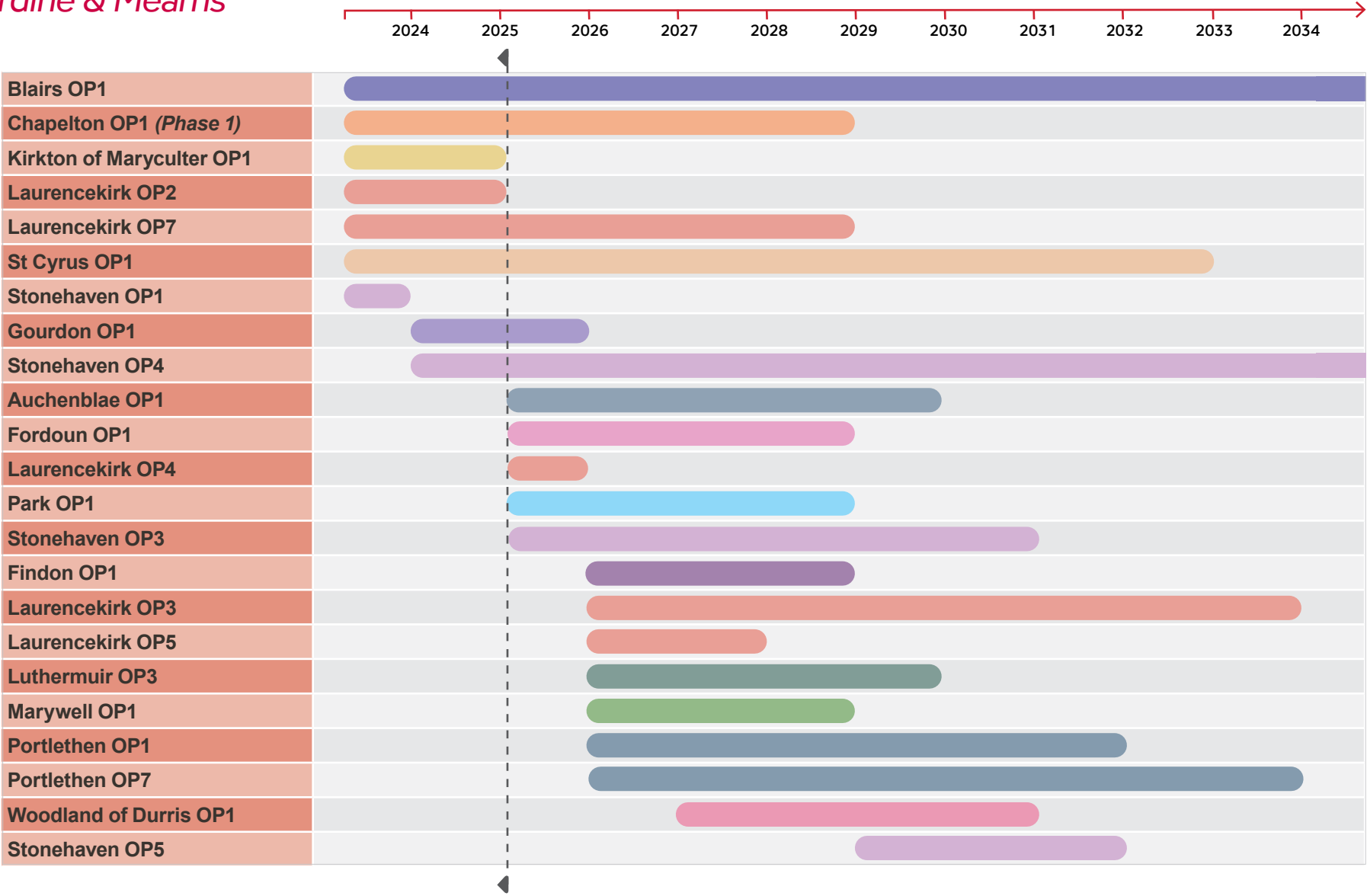
Garioch



Graph 1d - Delivery Programme Pipeline for the Garioch Administrative Area until 2035

7.3 Housing Land Pipeline

Kincardine & Mearns

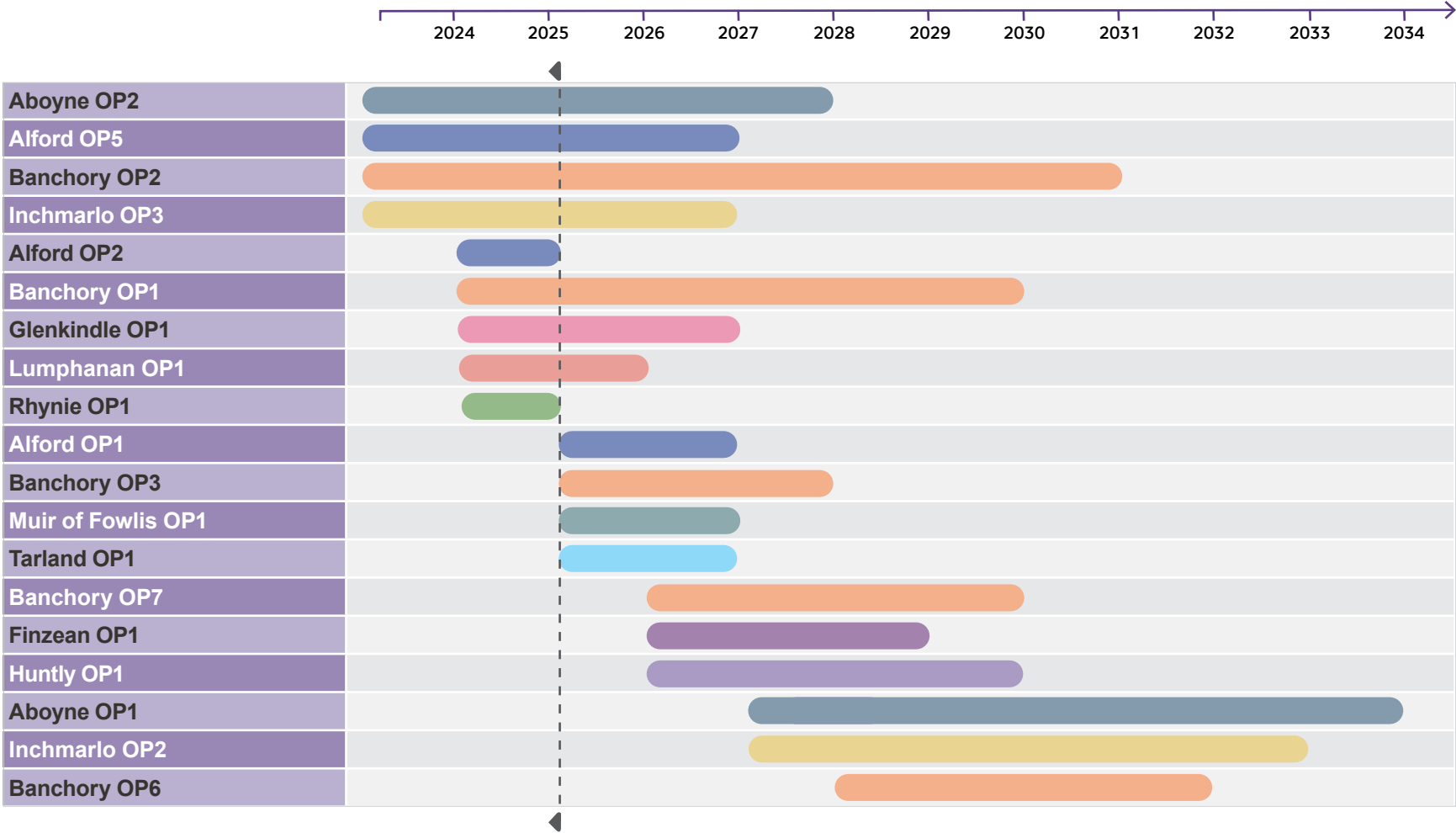


Graph 1e - Delivery Programme Pipeline for the Kincardine & Mearns Administrative Area until 2035



7.3 Housing Land Pipeline

Marr



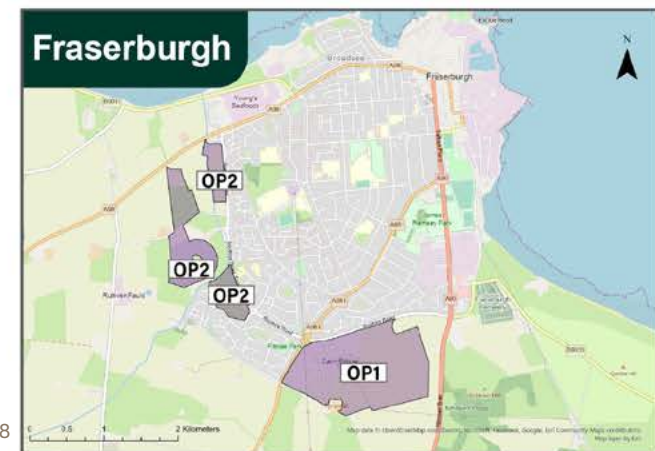
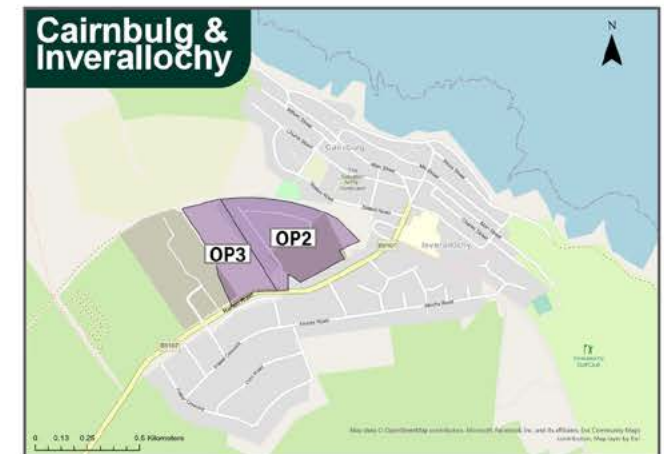
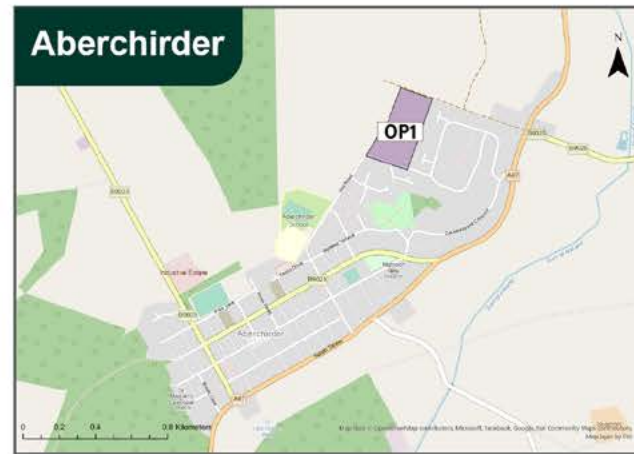
Graph 1f - Delivery Programme Pipeline for the Marr Administrative Area until 2035

7.4 Housing Land Maps

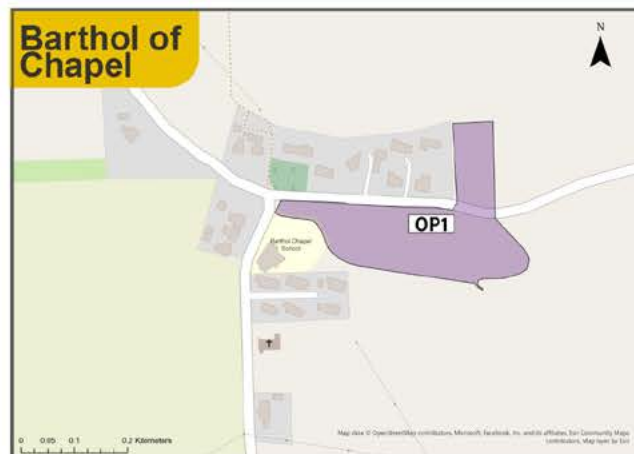
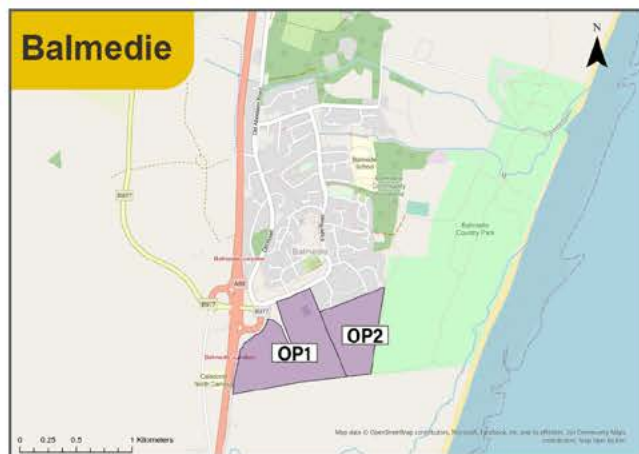
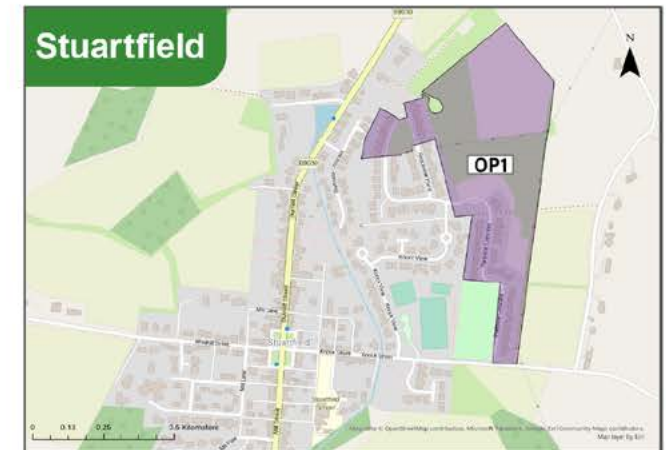
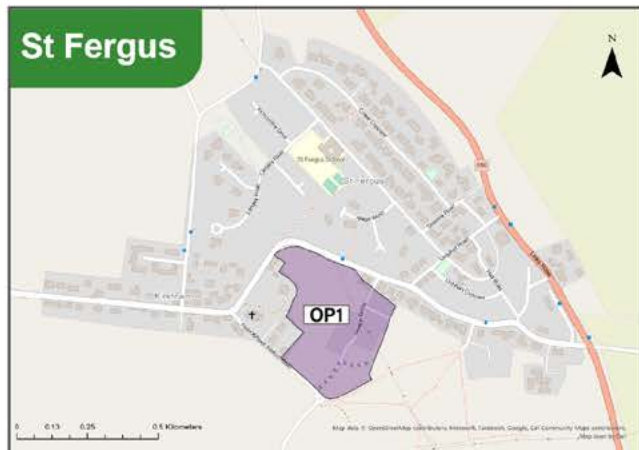
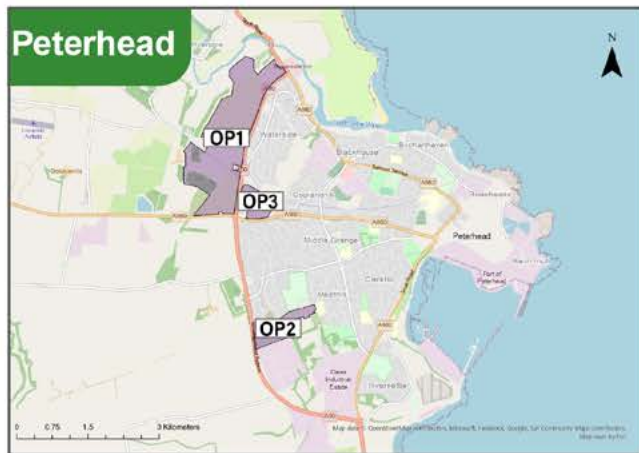
The following maps, provide the location for all the Housing Land Pipeline sites listed in Section 7.3.

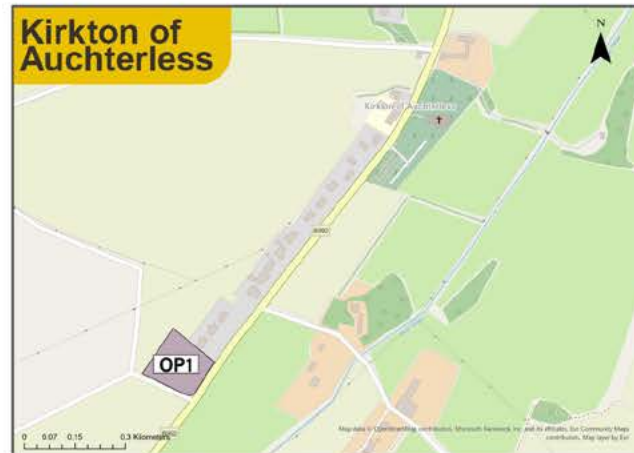
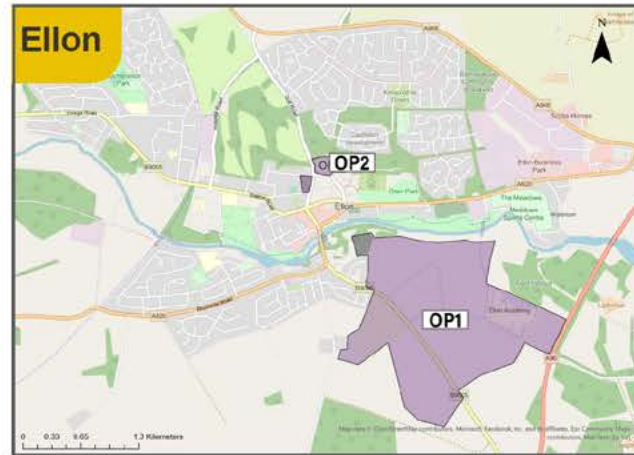
All sites have been colour coded to reflect their Administrative Area.

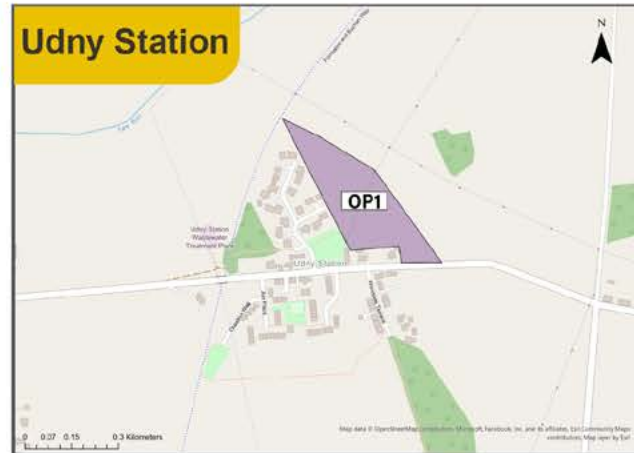
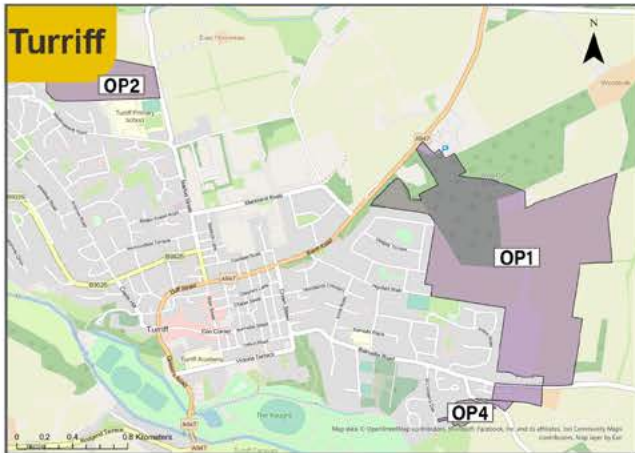
Adminstrative Area	Maps commence
Banff & Buchan	Page 48
Buchan	Page 49
Formartine	Page 50
Garioch	Page 52
Kincardine & Mearns	Page 53
Marr	Page 55

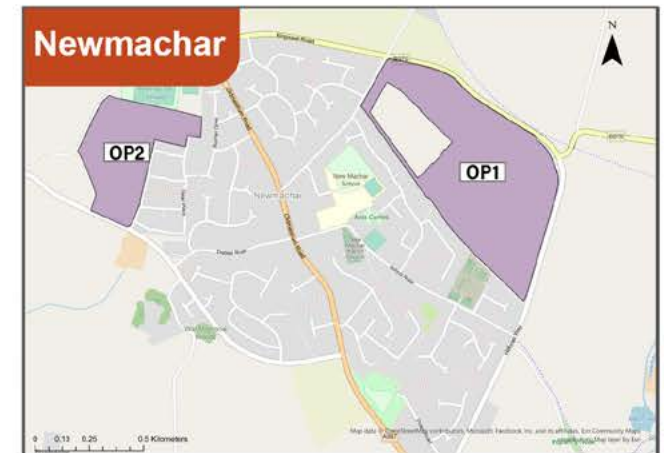
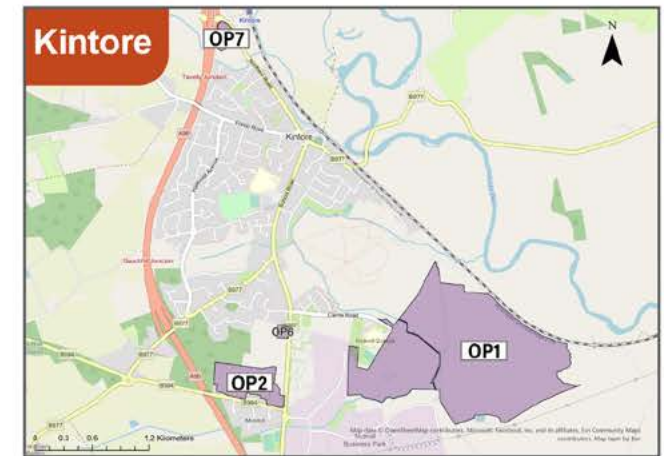
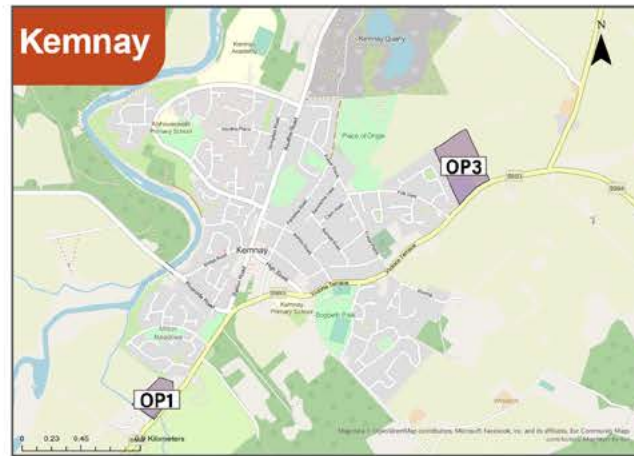
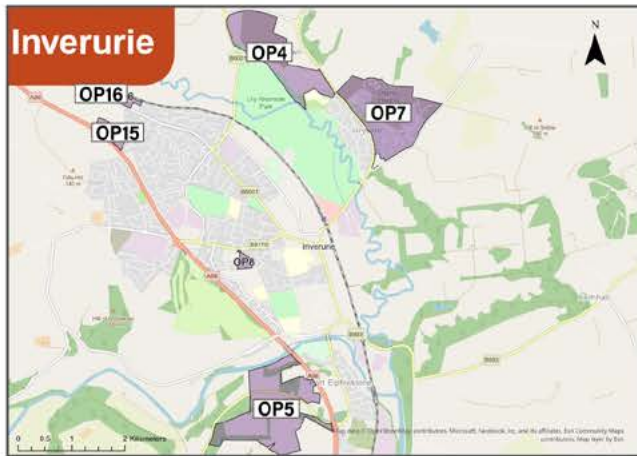




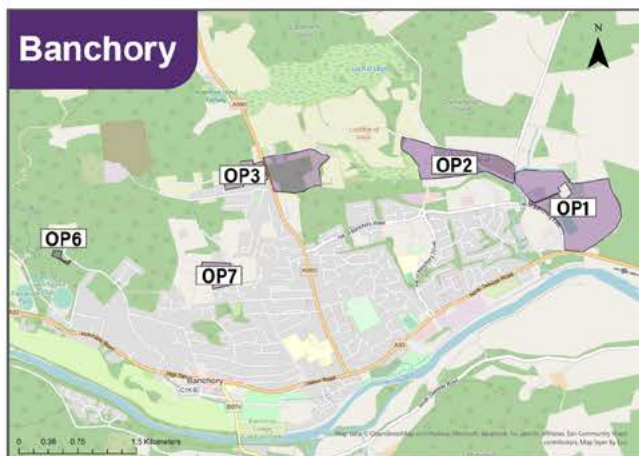
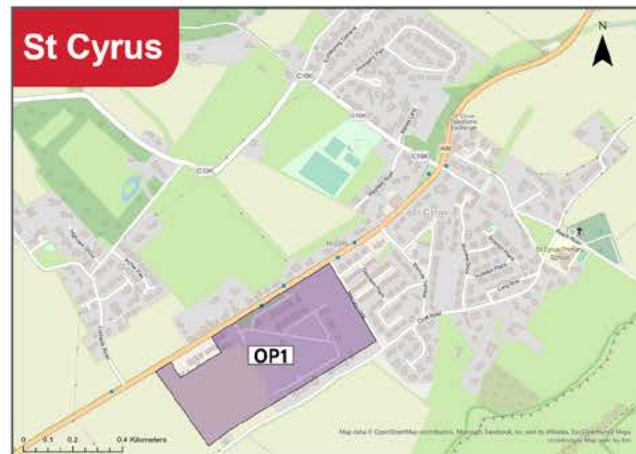


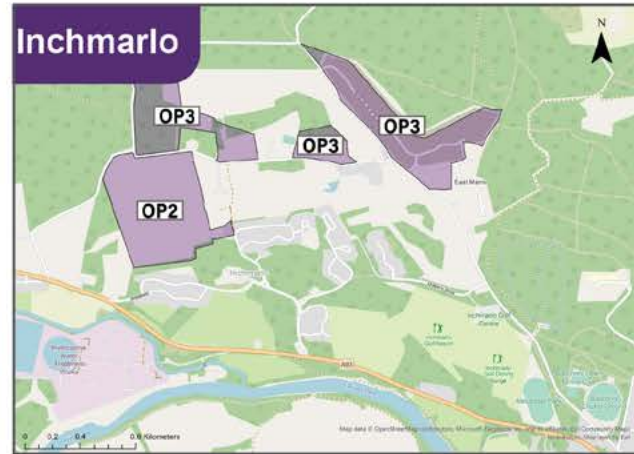






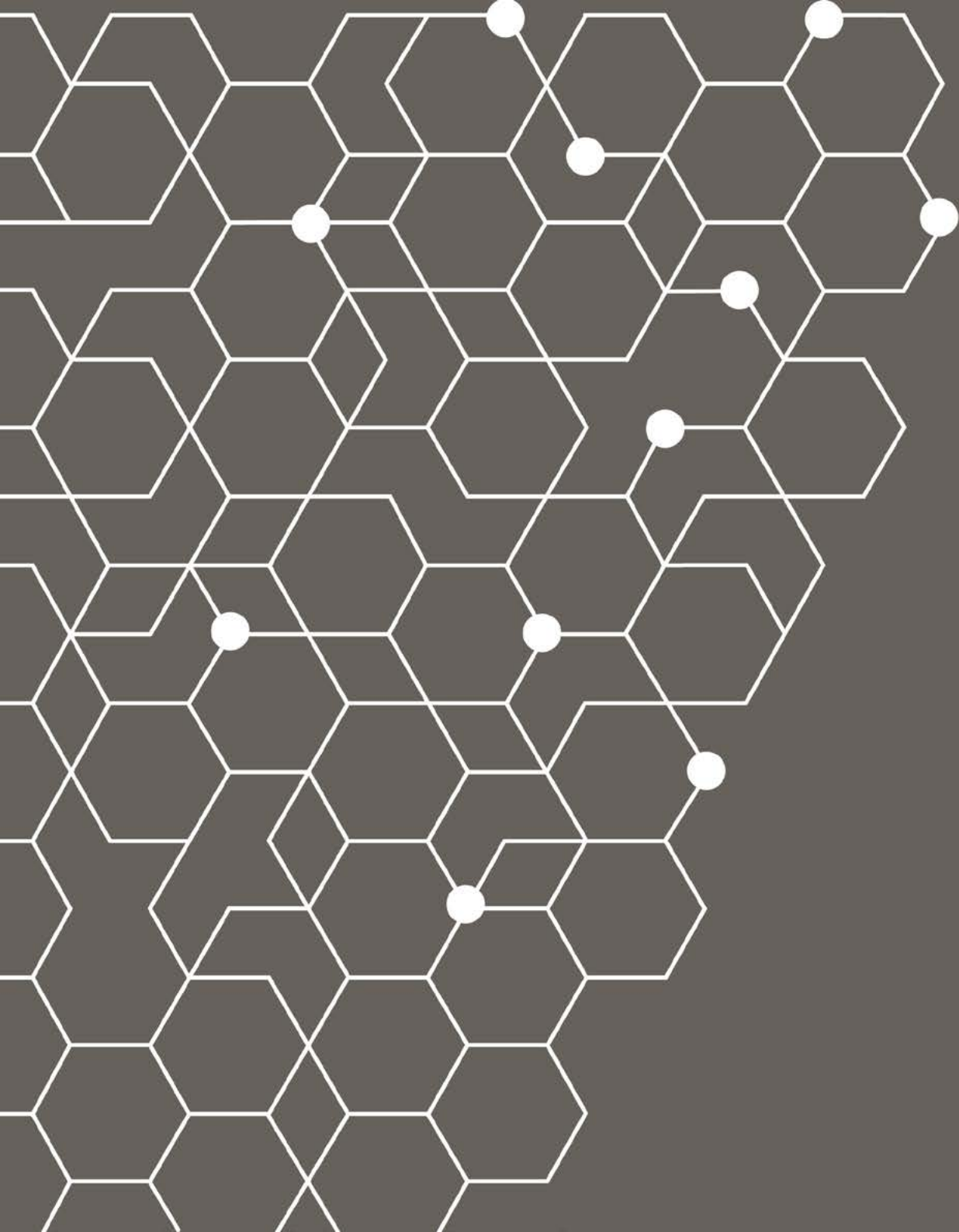






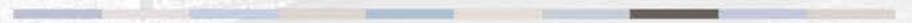


WESTHILL



8.0 STRATEGIC PROJECTS

- 8.1 Strategic Projects - Overview



8.1 Strategic Projects - Overview

Strategic projects contained within the Delivery Programme have been identified by stakeholders. Within the table, the relevant sector (e.g. Transport, Healthcare etc.) is shown with the associated projects, actions to achieve the project and other information such as preliminary timescales and how these projects will be funded, where available. This information has been provided by the relevant stakeholders and appropriate links to sources where possible can be found in [Section 7.0 Infrastructure and Funding](#).

Transport: Aberdeen to Central Belt Rail Improvements Project			
Responsibility: Transport Scotland/Network Rail/Nestrans			
ACTION	FUNDING	TIMESCALE	NOTES
Work is underway to look at improving journey times from Aberdeen to the central belt. The work also interfaces with plans to electrify the line between Inverurie, Aberdeen and the Central Belt.	Network Rail and Transport Scotland are now progressing a project for utilising £200m of funding committed under the Memorandum of Understanding announced alongside the City Region Deal.	Timescale for delivery is currently under review (as at October 2024)	The project scope includes, signalling work, improvements to track layouts at stations on the route and the creation of new passing loops for freight trains. Option selection concluded in 2023/24 and the project is now in outline design and an Outline Business Case has been prepared. The previous planned delivery date for this project was the end of December 2026, however this is under review and will be subject to change. The work also interfaces with plans to provide a form of electrification on the line between Inverurie, Aberdeen and the Central Belt. Nestrans continues to progress the Aberdeen to Laurencekirk Multi-Modal corridor study, which includes consideration of local rail stations in both Cove and Newtonhill, currently at detailed appraisal stage.
Transport: Aberdeen to Central Belt Rail Decarbonisation			
Responsibility: Transport Scotland/Network Rail			
ACTION	FUNDING	TIMESCALE	NOTES
Work is underway to look at decarbonising the lines from Aberdeen to the central belt using electrification. The work also interfaces with the Aberdeen Central Belt Rail Service Improvements Project.	TBD	Timescale for delivery is dependent upon outcome of the HST fleet procurement exercise (as at October 2024)	Transport Scotland announced that ScotRail would be commencing a rolling stock procurement exercise for replacement of its HST fleet that operates on Intercity routes to Aberdeen from the Central Belt. The outcome of this procurement will determine the extent of electrification required on the Aberdeen - Central Belt routes. Design works for future electrification have been undertaken to inform an OBC which was approved in September 2024.

Table 9a - Key Strategic Transport Projects related to the Delivery Programme

8.1 Strategic Projects - Overview

Transport: A96 Dualling Inverness to Aberdeen			
Responsibility: Transport Scotland			
ACTION	FUNDING	TIMESCALE	NOTES
Transport Scotland completed Design Manual for Roads and Bridges (DMRB) Stage 1 assessment and strategic environmental assessment work along the length of the A96 with the outcome presented to the public at a series of exhibitions in May 2015. Following the appointment of AmeyArup as its Consultant in July 2017, the DMRB Stage 2 design and assessment process for the A96 Dualling East of Huntly to Aberdeen scheme (A96 Dualling Eastern Section), has been completed and a preferred alignment for this section was announced late 2020. The next stage of detailed development and assessment of the preferred option is currently paused pending the outcome of the A96 Corridor Review.	TBD	2030	The Scottish Government is committed to improving the A96 route, including dualling Inverness to Nairn and the Nairn Bypass. The current plan is to fully dual the route and, as part of this process, Transport Scotland is undertaking a transparent, evidence-based review of the dualling programme, which includes a climate compatibility assessment to assess the direct and indirect impacts on the climate and environment and other statutory assessments. In December 2022, the Initial Appraisal: Case for Change and the Stakeholder & Public Consultation reports were published as part of this review. Since this point, Transport Scotland has been pushing forward with the extensive detailed appraisal work required to appropriately inform the review. It is expected that the draft outcomes from the review will be consulted on in due course, before a final decision can be reached. Further information on the A96 Corridor Review can be found on the Transport Scotland website via this link: https://www.transport.gov.scot/our-approach/strategy/a96-corridor-review/ As outlined above, the A96 Corridor Review is currently underway and it is expected that the draft outcomes from the review will be consulted on in due course, before a final decision can be reached. As a result, the A96 Dualling East of Huntly to Aberdeen scheme has been paused, pending the outcome of the A96 Corridor Review.

Table 9b - Key Strategic Transport Projects related to the Delivery Programme

8.1 Strategic Projects - Overview

Transport: Toll of Birness - A952/A90			
Responsibility: Transport Scotland/Aberdeenshire Council/NESTRANS			
ACTION	FUNDING	TIMESCALE	NOTES
A STAG Part 1 study has been completed by consultants commissioned by NESTRANS, as part of the wider Fraserburgh and Peterhead to Aberdeen Strategic Transport Study (FPASTS) and upgrade options are being considered.	TBD	Ongoing	The Toll of Birness junction has been found to be at or near capacity and developments may be required to contribute to improvements which are to be agreed with Transportation and Transport Scotland through the masterplan process. Transport Scotland's Strategic Transport Projects Review (STPR2) considered improvements to the A90, including at the A90/A952 junction. However, the final STPR2 did not take forward any specific recommendations at this location. Actions related to Trunk Road work considering safety, reliability, resilience are included in STPR2 but are not associated with any specific schemes. The City Region Deal funded Strategic Transport Appraisal (see below for more information) is currently progressing an STAG study of the A90/A952 corridors between Ellon, Peterhead and Fraserburgh, which is currently at detailed appraisal stage.
Transport: Active Travel Action Plan			
Responsibility: NESTRANS/Aberdeen City Council/Aberdeenshire Council			
ACTION	FUNDING	TIMESCALE	NOTES
Nestrans, local authorities and partners delivering strategic walking and cycling routes throughout the region.	TBD	Ongoing	An Active Travel Plan was approved in November 2024. Complementary work has been progressed on a Regional Action Travel Network, setting out the regional long term ambition for networks of Active Travel links across both Aberdeen City and Aberdeenshire.

Table 9c - Key Strategic Transport Projects related to the Delivery Programme

8.1 Strategic Projects - Overview

Transport: A90/ A937 Laurencekirk Junction Improvements			
Responsibility: Transport Scotland			
ACTION	FUNDING	TIMESCALE	NOTES
Following the publication of draft Orders, Transport Scotland received four objections to the scheme during the statutory consultation period. Transport Scotland engaged with objectors to resolve concerns where possible. The outcome of Aberdeenshire Council's structural assessment of Oatyhill Bridge, and specifically its decision to close the bridge has an impact on the delivery of the Laurencekirk scheme as proposed. Transport Scotland reached a formal agreement with Aberdeenshire Council on 20 February 2024 regarding the provision of a new bridge at Oatyhill and associated funding liability. Transport Scotland has now successfully resolved all outstanding objections to the scheme, including that received from Aberdeenshire Council. Whilst resolution of all objections represents a significant milestone for the scheme, it is important to note that the decision of Aberdeenshire Council to close Oatyhill Bridge to vehicular traffic following publication of draft Orders makes it necessary to publish supplementary Orders for a new bridge at Oatyhill before further progress towards delivery of the scheme can be made. Therefore, work is being progressed by Transport Scotland to prepare and publish these supplementary draft Orders as a priority. Transport Scotland will work with directly affected parties to reduce the likelihood of further objections being received as far as possible during the design development and promotion of the new bridge providing access to Oatyhill.	In 2016 the Scottish Government announced £24 million for the design and construction of a new grade-separated junction at Laurencekirk as part of a package of additional investment alongside the Aberdeen City Region Deal.	Ongoing	Transport Scotland appointed design consultants (AMEY) for the A90/ A937 Laurencekirk Junction Improvement scheme in September 2016 to support progress of the design development and assessment phases based on the standards of good practice set by the Design Manual for Roads and Bridges (DMRB). The options from the DMRB Stage 2 assessment process were presented to the public at an exhibition in October 2017 with the preferred option announced in July 2018 at a series of public exhibitions. The preferred option consists of a south grade-separated junction with a full diamond layout and bridge over the A90 together with retention of the existing central reserve gaps at the Centre (B9120) and North (A937) junctions. The DMRB Stage 3 detailed development and assessment of the preferred option was completed, and draft Orders and an Environmental Impact Assessment Report were published on 19 December 2019. A public exhibition was held on 10 January 2020 to allow local communities and road users to view and comment on proposals for the scheme. The statutory consultation period closed on 14 February 2020. A Partnership Group with Aberdeenshire and Angus Councils, along with Nestrans has been set up to support this scheme by providing a cohesive policy and investment approach which will help to maximise the benefits of the investment. Consultation with the group has been maintained throughout the scheme development stages, with further engagement with the Group planned as part of the ongoing scheme development. Further details of the project can be found at: https://www.transport.gov.scot/projects/a90a937-laurencekirk-junction-improvement-scheme/

Table 9d - Key Strategic Transport Projects related to the Delivery Programme

8.1 Strategic Projects - Overview

Transport: Park and Ride / Interchange Projects – Ellon			
Responsibility: NESTRANS/Aberdeenshire Council/Transport Scotland			
ACTION	FUNDING	TIMESCALE	NOTES
Regional network of Park & Ride facilities and promotion/ marketing of these to be taken forward by Nestrans and operators. Ellon P&R Expansion - Construction complete.	N/A	2022	Ellon P&R Expansion - Construction has commenced in 2021 for the extension of the Park and Ride and was completed in 2022.
Transport: Park and Ride / Interchange Projects - Inverurie			
Responsibility: NESTRANS/Network Rail/Aberdeenshire Council/Transport Scotland			
ACTION	FUNDING	TIMESCALE	NOTES
Regional network of Park & Ride facilities and promotion/ marketing of these to be taken forward by Nestrans and operators. Inverurie Interchange - discussions continue with Network Rail regarding land availability	TBD	Ongoing	Inverurie Interchange - Network Rail and Aberdeenshire Council continue dialogue on the future of the site and interchange project. There are now no barriers in terms of potential access to the land for the development of an interchange however there is a need to review the form and function of any interchange for current and future needs. There is no current funding opportunity to progress the project, however site R1 is reserved in the LDP for a transport interchange.
Transport: Modelling Projects			
Responsibility: NESTRANS/Aberdeenshire Council/Aberdeen City Council			
ACTION	FUNDING	TIMESCALE	NOTES
ASAM19 model being completed following the opening of the AWPR.	N/A	2022	ASAM19 is now completed and is being used for a number of projects. The audit of the model and consequential adjustments has also now been completed.

Table 9e - Key Strategic Transport Projects related to the Delivery Programme

8.1 Strategic Projects - Overview

Transport: Strategic Appraisal Projects			
Responsibility: NESTRANS/Aberdeenshire Council/Aberdeen City Council/TS/SDPA			
ACTION	FUNDING	TIMESCALE	NOTES
The scope of work includes: • addressing issues at key gateways into Aberdeen; • enabling safe, reliable and attractive connections (road and public transport) along key strategic corridors which promote economic growth; • tying together transport infrastructure and development planning/ management, on a city/region basis; and • facilitating the City Centre Masterplan. Proposals for the next five years of work on the Strategic Transport Appraisal were agreed by the City Region Deal Joint Committee in May 2021. One of the proposals includes appraisal and business case development (pending emerging outcomes of STPR2), for the A90(N)/A952 corridor linking Ellon to Peterhead and Fraserburgh other associated safety and reliability measures.	TBD	Ongoing	Work is underway to complete a Strategic Transport Appraisal, funded by the Aberdeen City Region Deal. In order to realise the full potential of the area, a strategic transport appraisal (part funded by UK Government and Scottish Government through Transport Scotland and supported by local partners) is taking a 20 year strategic view of the transport requirements of the area, across all modes including road and rail, based on Scottish Transport Appraisal Guidance. This work complements Transport Scotland's Strategic Transport Projects Review 2work, and the revised Regional Transport Strategy. . Programmes of work are: • Finalisation of ASAM19 model, and use of the model to examine previously identified growth pressures on the network including the A944 Westhill corridor. • Progression of business case and design work on the A90/A952 linking Ellon to Peterhead and Fraserburgh. • Progression of design and business case and design work on sections of A956 Wellington Road, focussing on the Hareness and Southerhead junctions and their approaches. • Examination of future rail freight potential, and its consequences for rail freight terminals located to the south of Aberdeen station. • Investigation of Mobility Hubs across the region. • Development of Hydrogen re-fuelling facilities across the wider region, enabling a broader practical roll out of vehicles. • Business Case and design development of the Aberdeen Rapid Transit Scheme.

Table 9f - Key Strategic Transport Projects related to the Delivery Programme

8.1 Strategic Projects - Overview

Water: Strategic Water Modelling in the North East			
Responsibility: Scottish Water			
ACTION	FUNDING	TIMESCALE	NOTES
Strategic Assessments allow Scottish Water to determine the potential impacts to the water and wastewater networks from development(s) over a specific area. This gives information that is useful for all stakeholders. Scottish Water uses the information provided by the Local Authority and other sources to inform the modelling work to ensure that both domestic future developments are seamlessly incorporated into the water and wastewater network. The modelling gives rise to two defined stages; stage 1 identifies any issues with the proposed connection(s) and stage 2 identifies the potential mitigation that is required to be carried out. Scottish Water has a pro-active and collaborative approach to working with the development community and the Local Authority.	TBD	TBD	This approach has been used successfully over the past few years for development assessments throughout the Aberdeen region and will continue to be implemented for assessing future development needs. Scottish Water always encourages early engagement from the development community, as this will be key to the success of this new approach.
Healthcare: Banchory Medical Practice			
Responsibility: NHS/AHSCP			
ACTION	FUNDING	TIMESCALE	NOTES
A new joint health and social care facility is required. A preferred site has been identified in the LDP, still to be acquired.	TBD	5-10 years	The current health centre has temporary buildings with planning consent, which has been extended until March 2027. Lead in times will be longer so will be looking at something in the interim. There is currently a reserved site, R4 in the LDP.
Healthcare: Ellon Medical Practice			
Responsibility: NHS/AHSCP			
ACTION	FUNDING	TIMESCALE	NOTES
A new Health Centre is required in Ellon. A site has been purchased and a business case being prepared.	TBD	5-10 years	The current health centre has temporary buildings with a planning consent which will be extended

Table 9g - Key Strategic Water and Healthcare Projects related to the Delivery Programme



OLDMELDRUM



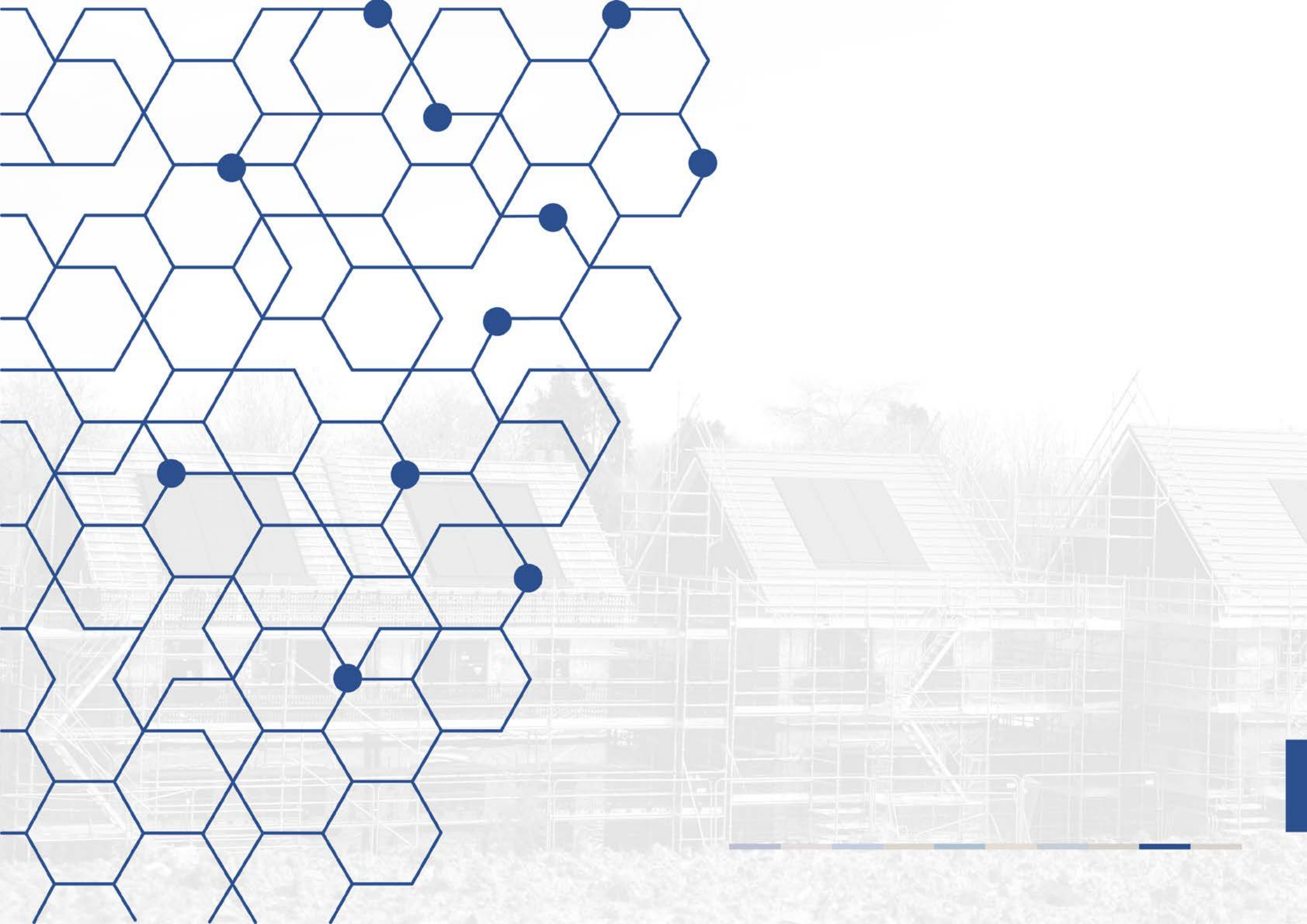
LAURENCEKIRK





9.0 SETTLEMENT & SITE INFRASTRUCTURE

- 9.1 Settlement & Site Infrastructure - Overview



9.1 Settlement and Site Infrastructure - Overview

The tables in this Section provide an overview of the settlements and infrastructure for Aberdeenshire, and are organised by Administrative Area. Sites are identified as Opportunity (OP) and existing employment (BUS) sites in numerical order, consistent with the LDP. The tables summarise the detailed spreadsheets included as Appendices to this document.

- **Settlement Infrastructure** ([Appendix A](#)): Provides information on infrastructure at the settlement level, including infrastructure provision, sector, who is responsible for providing the infrastructure, actions, timescales, and funding.
- **Site-Specific Infrastructure** ([Appendix B](#)): Covers details such as site name, required infrastructure for each site, who is responsible for providing the infrastructure, actions, timescales, costs and funding, relevant planning applications, notes, required technical assessments, masterplan status, and approval date.

Some sites are not currently included in the pipeline due to a lack of scheduling information or the presence of potential challenges that need to be addressed. The pipeline will be updated annually in alignment with the Housing Land Audit.

Interactive visual displays of all the above information can be accessed through the Delivery Programme PowerBI dashboard, this can be accessed through the Council's [website](#)¹⁹.

19. **Delivering development** - Available from Aberdeenshire Council Website - [Accessed 31 January 2025] <https://www.aberdeenshire.gov.uk/planning/plans-and-policies/delivering-development/>

Banff & Buchan		
Number of Settlements*	Number of Sites	Number of Houses Allocated
19	41 (35 OP & 6 BUS)	2,514

Buchan		
Number of Settlements*	Number of Sites	Number of Houses Allocated
21	52 (45 OP & 7 BUS)	4,049

Formartine		
Number of Settlements*	Number of Sites	Number of Houses Allocated
29	64 (54 OP & 10 BUS)	4,883

Garioch		
Number of Settlements*	Number of Sites	Number of Houses Allocated
26	71 (51 OP & 20 BUS)	4,801

Kincardine & Mearns		
Number of Settlements*	Number of Sites	Number of Houses Allocated
24	60 (49 OP & 11 BUS)	7,584

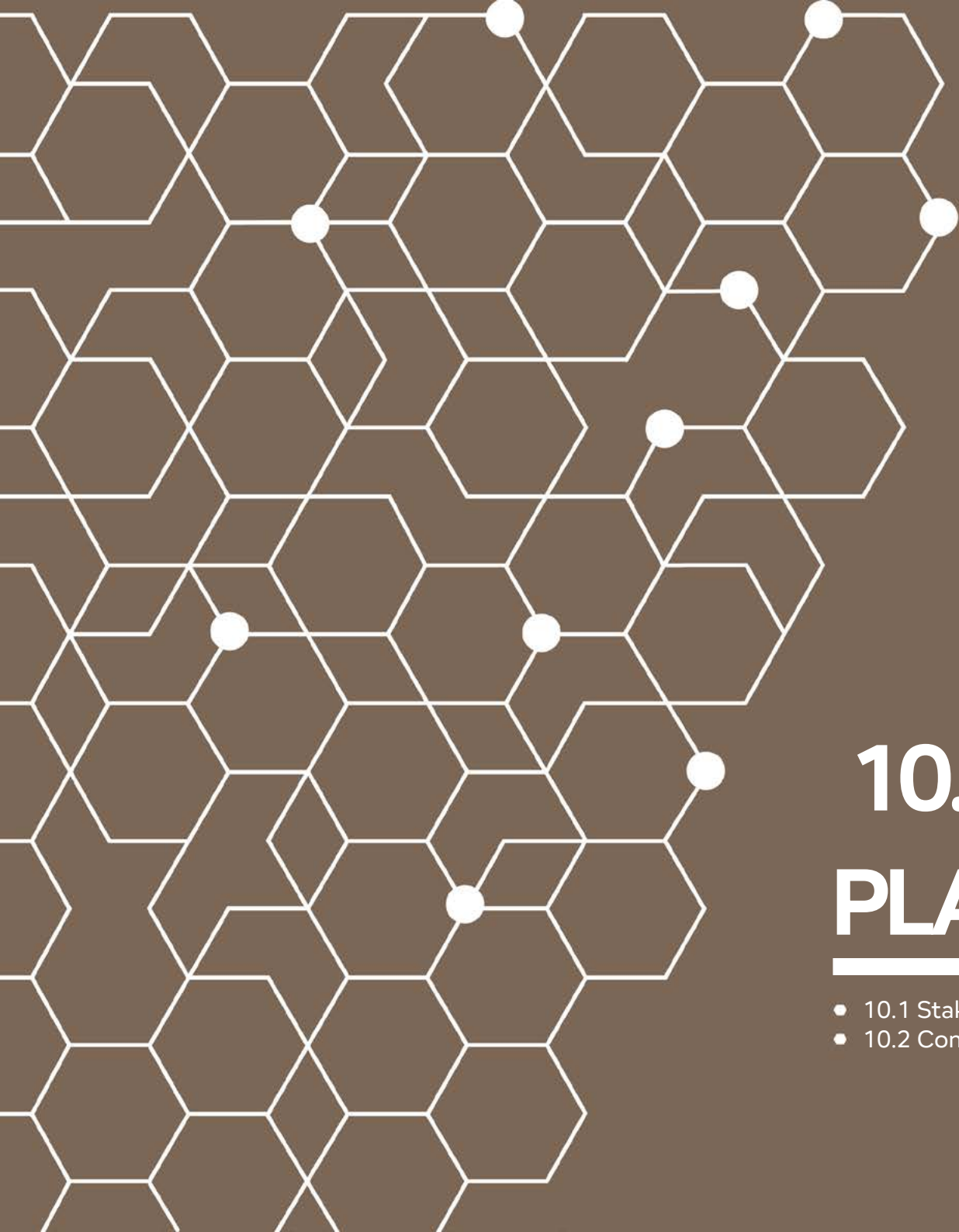
Marr		
Number of Settlements*	Number of Sites	Number of Houses Allocated
24	56 (46 OP & 10 BUS)	1,988

Aberdeenshire		
Number of Settlements*	Number of Sites	Number of Houses Allocated
143	344 (280 OP & 64 BUS)	25,819

Table 10 - Summary settlements and infrastructure projects within the 2025 Delivery Programme
* - number of settlements from the Local Development Plan 2023 which contain allocated sites



CHAPELTON



10.0 STAKEHOLDER PLANS & CONTACTS

- 10.1 Stakeholder Documents
- 10.2 Contact Details



10.1 Stakeholder Documents

The Delivery Programme has been prepared alongside the LDP process in consultation with officers within Aberdeenshire Council as well as discussion and consultation with various stakeholders including Scottish Water, Transport Scotland, Scottish Environment Protection Agency, Nestrans and the National Health Service, Grampian.

If you have any questions regarding the content, please feel free to contact the appropriate organisation or the Planning Information and Delivery Team, within Aberdeenshire Council.

To access the most up-to-date spreadsheets with status updates, visit our website at the following address or simply scan the QR code to go directly to the page.

20. **NHS Grampian Asset Management Update** - Available from NHS Grampian Website - [Accessed 31 January 2025] <https://www.nhsgrampian.org/globalassets/foi/document/foi-public-documents1---all-documents/Appendix-1-Grampian-Summary.pdf>
21. **Projects** - Available from Transport Scotland Website - [Accessed 31 January 2025] <https://www.transport.gov.scot/projects/>
22. **Annual operating Plan 2024-2025** - Available from Scottish Environment Protection Agency (SEPA) Website - [Accessed 31 January 2025] <https://beta.sepa.scot/about-sepa/who-we-are/our-performance/annual-operating-plan-2024-2025/#anchor-our-plan>
23. **Projects** - Available from NesTrans Website - [Accessed 31 January 2025] <https://www.nestrans.org.uk/projects/>
24. **Investment Programme** - Available from Scottish Water Website - [Accessed 31 January 2025] <https://www.scottishwater.co.uk/en/About-Us/Who-We-Are/Investment-Programme>



Stakeholder:	NHS Grampian
Document:	NHS Grampian ²⁰
Website:	https://www.nhsgrampian.org/
Contact:	gram.planningmatters@nhs.scot

Stakeholder:	Transport Scotland
Document:	Projects ²¹
Website:	https://www.transport.gov.scot/
Contact:	info@transport.gov.scot

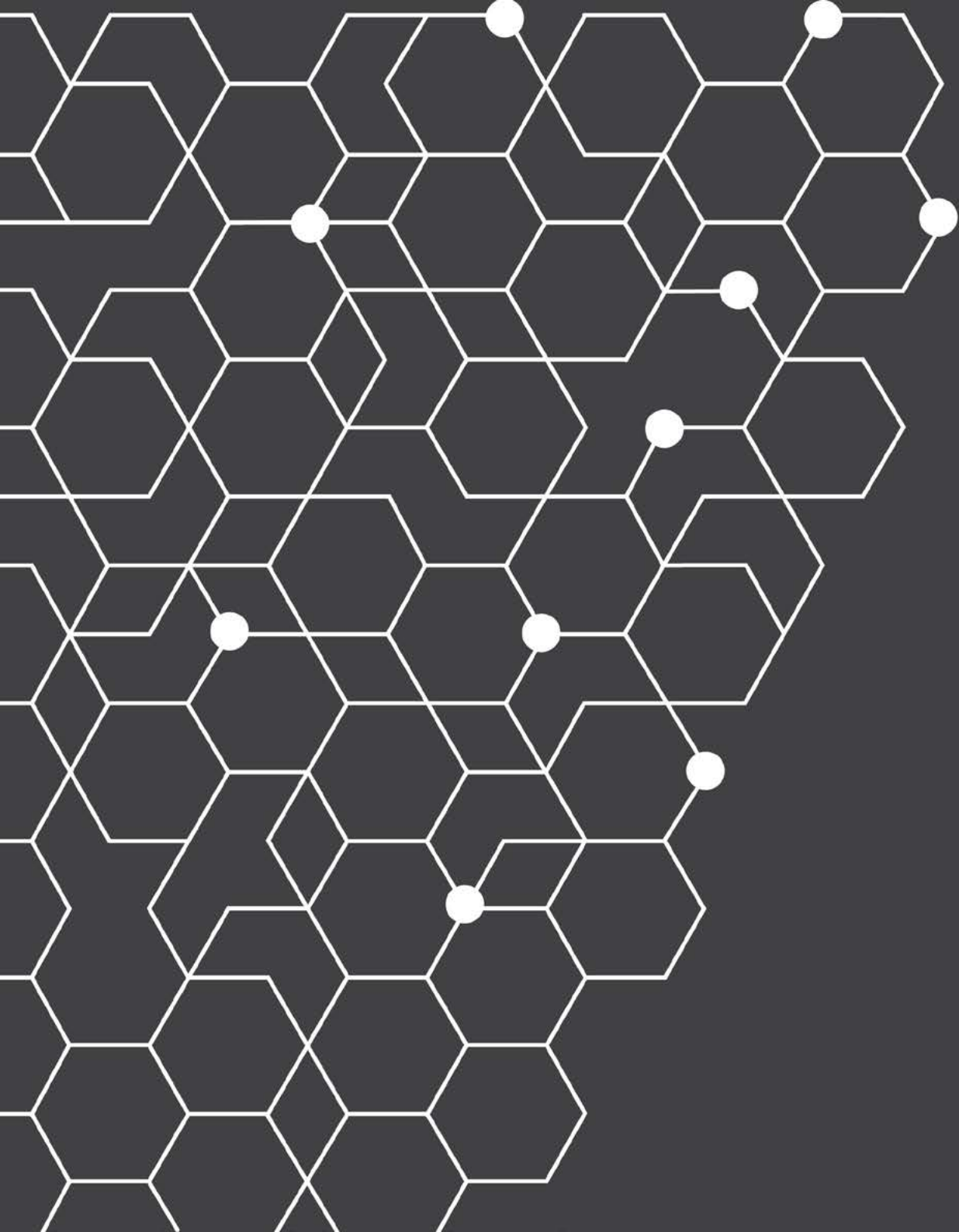
Stakeholder:	Scottish Environment Protection Agency
Document:	Annual Operating Plan 2024 - 2025 ²²
Website:	https://www.sepa.org.uk/
Contact:	planning.north@sepa.org.uk

Stakeholder:	Nestrans
Document:	Projects ²³
Website:	/https://www.nestrans.org.uk
Contact:	nestransinfo@nestrans.org.uk

Stakeholder:	Scottish Water
Document:	Investment Programme ²⁴
Website:	https://www.scottishwater.co.uk/
Contact:	Pamela.Strachan2@scottishwater.co.uk

10.2 Contact Details

Team:	Planning Information & Delivery Team
Website:	https://www.aberdeenshire.gov.uk/planning/plans-and-policies/delivering-development/
Email:	delivery@aberdeenshire.gov.uk
QR Code:	



APPENDIX A

-
- Settlement Infrastructure



Banff & Buchan

Aberchirder					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Healthcare		Developer, NHS	Development in Aberchirder, Sandend, Fordyce, Cornhill and Portsoy will need to contribute towards additional capacity at An Caorann Medical Practice.		TBD
Waste Management		Developer, Waste Management	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.		TBD
Waste Water	Aberchirder WWTW	Scottish Water, Developer	Potential future investment required at the treatment works.		TBD
Water	Turriff WTW	Scottish Water	Strategic appraisal underway for Turriff WTW to determine growth solution. A Growth Project is progressing and is due for delivery in Winter 2028.	2028	TBD

Banff					
Infrastructure Provision	Sector Name	Lead Responsibility	Actions	Timescales - End of Year	Funding
Healthcare		Developer, NHS	Development in Banff, Macduff, Ladysbridge, Gardenstown, Crudie and Whitehills will need to contribute towards providing additional capacity at the recently consolidated Macduff Practice.		TBD
Local Transportation Infrastructure		Developer, Transportation	A link road will be required between A97 and A98 possibly through OP2 site.		TBD
Waste Management		Developer, Waste Management	All developments must comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.		TBD
Waste Water	Moray/Banff/Macduff WWTW	Scottish Water	Capacity currently available at the treatment works. Scottish Water have carried out a Strategic Drainage Impact Assessment which determined that local mitigations will be sufficient to facilitate current planned developments.		TBD
Water	Turriff WTW	Scottish Water	Strategic appraisal underway for Turriff WTW to determine growth solution. A Growth Project is progressing and is due for delivery in Winter 2028.		TBD

Cairnbulg & Inverallochy					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Healthcare		Developer, NHS	Development in Rosehearty, Memsie, Sandhaven, Rathen, Cairnbulg & Inverallochy, St Combs and Fraserburgh will require to contribute towards the extension of Saltoun Surgery or Finlayson Street Practice.		TBD
Waste Management		Developer, Waste Management	All developments must comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.		TBD
Waste Water	Fraserburgh Phingask WWTW	Scottish Water	Capacity currently available at the treatment works.		TBD
Water	Forehill WTW	Scottish Water, Developer	Potential future investment required at the treatment works.		TBD

Banff & Buchan

Cornhill					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Healthcare		Developer, NHS	Development in Aberchirder, Sandend, Fordyce, Cornhill and Portsoy will need to contribute towards additional capacity at An Caorann Medical Practice.		TBD
Waste Water	Cornhill WWTW	Scottish Water	There is currently sufficient capacity at Cornhill WWTW however a growth project may be required. Early engagement with SW is encouraged. Local sewer reinforcement may be required and all foul drainage must go to public sewers. Early engagement with Scottish Water is encouraged. A growth project will be initiated once development meets Scottish Water's five growth criteria.		TBD
Water	Turriff WTW	Scottish Water	Strategic appraisal underway for Turriff WTW to determine growth solution. A Growth Project is progressing and is due for delivery in Winter 2028.		TBD

Crudie					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Healthcare		Developer, NHS	Development in Banff, Macduff, Ladysbridge, Gardenstown, Crudie and Whitehills will need to contribute towards providing additional capacity at the recently consolidated Macduff Practice.		TBD
Waste Water	Sunnybank Cottages Septic Tank	Scottish Water, Developer	Potential future investment required at the treatment works.		TBD
Water	Turriff WTW	Scottish Water	Strategic appraisal underway for Turriff WTW to determine growth solution. A Growth Project is progressing and is due for delivery in Winter 2028.		TBD

Fordyce					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Healthcare		Developer, NHS	Development in Aberchirder, Sandend, Fordyce, Cornhill and Portsoy will need to contribute towards additional capacity at An Caorann Medical Practice.		TBD
Waste Water	Fordyce WWTW	Scottish Water	Capacity currently available at the treatment works.		TBD
Water	Turriff WTW	Scottish Water	Strategic appraisal underway for Turriff WTW to determine growth solution. A Growth Project is progressing and is due for delivery in Winter 2028.		TBD

Fraserburgh					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Community Facilities		Landscape Services	Site R4 Open space provision - Landscape Services to advise DM of any investment programme to deliver site R1.		TBD
Healthcare		Developer NHS	Development in Rosehearty, Memsie, Sandhaven, Rathen, Cairnbulg & Inverallochy, St Combs and Fraserburgh will require to contribute towards the extension of Saltoun Surgery or Finlayson Street Practice.		TBD
Local Transportation Infrastructure		Developer, Transportation, Roads	The severance effect of Boothby Road and Watermill Road (A98) should be taken into account in terms of permeability and connectivity with the existing settlement. All sites may be required to provide links/infrastructure/contributions to future Fraserburgh to Memsie, and Fraserburgh to Pittulie, strategic cycle routes. Future sites will have to consider the crossing of Boothby road.		TBD
Waste Management		Developer, Waste Management	All developments must comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.		TBD
Waste Water	Fraserburgh Phingask WWTW	Scottish Water	Capacity currently available at the treatment works. Scottish Water are currently running a Strategic Drainage Impact Assessment covering Fraserburgh.		TBD
Water	Turriff WTW	Scottish Water	Strategic appraisal underway for Turriff WTW to determine growth solution. A Growth Project is progressing and is due for delivery in Winter 2028. We are currently carrying out a Strategic Water Impact Assessment which includes Fraserburgh.		TBD

Banff & Buchan

Gardenstown					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Healthcare		Developer, NHS	Development in Banff, Macduff, Ladysbridge, Gardenstown, Crudie and Whitehills will need to contribute towards providing additional capacity at the recently consolidated Macduff Practice.		TBD
Waste Management		Developer, Waste Management	All developments must comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.		TBD
Waste Water	Gardenstown WWTW	Scottish Water, Developer	Potential future investment required at the treatment works. No surface water will be allowed to discharge into the foul sewer network.		TBD
Water	Turriff WTW	Scottish Water	Strategic appraisal underway for Turriff WTW to determine growth solution. A Growth Project is progressing and is due for delivery in Winter 2028.		TBD

Ladysbridge					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Education	Primary	Developer, Education	All residential development may be required to contribute to the provision of additional capacity at Whitehills Primary School.		TBD
Healthcare		Developer, NHS	Development in Banff, Macduff, Ladysbridge, Gardenstown, Crudie and Whitehills will need to contribute towards providing additional capacity at the recently consolidated Macduff Practice or a new health centre in Macduff.		TBD
Local Transportation Infrastructure		Developer, Roads	All residential development may be required to contribute towards the provision of a public footway connecting Ladysbridge to Whitehills.		TBD
Waste Management		Developer, Waste Management	All developments must comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.		TBD
Waste Water	Banff/MacDuff PFI	Scottish Water	Capacity currently available at the treatment works. Scottish Water have carried out a Strategic Drainage Impact Assessment which determined that local mitigations will be sufficient to facilitate current planned developments.		TBD
Water	Turriff WTW	Scottish Water	A Growth Project is progressing and is due for delivery in Winter 2028.		TBD

Macduff					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Healthcare		Developer, NHS	Development in Banff, Macduff, Ladysbridge, Gardenstown, Crudie and Whitehills will need to contribute towards providing additional capacity at the recently consolidated Macduff Practice.		TBD
Local Transportation Infrastructure		Developer, Transport Scotland	Provision should be made for vehicular access through the BUS site to allow for potential future growth of the settlement to the south of BUS. Vehicular access to be designed in such a way to provide provision for residential access to land to the south.		TBD
Waste Management		Developer, Waste Management	All developments must comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.		TBD
Waste Water	Moray/Banff/Macduff WWTW	Scottish Water	Capacity currently available at the treatment works. Scottish Water have carried out a Strategic Drainage Impact Assessment which determined that local mitigations will be sufficient to facilitate current planned developments.		TBD
Water	Turriff WTW	Scottish Water	Strategic appraisal underway for Turriff WTW to determine growth solution. A Growth Project is progressing and is due for delivery in Winter 2028.		TBD

Banff & Buchan

Memsie					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Healthcare		Developer, NHS	Development in Rosehearty, Memsie, Sandhaven, Rathen, Cairnbulg & Inverallochy, St Combs and Fraserburgh will require to contribute towards the extension of Saltoun Surgery or Finlayson Street Practice.		TBD
Local Transportation Infrastructure		Developer, Roads	A new access from the A981 may be required into site OP2 connecting internally to Westcroft Close. New bus stops may be required on the A981. New footway provision will be required on the B9032 to link site OP1 with the existing network.		TBD
Waste Management		Developer, Waste Management	All developments must comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.		TBD
Waste Water	Memsie Cairn Stone Spetic Tank	Scottish Water, Developer, SEPA	Potential future investment required at the treatment works.		TBD
Water	Turriff WTW	Scottish Water	Strategic appraisal underway for Turriff WTW to determine growth solution. A Growth Project is progressing and is due for delivery in Winter 2028.		TBD

New Aberdour					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Healthcare		Developer, NHS	Development in New Aberdour, New Deer, Strichen, New Byth, Maud and New Pitsligo will require to contribute towards additional capacity of the Central Buchan Practice.		TBD
Waste Management		Developer, Waste Management	All developments must comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.		TBD
Waste Water	New Aberdour WWTW	Scottish Water, Developer	Potential future investment required at the treatment works.		TBD
Water	Turriff WTW	Scottish Water	Strategic appraisal underway for Turriff WTW to determine growth solution. A Growth Project is progressing and is due for delivery in Winter 2028.		TBD

New Byth					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Healthcare		Developer, NHS	Development in New Aberdour, New Deer, Strichen, New Byth, Maud and New Pitsligo will require to contribute towards additional capacity of the Central Buchan Practice.		TBD
Waste Management		Developer, Waste Management	All developments must comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.		TBD
Waste Water	New Byth WWTW	Scottish Water, Developer	Potential future investment required at the treatment works.		TBD
Water	Turriff WTW	Scottish Water	Strategic appraisal underway for Turriff WTW to determine growth solution. A Growth Project is progressing and is due for delivery in Winter 2028.		TBD

Banff & Buchan

Portsoy					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Healthcare		Developer, NHS	Development in Aberchirder, Sandend, Fordyce, Cornhill and Portsoy will need to contribute towards additional capacity at An Caorann Medical Practice.		TBD
Waste Management		Developer, Waste Management	All developments must comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.		TBD
Waste Water	Portsoy Screening Station	Scottish Water, Developer	Potential future investment required at the treatment works.		TBD
Water	Turriff WTW	Scottish Water	Strategic appraisal underway for Turriff WTW to determine growth solution. A Growth Project is progressing and is due for delivery in Winter 2028.		TBD

Rathen					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Healthcare		Developer, NHS	Development in Rosehearty, Memsie, Sandhaven, Rathen, Cairnbulg & Inverallochy, St Combs and Fraserburgh will require to contribute towards the extension of Saltoun Surgery or Finlayson Street Practice.		TBD
Waste Management		Developer, Waste Management	All developments must comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.		TBD
Waste Water	No public WWTW	Developer, SEPA, Scottish Water	No public wastewater treatment is available. Any development will require to be connected to a single wastewater treatment plant of sufficient capacity to accept wastewater from all properties within the development. The treatment plant must be installed to a standard that can be adopted by Scottish Water		TBD
Water	Turriff WTW (& Partially Forehill WTS)	Scottish Water	Strategic appraisal underway for Turriff WTW to determine growth solution. A Growth Project is progressing and is due for delivery in Winter 2028.		TBD

Rosehearty					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Healthcare		Developer, NHS	Development in Rosehearty, Memsie, Sandhaven, Rathen, Cairnbulg & Inverallochy, St Combs and Fraserburgh will require to contribute towards the extension of Saltoun Surgery or Finlayson Street Practice.		TBD
Local Transportation Infrastructure		Developer, Roads	Cairnhill Road is required to be upgraded in line with Aberdeenshire Council Standard for Road Adoption for any future development beyond Ritchie Road. Cumulative totals, inclusive of existing units served by Ritchie Road, need to meet the Standard. Developments will be required to provide links/infrastructure/contributions to a future Sandhaven to Rosehearty strategic cycle route.		TBD
Waste Management		Developer, Waste Management	All developments must comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.		TBD
Waste Water	Fraserburgh Phingask WWTW	Scottish Water	Capacity currently available at the treatment works.		TBD
Water	Turriff WTW	Scottish Water	Strategic appraisal underway for Turriff WTW to determine growth solution. A Growth Project is progressing and is due for delivery in Winter 2028.		TBD

Banff & Buchan

Sandend					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Healthcare		Developer, NHS	Development in Aberchirder, Sandend, Fordyce, Cornhill and Portsoy will need to contribute towards additional capacity at An Caorann Medical Practice.		TBD
Waste Management		Developer, Waste Management	All developments must comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.		TBD
Waste Water	Sandend ST	Scottish Water, Developer	Potential future investment required at the treatment works.		TBD
Water	Turriff WTW	Scottish Water	Strategic appraisal underway for Turriff WTW to determine growth solution. A Growth Project is progressing and is due for delivery in Winter 2028.		TBD

Sandhaven & Pittulie					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Healthcare		Developer, NHS	Development in Rosehearty, Memsie, Sandhaven, Rathen, Cairnbulg & Inverallochy, St Combs and Fraserburgh will require to contribute towards the extension of Saltoun Surgery or Finlayson Street Practice.		TBD
Local Transportation Infrastructure		Developer, Roads	St Magnus Road recently widened and gap site left for access to site.		TBD
Waste Management		Developer, Waste Management	All developments must comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.		TBD
Waste Water	Fraserburgh Phingask WWTW	Scottish Water	Capacity currently available at the treatment works.		TBD
Water	Turriff WTW	Scottish Water	Strategic appraisal underway for Turriff WTW to determine growth solution. A Growth Project is progressing and is due for delivery in Winter 2028.		TBD

Whitehills					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Education	Primary	Developer, Education	All residential development may be required to contribute to the provision of additional capacity at Whitehills Primary School.		TBD
Healthcare		Developer, NHS	Development in Banff, Macduff, Ladysbridge, Gardenstown, Crudie and Whitehills will need to contribute towards providing additional capacity at the recently consolidated Macduff Practice.		TBD
Waste Management		Developer, Waste Management	All developments must comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.		TBD
Waste Water	Moray/Banff/Macduff WWTW	Scottish Water	Capacity currently available at the treatment works. We have carried out a Strategic Drainage Impact Assessment which determined that local mitigations will be sufficient to facilitate current planned developments.		TBD
Water	Turriff WTW	Scottish Water	Strategic appraisal underway for Turriff WTW to determine growth solution. A Growth Project is progressing and is due for delivery in Winter 2028.		TBD

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Ardallie					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Healthcare		Developer, NHS	Development in Cruden Bay, Hatton, Ardallie, and Longhaven will require to contribute towards the provision of additional capacity of Cruden Medical Group Facilities or a new health centre in Cruden Bay.		TBD
Waste Management		Developer, Waste Management	All developments must comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.		TBD
Waste Water	No public WWTW	Developer, SEPA, Scottish Water	No public wastewater treatment is available. Any development will require to be connected to a single wastewater treatment plant of sufficient capacity to accept wastewater from all properties within the development. The treatment plant must be installed to a standard that can be adopted by Scottish Water		TBD
Water	Forehill WTW	Scottish Water, Developer	Potential future investment required at the treatment works.		TBD

Auchnagatt					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Education	Secondary	Education, Developer	All residential development may be required to contribute to the provision of additional capacity at Mintlaw Academy.		TBD
Healthcare		Developer, NHS	Development in Fetterangus, Longside, Old Deer, Auchnagatt, Stuartfield and Mintlaw will require to contribute towards additional capacity at Mintlaw Surgery.		TBD
Local Transportation Infrastructure		Developer, Transport Scotland, Transportation	A strategy is required to address the connectivity issues caused by the A90 and the requirement for safe cycling on the A90 and within the village. An additional access to the A90 is required once the cumulative total of units served by Logie Road reaches 300 units.		TBD
Waste Management		Developer, Waste Management	All developments must comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.		TBD
Waste Water	Auchnagatt and Annochie Place septic tank	Scottish Water, Developer	Potential future investment required at the treatment works.		TBD
Water	Turriff WTW	Scottish Water	Strategic appraisal underway for Turriff WTW to determine growth solution. A Growth Project is progressing and is due for delivery in Winter 2028.		TBD

Buchan

Boddam					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Healthcare		Developer, NHS	Development in Peterhead, Boddam and Rora will require to contribute towards additional capacity at existing medical facilities or a new Health Centre in Peterhead.		TBD
Waste Management		Developer, Waste Management	All developments must comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.		TBD
Waste Water	Peterhead WWTW	Scottish Water	Capacity currently available at the treatment works. We are currently carrying out a Strategic Drainage Assessment covering the Peterhead Drainage Operational Area.		TBD
Water	Forehill WTW	Scottish Water, Developer	Potential future investment required at the treatment works.		TBD

Crimond					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Local Transportation Infrastructure		Developer, Transport Scotland, Transportation	A strategy is required to address the connectivity issues caused by the A90 and the requirement for safe cycling on the A90 and within the village. An additional access to the A90 is required once the cumulative total of units served by Logie Road reaches 300 units.		TBD
Waste Management		Developer, Waste Management	All developments must comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.		TBD
Waste Water	Crimond Rattray Head WWTW	Scottish Water, Developer	Potential future investment required at the treatment works.		TBD
Water	Forehill WTW	Scottish Water, Developer	Potential future investment required at the treatment works.		TBD

Cruden Bay					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Healthcare		Developer, NHS	Development in Cruden Bay, Hatton, Ardallie and Longhaven will require to contribute towards the provision of additional capacity of Cruden Medical Group Facilities or a new health centre in Cruden Bay		TBD
Local Transportation Infrastructure		Developer, Transport Scotland, Transportation	The existing A90 junction at Auchiries should be upgraded to support any further development in Cruden Bay.		TBD
Waste Management		Developer, Waste Management	All developments must comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.		TBD
Waste Water	Peterhead WWTW	Scottish Water	Capacity currently available at the treatment works. We are currently carrying out a Strategic Drainage Assessment covering the Peterhead Drainage Operational Area.		TBD
Water	Forehill WTW	Scottish Water, Developer	Potential future investment required at the treatment works.		TBD

Buchan

Fetterangus					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Education	Secondary	Education	All residential development may be required to contribute to the provision of additional capacity at Mintlaw Academy.		TBD
Waste Management		Developer, Waste Management	All developments must comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.		TBD
Waste Water	Fetterangus WWTW	Scottish Water, Developer	Potential future investment required at the treatment works.		TBD
Water	Turriff WTW	Scottish Water	A Growth Project is progressing and is due for delivery in Winter 2028.		TBD

Hatton					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Healthcare		Developer, NHS	Development in Cruden Bay, Hatton, Ardallie, and Longhaven will require to contribute towards the provision of additional capacity of Cruden Medical Group Facilities or a new health centre in Cruden Bay.		TBD
Waste Management		Developer, Waste Management	All developments must comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.		TBD
Waste Water	Hatton of Cruden WWTW	Scottish Water, Developer	Potential future investment required at the treatment works.		TBD
Water	Forehill WTW	Scottish Water, Developer	Potential future investment required at the treatment works.		TBD

Longhaven					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Healthcare		Developer, NHS	Development in Cruden Bay, Hatton, Ardallie, and Longhaven will require to contribute towards the provision of additional capacity of Cruden Medical Group Facilities or a new health centre in Cruden Bay.		TBD
Local Transportation Infrastructure		Developer, Transport Scotland, Transportation	Upgrade to current A90 access required. Discuss with Transportation and Transport Scotland to agree solution.		TBD
Waste Management		Developer, Waste Management	All developments must comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.		TBD
Waste Water	Forehill WWTW	Scottish Water, Developer	Potential future investment required at the treatment works.		TBD
Water	Forehill WTW	Scottish Water, Developer	Potential future investment required at the treatment works.		TBD

Buchan

Longside					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Education	Secondary	Education	All residential development may be required to contribute to the provision of additional capacity at Mintlaw Academy.		TBD
Healthcare		Developer, NHS	Development in Fetterangus, Longside, Old Deer, Auchnagatt, Stuartfield and Mintlaw will require to contribute towards additional capacity at Mintlaw Surgery.		TBD
Waste Management		Developer, Waste Management	All developments must comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.		TBD
Waste Water	Longside WWTW	Scottish Water, Developer	Potential future investment required at the treatment works.		TBD
Water	Turriff WTW	Scottish Water	Strategic appraisal underway for Turriff WTW to determine growth solution. A Growth Project is progressing and is due for delivery in Winter 2028.		TBD

Maud					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Education	Secondary	Education	All residential development may be required to contribute to the provision of additional capacity at Mintlaw Academy.		TBD
Healthcare		Developer, NHS	Development in New Aberdour, New Deer, Strichen, New Byth, Maud and New Pitsligo will require to contribute towards additional capacity of the Central Buchan Practice.		TBD
Waste Management		Developer, Waste Management	All developments must comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.		TBD
Waste Water	Maud WWTW	Scottish Water	Capacity currently available at the treatment works.		TBD
Water	Turriff WTW	Scottish Water	A Growth Project is progressing and is due for delivery in Winter 2028.		TBD

Mintlaw					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Education	Secondary	Education	Developers should seek to engage with the Council for major proposals establish capacity of Mintlaw Academy.		TBD
Local Transportation Infrastructure		Transport Scotland, Roads	All sites in Mintlaw will be required to make a contribution towards an upgrade of strategic infrastructure at the A90(T) / A952 Toll of Birness junction, if an impact is demonstrated.		TBD
Waste Management		Developer, Waste Management	All developments must comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.		TBD
Waste Water	Mintlaw WWTW	Scottish Water, Developer	Potential future investment required at the treatment works.		TBD
Water	Turriff WTW	Scottish Water	A Growth Project is progressing and is due for delivery in Winter 2028.		TBD

Buchan

New Deer					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Education	Secondary	Education	All residential development may be required to contribute to the provision of additional capacity at Mintlaw Academy.		TBD
Healthcare		Developer, NHS	Development in New Aberdour, New Deer, Strichen, New Byth, Maud and New Pitsligo will require to contribute towards additional capacity of the Central Buchan Practice.		TBD
Waste Management		Developer, Waste Management	All developments must comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.		TBD
Waste Water	Maud WWTW	Scottish Water	Capacity currently available at the treatment works.		TBD
Water	Turriff WTW	Scottish Water	A Growth Project is progressing and is due for delivery in Winter 2028.		TBD

New Leeds					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Waste Management		Developer, Waste Management	All developments must comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.		TBD

New Pitsligo					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Education	Secondary	Education	All residential development may be required to contribute to the provision of additional capacity at Mintlaw Academy.		TBD
Healthcare		Developer, NHS	Development in New Aberdour, New Deer, Strichen, New Byth, Maud and New Pitsligo will require to contribute towards additional capacity of the Central Buchan Practice.		TBD
Waste Management		Developer, Waste Management	All developments must comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.		TBD
Waste Water	New Pitsligo WWTW	Scottish Water, Developer	Potential future investment required at the treatment works.		TBD
Water	Turriff WTW	Scottish Water	A Growth Project is progressing and is due for delivery in Winter 2028.		TBD

Old Deer					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Education	Secondary	Education	All residential development may be required to contribute to the provision of additional capacity at Mintlaw Academy.		TBD
Healthcare		Developer, NHS	Development in Fetterangus, Longside, Old Deer, Auchnagatt, Stuartfield and Mintlaw will require to contribute towards additional capacity at Mintlaw Surgery.		TBD
Waste Management		Developer, Waste Management	All developments must comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.		TBD
Waste Water	Stuartfield WWTW	Scottish Water	A Growth Project is progressing and is due for delivery in early 2029.		TBD
Water	Turriff WTW	Scottish Water	A Growth Project is progressing and is due for delivery in Winter 2028.		TBD

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Peterhead					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Education	Primary	Education	All residential development may be required to contribute towards the provision of additional primary school capacity.		TBD
Education	Secondary	Education	The new community campus is currently in design stages.		TBD
Healthcare		Developer, NHS	Development in Peterhead, Boddam and Rora will require to contribute towards additional capacity at existing medical facilities or a new Health Centre in Peterhead.		TBD
Local Transportation Infrastructure		Developer, Transport Scotland, Transportation	Development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision. Sites to the west of the A90 require to address issues with severance, connectivity and integration with the existing settlement caused by the trunk road.		TBD
Waste Management		Developer, Waste Management	All developments must comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.		TBD
Waste Water	Peterhead WWTW	Scottish Water	Capacity currently available at the treatment works. We are currently carrying out a Strategic Drainage Assessment covering the Peterhead Drainage Operational Area.		TBD
Water	Forehill WTW	Scottish Water, Developer	Potential future investment required at the treatment works. We are currently carrying out a Strategic Water Assessment covering the Peterhead area.		TBD

Rora					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Healthcare		Developer, NHS	Development in Peterhead, Boddam and Rora will require to contribute towards additional capacity at existing medical facilities or a new Health Centre in Peterhead.		TBD
Waste Management		Developer, Waste Management	All developments must comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.		TBD
Waste Water	No public WWTW	Developer, SEPA, Scottish Water	No public wastewater treatment is available. Any development will require to be connected to a single wastewater treatment plant of sufficient capacity to accept wastewater from all properties within the development. The treatment plant must be installed to a standard that can be adopted by Scottish Water.		TBD
Water	Forehill WTW	Scottish Water, Developer	Potential future investment required at the treatment works.		TBD

St Combs					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Healthcare		Developer, NHS	Development in Rosehearty, Memsie, Sandhaven, Rathen, Cairnbulg & Inverallochy, St Combs and Fraserburgh will require to contribute towards the extension of Saltoun Surgery or Finlayson Street Practice.		TBD
Waste Management		Developer, Waste Management	All developments must comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.		TBD
Waste Water	Fraserburgh WWTW	Scottish Water	Capacity currently available at the treatment works.		TBD

Buchan

St Fergus					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Waste Management		Developer, Waste Management	All developments must comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.		TBD
Waste Water	St Fergus Scotston WWTW	Scottish Water	Capacity currently available at the treatment works.		TBD
Water	Forehill WTW	Scottish Water, Developer	Potential future investment required at the treatment works.		TBD

Strichen					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Healthcare		Developer, NHS	Development in New Aberdour, New Deer, Strichen, New Byth, Maud and New Pitsligo will require to contribute towards additional capacity of the Central Buchan Practice.		TBD
Waste Management		Developer, Waste Management	All developments must comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.		TBD
Waste Water	Strichen WWTW	Scottish Water	Capacity currently available at the treatment works.		TBD
Water	Turriff WTW	Scottish Water	A Growth Project is progressing and is due for delivery in Winter 2028.		TBD

Stuartfield					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Education	Primary	Education	All residential development must contribute towards the front funded primary provision at Stuartfield Primary School.		TBD
Education	Secondary	Education	All residential development may be required to contribute to the provision of additional capacity at Mintlaw Academy.		TBD
Healthcare		Developer, NHS	Development in Fetterangus, Longside, Old Deer, Auchnagatt, Stuartfield and Mintlaw will require to contribute towards additional capacity at Mintlaw Surgery.		TBD
Waste Management		Developer, Waste Management	All developments must comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.		TBD
Waste Water	Stuartfield WWTW	Scottish Water, Developer	Potential future investment required at the treatment works.		TBD
Water	Turriff WTW	Scottish Water	Strategic appraisal underway for Turriff WTW to determine growth solution. A Growth Project is progressing and is due for delivery in Winter 2028.		TBD

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Balmedie					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Education	Primary	Education	School estate for this area is under review. All residential development may be required to contribute towards additional primary school capacity.		TBD
Healthcare		Developer, NHS	Development in Balmedie, Belhelvie, Blackdog and Potterton will require to contribute toward additional capacity at existing facilities. Development in Balmedie North, Foveran, Newburgh, Ythanbank and Ellon will require to contribute towards a new health centre at Ellon.		TBD
Waste Management		Developer, Waste Management	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.		TBD
Waste Water	Balmedie WWTW	Scottish Water	A Growth Project is progressing and is due for delivery in early 2029.		TBD
Water	Invercannie WTW	Scottish Water	Invercannie WTW recently received a £60m upgrade to increase storage, resilience and safeguard the supply. Scottish Water are currently carrying out a Strategic Water Assessment covering the Invercannie/Mannofield Water Operational Area.		TBD

Barthol Chapel					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Education	Secondary	Developer, Education	All residential development may be required to contribute towards the extension of Meldrum Academy to provide additional capacity.		TBD
Healthcare		Developer, NHS	Development at Oldmeldrum, Meikle Wartle, Kirkton of Auchterless, Barthol Chapel, Fyvie, Rothienorman and St Katherines will require to contribute towards additional capacity at Fyvie/Oldmeldrum medical practice.		TBD
Local Transportation Infrastructure		Developer, Roads	A safe walking route to school and passing places within the development should be provided. Assessment for street lighting provision should be undertaken. Development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.		TBD
Waste Management		Developer, Waste Management	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.		TBD
Waste Water		Scottish Water, Developer	Potential future investment required at the treatment works.		TBD
Water	Turriff WTW	Scottish Water	A Growth Project is progressing and is due for delivery in Winter 2028.		TBD

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Belhelvie					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Education	Primary	Education	School estate for this area is under review. All residential development may be required to contribute towards additional primary school capacity.		TBD
Healthcare		Developer, NHS	Development in Balmedie, Belhelvie, Blackdog and Potterton will require to contribute toward additional capacity at existing facilities.		TBD
Local Transportation Infrastructure		Developer, Transportation	Contributions may be required for cumulative strategic transportation improvements including interventions on the A90 and in Aberdeen City. Allocated site OP1 will need to consider access and connectivity. Development may be required to contribute towards improved public transport infrastructure and the proposed Ellon – Balmedie strategic cycle route.		TBD
Waste Management		Developer, Waste Management	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.		TBD
Waste Water	Balmedie WWTW	Scottish Water, Developer	Potential future investment required at the treatment works.		TBD
Water	Invercannie WTW	Scottish Water	Invercannie WTW recently received a £60m upgrade to increase storage, resilience and safeguard the supply. Scottish Water are currently carrying out a Strategic Water Assessment covering the Invercannie/Mannofield Water Operational Area.		TBD

Blackdog					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Education	Primary	Education	School estate for this area is under review. All residential development may be required to contribute towards additional primary school capacity.		TBD
Healthcare		Developer, NHS	Development in Balmedie, Belhelvie, Blackdog and Potterton will require to contribute toward additional capacity at existing facilities.		TBD
Local Transportation Infrastructure		Developer, Transport Scotland, Transportation	Contributions may be required for cumulative strategic transportation improvements including interventions on the A90 and in Aberdeen City. Infrastructure proposals and development trigger points have been agreed through the planning consent and will come forward through subsequent Matters Specified in Conditions (MSC) applications. All development may be required to make contributions and connections to the proposed Ellon – Balmedie strategic cycle route.		TBD
Waste Management		Developer, Waste Management	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.		TBD
Waste Water	Strabathie WWTW	Scottish Water, Developer	Scottish Water partners, Fairhurst are due to carry out work on a new rising main running along the A92. The new main will carry flows from Strabathie and Blackdog to Nigg and Strabathie WwTW will subsequently be decommissioned. The works are due to complete in Summer 2025.		TBD
Water	Invercannie WTW	Scottish Water	Invercannie WTW recently received a £60m upgrade to increase storage, resilience and safeguard the supply. Scottish Water are currently carrying out a Strategic Water Assessment covering the Invercannie/Mannofield Water Operational Area.		TBD

Collieston					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Waste Management		Developer, Waste Management	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.		TBD

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Cultercullen					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Waste Management		Developer, Waste Management	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.		TBD

Cuminestown					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Healthcare		Developer, NHS	Development in Turriff and Cuminestown will require to contribute towards additional capacity for Turriff Medical Practice.		TBD
Waste Management		Developer, Waste Management	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.		TBD
Waste Water	Cuminestown WWTW	Scottish Water, Developer	Potential future investment required at the treatment works.		TBD
Water	Turriff WTW	Scottish Water	A Growth Project is progressing and is due for delivery in Winter 2028.		TBD

Daviot					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Waste Management		Developer, Waste Management	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.		TBD

Ellon					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Education	Primary	Education, Developer	Developers should seek to engage with the Council for proposals of 10 homes or more to establish capacity of Meiklemill Primary School.		TBD
Healthcare		Developer, NHS	Development in Balmedie North, Foveran, Newburgh, Ythanbank and Ellon will require to contribute towards a new health centre at Ellon.		TBD
Local Transportation Infrastructure		Developer, Transport Scotland, Transportation	Sites may be required to contribute towards improvements to the A90/A948 roundabout. Development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision. Development needs to assess capacity at the South Road/Riverside Road signal junction and provide mitigation as required		TBD
Waste Management		Developer, Waste Management	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.		TBD
Waste Water	Ellon WWTW	Scottish Water, Developer	Potential future investment required at the treatment works.		TBD
Water	Invercarnie WTW	Scottish Water	Invercarnie WTW recently received a £60m upgrade to increase storage, resilience and safeguard the supply. Need in Ellon will be met by re-networking the local system and connecting Ellon to the Newfield Line from Peterhead. There will be a replacement 12" PVC trunk main between Newfield and Ellon. Work will begin in mid 2025 with a 24-month construction period.		TBD

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Foveran					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Healthcare		Developer, NHS	Development in Balmedie North, Foveran, Newburgh, Ythanbank and Ellon will require to contribute towards a new health centre at Ellon.		TBD
Waste Management		Developer, Waste Management	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.		TBD
Waste Water	Blairythan Septic Tank	Scottish Water, Developer	Potential future investment required at the treatment works.		TBD
Water	Invercarnie WTW	Scottish Water	Invercarnie WTW recently received a £60m upgrade to increase storage, resilience and safeguard the supply. We are currently carrying out a Strategic Water Assessment covering the Invercarnie/Mannofield Water Operational Area.		TBD

Fyvie					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Healthcare		Developer, NHS	Development at Oldmeldrum, Meikle Wartle, Kirkton of Auchterless, Barthol Chapel, Fyvie, Rothienorman and St Katherines will require to contribute towards additional capacity at Fyvie/Oldmeldrum medical practice.		TBD
Local Transportation Infrastructure		Developer, Roads	All development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.		TBD
Waste Management		Developer, Waste Management	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.		TBD
Waste Water	Fyvie WWTW	Scottish Water, Developer	Potential future investment required at the treatment works.		TBD
Water	Turriff WTW	Scottish Water	A Growth Project is progressing and is due for delivery in Winter 2028.		TBD

Garmond					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Waste Management		Developer, Waste Management	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.		TBD

Formartine

Kirkton of Auchterless					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Healthcare		Developer, NHS	Development at Oldmeldrum, Meikle Wartle, Kirkton of Auchterless, Barthol Chapel, Fyvie, Rothienorman and St Katherines will require to contribute towards additional capacity at Fyvie/Oldmeldrum medical practice.		TBD
Local Transportation Infrastructure		Developer, Roads	All development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.		TBD
Waste Management		Developer, Waste Management	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.		TBD
Waste Water	St Donan's Cottages Septic Tank	Scottish Water, Developer	Potential future investment required at the treatment works.		TBD
Water	Turriff WTW	Scottish Water	A Growth Project is progressing and is due for delivery in Winter 2028.		TBD

Methlick					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Education	Secondary	Education	All residential development may be required to contribute towards the extension of Meldrum Academy to provide additional capacity.		TBD
Healthcare		Developer, NHS	Development in Tarves, Methlick, Udney Green and Pitmedden may be required to contribute towards additional capacity at Haddo Medical Group.		TBD
Local Transportation Infrastructure		Developer, Roads	Manse Road requires to be widened and a passing place formed along the frontage of the site. Depending on numbers of residential units, an emergency access may be required.		TBD
Waste Management		Developer, Waste Management	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.		TBD
Waste Water	Methlick WWTW	Scottish Water, Developer	Potential future investment required at the treatment works.		TBD
Water	Turriff WTW	Scottish Water	A Growth Project is progressing and is due for delivery in Winter 2028.		TBD

Formartine

Newburgh					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Education	Primary	Education	Developers should seek to engage with the Council for proposals of 10 homes or more to establish capacity of Newburgh Mathers Primary School.		TBD
Healthcare		Developer, NHS	Development in Balmedie North, Foveran, Newburgh, Ythanbank and Ellon will require to contribute towards a new health centre at Ellon.		TBD
Local Transportation Infrastructure		Developer, Transportation	Development may be required to contribute to the Ellon to Newburgh strategic cycleway.		TBD
Waste Management		Developer, Waste Management	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.		TBD
Waste Water	Balmedie WWTW	Scottish Water, Developer	Potential future investment required at the treatment works.		TBD
Water	Invercannie WTW	Scottish Water	Invercannie WTW recently received a £60m upgrade to increase storage, resilience and safeguard the supply. Scottish Water are currently carrying out a Strategic Water Assessment covering the Invercannie/Mannofield Water Operational Area.		TBD

Oldmeldrum					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Education	Primary	Education, Developer	Developers should seek to engage with the Council for proposals of 10 homes or more to establish capacity of Meldrum Primary School.		TBD
Education	Secondary	Education, Developer	All residential development may be required to contribute towards the extension of Meldrum Academy to provide additional capacity.		TBD
Healthcare		Developer, NHS	Development at Oldmeldrum, Meikle Wartle, Kirkton of Auchterless, Barthol Chapel, Fyvie, Rothienorman and St Katherines will require to contribute towards additional capacity at Fyvie/Oldmeldrum medical practice.		TBD
Waste Management		Developer, Waste Management	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.		TBD
Waste Water	Oldmeldrum WWTW	Scottish Water	A Growth Project is progressing and is due for delivery in Spring 2028. We are progressing a Strategic Drainage Impact Assessment in Oldmeldrum. A re-run is required to incorporate updated information with outputs expected shortly.		TBD
Water	Invercannie WTW	Scottish Water	Invercannie WTW recently received a £60m upgrade to increase storage, resilience and safeguard the supply. Scottish Water are currently carrying out a Strategic Water Impact Assessment which includes Oldmeldrum.		TBD

Formartine

Pitmedden					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Education	Secondary	Education	All residential development may be required to contribute towards the extension of Meldrum Academy to provide additional capacity.		TBD
Healthcare		Developer, NHS	Development in Tarves, Methlick, Udney Green and Pitmedden may be required to contribute towards additional capacity at Haddo Medical Group.		TBD
Local Transportation Infrastructure		Developer, Roads	Access and connectivity needs to be considered collectively across site OP2, and linked to the housing site adjacent to the medical centre. A potential route from the B9000 to the B999 through OP2 should be incorporated into the site		TBD
Waste Management		Developer, Waste Management	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.		TBD
Waste Water	Pitmedden WWTW	Scottish Water, Developer	Potential future investment required at the treatment works.		TBD
Water	Turriff WTW	Scottish Water	A Growth Project is progressing and is due for delivery in Winter 2028.		TBD

Potterton					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Healthcare		Developer, NHS	Development in Balmedie, Belhelvie, Blackdog and Potterton will require to contribute toward additional capacity at existing facilities.		TBD
Local Transportation Infrastructure		Developer, Transport Scotland, Roads	A route assessment of the B999 corridor to Bridge of Don and the C-classified corridor which runs to the northeast of the settlement to the Blackdog Junction, including the AWPR roundabout, should be provided to determine potential improvement works required to accommodate the overall expansion of Potterton.		TBD
Waste Management		Developer, Waste Management	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.		TBD
Waste Water	Balmedie WWTW	Scottish Water, Developer	Potential future investment required at the treatment works.		TBD
Water	Turriff WTW	Scottish Water	A Growth Project is progressing and is due for delivery in Winter 2028.		TBD

Rashierieve Foveran					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Waste Management		Developer, Waste Management	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.		TBD
Waste Water		Developer, SEPA, Scottish Water	No public wastewater treatment is available. Any development will require to be connected to a single wastewater treatment plant of sufficient capacity to accept wastewater from all properties within the development. The treatment plant must be installed to a standard that can be adopted by Scottish Water		TBD

Formartine

Rothienorman					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Education	Secondary	Developer, Education	All residential development may be required to contribute towards the extension of Meldrum Academy to provide additional capacity.		TBD
Healthcare		Developer, NHS	Development at Oldmeldrum, Meikle Wartle, Kirkton of Auchterless, Barthol Chapel, Fyvie, Rothienorman and St Katherines will require to contribute towards additional capacity at Fyvie/Oldmeldrum medical practice.		TBD
Local Transportation Infrastructure		Developer, Roads	Development may be required to contribute towards footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.		TBD
Waste Management		Developer, Waste Management	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.		TBD
Waste Water	Rothienorman WWTW	Scottish Water	A Growth Project is progressing and is due for delivery in Autumn 2030.		TBD
Water	Turriff WTW	Scottish Water	A Growth Project is progressing and is due for delivery in Winter 2028.		TBD

St Katherines					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Healthcare		Developer, NHS	Development at Oldmeldrum, Meikle Wartle, Kirkton of Auchterless, Barthol Chapel, Fyvie, Rothienorman and St Katherines will require to contribute towards additional capacity at Fyvie/Oldmeldrum medical practice.		TBD
Local Transportation Infrastructure		Developer, Roads	All development must contribute to improvements to the junction with the A947. Speed reducing measures may also be required.		TBD
Waste Management		Developer, Waste Management	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.		TBD
Waste Water		Developer, SEPA, Scottish Water	No public wastewater treatment is available. Any development will require to be connected to a single wastewater treatment plant of sufficient capacity to accept wastewater from all properties within the development. The treatment plant must be installed to a standard that can be adopted by Scottish Water.		TBD
Water	Turriff WTW	Scottish Water	A Growth Project is progressing and is due for delivery in Winter 2028.		TBD

Tarves					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Education	Secondary	Education	All residential development may be required to contribute towards the extension of Meldrum Academy to provide additional capacity.		TBD
Healthcare		Developer, NHS	Development in Tarves, Methlick, Udney Green and Pitmedden may be required to contribute towards additional capacity at Haddo Medical Group.		TBD
Waste Management		Developer, Waste Management	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.		TBD
Waste Water	Tarves WWTW	Scottish Water, Developer	Potential future investment required at the treatment works.		TBD
Water	Turriff WTW	Scottish Water	A Growth Project is progressing and is due for delivery in Winter 2028.		TBD

Formartine

Tipperty					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Waste Management		Developer, Waste Management	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.		TBD

Turriff					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Education	Primary	Developer	All residential development must contribute towards front funded primary provision at Turriff Primary School.		TBD
Healthcare		Developer, NHS	Development in Turriff and Cuminestown will require to contribute towards additional capacity for Turriff Medical Practice.		TBD
Waste Management		Developer, Waste Management	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.		TBD
Waste Water	Turriff WWTW	Scottish Water	A Growth Project is progressing and is due for delivery in Winter 2027.		TBD
Water	Turriff WTW	Scottish Water	A Growth Project is progressing and is due for delivery in Winter 2028.		TBD

Udny Green					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Education	Secondary	Education	All residential development may be required to contribute towards the extension of Meldrum Academy to provide additional capacity.		TBD
Healthcare		Developer, NHS	Development in Tarves, Methlick, Udny Green and Pitmedden may be required to contribute towards additional capacity at Haddo Medical Group.		TBD
Waste Management		Developer, Waste Management	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.		TBD
Waste Water	Udny Green WWTW	Scottish Water	A Growth Project is progressing and is due for delivery in Autumn 2024.		TBD
Water	Turriff WTW	Scottish Water	A Growth Project is progressing and is due for delivery in Winter 2028.		TBD

Udny Station					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Education	Secondary	Education	All residential development may be required to contribute towards the extension of Meldrum Academy to provide additional capacity.		TBD
Healthcare		Developer, NHS	Development in Udny Station will require to contribute toward additional capacity at existing facilities serving the locality.		TBD
Waste Management		Developer, Waste Management	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.		TBD
Waste Water	Udny Station ST	Scottish Water	Likely delivery Summer 2024. A Growth Project is progressing and is due for delivery in early 2027.		TBD
Water	Turriff WTW	Scottish Water	A Growth Project is progressing and is due for delivery in Winter 2028.		TBD

Garioch

Auchleven					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Education	Primary	Developer, Education	All residential development may be required to contribute towards front funded additional capacity at Premnay Primary School.		TBD
Healthcare		Developer, NHS	Development in Auchleven, Inch, Old Rayne and Oyne will require to contribute towards additional capacity at Inch Medical Practice.		TBD
Local Transportation Infrastructure		Developer, Roads	Development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.		TBD
Waste Management		Developer, Waste Management	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.		TBD
Waste Water	Auchleven North Septic Tank	Scottish Water, Developer	Potential future investment required at the treatment works.		TBD
Water	Turriff WTW	Scottish Water	A Growth Project is progressing and is due for delivery in Winter 2028.	2028	TBD

Blackburn					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Education	Primary	Education	All residential development may require to contribute towards the new Kinellar Primary School which was built with increased capacity in anticipation of new housing development.		TBD
Healthcare		Developer, NHS	Development in Blackburn will require to contribute towards a new health centre in North Aberdeen.		TBD
Local Transportation Infrastructure		Developer, Transport Scotland, Transportation	A distributor road, with the potential to upgrade to a bypass, will be required to the east of the settlement to relieve congestion in the town centre. All sites may be required to contribute proportionally to the first stages of this road. All development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision. A distributor road is required to the east of the settlement linking OP1 and OP54. A route assessment is required of the Mill of Colp road which is located to the southeast of the settlement, as far as the B9170 and all sites may be required to contribute proportionally to its upgrade to accommodate potential increased use through new development		TBD
Waste Management		Developer, Waste Management	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.		TBD
Waste Water	Inverurie WWTW	Scottish Water	Capacity currently available at the treatment works.		TBD
Water	Invercarnie WTW	Scottish Water	Invercarnie WTW recently received a £60m upgrade to increase storage, resilience and safeguard the supply. Scottish Water are currently carrying out a Strategic Water Assessment covering the Invercarnie/Mannofield Water Operational Area.		TBD

Chapel of Garioch					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Healthcare		Developer, NHS	Development in Inverurie, Keithhall, Kinmuck, Chapel of Garioch, and Daviot will require to contribute towards additional capacity in Inverurie.		TBD
Waste Management		Developer, Waste Management	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.		TBD
Waste Water	No public WWTW	Developer, SEPA, Scottish Water	No public wastewater treatment is available. Any development will require to be connected to a single wastewater treatment plant of sufficient capacity to accept wastewater from all properties within the development. The treatment plant must be installed to a standard that can be adopted by Scottish Water.		TBD
Water	Invercannie WTW	Scottish Water	Invercannie WTW recently received a £60m upgrade to increase storage, resilience and safeguard the supply. Scottish Water are currently carrying out a Strategic Water Assessment covering the Invercannie/Mannofield Water Operational Area.		TBD

Cluny and Sauchen					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Education	Primary	Education	Developers should seek to engage with the Council for proposals of 10 homes or more to establish capacity of Cluny Primary School.		TBD
Education	Secondary	Developer, Education	Developers should seek to engage with the Council to establish capacity of Alford Academy.		TBD
Healthcare		Developer, NHS	Development in Kemnay, Millbank, Monymusk, Sauchen and Cluny will require to continue towards additional capacity in Kemnay.		TBD
Local Transportation Infrastructure		Transportation, Roads	Pedestrian link to school to be provided. An upgrade of the Sauchen to Cluny road with new footway/cycle provision will be required.		TBD
Waste Management		Developer, Waste Management	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.		TBD
Waste Water	Sauchen WWTW	Scottish Water, SEPA	A Growth Project is progressing and is due for delivery in Spring 2029.		TBD
Water	Invercannie WTW	Scottish Water	Invercannie WTW recently received a £60m upgrade to increase storage, resilience and safeguard the supply. Scottish Water are currently carrying out a Strategic Water Assessment covering the Invercannie/Mannofield Water Operational Area.		TBD

Dunecht					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Education	Secondary	Developer, Education	Developers should seek to engage with the Council to establish capacity of Alford Academy.		TBD
Waste Management		Developer, Waste Management	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.		TBD
Waste Water	Dunecht WWTW	Scottish Water, Developer	Potential future investment required at the treatment works.		TBD
Water	Invercannie WTW	Scottish Water	Invercannie WTW recently received a £60m upgrade to increase storage, resilience and safeguard the supply. Scottish Water are currently carrying out a Strategic Water Assessment covering the Invercannie/Mannofield Water Operational Area.		TBD

Garioch

Durno					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Waste Management		Developer, Waste Management	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.		TBD

Echt					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Education	Primary	Developer	Developers should seek to engage with the Council for proposals of 10 homes or more to establish capacity of Echt Primary School.		TBD
Healthcare		Developer, NHS	Development in Finzean, Echt, Inchmarlo, Strachan, Drumoak, Crathes, Park, Woodlands of Durris and Banchory will require to contribute towards a new health centre in Banchory.		TBD
Waste Management		Developer, Waste Management	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.		TBD
Waste Water	Echt WWTW	Scottish Water	A Growth Project is progressing and is due for delivery in Winter 2030.		TBD
Water	Invercannie WTW	Scottish Water	Invercannie WTW recently received a £60m upgrade to increase storage, resilience and safeguard the supply. Scottish Water are currently carrying out a Strategic Water Assessment covering the Invercannie/Mannofield Water Operational Area.		TBD

Garlogie					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Waste Management		Developer, Waste Management	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.		TBD

Hatton of Fintray					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Healthcare		Developer, NHS	Development in Kintore and Hatton of Fintray will require to contribute towards additional capacity serving Kintore and Hatton of Fintray. A site for a new health centre may be required.		TBD
Waste Management		Developer, Waste Management	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.		TBD
Waste Water	Hatton of Fintray Septic Tank	Scottish Water	Capacity currently available at the treatment works.		TBD
Water	Invercannie WTW	Scottish Water	Invercannie WTW recently received a £60m upgrade to increase storage, resilience and safeguard the supply. Scottish Water are currently carrying out a Strategic Water Assessment covering the Invercannie/Mannofield Water Operational Area.		TBD

Insch					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Education	Primary	Education	Developers should seek to engage with the Council for proposals of 10 homes or more to establish capacity of Insch Primary School.		TBD
Education	Secondary	Education	Residential developments may be required to contribute towards the replacement Inverurie Academy which is being built with		TBD
Healthcare		Developer, NHS	Development in Auchleven, Insch, Old Rayne and Oyne will require to contribute towards additional capacity at Insch Medical Practice.		TBD
Waste Management		Developer, Waste Management	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.		TBD
Waste Water	Insch WWTW	Scottish Water	Capacity currently available at the treatment works.		TBD
Water	Invercannie WTW	Scottish Water	Invercannie WTW recently received a £60m upgrade to increase storage, resilience and safeguard the supply. Scottish Water are currently carrying out a Strategic Water Assessment covering the Invercannie/Mannofield Water Operational Area.		TBD

Inverurie					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Education	Primary	Education	All residential development in the Uryside catchment may be required to contribute towards front funded primary provision in Inverurie. Developers should seek to engage with the Council for proposals of 10 homes or more to establish capacity of Strathburn Primary School.		TBD
Education	Secondary	Education	Residential developments may be required to contribute towards the replacement Inverurie Academy which has been built with increased capacity for future development.		TBD
Healthcare		Developer, NHS	Development in Inverurie, Keithhall, Kinmuck, Chapel of Garioch, and Daviot will require to contribute towards additional capacity in Inverurie.		TBD
Local Transportation Infrastructure	Howford Bridge	Developer, Transportation	Development may be required to contribute to strategic transport infrastructure Development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision. Contributions and connections will be required towards the Inverurie to Oldmeldrum and Inverurie to Kemnay strategic cycle routes. All development will be required to show links to the Inverurie Active Travel network.		TBD
Local Transportation Infrastructure	A96 Improvements	Developer, Transport Scotland, Transportation	Transport Scotland has placed limits on the development that can be brought forward prior to delivery of a grade separated junction on the A96 at Port Elphinstone Roundabout, but this level of development will still have to deliver short/medium term improvements to the existing at grade junctions.		TBD
Local Transportation Infrastructure	Grade Separated Junction for Crichtie	Developer, Transport Scotland/ Transportation, Landscape Services	Design of new grade separated junction to replace Thainstone and Port Elphinstone Roundabouts has to include underpass to Port Elphinstone.		TBD
Waste Management		Developer, Waste Management	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.		TBD
Waste Water	Inverurie WWTW	Scottish Water	Capacity currently available at the treatment works.		TBD
Water	Invercannie WTW	Scottish Water	Invercannie WTW recently received a £60m upgrade to increase storage, resilience and safeguard the supply. Scottish Water are currently carrying out a Strategic Water Assessment covering the Invercannie/Mannofield Water Operational Area.		TBD

Garioch

Keithhall					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Healthcare		Developer, NHS	Development in Inverurie, Keithhall, Kinmuck, Chapel of Garioch, and Daviot will require to contribute towards additional capacity in Inverurie.		TBD
Waste Management		Developer, Waste Management	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.		TBD
Waste Water	Inverurie WWTW	Scottish Water	Capacity currently available at the treatment works.		TBD
Water	Invercarnie WTW	Scottish Water	Invercarnie WTW recently received a £60m upgrade to increase storage, resilience and safeguard the supply. Scottish Water are currently carrying out a Strategic Water Assessment covering the Invercarnie/Mannofield Water Operational Area.		TBD

Kemnay					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Education	Secondary	Education	All residential development may be required to contribute towards provision of capacity at Kemnay Academy.		TBD
Healthcare		Developer, NHS	Development in Kemnay, Millbank, Monymusk, Sauchen and Cluny will require to continue towards additional capacity in Kemnay.		TBD
Waste Management		Developer, Waste Management	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.		TBD
Waste Water	Kemnay WWTW	Scottish Water, Developer	Potential future investment required at the treatment works.		TBD
Water	Invercarnie WTW	Scottish Water	Invercarnie WTW recently received a £60m upgrade to increase storage, resilience and safeguard the supply. Scottish Water are currently carrying out a Strategic Water Assessment covering the Invercarnie/Mannofield Water Operational Area.		TBD

Kingset					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Education	Primary	Developer, Education	Developers should seek to engage with the Council for proposals of 10 homes or more to establish capacity of Newmachar Primary School.		TBD
Healthcare		Developer, NHS	Development in Newmachar and Kingseat will require to contribute towards health services in north Aberdeen.		TBD
Local Transportation Infrastructure		Developer, Roads	Development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.		TBD
Waste Management		Developer, Waste Management	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.		TBD
Waste Water	Newmachar WWTW	Scottish Water	A Growth Project is progressing and is due for delivery in Autumn 2025.		TBD
Water	Turriff WTW	Scottish Water	A Growth Project is progressing and is due for delivery in Winter 2028.	2028	TBD

Kinmuck					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Waste Management		Developer, Waste Management	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.		TBD

Garioch

Kintore					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Education	Primary	Education	Residential developments may be required to contribute towards additional primary school capacity through the front funded Midmill Primary School.		TBD
Education	Secondary	Developer	All residential development may be required to contribute towards provision of capacity at Kemnay Academy.		TBD
Healthcare		Developer, NHS	Development in Kintore and Hatton of Fintray will require to contribute towards additional capacity serving Kintore and Hatton of Fintray. A site for a new health centre may be required.		TBD
Local Transportation Infrastructure		Developer, Transport Scotland, Transportation	Development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision. Contribution and connection is required to the A96 strategic cycle route. A new distributor road link is required between the Kintore East site and the B987 to bypass the existing Tumulus Way junction. The B987 will require upgrading as far as the A96 junction. Due to the accumulation of development at Kintore Business Park, a Transport Assessment may be required for any future development at BUS1.		TBD
Waste Management		Developer, Waste Management	Additional recycling point to be identified as part of site OP1.		TBD
Waste Water	Inverurie WWTW	Scottish Water	Capacity currently available at the treatment works.		TBD
Water	Invercannie WTW	Scottish Water	Invercannie WTW recently received a £60m upgrade to increase storage, resilience and safeguard the supply. Scottish Water are currently carrying out a Strategic Water Assessment covering the Invercannie/Mannofield Water Operational Area.		TBD

Kirkton of Skene					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Waste Management		Developer, Waste Management	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.		TBD

Lyne of Skene					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Waste Management		Developer, Waste Management	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.		TBD

Garioch

Meikle Wartle					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Education	Secondary	Developer, Education	All residential development may be required to contribute towards facilities that serve the community in Meikle Wartle or towards facilities in the wider catchment area at Oldmeldrum. These may be identified in the Community Plan or relevant Community Action Plan.		TBD
Healthcare		Developer, NHS	Development at Oldmeldrum, Meikle Wartle, Kirkton of Auchterless, Barthol Chapel, Fyvie, Rothienorman and St Katherines will require to contribute towards additional capacity at Fyvie/Oldmeldrum medical practice.		TBD
Local Transportation Infrastructure		Developer, Roads	Development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.		TBD
Waste Management		Developer, Waste Management	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.		TBD
Waste Water	Meikle Wartle WWTW	Scottish Water, Developer	Potential future investment required at the treatment works.		TBD
Water	Turriff WTW	Scottish Water	A Growth Project is progressing and is due for delivery in Winter 2028.	2028	TBD

Midmar					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Education	Secondary	Developer, Education	All residential development may be required to contribute towards facilities that serve the community in Midmar or towards facilities in the wider catchment area at Alford. These may be identified in the Community Plan or relevant Community Action Plan.		TBD
Healthcare		Developer, NHS	Development in Finzean, Echt, Inchmarlo, Strachan, Drumoak, Crathes, Park, Woodlands of Durris and Banchory will require to contribute towards a new health centre in Banchory.		TBD
Local Transportation Infrastructure		Developer, Roads	Development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.		TBD
Waste Management		Developer, Waste Management	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.		TBD
Waste Water	Midmar Housing Septic Tank	Scottish Water, Developer	Potential future investment required at the treatment works.		TBD
Water	Invercannie WTW	Scottish Water	Invercannie WTW recently received a £60m upgrade to increase storage, resilience and safeguard the supply. Scottish Water are currently carrying out a Strategic Water Assessment covering the Invercannie/Mannofield Water Operational Area.		TBD

Garioch

Millbank					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Education	Primary	Education, Developer	Developers should seek to engage with the Council for proposals of 10 homes or more to establish capacity of Cluny Primary School.		TBD
Healthcare		Developer, NHS	Development in Kemnay, Millbank, Monymusk, Sauchen and Cluny will require to continue towards additional capacity in Kemnay.		TBD
Local Transportation Infrastructure		Developer, Roads	Access to A944 to be agreed. Further discussions should take place with Roads Development regarding speed limits and traffic calming measures.		TBD
Waste Management		Developer, Waste Management	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.		TBD
Waste Water	Anvil Terrace ST	Scottish Water, Developer	Potential future investment required at the treatment works.		TBD
Water	Invercannie WTW	Scottish Water	Invercannie WTW recently received a £60m upgrade to increase storage, resilience and safeguard the supply. Scottish Water are currently carrying out a Strategic Water Assessment covering the Invercannie/Mannofield Water Operational Area.		TBD

Newmachar					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Education	Primary	Education	Developers should seek to engage with the Council for proposals of 10 homes or more to establish capacity of Newmachar Primary School.		TBD
Healthcare		Developer, NHS	Development in Newmachar and Kingseat will require to contribute towards health services in north Aberdeen.		TBD
Local Transportation Infrastructure		Developer, Roads	Contributions to an eastern distributor road are required from all development. Direct pedestrian/cycle access is required onto the Formartine and Buchan Way. Access and upgrades of the A947, B979 and Hillbrae Way are required.		TBD
Waste Management		Developer, Waste Management	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.		TBD
Waste Water	Newmachar WWTW	Scottish Water	A Growth Project is progressing and is due for delivery in Autumn 2025.		TBD
Water	Invercannie WTW	Scottish Water	Invercannie WTW recently received a £60m upgrade to increase storage, resilience and safeguard the supply. Scottish Water are currently carrying out a Strategic Water Assessment covering the Invercannie/Mannofield Water Operational Area.		TBD

Garioch

Old Rayne					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Education	Primary	Education	All residential development must contribute to the provision of front funded additional capacity at the primary school.		TBD
Education	Secondary	Education	All residential development may be required to contribute towards the extension of Meldrum Academy to provide additional capacity.		TBD
Education	Secondary	Education	Residential developments may be required to contribute towards the replacement Inverurie Academy which is being built with increased capacity for future development.		TBD
Healthcare		Developer, NHS	Development in Auchleven, Inch, Old Rayne and Oyne will require to contribute towards additional capacity at Inch Medical Practice.		TBD
Waste Management		Developer, Waste Management	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.		TBD
Waste Water	Old Rayne WWTW	Scottish Water	Capacity currently available at the treatment works.		TBD
Water	Invercarnie WTW	Scottish Water	Invercarnie WTW recently received a £60m upgrade to increase storage, resilience and safeguard the supply. Scottish Water are currently carrying out a Strategic Water Assessment covering the Invercarnie/Mannofield Water Operational Area.		TBD

Oyne					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Healthcare		Developer, NHS	Development in Auchleven, Inch, Old Rayne and Oyne will require to contribute towards additional capacity at Inch Medical Practice.		TBD
Waste Management		Developer, Waste Management	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.		TBD
Waste Water	Oyne Housing Septic Tank	Scottish Water	Capacity currently available at the treatment works.		TBD
Water	Invercarnie WTW	Scottish Water	Invercarnie WTW recently received a £60m upgrade to increase storage, resilience and safeguard the supply. Scottish Water are currently carrying out a Strategic Water Assessment covering the Invercarnie/Mannofield Water Operational Area.		TBD

Westhill					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Waste Management		Developer, Waste Management	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.		TBD
Waste Water	Nigg WWTW	Scottish Water	Scottish Water are currently undertaking a growth investigation study to assess whether a project is required at Nigg WwTW which is due to complete late 2024.		TBD
Water	Invercarnie WTW	Scottish Water	Invercarnie WTW recently received a £60m upgrade to increase storage, resilience and safeguard the supply. Scottish Water are currently carrying out a Strategic Water Assessment covering the Invercarnie/Mannofield Water Operational Area.		TBD

Whiteford					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Waste Management		Developer, Waste Management	All development must contribute towards a household waste recycling centre in the Inverurie area.		TBD

Kincardine & Mearns

Auchenblae					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Education	Secondary	Developer	Developers should seek to engage with the Council to establish capacity of Mearns Academy.		TBD
Healthcare		Developer, NHS	Development in Auchenblae and Drumlithie will require to contribute towards additional capacity of Auchenblae medical centre.		TBD
Waste Water	Laurenecekirk WWTW	Scottish Water, Developer	Potential future investment required at the treatment works.		TBD
Water	Whitehillocks WTW	Scottish Water	Capacity currently available at the treatment works. Scottish Water are currently carrying out a Strategic Water Assessment covering the Whitehillocks Water Operational Area.		TBD

Blairs					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Healthcare		Developer, NHS	Development at Blairs and Kirkton of Maryculter will require to contribute towards additional capacity serving the locality.		TBD
Local Transportation Infrastructure		Developer, Roads	A footbridge across the River Dee with cycle path provision linking to the Deeside Way, in agreement with Aberdeen City Council is required.		TBD
Waste Management		Developer, Waste Management	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.		TBD
Waste Water	Nigg WWTW	Scottish Water	Scottish Water are currently undertaking a growth investigation study to assess whether a project is required at Nigg WwTW which is due to complete late 2024.		TBD
Water	Invercannie WTW	Scottish Water	Invercannie WTW recently received a £60m upgrade to increase storage, resilience and safeguard the supply. Scottish Water are currently carrying out a Strategic Water Assessment covering the Invercannie/Mannofield Water Operational Area.		TBD

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Chapelton					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Education	Primary	Education	Residential developments will be required to contribute towards the provision of a primary school in Chapelton. Advanced negotiations are ongoing with the developer.		TBD
Healthcare		Developer, NHS	Development at Chapelton will require to contribute towards healthcare provision.		TBD
Local Transportation Infrastructure		Developer, Transport Scotland, Transportation	Contributions may be required for major new road infrastructure. Significant alterations to A road and trunk road junctions will be required.		TBD
Local Transportation Infrastructure	Bruntland Road/ Badentoy interchange	Transport Scotland, Developer, Transportation	Progress with statutory requirements for closure of central reserve at Bruntland Road.		TBD
Local Transportation Infrastructure	Bruntland Road/ Badentoy interchange	Transport Scotland, Developer, Transportation	Closure of A90 central reserve (by 266th house).		TBD
Local Transportation Infrastructure	Bourtreebush / Bruntland Road New Interchange	Developer, Transport Scotland	Detailed design of junction at Bourtreebush by 1744th unit.		TBD
Local Transportation Infrastructure	Bourtreebush / Bruntland Road New Interchange	Transport Scotland, Developer	Progress with statutory requirements for new interchange.		TBD
Local Transportation Infrastructure	Bourtreebush / Bruntland Road New Interchange	Developer, Transport Scotland	Delivery of new interchange at Bourtreebush (by 1744th house).		TBD
Waste Management		Waste Management, Developer	Land for waste to be transferred to Council on completion of 4000th unit.		TBD
Waste Water	Nigg WWTW	Scottish Water	Scottish Water are currently undertaking a growth investigation study to assess whether a project is required at Nigg WwTW which is due to complete late 2024. This site is in progress and we recommend that the developer continues to work closely with Scottish Water on site enablement. Please note that there is an asset conflict within the site boundary.		TBD
Water	Invercarnie and Mannofield WTW	Scottish Water	Invercarnie WTW recently received a £60m upgrade to increase storage, resilience and safeguard the supply. Scottish Water are currently carrying out a Strategic Water Assessment covering the Invercarnie/Mannofield Water Operational Area.		TBD

Drumlithie					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Healthcare		Developer, NHS	Development in Auchenblae and Drumlithie will require to contribute towards additional capacity of Auchenblae medical centre.		TBD
Waste Management		Developer, Waste Management	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.		TBD
Waste Water	Drumlithie WWTW	Scottish Water, Developer	Potential future investment required at the treatment works.		TBD
Water	Whitehillocks WTW	Scottish Water	Capacity currently available at the treatment works. Scottish Water are currently carrying out a Strategic Water Assessment covering the Whitehillocks Water Operational Area.		TBD

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Drumoak					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Education Healthcare	Primary	Education Developer, NHS	Development in Finzean, Echt, Inchmarlo, Strachan, Drumoak, Crathes, Park, Woodlands of Durris and Banchory will require to contribute towards a new health centre.		TBD TBD
Waste Water	Drumoak WWTW	Scottish Water, Developer	Potential future investment required at the treatment works.		TBD
Water	Invercarnie and Mannofield WTW	Scottish Water	Invercarnie WTW recently received a £60m upgrade to increase storage, resilience and safeguard the supply. Scottish Water are currently carrying out a Strategic Water Assessment covering the Invercarnie/Mannofield Water Operational Area.		TBD

Edzell Woods					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Education	Secondary	Education	Developers should seek to engage with the Council to establish capacity of Mearns Academy.		TBD
Healthcare		Developer, NHS	Development in Laurencekirk, Edzell Woods, Luthermuir, Fettercairn, Fordoun, and Marykirk will require to contribute towards additional capacity of Laurencekirk Medical Group.		TBD
Waste Management		Developer, Waste Management	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.		TBD
Waste Water		Developer, SEPA, Scottish Water	No public wastewater treatment is available. Any development will require to be connected to a single wastewater treatment plant of sufficient capacity to accept wastewater from all properties within the development. The treatment plant must be installed to a standard that can be adopted by Scottish Water.		TBD
Water	Whitehillocks WTW	Scottish Water	Capacity currently available at the treatment works. Scottish Water are currently carrying out a Strategic Water Assessment covering the Whitehillocks Water Operational Area.		TBD

Fettercairn					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Education	Secondary	Education	Developers should seek to engage with the Council to establish capacity of Mearns Academy.		TBD
Healthcare		Developer, NHS	Development in Laurencekirk, Edzell Woods, Luthermuir, Fettercairn, Fordoun, and Marykirk will require to contribute towards additional capacity of Laurencekirk Medical Group.		TBD
Waste Water	Fettercairn WWTW	Scottish Water, Developer	Potential future investment required at the treatment works.		TBD
Water	Whitehillocks WTW	Scottish Water	Capacity currently available at the treatment works. Scottish Water are currently carrying out a Strategic Water Assessment covering the Whitehillocks Water Operational Area.		TBD

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Findon					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Education	Secondary	Developer, Education	All residential development may be required to contribute to the provision of additional capacity at Portlethen Academy.		TBD
Healthcare		Developer, NHS	Development in Findon, Portlethen, Marywell and Newtonhill will require to contribute towards the extension of Portlethen Medical Centre.		TBD
Local Transportation Infrastructure		Developer, Roads	Development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision. Contributions may be required for the Aberdeen-Stonehaven strategic cycle route.		TBD
Waste Management		Developer, Waste Management	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.		TBD
Waste Water	Nigg PFI WWTW	Scottish Water	Scottish Water are currently undertaking a growth investigation study to assess whether a project is required at Nigg WWTW which is due to complete late 2024.		TBD
Water	Invercarnie WTW	Scottish Water	Invercarnie WTW recently received a £60m upgrade to increase storage, resilience and safeguard the supply. Scottish Water are currently carrying out a Strategic Water Assessment covering the Invercarnie/Mannofield Water Operational Area.		TBD

Fordoun					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Education	Secondary	Education	Developers should seek to engage with the Council to establish capacity of Mearns Academy.		TBD
Healthcare		Developer, NHS	Development in Laurencekirk, Edzell Woods, Luthermuir, Fettercairn, Fordoun, and Marykirk will require to contribute towards additional capacity of Laurencekirk Medical Group.		TBD
Waste Water	Laurencekirk WWTW	Scottish Water	Potential future investment required at the treatment works.		TBD
Water	Whitehillocks WTW	Scottish Water	Capacity currently available at the treatment works. Scottish Water are currently carrying out a Strategic Water Assessment covering the Whitehillocks Water Operational Area.		TBD

Gourdon					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Healthcare		Developer, NHS	Development in Gourdon, Johnshaven, Inverbervie, Roadside of Kinneff and St Cyrus will require to contribute towards additional capacity at Inverbervie Medical Group.		TBD
Local Transportation Infrastructure		Developer, Roads	Development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.		TBD
Waste Management		Developer, Waste Management	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.		TBD
Waste Water	Nether Knox WWTW	Scottish Water, Developer	Potential future investment required at the treatment works.		TBD
Water	Whitehillocks WTW	Scottish Water	Capacity currently available at the treatment works. Scottish Water are currently carrying out a Strategic Water Assessment covering the Whitehillocks Water Operational Area.		TBD

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Inverbervie					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Healthcare		Developer, NHS	Development in Gourdon, Johnshaven, Inverbervie, Roadside of Kinneff and St Cyrus will require to contribute towards additional capacity at Inverbervie Medical Group.		TBD
Waste Water	Nether Knox STW	Scottish Water, Developer	Potential future investment required at the treatment works.		TBD
Water	Whitehillocks WTW	Scottish Water	Capacity currently available at the treatment works. Scottish Water are currently carrying out a Strategic Water Assessment covering the Whitehillocks Water Operational Area.		TBD

Johnshaven					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Healthcare		Developer, NHS	Development in Gourdon, Johnshaven, Inverbervie, Roadside of Kinneff and St Cyrus will require to contribute towards additional capacity at Inverbervie Medical Group.		TBD
Local Transportation Infrastructure		Developer, Roads	Contributions may be required for junction improvements and road upgrade to the local road into Johnshaven.		TBD
Waste Water	Nether Knox WWTW	Scottish Water, Developer	Potential future investment required at the treatment works.		TBD
Water	Whitehillocks WTW	Scottish Water	Capacity currently available at the treatment works. Scottish Water are currently carrying out a Strategic Water Assessment covering the Whitehillocks Water Operational Area.		TBD

Kirkton of Maryculter					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Healthcare		Developer, NHS	Development at Blairs and Kirkton of Maryculter will require to contribute towards additional capacity serving the locality.		TBD
Waste Water	Maryculter WWTW	Scottish Water, Developer	Potential future investment required at the treatment works.		TBD
Water	Invercannie and Mannofield WTW	Scottish Water	Invercannie WTW recently received a £60m upgrade to increase storage, resilience and safeguard the supply. Scottish Water are currently carrying out a Strategic Water Assessment covering the Invercannie/Mannofield Water Operational Area.		TBD

Kincardine & Mearns

Laurencekirk					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Education	Primary	Education	Developers should seek to engage with the Council for proposals of 10 homes or more to establish capacity of primary school provision.		TBD
Education	Secondary	Education	Developers should seek to engage with the Council to establish capacity of Mearns Academy.		TBD
Healthcare		Developer, NHS	Development in Laurencekirk, Edzell Woods, Luthermuir, Fettercairn, Fordoun, and Marykirk will require to contribute towards additional capacity of Laurencekirk Medical Group.		TBD
Local Transportation Infrastructure		Developer, Transport Scotland, Transportation	Contributions will be sought for a section of distributor road around Laurencekirk (from the Fordoun Road to the A90) and junction (A90) improvements.		TBD
Local Transportation Infrastructure		Developer, Transport Scotland, Transportation	The preferred option consists of a south grade-separated junction with a full diamond layout and bridge over the A90 together with retention of the existing central reserve gaps at the Centre (B9120) and North (A937) junctions. An agreement has been reached on phased delivery of improvements to accommodate early release of housing prior to delivery of new South Junction on A90. Assessment has identified longer term improvements required at the North Junction.		TBD
Waste Management		Developer, Waste Management	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.		TBD
Waste Water	Laurencekirk WWTW	Scottish Water, Developer	Potential future investment required at the treatment works.		TBD
Water	Whitehillocks WTW	Scottish Water	Capacity currently available at the treatment works. Scottish Water are currently carrying out a Strategic Water Assessment covering the Whitehillocks Water Operational Area.		TBD

Luthermuir					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Education	Secondary	Education	Developers should seek to engage with the Council to establish capacity of Mearns Academy.		TBD
Healthcare		Developer, NHS	Development in Laurencekirk, Edzell Woods, Luthermuir, Fettercairn, Fordoun, and Marykirk will require to contribute towards additional capacity of Laurencekirk Medical Group.		TBD
Waste Water	Luthermuir Septic Tank	Scottish Water	Capacity currently available at the treatment works.		TBD
Water	Whitehillocks WTW	Scottish Water	Capacity currently available at the treatment works. Scottish Water are currently carrying out a Strategic Water Assessment covering the Whitehillocks Water Operational Area.		TBD

Marykirk					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Education	Secondary	Education	Developers should seek to engage with the Council to establish capacity of Mearns Academy.		TBD
Healthcare		Developer, NHS	Development in Laurencekirk, Edzell Woods, Luthermuir, Fettercairn, Fordoun, and Marykirk will require to contribute towards additional capacity of Laurencekirk Medical Group.		TBD
Waste Water	Marykirk WWTW	Scottish Water	A Growth Project is progressing and is due for delivery in early 2027.		TBD
Water	Whitehillocks WTW	Scottish Water	Capacity currently available at the treatment works. Scottish Water are currently carrying out a Strategic Water Assessment covering the Whitehillocks Water Operational Area.		TBD

Kincardine & Mearns

Marywell					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Healthcare		Developer, NHS	Development in Findon, Portlethen, Marywell and Newtonhill will require to contribute towards the extension of Portlethen Medical Centre.		TBD
Local Transportation Infrastructure		Developer, Transport Scotland, Transportation	Contributions may be required for cumulative strategic transportation improvements including interventions on the A92(T) and in Aberdeen City. Contributions and connectivity will may be required to the Aberdeen-Stonehaven strategic cycle route		TBD
Waste Management		Developer, Waste Management	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.		TBD
Waste Water	Nigg WWTW	Scottish Water	Scottish Water are currently undertaking a growth investigation study to assess whether a project is required at Nigg WwTW which is due to complete late 2024.		TBD
Water	Invercannie WTW	Scottish Water	Invercannie WTW recently received a £60m upgrade to increase storage, resilience and safeguard the supply. Scottish Water are currently carrying out a Strategic Water Assessment covering the Invercannie/Mannofield Water Operational Area.		TBD

Newtonhill					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Healthcare		Developer, NHS	Development in Findon, Portlethen, Marywell and Newtonhill will require to contribute towards the extension of Portlethen Medical Centre.		TBD
Local Transportation Infrastructure		Developer, Roads	Link road between Park Place and Cairnhill Drive required to provide second access. Discussion ongoing with regard to delivery of link road.		TBD
Waste Water	Nigg WWTW	Scottish Water	Scottish Water are currently undertaking a growth investigation study to assess whether a project is required at Nigg WwTW which is due to complete late 2024.		TBD
Water	Invercannie WTW	Scottish Water	Invercannie WTW recently received a £60m upgrade to increase storage, resilience and safeguard the supply. Scottish Water are currently carrying out a Strategic Water Assessment covering the Invercannie/Mannofield Water Operational Area.		TBD

Park					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Healthcare		Developer, NHS	Development in Finzean, Echt, Inchmarlo, Strachan, Drumoak, Crathes, Park, Woodlands of Durris and Banchory will require to contribute towards a new health centre in Banchory.		TBD
Waste Water	Drumoak WWTW	Developer, SEPA, Scottish Water	No public wastewater treatment is available. Any development will require to be connected to a single wastewater treatment plant of sufficient capacity to accept wastewater from all properties within the development. The treatment plant must be installed to a standard that can be adopted by Scottish Water There is sufficient capacity at Drumoak WWTW, approximately 1.3 km away however, potential future investment required at the treatment works.		TBD
Water	Invercannie WTW	Scottish Water	Invercannie WTW recently received a £60m upgrade to increase storage, resilience and safeguard the supply. Scottish Water are currently carrying out a Strategic Water Assessment covering the Invercannie/Mannofield Water Operational Area.		TBD

Kincardine & Mearns

Portlethen					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Education	Secondary	Developer, Education	All residential development may be required to contribute to the provision of additional capacity at Portlethen Academy.		TBD
Healthcare		Developer, NHS	Development in Findon, Portlethen, Marywell and Newtonhill will require to contribute towards the extension of Portlethen Medical Centre.		TBD
Local Transportation Infrastructure		Developer, Roads	Contributions will be required to upgrade the Findon A92(T) grade separated junction. Development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision. Contributions may be required towards the Aberdeen-Stonehaven strategic cycle route. Contributions to a link road from Hillside to Badentoy Industrial Estate may be required. Contributions may be sought for a new park and ride facility and the upgrade of the link road to Badentoy Industrial Estate.		TBD
Waste Management		Developer, Waste Management	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.		TBD
Waste Water	Nigg WWTW	Scottish Water	Scottish Water are currently undertaking a growth investigation study to assess whether a project is required at Nigg WwTW which is due to complete late 2024.		TBD
Water	Invercannie WTW	Scottish Water	Invercannie WTW recently received a £60m upgrade to increase storage, resilience and safeguard the supply. Scottish Water are currently carrying out a Strategic Water Assessment covering the Invercannie/Mannofield Water Operational Area.		TBD

Roadside of Kineff					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Healthcare		Developer, NHS	Development in Gourdon, Johnshaven, Inverbervie, Roadside of Kinneff and St Cyrus will require to contribute towards additional capacity at Inverbervie Medical Group.		TBD
Waste Water	Kinneff WWTW	Scottish Water, Developer	Potential future investment required at the treatment works.		TBD
Water	Whitehillocks WTW	Scottish Water	Capacity currently available at the treatment works. Scottish Water are currently carrying out a Strategic Water Assessment covering the Whitehillocks Water Operational Area.		TBD

St Cyrus					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Education	Secondary	Education	Developers should seek to engage with the Council to establish capacity of Mearns Academy.		TBD
Healthcare		Developer, NHS	Development in Gourdon, Johnshaven, Inverbervie, Roadside of Kinneff and St Cyrus will require to contribute towards additional capacity at Inverbervie Medical Group.		TBD
Waste Water	Nether Knox WWTW	Scottish Water, Developer	Potential future investment required at the treatment works.		TBD
Water	Whitehillocks WTW	Scottish Water	Scottish Water are currently carrying out a Strategic Water Assessment covering the Whitehillocks Water Operational Area.		TBD

Kincardine & Mearns

Stonehaven					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Education	Primary	Education	Early engagement with Education is encouraged particularly medium to large residential schemes.		TBD
Healthcare		Developer, NHS	Development in Stonehaven will require to contribute additional capacity at Stonehaven Medical Group.		TBD
Waste Management		Developer, Waste Management	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.		TBD
Waste Water	Nigg WWTW	Scottish Water	Scottish Water are currently undertaking a growth investigation study to assess whether a project is required at Nigg WwTW which is due to complete late 2024.		TBD
Water	Whitehillocks WTW	Scottish Water	Capacity currently available at the treatment works. Scottish Water are currently carrying out a Strategic Water Assessment covering the Whitehillocks Water Operational Area.		TBD

Woodlands of Durris					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Healthcare		Developer, NHS	Development in Finzean, Echt, Inchmarlo, Strachan, Drumoak, Crathes, Park, Woodlands of Durris and Banchory will require to contribute towards a new health centre in Banchory.		TBD
Waste Water	Durris WWTW	Scottish Water, Developer	Potential future investment required at the treatment works.		TBD
Water	Invercannie WTW	Scottish Water	Invercannie WTW recently received a £60m upgrade to increase storage, resilience and safeguard the supply. Scottish Water are currently carrying out a Strategic Water Assessment covering the Invercannie/Mannofield Water Operational Area.		TBD

Aboyne					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Education	Primary	Education	Developers of unallocated sites should seek to engage to establish capacity of primary school provision.		TBD
Healthcare		Developer, NHS	Development in Aboyne, Kincardine O'Neil, Tarland and Logie Coldstone will require to contribute to additional capacity at Aboyne health centre.		TBD
Waste Management		Developer, Waste Management	All developments must comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.		TBD
Waste Water	Aboyne WWTW	Scottish Water, Developer	Potential future investment required.		TBD
Water	Invercarnie WTW	Scottish Water	Invercarnie WTW recently received a £60m upgrade to increase storage, resilience and safeguard the supply. Scottish Water are currently carrying out a Strategic Water Assessment covering the Invercarnie/Mannofield Water Operational Area.		TBD

Alford					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Education	Primary	Education	Developers of unallocated sites should seek to engage to establish capacity of primary school provision.		TBD
Healthcare		Developer, NHS	Development in Alford, Glenkindie, Keig, Kirkton of Tough, Muir of Fowls and Towie will require to contribute towards additional capacity at Alford Medical Practice.		TBD
Education	Secondary	Education	Developers should seek to engage with the Council to establish capacity of Alford Academy.		TBD
Waste Management		Developer, Waste Management	All developments must comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.		TBD
Waste Water	Alford WWTW	Scottish Water, Developer	Potential future investment required.		TBD
Water	Invercarnie WTW	Scottish Water	Invercarnie WTW recently received a £60m upgrade to increase storage, resilience and safeguard the supply.		TBD

Banchory					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Local Transportation Infrastructure		Developer, Transportation	Assessment required to determine impact on junctions along A93.		TBD
Local Transportation Infrastructure		Transportation	Progress with delivery of park and ride. Design brief being finalised and work on submission of a planning application underway.		TBD
Healthcare		Developer, NHS	Development in Finzean, Echt, Inchmarlo, Strachan, Drumoak, Crathes, Park, Woodlands of Durris and Banchory will require to contribute towards a new health centre in Banchory.		TBD
Waste Management		Developer, Waste Management	All developments must comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.		TBD
Waste Water	Banchory WWTW	Scottish Water, Developer	Potential future investment required at the treatment works.		TBD
Water	Invercarnie WTW	Scottish Water	Invercarnie WTW recently received a £60m upgrade to increase storage, resilience and safeguard the supply.		TBD

Cairnie					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Healthcare		Developer, NHS	Development in Cairnie, Drumblade, Forge, Glass, Ruthven and Huntly will require to contribute towards additional capacity at Huntly health centre.		TBD
Waste Water	Cairnie WWTW	Scottish Water	Capacity currently available at the treatment works.		TBD
Water	Turriff WTW	Scottish Water	A Growth Project is progressing and is due for delivery in Winter 2028. Scottish Water are currently carrying out a Strategic Water Assessment covering the Invercannie/Mannofield Water Operational Area.		TBD

Drumblade					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Education	Primary	Developer	Developers should seek to engage with the Council for proposals of 5 homes or more to establish capacity of Drumblade Primary School.		TBD
Healthcare		Developer, NHS	Development in Cairnie, Drumblade, Forge, Glass, Ruthven and Huntly will require to contribute towards additional capacity at Huntly health centre.		TBD
Waste Water		Developer, SEPA, Scottish Water	No public wastewater treatment is available. Any development will require to be connected to a single wastewater treatment plant of sufficient capacity to accept wastewater from all properties within the development. The treatment plant must be installed to a standard that can be adopted by Scottish Water.		TBD
Water	Craig head WTW	Scottish Water	A Growth Project is progressing and is due for delivery in Winter 2024.	2024	TBD

Finzean					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Healthcare		Developer, NHS	Development in Finzean, Echt, Inchmarlo, Strachan, Drumoak, Crathes, Park, Woodlands of Durris and Banchory will require to contribute towards a new health centre in Banchory.		TBD
Waste Water		Developer, SEPA, Scottish Water	No public wastewater treatment is available. Any development will require to be connected to a single wastewater treatment plant of sufficient capacity to accept wastewater from all properties within the development. The treatment plant must be installed to a standard that can be adopted by Scottish Water.		TBD
Water	Invercannie & Mannofield WTW	Scottish Water	Invercannie WTW recently received a £60m upgrade to increase storage, resilience and safeguard the supply. Scottish Water are currently carrying out a Strategic Water Assessment covering the Invercannie/Mannofield Water Operational Area.		TBD

Forge					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Healthcare		Developer, NHS	Development in Cairnie, Drumblade, Forge, Glass, Ruthven and Huntly will require to contribute towards additional capacity at Huntly health centre.		TBD
Waste Water		Scottish Water, Developer	Potential future investment required at the treatment works.		TBD
Water	Turriff WTW	Scottish Water	A Growth Project is progressing and is due for delivery in Winter 2028.	2028	TBD

Glenkindie					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Healthcare		Developer, NHS	Development in Alford, Glenkindie, Keig, Kirkton of Tough, Muir of Fowls and Towie will require to contribute towards additional capacity at Alford Medical Practice.		TBD
Waste Water	Donview Septic Tank	Scottish Water, Developer	Potential future investment required at the treatment works.		TBD
Water	Lumsden WTW	Scottish Water	Capacity currently available.		TBD

Huntly					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Healthcare		Developer, NHS	Development in Cairnie, Drumblade, Forgue, Glass, Ruthven and Huntly will require to contribute towards additional capacity at Huntly health centre.		TBD
Waste Water	Huntly WWTW	Scottish Water, Developer	Potential future investment required at the treatment works.		TBD
Water	Craig head WTW	Scottish Water	A Growth Project is progressing and is due for delivery in Winter 2024.	2024	TBD

Inchmarlo					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Healthcare		Developer, NHS	Development in Finzean, Echt, Inchmarlo, Strachan, Drumoak, Crathes, Park, Woodlands of Durris and Banchory will require to contribute towards a new health centre in Banchory.		TBD
Waste Water	Inchmarlo Septic Tank	Scottish Water	A Growth Project is progressing and is due for delivery in Autumn 2029.		TBD
Water	Invercannie WTW	Scottish Water	Invercannie WTW recently received a £60m upgrade to increase storage, resilience and safeguard the supply. Scottish Water are currently carrying out a Strategic Water Assessment covering the Invercannie/Mannofield Water Operational Area.		TBD

Keig					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Healthcare		Developer, NHS	Development in Alford, Glenkindie, Keig, Kirkton of Tough, Muir of Fowls and Towie will require to contribute towards additional capacity at Alford Medical Practice.		TBD
Waste Water	Keig Septic tank	Scottish Water, Developer	Potential future investment required at the treatment works.		TBD
Water	Invercannie WTW	Scottish Water	Invercannie WTW recently received a £60m upgrade to increase storage, resilience and safeguard the supply. Scottish Water are currently carrying out a Strategic Water Assessment covering the Invercannie/Mannofield Water Operational Area.		TBD

Kennethmont					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Healthcare		Developer, NHS	Development in Rhynie, Lumsden, Clatt, Gartly, and Kennethmont will require to contribute towards additional capacity at Rhynie Surgery.		TBD
Waste Water	Kennethmont WWTC	Scottish Water, Developer	Potential future investment required at the treatment works.		TBD
Water	Invercannie WTW	Scottish Water	Invercannie WTW recently received a £60m upgrade to increase storage, resilience and safeguard the supply. Scottish Water are currently carrying out a Strategic Water Assessment covering the Invercannie/Mannofield Water Operational Area.		TBD

Muir of Fowlis					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Healthcare		Developer, NHS	Development in Alford, Glenkindie, Keig, Kirkton of Tough, Muir of Fowlis and Towie will require to contribute towards additional capacity at Alford Medical Practice.		TBD
Waste Water	Ladymill WWTW	Scottish Water, Developer	Potential future investment required at the treatment works.		TBD
Water	Invercarnie WTW	Scottish Water	Invercarnie WTW recently received a £60m upgrade to increase storage, resilience and safeguard the supply. Scottish Water are currently carrying out a Strategic Water Assessment covering the Invercarnie/Mannofield Water Operational Area.		TBD

Rhynie					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Healthcare		Developer, NHS	Development in Rhynie, Lumsden, Clatt, Gartly, and Kennethmont will require to contribute towards additional capacity at Rhynie Surgery.		TBD
Local Transportation Infrastructure		Developer	Pedestrian/cycle links required throughout the settlement.		TBD
Waste Water	Rhynie WWTW	Scottish Water, Developer	Potential future investment required at the treatment works.		TBD
Water	Invercarnie WTW	Scottish Water	Invercarnie WTW recently received a £60m upgrade to increase storage, resilience and safeguard the supply. Scottish Water are currently carrying out a Strategic Water Assessment covering the Invercarnie/Mannofield Water Operational Area.		TBD

Ruthven					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Healthcare		Developer, NHS	Development in Cairnie, Drumblade, Forgue, Glass, Ruthven and Huntly will require to contribute towards additional capacity at Huntly health centre.		TBD
Waste Water	Ruthven Housing ST	Scottish Water, Developer	Potential future investment required at the treatment works.		TBD
Water	Turriff WTW	Scottish Water	A Growth Project is progressing and is due for delivery in Winter 2028.	2028	TBD

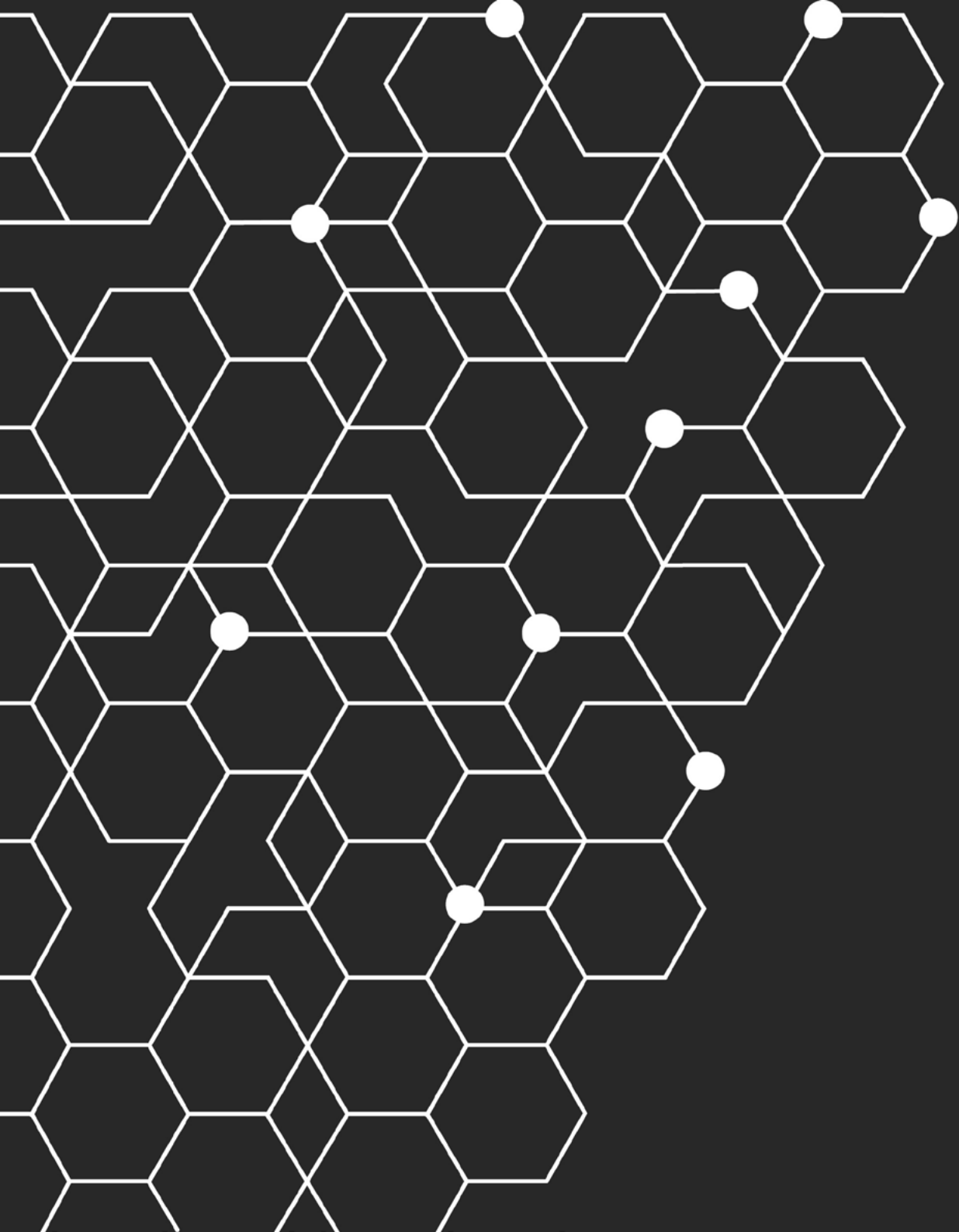
Strachan					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Healthcare		Developer, NHS	Development in Finzean, Echt, Inchmarlo, Strachan, Drumoak, Crathes, Park, Woodlands of Durriss and Banchory will require to contribute towards a new health centre in Banchory.		TBD
Waste Water	Banchory WWTW	Scottish Water, Developer	Potential future investment required at the treatment works.		TBD
Water	Invercarnie WTW	Scottish Water	Invercarnie WTW recently received a £60m upgrade to increase storage, resilience and safeguard the supply. Scottish Water are currently carrying out a Strategic Water Assessment covering the Invercarnie/Mannofield Water Operational Area.		TBD

Marr

Tarland					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Healthcare		Developer, NHS	Development in Aboyne, Kincardine O'Neil, Tarland and Logie Coldstone will require to contribute to additional capacity at Aboyne health centre.		TBD
Waste Water	Tarland WWTW	Scottish Water, Developer	Potential future investment required at the treatment works. Scotia Homes are carrying out a standalone Drainage Impact Assessment in this area.		TBD
Water	Ballater WTW	Scottish Water	Capacity currently available at the treatment works. A Flow and Pressure Test is required in this area.		TBD

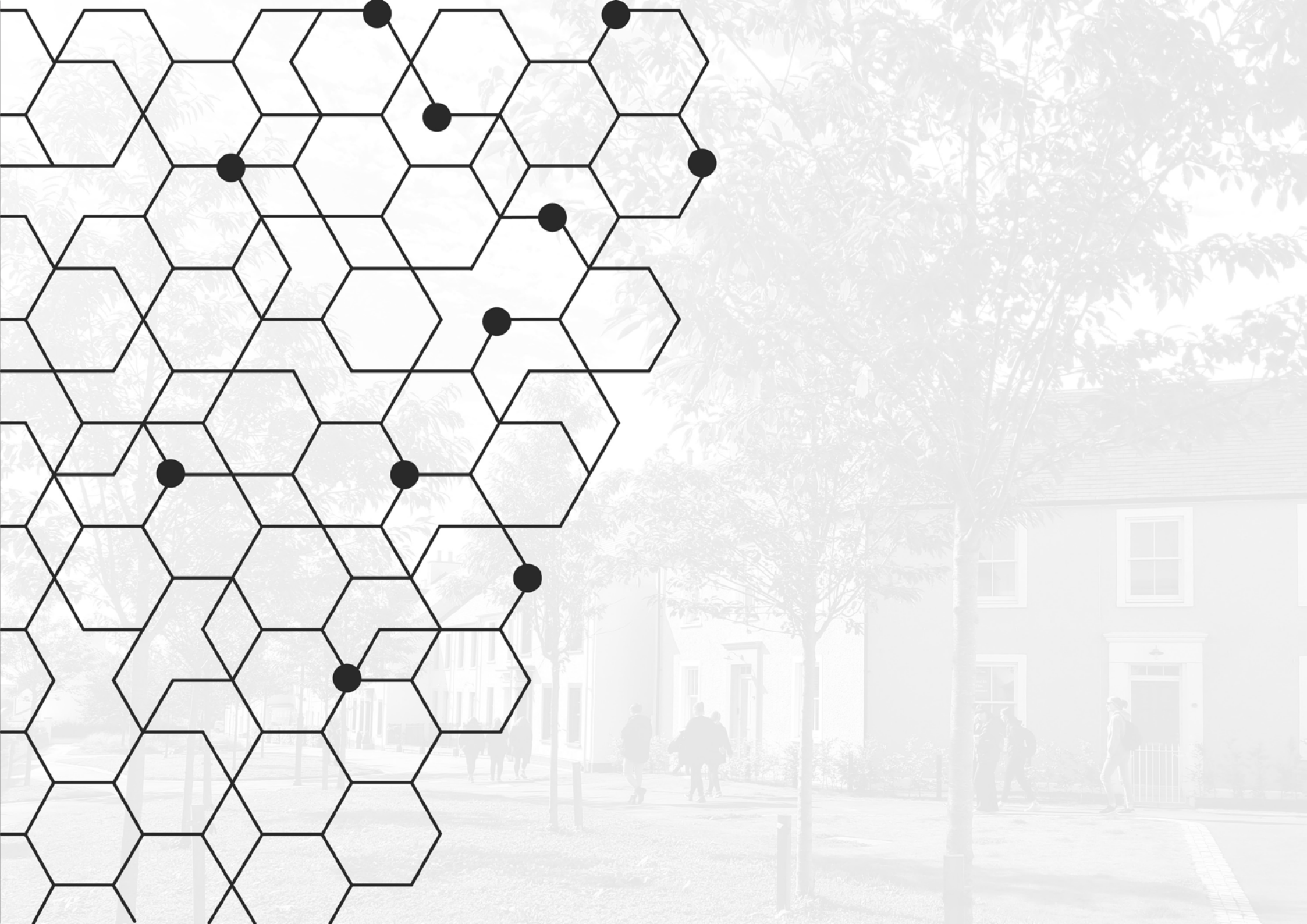
Torphins					
Infrastructure Provision	Sector Name	Responsibility	Actions	Timescales - End of Year	Funding
Healthcare		Developer, NHS	Development in Torphins and Lumphanan will require to contribute towards additional capacity at Torphins Health and Resource Centre.		TBD
Waste Water	Torphins WWTW	Scottish Water, Developer	Potential future investment required at the treatment works.		TBD
Water	Invercarnie WTW	Scottish Water	Invercarnie WTW recently received a £60m upgrade to increase storage, resilience and safeguard the supply. Scottish Water are currently carrying out a Strategic Water Assessment covering the Invercarnie/Mannofield Water Operational Area.		TBD

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APPENDIX B

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- Site-Specific Infrastructure



Banff & Buchan

Aberchirder					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
BUS: Cornhill Road Safeguarded for employment uses	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
			Site partially developed. Remaining land not currently being marketed.	Due to the presence of a watercourse on its eastern edge, a FRA may be required for the BUS site. A buffer strip will be required adjacent to the watercourse which should be integrated positively into the development.	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: West of Cranna 45 homes	Roads	Developer; Roads	Access should be taken from Old Road with emergency link to Cranna View.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2022/0809	Application refused April 2023. New Application to be submitted.	Not Required	
Banff					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Goldenknowes 400 homes, community facilities, leisure and retail units	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2019/2693	Site construction complete for this application and owners to market the remainder of the site.	Updated TA for future phases.	
	FPP	APP/2017/3244	Site construction complete for this application.		
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP2: Colleonard Road 200 homes	Water; Waste Water	Developer; Scottish Water	A 2" and a 6" cast iron water main traverses the OP2 site - Scottish Water should be contacted by the developer to ascertain whether a mains diversion is required. The drainage and water networks have been enabled for this site.	Planning Application	TBD
	Roads	Developer; Roads	Safe footway links are required on the A97 connecting to the existing network including upgrades to existing provision. Two core paths are located in close proximity to the north of the site and suitable connections to them should be made through the site layout. Active travel links to the town centre should also be included.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Owners to market the site.	Technical assesments will be required to be produced to input into the masterplan.	

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Cairnbulg & Inverallochy					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: South of Allochy Road 85 homes	Roads	Developer; Roads	Discussions to progress with Roads regarding access. 2 points of access will be required for this site. Development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Progress with planning application.	A FRA will be required for OP1 due to the risk of surface water flooding.	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP2: Westhaven 43 homes	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2017/0478	Site is currently under construction with an expected completion of 2026. Several change of house type applications submitted and	Not Required	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP3: Land North of Rathen Road 30 homes	Roads	Developer; Roads	Road and footpath connection to OP2 to the east should be provided if possible. Provision for road access through site for potential future development to the north and footway connection required on the north side of Rathen Road linking to the existing network. Potential requirement for crossing facility on Rathen Road.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Landowner to advise of delivery programme.	Not Required	
Cornhill					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Midtown 8 homes	Roads	Developer; Roads	No direct access to be taken from A95, potential access off the B9023. Existing footways on the B9023 should be upgraded to an adoptable standard as far as Mid Street.		TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2009/0900	Landowner to continue to market the site	There is a risk of flooding from a small watercourse and fields adjacent to OP1. A FRA will be required.	

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Cornhill					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP2: Land to the West of Midtown 63 homes	Roads	Developer; Roads	Vehicle access from the A95 will require relocation of the existing speed limit and associated speed reduction measures, as well as frontage clearance to achieve visibility. Footways require to be extended along the A95 and B9023 into the site linking to the existing network.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Site newly allocated in the 2023 LDP. A Masterplan will be required for the site to demonstrate integration with the existing settlement and to allow for a phased development of the site.	A buffer strip will be required alongside the watercourse to the northeast of the site which should be integrated positively into the development. A FRA will be required. A WIA will be required for the District Metered Area. Development on the site will be served from a trunk water main so 24 hour water storage will be required at each property.	

Crudie					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Land at Hawthorn Croft 10 homes	Roads	Developer; Roads	Use of the existing A98 access (Hawthorn Crescent) is the preferred road access point rather than providing a new junction off the A98. Footway provision between the site and the school is required to be extended and upgraded, replacing a section that is currently delineated by road markings only.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Landowner considering options to deliver the site	Not Required	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP2: Hawthorn Crescent 9 homes	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	PPP	APP/2005/0548	Erection of 9 Dwellinghouses. Caledonia Homes currently marketing the remaining 8 plots, 1 plot built.	Not Required	
	FPP	APP/2022/0775	Plot 9		
	FPP	APP/2022/0773	Plot 1		
	FPP	APP/2023/1595	Plot 6		

Fordyce					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: West Church Street 5 homes	Roads	Developer; Roads	Access to be taken off School Road. Development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Landowner to programme the site for delivery.	Parts of Fordyce are at risk of flooding from the Burn of Fordyce. A FRA may be required.	

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Fraserburgh					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
BUS1: Fairney Business Park Safeguarded for employment uses	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
			Existing industrial park which is partially developed. Some land currently being marketed.	Not Required	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
BUS2: Maxwell Road Industrial Estate Safeguarded for employment uses	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
			Site developed/ in use.	Not Required	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
BUS3: Kessock Industrial Estate Safeguarded for employment uses	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
			Site developed/ in use.	Not Required	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
BUS4: Kessock Industrial Estate Safeguarded for employment uses	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
			Site developed/ in use.	Not Required	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Kirkton Development 600 homes, and sites for education/ community use, health centre and cemetery	Transportation	Developer; Transport Scotland	Masterplan proposes access from Boothby Road for first phase rather than new arm on A90 roundabout. TA / Statement to be produced and discussed with Transport Scotland for future phases.	Planning Application	TBD
	Application Type	Application	Notes	Technical Assessments	
			Various applications of change of house type submitted. Site under	A detailed groundwater assessment and water features survey will be required to fully assess the suitability of this site as a cemetery.	
	FPP	APP/2021/0329	Land for Affordable Houses, Open Space and Associated Infrastructure refused July 2023.		
	FPP	APP/2022/0529	Erection of 37 Dwellinghouses (Affordable) and Associated Infrastructure approved January 2023.		
	FPP	APP/2016/0618	Erection of 120 Dwellinghouses, Provision of Land for Future Affordable Housing, Associated Landscaping/ Infrastructure		

Banff & Buchan

Fraserburgh					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP2: Land to West of Boothby Road 590 homes and land for two full size grass pitches with changing facilities	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2014/3296	Erection of 52 Dwellinghouses	Continuing review/revision of the TA is required with each phase of development. A buffer strip will be required alongside the watercourse running through the site and should be integrated positively into the development.	
	FPP	APP/2016/0799	Erection of 27 Dwellinghouses, Phase 2		
	FPP	APP/2016/3364	Erection of 10 Dwellinghouses, Phase 3		
	FPP	APP/2017/3040	Erection of 4 semi-detached dwellinghouses		
	FPP	APP/2020/1886	Erection of 26 Dwellinghouses		
	FPP	APP/2017/2388	Erection of 4 terraced dwellinghouses		
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP3: Phingask 16.5ha employment land with a link road to OP5	Roads	Developer; Roads	Vehicular access into the site is most likely to be taken off a new roundabout on the A98 and a link road from OP5. Access off the B9031 is possible, but it is unlikely to be appropriate for increased volumes in vehicular traffic.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Site has a masterplan together with OP5, but may need revision.	A FRA will be required. Buffer strips are required to two drainage ditches in the site which should be integrated positively into the development. Access arrangements, footway/cycleway and public transport provision are to be agreed through a TA which should be carried out in conjunction with site OP5.	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP4: Land at Tyronhill Farm 30 homes	Roads	Developer; Roads	The provision of active travel links is required including links to the core path network. Vehicular access to the site is required to be through the OP1 site.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Landowner to advise of site delivery.	A FRA will be required due to surface water flood risk. A TA for the OP1 Masterplan is to be reviewed and updated inclusive of this site.	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP5: Land to the East of Phingask 10.13ha employment land with a link road to OP3	Roads	Developer; Roads	Vehicular access into the site is most likely to be taken off a new roundabout on the A98 and with a link road to OP3. Access off the B9031 is possible, but it is unlikely to be appropriate for increased volumes in vehicular traffic.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Masterplan agreed in line with Fraserburgh OP2 site, August 2014.	Not Required	

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Fraserburgh					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP6: Land within Kirkton Development 4ha employment land	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
			Masterplan agreed in conjunction with OP1. Landowner to advise of site delivery.	A Transport Strategy will be required to determine access footway, cycleway and public transport requirements.	

Gardenstown					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Braegowan / Morven View Road 25 homes	Roads	Developer; Roads	Access to be taken off Braegowan Road/Morgan View.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	PPP	APP/2014/2686	MSC application to be submitted.	Not Required	
	FPP	APP/2023/1600			
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP2: Bracoden Road / Knowhead 11 homes	Roads	Developer; Roads	Access to be taken off Bracoden Road.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
				Not Required	

Ladysbridge					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Phase 5: Ladysbridge Village 35 homes	Roads	Developer; Roads	A primary road access point is to be created at the west of the site, with an emergency only secondary access to the east of the site connecting to an existing road that currently serves Ladysbridge Cottages.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	PPP	APP/2019/0569	Several MSC applications for individual plots submitted and approved.	Not Required	

Macduff					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
BUS: Law of Doune and Tarlair Industrial Estate Safeguarded for employment uses	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2017/0012	The majority of the Tarlair Business Park will be developed in the coming years. The rest of the allocation will be developed if demand is identified.		

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Macduff					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Land South of Corskie Drive 22 homes	Roads	Developer; Roads	Vehicular access is to be taken from the B9026, to include shared access with CC1 and a through route to the west of the site which should be safeguarded to allow for future development of the settlement to the west.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Landowner to provide update on site delivery.	A TA will be required in conjunction with the adjacent site CC1. A buffer strip will be required alongside the Gelly Burn on the southern boundary which should be integrated positively into the development and provide biodiversity enhancement of the riparian habitat. The buffer strip is adjacent to an area identified at risk from flooding from the Gelly Burn and could form part of the open space obligations for the site. A FRA will be required. A Habitat Survey may also be required to confirm if any protected species are within licensable distance.	

Memsie					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Crossroads 15 homes	Roads	Developer; Roads	It is unlikely that vehicular access off the A981 will be permitted, leaving only a single point of entry from the B9032. Pedestrian access to the A981 linking to existing bus stops is required. Current access into the site is through a field on the A981 which provides the opportunity to achieve the required pedestrian access, or as an emergency access route.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Site is being marketed and a planning application will be progressed thereafter.	Archaeological Survey, DIA, and FRA must be carried out on the development site as a whole.	

Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP2: Land North of Cairn Close 20 homes	Roads	Developer; Roads	A new access onto the A981 may be required to provide additional vehicular access. Provision for active travel is required.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	POAN	ENQ/2022/1919		Strategic landscape buffer strips are required to be planted to the north and along the eastern boundaries of the site.	
	FPP	APP/2023/0562	Site construction commenced.		

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New Aberdour					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: St Drostan's Lane 48 homes	Roads	Developer; Roads	Pedestrian/cycle links to be provided to high street from site OP1 - Developer to consider as part of the planning application. Gordon Lane should be brought up to adoptable standards. There is an opportunity for minor/ emergency access to be taken from a lane lit by two street lights between Elphin Street and St Drostan's Lane.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	PPP	APP/2018/2715		A buffer strip will be required alongside the watercourse on the eastern boundary and should be integrated positively into the development. This could also form part of the open space obligations for this site.	
	PPP	APP/2019/1360			
	PPP	APP/2021/2051			
	PPP	APP/2021/0860			
	PPP	APP/2023/0339			

New Byth					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Former New Byth Primary School 12 homes	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
			Landowner to provide update on site delivery.	Not Required	

Portsoy					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Target Road 10 homes	Roads	Developer; Roads	Park Road is currently at capacity for a single point of vehicular access, therefore an emergency access is required when the cumulative number of units exceeds 50 units	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Market site for development. Submit planning application	Not Required	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP2: Dept, Park Road 6 homes	Roads	Developer; Roads	Surrounded by existing development on all sides, vehicular access can only be taken from Park Road which is currently at capacity for a single point of vehicular access, however six houses are unlikely to exceed the traffic generated by the existing Depot.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Market site for development. Submit planning application.	Not Required	

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Portsoy					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP3: Former Campbell Hospital 44 affordable homes	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2017/0923	The site construction has been completed.	Not Required	

Rathen					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Bridge of Rathen 10 homes	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	PPP	APP/2014/3903	Erection of 6 Dwellinghouses	There is no public waste water infrastructure in Rathen. Rathen lies with a SEPA Waste Water Drainage Consultation Area. SEPA will require full site investigations for all private waste water proposals.	
	FPP	APP/2016/0603	Erection of 10 Dwellinghouses		
	FPP	APP/2020/1113	Erection of 10 Dwellinghouses (Change of house type to 6 dwellinghouses and erection of 4 additional units)		
	FPP	APP/2021/2637	Discharge of Planning Obligations (Developer Obligations)		
	FPP	APP/2022/1642	Amended layout to APP/2020/1113		
	FPP	APP/2024/0951	Change of house type.		
			Site construction commenced.		

Rosehearty					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: South of Ritchie Road 49 homes and small business units	Roads	Developer; Roads	For OP1 site, main access is from Pitsligo Road. 2nd access required connecting into Cairnhill Road. Private track would need to be adoptable if it serves more than 5 properties.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Housing more likely to come forward first. Site owner marketing the site of development. Submission of planning application. Landowner may proceed with development on a plot by plot basis.	FRA may be required. A buffer strip will be required alongside the watercourse and should be integrated positively into the development.	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP2: Murison Drive 10 homes	Roads	Developer; Roads	Access to be taken off Murison Drive.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Planning application to be submitted.	FRA may be required. A buffer strip will be required alongside the watercourse and should be integrated positively into the development.	

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Rosehearty					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP3: Cairnhill Road / adj. Bowling Green 10 homes	Roads	Developer; Roads	Private track needs to be to adoptable standards if it serves more than 5 properties.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Landowner currently marketing the site for development.	Not Required	

Sandend					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Rear of Seaview Road 8 homes	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2024/0315		Not Required	

Sandhaven & Pittulie					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: St Magnus Road, land opposite Caird Place 31 homes	Roads	Developer; Roads	Road access to the site would be achieved from St Magnus Road primarily through an existing gap site. An internal loop road should be provided with two links to St Magnus Road. In order to provide the opportunity to develop west of this site, consideration should be given to providing at least two vehicle access points along the western boundary into the adjacent field.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Progress with planning application.	Ground assessments required.	

Whitehills					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Knock Street 30 homes	Roads	Developer; Roads	Access from Knock Street to be to the standard required for Aberdeenshire Road adoption with footways each side.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Landowner to programme the site for delivery.	Not Required	

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Strategic Reserve (SR) Employment Land & Commercial Centre (CC) Sites

Fraserburgh					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
CC1: South Harbour Road Commercial Centre	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2020/1852		A FRA will be required for this site and a buffer strip will be required alongside the watercourse on the western boundary and should be integrated positively into the development.	
	FPP	APP/2023/0871			

Macduff					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
CC1: Corskie Drive / B9026 Commercial Centre	Roads	Developer; Roads	Vehicular access is to be taken from the B9026 providing shared access with site OP1 and a through route to the west of the site which should be safeguarded to allow for future expansion of the settlement westwards.	Planning Application	
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2021/2526	Supermarket complete.	A FRA will be required for this site and a buffer strip will be required alongside the Gelly Burn on the southern boundary and should be integrated positively into the development. A Habitat Survey may be required to confirm if any protected species are within licensable distance. A landscape buffer is also required between CC1 and OP1 to separate the retail land from housing and provide visual mitigation. A Transport Assessment will be required in conjunction with site OP1.	

Ardallie					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Land at Nether Backhill 10 homes and 0.3ha employment land (6 small units)	Waste Water	Developer; Scottish Water	The development will be required to be served by a single waste water treatment plant, which must be built to a standard for adoption by Scottish Water	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Six houses completed. Construction ongoing and expected up to 2027. Further applications will be required to be submitted for the remaining plots.	Not Required	
	FPP	APP/2021/2064			
	FPP	APP/2021/2578			
	FPP	APP/2022/0560			
	FPP	APP/2022/0561			
	FPP	APP/2023/0963			

Auchnagatt					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Land at North Braemo 16 homes and 0.5ha employment (8 small business units)	Roads	Developer; Roads	Future development of the site should incorporate two access points, via the A948 to the north of the site and the unnamed side road to the south of the site. A footway provision would be required on the A948 linking to the existing path network and providing access to the Formartine and Buchan Way. A safe, lit continuous footway to the school is required and crossing facilities may be required on the A948 as part of this route. A suitable access into the site needs to be achieved.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Submit a new planning application.	FRA will be required for the site and associated SUDS scheme. A buffer strip along the adjoining watercourse would be required to minimise impact on flood risk. Strategic landscaping should be implemented to protect amenity of existing properties and reduce visual impact on local road users.	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP2: Land at Anochie Place 31 homes	Roads	Developer; Roads	Development of the site should incorporate two access points, via Annochie Place and the B9030 south of the former Post Office	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Submit planning application.	FRA may be required.	

Boddam					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: East of Inchmore Gardens 9 homes	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	PPP	APP/2014/2593	The plots are currently being marketed. A further single house plot is possible which would complete the site.	Not Required	
	FPP	APP/2018/2578	Permission extant, expect to deliver three houses only 2026/27.		

Crimond					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Land West of Crimond Medical Centre 30 homes	Roads	Developer; Roads	A suitable access into the site needs to be achieved. Vehicular and pedestrian connections to these sites should be integrated into the site layout.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Landowner considering options for site delivery.	FRA will be required. Buffer strips will be required along the watercourses and should be positively integrated into the open space to minimise flood risk and enhance the landscape and wildlife corridor.	

Cruden Bay					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Land at Aulton Road 200 homes, 2ha employment land and community facilities	Roads	Developer; Roads	The access point for site OP1 must be implemented in line with the approved plans and a suitable access must be formed to connect with the site OP2. Design of new housing should be sympathetic to the style of existing neighbouring houses.	Planning Application	TBD
	Application Type	Application	Notes	Technical Assessments	
	POAN	ENQ/2016/0866		FRA may be required due to potential flood risk from the Water of Cruden. Strategic landscaping should be planted along the western site boundary to minimise potential adverse impacts to the setting of Cruden Bay.	
	FPP	APP/2017/0050	Site construction commenced 2019, construction ongoing. Various change of house types submitted/ approved.		
	FPP	APP/2022/2058			
	FPP	APP/2023/1402			
	FPP	APP/2021/2831			
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP2: South of Aulton Road 31 homes	Transportation	Developer; Transport Scotland; Transportation	Discussion with Transportation to agree design solution for new roundabout on the A975 is required.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Submit planning application.	FRA may be required. Level 1 Archaeological Survey will be required. Strategic landscaping should be planted along the western site boundary to minimise potential adverse impacts to the setting of Cruden Bay.	

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Fetterangus					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Land North of Ferguson Street 26 homes	Roads	Developer; Roads	Pedestrian links with the core path network to the southwest of the settlement are also recommended.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	PPP	APP/2010/0568	The western portion of the site is being brought forward on plot by plot basis.	Strategic landscaping will be required to reduce the visual impact of development at the northern and southern boundaries.	
	MSC	APP/2011/2071			
	MSC	APP/2011/0762			
	MSC	APP/2013/0201			
	MSC	APP/2022/1431			
	FPP	APP/2015/1952			
	FPP	APP/2015/1766			
	FPP	APP/2017/1903			
	FPP	APP/2017/1902			
	FPP	APP/2017/1900			
	FPP	APP/2021/2206			
	FPP	APP/2023/1625			
	FPP	APP/2021/2206			
	FPP	APP/2023/1720			
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP2: Land Adjacent to Playing Fields 27 homes	Roads	Developer; Roads	A pedestrian and cycle link to the recreational ground to the southwest should also be provided, which will in turn connect the site with the core path network. Permeability and connectivity to site OP1 and Ferguson Place will be required.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			The site is on the open market and site delivery is currently being considered by the landowner, self build plots may be an option.	FRA may be required. Enhancement of the straightened watercourses through re-naturalisation and removal of any redundant features will require to be investigated. Strategic landscaping will be required, particularly adjacent to the watercourses to reduce the visual impact of new development and flood risk.	

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Fetterangus					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP3: Land East of Gaval Street 49 homes	Roads	Developer; Roads	Pedestrian and cycle routes need to be provided from the west of Gavel Street to the east and in order to connect with Ferguson Street to establish connectivity. An informal network connecting to Angus Avenue would create better connectivity. A new footway connecting Gavel Street and the bus stops on Mintlaw Road must be provided.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Landowner to provide an update on site delivery.	A site brief will be required to ensure the principles of placemaking are implemented along with biodiversity measures, active travel routes and open space, and retention of the tree line and hedges bordering the site. A buffer strip will be required along the watercourse on the northern boundary of the site to protect the site from any flood risk. Enhancement of these straightened watercourses through re-naturalisation and removal of any redundant features would require to be investigated.	

Hatton					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
BUS: Land south of A90 Safeguarded for employment uses	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
				Not Required	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Land off Northfield 40 homes	Roads	Developer; Roads	New vehicle access to be taken from Main Street with new footways on Main Street to connect to the existing network. Pedestrian access is also required on the east side connecting to Main Street/Northfield Gardens.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Landowner in discussions with a developer with a view to submitting a planning application soon.	Not Required	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP2: Off Station Road 34 homes	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	MSC	APP/2015/1065	Construction underway and expected to be completed 2029.	FRA may be required. A buffer strip will be required along the Water of Cruden on the north eastern boundary of the site to enhance the wildlife corridor. Enhancement of the straightened watercourse through re-naturalisation and removal of any redundant features will need to be investigated.	
	PPP	APP/2004/2977			
	PPP	APP/2020/1157			

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Longhaven					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Land Adjacent to Longhaven School 30 homes	Roads	Developer; Roads; Transport Scotland	Access to the site can be taken via the existing access track which links Longhaven with the farms to the north. The access track requires to be upgraded to an adoptable standard. An existing A90 access needs to be upgraded and a safe crossing point must be provided to the southbound bus halt.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Landowner currently seeking a developer for the site.		
Longside					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Land off Station Terrace 30 homes	Roads	Developer; Roads	The existing Auchlee Farm Road needs to be upgraded to an adoptable standard, with full footway provision and a new junction on Station Terrace which meets adoptable standard including visibility requirements. Further formal footway connections to the Formartine and Buchan Way should be agreed. Vehicular and pedestrian connections to these sites should be integrated into the site layout.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	PPP	APP/2016/2040	Landowner to provide an update on delivery of remainder of the site.	A FRA may be required. Buffer strips will be required to mitigate flood risk and landscape impact and should be positively integrated into the open space. Enhancement of the straightened watercourse on the western boundary through re-naturalisation and removal of any redundant features will require to be investigated. A TS must be submitted.	
	MSC	APP/2023/0553			
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP2: Land off Inverquhomery Road 1.5ha employment land	Roads	Developer; Roads	Inverquhomery Road should be upgraded to an adoptable standard required for the level of development, complete with footway connections to the existing network.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Landowner to provide an update on delivery.	FRA may be required due to surface water flooding events.	

Longside Airfield					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Longside Airfield 124.86ha employment land	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
			The site is partially developed. A number of previous applications submitted. Future applications for Use Class 6 uses to come forward dependent on demand.	The site is close to a Drinking Water Protected Area therefore it will be necessary for development proposals to be supported by assessments of the potential for radioactive substances being present on the site and groundwater drainage measures. A TA may be required to determine accessibility and infrastructure requirements. An Access Strategy also needs to be developed for the site and must take into account any restrictions resulting from the HSE exclusion zone. An assessment of the site for potential radioactive substances is required prior to any development.	

Maud					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Land at Castle Point 107 homes	Roads	Developer; Roads	Two points of access are required onto Castle Road one of which should be via the strip of land opposite Castle Terrace. A village gateway feature with road narrowing is required on Castle Road due to the limited road width. A continuous footway on Castle Road linking to the existing network should be provided.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Developer to provide a programme for delivering the site.	FRA may be required due to small watercourses flowing within the site and large watercourses are located to the north of the site. A buffer strip will be required along watercourses in or around the site, and around the pond adjacent to the northern boundary	

Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP2: Land West of Castle Terrace 30 homes (supported accommodation for the elderly)	Roads	Developer; Roads	Footpath permeability is required on Castle Road to link to the existing network. A potential upgrade is required to the existing north-bound stop. Access into the site should be taken from Castle Road and should co-ordinate with the access to the OP1 site.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	MSC	APP/2022/1338	Landowner to provide an update on the programming of the site for delivery.	FRA and DIA will be required. A buffer strip will be required alongside the watercourse adjacent to the site and should be integrated positively into the development. Strategic landscaping is required along the southern and western boundary of the site to protect the amenity of the neighbourhood and minimise visual impact.	
	PPP	APP/2020/1620			
	PPP	APP/2020/1629			
	PPP	APP/2021/2711			
	PPP	APP/2020/2424			
	FPP	APP/2021/0943			
	PPP	APP/2020/0136			
	FPP	APP/2020/1394			

Maud					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP3: Bank Road East 10 homes	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
			Landowner currently marketing site. 9 of 10 houses built. Last planning application in 2007.	Not Required	

Mintlaw					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
BUS1: Land on Newlands Road Safeguarded for employment uses	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
			Site partially developed.	Not Required	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
BUS2: Mintlaw Industrial Estate Safeguarded for employment uses	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
			Site largely developed.	Not Required	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Land at Nether Aden 500 homes, business, community, services for the elderly, neighbourhood retail centre and 5ha employment land	Roads	Developer; Roads	For the first phase of the development, the main access should be taken from the A952 with a distributor road serving up to 300 units. A ghost island junction on the A952 will serve initial phases with an upgrade to the roundabout required for future phases. A secondary access to Nether Aden Road is required and this must be upgraded to an adoptable standard. Trigger points for a secondary access and a roundabout to be determined.	Planning Application; after 300 houses	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	MSC	APP/2019/0769	Site construction underway with an expected build rate of 24 - 30 units completed per year.	FRA may be required. Green networks and buffer strips will be required along any watercourses in or around the site. Enhancement through re-naturalisation and removal of any redundant structures will require to be investigated.	
	MSC	APP/2022/2282	Further applications to come forward for phase 2 as and when		
	MSC	APP/2024/1186			
	MSC	APP/2024/1165			
	PPP	APP/2017/2547			
	PPP	APP/2019/0324			
	PPP	APP/2019/0326			
	PPP	APP/2019/0327			
	PPP	APP/2019/0328			

Buchan

Mintlaw					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP2: Land at Northwoods 600 homes, a primary school and facilities for the elderly	Roads	Developer; Roads	Vehicular access points to the site should be provided from the east (A952) and Balring Road to the north. Pedestrian and cycle links with the core paths which bound the site to the north, east and south, including the Formartine and Buchan Way, and the existing settlement to the south should be maximised to promote connectivity, including a suitable route to Mintlaw Academy.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2012/4136	Construction of Phase 1 complete. Construction of Phase 2	FRA may be required. Green networks and buffer strips will be required along any watercourses in or around the site. Enhancement through re-naturalisation and removal of any redundant structures will require to be investigated. An updated TA is required for phases beyond current consents.	
	FPP	APP/2016/1606			
	FPP	APP/2018/1138			
	FPP	APP/2018/2929			
	FPP	APP/2020/0937	Several change of house types submitted.		
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP3: Former Artlaw Crescent / Nether Aden Road 20 homes	Roads	Developer; Roads	Access to the site should be taken via Artlaw Crescent. Future permeability with the land to the east should be protected by way of footway/cycleway links.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Site currently being marketed.	FRA may be required.	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP4: Land to South of Sutherland Drive 34 homes	Roads	Developer; Roads	The development needs to provide the section of road to complete the Newlands Road loop from the A950, connecting from Woodside Crescent to Sutherland Drive. This should be provided as part of the development.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	MSC	APP/2021/1594	Affordable units under construction.	Not Required	
	PPP	APP/2016/3352			

Buchan

Mintlaw					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP5: Land to South of Nether Aden Road 50 homes	Roads	Developer; Roads	Nether Aden Road should be considered to be the main access and this requires to be upgraded to a single carriageway with adoptable footpath links. A path connecting Burnside Road to the school needs to be established.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Landowner to advise of delivery programme.	FRA may be required. Green-blue infrastructure and a buffer strip will be required for the watercourse along the northern boundary. Enhancement of this straightened watercourse through re-naturalisation and removal of any redundant structures will require to be investigated. A TA is required.	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP6: Land North of Balring Road 9.87ha employment land	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	PPP	APP/2016/2264	Site marketing underway.	An updated Transport Assessment will be required.	
	FPP	APP/2020/0937			
	FPP	APP/2021/0906			
New Deer					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Land at Fordyce Road 35 homes	Roads	Developer; Roads	A second access point is required to support further development off Fordyce Road. There should be pedestrian and cycle connections with the neighbouring recreation area to the east, the core path network to the north as well as the wider settlement and walking path to Main Street.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Landowner to provide an update on programming for site delivery.	Not Required	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP2: Land at Auchreddie Road East 7 homes	Roads	Developer; Roads	Future development of the site should complement existing housing located opposite the site on the A948 which consists of detached properties, each privately accessed via the A948.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	PPP	APP/2011/2534	Applications for remaining plots to come forward on a plot by plot basis.	Strategic landscaping will be required along the northern, eastern and western site boundaries to protect the amenity and setting of the village.	
	MSC	APP/2015/1531			

Buchan

New Deer					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP3: Land at Auchreddie Croft 30 homes	Roads	Developer; Roads	It is anticipated that the development site would be accessed via Stoneybank Gardens which must be delivered to an adoptable standard. Pedestrian permeability should also be provided to Auchreddie Road.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2022/2638	Landowner looking at options to develop the site.	There is a watercourse flowing at the north of the site and to avoid any flooding risk that may arise this should be mitigated through SUDS. Due to the site location set 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 protect the setting and amenity of New Deer.	

New Pitligo					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Alexander Bell Place 12 homes	Roads	Developer; Roads	It is anticipated that access to the site would be taken from Alexander Bell Place.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Design work is underway	Not Required	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP2: Land at Denedoch 90 homes	Roads	Developer; Roads	It is anticipated that access to the site will be taken via School Brae and a second access from School Street.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Landowner looking at development options for this site.	FRA may be required to assess surface water runoff from adjacent land. Soft screening should be provided to the west of the site boundary and trees located to the north must not be affected during construction.	

Old Deer					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Land at Abbey Street 10 homes	Roads	Developer; Roads	Access to the site should be taken from the southern boundary via the B9029.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Landowner to provide update on the programming for the delivery of the site.	Strategic landscaping along the western site boundary should be implemented to conserve the attractive rural setting of the village. The semi-natural woodland shelter belts to the east and west of the site should be retained and additional native trees should be planted to enhance biodiversity.	

Old Deer					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP2: St Drostan's Eventide Home 17 homes	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2011/2807		Not Required	
	FPP	APP/2016/0578	Submit new planning application.		

Peterhead					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
BUS1: Blackhouse Industrial Estate Safeguarded for employment uses	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
			Site largely developed.	Not Required	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
BUS2: Balmore Industrial Estate Safeguarded for employment uses	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
			Site largely developed.	Not Required	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
BUS3: Dales Industrial Estate Safeguarded for employment uses	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2020/2441	Aberdeenshire Council currently marketing two sites within the industrial estate.	Not Required	
	FPP	APP/2022/0706			
	FPP	APP/2022/1505			
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
BUS4: Land West of A90 (Energetica Industry Park) Safeguarded for employment uses	Roads	Developer; Roads	Access can be taken off one of the existing roads to the north.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2017/3216		FRA may be required to assess surface water flooding on the site. A TA may be required detailing access proposals and measures for improving pedestrian, cycling and public transport connectivity.	

Buchan

Peterhead					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Inverugie Meadows 1265 homes, community facilities and 4ha employment land	Roads	Developer; Roads	Developers to consider street hierarchy and overbridge crossing of A90 at Formartine and Buchan Way (F&B Way) through individual masterplan(s). Transport Scotland should be consulted with at an early stage regarding the principle and standards (DMRB) required of structures crossing the trunk road.	Planning Application	TBD
	Transportation	Developer; Transport Scotland; Transportation	Developers to agree upgrade requirements to A90 junctions through masterplan(s) and with Transport Scotland.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	POAN	ENQ/2021/1139		EIA screening/ scoping, LP, WIA, EA, FRA and DIA will be required. Buffer strips will be required alongside any waterbodies in or around the site and should be integrated positively into the development. Enhancement through renaturalisation and removal of redundant structures will require to be investigated. Enhanced SUDS measures may be required due to the proximity of the Drinking Water Protected Area. A Transport Strategy should be provided that includes TA, Public Transport Strategy, Walking/Cycling Strategy and Phasing Plan.	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP2: Wester Clerkhill (Greenacres) 210 homes	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2016/1507	Construction underway and expected to continue until 2029/30	FRA may be required. Buffer strips will be required along and around any waterbodies or in or around the site and this should be integrated positively into the development. Enhancement through re-naturalisation and removal of any redundant structures will be required to be investigated. The protected buffer zone will be required as a condition to any future planning decision for the site in order to protect the environmental and flood alleviation work carried out at Collie Burn.	
	FPP	APP/2016/0720			
	FPP	APP/2017/0608			
	FPP	APP/2017/2759			
	FPP	APP/2018/1811			
	FPP	APP/2019/1421			
	FPP	APP/2022/0407			
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP3: Land at West Road (Sovereign Gate) 225 homes	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	PPP	APP/2009/2512		Flood Risk and Geomorphological Assessment will be required. A buffer strip will be required along the Collie Burn and should be integrated positively into the development. No construction should take place within the natural river corridor. Opportunities to restore and enhance the straightened watercourse should be investigated.	
	MSC	APP/2015/0789			
	FPP	APP/2018/2908			

Peterhead					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP4: Land West of A90 (Energetica Industry Park) 11.6ha employment land	Roads	Developer; Roads	Access can be taken off one of the existing roads to the north.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2017/3216		FRA may be required to assess surface water flooding on the site. A TA may be required detailing access proposals and measures for improving pedestrian, cycling and public transport connectivity.	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP5: Land at Wellbank (South) 35.3ha employment land	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
			Site partially developed. Further application(s) expected.	FRA will be required. Buffer strips will be required along the watercourse running through the site which should be integrated positively into the development. A TA is required which should demonstrate an access strategy, public transport and walking and cycling links, and that the site is well connected to the neighbouring settlement.	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP6: Land West of Damhead Way 9.1ha commercial land	Roads	Developer; Roads	Access should be taken from the existing industrial site set to the east.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			No development	FRA wil be required to determine a developable area and width of buffer strip required along the watercourse. Soft screening surrounding the site would be beneficial to avoid amalgamation. Opportunities to restore and enhance the straightened watercourse should be investigated. A TA may be required and should demonstrate access strategy, public transport and walking and cycling links and it should also demonstrate that the site is well connected with the neighbouring settlements.	
Rora					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Land at The Park 6 homes	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
			Planning consent expired. Submit new planning application.	Not Required	

St Combs					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Site to West of Millburn Avenue 30 homes (affordable homes)	Roads	Developer; Roads	Access should be taken from the High Street and this must be protected. A second vehicular access will be required with pedestrian permeability linking High Street and Milburn Avenue. An internal loop road should be provided within the site and a further access from the west should be safeguarded.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Application to be submitted in early discussions about development of site.	FRA may be required. There is a surface water flood risk area and a minor watercourse flowing to the north of the site. A buffer strip will also be required along the watercourse on the northern boundary which should be integrated positively into the development. Enhancement through re-naturalisation and removal of any redundant structures will require to be investigated. A TS should demonstrate access into the site, accessibility and permeability for the combined OP1 and OP2 sites.	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP2: Site to North of High Street (Millburn Rise) 45 homes	Roads	Developer; Roads	Access should be taken from the High Street and this must be protected. A second access will be required with pedestrian permeability linking High Street and Milburn Avenue.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2019/1364	Part of the site is currently under construction.	FRA may be required due to the presence of surface water flooding. A TS should demonstrate access into the site, accessibility and permeability for the combined OP1 and OP2 sites. A visitor or recreational management plan would be required to ensure that recreational activities would not have any impact on biodiversity and the SSSI site.	
	FPP	APP/2024/0020			
	FPP	APP/2022/0865			
	FPP	APP/2023/0469			
St Fergus					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: South of Newton Road 38 homes	Roads	Developer; Roads	Access to be taken from Kinloch Road to the south and a connection to Newton Road.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2023/1247	Application refused October 2023.	FRA may be required due to risk of surface water flooding within parts of the site. A design brief must be submitted and this should include reference to active travel routes, open space and biodiversity enhancements. A Transport Impact Assessment is required.	
	FPP	APP/2020/0227			
	FPP	APP/2022/1465			
	FPP	APP/2021/2540			
	FPP	APP/2022/0205			
	FPP	APP/2024/1632			

Strichen					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: West of Burnshangie House 18 homes	Roads	Developer; Roads	It is anticipated that access to the site will be taken from Burnshangie Road which will require to be upgraded. A second access from Hospital Brae may also be suitable. A loop should be provided between Hospital Brae and Burnshangie Road.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2018/2981		The woodland at the boundary should be retained where possible and integrated into the design of the development to provide screening and enhance the layout.	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP2: Hospital Brae 22 homes	Roads	Developer; Roads	It is anticipated that access to the site will be taken from Hospital Brae which forms the southern site boundary.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Site is currently on hold but progress expected from 2024 onwards. Units planned as follows: 2024 - 8 2025 - 7 2026 - 7.	Not Required	
Stuartfield					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: North of Knock Street 75 homes, sports and recreation facilities	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2013/3020	Several change of house type applications submitted and approved (APP/2021/1979, APP/2022/2408 and APP/2022/2437).	FRA will may be required for the remaining undeveloped area. A buffer strip will be required along the watercourses that run along boundaries of the site to be integrated positively into the development. Enhancement of the straightened watercourses through re-naturalisation and removal of any redundant features should be investigated. Strategic landscaping is required along the eastern site boundary to protect the setting and amenity of the village.	
	FPP	APP/2015/0769	Site is under construction.		
	FPP	APP/2016/1466			

Buchan

Strategic Reserve (SR) Employment Land & Commercial Centre (CC) Sites

Peterhead					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
CC1: Upperton Industrial Estate	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	PPP	APP/2015/0739		FRA may be required to assess surface water flooding at the site. A Transport Assessment is required and should demonstrate an achievable access strategy, public transport, walking and cycling links.	
	FPP	APP/2016/2867			
	FPP	APP/2018/0042			
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
SR1: Land south-west of A90/Blackhills Road	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
				Not Required	

Balmedie					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Land at Balmedie South 80 homes, 11ha employment land, mixed commercial land, retail and hotel	Roads	Developer; Roads	At least two points of access to the site are required. Bus stops on Egie Road will require upgrading to full shelters with layby construction and likely crossing facilities.	Planning Application	TBD
	Water	Developer; Scottish Water	A 250mm water main runs through the site. Scottish Water should be contacted by the developer to ascertain whether a mains diversion is possible.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	POAN	ENQ/2017/1778	Submission of planning application required.	FRA may be required. Enhancement of the watercourse through re-naturalisation and removal of any redundant features should be investigated. DIA, EA and TA required. Landscaping will be required to provide screening of employment uses from residential areas. The tree belt on the southern periphery of the site forms a natural boundary which can be reinforced.	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP2: South of Chapelwell Park 220 homes	Roads	Developer; Roads	Pedestrian and active travel links should also be sought through the Masterplan, incorporating public transport and active travel routes along Egie Road. Ensuring that there is effective active travel connectivity between the employment land on OP1 and the homes on OP2 will be important to widen access to employment opportunities. The site is currently consented with requirements for access through to the OP1 site once the cumulative total for adoptable roads is reached on Chapelwell Place.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	PPP	APP/2017/1045		SUDS provision for the site. The tree belt on the southern periphery of the site forms a natural boundary which can be reinforced.	
	POAN	ENQ/2018/0192			
	MSC	APP/2019/1724	MSC for Phase 1. Developer to continue to progress towards development. It is anticipated that site construction will commence in 2028.		

Formartine

Balmedie					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP3: Menie Erection of 550 homes (Up to 500 Residential Units and a Minimum of 50 Leisure/Resort Units), Community Facilities (Class 10 Non-residential Institutions and Class 11 Assembly and Leisure), Development Falling Within Class 1 (Shops), Class 2 (Financial, Professional and Other services), Class 3 (Food and Drink)	Transportation	Developer; Transportation	Transportation requirements for OP3 have been outlined within the conditions for the PPP application. Transportation requirements are to be agreed through an updated TA for each phase of the development.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	OPP	APP/2006/4605		FRA may be required should development proposals be revised or extant permission lapses. DIA, TA and Waste Management Plans are required. Protected species and ecological surveys will be required to be carried out and where appropriate, mitigation or ongoing monitoring measures should be in place, including provision for repeat survey work during construction. A Woodland Biodiversity Action Plan should be completed.	
	MSC	APP/2010/0423			
	FPP	APP/2015/0919			
	POAN	ENQ/2015/0525			
	FPP	APP/2015/2823			
	FPP	APP/2015/0873			
	POAN	ENQ/2015/0526			
	PPP	APP/2018/1814			

Barthol Chapel					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Land at Barthol Chapel 5 homes	Roads	Developer; Roads	Early discussions are encouraged with Roads Development to discuss access issues. A safe walking route to school will be required to be provided.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2024/0676		FRA may be required due to the presence of the Burn of Keith which has been historically straightened. A buffer strip will be required adjacent to the watercourse which should be positively integrated into the development. The buffer strip will need to allow sufficient space for restoration of the Burn of Keith. Enhancement of the watercourse through re-naturalisation and removal of any redundant features should be investigated.	

Belhelvie					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: East End of Park Terrace 14 homes	Roads	Developer; Roads	RCC will be required.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2018/0760	To be marketed.	FRA will be required due to surface water flooding on the site. This should be addressed through SUDS.	
			Site is currently under construction.		

Blackdog					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
BUS: Blackdog Industrial Centre Safeguarded for employment uses	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
			Site is largely developed.	Not Required	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Land at Blackdog 600 homes, 4ha employment land and 7ha strategic reserve	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	PPP	APP/2016/0766	Modification/Discharge Planning Obligation (APP/2022/1235 and APP/2022/1240) for Section 75A Agreement to Delete Reference to	FRA will be required due to presence of small watercourses running through the site. Buffer strips will be required adjacent to the watercourses which should be positively integrated into the development. Enhancement of the watercourses through re-naturalisation and removal of any redundant features should be investigated. The development should be sensitively constructed and have adequate Sustainable Drainage Systems as it has the potential to affect the conservation objectives and natural features of a locally important designated site. The site is located adjacent to contaminated land at the Blackdog Farm Landfill site, remediation measures may be required. The TA and Street Engineering Report/Quality Audit will be required to be reviewed with each phase of development.	
	PPP	APP/2014/0102	Healthcare Obligations of APP/2015/1359 and APP/2017/0186 both		
	FPP	APP/2015/1359	refused July 2022. Appeals allowed June 2023.		
	FPP	APP/2015/2558	Modification/Discharge of Planning Obligation (APP/2022/1359)		
	FPP	APP/2016/0813	(Primary School Education Contributions) of Planning Permission		
	PPP	APP/2016/0767	Reference APP/2015/1359, refused August 2022. Appeal dismissed		
	MSC	APP/2019/2161	June 2023.		
	FPP	APP/2020/0349			
	FPP	APP/2022/0598			
	FPP	APP/2022/2672	Construction of first phase complete.		
	FPP	APP/2024/1010			
Cuminstown					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
BUS: Cuminstown Industrial Estate Safeguarded for employment uses	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
			Existing industrial estate, partially developed.	Not Required	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Land to the North-West of Teuchar Road 60 homes	Roads	Developer; Roads	New and improved footway provision to an adoptable standard is required on the B9170 Auchry Road and Teuchar Road with links to the existing network.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			In discussions with Developers to take the site forward.	FRA will be required to the Teuchar Stank running through the site. A buffer strip adjacent to the watercourse should be provided and positively integrated into the development. The buffer strip should allow sufficient space for the watercourse to be restored through its re-naturalisation. The removal of any redundant features should be investigated and opportunities to enhance the riparian habitat should be explored. An Archaeological Survey and DIA may also be required.	

Ellon					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
BUS: Ellon Commercial Park Safeguarded for employment uses	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
			Site largely developed, few plots available.	FRA will be required. A buffer strip will be required adjacent to the watercourse which should be integrated positively within the development.	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Cromleybank 980 homes, a new primary school and associated facilities, and 2ha employment land	Transportation	Developer; Transportation	A number of access points to the site will be required from South Road (B9005), and either a vehicular bridge across the River Ythan and/or an east-west link road from the B9005 at its junction with the A90 trunk road to the A920 at Wineburn will be required to ensure the local road network provides the necessary capacity to accommodate the traffic generated by the development.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	POAN	ENQ/2023/0542		Assessments underway/complete, including FRA. Draft TA submitted - ongoing dialogue with Developer, Transportation, Roads and Transport Scotland. Buffer strips are required adjacent to watercourses within the site. The buffer strips will need to allow sufficient space for the River Ythan to follow its natural course. The smaller water courses have been historically straightened. Enhancement of these through renaturalisation and removal of any redundant features should be investigated. WIA and DIA will be required.	
	POAN	ENQ/2023/1502			
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP2: Former Academy and Academy Annex Site Provisionally mixed-use options are being explored including housing, affordable housing, community uses, and office space	Roads	Developer; Roads	RCC or section 56 will be required after gaining planning permission.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2020/1422	Site construction complete.	There may be surface water flooding issues from overland flow coming from the steep land above. Consultation with the Council's Flood Risk and Coast Protection Team would be required. Transportation requirements are to be agreed through a TS.	
	FPP	APP/2021/1187	Site construction underway.		

Formartine

Ellon					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP3: Hillhead Drive 10 homes	Roads	Developer; Roads	Development of the site should take access to the site from the north, via Hillhead Drive. Access to the site via active travel must be incorporated also. Additional development beyond that currently consented may require to contribute to capacity works at Riverside Road/South Road signal junction.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2014/2761		FRA will be required due to the presence of a watercourse along the western boundary that has been historically straightened. A buffer strip will be required adjacent to the watercourse which should be positively integrated into the development. The buffer strip needs to allow sufficient space for restoration of the burn and provide open space. Enhancement of the watercourse through re-naturalisation and removal of any redundant features should be investigated. Also, suitable Sustainable Drainage System provision will be required to address a surface water flooding issue. Due to the peninsular characteristic of the site in relation to the settlement boundary, there is a need for landscaping to minimise the visual impact of the site.	
	FPP	APP/2017/3236	Subsequent change of house types submitted and approved.		
			Site complete.		
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP4: Balmacassie 29 ha employment land	Roads; Transport Scotland	Developer; Roads; Transport Scotland	Access to the site will be taken from the A948 and a solution will need to be found that is acceptable to the Roads Authority and Transport Scotland.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Landowner looking at potential delivery options.	An updated TA is required to determine mitigation requirements both within Ellon, particularly on the A920 Riverside Road/B9005 South Road corridor, and on the A90 trunk road between the A90/B9005 and A90/A948 junctions. Landscaping on the south of the site will be required to mitigate the visual impact of the development from the rest of the town.	

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Foveran					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: South of Westfield Farm 100 homes, 2ha employment land and 3ha strategic reserve	Water	Developer; Scottish Water	A 12" trunk water main runs through part of this site. Scottish Water should be contacted by the developer to ascertain whether this will impact on the layout of the site. A major wayleave may be required at either side of the water main.	Planning Application	TBD
	Roads	Developer; Roads	The Cultercullen Road requires to be widened across the frontage of the site. Further development beyond the current consent requires an additional access point connected internally to the existing access junction.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2014/3845		FRA may be required. A buffer strip will be required adjacent to the watercourse which should be integrated positively into the development.	
	FPP	APP/2015/3157			
	FPP	APP/2018/0493	Construction has finished for the first phase of development (50 houses), no further development/ applications so far.		
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP2: West of McBey Way 75 homes	Water	Developer; Scottish Water	A 12" trunk water main runs through part of this site. Scottish Water should be contacted by the developer to ascertain whether this will impact on the layout of the site. A major wayleave may be required at either side of the water main.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Masterplan agreed by FAC on September 2013.	FRA may be required. A buffer strip will be required adjacent to the watercourse on the northern boundary which should be integrated positively into the development.	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP3: South of Turin Way 36 homes	Roads	Developer; Roads	A new footway is required on the B977 linking to the existing network and connecting to bus stops. Access for active travel onto the site will be expected.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Landowner to update on the programming of the site delivery.	FRA may be required due to the presence of a small watercourse on the northern boundary that has been straightened. A buffer strip will be required adjacent to the watercourse which should be integrated positively into the development. The buffer strip will need to allow sufficient space for restoration of the watercourse. A joint Access Strategy will be required for OP3 and OP4 that connects the two sites internally, delivers two accesses to the B977 and also protects a future route west from the site linking Blarythan Terrace to the north.	

Foveran					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP4: Site 2: Land at Blairythan Terrace 20 homes	Roads	Developer; Roads	A new footway is required on the B977 linking to the existing network and connecting to bus stops. It is expected that the site will take access directly onto the road directly to the east of the site from the former A90, which will be feasible once the existing road has been downgraded to a local road. Access for active travel onto the site will be expected.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Landowner to update on the programming of the site delivery.	A joint Access Strategy will be required for OP3 and OP4 that connects the two sites internally, delivers two accesses to the B977 and also protects a future route west from the site linking to Blairythan Terrace.	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP5: Land adjacent to former A90, North of Westfield Road 14 homes	Transportation	Developer; Transportation	Footway provision will be required along the former A90 to connect to the existing network. Consultation with the Council's Transportation Service will be required to be undertaken as the existing village speed limit will be required to be relocated to incorporate an access junction with suitable speed reduction measures.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Landowner to update on the programming of the site delivery.	A buffer strip will be required adjacent to the watercourse on the western boundary of the site which should be integrated positively into the development.	
Fyvie					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Land North East of Peterwell Road 30 homes	Roads	Developer; Roads	Access should also be taken from Main Street and footway connections provided to link to the existing network.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Landowner to provide update on site delivery.	Potential effects of development on the special qualities of the battlefield should be assessed. The assessment should consider the effects of development on key landscape characteristics, including cumulative effects.	
Kirkton of Auchterless					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Small Site at Kirkton of Auchterless 5 homes	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2019/2921	Site marketing is underway.	Not Required	

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Methlick					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Cottonhillock 20 homes	Roads	Developer; Roads	Development should take access via Manse Road. Manse Road will require widening to accommodate development and requires upgrading to an adoptable standard required for the number of units, with footway provision connecting to the existing network.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Planning application to be submitted.	DIA, WIA and landscape plan will be required. A buffer strip shall be provided along the ephemeral watercourse route and shall be integrated positively into the development.	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP2: West of Black Craigs 8 homes	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	PPP	APP/2014/0219		Landscaping will be required on the site to minimise visual impact, particularly on the south and west of the site. Surface water flooding will be required to be mitigated through the provision of open space and SUDS. A feature open space provided through a landscaped SUDS area, landscaped with native planting would be desirable on the site.	
	PPP	APP/2018/0950	Variation of time condition.		
			Following PPP, applications for FPP submitted and approved. Four plots built. Further applications expected for remaining plots.		
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP3: Land at Sunnybrae Croft 12 homes	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
			Planning application to be submitted.	Surface water flooding will be required to be mitigated through appropriate drainage, specifically through SUDS and as part of the open space provision.	

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Newburgh					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
BUS: Newburgh Industrial Units Safeguarded for employment uses	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
			Part of the site is developed.	FRA may be required due to the presence of a small watercourse along the southern boundary of the site. A buffer strip will be required adjacent to the watercourse which should be integrated positively into the development. Enhancement of the watercourse through renaturalisation and removal of any redundant features should be investigated.	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: West of Airyhall View Community facilities and 0.8ha employment land	Transportation	Developer; Transportation	Access and transport provision, including a distributor road between the B9000 and the A975, must be provided on the site.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Options for the site and marketing ongoing.	Any revised masterplan or planning application will need to contain a Construction Method Statement to take account of the potential impacts of the Ythan Estuary, Sands of Forvie and Meikle Loch SPA and RAMSAR. FRA may be required. A buffer strip will be required adjacent to the watercourse south of the site which should be integrated positively into the development. A landscape buffer is required on the western boundary of the site, access and transport provision, including a distributor road between the B9000 and the A975, must be provided on the site.	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP2: Knockhall Road 60 homes	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2014/1408		FRA may be required. As the site is located close to the Ythan Estuary, Sands of Forvie and Meikle Loch SPA and RAMSAR, any future Masterplan or planning application will need to contain a Construction Method Statement to take account of the potential impacts to the qualifying interests of the Ythan Estuary, Sands of Forvie and Meikle Loch SPA and RAMSAR. The SUDS scheme for this site will need to take into account the occurrence of historic downstream flooding events. A buffer strip will be required adjacent to the watercourse on the southern boundary which should be integrated positively into the development.	
	FPP	APP/2017/1236			
	FPP	APP/2018/3074	Construction complete June 2022.		

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Newburgh					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP3: Land North of School Road 160 homes	Transportation	Developer; Transportation	Development of this site will support the first section of a vehicular link between the B9000 and the A975 to the north of Newburgh. New footway provision will be required on the B9000 School Road linking to the existing network	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	POAN	ENQ/2022/1660		FRA will be required. The SUDS scheme for this site will need to take into account the occurrence of historic downstream flooding events. A buffer strip will be required adjacent to the watercourse on the northern boundary which should be integrated positively into the development. Enhancement of the watercourse through re-naturalisation and removal of any redundant features should be investigated.	

Oldmeldrum					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
BUS: Oldmeldrum Business Park Safeguarded for employment uses	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
			Majority of the site is existing business park. Small supermarket recently completed. Some sites still to come forward.	FRA will be required. A buffer strip will be required alongside the watercourse. This part of the Meadow Burn is currently downgraded to Moderate status due to its physical condition which should be addressed through any development on the site.	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Land North of Distillery Road 49 homes	Roads	Developer; Roads	2 vehicular access required. Potentially a boulevard type access, double width road.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2019/1555	Several change of housetype applications submitted and Site is under construction.	WIA will be required. A buffer strip will be required along the watercourse along the northwest boundary which should be positively integrated into the development. There is an opportunity on site to provide SUDS to deal with an existing surface flood water issue and to increase riparian areas to allow for improvements in water quality. A buffer to the woodland at the south should form part of the open space obligation to protect and add value to these trees in contributing to the local townscape.	

Oldmeldrum					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP2: Coutens 85 homes	Roads	Developer; Roads	Two points of access will be required to the housing area. Coutens farm track should be upgraded to an adoptable standard relevant to the employment use on the OP6 site.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Landowner will progress with bringing this site forward.	TA, WIA and DIA required. A buffer strip will be required along the small watercourse along the eastern boundary which is to be positively integrated into the development. Due to nearby sites of historic and archaeological interest, and the potential for previously unrecorded archaeology to survive in this area, a programme of archaeological works may be required. Any potential impacts on key landscape characteristics including cumulative impacts require further assessment with respect to Historic Environment Scotland battlefield guidance.	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP3: Land South of Millburn Road 26 homes	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
			Site construction completed April 2019.	WIA will be required. FRA may be required. A buffer strip will be required to take account of this and be positively integrated into any development within this allocation. Due to nearby sites of historic and archaeological interest, and the potential for previously unrecorded archaeology to survive in this area, a programme of archaeological works may be required within in the site.	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP4: Land at Chapelpark 62 homes	Roads	Developer; Roads	Connectivity with the existing settlement will require to address the severance of the A947 by way of pedestrian crossing facilities provided on the A947. A second point of access is required for development beyond the existing consent and both accesses should be linked internally within the site.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	PPP	APP/2016/0898		DIA will be required. A buffer strip is required along the eastern boundary to protect the trees along the boundary. Strategic landscaping should be used as well as carefully considered design of the site to mitigate the impact on their setting and to minimise the impact on the approach/exit of Meldrum House.	
	MSC	APP/2020/0761			
	FPP	APP/2023/0225	Site construction underway.		

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Oldmeldrum					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP5: Newbarns 146 homes	Roads	Developer; Roads	Two vehicle accesses will be required, internally connected by way of a loop. Access from Park Lane and Newbarns will require these roads to meet adoptable standards relevant to the level of development, with footways. A new junction configuration is required at the Park Lane/Park Crescent/A947 junction.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	POAN	ENQ/2022/0698		A FRA, Phase 1 Habitat Survey and Peat Survey will be required. There is ancient woodland adjoining the northeast corner of the site which should be protected through a buffer strip. Buffer strips will also be required along the Burn of Keithfield/Raxton and the small watercourse along the eastern boundary and are to be positively integrated into the development. Part of the Burn of Keithfield/Raxton is currently downgraded to 'Poor' status due to its physical condition and therefore an enhancement of the watercourse through re-naturalisation and removal of any redundant features is a requirement of the development. SUDS mitigation is also likely to be required to address surface water flooding.	
			A planning application is being prepared with a view to submit early 2023.		
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP6: West of Coutens 3.2ha of employment land	Roads	Developer; Roads	Two points of access will be required to the housing area. Coutens farm track should be upgraded to an adoptable standard relevant to the employment use on the site.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Landowner will progress with bringing this site forward.	WIA and FRA may be required. A buffer strip will be required along the small watercourse along the eastern boundary which is to be positively integrated into the development	
Pitmedden					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
BUS: East of Pitmedden House Safeguarded for employment uses	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2015/0049	Marketing the site and looking for a tennent for approved Workshop and yard. Looking at options to deliver the remainder of the site.	FRA may be required. A buffer strip will be required alongside the watercourse which should be positively integrated within the development.	

Pitmedden					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Land at Bonnyton Farm 64 homes and public open space	Transportation	Developer; Transportation	2 points of vehicular access required for the site. Forming an access point to the north of site (Bonnyton Road) is not acceptable. Other options to be considered. Possible 20mph restriction at School, depending on access points.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	POAN	ENQ/2017/2042		FRA will be required. Buffer strips will be required adjacent to the watercourses surrounding the site which should be integrated positively into the development. A desk top survey and site investigation may be required to determine the extent and nature of any land contamination and to identify necessary mitigation measures.	
	FPP	APP/2019/0753			
	FPP	APP/2022/1429			
	FPP	APP/2023/1641			
	MPO	APP/2023/2009			
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP2: Land Southwest of Pitmedden 100 homes and a community hub	Roads	Developer; Roads	The site requires a vehicular access from the B999, whose route should be protected during any incremental development. This should lead to an internal loop road.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	POAN	ENQ/2023/0434		TA will be required to assess wider transportation requirements and takes all of the proposed allocations into account. WIA will be required. Part of the site is adjacent to an area predicted by SEPA to flood and may have pockets of localised drainage issues which could be mitigated through the provision of SUDS. Buffer strips will be required adjacent to the watercourses running through the site, which should be integrated positively into the development.	
	POAN	ENQ/2023/0600	Landowner to provide update on progressing this site.		
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP3: Mill of Allathan 68 homes	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
			Landowner to provide update on site delivery.	An Access Strategy is required to deliver two accesses to the site. Wider transportation requirements are to be determined through a TA that takes all of the proposed allocations into account. A WIA and FRA will be required. A buffer strip will be required adjacent to the watercourse on the northern boundary of the site, which should be integrated positively into the development.	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP4: Land at Cloisterseat 10 homes and 0.8ha of employment land	Roads	Developer; Roads	Footway provision will be required on the B9000 linking to bus stops at the Old Post Office.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	PPP	APP/2023/1217	Owner currently looking at options to develop the site.	WIA will be required. An assessment of the well on site will be required and suitable mitigation put in place to ensure no pollution to ground water. There may have been a natural watercourse emanating from this well which is now culverted. Deculverting and enhancement of this watercourse should be investigated.	

Potterton					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Land North of Denview Road 172 homes and community facilities	Roads	Developer; Roads	Two access points will be required. Access onto the unclassified Manse Road should be considered jointly with OP2 and access onto the C Class road located to the northeast of the site should be considered. Public transport infrastructure is required and should be considered jointly with OP2.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	POAN	ENQ/2022/0367		A TA taking all the settlement allocations into account is required to determine wider area impacts and accessibility infrastructure requirements associated with the overall expansion of Potterton. FRA and DIA is required as surface water affects a large part of the site.	
	FPP	APP/2024/0471			
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP2: Land Northwest of Manse Road 61 homes	Roads	Developer; Roads	Two access points will be required. Access onto the unclassified Manse Road should be considered jointly with OP1. Public transport infrastructure is required and should be considered jointly with OP1.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	POAN	ENQ/2022/0367		A TA taking all the settlement allocations into account is required to determine wider area impacts and accessibility infrastructure requirements associated with the overall expansion of Potterton. FRA will be required as surface water affects part of the site. A buffer strip will be required adjacent to the watercourse on the western boundary of the site which should be integrated positively into the development.	
	FPP	APP/2024/0471			
Rashierieve Foveran					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Land West of Rashierieve Cottages 8 live/work residential units	Roads	Developer; Roads	Upgrading of the unclassified road to the north of the site will be required.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Previous planning application withdrawn. Submit new planning application.	FRA may be required. A buffer strip will be required adjacent to the watercourse on the southern boundary of the site which should be integrated positively into the development. Enhancement of this straightened watercourse through renaturalisation and removal of any redundant features will require be investigated. A landscape buffer will also be required to the western boundary of the site.	

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Rothienorman					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Site to West of Blackford Avenue 12 homes	Roads	Developer; Roads	A joint access strategy is required with OP2 to provide a secondary access.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2020/1480	Construction complete.	A joint access strategy is required with OP2 to provide a secondary access. DIA will be required.	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP2: Site West of Forgue Road 1.5ha employment land	Roads	Developer; Roads	An access route to OP1 will be required to be safeguarded within the site.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Landowner to provide update on site delivery.	FRA may be required. A buffer strip will be required adjacent to the watercourse on the eastern boundary of the site which should be integrated positively into the development. Enhancement of this straightened watercourse through renaturalisation and removal of any redundant features require to be investigated.	

St Katherines					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Cromlet Park West 15 homes	Roads	Developer; Roads	New access onto A947 will require speed reduction measures. U53S road to be widened, footway and speed limit to be extended across frontage of site.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2019/0175	Site construction is expected to commence soon.	Not Required	

Tarves					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: The Grange 113 homes, community facilities and 2ha employment land	Roads	Developer; Roads	Access arrangements must be co-ordinated with accesses to sites OP2 and OP3 to ensure that development on all three sites may have satisfactory access. Future development of the site will require at least two vehicular access points. It is expected that access will be taken from Duthie Road to the north of the site boundary, as to allow better connectivity with the rest of the village and neighbouring properties.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	POAN	ENQ/2017/1984	Several change of housetype applications submitted and approved.	TA, WIA and DIA will be required.	
	FPP	APP/2018/1262	Housing element of the site is under construction, due to complete 2025. Commercial sites advertised		

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Tarves					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP2: Braiklay Park 15 homes	Roads	Developer; Roads	Access arrangements must be co-ordinated with accesses to sites OP1 and OP3 to ensure that development on all three sites may have satisfactory access. Junction works are required at Braiklay crossroads which would be required to be agreed with Aberdeenshire Council.	Planning Application	TBD
	Application Type	Application	Notes	Technical Assessments	
			Site is being marketed for development by landowner.	Not Required	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP3: Land at Braiklay Croft 19 homes	Roads	Developer; Roads	Access to the site will be taken from Duthie Road. Access arrangements must be co-ordinated with accesses to sites OP1 and OP2 to ensure that development on all three sites may have satisfactory access.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2015/1685	Building warrant approved in November 2016. Construction expected to commence by 2023.	FRA may be required as well as SUDS.	
Tipperty					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
BUS: Tipperty Industrial Centre Safeguarded for employment uses	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
			Site developed/ in use.	Not Required	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Site 1: Land East of Tipperty Industrial Estate 0.76ha employment land	SEPA	Developer; SEPA	There is no suitable public waste water treatment works in Tipperty. Developers must contact SEPA early in the planning process to discuss drainage arrangements.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Developer to update on the programming of the site delivery.	TS/TA will be required to address access to the site by all transport modes. This should incorporate the OP2 site. FRA will be required as well as SUDS due to surface water drainage issues.	

Tipperty					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP2: Land to the South of Tipperty Industrial Estate 0.73ha employment land	SEPA	Developer; SEPA	There is no suitable public waste water treatment works in Tipperty. Developers must contact SEPA early in the planning process to discuss drainage arrangements.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Developer to update on the programming of the site delivery.	TS/TA will be required to address access to the site by all transport modes. This should incorporate the OP1 site. FRA will be required to accurately determine the developable area of the site and floor levels.	
Turriff					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
BUS1: Markethill Industrial Estate Safeguarded for employment uses	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
			Existing industrial estate, largely developed.	Not Required	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
BUS2: Morrison Motors Safeguarded for employment uses	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
			Car dealership developed. Develop-able area still available.	Not Required	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Adjacent to Wood of Delgaty 450 homes, 10ha employment land, commercial land and community facilities	Transportation	Developer; Transportation	The distributor link should be able to run between the A947 to the north and south of Turriff. The Balmellie Road is unsuitable as the main development access and requires upgrading to a suitable adoptable standard consistent with footways between the site and Collyburn View	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2017/1780		TA, DIA, WIA, EA, LP, TS, FRA required. A buffer strip will be required alongside any watercourses and this should be integrated positively into the development as part of the blue/ green infrastructure. Enhancement of any straightened watercourses through renaturalisation and removal of any redundant features will require to be investigated. Distributor Road options assessment to be undertaken. Further investigation required for area of ancient woodland. An Archaeology Survey will be required as the site includes the remains of a possible ring cairn. Tree Protection Plan will be required.	
	PPP	APP/2022/2062	Landowner to advise on delivery of remainder of site.		

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Turrieff					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP2: North of Shannocks View 227 homes	Roads	Developer; Roads	2 points of vehicular access will be required, access to be taken off the 'C' class road to the east of the site.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2016/3261		TA, WIA and DIA will be required. A buffer strip will be required adjacent to the Burn of Knockiemill which should be integrated positively into the development.	
	FPP	APP/2021/2805	Phase 1A		
	FPP	APP/2021/2807	Phase 1B		
			Site construction expected to commence from 2026.		
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP3: Adjacent to Broomhill Road / Markethill Industrial Estate 4.5ha employment land	Transportation	Developer; Transportation	An access junction on the A947 should be considered jointly with site OP1.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Site available for development but not actively being progressed at this time.	TA/TS will be required to determine the wider transportation requirements. WIA will be required.	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP4: South of Colly Stripe, Smiddyseat Road 27 homes	Roads	Developer; Roads	Access should be provided at St Congan's Den and Balmellie Road and linked internally within the site.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			The Landowner is speaking to developers and will advise of delivery programme.	FRA may be required. A buffer strip will be required adjacent to the Colly Stripe which runs through the site and will need to allow sufficient space for restoration of the straightened and partially culverted burn. An archaeological survey may be required due to Colly Stripe Crop Marks (SMR).	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP5: Land North of Cornfield Road 40 homes	Roads	Developer; Roads	Access will require to be provided from Cornfield Road and Riddoch Road and footway connections provided from the site to link with existing networks.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2022/0683	Application withdrawn. Landowner to advise on delivery of site.	TS should be provided to determine an access strategy and assess the suitability of existing junctions accessing the site.	

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Udny Green					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Opposite Bronie House 15 homes	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2014/1180		Not Required	
	FPP	APP/2017/1057	Site construction expected to commence 2023 onwards.		

Udny Station					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Woodlea East 35 homes	Roads	Developer; Roads	Potential improvement works may be required at the crossroads junction located directly to the east of the settlement.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	POAN	ENQ/2018/1983		TA, DIA, WIA and landscape plan will be required.	
	FPP	APP/2020/1629			
	FPP	APP/2024/0447			

West Pitmillan					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
BUS: West Pitmillan Safeguarded for employment uses	Transportation	Developer; Transportation	Access will be expected to be taken via the old A90. The junction with the B977 will require to be reviewed and upgraded as necessary to meet current design standards.	Planning Application	TBD
	Water	Developer; Scottish Water	Development will connect directly off the trunk main. 24 hour water storage is required. Mains extension may be required with pressure management.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Site developed/ in use.	FRA may be required due to the possible presence of culverted watercourses on the site. A buffer strip will be required adjacent to the watercourse which runs along the northern site boundary and should be integrated positively into the development.	

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West Pitmillan					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: West Pitmillan 3.1ha employment land	Transportation	Developer; Transportation	Access will be expected to be taken via the old A90. The junction with the B977 will require to be reviewed and upgraded as necessary to meet current design standards.	Planning Application	TBD
	Water	Developer; Scottish Water	Development will connect directly off the trunk main. 24 hour water storage is required. Mains extension may be required with pressure management.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2018/1783	Progressing with the southern part of OP1 on a plot by plot basis. Development on the northern section will follow the completion of the southern part.	FRA may be required due to the possible presence of culverted watercourses on the site. A buffer strip will be required adjacent to the watercourse which runs along the northern site boundary and should be integrated positively into the development.	

Ythanbank					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Michaelmuir Croft 5 homes	Waste Water	Developer; Scottish Water	Waste water constraints will need to be overcome. A private single waste water treatment plant, built to an adoptable standard, will be required for this site. Scottish Water should be contacted by the developer to ascertain whether a mains diversion is possible.	Planning Application	TBD
	Education	Developer; Education	Education constraints will need to be overcome.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2023/1028		Appropriate drainage such as SUDS may be required to mitigate against any surface water flooding. Further investigation of the well in the south west corner of the site will be required and potential pollution to groundwater mitigated.	

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Strategic Reserve (SR) Employment Land & Commercial Centre (CC) Sites

Ellon					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
CC1: Waterton	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
			Developer to provide delivery programme.	The trees along the boundaries of the site will require consideration and development has the potential to impact on protected species on the site. A FRA will be required. Buffer strips will be required adjacent to the watercourses which should be positively integrated into the development. The buffer strips will need to allow sufficient space for the River Ythan to follow its natural course. Enhancement through re-naturalisation and removal of any redundant features should be investigated.	

Rashlervie Foveran					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
SR1: Land south-east of A90/A975 junction	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
				Not Required	

Auchleven					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Auchleven Croft (Mortimers Way) 5 homes	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2023/0282	The plots are under construction.	Not Required	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP2: Adjacent to Premnay School 9 homes	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2024/1310	Landowner to advise on delivery for remainder of site.	Not Required	
Blackburn					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
BUS: Blackburn Industrial Estate / Westpark Business Park Safeguarded for employment uses	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2017/2476		Not Required	
	FPP	APP/2023/1344	The site is partially developed.		
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Caskieben 240 homes	Roads	Developer; Roads	Main access to be taken from the B973 beside the garage. Discussion should take place with Roads Development and Aberdeen City Council roads to discuss suitability of a second access.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Submission of planning application following masterplanning process.	Technical assessments to be progressed and submitted with planning application. FRA may be required. The Black Burn is currently downgraded to Moderate status due to its physical condition. Enhancement of the Burn through renaturalisation and removal of any redundant features will require to be investigated.	

Chapel of Garioch					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Land at Pitbee 10 homes	Roads	Developer; Roads	Need for footway link to school and street lighting.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2014/3849	Substantive site start, groundworks underway. Site is currently being marketed.	Not Required	

Cluny & Sauchen					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Main Street 76 homes	Roads	Developer; Roads	Site will now require an emergency access point off Main Street due to the increase in allocation.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2019/2302	First phase of construction complete.	For the increase in capacity an updated FRA may be required to reflect any new information. A buffer strip will be required adjacent to the Cluny Burn which should be integrated positively into the development. The buffer strip will need to allow sufficient space for restoration of the straightened watercourse. Enhancement and removal of any redundant features will require to be investigated.	
	FPP	APP/2020/1259	Phase 3. Site is under construction with the first phase of housing complete. Two change of house type application's have been submitted and approved (APP/2022/0354 & APP/2023/131)		

Dunecht					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Land West of Tillybrig 33 homes	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2018/2430	Site construction is complete.	Not Required	

Echt					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: North of Forbes Park 25 homes	Roads	Developer; Roads	Connectivity is required at Forbes Way and Forbes Park.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2022/2257	Developer to continue to progress towards development.	The area of protected land (P2) to the northeast of the site is at risk from flooding. This area should be enhanced and include a buffer strip to ensure the risk of flooding is minimised. This could contribute towards the open space requirements in bringing the site forward for development. A FRA will be required.	

Hatton of Fintray					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: North of B977 16 homes	Water	Developer; Scottish Water	A 100mm PVC water main crosses the middle of the site from east to west. Scottish Water should be contacted by the developer to discuss whether a mains diversion is required.	Planning Application	TBD
	Roads	Developer; Roads	Footway connections are required from site OP1 to Hatton of Fintray Primary School.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			A Planning application will require to be submitted.	A FRA may be required. A buffer strip will be required adjacent to the watercourse on the western boundary which should be integrated positively into the development. The buffer strip will need to allow sufficient space for restoration of the straightened watercourse. Enhancement of these through renaturalisation and removal of any redundant features will be required to be investigated.	

Insch					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
BUS: Insch Business Park, Muirheadless Safeguarded for employment uses	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2019/0367		Not Required	
	FPP	APP/2023/0627			
	FPP	APP/2023/2357	Mutiple applications on the site and the majority of the site is now developed.		
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Land at North Road (Rothney West) 48 homes	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2015/0634	Site is under construction and is anticiapted for completion in 2028.	Not Required	
	POAN	ENQ/2019/0854			
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP2: Hillview, South Road 8 homes	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2016/0966		Not Required	
	FPP	APP/2020/0996	Site construction is now complete.		

Insch					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP3: North of Insch Business Park 5ha employment land	Roads	Developer; Roads	Footpath provision is required to link to the existing network at Insch Business Park	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2019/0367	To be marketed as self build plots (Class 4, 5 & 6).	FRA may be required. A buffer strip will be required adjacent to the watercourse on the western boundary which should be integrated positively into the development. Footpath provision is required to link to the existing network at Insch Business Park. A TS is required and should set out how the site will be accessed by non-car modes.	

Inverurie					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
BUS1: Harlaw Industrial Estate Safeguarded for employment uses	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
			Existing business park, largely developed.	Not Required	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
BUS2: Blackhall Industrial Estate Safeguarded for employment uses	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
			Existing business park.	Not Required	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
BUS3: Highclere Business Centre Safeguarded for employment uses	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2014/3979		Not Required	
	FPP	APP/2016/2809			
	FPP	APP/2022/2035	Existing Business Park, further applications for change of use and new applications expected. Ongoing marketing of vacant plots/buildings.		
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
BUS4: Inverurie Business Park Safeguarded for employment uses	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
			Existing business park.	Not Required	

Inverurie					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
BUS5: Crichtiebank Business Centre Safeguarded for employment uses	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
			Site partially developed. Further applications for vacant land expected in the future.	Not Required	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
BUS6: Land to south-east of Thainstone Roundabout Safeguarded for employment uses	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
			Site partially developed.	Not Required	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
BUS7: Kirkwood Commercial Park, Thainstone Safeguarded for employment uses	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	PPP	APP/2013/0170		FRA previously carried out. Development should accord with this FRA or any further study which supersedes it.	
	PPP	APP/2017/1398			
	MSC	APP/2014/1994			
	FPP	APP/2020/1324	Site largely developed.		
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
BUS8: Thainstone Business Park Safeguarded for employment uses	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
			Largely developed. Some plots available.	Not Required	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Conglass 57 homes	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2017/3188	The site construction is now complete.	Not Required	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP2: Former Garioch Health Centre Mix of uses including housing and retail uses	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2019/2719	Supermarket complete.	Not Required	

Inverurie					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP3: Land at Harlaw Park 50 homes (supported accommodation)	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2015/2470		Not Required	
	FPP	APP/2015/2474			
	FPP	APP/2017/0199			
	FPP	APP/2018/1972			
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP4: Portstown Mixed uses including 416 homes and commercial land	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2017/1367	Several FPP for Change of House Type Applications submitted and approved.	Not Required	
	FPP	APP/2019/1649			
	FPP	APP/2019/2890			
	FPP	APP/2020/0267			
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP5: Crichtie 737 homes, including community facilities and a primary school	Roads	Developer; Roads	Access for the first 300 homes via the B993 Kernay Road, all subsequent homes require access via a new grade separated interchange to the south. Cycling and pedestrian permeability to be provided and a formal route provided linking to the existing networks in Inverurie and Port Elphinstone crossing the A96.	Planning Application; after 300 homes	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	PPP	APP/2013/0267		FRA will be required for the northern part of the site. Water Impact and DIAs will be required. The demand for water and wastewater capacity for the non-domestic element of this development will depend on the business use. Early engagement with Scottish Water required.	
	FPP	APP/2021/0525			
	MSC	APP/2019/1489			
	POAN	ENQ/2024/0523			
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP6: Crichtie 23.7ha employment land	Roads	Developer; Roads	Pedestrian and cycling permeability and connectivity is required throughout and to site OP5.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	PPP	APP/2013/0267		Not Required	
	PPP	APP/2021/0525			
	POAN	ENQ/2024/0523	Further application(s) to be submitted		

Inverurie					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP7: Uryside Phase 2 681 homes	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2010/3002		Not Required	
	FPP	APP/2015/1213			
	FPP	APP/2017/1381			
	FPP	APP/2020/0275			
	FPP	APP/2020/1713			
	FPP	APP/2022/2567			
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP8: Former Hatchery, Blackhall Road 64 homes	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2015/2899	Change of house types submitted and approved. Site under construction.	Not Required	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP9: Adjacent to Axis Business Centre 1.5ha employment land (class 4 only)	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2012/3648	Future applications for individual plots expected.	Not Required	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP10: Thainstone 25.8ha employment land	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	PPP	APP/2015/3793		Not Required	
	FPP	APP/2015/3748			
	S42	APP/2024/0886			
	POAN	ENQ/2018/0267			
	FPP	APP/2018/0428			
	MSC	APP/2018/0140			
	FPP	APP/2018/2002			

Inverurie					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP11: Pineshaw, Port Elphinstone 54 homes	Roads	Developer; Roads	Discussion to take place with Roads Development to determine the access proposals for the site.	Planning Application	TBD
	Water	Developer; Scottish Water	Network upgrades may be required to facilitate this site. This site is included in our Strategic Impact Assessments and required mitigations will be identified in the report outputs.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	POAN	ENQ/2024/0523	Planning application to be submitted.	Wet habitats and buffers/ protection may be required.	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP12: North Street, Inverurie Mix of uses including 80 homes	Water	Developer; Scottish Water	Existing 100mm PVC pipework within the site to be cut and capped. Water and sewer network reinforcement may be required.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	PPP	APP/2023/0242	Further application(s) to be submitted	Technical Assessments to be undertaken alongside MSC applications. SEPA have advised that an existing Pollution Prevention and Control (PPC) licence (PPC/N/0020024) is in place for this site. The permit surrender process should be completed before the site is developed.	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP13: Kirkwood Commercial Park, Thainstone 3.8ha employment land	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	PPP	APP/2013/0170		FRA previously carried out. Development should accord with this FRA or any further study which supersedes it.	
	PPP	APP/2017/1398			
	MSC	APP/2014/1994			
	FPP	APP/2020/1324	Site construction to start.		
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP14: Land Northeast of Thainstone Roundabout A halting site for gypsy travellers and/or employment land	Roads	Developer; Roads	Access should be taken through site BUS6.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	PPP	APP/2013/3196		Not Required	
	POAN	ENQ/2018/1734			
	FPP	APP/2020/1034			

Inverurie					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP15: Land West of Bennachie View Care Home 130 homes	Roads	Developer; Roads	Access and connectivity should be integrated with site OP1.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2024/1086		Not Required	
	POAN	ENQ/2022/1198			
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP16: Land West of Conglass Cottages Mix of uses including 50 homes and 2ha employment land	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	POAN	ENQ/2022/1198		Not Required	
Keithhall					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: South of Inverurie Road 36 homes	Roads	Developer; Roads	Access to be taken off the B993, Improved pedestrian links to the school from the site is required. Further discussions should take place with Roads Development to discuss speed limits and traffic calming measures.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Landowners to provide update on progress with the site.	FRA may be required. A buffer strip will be required adjacent to the watercourse on the southern boundary which should be integrated positively into the development.	
Kemnay					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
BUS1: Quithie Road Safeguarded for employment uses	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2020/0626	Site partially in use.	Not Required	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
BUS2: Land on east side of Aquithie Road (B993) Safeguarded for employment uses	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
			Site in use.	Not Required	

Kemnay					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: West of Milton Meadows 20 homes	Roads	Developer; Roads	The existing speed limit and gateway feature should be extended to incorporate a new access junction on the B993.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2019/0490	Site construction has commenced.	Not Required	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP2: Birley Bush Depot 1ha employment land	Roads	Developer; Roads	Upgrade to the junction on the B993 will be required and existing access road to adoptable standard with footway connection to the existing network.	Planning Application	TBD
	Water	Developer; Scottish Water	Capacity may be limited depending on use, early engagement with Scottish Water is recommended.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Site is currently a Council Depot.	Not Required	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP3: Land to the East of Stuart Crescent 65 homes	Roads	Developer; Roads	It is anticipated that the site would be accessed from the B993 road, with provision made for a continuation of the pedestrian footpath on the north side of the B993, as far as the new road junction. Provision for active travel is required.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Developer to continue to progress towards development.	A TA, DIA, FRA and Landscape and Visual Impact Assessment may be required.	
Kingseat					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
BUS1: Kingseat Business Park Safeguarded for employment uses	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
			The Business Park is fully developed.	Not Required	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
BUS2: Land at north-east side at B979 Safeguarded for employment uses	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
			Site is fully developed.	Not Required	

Kingseat					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Former Kingseat Hospital Housing	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
			Landowner to provide update on development of the site.	Not Required	
Kintore					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
BUS1:Kintore Business Park Safeguarded for employment uses	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
			Site largely developed.	Not Required	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
BUS2: Land at Kintore Railway Station Safeguarded for employment uses	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
			Vacant land around train station available.	Not Required	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
BUS3: Craigearn Business Park Safeguarded for employment uses	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
			Site largely developed.	Not Required	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
BUS4: Midmill Business Park Safeguarded for employment uses	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
			Some vacant plots available.	Not Required	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Kintore East (Residential) 1000 homes	Roads	Developer; Roads	A new distributor link is required to the B987 with upgrades to the B987 and A96 roundabouts provided as required.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	S42	APP/2022/0283	Construction on site is anticipated from 2028 onwards.	Should the extant permission lapse any new development may require an updated FRA to be submitted. Any new Masterplan should highlight buffer strips will be required adjacent to the Tuach Burn and the small watercourses through the site and should be integrated positively into the development. The buffer strips will need to allow sufficient space for restoration of the straightened watercourses. Enhancement of these through renaturalisation and removal of any redundant features will be required to be investigated. An updated TA should determine the extent of new infrastructure required.	
	PPP	APP/2013/3830			

Kintore					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP2: Woodside Croft, Town Park 150 homes to enable the development of Gauch Hill Town Park	Roads	Developer; Roads	A new junction is required at the B994/B987/Tumulus Way. Pedestrian permeability is required along the B987 frontage. Active travel routes should be promoted, particularly to the railway station.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	PPP	APP/2004/3532		FRA may be required. A buffer strip will be required adjacent to the watercourse on the northern boundary which should be integrated positively into the development.	
	MSC	APP/2023/0872			
	MPO	APP/2021/0422			
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP3: Kintore South A mix of uses including offices and community facilities	Roads	Developer; Roads	A new distributor link is required to the B987 with upgrades to the B987 and A96 roundabouts provided as required.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Planning applications will follow agreement of masterplan.	A TA underway and to be agreed with Roads Development.	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP4: Midmill Business Park 20ha employment land	Roads	Developer; Roads	A new distributor link is required to the B987 with upgrades to the B987 and A96 roundabouts provided as required.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2015/3048	Site partially developed, some developable area still remains.	Not Required	
	NOT	APP/2023/1017			
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP5: Kintore East Commercial and Community Uses	Roads	Developer; Roads	A new distributor link is required to the B987 with upgrades to the B987 and A96 roundabouts provided as required. An updated TA incorporating an Access Strategy, Public Transport Strategy and Walking/Cycling Strategy should determine the extent of new infrastructure required.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2014/1953		Not Required	

Kintore					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP6: Land Adjacent to Woodside Croft 24 affordable homes	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	PPP	APP/2004/3532		Not Required	
	PPP	APP/2017/0288			
	MSC	APP/2023/0872	Scheme is currently being redesigned as part of the wider development.		
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP7: South of Northern Road / A96 Mix of uses including 32 homes, retail and employment land	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
			Enquiries are being received from interested parties. The eastern portion of the site has been developed for the new Kintore Railway which opened in October 2020.	FRA may be required. A buffer strip will be required adjacent to the watercourse on the northern boundary which should be integrated positively into the development.	
Meikle Wartle					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Land North of Meikle Wartle 12 homes	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
			Landowner/ Developer to provide update on programming to bring the site forward for delivery.	Provision for a car park associated with the hall (R1) should be included in delivering the site. Footway connections to the existing network will be required. Provision for waste water treatment requires to be confirmed.	
Midmar					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Roadside of Corsindae 12 homes	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	PPP	APP/2024/1881	Application pending decision.	Footway connections to the existing network will be required. Provision of waste water treatment will require to be confirmed.	
Millbank					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Land at Millbank Crossroads 30 homes and 270m2 employment land	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2020/2569		A FRA may be required. Buffer strip required for watercourse.	

Newmachar					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Hillbrae Way 340 homes	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	PPP	APP/2016/2794		Should the extant planning permission lapse a revised FRA and Masterplan may be required. Any new Masterplan will be required to review the buffer strip provision adjacent to the watercourse and the possible enhancement of the watercourse through renaturalisation and removal of any redundant features.	
	MSC	APP/2017/1399			
	MSC	APP/2020/1959			
	MSC	APP/2022/1636	Site construction anticipated to start in 2026.		
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP2: Corsesduick Road 130 homes	Roads	Developer; Roads	Road to the west that leads to the A947 is not considered suitable, if used it will require junction improvements and widening. Discussion on access for Phase 2 required.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	POAN	ENQ/2022/1420		Not Required	
	POAN	ENQ/2024/0535			
	FPP	APP/2013/2757	First phase of construction complete (70 units).		
	FPP	APP/2023/0024			
	FPP	APP/2024/1265	Application pending decision.		
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP3: Redwood Cottage 11.1ha employment land	Roads	Developer; Roads	A pedestrian crossing facility is to be provided on Hillbrae Way.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Landowner/ agent to provide update on site delivery.	FRA may be required. A buffer strip will be required adjacent to the watercourse running through the site which should be integrated positively into the development. The buffer strip will need to allow sufficient space for restoration of the straightened watercourse. Enhancement of these through renaturalisation and removal of any redundant features will be required to be investigated.	
Old Rayne					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Land North of Pitmachie Farm 10 homes	Roads	Developer; Roads	A safe route to the primary school needs to be provided, with safe provision at the Lawrence Road/A96 junction.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Landowner/ agent to provide update on site delivery.	The northeast boundary of the site is in an area identified at fluvial flood risk. A FRA may be required.	

Old Rayne					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP2: Barreldykes 30 homes, 0.3h employment land and retail uses	Roads	Developer; Roads	Footway link to school required and connectivity to the rest of the settlement required. Discussion should take place with Roads Development.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2024/1260	Application pending decision.	A revised FRA will be required.	
	FPP	APP/2022/2318	Application refused.		

Oyne					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
BUS: Former Archaeolink site Safeguarded for employment uses	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
			Landowner/ agent to provide update on site delivery.	Not Required	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Fomer Archaeolink Site 10 homes	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
			Landowner/ agent to provide update on site delivery.	A WIA will be required to establish the status of Oyne Service Reservoir and consider any mitigation works required. Early engagement with Scottish Water is recommended in this respect.	

Westhill					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
BUS: Arnhall / Silvertrees Business Parks Safeguarded for employment uses	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
			Applications have come forward one an phased basis. Majority of site plots now have planning consent. Site construction to be completed on a plot by plot basis.	Not Required	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Strawberry Field Road 10 homes	Roads	Developer; Roads	Access is most likely to be appropriate via Strawberry Fields Road and/or Broadstraik Road.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2020/0684		Not Required	

Garioch

Westhill					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP2: Burnland 38 homes and commercial/ retail uses	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2022/1062	Site is under construction.	Not Required	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP3: Land at Former Blockworks Site 63 affordable homes	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2020/2249		Not Required	

Strategic Reserve (SR) Employment Land & Commercial Centre (CC) Sites

Inverurie					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
SR1: Crichtie	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
			Site will be brought forward in the long term if there is demand.	Not Required	

Westhill					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
SR1: Land south of Arnhall Business Park, at Brodiach Burn	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
				Not Required	

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Auchenblae					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Land South of Mackenzie Ave 25 homes	Roads	Developer; Roads	Access should be taken from MacKenzie Avenue, and new development should respect the character and setting of the Auchenblae Conservation Area to the west of the site.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2015/3181	Start of works made on site, permission implemented. Landowner/ developer to advise how the site will be delivered.	Not Required	

Blairs					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Blairs College Estate 325 homes	Roads	Developer; Roads	Provision for active travel is required, in particular noting potential for paths to link northwards towards the proposed footbridge over the River Dee.	Planning Application	TBD
	Waste Water	Developer; Scottish Water	The proposal would need to connect to a public sewer to mitigate effects on the River Dee SAC.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	PPP	APP/2006/4973		Conservation Plan will be required. FRA may be required. DIA and HRA required. CMS may be required to take account of the potential impacts on the qualifying interests of the River Dee SAC.	
	FPP	APP/2013/1291			
	MSC	APP/2013/1292			
	FPP	APP/2015/1337			
	FPP	APP/2019/1656			
	MSC	APP/2020/0159			
	MSC	APP/2021/2687	Site construction is underway.		

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Chapelton					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Chapelton Mix of uses including 4045 homes, up to 11.5ha employment land and 11ha identified as strategic reserve	Education	Developer; Education	A primary school will be required after the 489th home	After 489th home	TBD
	Health	Developer; NHS	A neighbourhood health unit is required after the 500th home.	After 500th home	TBD
	N/A		A halting site for gypsy/ travellers to be provided within the employment land.	Planning Application	
	Application Type	Application Reference	Notes	Technical Assessments	
	PPP	APP/2011/3100		FRA may be required for future phases. For future phases buffer strips will be required adjacent to all watercourses running through the site which should be integrated positively into the development. Enhancement of these watercourses through renaturalisation and removal of any redundant features will require to be investigated.	
	FPP	APP/2011/3103	Phase 1A		
	FPP	APP/2021/0575	Retail units		
	FPP	APP/2021/1534	Retail units		
	MSC	APP/2019/2512			
	MSC	APP/2019/2515	Phase 1A		
	MSC	APP/2019/2922	Phase 1A		
	MSC	APP/2020/0587			
	MSC	APP/2020/1996			
	MSC	APP/2021/0489	Phase 1A		
	MSC	APP/2021/1588			
	MSC	APP/2021/1117			
	MSC	APP/2022/1965			
	MSC	APP/2022/2271	Phase 2		
			Construction of Phase 1A ongoing.		
			Subsequent MSC applications submitted and approved for various blocks within the site. Submission of planning application(s) for		

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Drumlithie					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Adjacent to Bowling Green Mix of uses including 30 homes and 0.5ha employment land	Roads	Developer; Roads	Second access with Phase 2 desirable. Footway and lighting to be extended along frontage of the site. Upgrade of the adjacent existing unclassified road will be required to meet the standards for road adoption relative to the cumulative number of units	Planning Application	TBD
	Water; Waste Water	Developer; Scottish Water	Early engagement is also encouraged with Scottish Water regarding the non-domestic element of this allocation as the demand for water and waste water capacity will depend on the business use. Scottish Water should be contacted by the developer to ascertain whether a mains diversion is possible.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2013/2288	Permission expired. Submit new planning application.	Should the permission lapse an updated FRA may be required. A buffer strip will be required adjacent to the burn to the north of the site which should be integrated positively into the development. Enhancement of this straightened watercourse through renaturalisation and removal of any redundant features will require to be investigated.	

Drumoak					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Land to the North of Sunnyside Farm 11 homes	N/A				
	Application Type	Application	Notes	Technical Assessments	
	FPP	APP/2014/3232		Not Required	

Edzell Woods & Newesk					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
BUS: Former RAF Edzell Safeguarded for employment uses	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	PPP	APP/2012/0037	Partial development within the site.	Not Required	
	MSC	APP/2021/0107			
	FPP	APP/2015/2241			

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Edzell Woods & Newesk					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Newesk Mix of uses including 300 homes	Roads	Developer; Transportation	Future development should ensure that appropriate access is taken to these sites. TA updates and amendments will be required for new development proposals. OP1 S75 includes triggers for improvements to C2K/ A90 junction. These works have been agreed with Transport Scotland and initial phases completed in advance of the site coming forward. Provision of footpath and cycle ways along Forrestal Street connecting to existing networks within the settlement will be required.	Planning Application	TBD
	Water; Waste Water	Developer: Scottish Water	Early engagement is encouraged with Scottish Water due to there being no public waste water treatment available. Existing residents must be able to be connected to any new waste water pipe, as part of the development of the site. Early engagement is also encouraged with Scottish Water regarding the non-domestic element of allocation OP2 as the demand for water and waste water capacity will depend on the business use	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	PPP	APP/2012/0037	The site is currently being marketed.	Not Required	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP2: Edzell Business Base 53ha employment land	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	PPP	APP/2012/0037		Not Required	
Fettercairn					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Land to the North West of Fettercairn 60 homes	Roads	Developer; Roads	2 access points will be required (1 emergency access).	Planning Application	TBD
	Waste Water	Developer; Scottish Water	Scottish Water have received a Pre-Development Enquiry for this development which will require to be re-evaluated before progressing to the technical application phase. Early engagement with Scottish Water is required to discuss network connection options.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Landowner to provide update on the programming to bring the site forward for delivery.	A FRA is required. A buffer strip will be required adjacent to the watercourse on site which should be integrated positively into the development. Enhancement of the watercourse through any renaturalisation and removal of any redundant features will require to be investigated.	

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Findon					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Land South of Earnshuegh Terrace 11 homes	Roads	Developer; Roads	Access should only be taken from the west side of Old Inn Road, which leads to Earnsheugh Place to avoid road capacity/safety issues. Development needs to take into account cumulative totals of housing with respect to the existing road hierarchy and provide access to the site to meet the required standards for road adoption. Connections to the National Cycle Route 1 are encouraged from Old Inn Road.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Landowner to provide details as to programming of site.	Not Required	

Fordoun					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
BUS1: Land at Auchenblae Road Safeguarded for employment uses	Roads	Developer; Roads	Any upgrade should consider secondary linked access to provide 2 points of access as opposed to emergency access.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Developer considering options for the site.	Not Required	

Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
BUS2: Fordoun Aerodrome Safeguarded for employment uses	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2005/4113		Not Required	
	FPP	APP/2007/0541			
	FPP	APP/2007/1983			
	FPP	APP/2007/3747			
	FPP	APP/2013/0822	Phase 3 extension to pipeyard		
	FPP	APP/2009/1283			
	FPP	APP/2014/1943	Site largely in class 6 use/ pipeyard storage		

Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Station Road 15 homes	Roads	Developer; Roads	In order for development to proceed, a secondary road access leading from Toch-Hill Place to the west, through the BUS1 site to the existing minor road to the east needs to be completed prior to any further development being accessed from Station Road.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2023/1623	Variation of condition	Not Required	
	FPP	APP/2023/0003	Variation of condition		
	PPP	APP/2019/0497	Variation of condition		

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Gourdon					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
BUS: Linton Business Park Safeguarded for employment uses	Water; Waste Water	Developer; Scottish Water	Early engagement is also encouraged with Scottish Water as the demand for water and waste water capacity will depend on the business use.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Continue marketing remainder of site.	Not Required	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Land at Braehead 49 homes	Roads	Developer; Roads	Formal, lit pedestrian connectivity is required to link the development to the existing settlement, school and to the bus stop of the A92. A TS should address potential capacity issues with the A92 junction. Good quality open space is required. Provision for active travel is also required and this should seek to connect to existing active travel routes, including the nearby National Cycle Network Route 1 (NCR1).	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2022/2125	Site construction is underway.	Not Required	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP2: East of Linton Business Park 5.2ha employment land	Roads	Developer; Roads	Access to the site will be taken through the BUS site connecting to the existing road layout within this site. Pedestrian, cycle and public transport accessibility should be addressed through a TS. Capacity issues at the A92 junction should also be assessed.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Site to be progressed after BUS site.	Not Required	
Inverbervie					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Land to the South of West Park 200 homes	Roads	Developer; Roads	Junction improvements and road upgrade to local road (offsite works). Second emergency access required. Footway improvements along the old railway line required.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	POAN	ENQ/2022/1006	Submit planning application.	A buffer strip will be required adjacent to the watercourse on the south east boundary which should be integrated positively into the development.	

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Johnshaven					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Golden Acre 67 homes	Roads	Developer; Roads	Junction improvements and road upgrade to the local road (offsite works) will be required. Two points of vehicular access are required for the site. The road network leading to the site must meet the Standard for Road Adoption relative to the level of development proposed. Connectivity should be provided to the existing settlement by way of footways as well as to bus services on the A92. Footpath links should be created to connect with existing pathways along the former railway line.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	POAN	ENQ/2019/0192		Not Required	
	FPP	APP/2019/2255	Subsequent change of house types submitted.		
			The site is now complete.		

Kirkton of Maryculter					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Land off Polston Road 6 homes	Roads	Developer; Roads	Connection to the existing footway network should be provided.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	PPP	APP/2012/1208		Not Required	
	MSC	APP/2018/0084			
	FPP	APP/2020/1946			

Laurencekirk					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: North of Laurencekirk 310 homes	Roads	Developer; Roads	To relieve congestion in the town centre, part of the western distributor road must be provided within this site. Future development should ensure that appropriate vehicular access is provided for the site and this should be done in discussion with the Council's Transportation Service. Footpaths will require to be provided to ensure that there are safe routes to school, including the provision of pedestrian links to Laurencekirk Academy Campus and upgrade of footways on Station Road. Road crossing over railway and distributor road to be agreed as part of phasing plan.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2014/4094	New application to be submitted.	FRA may be required. A buffer strip will be required adjacent to the watercourses running through the site which should be integrated positively into the development. Enhancement of the straightened watercourses through renaturalisation and removal of any redundant features will require to be investigated.	

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Laurencekirk					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP2: Off Blackiemuir Avenue 210 homes	Roads	Developer; Roads	Future development should provide two access points, and these could be taken from Blackiemuir Avenue and Railway Road. Vehicular access should be provided into site OP4. In order to create safe routes to the town's existing facilities including the school, a footpath should be provided along Railway Road to link with existing footpaths on Blackiemuir Avenue.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2008/1644		Not Required	
	FPP	APP/2018/3108	Various applications for change of house types approved. Site is currently under construction with an anticipated completion date of 2025.		
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP3: Land North of Fordoun Road 247 homes	Roads	Developer; Roads	Development of this site is dependent on delivery of the A90(T) south grade separated junction. Future development should ensure that appropriate vehicular access is provided for the site and this should be done in discussion with the Council's Transportation Service. To relieve congestion in the town centre, part of the western distributor road must be provided within this site. Footpaths will require to be provided to ensure that there are safe routes to school, including the provision of pedestrian links to Laurencekirk Academy Campus, upgrade of footways on Station Road, and improvement works to footways on Fordoun Road and the Conveth Place/A937 junction will be required.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2016/1203		Not Required	
	FPP	APP/2023/0689			
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP4: Land North of Gardenston Street 20 homes	Roads	Developer; Roads	No vehicular access must be taken off Railway Road or Gardenston Street, unless they are upgraded (widened). Access must be taken through site OP2 and the layout of the development should be integrated with the design of OP2 to take into account the surrounding residential developments	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2023/0550	Appeal allowed. Development expected to proceed.	Not Required	

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Laurencekirk					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP5: Land South of Gardenston Street 11 homes	Roads	Developer; Roads	Road access should be taken off High Street and West Burnside to allow for good connectivity. Footway connection on the north side of the A937, connecting to the existing network, is required.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Developer to progress with programming the site. It is anticipated that an application will be submitted to allow the site to commence in 2026.	Not Required	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP6: Land South of High Street Mix of uses including 100 homes and 0.8ha employment land	Roads	Developer; Roads	Two vehicular access points are required, which must take into account the proposed design for the A90 grade separation. Footway improvements are required on the A937, which may require widening works to the Gaugers Burn Bridge.	Planning Application	TBD
	Water; Waste Water	Developer; Scottish Water	Early engagement is encouraged with Scottish Water regarding the non-domestic element of this allocation as the demand for water and waste water capacity will depend on the business use.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2010/2822	Permissions lawfully implemented. No further development progress.	Not Required	
	PPP	APP/2010/2823			
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP7: Land West of Fordoun Road 15 homes	Roads	Developer; Roads	The development will require footway works to Fordoun Road, which may require widening of the existing railway bridge.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	PPP	APP/2021/0855	PPP for 7 approved in northern half of the site, following previous applications in the southern half.	Not Required	
			The site is coming forward on a plot by plot basis. Six plots have been completed to date.		

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Laurencekirk					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP8: Land East of Laurecekirk 11ha employment land	Water; Waste Water	Developer; Scottish Water	Early engagement is also encouraged with Scottish Water as the demand for water and waste water capacity will depend on the business use. There is currently an active Pre-Development Enquiry for this site. The domestic element of this site has been included in our WIA (WIA) and our DIA (DIA).	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Development Framework and Masterplan Phase 1 agreed, November 2013.	Not Required	

Luthermuir					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: The Chapel 31 homes	Roads	Developer; Roads	Access should be taken from School Road to the south of the site (via site OP2), or Church Road. Access to School Road via the OP2 site must take into account the cumulative total of dwellings with respect to Roads Standards. An emergency access will be required when the cumulative total of dwellings from the single point of access in the site to the south reaches 50 homes. All options should be discussed with the Council's Roads Service to ensure appropriate visibility splays are in place.	Planning Application	TBD
	Roads	Developer; Roads	It is also important that this site provides footpaths to link to existing footpaths to allow a safe route to school as well as to other services. A core path also runs along the boundary of the site and connections should be made to link up with the network. A core path maintenance regime must also be agreed.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Developer to submit planning application.	FRA required. Drainage work being undertaken. SEPA has requested that there is no built development over the active culvert nor any additional culverting. A buffer strip will be required adjacent to the watercourse on the boundary which should be integrated positively into the development. Enhancement of the straightened watercourse through renaturalisation and removal of any redundant features will require to be investigated.	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP2: South of Newbigging Cottages 25 homes	Roads	Developer; Roads	The site should take access from School Road and provide access to site OP1.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Landowner to provide update on site delivery.	A FRA will be required. The enhancement of the watercourse through re-naturalisation and the removal of any redundant features including culverts should be investigated and should be supported in a FRA. No development will be permissible on the culverted part of the watercourse.	

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Luthermuir					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP3: Land North of Church Road 13 homes	Roads	Developer; Roads	The site should take access from Church Road with additional land required at Rose Cottage to widen the road to an adoptable standard.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Landowner looking to seek pre-application advice prior to submission of planning application.	If alternative access is proposed, the Scots Pine trees that are protected under a TPO at Muirfoot must be safeguarded. An Archaeological Survey may also be required. Archaeological Survey may be required.	

Marykirk					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Land to the West of Marykirk 30 homes and 0.5ha employment land	Roads	Developer; Roads	Future development should ensure that there is footpath connectivity with the existing settlement. A core path also runs to the south of the site and connections could be made to link up with the network. There is a bus stop situated on the north east boundary of the site.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2018/2118		SuDS measures should address any surface water flooding.	
	FPP	APP/2019/1625	Construction of the housing for the site is complete. No progress on the employment area.		

Marywell					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
BUS1: Cairnrobin Safeguarded for employment uses	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
			Site partially in use for pipe storage.	FRA may be required. A buffer strip will be required adjacent to the watercourse on the boundary which should be integrated positively into the development. Enhancement of the straightened watercourse through renaturalisation and removal of any redundant features will require to be investigated.	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
BUS2: Cairnrobin Safeguarded for employment uses	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2011/2678		FRA may be required. A buffer strip will be required adjacent to the watercourse on the boundary which should be integrated positively into the development. Enhancement of the straightened watercourse through renaturalisation and removal of any redundant features will require to be investigated.	
	FPP	APP/2012/1847			
	FPP	APP/2018/0771			
	MSC	APP/2019/2656	MSC for Plots 1 and 3.		
	FPP	APP/2023/1717			
	FPP	APP/2023/1593			
	POAN	ENQ/2023/0772			

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Marywell					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Land East of Old Stonehaven Road 52 homes	Roads	Developer; Roads	A bus stop will be required, as well as two vehicular access points.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Landowner to provide an update on the programming of the site for delivery.	A DIA will be required. A FRA may be required and any surface water flooding should be addressed with appropriate SuDS measures. The site contains peatland habitat and there is Lowland Raised Peatbog nearby. Development should avoid these areas and a buffer strip next to any bog land will be required.	

Newtonhill					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Park Place 121 homes	Roads	Developer; Roads	A TA has identified the requirement for two points of access due to the scale of the development entailing the linking of Cairnhill Drive and Park Place. This link road is required to be in place prior to any development on the site. Footway linkages to Newtonhill Road will be required.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2018/1213	Site complete.	TA, DIA, Environmental Assessment. An assessment of the well in the north east corner of the site will be required. The development will need to ensure there is no detrimental impact to groundwater.	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP2: Land to West of A92 12.1ha employment land	Roads	Developer; Roads	Direct access to the A92 is unlikely to be permitted, nor access taken through any adjacent sites that are part of the Chapelton committed development. Access via Harecraig Road will be dependent on capacity at Newtonhill junction, and likely to be dependent on infrastructure provided as part of the Chapelton development.	Planning Application	TBD
	Water; Waste Water	Developer; Scottish Water	Early engagement is also encouraged with Scottish Water as the demand for water and waste water capacity will depend on the business use	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Landowner/ developer to advise how the site will be delivered.	Not Required	

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Newtonhill					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP3: West of Monduff 6.5ha employment land	Roads	Developer; Roads	A new footway (and potentially a shared cycle link) will be required along the road to the roundabout near Chapelton.	Planning Application	TBD
	Water; Waste Water	Developer; Scottish Water	Early engagement is also encouraged with Scottish Water as the demand for water and waste water capacity will depend on the business use.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2009/2526		FRA may be required. A buffer strip will be required adjacent to the watercourse on the boundary which should be integrated positively into the development. Enhancement of the straightened watercourse through renaturalisation and removal of any redundant features should be investigated.	
	FPP	APP/2018/2155			
	PPP	APP/2022/2303	Further development to be considered.		

Park					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Land to the West of Park Village Hall 13 homes	Roads	Developer; Roads; Transportation	If access is to come off the A93, the footway, lighting and speed limit will need to be extended. 100M of spacing between access roads will be required on the A93. To be discussed with Roads Department. New footway links to the existing network will be required, including provision for connectivity to bus stops.	Planning Application	TBD
	Water; Waste Water	Developer; Scottish Water	Connection to Drumoak Waste Water Treatment Works should be sought, with connection to the public sewer 0.5 kilometres away. Please note that a trunk main intersects this site and access and stand-off distances will apply. Scottish Water recommend submitting a Pre-Development Enquiry at the earliest opportunity to allow an assessment of network and asset capacity to serve this	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Submit Planning Application.		Site investigation works are currently being undertaken.

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Portlethen					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
BUS1: Badentoy Industrial Estate Safeguarded for employment uses	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2015/1755		Not Required	
	FPP	APP/2016/0943			
	FPP	APP/2018/2310			
			Submit further applications for undeveloped sites.		
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
BUS2: City South Business Park Safeguarded for employment uses	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	MSC	APP/2015/3837		Not Required	
	FPP	APP/2018/2848			
	MSC	APP/2017/1931			
	MSC	APP/2020/2172			
	PPP	APP/2020/2452			
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Schoolhill 176 homes	Roads	Developer; Roads	A TA may be required to set out the wider infrastructure requirements, and contributions may be required to improve the A92(T) Findon trunk road junction. This will need to be investigated. Provision for active travel is also required. Connectivity with the existing homes and Hillside Primary School is required.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	MSC	APP/2020/2172		Not Required	
	OPP	APP/2000/0006	Subsequent MSCs and variations submitted and approved.		
	FPP	APP/2016/0934	Appeal allowed.		
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP2: Land to the North West of Badentoy 6.5ha employment land	Roads	Developer; Roads	Access to the site could possibly be taken from the road to the north but connections may also be able to be taken through the BUS site. Discussion should take place with the Council's Transportation Service regarding access. Provision for active travel is required. Efforts should be made to link into the National Cycle Network Route 1, which lies on the north boundary of the site.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Submit planning application.	Not Required	

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Portlethen					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP3: Fairview 5.5ha Class 6 Storage	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2020/0430	Temporary permission	Not Required	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP4: Fairview Central 10ha employment land	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2022/1697		Not Required	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP5: Land South of Portlethen Club House Health Fitness Club	Roads	Developer; Roads	Access from Badentoy Road must take into account the proposed A92(T) junction arrangement for Badentoy being delivered as part of the Chapleton development, and potential queuing on Badentoy Road. An assessment of the junction is required as part of a TA, incorporating the impacts of the OP6 site. Footway connections to Badentoy should be provided with potential contribution to Portlethen-Badentoy cycleway	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Landowner to advise of site delivery.	FRA, LVIA and HA may be required. DIA will be required. Access from Badentoy Road must take into account the proposed A92(T) junction arrangement for Badentoy being delivered as part of the Chapleton development, and potential queuing on Badentoy Road. An assessment of the junction is required as part of a TA, incorporating the impacts of the OP6 site.	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP6: Land East of Badentoy Garden Centre and Restaurant (2500m2)	Roads	Developer; Roads	Access from Badentoy Road must take into account the proposed A92(T) junction arrangement for Badentoy being delivered as part of the Chapleton development, and potential queuing on Badentoy Road. An assessment of the junction is required as part of a TA, incorporating the impacts of the OP5 site. Footway connections to Badentoy should be provided with potential contribution to Portlethen-Badentoy cycleway.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Landowner to advise of site delivery.	A LVIA and HA may be required. DIA will be required. Access from Badentoy Road must take into account the proposed A92(T) junction arrangement for Badentoy being delivered as part of the Chapleton development, and potential queuing on Badentoy Road. An assessment of the junction is required as part of a TA, incorporating the impacts of the OP5 site.	

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Portlethen					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP7: Land North of Thistle Drive 300 homes	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	POAN	ENQ/2022/1556		Not Required	
	PPP	APP/2023/1321	Developer advertising development. Development expected to commence 2027.		

Roadside of Kinneff					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Land to the West of Roadside of Kinneff 46 homes	Roads	Developer; Roads	The proposal will need to contribute to active travel facilities to the primary school, and the minor road that leads from the A92 and the settlement to the end of this site will need to be upgraded with a footway to ensure that there is a safe route for pedestrians to the existing settlement facilities. Connectivity with the adjacent housing should be provided.	Planning Application	TBD
	Waste Water	Developer; SEPA; Scottish Water	The local waste water treatment works is at capacity. A temporary waste water system, as an interim measure, would only be considered by SEPA if a Scottish Water growth project has been initiated.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Landowner to provide an update on site delivery.	A temporary waste water system, as an interim measure, would only be considered by SEPA if a Scottish Water growth project has been initiated. A DIA will be required.	

St Cyrus					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Roadside 125 homes (8.6ha) and approx. 1.15ha employment and retail uses	Roads	Developer; Roads	The site will require two road accesses, and in order to provide safe routes to facilities and the school, a footpath should be provided along the A92.	Planning Application	TBD
	Water; Waste Water	Developer; Scottish Water	Early engagement is also encouraged with Scottish Water regarding the non-domestic element of this allocation as the demand for water and waste water capacity will depend on the business use	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2024/0802	Warehouse for employment area of the site.	Not Required	
	FPP	APP/2018/0686	Several change of house types submitted.		
	S42	APP/2024/1831	Section 42 application to vary condition 15.		
			The site is currently under construction with an anticipated finish date of 2033.		

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Stonehaven					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
BUS1: Spurryhillock Industrial Estate Safeguarded for employment uses	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
			Site developed/ in use.	Not Required	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
BUS2: East Newtonleys Safeguarded for employment uses	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2003/1551	Delivery of this site will follow OP7 as the proposed roundabout will serve both sites.	Not Required	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
BUS3: Redcloak Safeguarded for employment uses	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
			Landowner/ developer to advise how the site will be delivered.	Not Required	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Carron Den 155 homes	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	PPP	APP/2007/4949		Not Required	
	MSC	APP/2014/2470			
	FPP	APP/2016/1986			
			Several change of house type applications submitted/ approved.		
			Site construction has commenced. Affordable housing element completed in 2020.		

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Stonehaven					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP2: Ury House East Lodge 212 homes	Roads	Developer; Roads	Consideration should also be given to providing active travel linkages with Stonehaven as well as providing safe routes to school. A core path runs along the boundary and through the site and connections should be made to the network. The core path forms part of a key cycle link between the B979 and the A957 and amenity of this link/core path should be retained, despite the requirement for a new link road. Public transport services should be delivered with construction of the link road in accordance with the site-wide Public Transport Strategy.	Planning Application	TBD
	Roads	Developer; Roads	Future development should ensure that appropriate access is gained for the site and this should be considered in consultation with the Council's Transportation Service. A link road connecting the A957 Slug Road and the B979 Netherley Road is required to serve the Ury Estate development and a new junction arrangement for connection to Netherley Road may be required. This site should provide access to site OP5.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2014/3297		FRA may be required. A buffer strip will be required adjacent to the Cowie Water and its tributaries which should be integrated positively into the development.	
	FPP	APP/2015/2163	Formation of link road.		
	FPP	APP/2018/0829			
	FPP	APP/2019/1961			
	FPP	APP/2021/2686			
	MSC	APP/2014/1970			
			Construction underway although could stall due to delay in		

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Stonehaven					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP3: Ury House, Blue Lodge Housing	Roads	Developer; Roads	Future development should ensure that appropriate access is gained for the site and this should be considered in consultation with the Council's Transportation Service. A link road connecting the A957 Slug Road and the B979 Netherley Road is required to serve the Ury Estate development and a new junction arrangement for connection to Netherley Road may be required.	Planning Application	TBD
	Roads	Developer; Roads	Public Transport services should be delivered with construction of the link road in accordance with the site-wide Public Transport Strategy.	Planning Application	TBD
	Roads	Developer; Roads	It is also important that consideration is given to possible active travel linkages with the main development of Stonehaven. A core path runs along the boundary of the site and connections should be made to the network. The core path forms part of a key cycle link between the B979 and A957 roads and amenity of this link/core path should be retained.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2012/1617	Enabling development, Phase 1	FRA may be required. A buffer strip will be required adjacent to the watercourse which should be integrated positively into the development.	
	FPP	APP/2012/1616	Enabling development, Phase 2		
	FPP	APP/2018/0667			
	FPP	APP/2021/1841			
	FPP	APP/2022/1426			
			Link road connecting Slug Road and Netherley Road under		
			Construction has commenced.		
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP4: Land adjacent to Kirtown of Fetteresso 50 homes	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2021/1771		Not Required	
	FPP	APP/2014/2178	Construction underway since September 2015 and affordable housing units are completed.		

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Stonehaven					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP5: Land at East Lodge 60 homes	Roads	Developer; Roads	Future development should ensure that appropriate access is gained for the site and this should be considered in consultation with the Council's Transportation Service. A link road connecting the A957 Slug Road and the B979 Netherley Road is required to serve the Ury Estate development and a new junction arrangement for connection to Netherley Road may be required. Provision for active travel is required. Access and connectivity must be integrated with site OP2.	Planning Application	TBD
	Roads	Developer; Roads	Public transport services should be delivered with the construction of the link road in accordance with the site-wide Public Transport Strategy.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Progression expected following other sites in the area.	A buffer strip will be required adjacent to the watercourse, which should be integrated positively into the development. A DIA will be required.	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP6: Mackie Village, Ury Estate 91 affordable homes	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2015/0541	Permission lawfully implemented. No further development	Not Required	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP7: East Newtonleys 7ha employment land	Roads	Developer; Roads	Discussions should take place with the Council's Transportation Service to ensure there is a suitable access arrangement from the A92 into this site, and to ensure that pedestrian, cycle and public transport connectivity to Stonehaven can be delivered. The route for a future road link to Braehead should be protected through the site, in line with the site Masterplan. This site should provide access to BUS2	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	PPP	APP/2014/3671		FRA may be required.	
	MSC	APP/2019/1949			
			Marketing continuing for the site.		

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Woodlands of Durris					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Land Northwest of Clune Gardens 27 homes	Roads	Developer; Roads	Access should be taken from Clune Gardens to the south of this site. Pedestrian links required to ensure safe routes to school.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Landowner to advise of site delivery.	DIA will be required. HRA and CMS required to consider potential effects on the River Dee Special Area of Conservation. Connection to public sewer required.	

Strategic Reserve (SR) Employment Land & Commercial Centre (CC) Sites

Laurencekirk					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
SR1: Land at A937/A90 junction to north of Laurencekirk	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
				Not Required	

Portlethen					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
CC1: The Green	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
				Not Required	

Aboyne					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Land to West of Tarland Road 175 homes and 1.2ha employment land	Roads	Developer; Roads	Two points of access. TA or TS required for OP1 site. Industrial uses on OP1 would require additional access.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	POAN	ENQ/2015/1839		DIA required. A small watercourse runs along the boundary site OP1. A FRA may be required. A buffer strip will be required adjacent to the watercourse which should be positively integrated into the development. Enhancement of the watercourse through renaturalisation and removal of any redundant features should be investigated.	
	FPP	APP/2017/1243	Agent to advise on progress.		
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP2: North of Kinord Drive (Phase 4) 181 homes	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2008/3443		Not Required	
	POAN	ENQ/2015/1839			
			Several change of house types submitted and approved. Site is currently under construction and is due for completion in 2028.		
Alford					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: School Campus Site 30 homes, 1.2ha employment land and community uses	Roads	Developer; Roads	As part of any proposal for development of the site, a pedestrian link with Burnbank Road should be incorporated. The site layout should incorporate an internal link between School Road and Bank Terrace. A footway connection to Burnbank Road is required from the site. Early engagement with the Council's Transportation Service is encouraged.	Planning Application	TBD
	Water; Waste Water	Developer; Scottish Water	The demand for water and waste water capacity for the non-domestic element of this development will depend on the business uses proposed. Early engagement with Scottish Water is encouraged.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2016/0055	Partial demolition of academy, primary and swimming pool. Now complete. A Men's Shed, community orchard and allotments have been developed on the site.	SEPA have advised that an FRA will be required to assess risk from Buckie Burn. A buffer strip will be required adjacent to the watercourse and should be integrated as a positive feature of the development. Enhancement of the watercourse through renaturalisation and removal of any redundant features should be investigated.	
	PPP	APP/2022/2063	Application pending decision.		

Alford					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP2: Land at Wellheads 1ha employment land and community uses	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2011/0328	Agent to advise on progress.	Not Required	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP3: Greystone Road (Silver Birches) 259 homes	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2008/1895		Not Required	
	FPP	APP/2016/2329			
	FPP	APP/2021/1669			
	OPP	APP/2005/2835	Masterplan approved and combines OP3 and OP4.		
			Site construction is now complete.		
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP4: Kingsford Road Phase 3 85 homes	Roads	Developer; Roads	Footway connection are required to the north of the site. Kingsford Road is required to be upgraded to the relevant adoptable standard, including footways, along its length to at least as far as Fraser Road. The existing junction layout of Kingsford Road/Greystone Road/Main Street (A944) may be required to be reconfigured.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	OPP	APP/2005/2835	Masterplan approved and combines OP3 and OP4.	A landscape buffer, the extent of which to be determined through the Masterplan, should be provided to the west of the site to separate the development from the core of the Battle of Alford battlefield with further planting throughout the development to integrate the site into the landscape. A FRA may be required. Enhancement of the straightened watercourse through re-naturalisation and removal of any redundant features should be investigated.	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP5: Wellheads, East of Castle Road 60 homes	Roads	Developer; Roads	Castle Road will need to be widened across the frontage of the site and a footway introduced.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	POAN	ENQ/2016/1758		A buffer alongside the watercourse is required. Enhancement of the straightened watercourse through renaturalisation and removal of any redundant features should be investigated. A landscaping scheme will be required to maintain and enhance the wildlife corridor provided by the burn which runs along the east side of the site, and to provide a robust boundary between the development, the countryside and protecting the setting of Balfuig Castle.	
	FPP	APP/2021/1709	Site construction underway and is due for completion in 2027.		

Alford					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP6: East of Parkview 1.2ha employment land	Roads	Developer; Roads	Access points to the site should take advantage of infrastructure already in place. A TS is required to detail the access and connectivity of any proposal. Active travel opportunity and path connectivity should be provided to the site. Efforts should be made through the site layout to link into the core path network to the north side of the site	Planning Application	TBD
	Water; Waste Water	Developer; Scottish Water	The demand for water and waste water capacity for non-domestic development will depend on the business uses proposed. Early engagement with Scottish Water is encouraged.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Landowner to advise of site delivery.	A TS is required to detail the access and connectivity of any proposal.	

Banchory					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
BUS1: Hill of Banchory Safeguarded for employment uses	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2019/1905		Not Required	
	FPP	APP/2019/2895			
	FPP	APP/2021/0210			
			Several plots available for development.		

Banchory					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: East Banchory / Woodend Eco Village Mix of uses including a 32 home demonstration village, tourism uses and community uses including playing field, all-weather pitch and a park and ride	Roads	Developer; Transportation	Progress with delivery of park and ride. Design brief being finalised and work on submission of a planning application underway.	Planning Application	TBD
	Roads	Developer; Roads	The minor access road to the east will be required to be upgraded to the relevant adoptable standard with a footpath connection to the A93. A new formal, lit footpath connection will be required to be provided to Hill of Banchory Road, linking to the existing network and bus stops.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2019/1306		FRA may be required to assess flood risk from small watercourse on northern edge of site and ephemeral stream flow paths within the site. Buffer strips will be required adjacent to the watercourses and should be integrated as a positive feature of the development. Enhancement of the straightened watercourses through renaturalisation and removal of any redundant features should be investigated.	
	FPP	APP/2022/2529	Amendment to layout of APP/2019/1306 to create additional 4 dwellinghouses. This brings the site to 36 dwellinghouses total.		
			Subsequent change of house types submitted. Site construction is		
			Progress with delivery of park and ride. Design brief being finalised and work on submission of a planning application underway.		
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP2: Lochside of Leys East Mix of uses including 345 homes and 2ha of business land	Roads	Developer; Roads	Access and connectivity will be required to work in conjunction with the industrial site to the west and existing housing accessed from Upper Lochton. A core path is located in close proximity to the site and suitable connections to it should be made through the site layout.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	PPP	APP/2014/1973		FRA will be required. Enhancement of the straightened watercourses through renaturalisation and removal of any redundant features should be investigated.	
	FPP	APP/2018/2796			
	FPP	APP/2024/0456			
	MSC	APP/2018/0863			
	MSC	APP/2020/0167	Site construction commenced March 2019.		
	FPP	APP/2024/2056			
	MSC	APP/2024/1558			

Banchory					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP3: Lochside of Leys (West Phase 2c) 50 homes	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	POAN	ENQ/2022/1434		Not Required	
	PPP	APP/2014/1973			
	FPP	APP/2018/2796			
	FPP	APP/2024/0456			
	FPP	APP/2024/0259	Planning application recently approved, site construction		
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP4: Hill of Banchory 15 homes	Roads	Developer; Roads	A new junction to the relevant adoptable standard will be required with Raemoir Road.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2018/2493	Landowner to advise of site delivery.	FRA required. A soil survey has been completed. The electricity cables are to be undergrounded. SW discussions are ongoing. A buffer strip will be required adjacent to the watercourse and should be integrated as a positive feature of the development. Enhancement of the watercourse and removal of any redundant features should be investigated.	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP5: Hill of Banchory (Retail) 2.6ha retail land	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	POAN	ENQ/2022/1316	Agent to advise of site delivery.	Not Required	
	FPP	APP/2022/2690			
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP6: Glen O'Dee Hospital 40 homes	Roads	Developer; Roads	Corsee Road will be required to be upgraded to the relevant adoptable standard with a continuous footway connection to the existing network at Roscobie Park. Public Transport accessibility will also be required in line with current guidance and measures should be set out in a TS.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Masterplan/ planning application anticipated to be submitted.	A Habitat and Ecological Survey and Mitigation Plan should accompany application. HRA, CMS and DIA required.	

Banchory					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP7: Land at Upper Arbeadie Road 42 homes	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
			Landowner to advise of site delivery.	TA, DIA, Landscape Appraisal, Tree Survey and Habitat and Ecological Survey and Mitigation Plan required. Proposals subject to HRA to consider potential effects on River Dee SAC. CMS may be required.	

Cairnie					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Land opposite Hall Cottages 8 homes	Waste Water	Developer; Scottish Water	The developer should contact Scottish Water to ascertain whether a sewer diversion is required.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2012/2852		Not Required	
	FPP	APP/2016/2594	Site start has been made. Landowner to advise of site delivery.		

Drumblade					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Land to Southwest of Drumblade Primary School 5 homes	Roads	Developer; Roads	A footway allowing for safe crossing to the primary school should be provided.	Planning Application	TBD
	Waste Water	Developer; SEPA	A single private waste water treatment plant, built to an adoptable standard, will be required for this site.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Landowner to provide update on site delivery.	Not Required	

Finzean					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Site to East of Finzean Village Hall 8 homes	Roads	Developer; Roads	The existing village speed limit on the public road to the front of the site may require relocation with appropriate speed reduction measures put in place. Provision for active travel is required, with an aim of seeking to improve links between the site and the settlement.	Planning Application	TBD
	Waste Water	Developer; SEPA	A single private waste water treatment plant, built to an adoptable standard, will be required for the site	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Landowner to provide update on site delivery. Currently considering options.	A landscape buffer should be provided to the east and north of this site to screen the development on approach to the village. HRA required to consider potential effects on the River Dee SAC. CMS may be required.	

Forgue					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Land to East of Rectory 5 homes	Roads	Developer; Roads	Pedestrian route to school is required.	Planning Application	TBD
	Waste Water	Developer; SEPA	A single private waste water treatment plant, built to an adoptable standard, will be required for this site. It will be preferable for the provision of one treatment plant to service both OP1 and OP2.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Site is currently being marketed.	Not Required	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP2: Chapelhill (Land to West and South of Forgue School) 5 homes	Roads	Developer; Roads	A safe route to the primary school will be required from the site.	Planning Application	TBD
	Waste Water	Developer; SEPA	A single private waste water treatment plant, built to an adoptable standard, will be required for this site. It will be preferable for the provision of one treatment plant to service both OP1 and OP2.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	PPP	APP/2012/0430		Should extant permission expire a FRA may be required. A buffer strip will be required adjacent to the watercourse and should be integrated as a positive feature of the development. Enhancement of the straightened watercourse through renaturalisation and removal of any redundant features should be investigated.	
	PPP	APP/2016/1498	Now lapsed. New planning application will be required.		
			Site is currently being marketed.		

Glenkindie					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: West of Glenkindie Bowling Club 6 homes	Roads	Developer; Roads	A roadside lay-by and footway is required along the frontage of the site. New public transport infrastructure will be required on the public road adjacent to the site with a footway connection.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2017/3208	Under construction.	Not Required	
	PPP	APP/2018/2616			
	FPP	APP/2024/1746	Decision pending.		

Huntly					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
BUS1: Deveron Way / Tesco Superstore Safeguarded for employment uses	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
			Site developed/ in use.	Not Required	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
BUS2: Huntly Industrial Estate Safeguarded for employment uses	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
			Site largely developed.	Not Required	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
BUS3: Land to west of Huntly Mart Safeguarded for employment uses	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
			Landowner to advise on delivery of site.	Not Required	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
BUS4: Land at Old Toll Rd Safeguarded for employment uses	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
			Site developed/ in use.	Not Required	

Huntly					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Land at Steven Road 50 affordable homes	Roads	Developer; Roads	Two points of access into the site and footway/cycleway connectivity through adjacent housing sites to Deveron Road, as well as to the closest public transport provision at Deveron Way	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Landowner to advise on delivery of site.	DIA and TS required.	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP2: Deveron Road 52 affordable homes	Roads	Developer; Roads	Two points of access into the site and footway/cycleway connectivity through to Deveron Road, as well as to the closest public transport provision at Deveron Way	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2019/0953	Subsequent change of house types submitted. Site construction is complete.	DIA and TS required.	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP3: Land Adjacent to Linnorie 4.5ha employment land	Roads	Developer; Roads	A TA is required detailing the access and connectivity with the existing settlement, as well as footway/cycleway and public transport connections. A TS should address the severance of the A96 and assess the site access junction.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Part of the site is currently under lease. Additional uses are being pursued.	FRA may be required. A buffer strip will be required adjacent to the watercourse on site and should be integrated as a positive feature of the development. Enhancement of the straightened watercourse and removal of any redundant features should be investigated.	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP4: Land Adjacent to Linnorie Business Park 0.34ha employment land	Water	Developer; Scottish Water	The demand for water and waste water capacity for non-domestic development will depend on the business uses proposed. Early engagement is encouraged.	Planning Application	TBD
	Roads	Developer; Roads	TA required.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2018/2779	In use for storage and distribution as per application.	Not Required	

Huntly					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP5: The Ward 1.2 ha Business park including Class 2 (Financial, Professional and other services) and Class 4 (Business) Uses	Water; Waste Water	Developer; Scottish Water	The demand for water and waste water capacity for non-domestic development will depend on the business uses proposed. Early engagement with Scottish Water is encouraged	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	PPP	APP/2017/0783		A FRA may be required. A buffer strip will be required adjacent to the watercourse on site and should be integrated as a positive feature of the development. Enhancement of the straightened watercourse and removal of any redundant features should be investigated. The demand for water and waste water capacity for non-domestic development will depend on the business uses proposed. Early engagement is encouraged.	
	FPP	APP/2023/0305	Erection of two Class 3 and drive thrus approved.		

Inchmarlo					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Inchmarlo Continuing Care Community 60 homes	N/A				
	Application Type	Application	Notes	Technical Assessments	
	FPP	APP/2014/3864	The first and second phase of construction is complete.	Not Required	
	FPP	APP/2022/2580	Submission of planning applications for future phases. An updated FRA may be required.		
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP2: Land Southeast of Glencommon Wood 120 homes	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
			A masterplan and feasibility studies are underway. It is anticipated that development will commence in 2024 with an estimated build out rate of 25 units per annum.	Not Required	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP3: Land at East Mains and Auldeer Wood Mix of uses including 95 homes, tourism, leisure and business (Hotel and Hotel Lodges)	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	PPP	APP/2011/2402		Not Required	
	FPP	APP/2021/0247			
	MSC	APP/2015/2262			
	MSC	APP/2015/2350			
	MSC	APP/2015/2355			
	MSC	APP/2015/2351			

Keig					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Land North of Braehead 13 homes	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2007/0860	Development coming forward on plot by plot basis.	A buffer strip will be required adjacent to the watercourse on the western boundary and should be integrated as a positive feature of the development. Enhancement of the straightened watercourse and removal of any redundant features should be investigated.	

Kennethmont & Distillery					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Land South of B9002 32 homes	Water; Waste Water	Developer; Scottish Water	A WIA will be required to look at the capacity at Clatt Service Reservoir. There is a water main and sewer within the boundary of the site. The developer should contact Scottish Water to discuss possible diversions.	Planning Application	TBD
	Roads	Developer; Roads	A footway is required along the frontage of the site incorporating crossing provision for connection to the core path network to the north of the site and to the primary school	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2019/0711	Landowner to provide update on delivery.	Not Required	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP2: Land Opposite the School 0.7ha employment land	Roads	Developer; Roads	A footway is required along the frontage of the site. A TS is required showing details of accessibility to the site.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Landowner to provide update on delivery.	Not Required	

Kincardine O'Neil					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
BUS: Deeside Log Cabins Safeguarded for employment uses	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
			Site developed/ in use.	Not Required	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Land at Haugh Farm 0.3ha employment land	Water	Developer; Scottish Water	The demand for water and waste water capacity for non-domestic development will depend on the business uses proposed. Early engagement is encouraged.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Landowner to provide an update on route to delivery.	TS required. FRA may be required. HRA required to consider potential effects on River Dee SAC and CMS may be required.	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP2: Cook School / Passing Trade Site (Retail) Retail/ café/ services	Water	Developer; Scottish Water	The demand for water and waste water capacity for non-domestic development will depend on the business uses proposed. Early engagement is encouraged.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Landowner to provide an update on route to delivery.	TS required. Hydromorphological Assessment required to determine the likelihood of the River Dee adjusting its course at this location. HRA required to consider potential effects on the River Dee SAC.	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP3: Gallowhill Road 8 homes	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
			Landowner to provide an update on route to delivery.	A FRA will be required to determine the developable area. A buffer strip will be required and will need to allow sufficient space for restoration of the Neil Burn. Enhancement of the straightened watercourse and removal of any redundant features will be required to be investigated. HRA required to consider potential effects on the River Dee SAC and CMS may be required.	

Logie Coldstone					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Adjacent to Diamond Jubilee Hall 10 homes and community uses	Roads	Developer; Roads	A footway is required along the frontage of the site connecting the development to the primary school.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Landowner to provide an update on route to delivery.	FRA may be required.	

Lumphanan					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Land at Millan Park 26 homes	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	PPP	APP/2020/1919		FRA may be required. A buffer strip will be required adjacent to the watercourse on the western boundary and should be integrated as a positive feature of the development. Enhancement of the straightened watercourse and removal of any redundant features will be required to be investigated.	
	MSC	APP/2023/1615			
			Landowner to advise on delivery of remaining part of site.		

Lumsden					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
BUS: Lumsden Safeguarded for employment uses	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
			Landowner to provide an update on route to delivery.	Not Required	

Muir of Fowlis					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
BUS: Muir of Fowlis Safeguarded for employment uses	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
			Site partially developed.	Not Required	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Opposite The Manse 6 homes	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2024/2116	Site currently being marketed.	A FRA may be required.	

Rhynie					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
BUS: Rhynie Richmond Avenue East Safeguarded for employment uses	Roads	Developer; Roads	Road into OP1 will require to be adoptable standard.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Site partially in use and remainder currently being marketed.	Not Required	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Essie Road 34 homes	Roads	Developer; Roads	The access road will be required to be of an adoptable standard	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2006/2033	Applications for single plots (change of house type) coming forward on plot by plot basis.	Not Required	
			Landowner to provide delivery update.		
Ruthven					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: School Road 8 homes	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
	FPP	APP/2015/2790	Now lapsed. New planning application will be required.	Not Required	
Strachan					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Gateside Farm 15 homes	Roads	Developer; Roads	A pedestrian access will be required between the site and the Bowbutts development to the west of the site.	Planning Application	TBD
	Application Type	Application	Notes	Technical Assessments	
	FPP	APP/2015/2137	Site cleared. Commence site construction with first units expected to be delivered 2026/27.	FRA may be required in the event of a further planning application being submitted. A buffer strip will be required adjacent to the watercourse on the western boundary and should be integrated as a positive feature of the development. Enhancement of the straightened watercourse and removal of any redundant features will be required to be investigated. A CMS will be required to take account of the potential impacts of the qualifying interests of the River Dee SAC.	

Tarland					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Land at MacRobert Trust Estate Yard Mix of uses including 10 live/ work units and employment land	Roads	Developer; Roads	Road access will be required to be of an adoptable standard for proposals above 5 homes. Connectivity to the path network and open space should be considered as part of any proposal.	Planning Application	TBD
	Water; Waste Water	Developer; Scottish Water	The demand for water and waste water capacity for non-domestic development will depend on the business uses proposed. Early engagement with Scottish Water is encouraged.	Planning Application	TBD
	Application Type	Application	Notes	Technical Assessments	
	FPP	APP/2018/1598	Site currently in use.	Not Required	
	FPP	APP/2022/0702	Business units (Classes 4 and 6)		
	FPP	APP/2022/1930	8 flats (staff accommodation) and 8 storage sheds.		
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP2: Land adjacent to Alastrean House 10 houses as part of the Continuing Care Community	Roads	Developer; Roads	For more than 5 units the road would require to be of adoptable standard. The core path through the site must be retained and connections made to it in the site layout.	Planning Application	TBD
	Water; Waste Water	Developer; Scottish Water	Should the existing private waste water drainage system not have capacity for this additional population growth, an upgrade to the existing system or connection to the Scottish Water system will be required.	Planning Application	TBD
	Application Type	Application Reference	Notes	Technical Assessments	
			Landowner to provide an update on route to delivery.	A FRA may be required. A buffer strip will be required adjacent to the watercourse running through the site and should be integrated as a positive feature of the development. Enhancement of the watercourse and removal of any redundant features will be required to be investigated. HRA required to consider potential effects on the River Dee SAC and CMS may be required.	
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP3: Village Farm 36 homes	N/A				
	Application Type	Application	Notes	Technical Assessments	
	FPP	APP/2011/4027	Community group and landowner no longer considering this site, alternative options being considered.	A FRA may be required. A buffer strip will be required adjacent to the watercourse which should be integrated as a positive feature of the development. Enhancement of the watercourse and removal of any redundant features will be required to be investigated. HRA will be required to consider potential effects on the River Dee SAC and CMS may be required.	

Torphins					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Station Garage Mix of uses including 47 homes and a business park	Roads	Developer; Roads	Access to the site should be taken from the A980. A footway connection is required on the A980 linking to the existing footway network within the settlement. Access by Scottish Water to the sewage works should not in any way be prohibited through site design and the Council's Environmental Health should be consulted due to the close proximity to the sewage works.	Planning Application	TBD
	Application Type	Application	Notes	Technical Assessments	
	FPP	APP/2016/3455	Landowner to provide delivery update.	Should the extant permission expire an updated FRA may be required. The Beltie Burn that borders the southern boundary is at Bad status due to its poor physical condition. Any development will be required to investigate the restoration and enhancement of the burn. HRA will be required to consider potential effects on the River Dee SAC and a CMS may be required.	
	FPP	APP/2015/2860	Landowner to provide delivery update.		

Towie					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
OP1: Land adjacent to the Hall 5 homes	N/A				
	Application Type	Application	Notes	Technical Assessments	
			Landowner to provide an update on route to delivery.	Not Required	

Whitehouse					
Site Description and Allocation	Site Infrastructure Required	Responsibility	Action	Timescales	Cost & Funding
BUS: Land to west of B992 at north end of Whitehouse Safeguarded for employment uses	N/A				
	Application Type	Application Reference	Notes	Technical Assessments	
			Site developed/ in use.	Not Required	

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