

اگر آپ کو اس دستاویز کو سمجھنے میں کوئی مشکل ہے تو براہ کرم ہمیں
 اپنی ترجمہ حاصل کرنا چاہتے ہیں یا اسے بڑی فونٹ میں
 دکھانے کے لیے براہ کرم ہمیں 01467 536230 پر فونٹ کریں۔

01467 536230 联系我们。

如果你难以理解这份文件而需要翻译件，或者
 如果你需要一份更大字体的文本，请拨打电话
 01467 536230

Если у Вас возникли трудности
 с прочтением этого
 документа или необходим
 его перевода, или копии
 с крупным шрифтом,
 пожалуйста, звоните нам
 по телефону 01467 536230

Jeśli mają Państwo trudności ze
 zrozumieniem tego dokumentu
 i potrzebują jego tłumaczenia lub
 wersji z większą czcionką, proszę
 zadzwonić do nas na numer 01467 536230

Skambinkite mums 01467 536230

Jei jums sunku perskaityti šį dokumentą ar
 jums reikalingas vertimas ar norėjumėte
 įsigyti kopiją didesniu raide, prašau
 skambinkite mums 01467 536230

Ja jums ir grūti saprast šo dokumentu un
 vajadzīgs tulkojums vai arī ja jūs gribētu
 saņemt šo tekstu lielākā drukā, lūdzu,
 zvaniet mums uz 01467 536230

If you have any difficulties understanding
 this document and require a translation or
 would like a copy in larger print, please
 phone us on 01467 536230

Aberdeenshire Local Development Plan

Delivery Team
 Infrastructure Services
 Woodhill House
 Westburn Road
 Aberdeen
 AB16 5GB

Tel: 01467 536230
 Email: delivery@aberdeenshire.gov.uk
 Web: www.aberdeenshire.gov.uk/ldp

For more information on the contents of
 the Action Programme or if you wish to
 discuss the progression of any of the
 sites contained therein please do not
 hesitate to contact a member of the
 Delivery Team.

ABERDEENSHIRE 20
 LOCAL DEVELOPMENT PLAN

ACTION PROGRAMME JULY 2021

Aberdeenshire Local Development Plan 2017

SHAPING ABERDEENSHIRE



CONTENTS

1. INTRODUCTION	1
2. BACKGROUND	1
3. DEVELOPMENT INDUSTRY INPUT	2
4. POLICY ACTIONS	2
5. MASTERPLANS AND FRAMEWORKS	4
6. INTRODUCTION TO SITE SCHEDULES	6
7. ADDITIONAL INFORMATION	7
STRATEGIC PROJECTS	8
- Strategic Transport Projects	8
- Strategic Water / Waste Water Project	13
- Strategic Healthcare Projects	14

ALLOCATED SITES BY ADMINISTRATIVE AREA:

	Page		Page
BANFF AND BUCHAN	15	BUCHAN	42
- Aberchirder	16	- Ardallie	43
- Banff	17	- Auchnagatt	44
- Cairnbulg/Inverallochy	19	- Boddam	45
- Cornhill	20	- Crimond	46
- Crudie	21	- Cruden Bay	47
- Fordyce	22	- Fetterangus	49
- Fraserburgh	23	- Hatton	50
- Gardenstown	26	- Longhaven	52
- Inverboyndie	27	- Longside	53
- Macduff	28	- Maud	54
- Memsie	30	- Mintlaw	56
- New Aberdour	31	- New Deer	59
- New Byth	32	- New Pitsligo	61
- Portsoy	33	- Old Deer	62
- Rathen	35	- Peterhead	63
- Rosehearty	36	- Rora	67
- Sandend	38	- St Combs	68
- Sandhaven and Pittulie	39	- St Fergus	69
- Tyrie	40	- Strichen	70
- Whitehills	41	- Stuartfield	71

FORMARTINE	Page 73	GARIOCH	Page 108	KINCARDINE AND MEARNIS	Page 140
- Balmedie	74	- Blackburn	109	- Auchenblae	141
- Belhelvie	77	- Chapel of Garioch	111	- Chapelton	142
- Blackdog	78	- Cluny and Sauchen	112	- Drumlithie	146
- Cuminestown	80	- Dunecht	113	- Drumoak	147
- Daviot	81	- Hatton of Fintray	114	- Edzell Woods and Newesk	148
- Ellon	82	- Inch	115	- Fettercairn	149
- Foveran	85	- Inverurie	117	- Fordoun	150
- Garmond	87	- Keithhall	127	- Gourdon	152
- Methlick	88	- Kemnay	128	- Inverbervie	153
- Newburgh	90	- Kintore	130	- Johnshaven	154
- Oldmeldrum	92	- Millbank	133	- Kirktown of Maryculter	155
- Pitmedden and Milldale	94	- Newmachar	134	- Laurencekirk	156
- Rashierieve	96	- Old Rayne	136	- Luthermuir	158
- Rothienorman	97	- Oyne	137	- Marykirk	159
- St Katherines	98	- Westhill	138	- Marywell	160
- Tarves	99			- Mill of Uras	161
- Turriff	101			- Newtonhill	162
- Udney Green	104			- Park	164
- Udney Station	105			- Portlethen	165
- West Pitmillan	106			- Roadside of Kinneff	167
- Ythanbank	107			- St Cyrus	168
				- Stonehaven	169
				- Woodlands of Durris	173

	Page
MARR	174
- Aboyne	175
- Alford	176
- Banchory	180
- Cairnie	183
- Clatt	184
- Crathes	185
- Drumblade	186
- Drumdelgie	187
- Finzean	188
- Fergie	189
- Gartly	190
- Glass	191
- Glenkindie	192
- Huntly	193
- Inchmarlo	196
- Keig	197
- Kennethmont	198
- Kincardine O' Neil	199
- Logie Coldstone	201
- Lumphanan	202
- Lumsden	203
- Muir of Fowlis	204
- Rhynie	205
- Ruthven	206
- Strachan	207
- Tarland	208
- Torphins	210

1. Introduction

This Delivery Programme has been prepared to support the delivery of the Aberdeenshire Local Development Plan 2017 (LDP) which was adopted in April 2017. The Delivery Programme is a 'live' document which identifies the actions which will help implement the policies and proposals of the LDP.

This Delivery Programme has been prepared in consultation with key agencies and the development industry and provides a snapshot of the most up to date position at the time of publishing. It is not always possible to be precise about the timing of each action but where possible timescales have been indicated.

Section 21 of the Town and Country Planning (Scotland) Act 2006 as amended requires that all development plans publish an Action Programme. The Town and Country Planning (Development Planning) (Scotland) Regulations 2008 outline that an Action Programme should set out actions required to deliver the policies and proposals contained in the relevant plan, responsibilities for carrying out the identified actions and timescales for conclusion of each action.

The [Aberdeenshire Site Prospectus](#) has been created to complement the Delivery Programme and provides details of housing sites currently available for development with no named developer at this time.

2. Background

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 in drawing together all those involved in the delivery of development in working towards the common aims expressed in the development plan. They must set out:

- List of actions required to deliver each of the Plans, policies and proposals to promote sustainable growth;
- The name of the person/ organisation who is to carry out the action; and
- The broad timescale for carrying out each action.

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 Plan. There is a statutory requirement to publish the Delivery Programme bi-annually however it is the 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.

3. Development Industry Input

Aberdeenshire Council and other public agencies play a role in facilitating delivery. However, implementation of the Plan 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 to support the delivery of the Delivery Programme. 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.

4. Policy Actions

The effective implementation of the LDP policies is essential to achieve the vision of the Plan. Following the adoption of the LDP additional advice and guidance has been provided in the form of Supplementary Guidance in order to ensure that policy is delivering the aims/objectives of the Plan.

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

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

Nine pieces of Supplementary Guidance have been published. Table 1 provides an update on current and ongoing workstreams in relation to the policy areas.

Table 1 Policy Actions

Policy Area	Actions	Responsibility	Progress/Timescales
Shaping Business Development	<ol style="list-style-type: none"> 1. Preparation of Employment Land Audit 2. Preparation of bi-annual Town Centre Health Checks 3. Monitor Policy Implementation 4. Maintain and Update Supplementary Guidance 	<ol style="list-style-type: none"> 1. Planning Information and Delivery 2. Planning Information and Delivery 3. Local Development Plan Team and Planning Information and Delivery 4. Local Development Plan Team 	<ol style="list-style-type: none"> 1. Published Annually 2. Published Bi-Annually 3. Ongoing 4. Ongoing
Shaping Development in the Countryside	<ol style="list-style-type: none"> 1. Monitor Policy Implementation 2. Maintain and Update Supplementary Guidance 	<ol style="list-style-type: none"> 1. Local Development Plan Team and Planning Information and Delivery 2. Local Development Plan Team 	<ol style="list-style-type: none"> 1. Ongoing 2. Ongoing
Shaping Homes & Housing	<ol style="list-style-type: none"> 1. Preparation of Housing Land Audit 2. Monitor Policy Implementation 3. Maintain and Update Supplementary Guidance 	<ol style="list-style-type: none"> 1. Planning Information and Delivery 2. Local Development Plan Team and Planning Information and Delivery 3. Local Development Plan Team 	<ol style="list-style-type: none"> 1. Published Annually 2. Ongoing 3. Ongoing
Shaping Places	<ol style="list-style-type: none"> 1. Preparation of Open Space Strategy Audit 2. Monitor Policy Implementation 	<ol style="list-style-type: none"> 1. Local Development Plan Team 2. Local Development Plan Team and Planning Information and Delivery 	<ol style="list-style-type: none"> 1. Ongoing 2. Ongoing
Natural Heritage & Landscape	<ol style="list-style-type: none"> 1. Monitor Policy Implementation 2. Maintain and Update Supplementary Guidance 	<ol style="list-style-type: none"> 1. Local Development Plan Team and Planning Information and Delivery 2. Local Development Plan Team 	<ol style="list-style-type: none"> 1. Ongoing 2. Ongoing
The Historic Environment	<ol style="list-style-type: none"> 1. Progress Conservation Area Reviews 2. Monitor Policy Implementation 	<ol style="list-style-type: none"> 1. Environment Team 2. Local Development Plan Team and Planning Information and Delivery 	<ol style="list-style-type: none"> 1. Ongoing 2. Ongoing
Protecting Resources	<ol style="list-style-type: none"> 1. Monitor Policy Implementation 2. Maintain and Update Supplementary Guidance 	<ol style="list-style-type: none"> 1. Local Development Plan Team and Planning Information and Delivery 2. Local Development Plan Team 	<ol style="list-style-type: none"> 1. Ongoing 2. Ongoing

Climate Change	1. Monitor Policy Implementation	1. Local Development Plan Team and Planning Information and Delivery	1. Ongoing
The Responsibilities of Developers	1. Monitor Policy Implementation	1. Local Development Plan Team and Planning Information and Delivery	1. Ongoing
	2. Maintain and Update Supplementary Guidance	2. Local Development Plan Team	2. Ongoing

5. Masterplans and Development Frameworks

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 tables 2.1 and 2.2, provide an overview of the progress of development frameworks and masterplans to date. The classification of each site is as follows:

Status	Progress
Agreed	Masterplan/Framework Agreed by Committee
Ongoing	Work actively being undertaken to progress site
No update	No information available at current time

Table 2.1 Development Frameworks

Settlement	Site(s)	Status
Peterhead	OP1	Agreed
Mintlaw	OP1 & OP2	Agreed
Ellon	OP1	Agreed
Inverurie	OP4	Agreed
Kintore	OP1	Agreed
Newmachar	OP1 & OP3	Agreed
Chapelton	OP1	Agreed
Laurencekirk	OP1	Agreed

Table 2.2 Masterplans

Banff & Buchan	Site	Status
Aberchirder	OP2	No update
Banff	OP1	Agreed
Banff	OP2	No update
Cairnbulg/Inverallochy	OP1	No update
Fraserburgh	OP1	Agreed
Fraserburgh	OP2	Agreed
Macduff	OP1	No update
Portsoy	OP3	No update
Rosehearty	OP1	No update
Whitehills	OP1	No update

Buchan	Site	Status
Cruden Bay	OP1 & OP2	Agreed
Fetterangus	OP1 & OP2	No update
Longside	OP1	No update
Maud	OP1 & OP2	Ongoing
Mintlaw	OP1	Agreed
Mintlaw	OP2	Agreed
Peterhead	OP1	Agreed

Peterhead	OP2	Agreed
Stuartfield	OP1	Agreed
St Fergus	OP1	No update

Newmachar	OP1	Agreed
Newmachar	OP2	Agreed
Sauchen/Cluny	OP1	Agreed
Westhill	OP1	Agreed

Formartine	Site	Status
Balmedie	OP1 & OP2	Ongoing
Blackdog	OP1	Agreed
Ellon	OP1	Ongoing
Foveran	OP1	Agreed
Newburgh	OP1	Agreed
Newburgh	OP2	Agreed
Oldmeldrum	OP1	Agreed
Oldmeldrum	OP2	Agreed
Tarves	OP2	Agreed
Turriff	OP1	Agreed
Turriff	OP2	Agreed
Turriff	OP 3-5	No update

Kincardine & Mearns	Site	Status
Auchenblae	OP1	Ongoing
Edzell Woods	OP1	Agreed
Chapelton	OP1	Phase 1 Agreed
Inverbervie	OP2	Agreed
Laurencekirk	OP1	Agreed
Newtonhill	OP1	Agreed
St Cyrus/Lochside	OP1	Agreed
Stonehaven	OP1	Agreed

Garioch	Site	Status
Inverurie	OP1	Phase 1 Agreed
Inverurie	OP2	Site being developed
Inverurie	OP4	Agreed
Kemnay	OP1	Agreed
Kintore	OP1	Agreed

Marr	Site	Status
Aboyne	OP1	Agreed
Banchory	OP2 & OP3	Agreed
Huntly	OP1 & OP2	No update
Inchmarlo	OP1	Agreed
Kincardine O'Neil	OP2	Agreed
Monymusk	OP1	Agreed
Tarland	OP1	No update

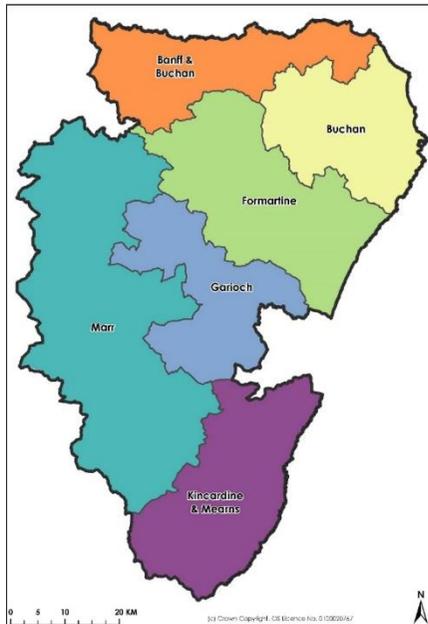
6. Introduction to Site Schedules

This section provides information on the actions required to deliver the spatial strategy contained within the LDP. The Delivery Programme is effectively a project management tool to monitor the delivery of allocated sites. It ensures they are being brought forward and will highlight where there is no apparent progress and a need to pursue specific actions.

Format of the Schedules

The schedules are set out in the same format as the LDP with settlements listed by administrative area.

Map 1: Aberdeenshire Council Administrative Areas



The schedule for each settlement initially details issues affecting the settlement as a whole and is then broken down by allocated site with site specific information.

▲ - indicates a milestone for the identified action.

à - indicates the period when a proposed action is to be undertaken.

✓ - indicates that an action has been completed.

Responsibilities and Abbreviations

There are a number of organisations and terms that are used in the Delivery Programme frequently, as abbreviated below.

Table 4 Responsibilities

Organisation/ Aberdeenshire Council Team	Abbreviation
Aberdeenshire Health and Social Care Partnership	AHSCP
Delivery Team	DT
Developer/Landowner	D/O
Development Management	DM
Education	E
Environment Team	ENV
Flood Prevention Unit	FPU
Historic Environment Scotland	HES
Housing	H
Legal	L
NHS Grampian	NHS
Policy	P
Scottish Environment Protection Agency	SEPA
Scottish Natural Heritage	SNH
Scottish Water	SW
Transport Scotland	TS
Transportation	T

Waste Services	W
Roads Development	R
Property Service	PR

Table 5 Abbreviations

Term	Abbreviation
Proposal of Application Notice	POAN
Planning Application	PA
Full Planning Permission	FPP
Planning Permission in Principle	PPP
Matters Specified in Conditions	MSC
Transport Assessment	TA
Drainage Impact Assessment	DIA
Water Impact Assessment	WIA
Flood Risk Assessment	FRA
Environmental Impact Assessment	EIA
Contaminated Land Report	CLR
Landscape Plan	LP
Construction Start Date	SD
Marketing	M

7. Transportation Requirements

Additional to the site specific information provided within the Delivery Programme, the following transportation requirements are applicable to all sites:

1. Formal lit footway connection(s) made to the existing formal adopted footway network, plus upgrades as required to existing surrounding networks to ensure formal connections are provided to schools, bus stops and local amenities. This will include provision, or contribution to formal crossing facilities on key desire lines. The extent of provision will be determined through a Transport Assessment or Transport Statement.
2. A bus service accessible within 400m of the development site. The Level of Service should be relevant to land use, demand and location, which would be agreed with Transportation and the Public Transport Unit. Where there is no or limited service, the developer will be required to fund or contribute to service improvements. This will apply to all existing and proposed settlements with relaxations available on merit for rural sites, determined through a Transport Assessment or Transport Statement.
3. Cycle infrastructure connections to existing cycle routes, local and strategic. For Integrated Travel Towns (currently Ellon, Fraserburgh, Huntly, Inverurie, Portlethen), all development to provide connectivity to the integrated networks. The extent of provision will be determined through a Transport Assessment or Transport Statement.
4. The road network surrounding the site should be reviewed and if necessary upgraded in accordance with Aberdeenshire Council's Standards for Road Construction Consent and Adoption.

STRATEGIC TRANSPORT PROJECTS

PROJECT	RESPONSIBLE		ACTIONS	TIMESCALE	NOTES
	LEAD	PARTICIPANT			
Proposed railway upgrade between Aberdeen and Inverness	TS / Network Rail	ScotRail	Phase 1, now complete, provided a mostly dualled track between Aberdeen-Inverurie, relocation of Forres station, loop extension of the track at Forres, signalling enhancements between Nairn and Elgin, platform extensions at Inch and Elgin, infrastructure to allow new stations at Dalcross and Kintore and other upgrades to improve reliability and deliver enhanced commuter services into each city. Future phases will enable end-to-end journey times of around 2 hours and an hourly frequency in each direction.	Phase 1 completed in 2019. Future phases by 2030 subject to consideration of Strategic Transport Projects Review 2.	The Aberdeen-Inverness rail enhancement project will be delivered in phases and aims to provide incremental benefits throughout the life of the scheme. This project will deliver journey time improvements and greater connectivity for both passenger and freight services operating on the Aberdeen to Inverness rail corridor. The Aberdeen to Inverness line is approximately 108 miles long and was primarily single track with some passing loops. The passenger journey times were around 2hrs 25 mins and infrequent and irregular service (approximately every 2 hours) between Aberdeen and Inverness means that it does not offer an attractive alternative to road travel. In March 2014, the Scottish Government committed to investing £330million for the project. Updates on the progress of the project can be found on the Network Rail twitter page (@NetworkRailA21). Background to the project can be found on the Transport Scotland website via this link http://www.transportscotland.gov.uk/project/aberdeen-inverness-rail-improvements .
New rail station at Kintore	TS / Network Rail	Aberdeenshire Council / Nestrans	This £15 million project has now been completed.	Complete. Station opened in October 2020.	The new station was constructed by Network Rail and was funded by Transport Scotland from the Scotland Stations Fund, with a 40% contribution from Nestrans and Aberdeenshire Council.
Aberdeen to Central Belt Rail Improvements	TS/ Network Rail	Aberdeenshire Council/ Nestrans	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 by 2034.	By 2034.	Network Rail and Transport Scotland are now progressing a project for utilising the £200m of funding committed under the Memorandum of Understanding announced alongside the City Region Deal. Initial options include signalling work, improvements to track layouts at stations and passing loops for freight trains. The selection of options to be taken forward will have been completed by the end of 2021. The option selection is taking place in conjunction with work on the Outline Business Case. The work also interfaces with plans to electrify the line between Inverurie, Aberdeen and the Central Belt by 2035.

PROJECT	RESPONSIBLE		ACTIONS	TIMESCALE	NOTES
	LEAD	PARTICIPANT			
A96 Dualling Inverness to Aberdeen	TS		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 next stage of the 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 detailed development and assessment of the preferred option has now commenced.	2030	The Scottish Government is committed to dualling the A96 between Inverness and Aberdeen. Design work is well underway on the dualling programme. Further information on the A96 Dualling can be found on the transport Scotland website via this link http://www.transportscotland.gov.uk/a96dualling .
Toll of Birness - A952/A90	TS	Aberdeenshire Council/ NESTRANS	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.	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) is considering improvements to the A90, including at the A90/A952 junction, as will City Region Deal funded Strategic Transport Appraisal (see below for more information), pending the outcome of STPR2.
Fraserburgh and Peterhead to Aberdeen Strategic Transport Study (FPASTS)	NESTRANS	Aberdeen City Council/ Aberdeenshire Council	A study is underway to investigate (in line with the principles of STAG) options for improving connectivity between Fraserburgh, Peterhead and Aberdeen. This includes consideration of road, rail and other public transport interventions. Initial phases are likely to include Toll of Birness junction improvements and adjustments to Ellon bypass roundabouts.	Study to feed into STPR2, which will report late 2021.	Following completion of the STAG 1 report in 2016, considering the range of options available, the Nestrans Board commissioned further work. Subsequently Aecom consultants reported on rail option and Systra reported on road options to the NESTRANS board in November 2017. Rail options have most recently been reported to the NESTRANS board in June 2019. Transport Scotland's Strategic Transport Projects Review (STPR2)) is considering improvements to the A90 north of Aberdeen, as will City Region Deal funded Strategic Transport Appraisal, pending the outcome of STPR2. Further details in information bulletin available at www.nestrans.org.uk .

PROJECT	RESPONSIBLE		ACTIONS	TIMESCALE	NOTES
	LEAD	PARTICIPANT			
A90/ A937 Laurencekirk Junction Improvements	TS		<p>Transport Scotland received four objections to the scheme during the statutory consultation period. Transport Scotland continues to engage with objectors to resolve concerns where possible. If it is not possible to resolve all objections it may be necessary for a Public Local Inquiry to be held. As with all trunk road projects this is the appropriate forum for considering objections received and not withdrawn.</p> <p>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 currently proposed. Transport Scotland continues to work closely with Aberdeenshire Council, as the Roads Authority with responsibility for maintaining the bridge, and other affected parties, to bring forward a resolution to the issue.</p> <p>Construction of the scheme itself can only commence if the scheme is approved under the relevant statutory procedures and thereafter a timetable for its progress can be set.</p>	Ongoing	<p>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.</p> <p>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).</p> <p>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.</p> <p>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.</p> <p>A partnership group with Aberdeenshire Council, Angus Council, Nestrans and Transport Scotland continue to meet on a regular basis to share information and support delivery of the improvement project.</p> <p>Further details of the project can be found at: https://www.transport.gov.scot/projects/a90a937-laurencekirk-junction-improvement-scheme/</p>
Active Travel Action Plan	NESTRANS	Aberdeen City Council/ Aberdeenshire Council/ Sustrans	Nestrans, local authorities and partners delivering strategic walking and cycling routes throughout the region.	Ongoing	Nestrans approved an Active Travel Action Plan in December 2014 to guide strategic development of active travel networks and policies.

PROJECT	RESPONSIBLE		ACTIONS	TIMESCALE	NOTES
	LEAD	PARTICIPANT			
Park and Ride / Interchange Projects	NESTRANS	Aberdeenshire Council/ TS	<p>Regional network of Park & Ride facilities and promotion/marketing of these to be taken forward by Nestrans and operators.</p> <p>Ellon P&R Expansion - Construction underway.</p> <p>Inverurie Interchange - discussions continue with Network Rail regarding land availability.</p>	<p>Ongoing</p> <p>2022</p>	<p>Ellon P&R Expansion - Construction has commenced in 2021 for the extension of the Park And Ride and should be completed in 2022.</p> <p>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.</p>
Modelling Projects	NESTRANS	Aberdeenshire Council / Aberdeen City Council	ASAM19 model being completed following the opening of the AWPR.	2022	Current model is ASAM14 which was updated to a new software platform, and takes into account revised proposed land use allocations.
Strategic Appraisal Projects	NESTRANS, Aberdeenshire Council, Aberdeen City Council	TS, SDPA	<p>The scope of work includes:</p> <ul style="list-style-type: none"> - 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. <p>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.</p> <p>.</p> <p>One of the proposals includes appraisal and business case development (pending emerging outcomes of STPR2), for upgrades to the Ellon by-pass, Toll of Birness junction and other associated safety and reliability measures.</p>	Ongoing	Work is underway to complete a Strategic Transport Appraisal, funded by the 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 TS's STPR2 work, and the revised RTS.

STRATEGIC WATER/ WASTE WATER PROJECTS

PROJECT	RESPONSIBLE		ACTIONS	TIMESCALE	NOTES
	LEAD	PARTICIPANT			
Strategic Water Modelling in the North East	SW		<p>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.</p> <p>Scottish Water uses the information provided by the Local Authority and other sources to inform the modelling work to ensure that both domestic and non-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.</p>		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.

STRATEGIC HEALTH CARE PROJECTS

PROJECT	RESPONSIBLE		ACTIONS	TIMESCALE	NOTES
	LEAD	PARTICIPANT			
Banchory Medical Practice	NHS	AHSCP	A new joint health and social care facility is required. A preferred site has been identified in the LDP, still to be acquired.	5 - 10 years.	The current health centre has temporary buildings with a planning consent due to expire in August 2021, which will be extended.
Ellon Health Centre	NHS	AHSCP	A new Health Centre is required in Ellon. A site has been purchased and a business case being prepared.	5 - 10 years.	The current health centre has temporary buildings with a planning consent which will be extended.



BANFF & BUCHAN

ABERCHIRDER

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	NHS	Development in Aberchirder, Sandend, Fordyce, Cornhill and Portsoy will need to contribute towards additional capacity at An Caorann Medical Practice.	
Waste Water (Aberchirder WWTW)	SW	A growth project is being progressed at Aberchirder WWTW. Sites OP1 and OP2 have been included.	Likely delivery is 2020-2022.
Water (Turriff WTW)	SW,D	Currently sufficient capacity. Local water mains reinforcement may be required.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

Aberchirder OP1: West of Cranna View (Private Landowner) - Previously H1 Allocation: 45 homes

SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Roads	D	Access should be taken from Old Road with emergency link to Cranna View.										
Masterplan	O	Masterplan underway. Pre-application advice has been sought (ENQ/2019/1846).										

Aberchirder OP2: West of Cornhill Road (Private Landowner) - Previously H2 Allocation: 65 homes

SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D	Preparation of Masterplan.										
Roads	D	Consider access requirements through masterplan. A link should be provided through to Walker Court and main access should come off the 'B' class road (Cornhill Road).										
Site Delivery	O	Landowner to provide information on deliverability and programming of site.										

Aberchirder BUS: Cornhill Road Allocation: 2.4ha employment land

SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Future Phases	O	Site partially developed. Remaining land not currently being marketed.										
Technical Assessments	D,SEPA,FPU,ENV	Due to the presence of a watercourse on its eastern edge, a Flood Risk Assessment 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.										

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	NHS	Development in Banff, Macduff, Gardenstown, Crudie and Whitehills will need to contribute towards providing additional capacity at the recently consolidated Macduff Practice.	
Local Transportation Infrastructure	D	A link road will be required between A97 and A98 possibly through OP2 site.	
Waste Water (Moray/Banff/Macduff WWTW)	D	Sufficient capacity. Local network reinforcement may be required. Possible sewer network analysis. Foul only flows should be permitted to the existing sewers.	
Water (Turriff WTW)	D,SW	There is currently sufficient capacity at Turriff WTW. There are low pressure issues during peak times - developer should liaise with Scottish Water.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

Banff OP1: Goldenknowes (Springfield Properties/Castlehill Housing Association/Private Landowner) - Previously M1												
Allocation: 400 homes, community facilities, leisure and retail units												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D	Masterplan Agreed by Banff & Buchan Area Committee January 2015.	✓									
Planning Application(s)	D	FPP (APP/2017/3244) for erection of 94 dwellinghouses and associated infrastructure, approved March 2019.	✓									
Site Construction	D	Part of the site is currently under construction (APP/2017/3244). It is anticipated that this part of the site will be complete in 2021.	→	→	→	→	▲					
Site Marketing	O	Owners to market the remainder of the site.										

Banff OP2: Colleonard Road (Private Landowner) - Previously H1												
Allocation: 295 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O,D	Landowner to provide information on programming of site.										
Masterplan	D,DM	Preparation of overall Masterplan.										
Technical Assessments	D	To be prepared and input to masterplan.										
Water	D,SW	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.										

BANFF

Banff OP3: A953 Quayside to Scotstown (Carriag Homes Ltd) - Previously EH1												
Allocation: 29 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	DM	FPP (APP/2009/3876) approved in 2011 for 13 houses and 12 flats. APP/2015/3618, and APP/2015/3619 for amended house designs approved March 2016.	✓									
Site Construction	D	Site under construction.	→									

Banff OP4: North of Colleonard House (Private Landowner) - Previously EH2												
Allocation: 5 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Marketing	O	Landowner to market site.										

CAIRNBULG/ INVERALLOCHY

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	NHS	Development in Rosehearty, Memsie, Sandhaven, Tyrie, Rathen, Cairnbulg & Inverallochy and Fraserburgh will require to contribute towards the extension of Saltoun Surgery or Finlayson Street Practice.	
Waste Water (Fraserburgh Phingask WWTW)	D	Sufficient capacity. Local sewer network reinforcement may be required.	
Water (Forehill WTW)	D	WIA required to look at strategic solution for settlement. Possible water treatment and mains upgrades may be required.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

Cairnbulg/ Inverallochy OP1: South Of Allochy Road (GS Brown Construction Ltd/c/o Taylor Design Services) - Previously H2												
Allocation: 85 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D,O	Preparation of overall Masterplan.										
Technical Assessments	D,FPU	A Flood Risk Assessment will be required for OP1 due to the risk of surface water flooding.										
Roads	D,R	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(s)	D,DM	Progress with planning application. Pre-app discussions have been held.										

CORNHILL

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	NHS	Development in Aberchirder, Sandend, Fordyce, Cornhill and Portsoy will need to contribute towards additional capacity at An Caorann Medical Practice.	
Waste Water (Cornhill WWTW)	D,SW	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.	
Water (Turriff WTW)	D,SW	Sufficient capacity. A Water Impact Assessment will be required for the District Metered Area. Development will be served off trunk main so 24 hour water storage will be required at each property. Local water mains reinforcement may be required depending on outcome of WIA.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

Cornhill OP1: Midtown (Marshall Farms) - Previously H1 Allocation: 25 homes and link road to site P3 from the B9023												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	FPP (APP/2009/0900) granted for 8 houses in 2010.	✓									
Technical Assessments	D	There is a risk of flooding from a small watercourse and fields adjacent to OP1. A Flood Risk Assessment will be required.										
Roads	D	No direct access to be taken from A95, potential access off the B9023.										
Site Marketing	D	Landowner has advised that site is currently being marketed.		→								

CRUDIE

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	NHS	Development in Banff, Macduff, Gardenstown, Crudie and Whitehills will need to contribute towards providing additional capacity at the recently consolidated Macduff Practice.	
Waste Water (Sunnybank Cottages Septic Tank)	SW	There is currently sufficient capacity, however a growth project may be required and early engagement with SW is recommended.	
Water (Turrieff WTW)	D,SW	Sufficient capacity. Development will be served off trunk main so 24 hour water storage will be required at each property.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

Crudie OP1: Hawthorne Croft (Caledonia Homes/Private Landowner) - Previously EH1 Allocation: 14 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Marketing	D,O	Caledonia Homes currently marketing the remaining 8 plots.										

FORDYCE

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	NHS	Development in Aberchirder, Sandend, Fordyce, Cornhill and Portsoy will need to contribute towards additional capacity at An Caorann Medical Practice.	
Waste Water (Fordyce WWTW)	D,SW	Sufficient capacity for 5 units. Development will be fed directly off trunk main, therefore 24 hour storage required at each property.	
Water (Turriff WTW)	SW,D	Development will be served off trunk main so 24 hour water storage will be required at each property.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

Fordyce OP1: West Church Street (Seafield Estates) - Previously EH1												
Allocation: 5 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Marketing	O	The site is currently being marketed.										
Roads	D	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.										
Technical Assessments	D,SEPA,FPU	Parts of Fordyce are at risk of flooding from the Burn of Fordyce. A Flood Risk Assessment may be required.										

FRASERBURGH

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Community Facilities	LS	Site R4 Open space provision - Landscape Services to advise DM of any investment programme to deliver site R1. All residential development may be required to contribute towards facilities that serve the community in Fraserburgh. These may be identified in the Community Plan or relevant Community Action Plan.	
Education (Primary)	E,D	All residential development must contribute towards a new school with built in additional capacity.	
Healthcare	NHS	Development in Rosehearty, Memsie, Sandhaven, Tyrie, Rathen, Cairnbulg & Inverallochy and Fraserburgh will require to contribute towards the extension of Saltoun Surgery or Finlayson Street Practice.	
Local Transportation Infrastructure	D	For OP2, OP3 and BUS3, as per masterplan. Access from OP3/ BUS3 onto Rosehearty Road (B9031) also required. Main access is to be taken off the A98.	
Waste Water (Fraserburgh Phingask WWTW)	D	Sufficient capacity. Drainage Impact Assessment Required. Local sewer network reinforcement may be required. The demand for wastewater capacity for the non-domestic element will depend on business use - early engagement with SW is encouraged.	
Water (Turrieff WTW)	D,SW	Sufficient capacity. WIA required to understand the impact on the water treatment works and network. Local water mains reinforcement may be required.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

Fraserburgh OP1: Kirkton Development (Colaren Homes) - Previously M1												
Allocation: 600 homes, 4ha employment land and sites for a new primary school, health centre and cemetery												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D	Masterplan approved by Banff and Buchan Area Committee November 2014.	✓									
Transportation	D,TS	Masterplan proposes access from Boothby Road for first phase rather than new arm on A90 roundabout. Transport Assessment / Statement to be produced and discussed with Transport Scotland for future phases.										
Planning Application(s)	D	Phase 1 FPP (APP/2016/0618) for 120 Dwellinghouses, Provision of Land for Future Affordable Housing, Associated Landscaping/ Infrastructure approved December 2016. Phase 2 FPP (APP/2021/0329) for Erection of 130 Dwellinghouses, Land for Affordable Houses, Open Space and Associated Infrastructure submitted February 2021, pending.		→								
Planning Application(s)	D,DM	Various applications for change of house type submitted.										
Site Construction	D	Construction commenced in 2017. 20-25units per annum build out rate.	→									
Employment Land	D,TS	Agree A90 roundabout access with Transport Scotland or alternative access from Boothby Road. Market employment land.										

FRASERBURGH

SITE ACTIONS

Fraserburgh OP1: Kirkton Development (Colaren Homes) - Previously M1												
Allocation: 600 homes, 4ha employment land and sites for a new primary school, health centre and cemetery												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	D,SEPA	A detailed groundwater assessment and water features survey will be required to fully assess the suitability of this site as a cemetery.										

Fraserburgh OP2: Land To West Of Boothby Road (Claymore Homes/Aberdeenshire Council/Private Landowner) - Previously H1												
Allocation: 590 homes and land for two full size grass pitches with changing facilities												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D	Masterplan approved by Banff and Buchan Area Committee August 2014.	✓									
Planning Application(s)	D,DM	PPP (APP/2012/1714) Development of Sheltered Housing and Nursing Home (Variation of Condition 3 of APP/2008/2813) approved October 2012. FPP (APP/2014/3296) for 52 houses on part of the site approved September 2015. FPP (APP/2016/0799) for 31 Dwellinghouses with Associated Access Roads and Landscaping (Phase 2) approved November 2016. FPP (APP/2016/3364) for 10 Dwellinghouses with Associated Access Roads, Infrastructure and Landscaping, approved March 2017. FPP (APP/2017/2388) for Erection of 4 Terraced Dwellinghouses (plots 127-130), approved November 2017. FPP (APP/2017/3040) for Erection of 4 Semi-Detached Dwellinghouses (plots 123-126), approved January 2018. FPP (APP/2020/1886) for Erection of 26 Dwellinghouses and Associated Infrastructure submitted September 2020, pending.	→									
Planning Application(s)	D,DM	Various change of house type applications submitted/ approved.										
Site Construction	D	Site construction has commenced.	→									
Future Phases	H	The Council will take ownership of the land for affordable housing and begin construction of 26 affordable units in August 2021.				→						

Fraserburgh OP3: Phingask - Previously E1												
Allocation: 16.5ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan		Masterplan agreed in line with Fraserburgh OP2 site, August 2014.	✓									

FRASERBURGH

Fraserburgh CC1: South Harbour Road Commercial Centre Allocation: bulky comparison outlets												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	D,SEPA,FPU,ENV	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.										
Planning Application(s)	D	FPP (APP/2020/1852) for Erection of Buildings for Mixed Use Development Comprising Office (Class 2), Business Office/Light Industry (Class 4) and General Industrial (Class 5) submitted September 2020, pending.	→									

Fraserburgh BUS1: Fairney Business Park Allocation: 16.5ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D	Existing industrial park - partially developed. Some land currently being marketed.	✓									

Fraserburgh BUS3: Land at Watermill Road - Previously BUS2 Allocation: 10.5ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D	Masterplan agreed in line with Fraserburgh OP2 site, August 2014.	✓									

GARDENSTOWN

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	NHS	Development in Banff, Macduff, Gardenstown, Crudie and Whitehills will need to contribute towards providing additional capacity at the recently consolidated Macduff Practice.	
Waste Water (Gardenstown WWTW)	D	Limited capacity. A growth project is being investigated. Strictly no surface water to sewer, due to risk of flooding in the village. Additional caution will now be required for the provision of SUDS due to the problems with landslips in Gardenstown recently.	Likely delivery 2021-2027.
Water (Turriff WTW)	SW	Sufficient capacity.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

Gardenstown OP1: Troup View (Private Landowner) - Previously EH1 Allocation: 25 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D,O,DM	PPP (APP/2014/2686) for housing development, approved July 2020.	✓									
Roads	D	Access to be taken off Braegowan Road/Morgan View.										

Gardenstown OP2: Bracoden Road (Private Landowner) - Previously EH2 Allocation: 11 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	DM	PPP (APP/2009/2772) granted for 11 houses in 2006 and MSC in 2011. Application (APP/2012/1877) to vary Condition 3 was withdrawn. Consent deemed to have commenced however no houses developed as yet.	✓									
Site Construction	D	Start site construction.										
Roads	D	Access to be taken off Bracoden Road.										

INVERBOYNDIE

SITE ACTIONS

Inverboyndie BUS1: Inverboyndie Industrial Estate - Previously BUS1 Allocation: 7ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O	Existing industrial park which is partially developed.										
Planning Application(s)	D,DM	Further applications to come forward for phase 2 as and when demand arises.										

MACDUFF

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	NHS	Development in Banff, Macduff, Gardenstown, Crudie and Whitehills will need to contribute towards providing additional capacity at the recently consolidated Macduff Practice.	
Waste Water (Moray/Banff/Macduff WWTW)	D	Sufficient capacity. Sewer network investigations may be required. WIA required to assess the requirement for water treatment and mains upgrade.	
Water (Turrieff WTW)	SW	Sufficient capacity.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

Macduff OP1: Law Of Doune (Osprey Housing/Private Landowner) - Previously EH1												
Allocation: 85 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	D	Geotechnical report and drainage impact assessment required.										
Transportation	D	Access to site from Law of Doune road and possible 2nd access from Barnhill Road.										
Planning Application(s)	D	Submit new planning application (previous consent has expired).	→									
Site Delivery	O	Landowner to provide delivery update.										

Macduff CC1: Corskie Drive Commercial Centre												
Allocation: 4ha for large format stores and land for a new health centre												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D	Site will be developed when required.										
Technical Assessments	D,SEPA,FPU,ENV	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.										

MACDUFF

Macduff BUS: Law of Doune and Tarlair Industrial Estate - Previously BUS2 Allocation: 30.5ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D,O	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.										
Planning Application(s)	D	FPP (APP/2017/0012) for Council Depot and Welfare Facilities approved June 2017.	✓									
Site Construction	D	Site construction ongoing.	→									

MEMSIE

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Primary)	E,D	Developers should seek to engage with the Council for proposals of 10 homes or more to establish capacity of Rathan Primary School.	
Healthcare	NHS	Development in Rosehearty, Memsie, Sandhaven, Tyrie, Rathen, Cairnbulg & Inverallochy and Fraserburgh will require to contribute towards the extension of Saltoun Surgery or Finlayson Street Practice.	
Waste Water (Memsie Cairn Stone Septic Tank)	SW,D,SEPA	All developers must contact Scottish Water to request a connection to the public sewerage system to ensure that a growth project is initiated for the necessary upgrade the public sewerage facilities. All foul drainage must go to public sewers. It should be noted that Memsie is within SEPA's Waste Water Drainage Consultation Area. Any application for individual houses must be accompanied by a site investigation that complies with Section 3.9 of the Domestic Technical Handbook.	
Water (Turriff WTW)	SW	Sufficient capacity. Development will be fed directly off trunk main, therefore 24 hour storage required at each property.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

Memsie OP1: Crossroads (Private Landowner) - Previously H2 Allocation: 15 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	Site is being marketed and a planning application will be progressed thereafter.										
Roads	D	Access to site OP1 required from B9032 as no direct access allowed onto A981.										

NEW ABERDOUR

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	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.	
Waste Water (New Aberdour WWTW)	SW	There is limited capacity at New Aberdour WWTW. Scottish Water will initiate a growth project, should demand exceed available capacity, once one development meets the 5 growth criteria. Developers should engage with Scottish Water as early as possible. Local sewer reinforcement may be required for OP1.	
Water (Turrieff WTW)	D,SW	Sufficient capacity. Local water mains reinforcement may be required depending on outcome of Flow & Pressure test or Water Impact Assessment.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

New Aberdour OP1: St Drostan's Lane (Private Landowner) - Previously H1 Allocation: 48 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D	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.										
Planning Application(s)	D	PPP (APP/2018/2715) for a single house approved February 2019. PPP (APP/2019/1360) for a single house approved July 2019. PPP (APP/2021/0860) for a single house submitted April 2021, pending.			→							
Roads	D	Pedestrian/cycle links to be provided to high street from site OP1 - D 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.										
Technical Assessments	D,ENV	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.										

NEW BYTH

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	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.	
Waste Water (New Byth WWTW)	D,SW	There is limited capacity at New Byth WWTW. Scottish Water will initiate a growth project, should demand exceed available capacity, once one development meets the 5 growth criteria.	
Water (Turriff WTW)	SW	Sufficient capacity.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

New Byth OP2: Former New Byth Primary School (Private Landowner) - Previously H2 Allocation: 12 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Programming	O	Landowner to provide update on site delivery.										
Roads	D,R	Private road will need to be upgraded to adoptable standards once development proceeds.										

PORTSOY

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	NHS	Development in Aberchirder, Sandend, Fordyce, Cornhill and Portsoy will need to contribute towards additional capacity at An Caorann Medical Practice.	
Waste Water (Portsoy Screening Station)	D,SW	Currently sufficient capacity however, a growth project will be initiated, should demand exceed available capacity, once one development meets the 5 growth criteria. DIA is required to establish the hydraulic capacity. Local sewer reinforcement may be required depending on outcome of network analysis.	
Water (Turrieff WTW)		Sufficient capacity. Local water mains reinforcement may be required depending on outcome of Flow & Pressure test or Water Impact Assessment.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

Portsoy OP1: Target Road (Seafield Estates) - Previously H1 Allocation: 10 homes

SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Marketing	D	Market site for development.										
Planning Application(s)	D	Submit planning application.										

Portsoy OP2: Depot, Park Road (Private Landowner) - Previously H2 Allocation: 6 homes

SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Marketing	D	Market Site.										
Planning Application(s)	D	Submit planning application.										

Portsoy OP3: Durn Road (Seafield Estates) - Previously H3 Allocation: 125 homes

SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Marketing	O	Landowner to market the site.										
Masterplan	D	A Masterplan is required for this site.										

PORTSOY

Portsoy OP3: Durn Road (Seafield Estates) - Previously H3												
Allocation: 125 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	D,SEPA,FPU,ENV	SEPA advise that flood risk assessment is required due to historical flooding records. SEPA advise of increased risk to flooding downstream and that there is a requirement for a buffer strip adjacent to the Soy Burn (minimum 6m wide). To improve flood resilience and provide amenity value, the developer should consider restoration of the Soy Burn. Funding for the restoration work may be available through SEPA's Water Environment Fund: https://www.sepa.org.uk/environment/water/water-environment-fund/ .										
Roads	D	For site OP3, access from Soy Avenue and Durn Avenue.										

Portsoy OP4: Soy Avenue (Private Landowner) - Previously EH1												
Allocation: 9 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Marketing	O	Landowner to market site.										
Technical Assessments	D,SEPA,FPU,ENV	SEPA advise that a flood risk assessment is required due to historical flooding records. Due to an increased risk of flooding downstream SEPA have advised that there is a requirement for a buffer strip adjacent to the Soy Burn (minimum 6m wide). To improve flood resilience and provide amenity value, the developer should consider restoration of the Soy Burn. Funding for the restoration work may be available through SEPA's Water Environment Fund: https://www.sepa.org.uk/environment/water/water-environment-fund/ .										

Portsoy OP5: Former Campbell Hospital (Sanctuary Scotland Housing Association)												
Allocation: 44 affordable homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	DM,D	FPP (APP/2017/0923) for 44 affordable units, approved August 2018.	✓									
Site Construction	D	The site construction has been completed.	→	→	✓							

RATHEN

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Primary)	E,D	Developers should seek to engage with the Council for proposals of 10 homes or more to establish capacity of Rathen Primary School.	
Healthcare	NHS	Development in Rosehearty, Memsie, Sandhaven, Tyrie, Rathen, Cairnbulg & Inverallochy and Fraserburgh will require to contribute towards the extension of Saltoun Surgery or Finlayson Street Practice.	
Waste Water (no public WWTW)	D,SEPA,SW	No public wastewater treatment available. SEPA would seek First Time Sewer Provision. This is a SEPA Waste Water Drainage Consultation Area. Any application for individual houses must be accompanied by a site investigation that complies with Section 3.9 of the Domestic Technical Handbook.	The developer of site OP1 has agreed to install a wastewater treatment plant which will be adopted by Scottish Water.
Water (Turriff WTW (& Partially Forehill WTW))	D	WIA required.	Undergoing growth for Turriff WTW with planned investment within 2015 - 2021 period.

SITE ACTIONS

Rathen OP1: Bridge of Rathen (Colaren Homes) - Previously H1 Allocation: 10 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	PPP (APP/2014/3903) application for 6 houses approved November 2015 . FPP application (APP/2016/0603) for 10 houses approved May 2017. FPP (APP/2020/1113) for Erection of 10 Dwellinghouses, Associated Roads & Drainage Infrastructure (Change of House Types to 6 Dwellinghouses, 4 Additional Units and Amended Layout to Planning Permission Reference APP/2016/0603) submitted June 2020, pending.	→									
Technical Assessments	D,SW	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.	▲									
Site Construction	D	Site construction commenced.		▲								

ROSEHEARTY

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	NHS	Development in Rosehearty, Memsie, Sandhaven, Tyrie, Rathen, Cairnbulg & Inverallochy and Fraserburgh will require to contribute towards the extension of Saltoun Surgery or Finlayson Street Practice.	
Waste Water (Fraserburgh Phingask WWTW)	D	Sufficient Capacity. Sewer network reinforcement may be required.	
Water (Turrieff WTW)	D,SW	Sufficient capacity. Local water mains reinforcement may be required depending on outcome of Flow & Pressure test or Water Impact Assessment.	Undergoing growth with planned investment within 2015 – 2021 period

SITE ACTIONS

Rosehearty OP1: South of Ritchie Road (c/o Baxter Design) - Previously M1 Allocation: 50 homes and 2ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	D,SEPA,FPU,ENV	FRA may be required. A buffer strip will be required alongside the watercourse and should be integrated positively into the development.										
Transportation	D	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.										
Masterplan	D	Preparation of overall Masterplan.										
Planning Application(s)	D	Submission of planning application. Landowner may proceed with development on a plot by plot basis.										

Rosehearty OP2: Murison Drive (Private Landowner) - Previously H1 Allocation: 10 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	D,SEPA,FPU,ENV	FRA may be required. A buffer strip will be required alongside the watercourse and should be integrated positively into the development.										
Planning Application(s)	O	Planning application to be submitted.										
Transportation	D	Access to be taken off Murison Drive.										

ROSEHEARTY

Rosehearty OP3: Cairnhill Croft (Private Landowner) - Previously H2												
Allocation: 40 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	D	Sewer network reinforcement may be required.										
Transportation	D	OP3 site is accessed from Hillview Crescent. Possible 2nd connection through Malcolm Forbes Court.										

Rosehearty OP4: Cairnhill Road (Private Landowner) - Previously H3												
Allocation: 10 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Transportation	D	Private track needs to be to adoptable standards if it serves more than 5 properties.										
Site Marketing	O	Landowner currently marketing the site for development.										

SANDEND

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	NHS	Development in Aberchirder, Sandend, Fordyce, Cornhill and Portsoy will need to contribute towards additional capacity at An Caorann Medical Practice.	
Waste Water (Sandend ST)	SW	There is sufficient capacity for sites included in the LDP.	
Water (Turriff WTW)	D,SW	Local mains reinforcement may be required.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

Sandend OP1: Rear Of Seaview Road (Private Landowner) - Previously EH1 Allocation: 8 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	O,D	Submit Planning Application.										

SANDHAVEN

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	NHS	Development in Rosehearty, Memsie, Sandhaven, Tyrie, Rathen, Cairnbulg & Inverallochy and Fraserburgh will require to contribute towards the extension of Saltoun Surgery or Finlayson Street Practice.	
Local Transportation Infrastructure	R	St Magnus Road recently widened and gap site left for access to site.	
Waste Water (Fraserburgh Phingask WWTW)	D,SW	Sufficient capacity. Local network reinforcement may be required.	
Water (Turriff WTW)	D,SW	Local mains reinforcement may be required.	Undergoing growth with planned investment within 2015 – 2021 period

SITE ACTIONS

Sandhaven OP1: St Magnus Road (Private Landowner) - Previously H1 Allocation: 31 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	D	Ground assessments required.	→									
Site Delivery	O	Owner progressing discussions with potential developer.	→									

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	NHS	Development in Rosehearty, Memsie, Sandhaven, Tyrie, Rathen, Cairnbulg & Inverallochy and Fraserburgh will require to contribute towards the extension of Saltoun Surgery or Finlayson Street Practice.	
Waste Water (Tyrie Bell Terrace ST)	SW	Limited capacity at Tyrie Bell Terrace ST. SEPA will require development to connect to the public sewerage system. The developer must contact Scottish Water to request a connection to the public sewerage system, which will ensure that a growth project is initiated by Scottish Water for the necessary upgrade the public sewerage facilities in Tyrie.	
Water (Turriff WTW)	D,SW	Sufficient capacity. Investigations required as mains upgrade may be necessary.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

Tyrie OP1: Kirk Park, Netherton (Private Landowner) - Previously EH1 Allocation: 6 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O	Landowner to provide update on deliverability and programming of site or marketing.										

WHITEHILLS

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Primary)	D,E	Developers should seek to engage with the Council for proposals of 3 homes or more to establish capacity of Whitehills Primary School.	
Healthcare	NHS	Development in Banff, Macduff, Gardenstown, Crudie and Whitehills will need to contribute towards providing additional capacity at the recently consolidated Macduff Practice.	
Waste Water (Moray/Banff/Macduff WWTW)	D	Sufficient capacity. Local/SW network reinforcement may be required.	
Water (Turriff WTW)	SW	Sufficient capacity.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

Whitehills OP1: Knock Street (Private Landowner) - Previously H1 Allocation: 30 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Marketing	O	Landowner to market the site.	→									



BUCHAN

ARDALLIE

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	NHS	Development in Hatton, Ardallie, and Longhaven will require to contribute towards the provision of additional capacity of Cruden Medical Group Facilities.	
Waste Water (no public WWTW)	D,SEPA,SW	A single WWTP serving the whole development and built to a standard for adoption by SW will be required. This area is part of the Water of Cruden catchment, which discharges directly onto the designated Bathing Water at Curden Bay. The Bathing Water at Cruden Bay is currently classified as "Poor".	
Water (Forehill WTW)	D	There is capacity at Forehill WTW. Water mains extension may be required.	

SITE ACTIONS

Ardallie OP1: Land at Nether Backhill (c/o Baxter Design/Private Landowner) - Previously M1 Allocation: 10 homes and 0.3ha employment land (6 small units)												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	Five plots have planning consent, further applications for the remaining plots expected.										
Site Delivery	D	Site being developed on plot by plot basis.										
Site Construction	D	Construction ongoing and expected up to 2027.	→									▲

AUCHNAGATT

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education	E,D	Developers should seek to engage with the Council for proposals of 10 homes or more to establish capacity of Auchnagatt Primary School.	
Healthcare	NHS	Development in Fetterangus, Longside, Old Deer, Auchnagatt, Stuartfield and Mintlaw will require to contribute towards additional capacity at Mintlaw Surgery.	
Waste Water (Auchnagatt and Annochie Place septic tank)	SW	There is no available WWTW capacity. Scottish Water will initiate a growth project once development meets the 5 growth criteria.	
Water (Turrieff WTW)	SW,D	Development will be supplied directly off trunk main, so 24 hour storage required at each property. Mains extension required. Check pressure to identify if Pressure Reducing Valve required.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

Auchnagatt OP1: South of A948 (Private Landowner) - Previously M1 Allocation: 16 homes and 0.5ha employment land (8 small business units)												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Marketing	O	Landowner is currently marketing the site.	→									
Planning Application(s)	D	Submit a new planning application.								▲		
Technical Assessments	D,SEPA,FPU	A Flood Risk Assessment will be required for OP1 and its associated SUDS scheme.										

Auchnagatt OP2: Anochie Place (Private Landowner) - Previously H1 Allocation: 31 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Marketing	O	Site to be marketed.	→									
Planning Application(s)	O,D	Submit a planning application.										
Roads	D,R	OP2 access off B9030 and additional link past Post Office.										

BODDAM

INFRASTRUCTURE

Peterhead-Hatton SGA

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	NHS	Development in Peterhead, Boddam and Rora will require to contribute towards additional capacity in Peterhead.	
Waste Water (Peterhead WWTW)	D	There is capacity at Peterhead WWTW. Strictly no surface water flows to discharge to sewer. Serious land drainage flooding occurs in this area.	
Water (Forehill WTW)	D	There is capacity at Forehill WTW. Local water mains reinforcement may be required.	

SITE ACTIONS

Boddam OP1: Mains of Boddam Caravan Site (Private Landowner) - Previously H1												
Allocation: 5 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Marketing	O	The Landowner is marketing this site for development.										
Technical Assessments	D,FPU	There is a high possibility of land drainage flooding occurring on site OP1. A Flood Risk Assessment may be required.										

Boddam OP2 : East of Inchmore Gardens (Private Landowner/c/o William Lippe Architects Ltd) - Previously H2												
Allocation: 9 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	O	FPP (APP/2018/2578) for erection of 3 dwellinghouses approved May 2020.	✓									
Site Marketing	O	The plots are currently being marketed.										
Future Phases	O	A further single house plot is possible which would complete the site.										

Boddam OP3: Land at Rocksley Drive (Private Landowner/c/o Baxter Design) - Previously EH1												
Allocation: 6 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	FPP (APP/2013/2360) for 11 homes approved January 2015.	✓									
Site Construction	D	Site start made in March 2017 however no completions to date.	→									

CRIMOND

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Waste Water (Crimond Rattray Head WWTW)	D	Currently sufficient capacity at Rattray Head WWTW. Wastewater network analysis required to assess the hydraulic capacity of the WWPS.	
Water (Forehill WTW)	D	There is capacity at Forehill WTW. Cowsrieve SR being upgraded. Developer should discuss their build out rate with SW. May be a requirement for local sewer reinforcement.	

SITE ACTIONS

Crimond OP1: South Of The Corse (Private Landowner) - Previously EH1 Allocation: 25 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O	Landowner to provide delivery update.										
Technical Assessments	D,SEPA,FPU,ENV	SEPA advise flood risk assessment may be required. A buffer strip will be required along the watercourse at the site boundary and should be positively integrated into the site.										

CRUDEN BAY

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	NHS	Development in Cruden Bay will require to contribute towards extension of Cruden Medical Group Facilities (Hatton Surgery and Cruden Bay Surgery).	
Waste Water (Peterhead WWTW)	SW	Sewer network investigations would be required to look at capacity in pumping stations and pumping mains.	
Water (Forehill WTW)	D,SW	Cowsrieve SR being upgraded. Developer should discuss their build out rate with SW.	

SITE ACTIONS

Cruden Bay OP1: Land at Aulton Road (Claymore Homes) - Previously M1 Allocation: 200 homes, 2ha employment land and community facilities

SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Masterplan	D	Masterplan approved September 2016.	✓										
Planning Application(s)	D	FPP (APP/2017/0050) for Erection of 150 Dwellinghouses, Provision of Land for Future Affordable Housing, Associated Landscaping and Infrastructure, approved August 2018.	✓										
Planning Application(s)	D,DM	FPP (APP/2019/0626) erection of 4 dwellinghouses and amendments to roundabout from previously approved (APP/2017/0050) approved September 2019.	✓										
Planning Application(s)	D,DM	Various change of house types submitted/ approved.											
Site Construction	D	Site construction commenced 2019, construction ongoing.	▲										

Cruden Bay OP2: South of Aulton Road (Private Landowner) - Previously H1 Allocation: 41 homes

SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Transportation	D	Discussion with Transportation to agree design solution for new roundabout on the A975 is required.											
Masterplan	D	Masterplan approved September 2016.	✓										
Technical Assessments	D,SEPA,FPU	A FRA may be required due to the presence of small watercourses running through or adjacent to the site.											
Planning Application(s)	D	Submit planning application.	▲										

CRUDEN BAY

Cruden Bay OP3: Brick & Tile Works (Aggregate Industries) - Previously EH1 Allocation: 220 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Transportation	D	Future development of the site would need to secure significant improvements to the local highway network, as identified following a DMPTAG assessment (2014). These works would include upgrading Auchiries Road, together with enhancement to the geometry and visibility at the junctions with the A90 and the A975, at either end of Auchiries Road.										
Planning Application(s)	O	FPP (APP/2011/0360) for 216 houses approved January 2015. Consent now expired and new planning application will be required.	▲									
Site Marketing	O	Landowner to look at options for the site.	▲									

FETTERANGUS

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	NHS	Development in Fetterangus, Longside, Old Deer, Auchnagatt, Stuartfield and Mintlaw will require to contribute towards additional capacity at Mintlaw Surgery.	
Waste Water (Fetterangus WWTW)	D,SW	Limited capacity at WWTW. A growth project is currently being investigated. SEPA will require all developments to connect to the public sewerage system.	Likely delivery is 2021-2027.
Water (Turriff WTW)	D	Local water mains reinforcement may be required depending on outcome of Flow & Pressure test or Water Impact Assessment.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

Fetterangus OP1: Land North Of Ferguson Street (Private Landowner/JKR Contractors Ltd) - Previously H1												
Allocation: 26 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D,DM	PPP (APP/2010/0568) for 10 houses, granted in February 2011.	✓									
Planning Application(s)	D	FPP for single house plots APP/2015/1952, APP/2015/1766, APP/2017/1903, APP/2017/1902, APP/2017/1900 approved.	✓									
Matters Specified in Conditions Application(s)	D	MSC applications: APP/2011/2071, APP/2011/0762, APP/2013/0201 approved.	✓									
Future Phases	D	FPP (APP/2020/2360) for Erection of 26 Dwellinghouses and Associated Works on the eastern portion of the site submitted November 2020, pending.	→									
Site Construction	D	The western portion of the site is being brought forward on plot by plot basis.	→									

Fetterangus OP2: Land Adjacent to Playing Fields (Private Landowner) - Previously H2												
Allocation: 27 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O	The site delivery is currently being considered by the landowner, self build plots may be an option.										
Technical Assessments	O ,HES,SEPA,FPU,ENV	A Flood Risk Assessment may be required. Buffer strips along the watercourses will be required. Scheduled monuments are located at close proximity, therefore, consultation with HES must take place at an early stage in the planning application process.										

HATTON

SITE ACTIONS

Hatton OP1: Land off Northfield (Private Landowner) - Previously H1												
Allocation: 40 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	O,D	Landowner in discussions with a developer with a view to submitting a planning application soon.										

Hatton OP2: Land Adjacent to Park View (c/o Taylor Design Services) - Previously EH1												
Allocation: 15 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Marketing	D,O	Site is currently being marketed.										
Planning Application(s)	D	Application to be re-submitted.										
Technical Assessments	D ,SEPA,SW,FPU,ENV	FRA was previously submitted and agreed, however as works are required to alter sewer line & backfill site to road level further agreement with SEPA is required due to raising land within the Water of Cruden flood plain. A sewer mains runs through the length of the site and SW should be consulted to ascertain whether a diversion is required. A buffer strip along the Water of Cruden will be required. Enhancement of the straightened watercourse through naturalisation and removal of any redundant structures will require to be investigated.										

Hatton OP3&OP5: Off Station Road (Hatton Vale) (Sentinel Properties Ltd) - Previously EH2												
Allocation: 21 homes (OP3) and 15 homes (OP5)												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	PPP (APP/2004/2977) granted 2009.	✓									
Matters Specified in Conditions Application(s)	D	MSC (APP/2015/1065) approved July 2016.	✓									
Future Phases	D,SEPA,FPU	Site OP5 will follow on from Site OP3. PPP (APP/2020/1157) for Erection of 13 Dwellinghouses and Associated Infrastructure (OP5) submitted June 2020, pending. A FRA will be required for this phase.		→								
Site Construction	D	Construction underway and expected to be completed 2029.		→								

HATTON

Hatton OP4: East of A90 - Previously E1 Allocation: 0.8 ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D	Developer to advise on programme for delivery.										

LONGHAVEN

INFRASTRUCTURE

Peterhead-Hatton SGA

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	NHS	Development in Hatton, Ardallie, and Longhaven will require to contribute towards the provision of additional capacity of Cruden Medical Group Facilities.	
Local Transportation Infrastructure	D,TS,T	Upgrade to current A90 access required. Discuss with Transportation and Transport Scotland to agree solution.	
Waste Water	D,SEPA,SW	No public wastewater treatment available. A single WWTP will require to be installed to a standard that complies with Scottish Water's current standards in order to be adopted.	
Water (Forehill WTW)	D,SW	Local water mains reinforcement may be required depending on outcome of Water Impact Assessment for the District Metered Area. Settlement served by Cowsrieve Service Reservoir and Newhills Pumping Station, which have capacity issues. Cowsrieve SR being upgraded. Developer should discuss their build out rate with SW.	

SITE ACTIONS

Longhaven OP1: Land Adjacent to Longhaven School (c/o Tinto Architecture) - Previously H1 Allocation: 30 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Marketing	O	Landowner currently seeking a developer for the site.										
Technical Assessments	D,SEPA,FPU,ENV	A Flood Risk Assessment may be required. A buffer strip will be required along the watercourse and should be integrated positively into the development.										

LONGSIDE

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	NHS	Development in Fetterangus, Longside, Old Deer, Auchnagatt, Stuartfield and Mintlaw will require to contribute towards additional capacity at Mintlaw Surgery.	
Waste Water (Longside WWTW)	SW	Limited capacity at Longside WWTW. SW will raise a growth project once one development meets the 5 point criteria. The demand for the non-residential element will depend on the proposed business use and SW should be consulted at an early stage. Sewer network investigation may be required.	
Water (Turriff WTW)	D	Developer should discuss their build out rate with SW.	

SITE ACTIONS

Longside OP1: Land at Skinner Road (Private Landowner) - Previously M1												
Allocation: 73 homes, 1.7ha employment land and community facilities												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D	Masterplan required.										
Planning Application(s)	D	FPP (APP/2016/0950) for 3 Dwellinghouses approved June 2016 and built 2017.	✓									
Future Phases	D	Submission of future planning applications.										
Technical Assessments	D,SEPA,FPU,ENV	A Flood Risk Assessment may be required. A WIA will be required. A buffer strip alongside the watercourse will be required to be positively integrated into the development.										

Longside BUS: Inverquhomery Road - Previously BUS1												
Allocation: 1.5ha												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O	Landowner to provide an update on delivery.										

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education	E,D	Developers should seek to engage with the Council for proposals of 10 homes or more to establish capacity of Maud Primary School.	
Healthcare	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.	
Waste Water (Maud WWTW)	SW	There is capacity at Maud WWTW, however it is insufficient to treat all sites allocated for both Maud and New Deer. Scottish Water will initiate a growth project, should demand exceed available capacity, once one development meets the 5 growth criteria.	
Water (Turriff WTW)	D,SW	A joint Water Impact Assessment with site OP1 and OP2 would be preferable. Developer should discuss their build out rate with SW. Any local network upgrades required to support new development would be the responsibility of the developer.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

Maud OP1: Castle Road (Scotia Homes) - Previously H1 Allocation: 75 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
POAN	D	POAN (ENQ/2019/0563) for residential development, submitted April 2019.	✓									
Planning Application(s)	D,DM	Developer to submit a planning application.				▲						
Technical Assessments	D,SEPA,R,FPU,ENV	TA, DIA, WIA, EA required. A Flood Risk Assessment may be required. A buffer strip is required adjacent to the watercourse within the site to be positively integrated within the development. The enhancement through renaturalisation and removal of redundant features will require to be investigated.										

Maud OP2: Land at Castle Road East (Aberdeenshire Council) - Previously EH1 Allocation: 32 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	H,D	Joint masterplan with OP1 required.										
POAN	D	POAN (ENQ/2019/0563) for residential development, submitted April 2019.	✓									
Site Delivery	H	Delivery of this site could come forward in conjunction with OP1.										

MAUD

Maud OP3: Bank Road East (Private Landowner) - Previously EH2 Allocation: 10 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O,D	Landowner currently marketing site.	→									
Site Construction	D,O	Site being developed on a plot by plot basis, 2 plots left to develop. Anticipated completion is 2023.	→	→	→	→	→	→	→	→	→	▲

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Primary)	E	Developer should seek to engage with the Council for major proposals to establish capacity at Pitfour Primary.	
Education (Secondary)	E	Developers should seek to engage with the Council for major proposals establish capacity of Mintlaw Academy.	
Healthcare	NHS	Development in Fetterangus, Longside, Old Deer, Auchnagatt, Stuartfield and Mintlaw will require to contribute towards additional capacity at Mintlaw Surgery.	
Local Transportation Infrastructure	D	Improvements to the A952/A90 junction will be required. Conditions have been requested by Transport Scotland that cover the phased upgrade / improvement to the A90 / A952 junction.	
Waste Water (Mintlaw WWTW)	D,SW	A DIA is required. There is limited capacity at Mintlaw WWTW and a growth project is underway.	Likely delivery is Q1 2023.
Water (Turriff WTW)	D	Water network investigations required.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

Mintlaw OP1: Land at Nether Aden (Bancon Homes) - Previously M1 Allocation: 500 homes, business, community, services for the elderly, neighbourhood retail centre and 5ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Development Framework	D	Development Framework agreed in 2012.	✓									
Masterplan	D	Masterplan agreed at committee in September 2017.	✓									
Planning Application(s)	D,DM	PPP (APP/2017/2547) for 500 Dwellinghouses, Business, Community, Services for the Elderly, Retail and 5Ha of Employment Land approved April 2019. Several PPP applications (APP/2019/0324, APP/2019/0326, APP/2019/0327, APP/2019/0328) for individual plots were submitted February 2019, pending.	→									
Matters Specified in Conditions Application(s)	D	MSC (APP/2019/0769) for Conditions 1, 2, 4, 7, 8, 9 and 10 approved October 2019.	✓									
Planning Application(s)	D	FPP (APP/2020/1671) for Erection of 19 Dwellinghouses (Part Variation to Planning Permission Reference APP/2019/0769) approved November 2020.	✓									
Site Construction	D	Site construction underway with an expected build rate of 24 - 30 units completed per year.		→								
Technical Assessments	D,SEPA,FPU	A Flood Risk Assessment may be required.										

Mintlaw OP2: North Woods (Colaren Homes) - Previously H1												
Allocation: 600 homes and facilities for the elderly												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Development Framework	D	Development Framework agreed in 2012.	✓									
Masterplan	D	Approval of masterplan in 2012 and updated masterplan in November 2016.	✓									
Planning Application(s)	D,DM	FPP (APP/2012/4136) for 86 houses approved December 2013. FPP (APP/2016/1606) (Phase B) for 100 No. Dwellinghouses and Associated Infrastructure approved March 2018. FPP (APP/2018/1138) Non Compliance with Condition 21 (Bus Stop) of APP/2016/1606 approved October 2018. FPP (APP/2018/2929) for Non Compliance with Conditions 17 (Play Equipment) and 20 (Bus Stops) of Planning Permission APP/2018/1138 approved December 2019. FPP (APP/2020/0937) for formation of access road approved December 2020. Multiple applications submitted/ approved for change in house type.	→									
Site Construction	D	Construction of Phase 1 complete. Construction of Phase 2 ongoing.										→
Technical Assessments	D,SEPA,R,FPU,ENV	An updated TA is required for phases beyond the current consents. A FRA may be required for further phases. Green-blue infrastructure and a buffer strip will be required along any watercourses in or around the site and these should be integrated as positive features. Enhancement through re-naturalisation and removal of any redundant structures will be required to be investigated.										

Mintlaw OP3: Former Artlaw Crescent / Nether Aden Road (c/o Baxter Design) - Previously H3												
Allocation: 20 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Marketing	O	Site currently being marketed.										
Planning Application(s)	O,D	PPP (APP/2014/2338) for 10 units approved December 2015, now expired. New planning application to be submitted following the sale of the site.										
Technical Assessments	D,SEPA,FPU	A Flood Risk Assessment may be required.										

Mintlaw OP4: Land To South Of Sutherland Drive (Aberdeenshire Council) - Previously EH2												
Allocation: 34 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	PPP (APP/2016/3352) for Erection of 73 Dwellinghouses and Associated Infrastructure approved July 2018.	✓									
Matters Specified in Conditions Application(s)	D	Submit MSC by July 2021.				▲						
Site Construction	D	Site construction expected from 2022 onwards.						→				

Mintlaw OP5: Land To South Of Nether Aden Road (Private Landowner) - Previously EH3												
Allocation: 50 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D	Masterplan agreed at committee in September 2017 but will have to be reviewed if development has not commenced by October 2022.	✓									
Technical Assessments	D,SEPA,FPU,ENV	A Flood Risk Assessment may be required. Drainage assessment complete 2018. SEPA have advised that a buffer strip is required adjacent to the watercourse within the site (minimum 9m wide).										
Site Delivery	O	Discussions are underway with a local house builder.										

Mintlaw BUS1: Newlands Road												
Allocation: 1ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O,D	Remainder of site available to be developed.										

NEW DEER

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	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.	
Waste Water (Maud WWTW)	SW	There is capacity at Maud WWTW, however it is insufficient to treat all sites allocated for both Maud and New Deer. Scottish Water will initiate a growth project, should demand exceed available capacity, once one development meets the 5 growth criteria.	
Water (Turriff WTW)	D,SW	A WIA will be required. Developer should discuss build out rate with SW. Any local network upgrades required to support new development would be the responsibility of the developer.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

New Deer OP1: Land at Fordyce Road (c/o Baxter Design) - Previously H1												
Allocation: 35 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Transportation	D	For OP1 site, access from Fordyce Road and emergency link through Main Street.										
Planning Application(s)	D	FPP application (APP/2016/1990) approved March 2017.	✓									
Site Construction	D	Work on site expected to start in 2023.										▲

New Deer OP2: Land at Auchreddie Road East (c/o Baxter Design) - Previously H2												
Allocation: 7 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	PPP (APP/2011/2534) for 7 houses approved April 2013.	✓									
Matters Specified in Conditions Application(s)	D	MSC for Plot 1 (APP/2015/1531) approved July 2015.	✓									
Planning Application(s)	D	Applications for remaining plots to come forward on a plot by plot basis.	▲									
Site Construction	D	Plot 1 commenced in 2016.	✓									
Planning Application(s)	D,DM	Application for further plot APP/2019/0879 approved July 2019.	✓									

NEW DEER

New Deer OP3: Land at Auchreddie Croft (Private Landowner) - Previously H3 Allocation: 40 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	O	A DIA is required.										
Site Delivery	O	Owner looking at options to develop the site in the future.	▲									

NEW PITSLIGO

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	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.	
Waste Water (New Pitsligo WWTW)	SW	There is limited capacity at New Pitsligo WWTW. SW will initiate a Growth Project once one development meets the 5 Criteria.	
Water (Turriff WTW)	D,SW	4" PVC water main crosses the middle of the OP1 site, from north to south. Scottish Water should be contacted to ascertain whether a mains diversion will be required.	Turriff WTW is undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

New Pitsligo OP1: Alexander Bell Place (Private Landowner) - Previously EH1 Allocation: 12 homes

SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	O	PPP (APP/2019/2823) for erection of 5 houses withdrawn January 2021.										
Site Delivery	O	Landowner to provide information on programming of site.										

New Pitsligo OP2: Denedoch (Private Landowner/c/o Baxter Design) - Previously EH2 Allocation: 10 homes

SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O	Landowner looking at development options for this site.										

New Pitsligo OP3: Low Street South (Private Landowner/c/o Baxter Design) - Previously EH3 Allocation: 10 homes

SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O	Landowner looking at development options at this site. May come forward plot by plot.										

OLD DEER

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	NHS	Development in Fetterangus, Longside, Old Deer, Auchnagatt, Stuartfield and Mintlaw will require to contribute towards additional capacity at Mintlaw Surgery.	
Waste Water (Stuartfield WWTW)	D	Local network reinforcement may be required.	
Waste Water (Stuartfield WWTW)	SW	There is currently limited capacity at Stuartfield WWTW. A growth project has been initiated.	Likely delivery 2020-2023.
Water	D	Water network investigations and flow and pressure test required.	

SITE ACTIONS

Old Deer OP1: Abbey Street (Church of Scotland) - Previously EH1 Allocation: 10 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Marketing	D	Landowner to market the site for development.	→	→	→	→	→	▲				

Old Deer OP2: St Drostan's Eventide Home (JKR Contractors Ltd/Tor Ecosse) Allocation: 17 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	FPP (APP/2011/2807) for 17 units approved January 2013.	✓									
Planning Application(s)	D	FPP (APP/2016/0578) for change of plot layout and house type to Planning Reference APP/2011/2807, lapsed July 2019.										
Planning Application(s)	D	Submit new planning application.										

PETERHEAD

INFRASTRUCTURE

Peterhead-Hatton SGA

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Primary)	E	Developers should seek to engage with the Council for major proposals to establish capacity of Clerkhill Primary.	
Education (Secondary)	E	The new community campus is currently in early design stages.	
Healthcare	NHS	Development in Peterhead, Boddam and Rora will require to contribute towards additional capacity in Peterhead.	
Waste Water (Peterhead WWTW)	D,SW	Sufficient capacity at Peterhead WWTW. DIA's may be required. The demand for wastewater capacity for the non-residential element will depend on business use and early engagement with SW is encouraged.	
Water (Forehill WTW)	D,SW	Cowsrieve SR being upgraded. Developer should discuss their build out rate with SW.	

SITE ACTIONS

Peterhead OP1: Inverugie Meadows (Claymore Homes) - Previously M1 Allocation: 1265 homes, community facilities and 4ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Development Framework	DM	Development Framework agreed October 2013.	✓									
Masterplan	DM	Masterplan agreed October 2016.	✓									
POAN	D	Submission of POAN April 2016 (ENQ/2016/0866). POAN for Residential Mixed Use Development Comprising Circa 800 Residential Homes, a Local Neighbourhood Centre, Land reserved for Employment Purposes, a Primary School and a Possible Future Rail Halt, Associated Roads and Drainage Infrastructure, New Landscaping and Open Spaces and a Local Nature Reserve submitted July 2021.				✓						
Planning Application(s)	D	Submission of planning applications.	→									
Technical Assessments	D SEPA,SW,R,FPU,ENV	Undertake EIA screening/scoping, TA, DIA, WIA, EA, FRA, LP. 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. Technical assessments underway. Ongoing discussion on transport.										
Transportation	D,TS,T	Developers to agree upgrade requirements to A90 junctions through masterplan(s) and with Transport Scotland.										

PETERHEAD

SITE ACTIONS

Peterhead OP1: Inverugie Meadows (Claymore Homes) - Previously M1												
Allocation: 1265 homes, community facilities and 4ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Roads	D,TS	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.										

Peterhead OP2: Wester Clerkhill (Greenacres) (Claymore Homes/Aberdeenshire Council) - Previously H1												
Allocation: 250 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	DM	Masterplan agreed by Buchan Area Committee in February 2013.	✓									
Planning Application(s)	DM	FPP (APP/2016/1507) for Residential Development (30 Housing Units) and Associated Works submitted by Aberdeenshire Council approved September 2016.	✓									
Planning Application(s)	DM	FPP (APP/2016/0720) for 222 dwellinghouses with associated infrastructure approved January 2017.	✓									
Planning Application(s)	DM	Amended road layout (APP/2017/0608) application approved July 2017.	✓									
Planning Application(s)	DM,D	Various applications approved for change of house types.	✓									
Planning Application(s)	DM	FPP (APP/2017/2759) for 10 dwellinghouses (increase from 4 to 10 dwellinghouses from previously approved APP/2016/0720), approved August 2018.	✓									
Planning Application(s)	DM,D	FPP (APP/2018/1811) for erection of 4 dwellinghouses (Amendment to Planning Permission Reference APP/2016/0720 for Plots 205 - 208, now known as Plots 207 - 210), approved September 2018.	✓									
Planning Application(s)	DM,D	FPP (APP/2019/1421) for erection of 11 dwellinghouses (Amendments to Planning Permission Reference APP/2016/0720), approved August 2019.	✓									
Site Construction	D	Construction underway and expected to continue until 2024.	→	→	→	→	→	→	→	→	→	▲

Peterhead OP3: Land at West Road (Sovereign Gate) (Muir Homes) - Previously EH1												
Allocation: 225 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	DM	PPP (APP/2009/2512) for 225 units, approved March 2015.	✓									

PETERHEAD

Peterhead OP3: Land at West Road (Sovereign Gate) (Muir Homes) - Previously EH1												
Allocation: 225 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	DM	MSC (APP/2015/0789) for Conditions 3 and 4 , 7, 12, 13 (Siting, Design, Layout, Sections, Levels, Access and Drainage), 5 (Development Phases), 14 (Landscaping), 16 (Energy) and 17 (Archaeological Works) of Planning Permission APP/2009/2512, approved August 2016.	✓									
Planning Application(s)	D,DM	FPP (APP/2018/2908) for Erection of 6 Dwellinghouses (Change of House Types to Plots 21, 25, 27, 32, 36 and 37), approved April 2019.	✓									
Site Construction	D	The site is currently under construction which is anticipated to be complete in 2028.	→	→	→	→	→	→	→	→	▲	

Peterhead OP4: Land At Richmond Farm (Ard Properties) - Previously EH2												
Allocation: 130 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	PPP (APP/2008/0112) granted for 105 houses in February 2012 and FPP (APP/2012/3998) granted in January 2013. Various applications approved for change of house types.	✓									
Site Construction	D	The site is now complete.	✓									

Peterhead OP5: Land At Wester Clerkhill (Greenacres) (Claymore Homes) - Previously EH3												
Allocation: 185 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	DM	Approval of Masterplan (in conjunction with site OP2) in February 2013.	✓									
Planning Application(s)	DM	Phase 2 (APP/2014/2748) for 38 dwellings, approved March 2015.	✓									
Planning Application(s)	DM	FPP (APP/2016/0720) for 222 houses With Associated Infrastructure approved January 2017.	✓									
Planning Application(s)	DM	Various change of house type applications submitted and approved.										
Site Construction	D	Construction of the site is now complete.	✓									

PETERHEAD

Peterhead OP6: Land at Wellbank (South) - Previously E1												
Allocation: 16ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	Site partially developed. Further application(s) expected.										
Technical Assessments	D,SEPA,FPU,ENV	FRA may be required. A buffer strip will be required alongside the watercourse within the site which should be positively integrated into the development.										

Peterhead CC1: Upperton Industrial Estate												
Allocation: 9.5ha Commercial Centre												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	PPP (APP/2015/0739) for erection of retail shops, restaurants, hotel, petrol filling station, associated access, infrastructure and landscaping. Approved June 2016.	✓									
Planning Application(s)	D	FPP (APP/2016/2867) for erection of restaurant and hotel lodge and associated infrastructure (amended design to previously approved APP/2016/1473) approved December 2016.	✓									
Planning Application(s)	D	FPP (APP/2018/0042) for erection of petrol filling station, drive thru café/restaurant, associated landscaping and works approved August 2018.	✓									

Peterhead BUS3: Dales Industrial Estate West - Previously BUS3/BUS4												
Allocation: 167ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Marketing	O	Aberdeenshire Council currently marketing two sites within the industrial estate.	→									
Planning Application(s)	D	FPP (APP/2020/2441) for Erection of 2 Industrial Units (Use Class 5 - General Industry) - Plot 8 approved April 2021.			✓							

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	NHS	Development in Peterhead, Boddam and Rora will require to contribute towards additional capacity in Peterhead.	
Waste Water (No public WWTW)	D,SEPA,SW	No public wastewater treatment available. Due to unsuitable ground conditions for soakaways in this location, SEPA will require a single WWTP to be adopted by Scottish Water serving all development.	
Water (Forehill WTW)	D	There is capacity at Forehill WTW.	

SITE ACTIONS

Rora OP1: Land at The Park (Private Landowner) - Previously H1 Allocation: 6 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	O	Planning consent expired. Submit new planning application.	▲									

ST COMBS

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Waste Water (Fraserburgh Phingask WWTW)	D	Local sewer reinforcement may be required. Network analysis.	
Water (Forehill WTW)	D,SW	Cowsrieve SR being upgraded. Developer should discuss their build out rate with SW. Pressure management may be required.	

SITE ACTIONS

St Combs OP1: Land at Botany View (Private Landowner) - Previously H1 Allocation: 40 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Marketing	O	Site currently being marketed.	→									
Roads	D	Access to be taken from High Street.										
Technical Assessments	D,SEPA,FPU,ENV	A FRA may be required. A buffer strip will be required alongside the watercourse on the boundary of the site and should be integrated positively into the development.										

St Combs OP2: Land at Millburn Avenue (Private Landowner) - Previously EH1 Allocation: 7 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Construction	O	The site is being developed on a plot by plot basis with an expected completion in 2023.	→	→	→	→	→	→	→	→	→	▲
Technical Assessments	D,SEPA,FPU,ENV	A FRA may be required. A buffer strip along the watercourse will be required and should be integrated positively into the development.										

ST FERGUS

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Waste Water (St Fergus Scotston WWTW)	D	Some upgrading of the capacity of the WWPS may be required.	
Water (Forehill WTW)	D	Local water mains reinforcement may be required. Cowsrieve SR being upgraded. Developer should discuss their build out rate with SW.	

SITE ACTIONS

St Fergus OP1: South Of Newton Road (Duthie & Sons) - Previously H1 Allocation: 55 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	DM,D	FPP (APP/2020/0227) for Erection of 20 Dwellinghouses and Associated Infrastructure, approved June 2020.	✓									
Roads	D	Access to be taken from Kinloch Road to the south and a connection to Newton Road.										

STRICHEN

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education	E	Developers should seek to engage with the Council for proposals of 10 homes or more to establish capacity of Strichen Primary School.	
Healthcare	NHS	Development in Strichen will require to contribute towards the reconfiguration of the Central Buchan Practice in New Pitligo.	
Waste Water (Strichen WWTW)	D,SW	Network investigations may be required. Limited capacity available at Strichen WWTW. SW will initiate a Growth Project once one development meets the 5 Criteria.	
Water (Turriff WTW)	D,SW	There is currently sufficient capacity at Turriff WTW.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

Strichen OP1: Land at Burnshangie (Burnshangie Developments Ltd/c/o Taylor Design Services) - Previously H1 Allocation: 28 homes

SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Site Delivery	O	Landownership constraints require to be resolved. An initial phase of 6 - 8 houses is being considered.											
Technical Assessments	D,SEPA,FPU,ENV	FRA may be required. A buffer strip may be required adjacent to the watercourse.											

Strichen OP2: Hospital Brae (Private Landowner/c/o Matthew Merchant) Allocation: 22 homes

SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Site Delivery	D	Site is currently on hold but progress expected from 2024 onwards. Units planned as follows: 2024 - 8 2025 - 7 2026 - 7.											→

Strichen OP3: West Of Burnshangie House (To be confirmed) - Previously EH1 Allocation: 18 homes

SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Planning Application(s)	D	FPP (APP/2018/2981) for Erection of 18 Dwellinghouses refused April 2020. Timescales for new application to be advised.											

STUARTFIELD

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Primary)	E	All residential development must contribute towards primary provision at Stuartfield Primary School.	
Healthcare	NHS	Development in Fetterangus, Longside, Old Deer, Auchnagatt, Stuartfield and Mintlaw will require to contribute towards additional capacity at Mintlaw Surgery.	
Local Transportation Infrastructure		A new link road along the eastern side of the settlement will be required through site OP1, as illustrated indicatively on the proposals map which forms part of the Stuartfield settlement statement.	
Waste Water (Stuartfield WWTW)		Limited capacity available at Stuartfield WWTW. A growth project has been initiated.	Likely delivery is Q3 2023.
Water (Turriff WTW)	D,SW	A Water Impact Assessment will be required. New Deer Service Reservoir has below 18 hours storage capacity. Developer should discuss their build out rate with SW.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

Stuartfield OP1: North of Knock Street (Colaren Homes) - Previously EH1&H1 Allocation: 75 homes, sport and recreation facilities												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D	Overall Masterplan approved.	✓									
Planning Application(s)	D	FPP (APP/2013/3020) for Phase 1a (11 dwellinghouses) approved April 2014.	✓									
Planning Application(s)	D	FPP (APP/2015/0769) for 19 dwellinghouses approved October 2015.	✓									
Planning Application(s)	D	FPP (APP/2016/1466) for 9 dwellinghouses approved November 2016.	✓									
Planning Application(s)	D	FPP (APP/2018/0951) for 4 dwellinghouses (change of house types and plot layouts to plots 67/68 and 69/70) of planning permissions APP/2015/0769 and APP/2016/1466 approved June 2018.	✓									
Planning Application(s)	D	Several change of house type applications approved (APP/2016/0379, APP/2015/3332, APP/2017/0641 and APP/2017/2440).	✓									
Site Construction	D	Site is under construction.	→									▲

STUARTFIELD

Stuartfield OP2: North Of Windhill Street (Private Landowner) - Previously EH2 Allocation: 5 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Marketing	O	Landowner to market site.	→									
Technical Assessments	D ,SEPA,FPU,ENV	A FRA will be required. A buffer strip will be required alongside the watercourse to be integrated positively into the development.										



FORMARTINE

BALMEDIE

INFRASTRUCTURE

Ellon-Blackdog SGA

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Primary)	E	Balmedie Primary School has capacity until 2024. School estate for this area is under review. All residential development must contribute to primary provision serving the development.	Review Ongoing
Healthcare	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.	
Waste Water (Balmedie WWTW)	D,SW	Local sewer reinforcement and DIA may be required. There is insufficient capacity at Balmedie WWTW and a growth project is underway.	Likely delivery Q3 2025.
Water (Invercannie / Mannofield/Turriff WTW)	D,SW	Local mains reinforcement may be required. There is currently sufficient capacity.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

Balmedie OP1: Land at Balmedie South (Chap Group/Aberdeenshire Council/ANM Group) - Previously M1												
Allocation: 50 homes, 5ha employment land and 7ha strategic reserve												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
POAN	D	POAN (ENQ/2017/1778) submitted October 2017.	✓									
Planning Application(s)	D	Submission of planning application.										
Technical Assessments	D,SEPA,R,FPU,ENV	Undertake TA, DIA, EA. A FRA may be required. A buffer strip will be required alongside the watercourse which should be positively integrated within the development. Enhancement of the watercourse through renaturalisation and removal of any redundant features should be investigated.										

Balmedie OP2: South of Chapelwell Park (Aberdeenshire Council/Castlehill Housing Association) - Previously H1												
Allocation: 150 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	DM,D	PPP (APP/2017/1045) for a residential development of 220 Units with Open Space and Associated Infrastructure approved July 2019.	✓									
POAN	D	POAN (ENQ/2018/0192) for major residential development comprising the first phase of the wider proposal for 220 dwellings, submitted February 2018.	✓									

BALMEDIE

Balmedie OP2: South of Chapelwell Park (Aberdeenshire Council/Castlehill Housing Association) - Previously H1												
Allocation: 150 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Matters Specified in Conditions Application(s)	DM,D	MSC (APP/2019/1724) for approval of Condition 1a (phasing), 1b (road hierarchy), 1c (landscaping scheme, 1d (design guide) and condition 2 (phase 1) parts 2a (layout and siting parts (i) to (vii)), 2b (roads and parking), 2c (pedestrian and cycle access), 2d (landscaping), 2e (archaeological works), 2f (drainage), 2g (SUDS), 2i (noise), 2j (design) and 2k (water supply) of planning permission in principle reference APP/2017/1045 for residential development of 220 units with open space and associated infrastructure, approved February 2021.		✓								
Site Delivery	D	Site start is expected in 2023.									→	

Balmedie OP3: Menie (Trump International Golf Links Scotland) (Trump International)												
Mixed used development including golf resort, leisure facilities and holiday and residential accommodation												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	DM	Masterplan approved as part of APP/2010/0423.	✓									
Planning Application(s)	DM	PPP (APP/2006/4605) for golf course and resort development approved December 2008. MSC (APP/2010/0423) for masterplan and golf course approved June 2010.	✓									
Planning Application(s)	DM	FPP (APP/2015/2864) for erection of clubhouse, approved October 2014.	✓									
Planning Application(s)	DM	FPP (APP/2015/0919) for 30 Room Staff Accommodation Unit approved June 2015.	✓									
POAN	D	POAN (ENQ/2015/0525) for 18 Hole Golf Course agreed April 2015.	✓									
Planning Application(s)	DM,D	FPP (APP/2015/2823) for construction of 18 hole golf course and ancillary facilities, approved October 2020.	✓									
Planning Application(s)	DM	FPP (APP/2015/0873) extension to MacLeod House approved July 2016 and APP/2015/0876 (LBC) extension to McLeod House, approved November 2016.	✓									
POAN	D	POAN (ENQ/2015/0526) for Erection of 850 No. Residential Units, 1900 No. Leisure Accommodation Units with Ancillary Commercial Development submitted March 2015.	✓									
Planning Application(s)	DM,D	PPP (APP/2018/1814) for erection of 550 Dwellinghouses (Up to 500 Residential Units and a Minimum of 50 Leisure/Resort Units), Community Facilities (Class 10 Non-residential Institutions and Class 11 Assembly and Leisure), Development Falling Within Class 1 (Shops), Class 2 (Financial, Professional and Other Services), Class 3 (Food and Drink), Landscaping and supporting Infrastructure, pending, submitted September 2018.	→									
Technical Assessments	D,SEPA,FPU,ENV	FRA may be required. The small watercourses should be integrated as positive features of a green-blue network through the site.										

BALMEDIE

Balmedie OP3: Menie (Trump International Golf Links Scotland) (Trump International) Mixed used development including golf resort, leisure facilities and holiday and residential accommodation												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Transportation	D	Transportation requirements for OP3 have been outlined within the conditions for the PPP application.										

BELHELVIE

INFRASTRUCTURE

Ellon-Blackdog SGA

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Primary)	E	Balmedie Primary School has capacity until 2024. School estate for this area is under review. All residential development must contribute to primary provision serving the development.	Review ongoing.
Healthcare	NHS	Development in Balmedie, Belhelvie, Blackdog and Potterton will require to contribute toward additional capacity at existing facilities.	
Waste Water (Balmedie WWTW)	SW	There is insufficient capacity at Balmedie WWTW and a potential SR21 project currently under investigation. This will consider Foveran, West Pitmillan, Belhelvie, Rashierieve, Newburgh, Potterton and Menie. DIA required.	Likely delivery 2021-2027.
Water (Invercannie, Mannofield and Turriff)	D,SW	There is currently sufficient capacity. Development will connect directly off trunk main. 24 hour storage will be required. Mains reinforcement may be required following a WIA for the District Metered Area.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

Belhelvie OP1: East End of Park Terrace (Strathcarron Homes/c/o William Lippe Architects Ltd) - Previously H1 Allocation: 10 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Roads	D	RCC will be required.										
Planning Application(s)	D,DM	FPP (APP/2018/0760) for Erection of 14 Dwellinghouses, Formation of Access and Open Green Space approved April 2019.	▲									
Site Marketing	D	To be marketed.										
Site Construction	D	Following planning approval and marketing.	→									

BLACKDOG

INFRASTRUCTURE

Ellon-Blackdog SGA

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Primary)	E	Balmedie Primary School has capacity until 2024. School estate for this area is under review. All residential development must contribute to primary provision serving the development.	Review Ongoing
Healthcare	NHS	Development in Balmedie, Belhelvie, Blackdog and Potterton will require to contribute toward additional capacity at existing facilities.	
Local Transportation Infrastructure	D	As MSC applications for the site come forward, existing and projected traffic flows are to be monitored against agreed thresholds set in the Transport Assessment for mitigation works to be carried out. The mitigation works include: <ul style="list-style-type: none"> Upgrade works to the AWPR Blackdog Roundabout, including full signalisation Upgrade of the main access road (C1c) / Side Road (retail/commercial access road) to a roundabout Dualling of the section of the C1c between AWPR roundabout and the new roundabout referenced above Provision of a secondary access road to the residential development via the retail development Provision of a Public Transport Strategy and Travel Plan Framework 	
Waste Water (Strabathie WWTW)	SW,D	Limited capacity at Strabathie WWTW and a potential SR21 project is under investigation. DIA 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 is always encouraged.	Likely delivery 2021-2027.
Water (Invercannie / Mannofield/Turriff WTW)	D,SW	There is currently sufficient capacity. Local mains reinforcement may be required depending on the outcome of a WIA.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

Blackdog OP1: Land at Blackdog (Kirkwood Homes/Osprey Housing) - Previously M1 Allocation: 600 homes, 4ha employment land and 7ha strategic reserve												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D	Approval of masterplan by Formartine Area Committee February 2013.	✓									

BLACKDOG

SITE ACTIONS

Blackdog OP1: Land at Blackdog (Kirkwood Homes/Osprey Housing) - Previously M1 Allocation: 600 homes, 4ha employment land and 7ha strategic reserve												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	PPP (APP/2014/0102) for 48 dwellings approved October 2014. FPP (APP/2015/1359) for 48 Dwellinghouses and Associated Roads and Drainage Infrastructure approved April 2016. FPP (APP/2015/2558) for SUDS and Drainage Infrastructure approved September 2015. FPP (APP/2016/0813) for Alterations and Extension to Approved AWPR/A90 Blackdog Junction to Form Dual Carriageway, Roundabout, Single Controlled Junction and Access Connections, approved November 2017. Several change of house type applications submitted and approved.	✓									
Planning Application(s)	D,DM	PPP (APP/2016/0767) for 550 Dwellinghouses, Education and Community Use and Associated Infrastructure Including Access, Landscaping, Car Parking, Cycle and Pedestrian Facilities and Low Carbon, approved June 2019.	✓									
Employment Land	D	PPP (APP/2016/0766) for Mixed Use Development Comprising Town Centre Including Regional Food Hall, Retail, Leisure and Class 3 Uses; Business and, Industrial uses (Classes 4, 5 and 6); Alterations to Access from A90 Roundabout, Local Access, Landscaping, Car Parking, Cycle and, Pedestrian Facilities and Low Carbon Infrastructure, approved December 2017.	✓									
Technical Assessments	D,SEPA,FPU,ENV	A FRA assessment will be required for future applications. Buffer strips will be required adjacent to the watercourses which should be positively integrated into the development. Enhancement of the watercourses through renaturalisation and removal of redundant structures should be investigated.										
Site Construction	D	Construction of first phase complete.	✓									
POAN	D	POAN (ENQ/2019/1516) for erection of 262 dwellinghouses and associated infrastructure and landscaping.	✓									
Planning Application(s)	D,DM	FPP (APP/2020/0349) for erection of 284 dwellinghouses and associated infrastructure and landscaping, approved at FAC February 2021 subject to a section 75 agreement.		✓								

CUMINESTOWN

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	NHS	Development in Turriff, Cuminstown and Garmond will require to contribute towards additional capacity for Turriff Medical Practice.	
Waste Water (Cuminstown WWTW)	D,SW	Sewer network investigations may be required. Limited capacity at Cuminstown WWTW. SW will initiate a growth project when one development meets 5 criteria. Foul and surface water pipes cross the middle of OP1, from east to west. SW should be consulted to ascertain whether a diversion is required.	
Water (Turriff WTW)	SW	There is currently sufficient capacity.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

Cuminstown OP1: Chapel Brae West (Private Landowner) - Previously EH1												
Allocation: 50 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Transportation	D	Access to the site shall be taken from Chapel Brae. No access shall be taken off Kirk Brae onto High Street.										
Matters Specified in Conditions Application(s)	D	MSC (APP/2015/1953) relating to Condition 2 of PPP (APP/2010/2472 for 5 houses) (siting, design, site levels, means of access, drainage and external appearance and landscaping), approved October 2015.	✓									
Site Construction	O	Site start commenced.	→									
Site Marketing	O	Landowner marketing site.	→									

Cuminstown BUS: Cuminstown Industrial Estate - Previously BUS1												
Allocation: 2.4ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	FPP (APP/2017/1014) for Erection of General Storage Building, approved June 2017.	✓									
Site Delivery	O	Existing industrial estate, partially developed.										

DAVIOT

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Secondary)	E	All residential development must contribute towards the extension of Meldrum Academy to provide additional capacity.	
Healthcare	NHS	Development in Inverurie, Keithhall, Kinmuck, Chapel of Garioch, and Daviot will require to contribute towards additional capacity in Inverurie.	
Waste Water (Daviot WWTW)	SW	There is sufficient capacity at Daviot WWTW to serve the sites allocated in the LDP.	
Water (Invercannie, Mannofield and Turriff WTW)	D,SW	There is currently sufficient capacity. Development will connect directly off trunk main. 24 hour storage will be required. Mains reinforcement may be required.	Undergoing growth with planned investment within 2015 – 2021 period.

INFRASTRUCTURE

Ellon-Blackdog SGA

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Primary)	E,D	Developers should seek to engage with the Council for proposals of 10 homes or more to establish capacity of Meiklemill Primary School.	
Healthcare	NHS	Development in Ellon will require to contribute towards a new health centre at Ellon.	
Local Transportation Infrastructure	D,TS,T	Contributions required to an east-west southern distributor road including junction upgrades at the A90/B9005 for tie into the new road.	
Waste Water (Ellon WWTW)	SW	Scottish Water has initiated a growth project at Ellon WWTW. FPP (APP/2018/0739) for upgrading of Ellon Wastewater Treatment Works approved May 2018. Developers are encouraged to engage with Scottish Water as early as possible to discuss the needs of their development.	Likely delivery Q2 2022.
Waste Water (Ellon WWTW)	D,SW	Network investigations may be required as the demands of non-domestic developments will depend on the business use. Early engagement with Scottish Water is encouraged.	
Water (Invercannie / Mannofield/Turriff WTW)	D,SEPA,SW	There is currently sufficient capacity. A Water Impact Assessment will be required to determine infrastructure required to support OP1 development.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

Ellon OP1: Cromleybank (Scotia Homes) - Previously M1 Allocation: 980 homes, a new primary school and associated facilities, and 2ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	D,TS,T,R,ENV	Assessments underway/complete, including FRA. Draft TA submitted - ongoing dialogue with D, T, R and TS. 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.										
Development Framework	D	Development Framework agreed by Formartine Area Committee March 2015.	✓									
POAN	D	POAN (ENQ/2017/0872) submitted and agreed May 2017.	✓									
Masterplan	D	Submission of Masterplan expected alongside planning application in 2021/22.										→
Planning Application(s)	D,L	Planning application expected in 2021/22.										→

Ellon OP2: Former Academy and Academy Annex Site (Aberdeenshire Council)												
Allocation: Provisionally mixed use options are being explored including housing, affordable housing, community uses, and office space.												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Transportation	O,D	RCC or section 56 will be required after gaining planning permission.										
Technical Assessments	D,FPU	There may be surface water flooding issues and this should be discussed with the Flood Prevention Unit.										
Site Demolition	O	Site demolition commenced August 2016.	✓									
Planning Application(s)	O	FPP (APP/2020/1422) for Erection of 40 Dwellinghouses and Associated Infrastructure approved December 2020.	✓									
Planning Application(s)	PR,DM	FPP (APP/2021/1187) for Erection of Office Accommodation and Community Facility and Associated Works, submitted Jun 21, pending.			→							
Site Construction	D	Site started construction in April 2021. 40 units expected to be complete in Autumn 2022 with Phase 2 coming forward in 2023-2024.			→							

Ellon OP3: Hillhead Drive (Colaren Homes) - Previously H1												
Allocation: 5 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	FPP (APP/2014/2761) for 5 houses refused November 2014. Appeal to DPEA (PPA-110-2249) successful - planning consent granted October 2015.	✓									
Planning Application(s)	D	FPP (APP/2017/3236) for Sub-Division of Plots 3 & 4 for Erection of 3 Dwellinghouses to Previously approved APP/2014/2761, approved March 2018. FPP (APP/2021/1101) for Change of Housetype from APP/2018/1734 submitted May 2021, pending.			→							
Site Construction	D	Site currently under construction, completion expected by end of 2019.	▲	→								

Ellon OP4: Balmacassie - Previously E1												
Allocation: 9ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	D	Technical assessments undertaken.	✓									
Planning Application(s)		PPP (APP/2015/3235) for Creation of New Business Park including Class 4 (Office), 5 (General Industrial), 6 (Storage & Distribution) and Ancillary Uses such as Class 7 (Hotel) approved April 2017. Awaiting conclusion of s75, expected mid of 2019.	▲									
Site Construction		To follow planning approval.	▲									

Ellon CC1: Waterton												
Allocation: 10,000m2 retail and leisure uses												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D	Developer to provide delivery programme.										
Roads	D	Access via A90. Link to P&R required.										

Ellon BUS: Ellon Commercial Park - Previously BUS1												
Allocation: 39ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	FPP(APP/2017/1777) for Formation of a Recycling/Waste Centre including Erection of Shed and Associated Welfare Facilities, approved October 2017.	✓									
Planning Application(s)	D	APP/2018/1035 for non compliance of condition 6 of APP/2017/1777 for waste recycling/waste approved July 2018.	✓									
Technical Assessments	D,SEPA,FPU,ENV	A FRA is required. A buffer strip will be required adjacent to the watercourse which should be integrated positively within the development.										
Site Marketing	D	Remainder of the of site being marketed.	→									

FOVERAN

INFRASTRUCTURE

Ellon-Blackdog SGA

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Primary)	E	Foveran Primary School has capacity until 2024. School estate for this area is under review. All residential development must contribute to primary provision serving the development.	Review ongoing
Healthcare	NHS	Development in Balmedie North, Foveran, Newburgh, Ythanbank and Ellon will require to contribute towards a new health centre at Ellon.	
Waste Water (Blairythan Septic Tank)	D,SW	Local sewer reinforcement may be required. A growth project has been initiated at Blairythan Terrace Septic Tank. A potential SR21 project for Balmedie WWTW is currently under investigation which will include Foveran, West Pitmillan, Belhelvie, Rashierieve, Newburgh, Potterton and Menie. This is a SEPA Waste Water Drainage Consultation Area. Any application for individual houses must be accompanied by a site investigation that complies with Section 3.9 of the Domestic Technical Handbook – see here for more details on SEPA's website.	Likely delivery 2020-2022.
Water (Invercannie / Mannofield/Turriff WTW)	D,SW	Local mains reinforcement may be required. A 12" trunk main runs through part of the OP1 site. Scottish Water should be contacted by the developer to ascertain whether this will impact on the layout of their site. A major wayleave may be required at either side of the main.	
Water (Invercannie / Mannofield/Turriff WTW)	SW	There is currently sufficient capacity. The demand for water and wastewater capacity for the non-domestic element of the developments will depend on the business use. Early engagement with SW is always encouraged.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

Foveran OP1: South of Westfield Farm (Harper & Cochrane Ltd) - Previously M1 Allocation: 100 homes, 2ha employment land and 3ha strategic reserve												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	Planning application for 50 dwellings (APP/2014/3845) approved October 2015.	✓									
Planning Application(s)	D	FPP (APP/2015/3157) for Non Compliance with Condition 13 (Occupation) approved December 2015.	✓									
Transportation	D	Cutercullen Road requires to be widened across the frontage of the OP1 site. The site has consent for 50 houses any expansion to this would require the construction of a right turn lane on the A90, this should be discussed with Transport Scotland.	✓									
Technical Assessments	D,SEPA,FPU,ENV	A FRA may be required for future phases. A buffer strip will be required alongside the watercourse which should be positively integrated within the development.										
Site Construction	D	Construction has finished for the first phase of development.	✓									

FOVERAN

Foveran OP2: West of Mcbey Way (c/o Halliday Fraser Munro/Harper & Cochrane Ltd) - Previously EH2												
Allocation: 75 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D	Masterplan agreed by Formartine Area Committee on September 2013.	✓									
Technical Assessments	D,HES,SEPA,FPU	A FRA may be required. A buffer strip adjacent to the Foveran Burn is required and should be positively integrated within the development.										
Transportation	D	Road to the south requires to be widened across the frontage of the site and 2 points of access will be required.										

Foveran OP3: South of Turin Way - Previously E1												
Allocation: 1.5ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O,D	Options for delivering the site currently being appraised.										
Transportation	O,D	No access should be taken from Blairyth Terrace.										
Technical Assessments	D,SEPA,FPU	A Flood Risk Assessment may be required.										

GARMOND

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	NHS	Development in Turriff, Cuminestown and Garmond will require to contribute towards additional capacity for Turriff Medical Practice.	
Waste Water	D,SEPA,SW	Limited capacity at both septic tanks. A growth project would be required.	
Water (Turriff WTW)	SW	There is currently sufficient capacity.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

Garmond OP1: Garmond North (Private Landowner) - Previously H1 Allocation: 10 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O,D	Landowner considering options for the site.	▲									

METHLICK

INFRASTRUCTURE

Aberdeen HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Primary)	E	Developers should seek to engage with the Council for proposals of 10 homes or more to establish capacity of Methlick Primary School.	
Education (Secondary)	E	All residential development must contribute towards the extension of Meldrum Academy to provide additional capacity.	
Healthcare	NHS	Development in Tarves, Methlick, Udney Green and Pitmedden may be required to contribute towards additional capacity at Haddo Medical Group.	
Local Transportation Infrastructure	D	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.	
Waste Water (Methlick WWTW)	SW	Insufficient capacity at Methlick WWTW. Potential SR21 project currently under investigation. DIA required.	Likely delivery 2021-2027.
Water (Turriff WTW)	D,SW	There is currently sufficient capacity. Local mains reinforcement may be required.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

Methlick OP1: Cottonhillock (Haddo Estate) - Previously H1												
Allocation: 20 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Roads	D	Manse Road will need widening.										
Technical Assessments	D,FPU	DIA, WIA, landscape plan. There may be surface water flooding issues and this should be discussed with the Flood Prevention Unit.										

Methlick OP2: West of Black Craigs (c/o Ryden/Annie Kenyon Developments Ltd) - Previously H2												
Allocation: 5 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	PPP (APP/2014/0219) for 5 houses was approved in June 2015. FPP (APP/2016/1334) for dwellinghouse, Detached Garage and Access Track, approved January 2017.	✓									
Planning Application(s)	D	PPP (APP/2018/0950) for Non Compliance with Condition 2 (Time) of PPP APP/2014/0219 approved January 2019.	✓									
Planning Application(s)	D	FPP (APP/2019/0879) for dwelling house, detached garage (Plot 3) approved July 2019. FPP (APP/2020/1643) for Erection of Dwellinghouse and Formation of Access Road (Plot 5) approved November 2020.	→									

METHLICK

Methlick OP2: West of Black Craigs (c/o Ryden/Annie Kenyon Developments Ltd) - Previously H2												
Allocation: 5 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Matters Specified in Conditions Application(s)	D	MSC/ further applications expected.	→									

NEWBURGH

INFRASTRUCTURE

Aberdeen HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education	E	Developers should seek to engage with the Council for proposals of 10 homes or more to establish capacity of Newburgh Mathers Primary School.	
Healthcare	NHS	Development in Balmedie North, Foveran, Newburgh, Ythanbank and Ellon will require to contribute towards a new health centre at Ellon.	
Waste Water (Balmedie WWTW)	D,SW	There is insufficient capacity at Balmedie WWTW. A potential SR21 project is currently under investigation for Balmedie WWTW and this will consider Foveran, West Pitmillan, Belhelvie, Rashierieve, Newburgh, Potterton and Menie. Local sewer reinforcement may be required. DIA required.	Likely delivery 2021 - 2027.
Water (Invercannie, Mannofield and Turriff)	D,SW	There is currently sufficient capacity. Local water mains reinforcement may be required and WIA required. No issues regarding reservoir capacity.	Undergoing growth with planned investment within 2015 - 2021 period.

SITE ACTIONS

Newburgh OP1: West of Airyhall View (Stewart Milne Homes) - Previously M1 Allocation: 0.8ha Employment land & associated community facilities												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O,D	Options for the site and marketing ongoing.										
Technical Assessments	D,SEPA,FPU,ENV	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. Enhancement of the watercourse through renaturalisation and removal of any redundant features should be investigated.										

Newburgh OP2: Knockhall Road (Scotia Homes/Grampian Housing Association) - Previously H1 Allocation: 60 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D	Masterplan agreed at Committee in March 2014.	✓									
Planning Application(s)	D	FPP (APP/2014/1408) approved at appeal (PPA-110-2252), October 2015.	✓									
Planning Application(s)	D	FPP (APP/2017/1236) for the change of house type for 16 dwellinghouses approved September 2017.	✓									
Planning Application(s)	D,DM	FPP (APP/2018/3074) for Erection of 15 Dwellinghouses and Associated Infrastructure approved October 2019.	✓									

NEWBURGH

Newburgh OP2: Knockhall Road (Scotia Homes/Grampian Housing Association) - Previously H1 Allocation: 60 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Construction	D	Construction underway with completion due by end 2021.	→									

Newburgh BUS: Newburgh Industrial Units - Previously BUS1 Allocation: 2.8ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	D ,SEPA,FPU,ENV	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 Delivery	D	Part of the site is developed.										

OLDMELDRUM

INFRASTRUCTURE

Aberdeen HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Primary)	E,D	Developers should seek to engage with the Council for proposals of 10 homes or more to establish capacity of Meldrum Primary School.	
Education (Secondary)	E	All residential development must contribute towards the extension of Meldrum Academy to provide additional capacity.	
Healthcare	NHS	Development at Oldmeldrum will require to contribute towards additional capacity at Oldmeldrum medical practice.	
Waste Water (Oldmeldrum WWTW)	D,SW	Insufficient capacity at Oldmeldrum WWTW. A growth project is underway.	Likely delivery Q4 2023.
Water (Invercannie / Mannofield/Turriff WTW)	D,SW	There is currently sufficient capacity. Local water mains reinforcement may be required depending on outcome of a WIA. No issues regarding reservoir capacity.	Undergoing growth with planned investment within 2015 – 2021 period. Modelling to be undertaken by SW in Q4 2018/ Q1 2019.

SITE ACTIONS

Oldmeldrum OP1: The Glebe, Urquhart Road (Claymore Homes) - Previously M1 Allocation: 50 homes and community facilities												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D	Masterplan agreed March 2016.	✓									
Planning Application(s)	D	FPP (APP/2019/1555) for 37 Dwellinghouses and 0.18Ha Set Aside for Affordable Housing submitted July 2019, pending.	→									
Roads	D,R	2 vehicular access required. Potentially a boulevard type access, double width road.										
Technical Assessments	D,ENV	A buffer strip will be required alongside the watercourse which should be positively integrated into the development. Active travel linkages into and within the development will also be required. Links to the existing adopted core path to the west of the site should be included as part of the design.										
Site Construction	D	Estimated to commence in 2022.							▲			

OLDMELDRUM

Oldmeldrum OP2: West of Coutens Park (c/o William Lippe Architects Ltd) - Previously M2												
Allocation: 50 homes and 4.2ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D	A revised bid has been submitted for 85 houses and depending on the outcome of the bid assessment process, the site will be progressed as such.										
Technical Assessments	D,SW,R,ENV	TA and DIA required. A buffer strip will be required alongside the watercourse which should be positively integrated into the development.										

Oldmeldrum OP3: Meadowburn/ Millburn Road (Aberdeenshire Council) - Previously H1												
Allocation: 40 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Construction	D	Site construction completed April 2019.	✓									

Oldmeldrum OP4: Chapelpark (Scotia Homes/Grampian Housing Association)												
Allocation: 35 homes and transport interchange												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	PPP (APP/2016/0898) for residential development of 35 units, transport interchange and road widening approved April 2017.	✓									
Matters Specified in Conditions Application(s)	D	MSC (APP/2020/0761) for Condition 1 (Layout, Siting, External Appearance, Materials, Landscaping, Tree Protection, Levels, Cross Sections, Foul and Surface Water Drainage, Access, Car Parking, Vehicle Turning Area) for 62 Units of PPP APP/2016/0898 approved October 2020.	✓									
Site Construction	D	Site construction expected 2022 onwards.							→			

Oldmeldrum BUS: Oldmeldrum Business Park/ Meadows Industrial Estate												
Allocation: 28ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D	Majority of the site is existing business park. Small supermarket recently completed. Some sites still to come forward.										
Technical Assessments	D,SEPA,FPU,ENV	A 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.										

PITMEDDEN

INFRASTRUCTURE

Aberdeen HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Secondary)	E	All residential development must contribute towards the extension of Meldrum Academy to provide additional capacity.	
Healthcare	NHS	Development in Tarves, Methlick, Udney Green and Pitmedden may be required to contribute towards additional capacity at Haddo Medical Group.	
Waste Water (Pitmedden WWTW)	SW	There is insufficient capacity to serve all allocated sites. SW will initiate a growth project, should demand exceed available capacity, once one development meets the 5 growth criteria. DIA required.	
Water (Turriff WTW)	D,SW	There is currently sufficient capacity. A WIA will be required. Raitshill Pitmedden Service Reservoir has below 18 hours storage capacity.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

Pitmedden OP1: Adjacent to the Medical Centre (Claymore Homes) - Previously EH1													
Allocation: 14 homes and community facilities													
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Planning Application(s)	D	APP/2016/0609 for 14 houses approved February 2017.	✓										
Planning Application(s)	D	APP/2017/0537 - Change of house type approved September 2017.	✓										
Planning Application(s)	D	FPP (APP/2018/1207) for change of house type submitted June 2018, Approved July 2018.	✓										
Planning Application(s)	D	FPP (APP/2018/1155) for Sub Division of Plot 7 for Erection of 2 Dwellinghouses , Approved August 2018.	✓										
Site Construction	D	Expected to be complete 2022.									▲		

Pitmedden OP2: Land at Bonnyton Farm (Kirkwood Homes/Osprey Housing)													
Allocation: 64 homes and public open space													
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
POAN	D	POAN (ENQ/2017/2042) for Residential Development and Associated Works agreed June 2018.	✓										
Planning Application(s)	D	FPP (APP/2019/0753) for Erection of 64 Dwellinghouses with Associated Infrastructure, Landscaping and Open Space submitted April 2019. Approved on Appeal 9/7/20.	→										

PITMEDDEN

Pitmedden OP2: Land at Bonnyton Farm (Kirkwood Homes/Osprey Housing)												
Allocation: 64 homes and public open space												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Transportation	D	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.										
Technical Assessments	D,SEPA,FPU,ENV	A FRA will be required. Buffer strips will be required adjacent to the watercourses surrounding the site which should be integrated positively into the development. Enhancement of these through renaturalisation and removal of any redundant features should be investigated.										
Site Demolition	D	Expected to start late 2021.		→								

Pitmedden BUS1: East Of Pitmedden House - Previously BUS1												
Allocation: 1.77ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	FPP (APP/2015/0049) for Workshop with Yard and Fencing approved July 2015.	✓									
Technical Assessments	D,SEPA,FPU,ENV	A FRA may be required. A buffer strip will be required alongside the watercourse which should be positively integrated within the development.										
Site Delivery	O	Marketing the site and looking for a tenant for approved Workshop and yard. Looking at options to deliver the remainder of the site.										

Pitmedden BUS2: Cloisterseat - Previously BUS2												
Allocation: 1.2ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	D,SEPA	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.										
Site Delivery	O,D	Owner currently looking at options to develop the site.										

RASHIERIEVE

SITE ACTIONS

Rashierieve OP1: West of Rashierieve Cottages - Previously E1 Allocation: 2ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	D,SEPA,FPU,ENV	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.										
Planning Application(s)	O,D	Previous planning application withdrawn. Submit new planning application.										

ROTHIENORMAN

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Secondary)	E	All residential development must contribute towards the extension of Meldrum Academy to provide additional capacity.	
Waste Water (Rothienorman WWTW)	SW	There is limited capacity at Rothienorman WWTW. Once this capacity has been utilised a development would require to meet the five growth criteria to initiate a growth project.	

SITE ACTIONS

Rothienorman BUS: South of Kinbroom House Allocation: 1.5ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	D,SEPA,FPU,ENV	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.										
Planning Application(s)	D	FPP (APP/2020/1480) Erection of 12 Affordable Dwellinghouses and Flats, Approved March 2021.		✓								
Site Construction	D	Construction complete.			✓							

ST KATHERINES

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	NHS	Development at St Katherines will require to contribute towards additional capacity at Fyvie medical practice.	
Local Transportation Infrastructure	D,R	All development must contribute to improvements to the junction with the A947. Speed reducing measures may also be required.	
Waste Water	D,SEPA,SW	There is no public wastewater treatment in St Katherines. SEPA would need to be consulted and full authorisation sought for relevant licensing of private treatment, although SEPA's preferred solution is for a single WWTP serving all properties built to adoptable standards.	
Water (Turriff WTW)	D,SW	There is currently sufficient capacity. Development will connect directly to trunk main. 24 hour storage will be required. Mains extension required. Early engagement with SW is advised.	

SITE ACTIONS

St Katherines OP1: Cromlet Park West (AJ Rennie (Builders) Ltd) - Previously H1 Allocation: 5 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D,DM	FPP (APP/2019/0175) for Erection of 15 Dwellinghouses Including Associated Roads and Drainage Infrastructure, Formation of Public Footpath & Bus Layby. Approved Dec 2020.	✓									
Roads	D	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.										
Technical Assessments	D,SEPA	SEPA have requested further information, to be provided.										

TARVES

INFRASTRUCTURE

Aberdeen HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Secondary)	E	All residential development must contribute towards the extension of Meldrum Academy to provide additional capacity.	
Healthcare	NHS	Development in Tarves, Methlick, Udney Green and Pitmedden may be required to contribute towards additional capacity at Haddo Medical Group.	
Waste Water (Tarves WWTW)	D,SW	There is limited capacity at Tarves WWTW and a growth project is underway. DIA required.	Likely delivery Q2 2022.
Water (Turrieff WTW)	D,SW	There is currently sufficient capacity. The demand for water and wastewater capacity for the non-domestic element of any development will depend on the business use. Early engagement with Scottish Water is always encouraged. Local mains reinforcement may be required depending on the outcome of a WIA.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

Tarves OP1: The Grange (Scotia Homes/Grampian Housing Association) - Previously M1												
Allocation: 100 homes, community facilities and 3ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D	Masterplan agreed at FAC in February 2016.	✓									
Planning Application(s)	D,DM	FPP (APP/2018/1262) for Erection of 113 Dwelling houses, Formation of Public Open Space and Associated Infrastructure granted on appeal.	✓									
Planning Application(s)	D,DM	FPP (APP/2019/1294) for 9 Dwellinghouses (Change of House Types) refused December 2019.	✓									
Site Construction	D	Construction expected from 2022 onwards.							→			
Site Delivery	O	Landowner looking at options to deliver the employment land.										

Tarves OP2: Braiklay Park (Private Landowner) - Previously H1												
Allocation: 10 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Marketing	O	Site is being marketed for development by landowner.										

TARVES

Tarves OP3: West of Braiklay Croft (Tarves Estate) Allocation: 1.3ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	FPP (APP/2015/1685) for 16 Detached houses and 3 Terraced houses, Car Parking and Amenity Areas approved September 2016.	✓									
Site Construction	D	Building warrant approved in November 2016. Construction expected to commence by 2022.							→			

TURRIFF

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Primary)	D	All residential development must contribute towards primary provision at Turriff Primary School.	
Healthcare	NHS	Development in Turriff, Cuminestown and Garmond will require to contribute towards additional capacity for Turriff Medical Practice.	
Waste Water (Turriff WWTW)	SW	There is currently insufficient capacity available at Turriff WWTW to meet the demands of all development allocated in the LDP. A growth project is underway.	Likely delivery Q2 2025.
Waste Water (Turriff WWTW)	D	Network investigations may be required at the OP3, OP4 and OP5 sites depending on business use and wastewater flows. DIA's will be required for OP1 and OP2 sites.	
Water (Turriff WTW)	D,SW	There is currently sufficient capacity at Turriff WTW. Local mains reinforcement may be required depending on the outcome of a WIA. There could be potential issues with surface water at the OP3, OP4 and OP5 sites.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

Turriff OP1: Adjacent to Wood of Delgaty (JG Ironside Ltd) - Previously M1 Allocation: 450 homes, a new primary school and associated facilities, a new distributor road and 10 ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D	Masterplan agreed June 2016.	✓									
Planning Application(s)	D,DM	FPP (APP/2017/1780) for Erection of 8 Dwellinghouses Without Compliance with Condition 1 (Time) of PPP APP/2013/1097, approved March 2019.	✓									
Planning Application(s)	D	Further planning application(s) to be submitted.										
Technical Assessments	D SEPA,SW,R,FPU,ENV	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.										

TURRIFF

Turriff OP2: North Of Shannoeks View (Springfield Properties/Langstane Housing Association) - Previously EH1/H1												
Allocation: 150 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Roads	D	2 points of vehicular access will be required, access to be taken off the 'C' class road to the east of the site.										
Masterplan	D	Masterplan agreed November 2013.	✓									
Planning Application(s)	D,DM	FPP (APP/2016/3261) for Residential Development Consisting of 231 Dwellinghouses and Associated Infrastructure submitted December 2016, pending.	→									
Site Construction	D	Site construction expected to commence from 2022.							→			

Turriff OP3: North east of Markethill Industrial Estate - Previously E1												
Allocation: 1ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D	Sites OP3, OP4, OP5 to prepare joint masterplan.										
Site Marketing	D	Ongoing.										
Planning Application(s)	D,DM	FPP (APP/2020/0748) for Erection of 3 Dwellinghouses refused September 2020.										

Turriff OP4: East of Markethill Industrial Estate - Previously E2												
Allocation: 1.7ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D,O	Sites OP3, OP4, OP5 to prepare joint masterplan.										
Site Delivery	D	Options currently being looked at for developing the site.										

Turriff OP5: Adjacent to Broomhill Road / Markethill Industrial Estate - Previously E3												
Allocation: 4.5ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D,O	Sites OP3, OP4, OP5 to prepare joint masterplan.	▲									
Site Delivery	D,O	Site available for development but not actively being progressed at this time.										

TURRIFF

Turriff BUS1: Markethill Industrial Estate - Previously BUS1 Allocation: 19 ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D	Existing industrial estate.										

Turriff BUS2: Morrison Motors Allocation: 3.3ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O	Car dealership developed. Develop-able area still available.										

Turriff BUS3: Opposite Greengate Lodge Safeguarded for a hotel facility												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D	Market the site for sale or lease/develop site.										

UDNY GREEN

INFRASTRUCTURE

Aberdeen HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Secondary)	E	All residential development must contribute towards the extension of Meldrum Academy to provide additional capacity.	
Healthcare	NHS	Development in Tarves, Methlick, Udney Green and Pitmedden may be required to contribute towards additional capacity at Haddo Medical Group.	
Waste Water (Udney Green WWTW)	D,SW	A Growth Project has been initiated for Udney Green WWTW.	Likely delivery Q2 2024.
Water (Turriff WTW)	D,SW	There is currently sufficient capacity at Turriff WTW. Local mains reinforcement may be required.	WTW is undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

Udney Green OP1: Opposite Bronie House (Waterton Property Ltd) - Previously H1 Allocation: 15 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	Application for 12 houses (APP/2014/1180) allowed at appeal July 2015. FPP (APP/2016/1901) for 12 Dwellinghouses (Amendment to Previously Approved APP/2014/1180) approved October 2017. FPP (APP/2017/1057) for Erection of 3 Dwellinghouses allowed at appeal, February 2018.	✓									
Site Construction	D	Site construction expected to commence soon.	→									

UDNY STATION

INFRASTRUCTURE

Aberdeen HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Secondary)	E	All residential development must contribute towards the extension of Meldrum Academy to provide additional capacity.	
Healthcare	NHS	Development in Udney Station will require to contribute toward additional capacity at existing facilities.	
Waste Water (Udney Station ST)	SW	A Growth Project has been initiated for Udney Station Septic Tank.	Likely delivery Q4 2023.
Water (Turriff WTW)	SW,D	There is currently sufficient capacity. Local mains reinforcement may be required.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

Udney Station OP1: Woodlea East (JNF Developments Ltd/Claymore Homes) - Previously M1 Allocation: 35 homes and 1ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
POAN	D	POAN (ENQ/2018/1983) for residential and mixed use development, agreed January 2019.	✓									
Technical Assessments	D	TA, DIA, WIA and landscape plan to be completed.										
Planning Application(s)	D,DM	FPP (APP/2020/1629) for erection of 43 residential units and 2 business units with associated open space, parking and infrastructure, submitted August 2020, pending.	→									

WEST PITMILLAN

SITE ACTIONS

West Pitmillan OP1: West Pitmillan - Previously E1 Allocation: 3.1ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	DM,D	FPP (APP/2018/1783) for Erection of Industrial Building, approved October 2018.	✓									
Transportation	D	Improvement works are required to the A90 junction to the south east of the OP1 site.										
Technical Assessments	D,ENV	A buffer strip will be required adjacent to the watercourse which runs along the northern site boundary and should be integrated positively into the development. Enhancement of through renaturalisation and deculverting will be required to be investigated.										
Site Delivery	O,D	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.										

YTHANBANK

INFRASTRUCTURE

Aberdeen HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	NHS	Development in Balmedie North, Foveran, Newburgh, Ythanbank and Ellon will require to contribute towards a new health centre at Ellon.	
Waste Water (No public WWTW)	D,SEPA,SW	There is no public WWTW in Ythanbank and the Ellon sewer system is located 4.9km away. SEPA would require a single WWTP to be installed to adoptable standards.	
Water (Invercannie, Mannofield and Turriff WTW)	SW	There is currently sufficient capacity, however early engagement with SW is advised.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

Ythanbank OP1: West of B9005 (c/o Taylor Design Services) - Previously H1 Allocation: 10 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Construction	D	Site under construction. Being developed on a plot by plot basis up to 2022.		→								▲



GARIOCH

AUCHLEVEN

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (primary)	D	All residential development must contribute towards additional capacity at Premnay Primary School.	

BLACKBURN

INFRASTRUCTURE

Inverurie-Blackburn SGA

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Primary)	E	All residential development must contribute towards primary provision at Kinellar Primary School.	
Healthcare	NHS	Development in Blackburn will require to contribute towards a new health centre in North Aberdeen.	
Local Transportation Infrastructure	D,T	Main access from B973 taking into account the adjacent A96 trunk road access. Secondary access from minor road on east side of site. Minor road, under Aberdeen City Council's control would require upgrading as appropriate.	
Waste Water (Inverurie WWTW)	D,O	Local sewer reinforcement and DIA may be required.	
Waste Water (Inverurie WWTW)	SW	There is currently available capacity at Inverurie WWTW, however it is insufficient to treat all development allocated at Blackburn, Inverurie, Keithhall and Kintore. A Capital Maintenance project has been triggered at Inverurie WWTW which will deliver growth.	
Water (Invercannie and Mannofield WTW)	D,O	WIA required as development crosses two water supply zones. Water demand will have an impact on network upgrades required. There is currently sufficient capacity.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

Blackburn OP1: Caskieben (c/o Ryden) - Previously M1 Allocation: 50 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	D,SEPA,FPU,ENV	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.	▲									
Transportation	D	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.										
Masterplan	D	Masterplan required.	→									
Planning Application(s)	D	Submission of planning application following masterplanning process.	→									

BLACKBURN

Blackburn BUS: Blackburn Ind Est / Westpark Business Pk - Previously BUS												
Allocation: 4.2ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	FPP (APP/2017/2476) for erection of warehouse and office building, approved December 2017.	✓									
Site Delivery	D	The site is partially developed.										

CHAPEL OF GARIOCH

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	NHS	Development in Inverurie, Keithhall, Kinmuck, Chapel of Garioch, and Daviot will require to contribute towards additional capacity in Inverurie.	
Waste Water (No public WWTW)	D,SEPA,SW	No public wastewater treatment available. SEPA would need to be consulted and full authorisation sought for relevant licensing of private treatment. SEPA has highlighted requirement for new WWTW.	
Water (Invercannie, Mannofield and Turriff WTW)	D,SW	There is currently sufficient capacity. Development connects directly off trunk main and requires 24 hours storage. Mains extension required with pressure management. Local mains reinforcement may be required.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

Chapel of Garioch OP1: Land at Pitbee (Private Landowner) - Previously H1 Allocation: 10 homes

SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Roads	D	Need for footway link to school and street lighting.											
Planning Application(s)	D	FPP (APP/2014/3849) for 10 dwellings, approved February 2016.	✓										
Site Delivery	D	Site is currently being marketed.											
Site Construction	D	Substantive site start, groundworks underway.	✓										

Chapel of Garioch OP2: The Glebe (Church of Scotland) - Previously H2 Allocation: 15 homes

SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Roads	D	Connectivity to the settlement required.											
Site Delivery	D	Landowner currently considering options and discussing with congregation.											

CLUNY/SAUCHEN

INFRASTRUCTURE

Aberdeen HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Primary)	E	Developers should seek to engage with the Council for proposals of 5 homes or more to establish capacity of Sauchen Primary School.	
Healthcare	NHS	Development in Kemnay, Monymusk, Sauchen and Cluny will require to continue towards additional capacity in Kemnay.	
Local Transportation Infrastructure	T	Pedestrian link to school to be provided. An upgrade of the Sauchen to Cluny road with new footway/cycle provision will be required.	
Waste Water (Sauchen WWTW)	D,SEPA,SW	There is capacity at Sauchen WWTW, however it is insufficient to treat all development allocated at Cluny and Sauchen. DIA required.	Likely delivery Q4 2023.
Water (Invercannie, Mannofield and Turriff WTW)	D	There is currently sufficient capacity. Development connects directly off trunk main. Require 24 hours storage. Mains extension required with pressure management.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

Cluny/Sauchen OP1: Main Street (Kirkwood/Stewart Milne Homes)

Allocation: 99 homes

SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Masterplan	DM	Masterplan agreed, October 2012.	✓										
Site Construction	D	First phase of construction complete.	✓										
POAN	D	POAN (ENQ/2018/0921) for residential development and associated works, submitted May 2018.	✓										
Planning Application(s)	D,DM	FPP (APP/2019/2302) for erection of 27 residential dwellinghouses and associated infrastructure, pending October 2019.	✓										
Planning Application(s)	DM,D	FPP (APP/2020/1259) for erection of 49 dwellinghouses and associated works, approved subject to S75, June 2021.				→							
Site Delivery	D	Site is currently under construction with an expected completion Q4 2023.											▲
Technical Assessments	D,SEPA,FPU,ENV	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.											
Roads	D	Site will now require an emergency access point off Main Street due to the increase in allocation.											

DUNECHT

INFRASTRUCTURE

Aberdeen HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Waste Water (Dunecht WWTW)	SW	There is currently sufficient capacity at Dunecht WWTW.	
Water (Invercannie and Mannofield WTW)	D	Development connects directly off trunk main and requires 24 hours storage.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

Dunecht OP1: Land West of Tillybrig (Kirkwood Homes) - Previously EH1 Allocation: 24 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
POAN	D,DM	POAN (ENQ/2018/0781) submitted May 2018.	✓									
Planning Application(s)	DM,D	FPP for erection of 33 Dwellinghouses, with Associated Infrastructure, Landscaping and Open Space, approved May 2019.	✓									
Site Construction	D	Site currently under construction, expected completion end of 2021.					▲					

HATTON OF FINTRAY

INFRASTRUCTURE

Aberdeen HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Primary)	E	Developers should seek to engage with the Council to establish capacity of Hatton of Fintray Primary School.	
Healthcare	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.	
Waste Water (Hatton of Fintray Septic Tank)	SW	Sufficient capacity at Hatton of Fintray Septic Tank to accommodate current allocations.	
Water (Invercannie and Mannofield WTW)	D	Development connects directly off trunk main and requires 24 hours storage.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

Hatton of Fintray OP1: North of B977 (Mtm Holdings) - Previously H1 Allocation: 8 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	O,D	Planning application to be submitted.										
Roads	D	Footway connections are required from site OP1 to Hatton of Fintray Primary School.										
Technical Assessments	D,SEPA,FPU,ENV	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.										
Water	D,SW	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.										

INFRASTRUCTURE

Huntly-Pitcaple SGA

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Primary)	E	Developers should seek to engage with the Council for proposals of 10 homes or more to establish capacity of Insch Primary School.	
Education (Secondary)	E	All residential development must contribute towards provision of additional capacity at Inverurie Academy.	
Healthcare	NHS	Development in Insch, Old Rayne and Oyne will require to contribute towards additional capacity at Insch Medical Practice.	
Waste Water (Insch WWTW)	D	There is currently sufficient capacity at Insch WWTW. A Drainage Impact Assessment may be required to address network issues.	
Water (Invercannie / Mannofield/Turriff WTW)	D,SW	The water trunk main going into Insch will require substantial Part 3 upgrade. A joint Water Impact Assessment of all the developments in Insch would be preferable. There is currently sufficient capacity.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

Insch OP1: Land at North Road (Rothney West) (Drumrossie Land Co.) - Previously H1 Allocation: 48 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	FPP (APP/2015/0634) for 48 units approved March 2016. Modification/Discharge PIng Obligation (APP/2020/2463) for Modification of Planning Obligations (Affordable Housing, Education, Sports, Recreation, Healthcare and Waste) of Planning Permission Reference APP/2015/0634 for Residential Development approved February 2021.		✓								
Planning Application(s)	D	New planning application expected 2021/22		→								
POAN	D,DM	POAN submitted (ENQ/2019/0854) Residential Development of 48 Dwellings Including Landscaping and Associated Infrastructure.	✓									
Site Construction	D	Construction expected to commence in 2022.	▲									

Insch OP2: Land at South Road (Private Landowner) - Previously H2 Allocation: 12 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D,DM	FPP (APP/2021/1464) for Erection of 9 Garages submitted July 2021, pending.				→						
Site Delivery	D,DT	Landowner currently considering options for the site.	→									

Insch OP3: Hillview, South Road (Drumrossie Land Co./Castlehill Housing Association) - Previously H3												
Allocation: 10 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	FPP (APP/2016/0966) for Erection of 8 houses approved May 2017. FPP (APP/2020/0996) for Erection of 10 Dwellinghouses including Associated Parking and Landscaping approved February 2021.		✓								
Site Construction	D	Site expected to be completed by March 2022.						▲				

Insch OP4: North of Insch Business Park (Drumrossie Land Co.) - Previously E1												
Allocation: 5ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Marketing	O	To be marketed as self build plots (Class 4, 5 & 6).										
Technical Assessments	D,SEPA,FPU,ENV	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.										
Planning Application(s)	D	FPP (APP/2019/0367) for Formation of Road, Drainage and SUDS for Future Serviced Plots Use Classes 4, 5 and 6 approved September 2019.	✓									

Insch BUS: Insch Business Park, Muiryheadless - Previously BUS												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	FPP (APP/2019/0367) for formation of road, drainage and SUDS for future services plots use class 4,5 & 6. Pending.	✓									

INVERURIE

INFRASTRUCTURE

Inverurie-Blackburn SGA

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Primary)	E	All residential development in the Uryside catchment must contribute towards primary provision in Inverurie. Developers should seek to engage with the Council for proposals of 10 homes or more to establish capacity of Strathburn and Kellands Primary School.	
Education (Secondary)	E	FPP (APP/2017/2136) for Erection of Inverurie Campus, comprising Education, Community and Sports Facilities, Formation of Car Park and Associated Infrastructure approved at GAC December 2017. The new Inverurie Campus is now open. All residential development must contribute towards provision of additional capacity at Inverurie Academy.	
Healthcare	NHS	Development in Inverurie, Keithhall, Kinmuck, Chapel of Garioch, and Daviot will require to contribute towards additional capacity in Inverurie.	New health centre was completed in 2018.
Local Transportation Infrastructure (Howford Bridge)	T,D	Programming of bridge widening to be determined. Design underway.	Timescale is linked to speed of development at Uryside.
Local Transportation Infrastructure (A96 improvements)	D,TS,T	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.	These improvements are being progressed but delayed by requirement to stop up A96 pedestrian crossings.
Local Transportation Infrastructure (Grade Separated Junction for Crichtie)	D,TS,T,LS	Design of new grade separated junction to replace Thainstone and Port Elphinstone Roundabouts has to include underpass to Port Elphinstone.	After 300 units
Waste Water (Inverurie WWTW)	SW	There is available capacity at Inverurie WWTW. Local sewer reinforcement may be required.	
Water (Invercannie and Mannofield WTW)	D	Local water mains reinforcement may be required. A new dedicated trunk water main is also required to supply southern Inverurie sites. There is currently sufficient capacity.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

Inverurie SR1: Crichtie Allocation: 9.4ha of strategic reserve employment land (2027 - 2035)												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	O,D	Site will be brought forward in the long term if there is demand.										

INVERURIE

Inverurie OP1: Conglass (Cala Homes) - Previously M1												
Allocation: Mix of uses including 58 homes and 0.35 ha of employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
POAN	D	POAN (ENQ/2017/1633) for residential development and associated works, approved September 2017.	✓									
Planning Application(s)	D	FPP (APP/2017/3188) for Residential Development and Associated Infrastructure, approved August 2018.	✓									
Roads	D	Second access onto C120C (Old A96) has been agreed.	✓									
Water	D,SW	Local water mains reinforcement may 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.										
Site Construction	D	The site is currently under construction and it is anticipated that completion will be end of 2021.	→	→	→	→	▲					

Inverurie OP2: Inverurie Town Centre (Malcolm Allan/Aberdeenshire Council) - Previously M2												
Allocation: Mix of uses including 180 homes, 0.5 ha of employment land, community facilities and a variety of retail uses												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	FPP (APP/2015/2470) and LBC (APP/2015/2471) for Partial demolition, Façade retention and Rebuilding of Part Former Foundry Building to Form 34 Independent Living Flats with associated landscaping and infrastructure works approved January 2017. FPP (APP/2015/2474) & LBC (APP/2015/2475) for Partial demolition, Facade Retention and rebuilding of Former Foundry Building to Form 20 short term accommodation units approved January 2017.	✓									
Planning Application(s)	D	FPP (APP/2017/0199) for Partial Demolition, Facade Retention and Rebuilding of Former Foundry Building to Form 12 Flats, approved September 2018.	✓									
Planning Application(s)	D	APP/2018/1972 Modification of Planning Obligation (Affordable Housing Provision) of APP/2015/2470 approved September 2018.	✓									
Planning Application(s)	D,DM	FPP (APP/2019/2719) for demolition of buildings and erection of retail/commercial units and drive-thru (use classes 1, 2 and 3), formation of vehicular access, car parking, servicing and landscaping, refused May 2020.	✓									

INVERURIE

Inverurie OP3: Phase 2 Portstown (Malcolm Allan) - Previously M3												
Allocation: 250 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	FPP (APP/2008/4145) for 253 houses and 4 commercial units approved at appeal December 2013.	✓									
Planning Application(s)	D	FPP (APP/2017/1367) for 416 houses and 4 commercial units, approved April 2018.	✓									
Technical Assessments	D,FPU	Should extant permission lapse any future developments will have to take account of the latest Council Flood Study for Inverurie.										
Site Construction	D	Construction start anticipated by 2022.						▲				

Inverurie OP4: Crichtie (Dandara) - Previously H1												
Allocation: 737 homes, including community facilities and a primary school												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Development Framework	D	Framework agreed for Thainstone/Crichtie Area by Garioch Area Committee February 2013.	✓									
Masterplan	D	Masterplan agreed by Garioch Area Committee June 2013.	✓									
Planning Application(s)	D,DM	PPP (APP/2013/0267) for erection of 737 Dwellinghouses, Business and Industrial Development, Community Facilities including Primary School and Associated Infrastructure, approved December 2018. PPP (APP/2021/0525) for Erection of 737 Dwellinghouses, Business and Industrial Development, Community Facilities including Primary School and Associated Infrastructure without Compliance with Conditions 1c (Foot and Cycle Path Connection) and 3 (Foot and Cycle Path Connection) of Planning Permission Reference APP/2013/0267 submitted March 2021, pending.		→								
Matters Specified in Conditions Application(s)	D,DM	MSC (APP/2019/1489) for 737 houses submitted June 2019, pending.		→								
Water	D,SW	Water Impact and Drainage Impact Assessments 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.										
Technical Assessments	D,SEPA,FPU	FRA will be required for the northern part of the site.										
Site Construction	D	Construction on site is likely to start in 2023.										▲

INVERURIE

Inverurie OP6: Conglass Cottages (Bancon Homes) - Previously H3												
Allocation: 27 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	FPP (APP/2013/2283) for 31 units approved September 2014.	✓									
Planning Application(s)	D	APP/2015/0216, APP/2015/0198 for change of house type approved July 2016.	✓									
Planning Application(s)	D	FPP (APP/2016/1841) for 65 Residential Units and Associated Open Space, Parking and Infrastructure, approved March 2017.	✓									
Site Construction	D	The site now complete.	✓									

Inverurie OP7 & OP8: Uryside Phase 2 / Uryside Phase 2 North (Barratt North Scotland/Malcolm Allan/Taylor Wimpey) - Previously EH1												
Allocation: 465 homes (OP8) and 150 homes (OP7)												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	FPP (APP/2010/3002) for erection of 40 dwellinghouses and associated landscaping and roads layout, approved December 2013. Rest of the site (APP/2009/2542) for 611 houses granted at appeal, December 2013.	✓									
Planning Application(s)	D	FPP (APP/2015/1213) for 64 houses (Change of House Type) approved May 2016.	✓									
Planning Application(s)	D	FPP (APP/2017/1381) for erection of 125 Dwellinghouses (Change of House Types) and Associated Infrastructure and Landscaping, approved March 2018.	✓									
Planning Application(s)	D,DM	FPP (APP/2020/0275) for Erection of 24 Dwellinghouses with Associated Access Road and Parking (Change of House Types to Planning Reference APP/2009/2542), approved August 2020.	✓									
Planning Application(s)	D	FPP (APP/2020/1713) for Erection of 237 Dwellinghouses with Associated Access Road, Open Space and Parking submitted September 2020, pending.	→									
Site Construction	D	The site is under construction with an anticipated completion in 2029.	→	→	→	→	→	→	→	→	▲	

Inverurie OP9: Portstown Phase 1 (Malcolm Allan/Chap Homes) - Previously EH2												
Allocation: 175 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	FPP (APP/2017/1367) for 416 houses and 4 commercial units, approved April 2018.	✓									
Planning Application(s)	D,DT	FPP (APP/2019/1649) for Erection of 25 Dwellinghouses (Change of House Types to 18 Units, 7 Additional Units, and Amended Layout of Planning Permission ref. APP/2017/1367)	✓									

INVERURIE

Inverurie OP9: Portstown Phase 1 (Malcolm Allan/Chap Homes) - Previously EH2												
Allocation: 175 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D,DM	FPP (APP/2019/2890) for erection of 12 dwellinghouses (change of house types/revised layout) (retrospective), approved February 2020.	✓									
Planning Application(s)	D,DM	FPP (APP/2020/0267) for erection of 25 dwellinghouses (change of house types to 22 units, 3 additional units and amended layout of planning permission reference APP/2017/1367), approved September 2020.	✓									
Site Construction	D	Construction on site is underway with expected completion in 2024.									▲	

Inverurie OP10: Blackhall Road , Westgate South (Malcolm Allan) - Previously EH3												
Allocation: A mix of uses including 250 homes and up to 3.6 ha of employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	FPP (APP/2011/2682) for Erection of 221 residential units approved October 2013.	✓									
Planning Application(s)	D	Various applications for change of house types submitted and approved (APP/2015/1656, APP/2017/1879, APP/2018/0698, APP/2018/1495, APP/2020/1913 and APP/2021/0057).			✓							
Planning Application(s)	D	FPP (APP/2019/1591) for erection of 11 dwellinghouses (change of house types to 7 dwellinghouses, 4 additional units and amended layout of APP/2011/2682 and APP/2015/1656), approved June 2020.	✓									
Planning Application(s)	D,DM	FPP (APP/2021/1370) Variation of Condition 9 of APP/2011/2682 Without Compliance with Condition 1 (Alternative Scheme of Transportation Mitigation Measures) of APP/2013/3665. Submitted Jun 2021, pending.			→							
Site Construction	D	Site is currently under construction and is proposed to be complete Q3 2021.	→	→	→	▲						

Inverurie OP11: Crichtie - Previously E1												
Allocation: 23.7ha (of which 5ha is high quality business use)												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	DM	PPP (APP/2013/0267) for erection of 737 Dwellinghouses, Business and Industrial Development, Community Facilities including Primary School and Associated Infrastructure, approved December 2018.	✓									
Matters Specified in Conditions Application(s)	D,DM	MSC application(s) to be submitted.										

INVERURIE

Inverurie OP12: Adjacent to Axis Business Centre - Previously E2												
Allocation: 1.5ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	FPP (APP/2012/3648) for the formation of an access road and strategic landscaping, approved June 2013.	✓									
Site Delivery	D	Future applications for individual plots expected.										

Inverurie OP13 / SR2: Thainstone - Previously E3												
Allocation: 10ha employment land (OP13) and 17ha (SR2)												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	PPP (APP/2015/3793) for commercial development including class 4,5,6 granted at appeal June 2017.	✓									
Planning Application(s)	D	FPP (APP/2015/3748) for formation of access road, approved September 2016. FPP (APP/2021/0686) for Commercial Development To include Class 4, 5 And 6 Uses with Associated Infrastructure and Landscaping: Non Compliance with Condition 8 of APP/2015/3793 submitted March 2021, pending.		→								
POAN	D	POAN (ENQ/2018/0267) for Business Start-Up Units and Key Depot Facility Providing Covered and External Storage, Vehicle Washing and Fuelling approved March 2018.	✓									
Planning Application(s)	D	FPP (APP/2018/0428) for Abattoir and Meat Production Facility approved August 2018.	✓									
Matters Specified in Conditions Application(s)	D,DM	MSC (APP/2018/0140) for APP/2015/3793, Conditions 1a,b,c,d,e,f, 3, 13 approved October 2018.	✓									
Planning Application(s)	D,DM	FPP (APP/2018/2002) for Erection of Abattoir and Meat Production Facility with Associated Roads, Infrastructure and Landscaping Without Compliance with Condition 9 (Thainstone Roundabout Alterations), Condition 10 (Port Elphinstone Roundabout Alterations) and Condition 11 (Minute of Agreement of Port Elphinstone Roundabout Alterations) of APP/2018/0428, approved December 2018.	✓									
Site Construction	D	Site construction to start.										

Inverurie OP14: Pineshaw, Port Elphinstone (Mtm Holdings)												
Allocation: 25 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	Planning application to be submitted.									▲	

INVERURIE

Inverurie OP14: Pineshaw, Port Elphinstone (Mtm Holdings)												
Allocation: 25 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Water	D	Water and sewer network reinforcement may be required. A new dedicated trunk water main is also required to supply southern Inverurie sites.										
Roads	D	Discussion to take place with Roads Development to determine the access proposals for the site.										
Technical Assessments	D,ENV	Wet habitats and buffers/ protection may be required.										

Inverurie OP15: North Street, Inverurie (ANM Group Ltd)												
Allocation: Mix of uses including 80 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D,DM	PPP (APP/2014/2245) for demolition of abattoir & offices and erection of residential development, approved February 2019.	✓									
Technical Assessments	D	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.										
Water	D	Existing 100mm PVC pipework within the site to be cut and capped. Water and sewer network reinforcement may be required.										

Inverurie OP16/BUS8: Kirkwood Commercial Park, Thainstone												
Allocation: 3.8ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	PPP (APP/2013/0170) for commercial/ employment development (Use Classes 4, 5 and 6) - approved June 2013. PPP (APP/2017/1398) for the redevelopment of the site and erection of buildings (Use Classes 4, 5 and 6), approved December 2017.	✓									
Matters Specified in Conditions Application(s)	D	APP/2014/1994 Conditions 3 (Layout and Siting, External Appearance, Landscaping, Ground and Floor Levels, Foul and Surface Water Disposal, Means of Access, Car Parking/Turning Area and Waste Management) and Condition 7 (Surface Water Drainage) of PPP APP/2013/0170 (part of site only) - approved October 2014.	✓									
Site Construction	D	Site construction to start.										
Planning Application(s)	D	FPP (APP/2020/1324) for Erection of Energy from Waste Facility approved June 2021.			✓							

INVERURIE

Inverurie OP16/BUS8: Kirkwood Commercial Park, Thainstone												
Allocation: 3.8ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	D	FRA previously carried out. Development should accord with this FRA or any further study which supersedes it.										

Inverurie BUS3: Highclere Business Park - Previously BUS3												
Allocation: 10 ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	APP/2014/3979 approved for demolition of Fairholme House and erection of warehouse and Offices. FPP (APP/2016/2809) for Change of Use of Storage Building (Use Class 6) to Trampoline Arena (Use Class 11), approved February 2017.	✓									
Site Delivery	D	Existing Business Park, further applications for change of use and new applications expected. Ongoing marketing of vacant plots/buildings.										

Inverurie BUS5: Crichtiebank Business Centre - Previously BUS5												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D	Site partially developed. Further applications for vacant land expected in the future.										

Inverurie BUS6: Port Elphinstone Central - Previously BUS7												
Allocation: 3.5ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	PPP (APP/2013/3196) for Business, Industrial, Storage and Distribution, Hotel and Associated Infrastructure (Renewal of PPP APP/2008/1694) approved November 2015.	✓									
POAN	D	POAN (ENQ/2018/1734) for erection of Industrial Business Units & Warehouses, submitted October 2018.	✓									
Planning Application(s)	D	FPP (APP/2020/1034) for erection of 6 business units (Class 4) and associated car parking and roads, submitted May 2020, pending.	→	→	→	→	▲					

INVERURIE

Inverurie BUS10: Port Elphistone North - Previously BUS6 Allocation: 0.7ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D	Landowner to advise on site delivery programme.										

INFRASTRUCTURE

Aberdeen HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	NHS	Development in Inverurie, Keithhall, Kinmuck, Chapel of Garioch, and Daviot will require to contribute towards additional capacity in Inverurie.	
Waste Water (Inverurie WWTW)	D,SW	Local sewer reinforcement may be required. There is currently available capacity at Inverurie WWTW.	
Water (Invercarnie and Mannofield WTW)	D,SW	Local water mains reinforcement may be required. Kingshill District Service Reservoir will need to be assessed for its storage capacity.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

Keithall OP1: South Of Inverurie Rd (Church of Scotland) - Previously H1 Allocation: 15 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Marketing	O	The Trustees are liaising with local parties with a view to placing the Keithhall Glebe on the market.	→									
Roads	D	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.										
Technical Assessments	D,SEPA,FPU,ENV	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.										

INFRASTRUCTURE

Aberdeen HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Secondary)	E	All residential development must contribute towards provision of capacity at Kemnay Academy.	
Healthcare	NHS	Development in Kemnay, Monymusk, Sauchen and Cluny will require to continue towards additional capacity in Kemnay.	
Waste Water (Kemnay WWTW)	D	Available capacity. DIA required.	
Water (Invercarnie and Mannofield WTW)	D	There is currently sufficient capacity. Local mains reinforcement may be required depending on outcome of Flow & Pressure test or Water Impact Assessment.	WTW undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

Kemnay OP1: East of Greystone Road (Barratt North Scotland) - Previously H1												
Allocation: 65 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	FPP (APP/2015/1107) for 66 Dwellinghouses approved August 2016.	✓									
Site Construction	D	Site construction completed.	✓									

Kemnay OP2: West of Milton Meadows (Malcolm Allan) - Previously H2												
Allocation: 20 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D,DM	FPP (APP/2019/0490) for Erection of 20 Dwellinghouses, Formation of Vehicular Access and Suds Basin approved July 2020.	✓									
Site Construction	D	Site construction expected to commence from 2021 onwards.				→						

Kemnay BUS1: Quithie Road												
Allocation: 8.5ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O	Site partially in use.										

KEMNAY

Kemnay BUS2: Fyfe Park Allocation: 3.5ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O	Development has commenced through formation of the access road (APP/2010/2772). Landowner to advise how the site is to be progressed.										

KINTORE

INFRASTRUCTURE

Inverurie-Blackburn SGA

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education	E	All residential development must contribute towards additional secondary school capacity.	
Healthcare	NHS,D	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.	
Local Transportation Infrastructure (Improvements to Broomhill Roundabout)	D,TS,T	Discussions underway on Broomhill Roundabout improvements. Final scheme to be agreed with TS, a single scheme which serves both OP1 & OP5 would be desirable. Acquisition of land potentially required to accommodate roundabout design. B994 (Kemnay Road) junction with B987 road will require to be upgraded.	
Waste Management	D,W	Additional recycling point to be identified as part of site OP1.	
Waste Water (Inverurie WWTW)	SW	There is currently available capacity at Inverurie WWTW.	
Water (Invercannie and Mannofield WTW)	D,SW	There is currently sufficient capacity. A Water Impact Assessment will be required. Storage and trunk main needs to be assessed. Local water mains reinforcement may be required.	WTW is undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

Kintore OP1: Kintore East (Kintore Consortium) - Previously M1												
Allocation: A mix of uses including 600 homes and employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Development Framework	D	Development framework agreed.	✓									
Masterplan	D	Masterplan approved by Garioch Area Committee June 2014.	✓									
Planning Application(s)	D	PPP application (APP/2013/3830) for 600 Dwellinghouses, approved September 2015. FPP (APP/2014/1953) for supermarket approved August 2014. FPP (APP/2015/3048) for Offices, Workshops and Store, approved July 2016. FPP (APP/2015/3773) for Offices, Workshop and Warehouse approved October 2016.	✓									
Matters Specified in Conditions Application(s)	D,DM	MSC application (APP/2016/2046) for APP/2013/3830 submitted August 2016, pending.	→									

KINTORE

SITE ACTIONS

Kintore OP1: Kintore East (Kintore Consortium) - Previously M1												
Allocation: A mix of uses including 600 homes and employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	D,SEPA,R,FPU,ENV	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.										
Site Construction	D	Start site construction, anticipated from 2023 onwards.										→

Kintore OP2: Land at Woodside Croft (Scotia/Midmill Consortium) - Previously EH1												
Allocation: 207 homes (OP2/ OP3/ OP4 to enable the development of Gauch Hill Town Park)												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D,DM	PPP (APP/2004/3532) for residential development as enabling development for a town park and associated facilities approved February 2015 for EH1 and R2. APP/2017/0288 Non Compliance with Condition 4 of Planning Permission Reference APP/2004/3532 approved March 2019. Modification/Discharge Plng Obligation (APP/2021/0422) for Modification or Discharge of Planning Obligation Section 75 Agreement For APP/2004/3532 submitted March 2021, pending.		→								
Matters Specified in Conditions Application(s)	D,DM	MSC (APP/2020/1999) for Condition 1 ((a) Siting, Design, Layout, External Appearance, Finishing Materials; (b) Design Statement; (c) Landscaping; (d) Levels Survey and Site Sections; (e) Means of Access including Visibility Splays, Development Access Junction Design; (f) Car Parking and Turning Areas; (g) Footpaths to B994 and B987, including Bus Stops; (h) Flood Risk Assessment; (i) Details of Water Bodies, including Method Statements; (j) Foul and Surface Water Disposal; (k) Waste Management Plan) of APP/2017/0288 Residential Development as Enabling Development for a Town Park and Associated Facilities: Non Compliance with Condition 4 of APP/2004/3532 refused June 2021.										
Technical Assessments	D,SEPA,FPU,ENV	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 Construction	D	Site construction expected to commence from 2023 once planning is obtained.										

KINTORE

Kintore OP3: Land at Woodside Croft (Ceann Torr Park) (Veitchi Homes) - Previously EH2												
Allocation: 207 homes (OP2/ OP3/ OP4 to enable the development of Gauch Hill Town Park)												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Construction	D	Under construction, nearly complete.	▲									

Kintore OP5: Kintore South												
Allocation: A mix of uses including offices, community facilities and, subject to the findings of a Retail Impact Assessment, a supermarket (subject to a Retail Impact Assessment)												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D,DM	Masterplan is being prepared.										
Technical Assessments	D,T	TA underway and to be agreed with Roads Development.										
Planning Application(s)	D	Planning applications will follow agreement of masterplan.										

Kintore BUS2: Kintore North/Bridgend												
Allocation: 0.7ha employment land, housing												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D	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.										
Masterplan	D	A masterplan will be required for any housing element of the allocated site.										
Technical Assessments	D,SEPA,FPU,ENV	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.										

MILLBANK

INFRASTRUCTURE

Aberdeen HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education	E,D	Developers should seek to engage with the Council for proposals of 5 homes or more to establish capacity of Sauchen Primary School.	
Local Transportation Infrastructure	D	Access to A944 to be agreed. Further discussions should take place with Roads Development regarding speed limits and traffic calming measures.	
Waste Water (Anvil Terrace ST)	SW	No capacity at Anvil Terrace Septic Tank. Scottish Water will raise a growth project once one development meets the 5 Growth Criteria. Early engagement with Scottish Water is encouraged.	
Water (Invercarnie, Mannofield and Turriff WTW)	D,SW	There is currently sufficient capacity at WTW, however, the pump fed Meikle Ley reservoir is at capacity.	WTW is undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

Millbank OP1: Land at Millbank Crossroads (Cluny Estates) - Previously M1 Allocation: 35 homes, employment land and community facilities												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	FPP (APP/2020/2569) for Erection of 33 Dwellinghouses and 3 Use Class 4 (Business) Units with Associated Infrastructure submitted December 2020, pending.	→									
Technical Assessments	D,SEPA,FPU,ENV	A FRA may be required. Buffer strip required for watercourse.										

NEWMACHAR

INFRASTRUCTURE

Aberdeen HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Primary)	E	Developers should seek to engage with the Council for proposals of 10 homes or more to establish capacity of Newmachar Primary School.	
Healthcare	NHS	Development in Newmachar and Kingseat will require to contribute towards health services in north Aberdeen.	
Waste Water (Newmachar WWTW)	SW	Limited capacity available at Newmachar WWTW. SW have initiated a growth project.	Likely timescale for delivery is Q2 2023.
Water (Invercannie, Mannofield and Turriff)	SW,D	There is currently sufficient capacity. WIA required to determine impact of development on service reservoir. Bigger pumps may be required due to cumulative effects of development.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

Newmachar OP1: Hillbrae Way (To be confirmed) - Previously M1 Allocation: 300 homes and community facilities to include an additional primary school													
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Planning Application(s)	DM	PPP APP/2016/2794 for residential development of 340 houses, primary education and associated infrastructure: non compliance with condition 3 (max no of houses and phasing) of PPP APP/2012/3943 (approved November 2014), approved June 2017.	✓										
Planning Application(s)		MSC (APP/2017/1399) approved December 2018. Modification/Discharge Plng Obligation (APP/2021/0572) for Discharge of Planning Obligation (Clauses 5 and 6 of the S75 Agreement) of APP/2016/2794 Residential Development, Primary Education Provision and Associated Infrastructure including Roads and Drainage: Non Compliance with Condition 3 (Maximum No. of Dwellinghouses and Phasing) of APP/2012/3943 and APP/2012/3943 Residential Development, Primary Education Provision and Associated Infrastructure including Roads and Drainage, approved June 2021.			✓								
Matters Specified in Conditions Application(s)	D,DM	MSC (APP/2020/1959) for Condition 1 (c) Design and Position of Public Recycling Facility of Planning Permission in Principle Reference APP/2016/2794 for Residential Development, Primary Education Provision and Associated Infrastructure including Roads and Drainage: Non Compliance with Condition 3 (Maximum No. of Dwellinghouses and Phasing) approved March 2021.		✓									
Technical Assessments	D,SEPA,FPU,ENV	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.											

NEWMACHAR

Newmachar OP2: Corseduick Road (Linden Partnership) - Previously H1												
Allocation: 165 homes and community facilities												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	DM	FPP (APP/2013/2757) for 70 units approved August 2014.	✓									
Roads	D	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.										
Site Construction	D	First phase of construction complete (70 units).										
Future Phases	D	Submit phase 2 application.	→									

Newmachar OP3: Redwood Cottage - Previously E1												
Allocation: 5ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Development Framework	D	Development Framework for the site, joint with OP1, agreed December 2012.	✓									
Programming	O,D	Landowner/ agent to provide update on site delivery.										
Technical Assessments	D,SEPA,FPU,ENV	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

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Primary)	E	All residential development must contribute to the provision of additional capacity at the primary school.	
Education (Secondary)	E	All residential development must contribute towards the provision of capacity at Meldrum Academy.	
Healthcare	NHS	Development in Inch, Old Rayne and Oyne will require to contribute towards additional capacity at Inch Medical Practice.	
Waste Water (Old Rayne WWTW)	SW	There is currently sufficient capacity.	
Water (Invercannie, Mannofield and Turriff WTW)	D,SW	There is currently sufficient capacity. A WIA will be required. Westhill Oyne Service Reservoir has below 18 hours storage capacity.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

Old Rayne OP1: East Of School (L&W Properties) - Previously EH1												
Allocation: 10 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Roads	D	Footway link to school required and connectivity to the rest of the settlement required. Discussion should take place with Roads Development.										
Technical Assessments	D,SEPA,FPU,ENV	Archaeological Assessment required. FRA required.										
Site Delivery	DT	Developer to provide programme for delivery of site.	▲									

Old Rayne OP2: Barreldykes (Ian Duncan Developments Ltd)												
Allocation: 30 homes, business use and retail use												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	D,SEPA,FPU	Revised FRA will be required.										
Planning Application(s)	D	Submission of planning application expected late 2022.									→	
Roads	D	Footway link to school required and connectivity to the rest of the settlement required. Discussion should take place with Roads Development.										
Site Construction	D	Site construction is likely to start in 2023.									▲	

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Secondary)	E	All residential development must contribute towards provision of capacity at Inverurie Academy.	
Healthcare	NHS	Development in Inch, Old Rayne and Oyne will require to contribute towards additional capacity at Inch Medical Practice.	
Waste Management	W	All development must contribute towards a household waste recycling centre in the Inverurie area.	
Waste Water No public WWTW	D,SW	There is currently no SW facility at this location. Early engagement with SW is advised.	
Water (Invercannie, Mannofield and Turriff WTW)	D	A WIA will be required to identify mitigation for both the network and the reservoir. Westhill Oyne Service Reservoir has below 18 hours storage capacity.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

Oyne OP1: Former Archaeolink Site (Aberdeenshire Council) Allocation: 10 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Marketing	PR	Site is currently being marketed and discussions are ongoing with regards to potential development of the site.		→								

WESTHILL

INFRASTRUCTURE

Aberdeen HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Waste Water (Nigg WWTW)	SW,D	There is currently sufficient capacity at Nigg WWTW. DIA required.	
Water (Invercarnie and Mannofield WTW)	SW,D	There is currently sufficient capacity. A Water Impact Assessment may be required as Westhill storage tank is nearing capacity.	WTW is undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

Westhill OP1: Strawberry Field Road (Private Landowner/c/o Norr) - Previously H2 Allocation: 10 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	PPP (APP/2010/0289) for 10 Houses and Associated Infrastructure approved May 2016. APP/2016/1352 Modification of Planning Obligation (Affordable Housing Provision) approved July 2017. PPP (APP/2017/0447) for 10 Houses and Associated Infrastructure: Non Compliance with Condition 5 of APP/2010/0289 approved July 2017. FPP (APP/2019/1715) for Erection of 8 Dwellinghouses, Garages and Erection of Convenience Store (Class 1) withdrawn March 2020. FPP (APP/2020/0684) for Erection of 6 Dwellinghouses and a Convenience Store approved December 2020.	✓									

Westhill OP2: Arnhall Gateway - Previously E1 Allocation: 4.4ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	Applications APP/2006/2551, APP/2014/2981, APP/2014/1065, APP/2014/1356, APP/2014/3000, APP/2014/3917, APP/2015/0322, APP/2013/2276, APP/2014/4313 approved. APP/2017/2868 approved February 2018. APP/2018/1384 - access road for future phases approved August 2018. FPP (APP/2018/2964) for Erection of 4 Office Buildings, Associated Site Works, Access, Parking and Landscaping approved July 2019.	✓									
Matters Specified in Conditions Application(s)	D	Matters specified in conditions (APP/2013/3019) for application APP/2006/2551 and planning application for 5 Office buildings (APP/2013/3560) both allowed at appeal following refusal (APPEAL/2014/0015 and APPEAL/2014/0016).	✓									
Site Construction	D	Construction ongoing.										

WESTHILL

Westhill BUS: Arnhall/Silvertrees Business Parks Allocation: 86.5ha employment												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D	Majority of site plots now have planning consent. Site construction to be completed on a plot by plot basis.										
Planning Application(s)	D	FPP (APP/2020/0846) for Erection of 4 Commercial Units (Class 5 and 6) with Associated Yard, Car Parking and Landscaping approved July 2020.	✓									



KINCARDINE &
MEARNS

AUCHENBLAE

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Primary)	E	Developers should seek to engage with the Council for proposals of 3 homes or more to establish capacity of Auchenblae Primary School.	
Education (Secondary)	D	All residential development must contribute to the provision of additional capacity at Mearns Academy.	
Healthcare	NHS	Development in Auchenblae and Drumlithie will require to contribute towards additional capacity of Auchenblae medical centre.	
Waste Water (Laurencekirk WWTW)	SW	A growth project at Laurencekirk WWTW has been completed. It took into account all domestic allocations in the current LDP up to 2020.	
Water (Whitehillocks WTW)	D	Available capacity. Local water mains reinforcement may be required for OP1 site.	

SITE ACTIONS

Auchenblae OP1: Land East of Glenfarquhar Road (c/o Murray Architects) - Previously M1 Allocation: Mixed use of 75 homes and a minimum of 1ha of employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D	Preparation of masterplan underway. Expected by end of 2021.					▲					
Technical Assessments	D,SEPA,R,FPU,ENV	FRA, DIA and Transport Statement required. A buffer strip will be required adjacent to the burn which should be integrated positively into the development.										
Roads	D,R	Transport statement required for OP1. Two points of access required. U53S road to be widened, footway and speed limit to be extended across frontage of site.										
Planning Application(s)	D	Planning application to be submitted.										

Auchenblae OP2/OP3: South Of Mackenzie Ave (DLB (Scotland) Ltd) - Previously EH1/H1 Allocation: 5 homes (OP2) and 10 homes (OP3)												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	FPP (APP/2015/3181) for 25 houses allowed at appeal in October 2017.	✓									
Site Construction	D	Site construction to commence by end 2021.					→					

CHAPELTON

INFRASTRUCTURE

Portlethen-Stonehaven SGA

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education Primary provision	E	First Primary School required after 489th house. Initial phases accommodated in Newtonhill Primary School.	2021 / 2022 dependent on build out rates and school roll.
Education Primary provision	PR,D,E	Gateway Stage 1 Process (Inception) underway.	
Education Primary provision	PR,D,E	Gateway Stage 2 Process (Design).	
Education Academy provision	E,D	Discussion and agreement on phasing and academy solution.	
Healthcare	NHS,D	Development at Chapelton will require to contribute towards a new medical practice.	
Local Transportation Infrastructure	D,TS	Amendments to merge lane on A90.	By 803rd unit, 2023 onwards.
Local Transportation Infrastructure Bruntland Road/ Badentoy interchange	TS,D,T	Progress with statutory requirements for closure of central reserve at Bruntland Road.	Ongoing.
Local Transportation Infrastructure Bruntland Road/ Badentoy interchange	TS,D,T	Closure of A90 central reserve (by 266th house).	Anticipated autumn 2019.
Local Transportation Infrastructure Bruntland Road/ Badentoy interchange	D,TS,T	Amendments to Badentoy interchange (by 266th house).	Anticipated autumn 2019.
Local Transportation Infrastructure Bourtreebush / Bruntland Road New Interchange	D,TS	Detailed design of junction at Bourtreebush by 1744th unit.	Work ongoing.
Local Transportation Infrastructure Bourtreebush / Bruntland Road New Interchange	TS,D	Progress with statutory requirements for new interchange.	
Local Transportation Infrastructure Bourtreebush / Bruntland Road New Interchange	D,TS	Delivery of new interchange at Bourtreebush (by 1744th house).	
Waste Management	W,D	Land for waste to be transferred to Council on completion of 4000th unit.	

CHAPELTON

INFRASTRUCTURE

Portlethen-Stonehaven SGA

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Waste Water (Nigg WWTW)	D,SW	Sufficient treatment capacity at Nigg WWTW. A temporary Pumping Station and tank have been installed by the developer which provides for the first 259 units. Capacity is available up 850 to units. Network (WWPS) upgrades are required after this trigger point.	
Water (Invercannie and Mannofield WTW)	D,SW	A new reservoir is being provided during 2019 to accommodate up to 802 units (phase 1A). After that further network upgrades are required.	WTW is undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

Chapelton OP1: Chapelton (Elsick Dev Co Ltd/A&J Stephen/AJC Homes/Zero C/Snowdrop Developments Ltd) - Previously M1 Allocation: Mix of uses including 4045 homes, up to 11.5ha employment land and 11ha identified as strategic reserve												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Development Framework	D	Development Framework agreed.	✓									
Masterplan	D	Overall masterplan and phase 1 masterplan agreed. Phase 2 Masterplan and Phase 3 Masterplan.	▲									
Planning Application(s)	D	PPP (APP/2011/3100) New Settlement Comprising Residential (up to 4045 units), Commercial, Retail and Community Facilities, with Associated Landscaping, Open Space, Drainage and Roads Infrastructure and Services approved October 2013. FPP for Phase 1A(APP/2011/3103) Comprising 802 Dwellinghouses, Retail and Commercial Floorspace, Civic Buildings and Associated Landscaping, Open Space, Drainage and Roads Infrastructure and Services approved October 2013. Modification of the Planning Obligation (APP/2014/4424) (Strategic Transport Fund Contributions) refused March 2015, allowed on appeal April 2016. FPP (APP/2021/0248) for Erection of dwellinghouses (Change of House Type and Garage Type to Planning Permission Reference APP/2011/3103) plots 41 And 42, Murray Street approved March 2021. FPP (APP/2021/0575) for Erection of 8 Retail Container Units (Class 1), Associated Landscaping, Parking and Drainage approved May 2021. FPP (APP/2021/1534) for Erection of 4 Retail Container Units submitted July 2021, pending.			→							

CHAPELTON

SITE ACTIONS

Chapelton OP1: Chapelton (Elsick Dev Co Ltd/A&J Stephen/AJC Homes/Zero C/Snowdrop Developments Ltd) - Previously M1 Allocation: Mix of uses including 4045 homes, up to 11.5ha employment land and 11ha identified as strategic reserve												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Matters Specified in Conditions Application(s)	D	<p>Phase 1A: Tranche 2 Site A - APP/2015/3729, APP/2015/1380, APP/2017/2587 approved. Tranche 2 Site B - APP/2015/2916, APP/2015/1395, APP/2016/1344, APP/2016/0687, APP/2016/0689 approved. Tranche 2, Site C - APP/2015/1655, APP/2016/3379 approved. APP/2015/2078 for Condition 3a,e,h and Condition 6a,b,d,e,h,j approved August 2015. APP/2016/1730 for Condition 14 approved October 2016. Liddell Park And Hut - APP/2016/3361, approved February 2017. Retirement Village - APP/2016/2986 for Conditions 3a,b,c,e,f,g,h,j,k,l, 4, 6, 8, 21, 22, 25a,b, 32 approved December 2016. APP/2017/0488 for Conditions 3a,b,f,g,h,j,k,l, 6a,b,c,d,e,f,g, 8, approved April 2017. APP/2017/1676 for Conditions 3a,b,c,e,f,g,h,j,k,l, 4, 6a,b,c,d,e,f,g,h,i,j, 8, 25 and APP/2017/1616 for Conditions 3b 17, 36, 37, approved August 2017. APP/2017/0887 for Tranche 2, Plots 114-116, 129-132, approved June 2017. APP/2017/1694 Phase 1A, 1B And Stage 2 for Condition 24 approved July 2017. APP/2017/1693 for Conditions 3c, 6h, 7a,b,c,d,e,f, 14, 15, 19, 20, 27, 30, 31, 33 approved August 2017. APP/2017/1695 for Conditions 21 and 22 approved August 2017. APP/2017/2238 for Conditions 3b, 17, 36 and 37 approved October 2017. APP/2017/2315 for Conditions 3a,b,f,g,h,j,l, 6, 8 for Plots 92-96B, approved July 2018. Pharmacy - APP/2018/0082, approved June 2018. APP/2018/2811 - Land To East Of Quarryline Street - for Conditions 3a,3b,3e,3f,3g,3h,3j,3l,6a-g and j,8,17,25,36 and 37 approved January 2019. APP/2018/2807- Land To The North West Of Quarryline Street - for Conditions 3a,3b,3e,3f,3g,3h,3j,3l,6a-g and j,8,17,25,36 and 37 approved April 2019. APP/2019/1733 - Land To South Of Pheppie Burn approved October 2019. APP/2019/2365 - Land To East Of, Nether Cairnhill Drive approved December 2019. APP/2019/2512 - Burgess Gardens approved February 2020. APP/2019/2515 - East Of Naismith Drive And Greenlaw Road approved February 2020. APP/2019/2922 - Quarryline Street approved January 2021. APP/2020/0587 - Moray Place/ North Of Murdoch Lane approved September 2020. APP/2020/1996 - Nether Cairnhill Drive approved November 2020. APP/2021/0489 - Phase 1A East Of Naismith Drive And Greenlaw Road approved May 2021. APP/2021/1117 - Jack Lane, submitted May 2021, pending.</p>	→									
Site Construction	D	Construction of Phase 1A ongoing.										
Future Phases	D	Submission of planning application for Phase 1B.	→									

CHAPELTON

SITE ACTIONS

Chapelton OP1: Chapelton (Elsick Dev Co Ltd/A&J Stephen/AJC Homes/Zero C/Snowdrop Developments Ltd) - Previously M1 Allocation: Mix of uses including 4045 homes, up to 11.5ha employment land and 11ha identified as strategic reserve												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	D,SEPA,FPU,ENV	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.										

DRUMLITHIE

INFRASTRUCTURE

Aberdeen HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	NHS	Development in Auchenblae and Drumlithie will require to contribute towards additional capacity of Auchenblae medical centre.	
Local Transportation Infrastructure	D,T	Second road access for site OP1 is desirable.	
Waste Water (Drumlithie WWTW)	D	Sufficient capacity for currently allocated sites (foul only). A SR15 project is underway to understand the available capacity.	Likely delivery is 2022-2024.
Water (Whitehillocks WTW)	D	There is available capacity at Whitehillocks WTW. There is a surface water pipe crossing the OP1 site. Scottish Water should be contacted by the developer to ascertain whether a diversion will be required.	

SITE ACTIONS

Drumlithie OP1: Adjacent to the Bowling Green (Altair Construction & Development) - Previously M1 Allocation: Mix of used including 15 homes including work unit (as per APP/2013/2288)													
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Planning Application(s)	D	Phase One - FPP (APP/2013/2288) for 15 houses approved March 2018.	✓										
Roads	D,R	Second access with Phase 2 desirable. Footway and lighting to be extended along frontage of the site.											
Technical Assessments	D,SEPA,FPU,ENV	Should the extant 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.											
Site Construction	D	Construction to commence.											
Future Phases	D	Consider Phase Two application.											

DRUMOAK

INFRASTRUCTURE

Aberdeen HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education	E	Replacement Drumoak Primary School completed February 2016.	
Healthcare	NHS	Development in Finzean, Echt, Inchmarlo, Strachan, Drumoak, Crathes, Park and Banchory will require to contribute towards a new health centre in Banchory.	
Waste Water (Drumoak WWTW)	SW	A growth project has just been completed at Drumoak WWTW which included capacity for site OP1 in the 2012 LDP (33 units).	
Water (Invercarnie and Mannofield WTW)	SW	There is currently sufficient capacity.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

Drumoak OP1: Land to the North of Sunnyside Farm (Stewart Milne Homes) - Previously H1 Allocation: 44 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D	First phase of the site is complete.	✓									
Planning Application(s)	DM	FPP (APP/2014/3232) for 11 houses approved by the Local Review Body February 2018.	✓									
Planning Application(s)	D	Modification/Discharge Png Obligation (APP/2020/1955) for (Secondary Education Contributions) of Planning Permission Reference APP/2014/3232 for Erection of 11 Dwellinghouses approved December 2020.	✓									
Site Construction	D	Site construction for phase two still to be started but expected to complete by 2023.	▲									

EDZELL WOODS

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Secondary)	E	All residential development must contribute to the provision of additional capacity at Mearns Academy.	
Healthcare	NHS	Development in Laurencekirk, Edzell Woods, Luthermuir, Fettercairn, Fordoun, and Marykirk will require to contribute towards additional capacity of Laurencekirk Medical Group.	
Local Transportation Infrastructure	D	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.	
Waste Water	D,SEPA,SW	There are no public sewers at Edzell Woods. Private sewage works owned by Edzell Woods Owners Group are nearby. The nearest public WWTW is in Edzell, approx. 2km away. Please note this is a SEPA Waste Water Drainage Consultation Area.	
Water (Whitehillocks WTW)	D	There is currently sufficient capacity at the service reservoir to serve this residential development. If there is in excess of 150hu then additional storage may be required to maintain security of supply. Local mains reinforcement may be required, depending on outcome of WIA or flow and pressure test.	

SITE ACTIONS

Edzell Woods OP1: Newesk (Carnegie Base Services) - Previously M1 Allocation: 300 homes and employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D	Masterplan agreed.	✓									
Planning Application(s)	D	PPP application for 300 units (APP/2012/0037) approved January 2017.	✓									
Matters Specified in Conditions Application(s)	D	MSC (APP/2021/0107) for Condition 2 a) (Levels and Cross Section). b) (Drainage Plan), d) (Water Features Survey), i) (Layout, Siting, and Design), o) (Programme of Archaeological Works), q) Construction Method Statement), r) (Contamination Site Investigation Reports), s) (Soil Radiation Report), 6 (SUDS), 9 (SUDS), 10 (Class 6 Storage and Distribution), 18 (Constructions Method Statement),19 (Contaminated Land Report), 21 (Radiological Survey) of Planning Permission in Principle Reference APP/2012/0037 for Residential Development, Recreation/Open Space Areas, Retail, Commercial, Business, Community Facilities, General Industrial and Storage and Distribution approved March 2021.		✓								
Site Marketing	D	The site is currently being marketed.										
Employment Land	D	FPP for industrial storage building (APP/2015/2241) approved December 2015.	✓									

FETTERCAIRN

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Secondary)	E	All residential development must contribute to the provision of additional capacity at Mearns Academy.	
Healthcare	NHS	Development in Laurencekirk, Edzell Woods, Luthermuir, Fettercairn, Fordoun, and Marykirk will require to contribute towards additional capacity of Laurencekirk Medical Group.	
Waste Water (Fettercairn WWTW)	SW	Limited capacity at Fettercairn WWTW. New connections are currently being managed through Operational means. There is a potential SR21 project to look at future upgrades.	2021-2027.
Water (Whitehillocks WTW)	SW	There is available capacity at Whitehillocks WTW.	

SITE ACTIONS

Fettercairn OP1: Land to North West of Fettercairn (Fettercairn Estate) - Previously H1 Allocation: 40 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	O,D	A planning application to be submitted.										
Roads	D	2 access points will be required (1 emergency access).										
Technical Assessments	D,SEPA,FPU,ENV	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.										

FORDOUN

INFRASTRUCTURE

South of Drumlithie-Laurencekirk SGA

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Primary)	E	Developers should seek to engage with the Council for proposals of 3 homes or more to establish capacity of Redmyre Primary School.	
Education (Secondary)	E	All residential development must contribute to the provision of additional capacity at Mearns Academy.	
Healthcare	NHS	Development in Laurencekirk, Edzell Woods, Luthermuir, Fettercairn, Fordoun, and Marykirk will require to contribute towards additional capacity of Laurencekirk Medical Group.	
Waste Water (Laurencekirk WWTW)	SW	A growth project at Laurencekirk WWTW has been completed. It took into account all domestic allocations in the current LDP up to 2020.	
Water (Whitehilllocks WTW)	D	There is available capacity at Whitehilllocks WTW. Local water mains reinforcement may be required. There is also a surface water pipe cutting across the middle of this site. Scottish Water should be contacted by the developer to ascertain whether a diversion will be required.	

SITE ACTIONS

Fordoun OP1: Station Road (B Byth Builders/c/o Harry McNab) - Previously H1 Allocation: 15 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	APP/2019/0497 for residential development (17 houses) agreed October 2020.	✓									
Site Construction	D	Site construction is likely to start in 2022.							▲			

Fordoun BUS1: Land at Auchenblae Rd Allocation: 1.6ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Roads	D	Any upgrade should consider secondary linked access to provide 2 points of access as opposed to emergency access.										
Site Delivery	D	Developer considering options for the site.										

FORDOUN

Fordoun BUS2: Former Fordoun Aerodrome Runway												
Allocation: safeguarded for employment uses.												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	FPP (APP/2005/4113) for erection of sawmill, approved May 2006.	✓									
Planning Application(s)	D	FPP (APP/2007/0541) for formation/expansion of pipe storage facility, approved November 2007.	✓									
Planning Application(s)		FPP (APP/2007/1983) for erection of offices associated with existing pipe storage facility, approved March 2008.	✓									
Planning Application(s)	D	FPP (APP/2007/3747) for erection of warehouse/storage facility, approved March 2008.	✓									
Planning Application(s)	D	FPP (APP/2013/0822) for phase 3 extension to existing pipeyard, installation of lighting, formation of bunding and access road, approved September 2013.	✓									
Planning Application(s)	D	FPP (APP/2009/1283) for change of use from agricultural to class 5 (general industrial), approved July 2014.	✓									
Planning Application(s)	D	FPP (APP/2014/1943) for change of use from former airfield to class 6 (storage and distribution) including alterations to access and site levelling, approved August 2014.	✓									

GOURDON

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	NHS	Development in Gourdon, Johnshaven, Inverbervie, Roadside of Kinneff and St Cyrus will require to contribute towards additional capacity at Inverbervie Medical Group.	
Waste Water (Nether Knox WWTW)	D,SW	A DIA may be required, depending on the nature and volume of discharge, to establish if the Sewage Pumping Station can cope with additional flows to storage capacity etc. This is especially relevant for any developments that are not providing betterment to the system. SW would recommend an early submission of a PDE to establish capacity.	
Water (Whitehillocks WTW)	D	There is available capacity at Whitehillocks WTW. Local mains reinforcement may be required.	

SITE ACTIONS

Gourdon OP1: East of Linton Business Park - Previously E1												
Allocation: Employment land with strategic landscape buffer to the east of the site												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D	Site to be progressed after BUS site.										

Gourdon BUS: Linton Business Park - Previously BUS												
Allocation: 4.4ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	FPP (APP/2015/3496) for erection of an office building, approved February 2016.	✓									
Site Marketing	PR	Continue marketing remainder of site.										

INVERBERVIE

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education	E	Developers of major and unallocated sites should seek to engage to establish capacity of Bervie Primary.	
Healthcare	NHS	Development in Gourdon, Johnshaven, Inverbervie, Roadside of Kinneff and St Cyrus will require to contribute towards additional capacity at Inverbervie Medical Group.	
Waste Water (Nether Knox STW)	D	A DIA may be required, depending on the nature and volume of discharge, to establish if the Sewage Pumping Station can cope with additional flows to storage capacity etc. This is especially relevant for any developments that are not providing betterment to the system. SW would recommend an early submission of a PDE to establish capacity.	
Water (Whitehillocks WTW)	D	Water flow and pressure test required for H1 site. Water network investigations may be required to determine whether network reinforcement is required at OP1 site. Developments above the 55m contour can only be accommodated by being served from the Knoxhill Water Supply Zone.	

SITE ACTIONS

Inverbervie OP1: Land to the South of West Park (To be confirmed) - Previously H2 Allocation: 200 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	DM	Masterplan agreed at K&M Area Committee April 2015.	✓									
POAN	DM,D	Amended POAN (ENQ/2017/1103) submitted June 2017.	✓									
Technical Assessments	D,ENV	A buffer strip will be required adjacent to the watercourse on the south east boundary which should be integrated positively into the development.										
Planning Application(s)	D	Submit planning application.	→									

JOHNHAVEN

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	NHS	Development in Gourdon, Johnshaven, Inverbervie, Roadside of Kinneff and St Cyrus will require to contribute towards additional capacity at Inverbervie Medical Group.	
Waste Water (Nether Knox WWTW)	D	A DIA may be required depending on the nature and volume of discharge, especially for any developments that are not providing betterment to the system, to establish if the Sewage Pumping Station could cope with additional flows to the storage capacity etc. SW would recommend an early submission of a PDE to establish capacity.	
Water (Whitehillocks WTW)	D	There is available capacity at Whitehillocks WTW. Water network investigations may be required.	

SITE ACTIONS

Johnshaven OP1: Golden Acre (Fotheringham Property Devs Ltd) - Previously EH1 Allocation: 67 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
POAN	D,DM	POAN for the erection of 71 dwellinghouses submitted February 2019.	✓									
Planning Application(s)	D,DM	FPP (APP/2019/2255) for erection of 71 dwellinghouses, approved December 2020. Change of house type application (APP/2021/0115) submitted January 2021, pending.		→								
Site Construction	D	The site is under construction.		→								
Roads	D	Junction improvements and road upgrade to local road (offsite works). Second emergency access required. Footway improvements along the old railway line required.										

KIRKTON OF MARYCULTER

INFRASTRUCTURE

Aberdeen HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Waste Water (Maryculter WWTW)	D,SW	Insufficient capacity at Maryculter WWTW. Developer in discussions with Scottish Water.	
Water (Invercannie and Mannofield WTW)	SW	There is currently sufficient capacity.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

Kirkton of Maryculter OP1: Land off Polston Road (Goldcrest Highland Ltd) - Previously H1 Allocation: 6 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	PPP (APP/2012/1208) for 6 No. Dwellinghouses, Formation of Access and Layby, and Road Widening approved June 2015.	✓									
Matters Specified in Conditions Application(s)	D	MSC (APP/2018/0084) approved May 2018.	✓									
Planning Application(s)	D	FPP (APP/2020/1946) for change of layout to Plot 3 approved March 2021.		✓								
Site Construction	D	Construction underway.	→									

LAURECEKIRK

INFRASTRUCTURE

South of Drumlithie-Laurencekirk SGA

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Primary)	E	Developers of unallocated sites should seek to engage to establish capacity of Laurencekirk Primary.	
Education (Secondary)	E	All residential development must contribute to the provision of additional capacity at Mearns Academy.	
Healthcare	NHS	Development in Laurencekirk, Edzell Woods, Luthermuir, Fettercairn, Fordoun, and Marykirk will require to contribute towards additional capacity of Laurencekirk Medical Group.	
Local Transportation Infrastructure	D	Contributions will be sought for a section of distributor road around Laurencekirk (from the Fordoun Road to the A90) and junction (A90) improvements.	
Local Transportation Infrastructure	D,TS,T	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.	
Local Transportation Infrastructure	D	Site OP1: Safe route to school will require upgrade of Station road. Site OP1: Provision of pedestrian links to new Secondary School Campus and upgrade of footways on Station Road.	
Local Transportation Infrastructure	D,T	Site OP1: Road crossing over railway and distributor road to be agreed as part of phasing plan.	
Waste Water (Laurencekirk WWTW)	SW	A growth project at Laurencekirk WWTW has been completed. It took into account all domestic allocations in the current LDP up to 2020.	
Waste Water (Laurencekirk WWTW)	D	A DIA will be required for the OP1 site. Sewer reinforcement may be required. The demand for water and wastewater capacity for the non-domestic element of this development will depend on the business use.	
Water (Whitehilllocks WTW)	D	There is available capacity at Whitehilllocks WTW. Strategic WIA will be required for all sites. About 1.6km of existing main needs to be replaced so that it can cope with the higher flows and pressures needed to support any further expansion in the town. The Service Reservoir is also nearing capacity and will require to be enlarged to accommodate further growth to maintain storage levels/Security of Supply. Water main may need upsizing.	

LAURENCEKIRK

SITE ACTIONS

Laurencekirk OP1: North Laurencekirk (To be confirmed) - Previously M1 Allocation: 885 homes, approx. 11ha employment land & approx. 16ha strategic reserve												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Development Framework	DM	Development Framework agreed November 2013.	✓									
Masterplan	DM	Phase 1 Masterplan approved November 2013.	✓									
Planning Application(s)	DM	FPP (APP/2014/4094) for 310 dwellings, approved December 2016.	✓									
Planning Application(s)	DM	FPP (APP/2016/1203) for erection of 247 dwellinghouses with associated landscaping and parking, refused by KMAC in October 2017, approved on appeal May 2019.	✓									
Technical Assessments	D,SEPA,FPU,ENV	FRA may be required. A buffer strip will be required adjacent to the watercourses running though 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.										
Future Phases	D	Develop masterplan for future phases.										

Laurencekirk OP2: Off Blackiemuir Ave/ East of Westmuir (Muir Homes) - Previously EH1 Allocation: 210 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	DM	FPP (APP/2008/1644) granted October 2012.	✓									
Planning Application(s)	DM	Various applications for change of house types approved.	✓									
Planning Application(s)	D,DM	FPP (APP/2018/3108) for Erection of 27 Dwellinghouses and 8 Flats (Change of House Types) to (Phase 2 Affordables) of Planning Permission APP/2008/1644, approved April 2019.	✓									
Site Construction	D	Site is currently under construction with an anticipated completion date of 2023.	→	→	→	→	→	→	→	→	→	▲

Laurencekirk OP3: Garvocklea Phase 2 (Private Landowner) - Previously EH2 Allocation: 10 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	O,DM	PPP (APP/2019/2802) for erection of 10 dwellinghouses, approved October 2020.	✓									
Site Marketing	O	Landowner to market the site now that planning permission has been granted.		→	→	→	→					

LUTHERMUIR

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Secondary)	E	All residential development must contribute to the provision of additional capacity at Mearns Academy.	
Healthcare	NHS	Development in Laurencekirk, Edzell Woods, Luthermuir, Fettercairn, Fordoun, and Marykirk will require to contribute towards additional capacity of Laurencekirk Medical Group.	
Waste Water (Luthermuir Septic Tank)	SW	Limited capacity in Luthermuir septic tank, early engagement with SW is advised. SW will initiate a growth project if required.	
Water (Whitehilllocks WTW)	D	There is available capacity at Whitehilllocks WTW. Local mains reinforcement may be required.	

SITE ACTIONS

Luthermuir OP1: The Chapel (c/o Murray Architects) - Previously M1 Allocation: Mix of uses including 25 homes, small-scale retail and employment land

SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Masterplan	D	Masterplan for sites OP1 (M1) & OP2 (M2) progressing, to be completed by end 2021.					▲						
Technical Assessments	D,SEPA,FPU,ENV	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.											
Roads	D,R	Ensure connectivity in masterplan. Discussions have taken place with the Roads department.											
Planning Application(s)	D	Developer to submit planning application.											

Luthermuir OP2: Land at Aberluthnott Church (c/o Murray Architects) - Previously M2 Allocation: Mix of uses including 25 homes, small-scale retail and employment land

SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Site Delivery	D	As per OP1.											

MARYKIRK

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Primary)	E	Early engagement is encouraged for any residential development due to limited capacity at Marykirk Primary School.	
Education (Secondary)	E	All residential development must contribute to the provision of additional capacity at Mearns Academy.	
Healthcare	NHS	Development in Laurencekirk, Edzell Woods, Luthermuir, Fettercairn, Fordoun, and Marykirk will require to contribute towards additional capacity of Laurencekirk Medical Group.	
Waste Water (Marykirk WWTW)	SW	Insufficient capacity at Marykirk WWTW a growth project is underway.	Likely delivery is Q2 2025.
Water (Whitehilllocks WTW)	D	There is available capacity at Whitehilllocks WTW. Local mains reinforcement may be required.	

SITE ACTIONS

Marykirk OP1: Land to the West of Marykirk (Fotheringham Property Devs Ltd/c/o Halliday Fraser Munro) - Previously M1 Allocation: 30 homes with employment land and local retail uses												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D,DM	FPP (APP/2018/2118) for 27 Dwellinghouses with Associated Access Road, SUDS and Open Space, approved at KMAC January 2019.	→									
Site Construction	D	Commence construction.	▲									
Planning Application(s)	D,DM	APP/2019/1625 July 2019 FPP for Erection of 6 Dwellinghouses (Change of House Type) and Amendment to Number of Plots and Positions of Previously Approved APP/2018/2118	✓									

MARYWELL

INFRASTRUCTURE

Portlethen-Stonehaven SGA

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Local Transportation Infrastructure	D	Upgrade of the Findon grade separated junction may be required.	
Waste Water (Nigg WWTW)	D	Sufficient capacity. Local sewer reinforcement and DIA may be required.	
Water (Invercannie and Mannofield WTW)	D,SW	There is currently sufficient capacity. Local water network reinforcement may be required.	WTW is undergoing growth with planned investment within 2015 – 2021 period.
Healthcare	NHS	Development in Portlethen, Marywell, Woodlands of Durriss, and Newtonhill will require to contribute towards the extension of Portlethen Medical Centre.	

SITE ACTIONS

Marywell BUS: Cairnrobin Allocation: 104ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	D,SEPA,FPU,ENV	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 Delivery	O	Site partially in use for pipe storage.										
Planning Application(s)	D,DM	APP/2011/2678 (of Outline Planning Permission Reference APP/2002/0026 for Business, Industrial and Leisure Development) - pending. APP/2012/1847 (Full Planning Permission for Construction of Access Road) - pending.	→									
Planning Application(s)	D	FPP (APP/2018/0771) Formation of Business Park (Class 4, 5, 6, 7, 8 and 11) Including Alteration of Existing Access Road, Junction and Accesses Without Compliance with Condition 1 (Time) of Planning Permission Reference APP/2015/0539 approved October 2018.	✓									
Matters Specified in Conditions Application(s)	D,DM	MSC (APP/2019/2656) for Condition 3 a), b), c), 4), 6), 10), 11) of APP/2018/0771 for Formation of Business Park (Class 4, 5, 6, 7, 8, and 11) Including Alteration of Existing Access Road, Junction and Accesses approved January 2020. MSC (APP/2020/0965) for Condition 10 (Construction Method Statement) for the Erection of a Warehouse (Class 6) with Ancillary Office Accommodation (Class 4), Associated Car Parking, Van Storage, Cycle Parking, Landscaping and Infrastructure Works Under Reference APP/2018/0771 approved July 2020.	✓									

MILL OF URAS

INFRASTRUCTURE

Aberdeen HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	NHS	Development in Stonehaven and Mill of Uras will require to contribute additional capacity at Stonehaven Medical Group.	
Waste Water	D,SEPA,SW	There is no public sewerage system for Mill Of Uras. The developer should liaise with SW and SEPA to determine the appropriate solution.	
Water (Whitehilllocks WTW)	D	There is available capacity at Whitehilllocks WTW. Local mains reinforcement may be required.	

SITE ACTIONS

Mill of Uras OP1: Mill of Uras Paddock (Elgrun Ltd)												
Allocation: 5 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	FPP (APP/2019/1703) for erection of 5 dwellinghouses and garages and formation of access, approved July 2020.	✓									
Planning Application(s)	D,DM	FPP (APP/2021/1377) for Erection of 5 Dwellinghouses and Garages and Formation of Access without Compliance with Condition 8 (Drainage) of APP/2019/1703. Submitted Jun 21, pending.			→							
Technical Assessments	D	A FRA may be required to assess the risk on the neighbouring properties.										
Roads	D	Layby provision for school bus is required at the access point.										

NEWTONHILL

INFRASTRUCTURE

Portlethen-Stonehaven SGA

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	NHS	Development in Portlethen, Marywell, Woodlands of Durriss, and Newtonhill will require to contribute towards the extension of Portlethen Medical Centre.	
Local Transportation Infrastructure	D,R	Link road between Park Place and Cairnhill Drive required to provide second access. Discussion ongoing with regard to delivery of link road.	
Waste Water (Nigg WWTW)	D	Sufficient capacity. Local sewer reinforcement and DIA may be required.	
Water (Invercannie and Mannofield WTW)	D	There is currently sufficient capacity. Local mains reinforcement may be required.	WTW is undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

Newtonhill OP1: Park Place (Barratt/Polmuir Properties) - Previously H1												
Allocation: 121 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D	Masterplan was agreed at March 2018 committee.	✓									
Technical Assessments	D	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.										
Planning Application(s)	D,DM	FPP (APP/2018/1213) for erection of 121 Dwellinghouses allowed at appeal.	✓									
Site Construction	D	Site construction underway. Affordable units expected to be completed by April 2022.	→									

Newtonhill OP2: Land to West of A90 - Previously E1												
Allocation: 12.1ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D	Anticipated programme 2023 onwards.		▲								

NEWTONHILL

Newtonhill BUS: West Monduff Farm Allocation: 8ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	FPP (APP/2009/2526) for Workshop/Warehouse/ Associated Offices granted March 2013.	✓									
Planning Application(s)	D,DM	FPP (APP/2018/2155) for Erection of Workshop and 4 8m High Flood Lights, Formation of Yard and Landscaped Bunds and Alterations to Access submitted September 2018, approved Nov 2018.	→									
Site Construction	D	On-site construction has yet to commence.										
Technical Assessments	D,SEPA,FPU,ENV	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.										
Future Phases	D	Further development to be considered.										

PARK

INFRASTRUCTURE

Aberdeen HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	NHS,D	Development in Finzean, Echt, Inchmarlo, Strachan, Drumoak, Crathes, Park and Banchory will require to contribute towards a new health centre in Banchory.	
Waste Water (Drumoak WWTW)	D,SW	No public wastewater treatment available in Park, however there is sufficient capacity at Drumoak WWTW, approximately 1.3km away.	
Water (Invercannie and Mannofield WTW)	SW	There is currently sufficient capacity.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

Park OP1: Land to the West of Park Village Hall (Private Landowner) - Previously H1 Allocation: 6 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	D	Site investigation works are currently being undertaken.	→									
Planning Application(s)	D	Submit Planning Application.					→	→				
Roads	D	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 Development.										

PORTLETHEN

INFRASTRUCTURE

Portlethen-Stonehaven SGA

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Primary)	E	Developers should seek to engage with the Council for proposals of 10 homes or more to establish capacity of Hillside Primary School.	
Education (Secondary)	D,E	Developers should seek to engage with the Council for proposals of 10 homes or more to establish capacity of Portlethen Academy.	
Local Transportation Infrastructure	D,T	Contributions will be sought for the upgrade of the link road to Badentoy Industrial Estate.	
Healthcare	NHS	Development in Portlethen, Marywell, Woodlands of Durris, and Newtonhill will require to contribute towards the extension of Portlethen Medical Centre.	Extension now complete.
Waste Water (Nigg WWTW)	D	Sufficient capacity. Local network reinforcement and DIA may be required.	
Water (Invercannie and Mannofield WTW)	D	Local mains reinforcement may be required depending on outcome of Flow & Pressure test or Water Impact Assessment. There is currently sufficient capacity.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

Portlethen OP1: Land to NW of Badentoy - Previously E1												
Allocation: 6.5ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	D	DIA, TA, NIA, EIA, landscape plan, access plan required.										
Planning Application(s)	D	Submit planning application.										

Portlethen OP2: Fairview - Previously E2												
Allocation: 15.5ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Existing Site	D	The majority of the site is currently in use.										
Planning Application(s)	D	FPP (APP/2020/0430) for temporary change of use of agricultural land to class 6 (storage and distribution) including formation of hardstanding, approved August 2020.	✓									

PORTLETHEN

Portlethen BUS1: Badentoy Industrial Estate - Previously BUS1												
Allocation: 100ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	FPP (APP/2015/1755) (covering part of site) for major change of use of agricultural land to Class 4, Class 5 and Class 6 Erection of warehouse and office, formation of wash bay, storage yard, access and parking, approved September 2015. FPP (APP/2016/0943) for Change of Use of Agricultural Land to Class 4 (Business), Class 5 (General Industrial) and Class 6 (Storage and Distribution), Erection of Warehouse and Office, Storage Yard, Access and Associated Car Parking approved July 2016. FPP (APP/2016/1749) for Erection of Inspection Facility, Warehouse and Reconfiguration of Existing Pipe Storage Yard approved September 2016.	✓									
Planning Application(s)	DM,D	FPP (APP/2018/2310) for erection of 7 Business Units (Class 4 - Business), approved November 2018.	✓									
Matters Specified in Conditions Application(s)	D	MSC (APP/2015/3837) for phase 1B, approved February 2016.	✓									
Future Phases	D	Submit further applications for undeveloped sites.										

Portlethen BUS2: City South Business Park - Previously BUS2												
Allocation: 23.5ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D,DM	FPP (APP/2018/2848) for Erection of Roadside Services Incorporating Petrol Filling Station, Drive Thru Restaurant and Drive Thru Coffee Shop and Associated Access, Parking and Landscaping approved July 2019.	✓									
Matters Specified in Conditions Application(s)	D	MSC (APP/2017/1391) Conditions 1, 6, 7, 16, 22, 27, 28 and 30 of Outline Planning Permission Reference APP/2000/0006 for erection of 19 business units and associated parking, approved February 2018.	✓									
Matters Specified in Conditions Application(s)	D	MSC (APP/2020/2172) for Condition 1 (General Layout of Business Park, Means of Access and Landscaping), 6 (Landscaping), 7 (Fencing/Mean of Enclosure), 16 (Routing of Construction Traffic), 22 (Pedestrian and Cycle Links), 27 (Travel Plan), 28 (Pedestrian/Cycle Route), 30 (Cycle Routes) of Planning Permission in Principle APP/2000/0006 for Residential Development Including Neighbourhood Shops and Business Park at Phase 3 (Starter Units II) submitted November 2020, pending.					▲					
Planning Application(s)	D,DM	PPP (APP/2020/2452) for Residential Development Including Neighbourhood Shops and Business Park Without Compliance with Condition 1 (Time) of Planning Permission Reference APP/2014/1747 submitted December 2020, pending.	→									
Site Construction	D	First phase of site complete.	✓									
Future Phases	D	Further phases to come forward via separate planning applications.										

ROADSIDE OF KINNEFF

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	NHS	Development in Gourdon, Johnshaven, Inverbervie, Roadside of Kinneff and St Cyrus will require to contribute towards additional capacity at Inverbervie Medical Group.	
Local Transportation Infrastructure	D,R	Upgrade of local road and footway.	
Waste Water (Kinneff WWTW)	D,SW	There is currently no available capacity at the WWTW. A growth project would be initiated once the 5 growth criteria were met. DIA required.	
Water (Whitehillocks WTW)	D	Capacity available at Whitehillocks WTW. Local mains reinforcement may be required.	

SITE ACTIONS

Roadside of Kinneff OP1: Land to the West of Roadside of Kinneff (Private Landowner) - Previously M1 Allocation: mix of uses including 30 homes and small scale retail use												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Programming	O	Landowner to provide an update on site delivery.										

ST CYRUS

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Primary)	E	Developers should seek to engage with the Council for proposals of 3 homes or more to establish capacity of St Cyrus Primary School.	
Education (Secondary)	E	All residential development must contribute to the provision of additional capacity at Mearns Academy.	
Healthcare	NHS	Development in Gourdon, Johnshaven, Inverbervie, Roadside of Kinneff and St Cyrus will require to contribute towards additional capacity at Inverbervie Medical Group.	
Waste Water (Nether Knox WWTW)	D,SW	A DIA may be required depending on the nature and volume of discharge, especially for any developments that are not providing betterment to the system, to establish if the Sewage Pumping Station could cope with additional flows to the storage capacity etc. SW would recommend an early submission of a PDE to establish capacity.	
Water (Whitehillocks WTW)	D	There is available capacity at Whitehillocks WTW. Local water mains reinforcement may be required. Increase in storage required for service reservoir.	

SITE ACTIONS

St Cyrus OP1: Roadside (Snowdrop Developments Ltd) - Previously M1 Allocation: 125 homes and approx. 2ha employment and retail uses												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D	Masterplan agreed by Kincardine and Mearns Area Committee September 2014.	✓									
Planning Application(s)	D,DM	FPP (APP/2018/0686) for 125 houses approved June 2019. Change of house type applications submitted.	✓									
Site Construction	D	The site is currently under construction.	→									

STONEHAVEN

INFRASTRUCTURE

Portlethen-Stonehaven SGA

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Primary)	E	Early engagement with Education is encouraged particularly medium to large residential schemes.	
Healthcare	NHS	Development in Stonehaven and Mill of Uras will require to contribute additional capacity at Stonehaven Medical Group.	
Waste Water (Nigg WWTW)	D	There is available capacity at Nigg WWTW. Local Sewer reinforcement and DIA may be required.	
Water (Whitehilllocks WTW)	D,SW	Local mains reinforcement may be required depending on outcome of Flow & Pressure test or Water Impact Assessment.	

SITE ACTIONS

Stonehaven OP1: Carron Den (Stewart Milne Homes) - Previously H1 Allocation: 110 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	PPP (APP/2007/4949) and MSC (APP/2014/2470) approved October 2014.										
Planning Application(s)	D,DM	FPP (APP/2016/1986) for Erection of 142 Dwellinghouses and Associated Infrastructure (change to housing mix) refused October 2017. Allowed at appeal (PPA-110-2346) November 2018. FPP (APP/2020/2552) for Change of House Types and Plot Layouts approved February 2021.		✓								
Site Construction	D	Site construction has commenced. Affordable housing element completed in 2020.										→

Stonehaven OP2: Ury House East Lodge (FM Ury Ltd/Kirkwood Homes) - Previously H2 Allocation: 205 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D	A masterplan was prepared in 2014. A new masterplan is required for Ury Estate to take account of consented, existing and new allocated sites, including non-residential developments and infrastructure requirements, to ensure a holistic approach to delivery is taken.	✓									
Technical Assessments	D,SEPA,FPU,ENV	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.										

STONEHAVEN

Stonehaven OP2: Ury House East Lodge (FM Ury Ltd/Kirkwood Homes) - Previously H2												
Allocation: 205 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	FPP for 84 dwellings (APP/2014/3297) approved April 2015. FPP for Link Road and Drainage Infrastructure (APP/2015/2163), approved January 2016. FPP (APP/2015/2710) & LBC (APP/2015/2711) for Alterations & Reinstatement of Derelict mansion House for Use as Hotel with Associated works approved October 2015. FPP (APP/2015/3081) for Formation of Junction and Access Road and Associated Infrastructure Works without complying with Condition 4, approved November 2015. FPP (APP/2015/3126) for Change in House Types for Plots 35, 38, 40, 41, 42 and 57 submitted October 2015, approved November 2015. FPP (APP/2016/0015) for junction/access road (without complying with Condition 4 (prior to more than 50 units occupancy) as per APP/2014/1722 consent) approved March 2016. FPP (APP/2015/3840) (located on edge of H2 site) for 32 No. dwellinghouses and associated infrastructure (Phase 1) withdrawn November 2017. FPP (APP/2016/2728) for Erection of 10 Dwellinghouses (Amendment to Previously Approved APP/2014/3284) approved March 2017. FPP (APP/2018/0121) for Erection of 26 Dwellinghouses and 21 Flats and Associated Infrastructure withdrawn September 2018 (affordable housing). FPP (APP/2019/1961) for Erection of 33 Dwellinghouses and Associated Infrastructure submitted August 2019, pending.	→									
Matters Specified in Conditions Application(s)	D	MSC (APP/2014/1970) application for 86 dwellings approved August 2014. MSC (APP/2014/3284) application for 10 dwellings approved February 2015. MSC (APP/2016/0311) for Conditions 3, 11, 12, 14 and 23 (Noise levels) of Previously Approved PPP APP/2007/2015 - approved March 2016.										
Roads	D	Link road connecting Slug Road and Netherley Road required prior to 100th house. Anticipated to be delivered 2020-2021.	→									
Site Construction	D	Construction underway although could stall due to delay in constructing the link road.				→						

Stonehaven OP3: Ury House (Blue Lodge) (FM Ury Ltd) - Previously H3												
Allocation: 25 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D	A new masterplan is required for Ury Estate to take account of consented, existing and new allocated sites, including non-residential developments and infrastructure requirements, to ensure a holistic approach to delivery is taken.										
Planning Application(s)	D	FPP (APP/2012/1617) for 24 dwellinghouses and (APP/2012/1616) for 27 dwellinghouses approved by ISC in August 2014.	✓									

STONEHAVEN

Stonehaven OP3: Ury House (Blue Lodge) (FM Ury Ltd) - Previously H3												
Allocation: 25 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D,DM	FPP (APP/2018/0667) for Erection of 27 Dwellinghouses (Renewal of Planning Permission APP/2012/1616) approved January 2020.	✓									
Roads	D,R	Link road connecting Slug Road and Netherley Road required prior to 100th house. Anticipated to be delivered 2020-2021.	→									
Technical Assessments	D,SEPA,FPU,ENV	FRA may be required. A buffer strip will be required adjacent to the watercourse which should be integrated positively into the development.										
Site Construction	D	Construction is expected to commence in 2023 at a build out rate of 12 units per year.										

Stonehaven OP4: Land adjacent to Kirktown of Fetteresso (GS Brown Construction Ltd) - Previously H4												
Allocation: 50 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	FPP for 49 dwellinghouses (APP/2014/2178), approved September 2015. APP/2016/0458 Modification/Discharge Planning Obligation for Modification of Planning Obligation (Affordable Housing Provision) refused April 2016.	✓									
Site Construction	D	Construction underway since September 2015 and affordable housing units are completed.	→									

Stonehaven OP5: East Newtonleys - Previously E2												
Allocation: 7ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	PPP (APP/2014/3671) for formation of business park - approved October 2016.	✓									
Roads	D,DM	The roundabout design is being discussed with the Roads Standards Group to inform the MSC application.	→									
Matters Specified in Conditions Application(s)	D,DM	MSC (APP/2019/1949) for Condition 1 a) (Layout and Siting) b) (External Appearance and Finishing Materials), c) (Landscaping and Tree Protection), d) (Levels and Cross Sections), e) (Disposal of Foul and Surface Water), f) (Street Engineering and Quality Audit for Road Network), g) (Road/Pedestrian/Cycle Layout), h) (Car Parking/Vehicle Turning Area), 4 (Protection and Enhancement of the Water Environment) of Planning Permission in Principle APP/2014/3671 for Formation of Business Land (Classes 4, 5 and 6) and Associated Access, Drainage and Landscaping submitted August 2019, pending.	→									
Site Marketing	D	Marketing continuing for the site.										

STONEHAVEN

Stonehaven BUS2: East Newtonleys Allocation: 14.5ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D	APP/2003/1551 Formation of Business and Industrial Park (Class 4, 5 & 6 Use) approved April 2007 and implemented although no on-site works have been undertaken since. Delivery of this site will follow OP5 as the proposed roundabout will serve both sites.										

Stonehaven BUS3: Redcloak - Previously E1 Allocation: 1ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	D	FRA may be required.										
Site Delivery	O,D	Landowner/ developer to advise how the site will be delivered.										

WOODLANDS OF DURRIS

INFRASTRUCTURE

Aberdeen HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	NHS	Development in Portlethen, Marywell, Woodlands of Durriss, and Newtonhill will require to contribute towards the extension of Portlethen Medical Centre.	
Waste Water (Durriss WWTW)	SW	There is currently no available capacity at Durriss WWTW. Growth is planned within the 2015 - 2021 investment period.	Likely delivery 2019-2021.
Water (Invercannie and Mannofield WTW)	SW	There is currently sufficient capacity.	Undergoing growth with planned investment within 2015 – 2021 period

SITE ACTIONS

Woodlands of Durriss OP1: Woodlands Of Durriss (Kirkwood Homes) - Previously EH1 Allocation: 30 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	FPP (APP/2017/2182) application for amended house types for plots 8-13 & 21-23, approved July 2018. FPP (APP/2018/1824) for amended house types for plots 9, 12 and 21 of previously approved APP/2017/2182 approved September 2018.	✓									
Matters Specified in Conditions Application(s)	D	MSC application (APP/2014/4355) and application for Formation of Drainage Infrastructure and SUDS Including Change of Use of Agricultural Land, Relating to Associated Housing Development (APP/2015/1241), approved June 2015.	✓									
Site Construction	D	Site under construction, completion expected 2022.	→								✓	



MARR

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Primary)	E	Developers of unallocated sites should seek to engage to establish capacity of Aboyne Primary.	
Education (Secondary)	D,E	Developers should seek to engage with the Council for proposals of 3 homes or more to establish capacity of Aboyne Academy.	
Healthcare	NHS	Development in Aboyne, Kincardine O'Neil, Tarland and Logie Coldstone will require to contribute to additional capacity at Aboyne health centre.	
Waste Water (Aboyne WWTW)	SW	There is limited capacity at Aboyne WWTW however capital maintenance is currently underway. Early engagement with Scottish Water is advised.	Likely delivery is Q2 2022.
Water (Invercarnie WTW)	D	There are water mains crossing site OP1 from north to south. Scottish Water should be contacted by the developer to ascertain whether mains diversions are required.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

Aboyne OP1: Land to west of Tarland Road (AJC Homes) - Previously M1 Allocation: Mixed uses including 175 homes and employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D	Masterplan agreed by Marr Area Committee on November 2014.	✓									
POAN	D	POAN (ENQ/2015/1839) for Major residential Development as Phase 5 of the Castle Park Development submitted October 2015.	✓									
Planning Application(s)	D,DM	FPP (APP/2017/1243) for mixed use development comprising 129 houses, 38 flats, commercial mixed use, 42 bed care home, nursery, landscaping and associated infrastructure, approved March 2020.	✓									
Roads	D,R	Two points of access. TA or transport statement required for OP1 site. Industrial uses on OP1 would require additional access.										
Technical Assessments	D,SEPA,FPU,ENV	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.										
Site Construction	D	Completions expected from 2023 onwards.										→

ABOYNE

Aboyne OP2: Tarland Road / North of Kinord Drive (AJC Homes/AJC Homes/AJC Homes) - Previously EH1												
Allocation: 135 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	APP/2008/3443 for 130 units, approved October 2010 and APP/2006/4327 for 46 units, approved April 2015.	✓									
Planning Application(s)	D,DM	FPP (APP/2018/0022) for Erection of 19 Dwellinghouses, Installation of 3 Underground Gas Tanks and Associated Infrastructure, approved November 2018.	✓									
Planning Application(s)	D	Various change of house type applications submitted/ approved.										
Site Construction	D	Site under construction.	→									

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Primary)	E	Developers should seek to engage with the Council for proposals of 10 homes or more to establish capacity of Alford Primary School.	
Education (Secondary)	E	Developers should seek to engage with the Council for proposals of 10 homes or more to establish capacity of Alford Academy.	
Healthcare	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.	
Waste Water (Alford WWTW)	SW	A growth project has been initiated by Scottish Water.	Likely delivery is Q4 2021.
Water (Invercannie & Mannofield WTW)	D	Trunk main serving Alford at capacity. Further water network investigations required and likely that part 3 assets will require to be upgraded.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

Alford OP1: School Campus Site (Aberdeenshire Council) - Previously M1 Allocation: Mix of uses including 30 homes, 1.2ha employment land and community uses												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	PR	FPP (APP/2016/0055) for partial demolition of Academy, Primary and Swimming Pool approved March 2016.	✓									
Site Delivery	PR	Demolition complete. A Men's Shed, community orchard and allotments have been developed on the site.										
Technical Assessments	PR,SEPA,FPU,ENV	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.										
Site Marketing	PR	Site currently being marketed.	→									
Employment Land	PR	Employment land is being marketed.		→								

ALFORD

Alford OP2: Land at Wellheads (Kirkwood Homes) - Previously M2												
Allocation: Mix of uses including 44 homes, 1ha employment land and community uses												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	FPP (APP/2016/3042) for 27 Dwellinghouses, Associated Roads and Drainage Infrastructure (Phase 2A) approved February 2017.	✓									
Site Construction	D	Housing construction complete.	✓									
Employment Land	D	Employment allocation to be progressed.										

Alford OP3: Greystone Road (Silver Birches) (Stewart Milne Homes/Kirkwood Homes/Kirkwood Homes) - Previously EH1												
Allocation: 165 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	FPP (APP/2008/1895) for 198 houses approved September 2010. FPP (APP/2016/3412) for change of house types, approved February 2017. FPP (APP/2016/2329) for 61 houses in northern part of site approved July 2018. FPP (APP/2020/1364) for Erection of 42 Dwellinghouses and Associated Works (Amendment to Previous Application APP/2016/2329) approved December 2020.	✓									
Planning Application(s)	D	FPP (APP/2021/0797) for Erection of 18 Dwellinghouses (Change of House Type of Planning Permission Reference APP/2020/1364) approved May 2021.			✓							
Site Construction	D	Construction Started on Site - completion expected by 2022.						▲				

Alford OP4: Kingsford Road Phase 3 (Private Landowner) - Previously EH2												
Allocation: 85 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Existing Site	O,D	Landowner in discussion with developer.	→									
Planning Application(s)	D,O	Previous consent now expired, work underway to submit Planning Application.	→									
Roads	D	Footway connection are required to the north of the site.										

Alford OP5: Wellheads, East of Castle Road (Kirkwood Homes/Aberdeenshire Council)												
Allocation: 60 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D,O	Masterplan agreed October 2018.	✓									

ALFORD

Alford OP5: Wellheads, East of Castle Road (Kirkwood Homes/Aberdeenshire Council) Allocation: 60 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D,O	Pre-app enquiry ENQ/2016/1758	✓									
Planning Application(s)	D,DM	FPP (APP/2021/1709) for erection of 70 dwellinghouses and associated infrastructure, submitted July 2021, pending.				→						
Roads	D	Castle Road will need to be widened across the frontage of the site and a footway introduced.										
Technical Assessments	D,ENV	A buffer alongside the watercourse is required. Enhancement of the straightened watercourse through renaturalisation and removal of any redundant features should be investigated.										

BANCHORY

INFRASTRUCTURE

Aberdeen HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Primary)	E	Developers should seek to engage with the Council for proposals of 3 homes or more to establish capacity of Hill of Banchory Primary School.	
Education (Secondary)	D	Developers should seek to engage with the Council for proposals of 10 homes or more to establish capacity of Banchory Academy.	
Healthcare	NHS	Development in Finzean, Echt, Inchmarlo, Strachan, Drumoak, Crathes, Park and Banchory will require to contribute towards a new health centre in Banchory.	Project identified in NHS asset management plan.
Local Transportation Infrastructure	D	Assessment required to determine impact on junctions along A93.	
Local Transportation Infrastructure	T	Progress with delivery of park and ride. Design brief being finalised and work on submission of a planning application underway.	
Waste Water (Banchory WWTW)	D	Wastewater network investigations required to establish whether local network upgrades may be required.	
Waste Water (Banchory WWTW)	SW	A growth project has been initiated at Banchory WWTW.	Likely delivery is Q2 2022.
Water (Invercarnie WTW)	D	Network upgrades including growth project may be required to facilitate further development. The developer may be required to carry out a Water Impact Assessment to assess the impact of their development and ensure there is no detrimental impact on existing customers.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

Banchory OP1: East Banchory/ Woodend Eco Village (North Banchory Company) - Previously M1												
Allocation: Mix of uses including a 30 home demonstration eco-village, tourism uses, and community uses including playing field, one full size football pitch and a park and ride facility												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D,DM	FPP (APP/2019/1306) for Erection of 32 Dwellinghouses, Detached Garages and Installation of Air Source Heat Pumps, and Associated Infrastructure, Landscaping and Open Space submitted June 2019, pending.	→									
Technical Assessments	D,SEPA,FPU,ENV	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.										
Roads	D	Progress with delivery of park and ride. Design brief being finalised and work on submission of a planning application underway.										

BANCHORY

SITE ACTIONS

Banchory OP1: East Banchory/ Woodend Eco Village (North Banchory Company) - Previously M1												
Allocation: Mix of uses including a 30 home demonstration eco-village, tourism uses, and community uses including playing field, one full size football pitch and a park and ride facility												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Construction	D	To commence following planning approval.										

Banchory OP2: Lochside of Leys East (Bancon Homes/Bancon Homes/Bancon Homes) - Previously M2												
Allocation: Mix of uses including 345 homes and 2ha of business land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D	Masterplan agreed Marr Area Committee March 2015.	✓									
Planning Application(s)	D	PPP application (APP/2014/1973) Mixed Use Development (Comprising of 390 Dwellinghouses and Commercial and Business Development) approved August 2017. FPP (APP/2018/2796) for non compliance with Condition 18 (Traffic Mitigation Signals) of Planning Permission APP/2014/1973 approved March 2019. FPP (APP/2019/0693) for Mixed Use Development Without Compliance with Condition 16 (Roundabout on the A980 Raemoir Road) of Planning Permission APP/2018/2796 refused August 2019.	✓									
Matters Specified in Conditions Application(s)	D	MSC application (APP/2018/0863) approved September 2018. MSC (APP/2020/0167) approved May 2020.	✓									
Technical Assessments	D,SEPA,FPU,ENV	FRA will be required. Enhancement of the straightened watercourses through renaturalisation and removal of any redundant features should be investigated.										
Site Construction	D	Site construction commenced March 2019.	→									

Banchory OP3: Lochside of Leys West Phase 2c (North Banchory Company/Cala Homes) - Previously H2												
Allocation: 50 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D	Masterplan agreed Marr Area Committee March 2015.	✓									
Planning Application(s)	D	PPP application (APP/2014/1973) approved August 2017.	✓									
Matters Specified in Conditions Application(s)	D	MSC (APP/2019/0712) withdrawn February 2020. MSC (APP/2018/0863) approved September 2018. MSC (APP/2020/0167) approved May 2020.	✓									
Site Construction	D	Site construction underway.	→									

BANCHORY

Banchory OP4: North of Garden Centre, Raemoir Road (Private Landowner) - Previously H1												
Allocation: 15 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	O,SEPA,FPU,ENV	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.										
Planning Application(s)	O,DM	FPP (APP/2018/2493) for 15 Dwellinghouses and Garages approved July 2020.	→									

Banchory BUS1: Hill Of Banchory												
Allocation: 10.8ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	Various applications approved through the site including: Car Wash, Microbrewery, Biomass Energy Centre, Nursery, Catering Unit, 3 x Business Units, & 2 office buildings. FPP (APP/2018/2988) for Erection of 16 Starter Units (Use Classes, 4, 5 and 6) and Associated Parking, Hardstanding and Landscaping submitted December 2018, pending. Various applications approved through the site including: Car Wash, Microbrewery, Biomass Energy Centre, Nursery, Catering Unit, 3 x Business Units, & 2 office buildings. FPP (APP/2018/2988) for Erection of 16 Starter Units (Use Classes, 4, 5 and 6) and Associated Parking, Hardstanding and Landscaping approved March 2019. FPP (APP/2019/1080) for Erection of 2 Industrial Units (Use Classes 4, 5 and 6) with Associated Parking, Yard and Fencing approved July 2019.	→									
Future Phases	D	Several plots available for development.										

Banchory BUS2: Burn O'Bennie												
Allocation: 5.5ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
POAN	D	POAN (ENQ/2017/1972) for Class 1 Retail Development and Café/Restaurant with associated access, parking, landscaping and engineering works, submitted November 2017.	✓									
Planning Application(s)	D	The site is expected to be subject of a FPP application shortly.										

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	NHS	Development in Cairnie, Drumblade, Drumdelgie, Fergie, Glass, Ruthven and Huntly will require to contribute towards additional capacity at Huntly health centre.	
Waste Water (Cairnie WWTW)	SW,D	Insufficient capacity at Cairnie WWTW. SW will raise a growth project when one development meets the 5 Growth Criteria. Combined sewer within site. SW should be contacted to ascertain whether a sewer diversion is required.	
Water (Turrieff WTW)	SW	Growth project may be required in future to meet allocated growth.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

Cairnie OP1: Land opposite Hall Cottages (Private Landowner) - Previously H1 Allocation: 8 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	FPP (APP/2012/2852) for erection of 8 dwellinghouses approved January 2014 . APP/2016/2594 for non-compliance with Time Condition, approved January 2017.	✓									
Site Marketing	D	Site currently being marketed.										
Site Construction	D	Site start has been made. Will recommence following marketing.										

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	NHS	Development in Rhynie, Lumsden, Clatt, Gartly, and Kennethmont will require to contribute towards additional capacity at Rhynie Surgery.	
Waste Water (Clatt septic tank)	SW	Insufficient capacity at Clatt septic tank. Growth project required when development meets 5 point criteria.	
Water (Invercannie, Mannofield and Turriff WTW)	D	WIA will be required to consider impact upon reservoir levels There may be a 100mm PVC water main crossing the top of these site. If diversion required this will be at cost to the developer.	WTW is undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

Clatt OP1: Land Opposite Hall (Private Landowner) - Previously H1 Allocation: 5 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O,D	Owner / developer to bring forward proposals when there is a demand for housing in this area.										
Roads	D	Pedestrian access to the school should be considered.										

CRATHES

INFRASTRUCTURE

Aberdeen HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education	E	Developers should seek to engage with the Council for proposals of 5 homes or more to establish capacity of Crathes Primary School.	
Healthcare	NHS	Development in Finzean, Echt, Inchmarlo, Strachan, Drumoak, Crathes, Park and Banchory will require to contribute towards a new health centre in Banchory.	
Waste Water	SW,D	No public treatment available. Flow from OP1 goes to Banchory for treatment.	
Water (Invercannie & Mannofield)	SW	Capacity available. Potential future growth project required.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

Crathes OP1: South Of Railway Station (Stewart Milne Homes) - Previously EH1 Allocation: 45 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	Planning consent for 45 dwellings granted on appeal (PPA-110-2206), January 2014.	✓									
Site Construction	D	Site under construction. Completion expected by 2022.	→									

DRUMBLADE

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	NHS	Development in Cairnie, Drumblade, Drumdelgie, Fergie, Glass, Ruthven and Huntly will require to contribute towards additional capacity at Huntly health centre.	
Waste Water	D,SEPA,SW	No public wastewater treatment available in Drumblade. SEPA would need to be consulted and full authorisation sought for relevant licensing of private treatment for any additional development.	
Water (Craighead WTW)	D	Capacity available. Local mains reinforcement may be required.	
Education (primary)	D	Developers should seek to engage with the Council for proposals of 5 homes or more to establish capacity of Drumblade Primary School.	

SITE ACTIONS

Drumblade OP1: Land Opposite School (Private Landowner) - Previously H1 Allocation: 5 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	FPP for 5 dwellings (APP/2012/2828) approved November 2014.	✓									
Site Construction	D	Site is under construction.										

DRUMDELGIE

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	NHS	Development in Cairnie, Drumblade, Drumdelgie, Forgue, Glass, Ruthven and Huntly will require to contribute towards additional capacity at Huntly health centre.	
Waste Water	D,SEPA,SW	No public sewers. SEPA would need to be consulted and full authorisation sought for relevant licensing of private treatment, although SEPA's preferred solution is for a single WWTP serving all properties.	
Water (Craighead WTW)	D	Capacity available. Local mains reinforcement may be required.	

SITE ACTIONS

Drumdelgie OP1: Drumdelgie Calf Unit (Private Landowner) - Previously M1 Allocation: 7 homes (and 2 holiday units)												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O	Landowner to advise of site delivery programme.										
Roads	D	Footway required along the frontage of the site. Speed reduction improvements required.										

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Secondary)	E	Development must contribute providing additional capacity at Aboyne Academy.	
Healthcare	NHS	Development in Finzean, Echt, Inchmarlo, Strachan, Drumoak, Crathes, Park and Banchory will require to contribute towards a new health centre in Banchory.	
Waste Water	D,SEPA,SW	There is no public WWTW in Finzean.	
Water (Invercannie & Mannofield)	D	Capacity available. Local mains reinforcement may be required.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

Finzean OP1: Land at Hall Wood Adjacent to Pinewood (AJC Homes) - Previously H1 Allocation: 10 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	Planning application (APP/2013/3863) approved September 2015. FPP (APP/2015/2567) for 9 Dwellinghouses and Garages approved May 2016.	✓									
Site Construction	D	Site construction complete.	✓									

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	NHS	Development in Cairnie, Drumblade, Drumdelgie, Forgue, Glass, Ruthven and Huntly will require to contribute towards additional capacity at Huntly health centre.	
Waste Water	D,SEPA,SW	No public sewers in the area.	
Water (Turrieff WTW)	D,SW	Water Main crossing OP2 site. Growth project may be required to accommodate future development.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

Forgue OP1: Land to East of the Rectory (BMF Group) - Previously H1												
Allocation: 5 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Marketing	O	Site is currently being marketed.										
Roads	D	Pedestrian routes to school is required.										

Forgue OP2: Chapelhill (BMF Group) - Previously EH1												
Allocation: 5 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	PPP application (APP/2012/0430) for 4 units approved in July 2013. Application (APP/2016/1498) to renew planning consent approved February 2017, now lapsed. New planning application will be required.										
Site Marketing	O	Site is currently being marketed.										
Technical Assessments	D,SEPA,FPU,ENV	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.										
Site Construction	D	Site is expected to be built plot by plot.										

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	NHS	Development in Rhynie, Lumsden, Clatt, Gartly, and Kennethmont will require to contribute towards additional capacity at Rhynie Surgery.	
Waste Water (Gartly WWTW)	D,SW	Sufficient capacity at Gartly WWTW. Local sewer network reinforcement may be required.	
Water (Invercannie, Mannofield and Turriff WTW)	D	WIA required.	Undergoing growth with planned investment within 2015 – 2021 period.
Local Transportation Infrastructure	D,R	Walking routes to the school should be enhanced.	

SITE ACTIONS

Gartly OP1: Benview (Private Landowner) - Previously H1 Allocation: 5 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Roads	D	A footway is required along the frontage of the OP1 site.										
Technical Assessments	D	A flood risk assessment may be required.										
Planning Application(s)	D	PPP (APP/2021/1029) for 5 houses submitted May 2021, pending.			→							

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	NHS	Development in Cairnie, Drumblade, Drumdelgie, Fergie, Glass, Ruthven and Huntly will require to contribute towards additional capacity at Huntly health centre.	
Waste Water	D,SW	No public sewers in the area.	
Water (Craighead)	DT	Capacity available but local water mains reinforcement may be required.	
Local Transportation Infrastructure	D	Enhance walking routes to school.	

SITE ACTIONS

Glass OP1: Invermarkie Farm (Invermarkie Estate) - Previously H1												
Allocation: 5 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O,D	Owner intending to submit an application within the life of the LDP.	→									

GLENKINDIE

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	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.	
Waste Water (Donview Septic Tank)	SW,D	Available capacity. Early engagement advised, it is recommended that a PDE is submitted. SW will start a growth project, should demand exceed capacity, once one development meets the 5 point growth criteria.	
Water (Lumsden WTW)	SW,D	Local water mains reinforcement may be required. Available capacity.	
Local Transportation Infrastructure	D	A roadside lay-by and footway is required along the frontage of OP1.	

SITE ACTIONS

Glenkindie OP1: West of Glenkindie Bowling Club (Frogmore (Scotland) Ltd) Allocation: 6 homes													
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Planning Application(s)	D	FPP (APP/2017/3208) for Erection of Dwellinghouse and Detached Garage approved May 2018.	✓										
Planning Application(s)	D,DM	PPP (APP/2018/2616) for erection of 3 Dwellinghouses and Formation of Access, submitted November 2018, approved January 2019.	→										
Site Construction	D	Site construction has started.	→										

INFRASTRUCTURE

Huntly-Pitcaple SGA

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	NHS	Development in Cairnie, Drumblade, Drumdelgie, Forgue, Glass, Ruthven and Huntly will require to contribute towards additional capacity at Huntly health centre.	
Waste Water (Huntly WWTW)	D	There is capacity at Huntly WWTW. DIA's required for OP1 and OP2 and local sewer reinforcement may be required. The demand for wastewater capacity for the non-residential allocations will depend on the business use. Early engagement with SW is encouraged.	
Water (Craighead WTW)	D	Capacity available. Local mains reinforcement may be required.	

SITE ACTIONS

Huntly OP1: Land to the North and East of Pirriesmill (Private Landowner) - Previously H1 Allocation: 485 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Marketing	O	Site being marketed.										
Masterplan	O	Masterplan to be prepared to show delivery of OP1, OP2 and OP3 sites.										
Technical Assessments	D,SEPA,FPU,ENV	FRA will be required. Buffer strips will be required alongside all watercourses which pass through or adjacent to the site and in particular the River Bogie, which will require a minimum buffer strip of 20m. Enhancement of these watercourses and removal of any redundant features should be investigated.										

Huntly OP2: Land at Ward Farm (Private Landowner/ANM Group) - Previously EH1 Allocation: 105 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Marketing	O	Site being marketed.										
Masterplan	D	Masterplan to be prepared to show delivery of OP1, OP2 and OP3 sites.										

Huntly OP3: Pirriesmill (Private Landowner) - Previously EH2												
Allocation: 31 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Marketing	O	Site being marketed.										
Masterplan	O	Masterplan to be prepared to show delivery of OP1, OP2 and OP3 sites.										
Technical Assessments	D,SEPA,FPU,ENV	FRA may be required. Buffer strips will be required alongside all watercourses which pass through or adjacent to the site and in particular the River Bogie, which will require a minimum buffer strip of 20m. Enhancement of these watercourses and removal of any redundant features should be investigated.										

Huntly OP4: Aberdeen Road (Private Landowner) - Previously EH3												
Allocation: 40 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Transportation	D,TS,T	Discussions required with TS and T due to proximity to A96.										
Site Delivery	O	Landowner to consider development options and may develop plot by plot.										

Huntly OP5: Old Toll Road (Private Landowner) - Previously EH4												
Allocation: 10 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Transportation	D,TS,T	Discussions required with TS and T due to proximity to A96.										
Site Delivery	O	Landowner to consider development options.										

Huntly OP6: Adj Linnorie - Previously E1												
Allocation: 4.5ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O	Part of the site is currently under lease. Additional uses are being pursued.										
Technical Assessments	D,SEPA,FPU,ENV	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.										

HUNTLY

Huntly BUS1: Deveron Road (Knight Property Group/Morrison Construction)												
Allocation: 17ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D,DM	FPP (APP/2019/0953) Permission for Erection of 20 Flats and 17 Dwellinghouses with Associated Infrastructure and Landscaping approved April 2020.	✓									

INCHMARLO

INFRASTRUCTURE

Aberdeen HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	NHS	Development in Finzean, Echt, Inchmarlo, Strachan, Drumoak, Crathes, Park and Banchory will require to contribute towards a new health centre in Banchory.	
Waste Water (Inchmarlo Septic Tank)	SW	There is limited capacity in Inchmarlo, a growth project is underway.	Likely delivery Q4 2024.
Water (Invercannie WTW)	SW,D	Capacity available, growth project required for future development. Local mains reinforcement may be required.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

Inchmarlo OP1: Inchmarlo Continuing Care Community (Skene Enterprises) - Previously H1												
Allocation: 60 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D	Masterplan agreed March 2015.	✓									
Planning Application(s)	D	FPP for first phase of 8 dwellings (APP/2014/3864) approved 19/01/2015. FPP (APP/2016/1082) for 4 Dwellinghouses (Second Phase) approved July 2016.	✓									
Site Construction	D	The first phase of construction is complete.	✓									
Future Phases	D	Submission of planning applications for future phases. An updated FRA may be required.	→									

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	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.	
Local Transportation Infrastructure	R,D	Safe route to school required from site OP1.	
Waste Water (Keig Septic Tank)	SW	There is limited capacity within Keig Septic Tank. A private treatment system has been installed and will be adopted by Scottish Water once it meets the appropriate specifications. Early engagement with SW is advised.	
Water (Invercannie WTW)	D	Capacity Available, growth project required for future development.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

Keig OP1: North of Lawrence Cottages (Private Landowner) - Previously H1 Allocation: 5 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O	Landowner currently looking at options to develop the land.										

Keig OP2: Land North of Braehead (Clark Developments Ltd) Allocation: 11 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	FPP (APP/2007/0860) for 11 homes approved. FPP (APP/2020/1323) for change of House Type of APP/2007/0860 approved September 2020.	✓									
Site Construction	D	Development coming forward on plot by plot basis.	→									

KENNETHMONT

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	NHS	Development in Rhynie, Lumsden, Clatt, Gartly, and Kennethmont will require to contribute towards additional capacity at Rhynie Surgery.	
Local Transportation Infrastructure	D	Footways are required along the frontage of OP1 and OP3.	
Waste Water (Kennethmont WWTW)	SW	A growth project has been triggered at Kennethmont WWTW, which will take into account all known domestic development up to 2027. FPP (APP/2020/2256) for Upgrading to Wastewater Treatment Works including New SAF Plant, Sludge Tank and HST Tank and Alterations to Access approved April 2021.	Likely delivery is 2020-2022.
Water (Invercannie, Mannofield & Turriff)	SW,D	Capacity available. Growth project required for future development. There is a 125mm MDPE water main to the north of the OP1 and E1 sites and a 150mm sewer running along the north boundaries of the sites. Should a diversion be required it will be to the developer's cost.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

Kennethmont OP1: Land south of B9002 (c/o John Wink Design) - Previously H1												
Allocation: 30 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	O,D	FPP (APP/2019/0711) for erection of 32 dwellinghouses and associated infrastructure submitted April 2019, pending.	✓									

Kennethmont OP2: Adjacent to Rannes Public Hall (Private Landowner) - Previously H2												
Allocation: 5 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	FPP (APP/2015/2060) for 4 dwellings approved February 2016.	✓									
Site Construction	D	Site under construction, expected to be complete by end of 2021.	→	→	→	→	▲					

Kennethmont OP3: Opposite School - Previously E1												
Allocation: 0.6ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O	Landowner to provide update on delivery.										

KINCARDINE O'NEIL

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Secondary)	D	Developers should seek to engage with the Council for proposals of 3 homes or more to establish capacity of Aboyne Academy.	
Healthcare	D,NHS	Development in Aboyne, Kincardine O'Neil, Tarland and Logie Coldstone will require to contribute to additional capacity at Aboyne health centre.	
Waste Water (Kincardine O'Neil WWTW)	SW	Limited capacity available. A growth project is likely to be required for additional development.	
Water (Invercannie WTW)	SW	Capacity available. Growth project may be required for future development.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

Kincardine O'Neil OP1/OP2: Land at Haugh Farm/ West of Canmore Place (Snowdrop Developments Ltd) - Previously M1 Allocation: Mix of uses including 8 homes and employment land (OP1) and 20 homes (OP2)												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	Planning application (APP/2015/1117) for 43 dwellings approved March 2016. FPP (APP/2015/2478) for SUDS Basin and Associated Discharge Pipework to serve proposed Housing Development (APP/2015/1117) approved October 2015. Various change of house type applications submitted/ approved.	✓									
Site Construction	D	Site is under construction with an expected completion in 2021.	→	→	→	→	▲					

Kincardine O'Neil OP3: Gallowhill Road (Church of Scotland) - Previously EH2 Allocation: 8 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Marketing	O	Landowner to market site for development.						▲				
Technical Assessments	D,SEPA,FPU,ENV	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.										

KINCARDINE O'NEIL

Kincardine O'Neil OP4: Willowbank - Previously E1 Allocation: 0.8ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Employment Land	O	Site currently in use.										

LOGIE COLDSTONE

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Secondary)	D	Developers should seek to engage with the Council for proposals of 3 homes or more to establish capacity of Aboyne Academy.	
Healthcare	NHS	Development in Aboyne, Kincardine O'Neil, Tarland and Logie Coldstone will require to contribute to additional capacity at Aboyne health centre.	
Waste Water (Logie Coldstone WWTW)	D,SW	There is limited capacity available. A growth project will be initiated once development meets Scottish Water's criteria.	
Water (Ballater WTW)	D	Capacity Available. Local mains reinforcement may be required.	

SITE ACTIONS

Logie Coldstone OP1: Adjacent Diamond Jubilee Hall (Private Landowner) - Previously M1												
Allocation: Mix of uses including 25 homes and community uses												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	O,D	Planning Application to be submitted.										

LUMPHANAN

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Secondary)	D	Developers should seek to engage with the Council for proposals of 3 homes or more to establish capacity of Aboyne Academy.	
Healthcare	NHS	Development in Torphins and Lumphanan will require to contribute towards additional capacity at Torphins Health and Resource Centre.	
Waste Water (Lumphanan WWTW)	SW,D	There is currently capacity available at Lumphanan WWTW, however should demand exceed available capacity Scottish Water will initiate a growth project, once one development meets the 5 criteria.	
Water (Invercarnie)	SW	Capacity available. Growth project may be required for future development.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

Lumphanan OP1: East Of Millan View (Private Landowner) Allocation: 26 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	PPP (APP/2020/1919) for Erection of 3 Dwellinghouses including Formation of Access approved December 2020.	✓									
Technical Assessments	D,SEPA,FPU,ENV	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.										

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	NHS	Development in Rhynie, Lumsden, Clatt, Gartly, and Kennethmont will require to contribute towards additional capacity at Rhynie Surgery.	
Waste Water (Lumsden WWTW)	SW	Insufficient WWTW capacity. SW will initiate a growth project once one development meets 5 growth criteria.	
Water (Lumsden WTW)	D	Local water mains reinforcement may be required.	

SITE ACTIONS

Lumsden OP1: Smithy Lane (Private Landowner) - Previously H1												
Allocation: 30 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O	Owner to contact Council to discuss plans in the future.										
Roads	D	Early engagement should take place with Roads Development regarding the proposed access for the site.										

Lumsden OP2: Gordon Terrace East (Aberdeenshire Council) - Previously EH1												
Allocation: 6 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O	Delivery is not progressing and site will be removed from next LDP.										

Lumsden BUS: Lumsden												
Allocation: 0.27ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O	Landowner to advise of delivery programme.										

MUIR OF FOWLIS

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	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.	
Waste Water (Ladymill WWTW)	SW,DM	It is advised that SW is contacted early to determine capacity.	
Water (Invercannie & Mannofield WTW)	D	Capacity Available, growth project required for future development.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

Muir of Fowlis OP1: Opposite The Manse (Private Landowner)												
Allocation: 6 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Marketing	O	Site currently being marketed.										
Technical Assessments	D,SEPA,FPU	A FRA may be required.										

Muir of Fowlis BUS: Muir Of Fowlis												
Allocation: 0.8 ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D	Site partially developed.										

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	NHS	Development in Rhynie, Lumsden, Clatt, Gartly, and Kennethmont will require to contribute towards additional capacity at Rhynie Surgery.	
Local Transportation Infrastructure	D	Pedestrian/cycle links required throughout the settlement. Road into OP1 and OP2 will require to be adoptable standard.	
Waste Water (Rhynie WWTW)	SW	There is limited capacity available at Rhynie WWTW. Should additional capacity be required then a growth project will be initiated once one developer meets the 5 Growth Criteria.	
Water	D	WIA required. Non domestic uses require discussion with SW. Local mains reinforcement may be required.	

SITE ACTIONS

Rhynie OP1: Land north of Richmond Avenue (c/o John Wink Design) - Previously M1 Allocation: Mix of uses including 25 homes and 0.6 ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O	Landowner to provide update on anticipated delivery timescales.										

Rhynie OP2: Essie Road (Kearn Developments Ltd/B&G Beverly Joiners Ltd) Allocation: 34 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Roads	D	Road into OP1 will require to be adoptable standard.										
Planning Application(s)	D,DM	Planning permission granted (APP/2006/2033) for 34 homes which are coming forward on a plot by plot basis. FPP (APP/2020/0522) for Plot 4 approved October 2020.	✓									
Site Delivery	O	Landowner to provide delivery update.										

Rhynie BUS: Rhynie Richmond Avenue East Allocation: 1.6ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D	Site partially in use and remainder currently being marketed.		→								

RUTHVEN

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	NHS	Development in Cairnie, Drumblade, Drumdelgie, Fergie, Glass, Ruthven and Huntly will require to contribute towards additional capacity at Huntly health centre.	
Waste Water (Ruthven Housing ST)	SW	Sufficient capacity for 8 houses.	
Water (Turriff WTW)	SW,D	Capacity available. Should additional capacity be required then a growth project will be initiated once one developer meets our 5 Growth Criteria.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

Ruthven OP1: School Road (Private Landowner) - Previously EH1												
Allocation: 8 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	FPP (APP/2015/2790) for Erection of 8 Dwellinghouses approved February 2016.	✓									
Site Marketing	D	Owner considering options. Site is currently being marketed.	→									

STRACHAN

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	NHS	Development in Finzean, Echt, Inchmarlo, Strachan, Drumoak, Crathes, Park and Banchory will require to contribute towards a new health centre in Banchory.	
Waste Water (Banchory WWTW)	SW	Limited Capacity available. Early engagement with SW is advised.	
Water (Invercannie & Mannofield WTW)	D	Local mains reinforcement may be required. Growth project required for future development in area once 5 criteria are met.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

Strachan OP1: Gateside Farm (Castleglen Land Search Ltd) - Previously H1 Allocation: 15 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	FPP (APP/2015/2137) for 16 dwellings approved August 2017.	✓									
Site Construction	D	Site cleared. Commence site construction with first units to be delivered 2022.	→									
Technical Assessments	D,SEPA,FPU,ENV	Flood Risk Assessment may be required in the event of a further planning application being submitted. A buffer strip will be required adjacent to the watercourse on the western boundary and should be integrated as a positive feature of the development. Enhancement of the straightened watercourse and removal of any redundant features will be required to be investigated. A Construction Method Statement will be required to take account of the potential impacts of the qualifying interests of the River Dee Special Area Conservation (SAC).										

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Secondary)	D	Developers should seek to engage with the Council for proposals of 3 homes or more to establish capacity of Aboyne Academy.	
Healthcare	NHS	Development in Aboyne, Kincardine O'Neil, Tarland and Logie Coldstone will require to contribute to additional capacity at Aboyne health centre.	
Waste Water (Tarland WWTW)	SW	Tarland WWTW has limited available capacity. Should additional capacity be required then a growth project will be initiated by SW once one developer meets the 5 Growth Criteria. Local sewer reinforcement required.	
Water (Ballater WTW)	D	Available capacity. Local mains reinforcement may be required.	

SITE ACTIONS

Tarland OP1: Glendeskry (The MacRobert Trust) - Previously M1												
Allocation: Mix of uses including 50 homes and 1ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D	Submission of Masterplan.										
Planning Application(s)	D	Planning Application to be submitted.										
Roads	D,R	Road to be widened along the frontage and the footway should connect to Mill Road. Road required to be of an adoptable standard.										
Technical Assessments	D,SEPA,FPU	A flood risk assessment may be required.										

Tarland OP2: Alastream House (The MacRobert Trust) - Previously H1												
Allocation: 10 houses as part of the Continuing Care Community												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	Planning Application to be submitted.										
Roads	D,R	For more than 5 units the road would require to be of adoptable standard.										
Technical Assessments	D,SEPA,FPU,ENV	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.										

TARLAND

Tarland OP3: Village Farm/ Duncan Road (The MacRobert Trust/Tarland Development Group) - Previously EH1												
Allocation: 36 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D,DM	FPP (APP/2011/4027) approved May 2015 for 36 dwellinghouses, lapsed May 2018. Submission of new planning application.										
Planning Application(s)	D,O	Community group and landowner no longer considering this site, alternative options being considered.	→									
Technical Assessments	D,SEPA,FPU,ENV	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.										

TORPHINS

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education	D	Developers should seek to engage with the Council for proposals of 3 homes or more to establish capacity of Aboyne Academy.	
Healthcare	NHS	Development in Torphins and Lumphanan will require to contribute towards additional capacity at Torphins Health and Resource Centre.	
Waste Water (Torphins WWTW)	D,SW	There is limited capacity available, however early engagement regarding the business uses is advisable. Should demand exceed available capacity Scottish Water will initiate a growth project, once one development meets the 5 criteria.	
Water (Invercannie WTW)	D,SW	Available Capacity. Local mains reinforcement may be required.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE ACTIONS

Torphins OP1: Station Garage (Private Landowner/c/o Matthew Merchant) - Previously BUS Allocation: Mix of uses including 48 homes and a business park												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2021	2021				2022				POST 2022
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	DM,D	FPP (APP/2016/3455) for demolition of existing building and erection of residential development - 33 houses and 14 flats, approved November 2019.	✓									
Planning Application(s)	D	FPP (APP/2015/2860) for employment uses taking access through this site - approved June 2016.	✓									
Technical Assessments	D,SEPA,FPU,ENV	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.										