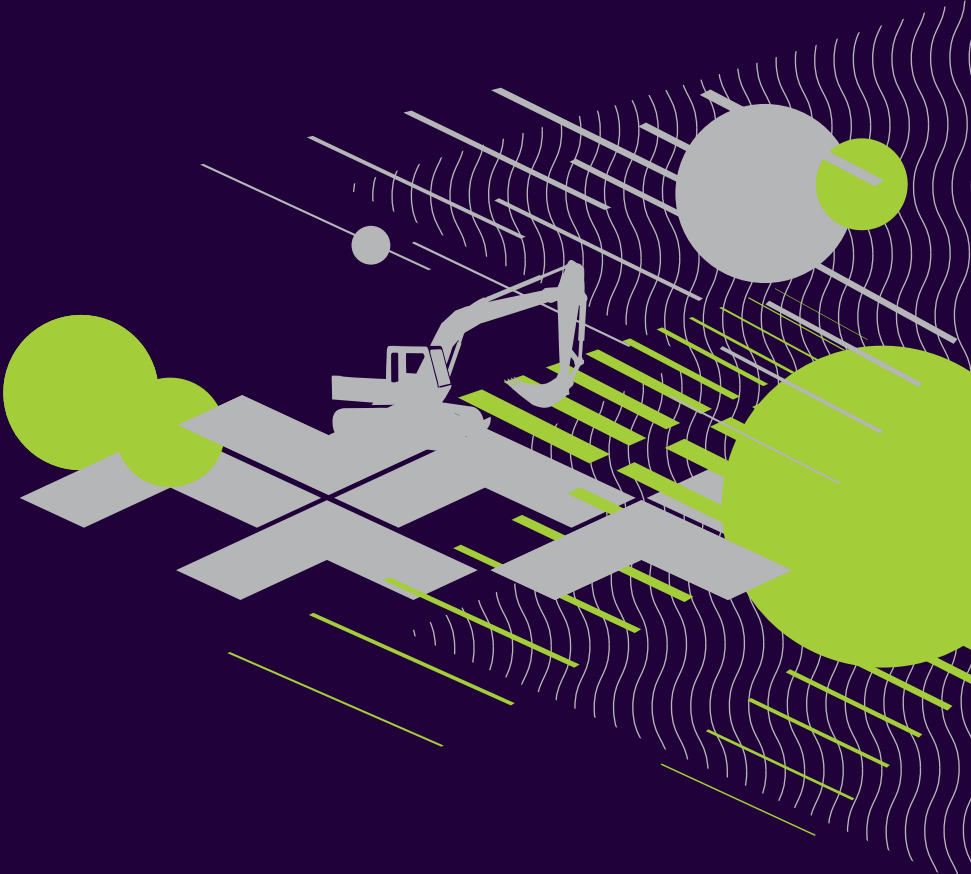




ABERDEENSHIRE COUNCIL ABERDEENSHIRE LOCAL DEVELOPMENT PLAN 2012

ACTION PROGRAMME

Update Published May 2014



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Executive Summary

The Action Programme identifies actions to deliver the Aberdeenshire Local Development Plan. It does not identify whether sites are part of the current effective housing land supply. This is the role of the Housing Land Audit.

Approximately 95% or 239 of the sites identified in the Action Programme are either effective or capable of becoming effective during the relevant period of the plan (Phase 1: 2007 – 2016 or Phase 2: 2017 – 2023).

Second phase allocations are identified as being effective or capable of becoming effective as they still have sufficient lead in times to achieve this.

There are 13 sites which are identified as being unlikely to be delivered during the plan period. These are identified as “Red” within the RAG (Red, Amber Green) scoring system used within the Action Programme. These sites will generally be reviewed as part of the Local Development Plan Review process and may be removed as development allocations in the future if no progress is made in trying to deliver them

A total of 16 residential sites have been delivered or are nearing completion of the construction phase. These sites have been listed below and will not appear in subsequent Action Programme updates:

1. Cruden Bay EH2
2. Echt EH1
3. Foveran EH1
4. Inch EH2
5. Inverbervie H1
6. Inverurie EH4
7. Inverurie H2
8. Kirkton of Skene EH1
9. Monymusk EH2
10. New Aberdour EH1
11. Newtonhill EH1
12. Marywell EH1
13. St Fergus H2
14. Strichen EH3
15. Stuartfield EH1
16. Stuartfield EH3

A total of 18 BUS sites have been delivered or are nearing completion of the construction phase. These sites have been listed below and will not appear in subsequent Action Programme updates:

1. Belhelvie BUS
2. Blackdog BUS
3. Fraserburgh BUS3
4. Fraserburgh BUS4
5. Hatton BUS
6. Huntly BUS2

7. Huntly BUS4
8. Inverurie BUS1
9. Inverurie BUS2
10. Inverurie BUS4
11. Kincardine O’Neil E1
12. Kintore BUS1
13. Kintore BUS3
14. Macduff BUS1
15. Peterhead BUS1
16. Peterhead BUS2
17. Stonehaven BUS1
18. Whitehouse BUS1

1. Introduction

This second edition of the Action Programme (2014) has been prepared to support the delivery of the Aberdeenshire Local Development Plan 2012 (LDP) which was formally adopted on the 1st June 2012. The Action Programme is a 'live' document which identifies the actions which will help implement the policies and proposals of the LDP and how the Council is working with its partners to implement these.

It is intended that the Action Programme will be periodically refreshed to reflect progress and provide the latest position on sites when information becomes available.

This second edition of the Action 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 broad timescales have been indicated.

Background

The Action 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.

There is a statutory requirement to publish the Action Programme bi-annually however it is the Councils intention to publish it on an annual basis.

Information from the Action Programme will inform the LDP Review and the Housing Land Audit (HLA) as well as the application of Policy SG Housing2: *Housing Land Allocations 2017-2023 and early draw down*.

Input of the Development Industry

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 action programme. Developers, landowners and agents were contacted to advise of their intentions and programmes for taking forward the delivery of their allocations and to highlight any infrastructure issues which may impact on this.

Section 21 of the Town and Country Planning (Scotland) Act 1997 as amended requires that all development plans publish an action programme. Regulations 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.

2. Policy Actions

The preparation of a Monitoring Report and review of the State of the Environment (including social and economic factors) is a key part of reviewing the LDP to provide an up to date evidence base. An overview of the key actions required in relation to monitoring is provided in Table 1.

Table 1:

	ACTION	PROGRESS	RESPONSIBILITY
Local Development Plan	Identify key monitoring indicators for the policies within the plan and related supplementary guidance.	Monitoring Report published October 2013.	Sustainability, Information and Research
	Liaise with Development Management and Development Industry (through developer forums) on application of policies to identify if any additional advice or review of supplementary guidance required.	Formal stakeholder meeting with Development Management in June 2013. Ongoing informal correspondence on applications.	Planning Policy / Development Management
Strategic Environmental Assessment	Ensure indicators identified in the SEA to monitor the effects on air quality, water quality, soil, biodiversity, climatic factors, human health and population, cultural heritage, landscape and material assets are included within the monitoring report.	Indicators included within Monitoring Report which was published October 2013.	Sustainability, Information and Research & Planning Policy

Supplementary Guidance was published and consulted upon alongside the LDP. This was also formally adopted on the 1st June 2012. The first Action Programme (2012) identified actions in relation to the preparation of planning advice to support the application of policies, and also in response to the Report of Examination into the LDP. Table 2 below provides an update on the progress made and the current status of policy workstreams. Most of the current workstreams focus on the review of policies for the next LDP.

Table 2

POLICY	ACTIONS	RESPONSIBILITY	PROGRESS MADE	2014				2015					
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Policy 1 Business Development	Preparation of Employment Land Audit	Sustainability, Information and Research	2013 Employment Land Audit to be published February 2014. 2014 Employment land audit to be published by the end of 2014.	▲			▲						■
	Monitor employment land take up / delivery. Liaise with Economic Development on possible measures to ensure that business land is coming forward	Economic Development / Planning	Employment Land Supply is being considered in the MIR. Liaison with Economic Development is ongoing.										
Policy 2 Town Centres and Retailing	Production of bi-annual Town Centre Health Checks.	Local Development Plan Team						▲					■
	Review of Planning Advice 1/2004 on Assessing the Impact of Retail Developments in Aberdeenshire	Local Development Plan Team	Review postponed pending updated retail guidance in revised SPP and production of new LDP. Need for review to be re-considered following adoption of new LDP.										
Policy 3 Development in the Countryside	Review of Supplementary Guidance SG Rural Development 2 'Wind Farms and Medium to Large Wind Turbines'	Local Development Plan Team	Wind energy is a main issue currently being considered in the MIR. A Spatial Framework has been prepared as part of this. The revised wind energy SG will be published alongside the Proposed LDP - anticipated Q4 2014.				▲						■
	Review of Planning Advice 1/2005 and 2/2005 on Use of Wind Energy in Aberdeenshire.	Local Development Plan Team	Planning Advice 1/2005 and 2/2005 is being reviewed in light of the Landscape Capacity Assessment that was undertaken to inform the MIR. Revised planning advice 'The Strategic Landscape Capacity for Windfarms' was published April 2014.		✓								■
	Publication of Rural Development Planning Advice to support Policy 3 & SG Rural Development 1 'Housing and Business Development in the Countryside'	Local Development Plan Team	Planning Advice '13/2012 Housing and Business Development in the Countryside and Greenbelt' published February 2013. SG Rural Development 1 is a main issue currently being considered in the MIR. New advice may be required to support an amended policy. Position to be reviewed following adoption of new LDP.										■
Policy 4: Special Types of Rural Land			NB The MIR proposes to remove Policy 4 and substantially incorporate its text within Policy 3 'Development in the Countryside'. SG STRLtype1 'Development in the Coastal Zone' and SG STRLtype 2 'Greenbelt' are proposed to be retained but relocated under Policy 3. The extent of the Coastal Zone is also proposed for review in the MIR.										
Policy 5: Housing Land Supply	Preparation of 2014 annual housing Land Audit.	Information and Research Aberdeen City Council	The 2013 Housing Land Audit was published September 2013. The 2014 Housing Land Audit will be published Summer 2014.			▲							■
Policy 6: Affordable Housing	Liaise with housing service on funding availability and potential delivery models.	Housing Service Local Development Plan Team	'Housing for People on Modest Incomes' is a main issue being considered in the MIR. Liaison with Housing Service is ongoing. Amendments to affordable housing policy will be published through Proposed LDP - anticipated Q4 2014.				▲						■
Policy 7: Other Special Needs Housing													
Policy 8: Layout Siting and Design of New Development	Review of Supplementary Guidance SG LSD5: Public Open Space and production of new Supplementary Guidance SG LSD12: Protection of Open Space.	Local Development Plan Team	The policy review that has been undertaken alongside the MIR proposes minor amendments to SG LSD5. It also proposes to move the safeguarding element, which protects existing open space from further development, to a new SG under Policy 14. The revised open space SG will be published alongside the Proposed LDP - anticipated Q4 2014.				▲						■
	Review of Supplementary Guidance SG LSD11: Carbon Neutrality in New Development and production of new Supplementary Guidance.	Local Development Plan Team	The MIR proposes to revise SG LSD11 to bring it into line with the Proposed SDP. The revised SG will be published alongside the Proposed LDP - anticipated Q4 2014. NB The MIR also proposes to create a new LDP Policy on Climate Change. It is proposed that the modified SG LSD11 would be moved from policy 8 and re-located under the new Climate Change policy.				▲						■
Policy 9: Developer Contributions	Publication of Supplementary Guidance SG Developer Contributions5: Methodologies for the Calculations of Developer Contributions.	Local Development Plan Team	SG Developer Contributions5 was published in 2012. Whilst not identified as a main issue, the review of policies that has been undertaken alongside the MIR proposes minor amendments to SG Developer Contributions5. The revised SG will be published alongside the proposed LDP – anticipated Q4 2014.				▲						■
Policy 10: Enabling Development	Publication of Planning Advice to support Policy 10 and SG Enabling Development 2.	Local Development Plan Team	The MIR does not propose significant changes to Policy 10 or SG Enabling Development 2. The policy review that was undertaken to inform the MIR concludes that planning advice on enabling development may be produced. The need for Planning Advice will be reviewed following publication of the Proposed Plan - anticipated Q4 2014.				▲						■

POLICY	ACTIONS	RESPONSIBILITY	PROGRESS MADE	2014				2015						
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4			
Policy 11: Natural Heritage	Monitor Supplementary Guidance and proposals in relation to any amendments to local designations.	Local Development Plan Team	The MIR identifies 'sites of local nature conservation interest' as a main issue. It is proposed that a set of new 'Local Nature Conservation Sites' will be included in the LDP Proposals Maps, along with a schedule of sites and detailed maps as part of SG Natural Environment 1. The revised Natural Heritage Policy and SG will be published alongside the Proposed LDP - anticipated Oct 2014.				▲							■
	Monitor of statutory designations and any amendments.	Local Development Plan Team	Ongoing											■
Policy 12: Landscape Conservation	Publication of Landscape Character Planning Advice.	Local Development Plan Team	Landscape Character Planning Advice (12/2012) published November 2012											■
Policy 13: Protecting, Improving and Conserving the Historic Environment	Progress Conservation Area Reviews.	Environment Team	Conservation Area Reviews are ongoing. Kirkton of Fetteresso has been agreed and is to be designated. Old Deer, Benholm, Auchenblae and Tarland are to be consulted on in 2014. Boundary reviews have been carried out for Banff, Strichen, Scotstoun, Boddam, Oldmeldrum, Tarves and Huntly. Gourdon is not being designated.			▲								■
Policy 14: Safeguarding of Resources and Areas of Search														

KEY:

■	• Action completed or work ongoing
■	• Work has fallen behind schedule but is ongoing
■	• Work stalled or stopped

3. Masterplans and frameworks

Policy 8 'Layout siting and design of new development' requires that, where identified, a development brief and/or masterplan is produced for a site. The following table provides an overview of the development frameworks and masterplans completed to date.

Table 3

DEVELOPMENT FRAMEWORKS			
Buchan	Site	Status / Update	
Peterhead	M1	Development framework agreed by Buchan Area Committee on 26/2/13.	●
Mintlaw	M1, H1	Development framework agreed by Buchan Area Committee 9/10/12.	●
Formartine	Site	Status / Update	
Ellon	M1	Initial discussions with developer. Delivery team coordinating.	●
Garioch	Site	Status / Update	
Inverurie	H1	Framework agreed at Garioch Area Committee on 5/2/13.	●
Kintore	M1	Framework agreed at Garioch Area Committee on 17/9/13.	●
Newmachar	M1	Framework agreed at Garioch Area Committee on 4/12/12	●
Kincardine & Mearns	Site	Status / Update	
Elsick	M1	Framework agreed by Kincardine and Mearns Area Committee 5/6/12.	●
Laurencekirk	M1	Framework agreed by Kincardine and Mearns Area Committee 29/11/13	●

MASTERPLANS			
SETTLEMENT	SITE(S)	STATUS/ UPDATE	
Banff + Buchan			
Aberchirder	H2	Second Phase Site	●
Banff	M1	Discussions ongoing.	●
Banff	H1		●
Cairnbulg/Inverallochy	H1/E1/P1/H2		●
Cairnbulg/Inverallochy	H2		●
Fraserburgh	M1	Discussions ongoing. Masterplan being prepared.	●
Fraserburgh	H1/E1/BUS2/R4	Some progress from agent	●
Macduff	EH1		●
Portsoy	H3		●
Rosehearty	M1		●
Whitehills	H1		●
SETTLEMENT	SITE(S)	STATUS/ UPDATE	
Buchan			
Crimond	H1		●
Cruden Bay	M1/H1	Initial meeting held. Sites M1 and H1 to produce co-joined masterplan	●
Cruden Bay	EH1	Application pending (subject to S75)	●
Fetterangus	H1/H2/R2		●
Longside	M1		●
Maud	H1/EH1		●
Mintlaw	M1/EH3	Target approval of masterplan by end of 2013.	●
Mintlaw	H1	Masterplan agreed by Buchan Area Committee on 9/10/12.	●
Peterhead	M1		●
Peterhead	H1	Masterplan agreed by Buchan Area Committee on 26/02/13.	●
Strichen	H1	Buchan Area Committee approved application without MP on 25/06/13.	●
Stuartfield	H1	Masterplan agreed by Buchan Area Committee on 14/05/13.	●
St Fergus	H1		●
SETTLEMENT	SITE(S)	STATUS/ UPDATE	
Formartine			

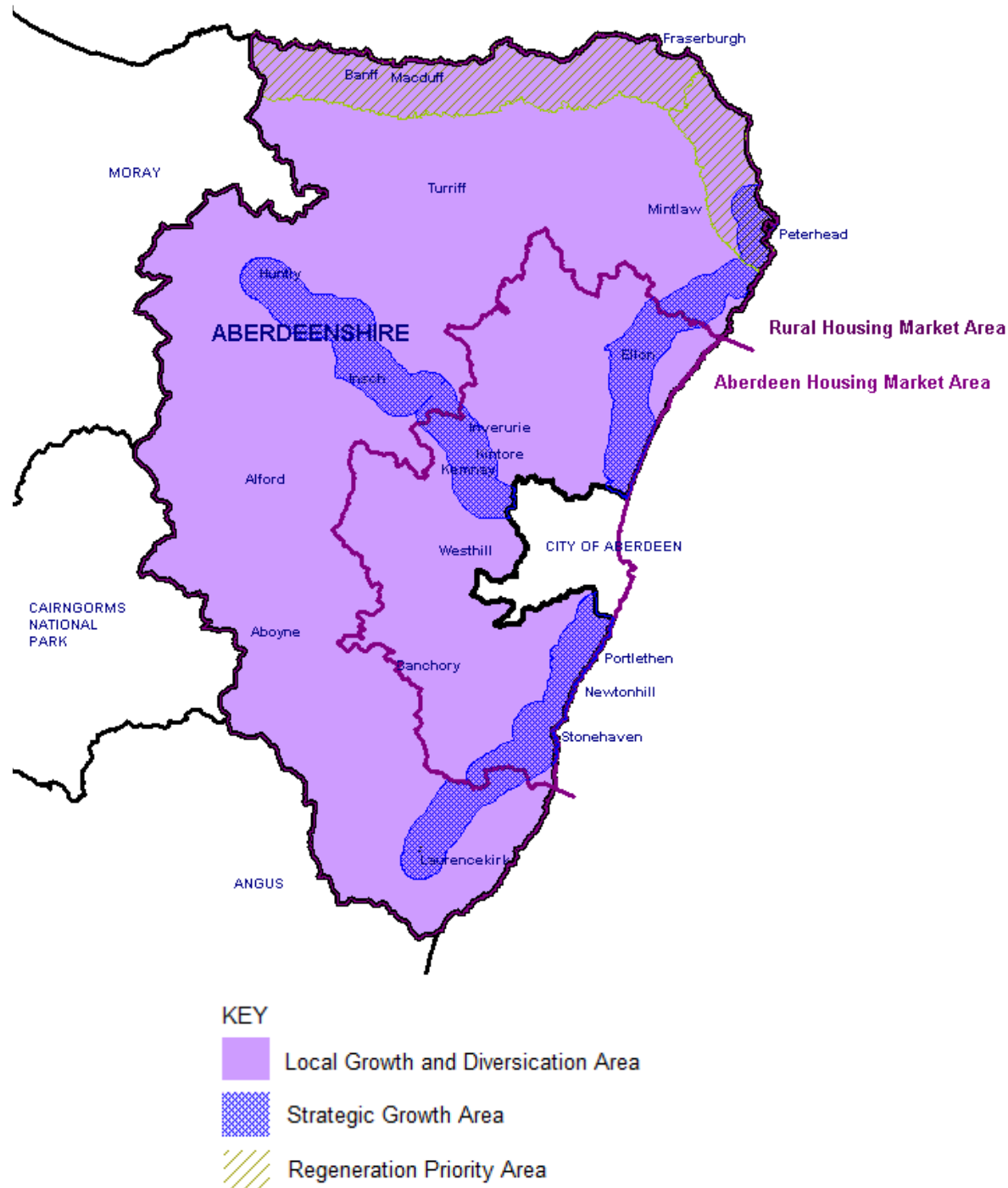
Balmedie	H1/M1	Developers are working on masterplan.	●
Blackdog	M1	Masterplan agreed by Formartine Area Committee on 12/2/13	●
Ellon	M1	Initial discussions with developer. Delivery team coordinating.	●
Foveran	M1	Masterplan agreed by Formartine Area Committee on 24/9/13	●
Newburgh	H1	Masterplan agreed by Formartine Area Committee on 4/3/14	●
Newburgh	M1	Masterplan agreed by Formartine Area Committee on 5/3/13	●
Oldmeldrum	M1	DM have had an initial meeting with landowner.	●
Oldmeldrum	M2		●
Tarves	M1	Masterplan drafted. Further community engagement to be carried out.	●
Turriff	H1/EH1/R1	Masterplan agreed at Formartine Area Committee on 19/11/13	●
Turriff	M1	Initial meetings with planning agents. Deliverability issues RE access.	●
Turriff	E1/E2/E3		●
SETTLEMENT	SITE(S)	STATUS/ UPDATE	
Garioch			
Inverurie	H1	Masterplan agreed at Garioch Area Committee on 25/6/13	●
Inverurie	H4/EH1/EH2/M3	Planning permission granted with no masterplan.	●
Inverurie	M2	Half of site coming forward without masterplan.	●
Inverurie	M1	Masterplan drafted. Public consultation to be carried out.	●
Kemnay	H1	Masterplan being prepared.	●
Kintore	M1	Masterplan of employment land agreed by Garioch Area Committee on 12/11/13.	●
Newmachar	M1	Masterplan agreed at Garioch Area Committee on 4/12/12	●
Newmachar	H1	Masterplan agreed at Garioch Area Committee on 4/12/12	●
Sauchen/Cluny	H1	Masterplan agreed by Garioch Area Committee 09/10/12	●
Westhill	H1	Masterplan agreed by Garioch Area Committee 14/05/13	●
SETTLEMENT	SITE(S)	STATUS/ UPDATE	
Kincardine & Mearns			
Auchenblae	M1	Initial meeting with agent in September 2013	●
Edzell Woods	M1	Masterplan agreed at Kincardine & Mearns Area Committee on 30/4/13	●
Elsick	M1	Phase 1 masterplan agreed by Kincardine & Mearns Area Committee 5/6/2012.	●
Inverbervie	H2	Initial meeting with agent in September 2013	●
Laurencekirk	M1	Phase 1 masterplan agreed by Kincardine & Mearns Area Committee 29/11/13	●
Luthermuir	M1/M2	Initial meeting with agent in September 2013	●
Newtonhill	H1	Masterplan meeting held August 2012. Developer to consider access issues.	●
St Cyrus/Lochside	M1	Masterplan meeting held.	●
Stonehaven	H1	Site has PPP for 109 houses which included a "masterplan".	●
SETTLEMENT	SITE(S)	STATUS/ UPDATE	
Marr			
Aboyne	M1	Masterplan meeting held in October 2013. Developer to resolve issues.	●
Banchory	M2/H2	Initial discussions to be held.	●
Huntly	H1/EH1	Initial discussions held but significant infrastructure issues to overcome.	●
Inchmarlo	H1/EH1	Work ongoing	●
Kincardine O'Neil	EH1		●
Monymusk	EH1	Masterplan agreed at Marr Area Committee on 10/09/13.	●
Tarland	M1		●

Key	
No progress	●
Contact made / progress ongoing	●
Masterplan finalised / agreed	●

4. Introduction to Site Schedules

This section provides information on the actions to deliver the spatial strategy contained within the LDP. The spatial strategy is set out in Section 4 of the LDP. The Action 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 action and a need to pursue specific actions. It will feed into the review of the LDP to ensure that we are able to deliver its vision and aims.

The diagram below shows the Strategic Growth Areas, Local Growth and Diversification Areas, Housing Market Areas and key settlements.



Format of the Schedules

This section displays information to reflect the spatial strategy, setting out information in the following format. Housing and employment sites are displayed separately, with housing allocations from pages 7 to 84, and employment allocations from pages 85 to 91.

Strategic Growth Areas

- Huntly to Pitcaple;
- Blackburn to Inverurie;
- Portlethen to Stonehaven;
- South of Drumlithie to Laurencekirk;
- Peterhead to Hatton; and
- Ellon to Blackdog.

Local Growth and Diversification Area

- Aberdeen Housing Market Area; and
- Rural Housing Market Area.

An initial assessment of progress on each of the allocations has been undertaken and sites provided with a green/green*/amber/red status. Definitions of these are provided in Table 4 below.

Table 4

■	<ul style="list-style-type: none"> • The site is under construction. • The site has a recent planning consent on it, i.e. within the last 2 years. • A planning application has recently been submitted for the site, and is pending determination. • Work is actively being undertaken to bring the site forward for delivery within the relevant plan period, e.g. work is ongoing on masterplan, technical assessments and/or marketing of the site.
■*	<ul style="list-style-type: none"> • Work is actively being undertaken, as above, however the full allocation may not become effective within the relevant phase of the plan.
■	<ul style="list-style-type: none"> • A response to the request for information has been received, but work has fallen behind programme. • Timescales indicated are unlikely to make the site effective within the plan period.
■	<ul style="list-style-type: none"> • No response to the request for information has been received. • The developer / landowner has indicate that there is no progress on the site • There is no information available on the site. • The site will not become effective during the plan period.

NB. Second phase sites have been given 'green' status as it is considered that there is sufficient time to enable them to come forward.

An explanation of the structure of the schedules is provided in Table 5 below.

The ▲ symbol within the timescales column indicates when the identified action is proposed to be undertaken.

The ✓ symbol within the timescales column indicates that an action has been completed.

Table 5: Structure of the Schedules

SETTLEMENT	LDP SITE REF: NAME OF SITE (DEVELOPER OR LANDOWNER) PLAN PHASE (1 OR 2): NUMBER OF ALLOCATED UNITS															■	
	SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015		2016
Q1					Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
STAGE OF SITE DELIVERY	Who is responsible for under taking the action.	Outlines what the required action is.	Relevant background information on the site. For example planning application references.	▲													■
INFRASTRUCTURE																	
ISSUE	Who is responsible for under taking the action.	Outlines what the required action is.	Relevant background information relating to the infrastructure issue.	✓													■

Responsibilities have been identified where appropriate using the following acronyms:

Delivery Team	DT
Developer/Landowner	D/O
Development Management	DM
Education	E
Historic Scotland	HS
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	WS

Other abbreviations have been used as follows:

Proposal of Application Notice	POAN
Planning Application	PA
Full Planning Permission	FPP
Planning Permission in Principle	PPiP
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

SGA - Portlethen to Stonehaven (Large Sites)

CHAPELTON		M1: Chapelton (Elsick Development Company) 2007 to 2016: 1845 2017 to 2023: 2200 Employment: 11.5ha													*		
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Development Framework	✓	Development Framework agreed															■
Masterplan	✓	Overall masterplan and phase 1 masterplan agreed.															■
	D	Phase 2 Masterplan															■
	D	Phase 3 Masterplan															■
Technical Assessments	✓	All relevant assessments submitted as part of planning application.	Planning application submitted Sep 2011														■
Planning Application	✓	Determination of PPIP application (APP/2011/3100)	PPIP issued October 2013.	✓													■
	✓	Determination of Phase1a planning application (APP/2011/3101)	FPP for 802 units granted October 2013.	✓													■
	D	Submission of planning application for phase 1b	Construction Programme provided												▲		■
Construction	✓	Construction start date					✓										■
	D	First housing completion	Show home to be open Autumn 2014												▲		■
INFRASTRUCTURE																	
Education First Primary School	✓	Confirmation of phasing and scale of initial primary school.					✓										■
	E/L	Progression of re-zoning exercise to provide catchment for new PS.	To identify catchment in advance of new school.					▲	▲								■
		Gateway Stage 1 Process	Education/Property to progress with a view to reporting to P&R Committee September 2014					▲	▲	▲							■
	PR/D	Design of new primary school	Ongoing discussion between developer and property on design.					▲	▲								■
	PR/D	Submission of planning application for new primary school.	Timescale TBC following above information.														■
	PR/D	Delivery of primary school														▲	■
	E/D	Ongoing discussions and review of school role forecasts to determine future phasing.	Ongoing.														■
Other Primary Schools	E/D	Discussion and agreement on phasing and academy solution.	Zoning information, build out rates etc will inform. Ongoing.														■
	E/D	Progress with statutory procedures.	E.g. any re-zoning requirements etc. Timescales tbc based on above information.														■
Academy Provision	PR/D	Delivery of new academy	TBC following above actions.														■
Transport Newtonhill interchange	✓	Connection to Newtonhill interchange.	Required before first occupation.					✓									■
	✓	Bus stop relocation on A90	Agreed through TA					✓									■
	✓	Amendments to merge lane on A90	Agreed through TA					✓									■
Bruntland Road and Badentoy interchange improvements	T, TS	Progress with statutory requirements for closure of central reserve	Ongoing					▲									■
		Closure of A90 central reserve	Confirmation on timing on final agreement of TA. Likely to be prior to first occupation.														■
		Amendments to Badentoy interchange.	Confirmation of phasing on final agreement on TA														■
Bourtreesbush / Bruntland Road New Interchange	DM / TS/ T	Principle of design and location being considered as part of planning application	Ongoing														■
	D / TS	Detailed design of junction.															■
	D / TS	Progress with statutory requirements for new interchange	e.g. land acquisition, orders etc. Timescale tbc.														■
Shuttle Bus	D	Delivery of new interchange	Required for 2000th house.														■
	D	Provision of shuttle bus service to be in place from the occupation of the 50th unit until completion of the through route to Bourtreesbush interchange is in place.															■
Water/Waste Water Water Main	D	Provision of new water main	Prior to any development					▲									■
	D/SW	Upgrades to water pumping station and reservoir	As part of phase 2a														■
Waste Water	D	Connection to Portlethen south pumping station.	Prior to any development								▲						■
	D	Provision of pumping station with screening plant	Development of screening plant likely to be phased. As part of phase 1b														■
	SW	Provision of new waster water treatment plant	As part of phase 1b														■
Waste	W	New waste facility. Waste service to identify and confirm requirements and phasing with developer															■
Health	✓	Phase provision to be discussed and agreed with NHS Grampian					✓										■

SGA - Portlethen to Stonehaven (Large Sites)

MARYWELL		EH1: Site to the north of the Meadows (Barratt North Scotland) 2007 to 2016: 120														
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2			
SITE INFORMATION																
Under construction	D	Development underway on site	Approximately 100 units complete. Site is due to be completed October 2014.					▲	▲	▲						■
NEWTONHILL		H1: Park Place (Polmuir Properties - EMAC Planning, Mr Dick - HFM) 2007 to 2016: 50 2017 to 2023: 20														
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2			
SITE INFORMATION																
Masterplan	✓	Preparation of masterplan.	Masterplan preparation commenced and discussions ongoing. Masterplan ongoing. Public consultation underway.		▲	▲	▲	▲	▲							■
	D/DM	Submission of masterplan	Submission of Masterplan expected Q2 2014 subject to above.					▲								■
Technical Assessments	D	TA, DIA	Ongoing.			▲	▲	▲	▲							■
		Environmental Assessments	Ongoing.			▲	▲	▲	▲							■
Planning Process	D	Submit POAN	Currently working up POAN for submission					▲	▲							■
	D	Planning Application submitted	Given masterplan requirements, no PPIP application is to be submitted but an application for full planning permission to be submitted in accordance with approved Masterplan.													■
Construction Start Date	D	Construction start date	To be confirmed through process of Masterplan preparation and approval and thereafter detailed planning consent(s).													■
INFRASTRUCTURE																
Transport	D / T	Discussion required with regard to delivery of link road.	Possible issues with provision of link to Cairnhill Drive.			▲	▲	▲	▲							■
Link road between Park Place and Cairnhill Drive	D	Local mains reinforcement may be required.				▲	▲	▲	▲							■
Water and Waste Water																■
NEWTONHILL		EH1: Land to the south of Cairnhill Walk (Barratt North Scotland) 2007 to 2016: 35														
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2			
SITE INFORMATION																
Construction Start Date	D	Development completed					✓									✓
STONEHAVEN		H1: Carron Den (Stewart Milne Homes) 2007 to 2016: 110														
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2			
SITE INFORMATION																
Planning Application	✓	PPIP Application approved	Reference: APP/2007/4949													■
Technical Assessments	D	A number of technical assessments require to be completed for the MSC application.	Compensatory flood storage scheme to be designed and implemented. Site levels survey. Foul and surface water drainage information. Landscape design statement. Tree management scheme.						▲							■
	D	Submission of MSC application.							▲							■
Construction Start Date	D	Site Start								▲	▲					■
INFRASTRUCTURE																
Water	D	Local mains reinforcement may be required depending on outcome of Flow & Pressure test or Water Impact Assessment.														■
Waste Water	D	There is available capacity at Nigg PFI but there may be limited capacity at pumping stations. There are no network issues at the north side of Stonehaven. Due to the age of the sewer network there could be minor issues throughout Stonehaven which will need to be addressed by the developers.														■
Transportation	D	Site Access requires crossing functional floodplain	Compensatory flood storage scheme to be designed.													■

SGA - Portlethen to Stonehaven (Large Sites)

STONEHAVEN		H2: Ury House East Lodge (FM Ury Ltd and Kirkwood Homes) 2007 to 2016: 205														■	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Masterplan	✓	Submission of masterplan	Masterplan has been submitted to the planning service (but not agreed)			✓											■
Technical Assessments	D	Some technical assessments completed and agreed under previous consent. Contaminated land statement/strategy to be agreed.	Technical assessments to be revised to reflect the current development proposals and phasing of development and infrastructure. SEPA has advised that careful consideration should be given to drainage to prevent adverse impact on runoff rates.					▲	▲								■
Planning Application	D/DM	Determine MSC Application	PPIP consented December 2011 (ref: APP/2007/2015). MSC Application pending from Kirkwood Homes for 85 dwellinghouses (Ref: APP/2014/1970)							▲	▲						■
	D	Application for remainder of site to be submitted from FM Ury Ltd with revised housing numbers.	Public consultation was undertaken in July 2012.							▲							■
Construction Start Date	D	Construction start date										▲	▲				■
INFRASTRUCTURE																	
Transportation		Link road connecting Slug Road and Netherley Road required prior to 100th house															■
Water	D	Local mains reinforcement may be required depending on outcome of Flow & Pressure test or Water Impact Assessment.															■
Waste Water	D	There is available capacity at Nigg PFI but there may be limited capacity at pumping stations. There are no network issues at the north side of Stonehaven. Due to the age of the sewer network there could be minor issues throughout Stonehaven which will need to be addressed by the developers.															■
Education		Site zoned to Dunnottar Primary School which is operating significantly over capacity.															■
STONEHAVEN		H4: Land adjacent to Kirkton of Fetteresso (G S Brown - Knight Frank) 2007 to 2016: 50														■	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Market Site	✓	Site marketed and sold.				✓											■
Masterplan	D	Awaiting actions from above. Prepare and submit masterplan Q1 of 2014.	Site phasing brought forward by reporters so limited information at present. Pre application meeting held with Planning in 2013 and discussions ongoing in relation to layout.					▲	▲								■
Technical Assessments	D	Technical assessments to be completed					▲	▲									■
Planning Application	✓	Submit POAN	POAN submitted April 2013 (ref: ENQ/2013/0633)	✓													■
	D	Planning application to be submitted	Application currently being prepared by GS Brown.					▲	▲								■
Construction Start Date	D	Construction start date											▲				■
INFRASTRUCTURE																	
Waste Water	D	There is available capacity at Nigg PFI but there may be limited capacity at pumping stations. There are no network issues at the north side of Stonehaven. Due to the age of the sewer network there could be minor issues throughout Stonehaven which will need to be addressed by the developers.															■

SGA - Portlethen to Stonehaven (Small Sites)

STONEHAVEN		H3: Ury House (FM Ury Ltd) 2007 to 2016: 25															
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Site Start	D	Anticipated site start in 2014 following determination of applications.	Outline consent granted 1/12/11 (ref: APP/2008/0113). Masterplan prepared. Two detailed applications (FPP) have been submitted, APP/2012/1617 for 24 dwellinghouses and APP/2012/1616 for 27 dwellinghouses. Discussions ongoing on developer obligations.						▲	▲							■
INFRASTRUCTURE																	
Transportation		Link road connecting Slug Road and Netherley Road required prior to 100th house															■
Water	D	A pipe for discharging treated effluent runs from Stonehaven Highfield Septic Tank to Cowie Water. There is also a 6" SI water main crossing the site. Scottish Water should be contacted by the developer to ascertain whether this will have an impact on how this site is developed.															■
Waste Water	D	There is available capacity at Nigg PFI but there may be limited capacity at pumping stations. There are no network issues at the north side of Stonehaven. Due to the age of the sewer network there could be minor issues throughout Stonehaven which will need to be addressed by the developers.															■
Education		Site zoned to Dunnottar Primary School which is operating significantly over capacity.															■

SGA - Drumlithie to Laurencekirk (Large Sites)

LAURENCEKIRK		M1: North Laurencekirk (Kirkwood Homes and J Medlock (Landowner)) 2007 to 2016: 485 2017 to 2023: 400 Employment: 11ha														*	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	2016	Post
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Development Framework	✓	Preparation of Development Framework		✓													■
	✓	Submission of Development Framework				✓											■
	✓	Approval of Development Framework					✓										■
Masterplan	✓	Preparation of phase 1 Masterplan	Part of multiple phases. Agreed production of masterplan for phase 1.		✓												■
	✓	Submission of phase 1 Masterplan				✓											■
	✓	Approval of phase 1 Masterplan					✓										■
Technical Assessments	D/P	TA, DIA, WIA, EA, FRA, LP, AP	Ongoing. Further programming information on each assessment TBC.				▲	▲	▲								■
Planning Application	✓	Revised POAN to be submitted															■
	D	Submission of planning application							▲								■
INFRASTRUCTURE																	
Phasing	✓	Developer to determine phasing information.	Build rate anticipated at 20 dwellings per annum.														■
Education	✓	Education to consider options for primary school provision and phasing	Initial 100 units to be accommodated in an extended Laurencekirk Primary School.			✓											■
	E	Monitor future school role forecasts for primary school in relation to capacity to determine when / if delivery of primary school solution is required.	Ongoing.														■
	✓	Delivery of replacement academy underway.	No issues in relation to delivery of this project.														■
	E/P	Monitor future school role forecasts for academy in relation to capacity	Ongoing. Some future extension may be required.														■
Transport	D, T, NESTRANS	Develop solutions for access(s) onto A90 and local road network. Meeting to commence with Developer, Transportation and NESTRANS	Ongoing study work required to inform discussions and assist in identifying the solution.				▲	▲	▲								■
	D, T, NESTRANS	Develop and agree solution for access onto A90 and the phasing.	Will tie in with phasing plan and framework.					▲	▲	▲							■
	D	Progress with delivery of preferred access solution.	Likely to include grade separated junction. Series of processes including STAG, DRMB, design, road orders and possible CPO. Further information to be provided once outcomes from above processes.							▲	▲	▲					■
	D, T	Road crossing over railway and distributor road to be agreed as part of phasing plan.	Initial discussions on TA. Further work to be done on TA. Discussions with Roads and Transportation.				▲	▲	▲								■
	D	Progress with delivery of road crossing and distributor road.	Timescales TBC														■
	D	Provision of pedestrian links to new Secondary School Campus and upgrade of footways on Station Road.	Will be required early in the development.														■
Water	D	WIA will be required. Water main may need upsizing.	The Laurencekirk Service Reservoir is not particularly high relative to the village. This means that the higher ground to the South East of the village is too high to be served by gravity.														■
Waste Water	D	A DIA will be required.															■
	SW	A growth project is on site at Laurencekirk WWTW and meets the demands of the current LDP.						▲									■
Waste	W	Provision of additional recycling. Waste service to engage with masterplan process to identify land for additional recycling point.	Will come through detailed planning application.						▲								■
LAURENCEKIRK		EH1: Off Blackiemuir Ave/East of Westmuir (KIC (Holdings) Ltd) 2007 to 2016: 210														■	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	2016	Post
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Planning application	D	APP/2008/1644 Full planning permission granted Oct 2012.	Previous developer no longer involved so KIC (Holdings) Ltd will pursue the site either through alternative developer or themselves.														■
INFRASTRUCTURE																	
Water	D	Water mains reinforcement may be required.															■
Waste Water	D	Sewer reinforcement my be required.															■
	SW	A growth project is on site at Laurencekirk WWTW and meets the demands of the current LDP.															■

SGA - Drumlithie to Laurencekirk (Small Sites)

DRUMLITHIE		M1: Adjacent to the Bowling Green (Peterkin Homes Ltd)													■		
		2007 to 2016: 15 2017 to 2023: 15 Employment: 0.5ha															
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	2016	Post	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Planning application	D/ DM	Progress with determination of planning application.	Planning Application (APP/2013/2288) and technical assessments submitted Jul 2013. 0.5 ha of employment land expected within Phase 2.					▲	▲								■
Technical Assessments	D	FRA	Flood risk assessment required.														■
INFRASTRUCTURE																	
Water	D	There is a surface water pipe crossing this site. Scottish Water should be contacted by the developer to ascertain whether a diversion will be required.															■
Waste Water	SW	There is currently sufficient capacity at Drumlithie WWTW.						▲	▲								■
FORDOUN		H1: Station Road (Alexander Adamson Ltd)													■		
		2007 to 2016: 15															
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	2016	Post	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Planning application	D	DIA, WIA and NIA to be completed for planning application in 2014.							▲								■
INFRASTRUCTURE																	
Water	D	Local water mains reinforcement may be required. There is also a surface water pipe cutting across the middle of this this site. Scottish Water should be contacted by the developer to ascertain whether a diversion will be required.						▲									■
Waste Water	SW	A growth project is on site at Laurencekirk WWTW and meets the demands of the current LDP.						▲									■
LAURENCEKIRK		EH2: Garvocklea Phase 2 (Unknown)													■		
		2007 to 2016: 10															
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	2016	Post	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Programming	P/DT	Policy/ delivery to identify landowner. Landowner to provide information on programming of site.															■
INFRASTRUCTURE																	
Waste Water	SW	A growth project is on site at Laurencekirk WWTW and meets the demands of the current LDP.															■

SGA - Blackburn to Inverurie (Large Sites)

BLACKBURN		M1: Caskieben (Mr Marshall) 2017 to 2023: 50 R1: Primary School													■		
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	2016 Post		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Masterplan	O/D	Preparation of draft masterplan.	Not looking to progress site. Phase 2 site so will continue to review. No development of Site M1 until school replacement.														■
Technical Assessments	O/D	Technical assessments to be progressed and submitted with planning application including TA / TS and travel plan for new school.	SEPA has indicated that a DIA would be required. FRA may also be required depending on site layout.														■
Planning Application	O/D	Submit planning application for 50 residential units														▲	■
INFRASTRUCTURE																	
Education (Kinellar PS replacement)	PR	Acquisition of site for replacement Kinellar Primary	Capital funded, site identified as R1. CPO progressing.	▲	▲	▲	▲	▲	▲	▲	▲						■
Water	O/D	Local water mains reinforcement may be required.															■
Waste Water (Inverurie WWTW)	O/D	Local sewer reinforcement may be required.															■
	SW	Inverurie WWTW takes flows from Blackburn, Inverurie, Kintore and Keithhall. There is currently limited treatment capacity at Inverurie WWTW. A Capital Maintenance project is due to commence which should increase hydraulic and biological capacity. Should additional capacity be required, SW will initiate a growth project once one development meets the 5 Criteria.															■
Transport	O/D		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 would require upgrading as appropriate.														■
INVERURIE		M1: Conglass (Bancon Developments Ltd, Aberdeenshire Council) 2007 to 2016: 58 Employment: 0.35ha													■		
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	2016 Post		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Masterplan	D	Early discussions regarding masterplan have been held. MP drafted.	MP for residential element of site only, to show integration with care home site.														■
	D	Public Consultation							▲								■
	D	Masterplan to be submitted for approval								▲	▲						■
Technical Assessments	D	Technical assessments to be completed as part of masterplan.	SEPA has advised that a DIA will be required.														■
Planning Application	✓	Submission of POAN.	ENQ/2012/1055. Submitted August 2012.														■
	D	Submission of planning application.										▲	▲				■
Site Construction	D	Start construction of residential element													▲		■
Care Home Construction	D	Start construction of care home	PPIP for 60-bed Care Home and Associated 8 no. Dwellinghouses approved Dec 2011 (APP/2011/3487). MSC (APP/2013/0151) approved March 2013. Care home under construction. expected completion March 2015.						▲	▲	▲	▲	▲				■
INFRASTRUCTURE																	
Water	D	Local water mains reinforcement may be required. A new dedicated trunk water main is also required to supply southern Inverurie sites.															■
Waste Water (Inverurie WWTW)	D	Local sewer reinforcement may be required.															■
	SW	Inverurie WWTW takes flows from Blackburn, Inverurie, Kintore and Keithhall. There is currently limited treatment capacity at Inverurie WWTW. A Capital Maintenance project is due to commence which should increase hydraulic and biological capacity. Should additional capacity be required, SW will initiate a growth project once one development meets the 5 Criteria.															■
Health	NHS	NHS considering future options and capital investment. To provide update.	Extension, sub facility or new health centre required.														■

SGA - Blackburn to Inverurie (Large Sites)

INVERURIE		M2: Inverurie Town Centre (Ferguson Group, Aberdeenshire Council) 2007 to 2016: 150 Employment: 0.5ha plus community facilities, retail.													■		
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Technical Assessments		Underway.	Likely to be completed as part of phasing. SEPA has advised that a DIA should be undertaken and a FRA depending on the site layout.														■
Loco Works - Carriage Building	D	Under construction	APP/2005/1372 for residential development granted August 2009.														■
Loco Works - Platform House	D	Under construction	APP/2009/0358 for 23 flats granted April 2010 and APP/2012/10782 for 12 flats granted Feb 2013.														■
Loco Works - Former Office Building / Pickersgill House	D	Under construction	APP/2010/3183 for 15 flats granted February 2012														■
Loco Works - Foundry Building	D/DM	Determine planning application	APP/2013/3236 pending for 34 sheltered houses.														■
Vacant Site (Aldi)	D	Start construction	APP/2007/1967 for two retail units granted Feb 2011. Construction underway and due to finished in October 2014.									▲					■
Rail Works/ Depot (Ferguson Modular Site)	D/L	Determine planning application (ref: APP/2010/1626) for mixed use development including 50 residential units, and 6000sqm food store.	Delegated grant at committee in Apr 2012. Discussion ongoing on S75.														■
INFRASTRUCTURE																	
Education (Market Place PS)	PR/E		Capacity issues at Market Place PS. Site acquisition for new school at Uryside ongoing.														■
Water	D	Local water mains reinforcement may be required. A new dedicated trunk water main is also required to supply southern Inverurie sites.															■
Waste Water (Inverurie WWTW)	D	Local sewer reinforcement may be required.															■
	SW	Inverurie WWTW takes flows from Blackburn, Inverurie, Kintore and Keithhall. There is currently limited treatment capacity at Inverurie WWTW. A Capital Maintenance project is due to commence which should increase hydraulic and biological capacity. Should additional capacity be required, SW will initiate a growth project once one development meets the 5 Criteria.															■
INVERURIE		M3: Phase 2 Portstown (Malcolm Allan Housebuilders) 2007 to 2016: 250													■		
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Technical Assessments	✓	Technical assessments undertaken as part of planning applications.															■
Planning Application	✓	Planning permission granted at appeal subject to conclusion of the Section 75 agreement.	APP/2006/0866 - FPP for 163 units and APP/2010/3002 - FPP for 40 units Appeal allowed Q4 2013 S.75 agreement signed. DN issued Dec' 2013				✓										■
Site Construction	D		To follow on from EH2.														■
INFRASTRUCTURE																	
Education (Uryside PS)	PR/D	Planning application	Identified capital plan project. Programme is linked to completion of link road.							▲	▲						■
	PR/D	Acquisition of site for PS.										▲					■
	D	Start on site.	Aim to have school open for August 2016.										▲				■
Water	D	Local water mains reinforcement may be required. A new dedicated trunk water main is also required to supply southern Inverurie sites.															■
Waste Water (Inverurie WWTW)	D	Local sewer reinforcement may be required.															■
	SW	Inverurie WWTW takes flows from Blackburn, Inverurie, Kintore and Keithhall. There is currently limited treatment capacity at Inverurie WWTW. A Capital Maintenance project is due to commence which should increase hydraulic and biological capacity. Should additional capacity be required, SW will initiate a growth project once one development meets the 5 Criteria.															■
Transport (Northern Link Road)	D	Construction of link road due to commence March 2014.	Planning permission (Ref: APP/2006/0857) granted December 2013 for link road.							▲							■
Transport (A96 and other improvements)	D, T, TS	No occupation of development should take place until completion of the northern link road, the A96 Blackhall 5-arm roundabout improvement and improvements to A96 Port Elphinstone Roundabout. Contributions will also be required towards further improvements in the town centre and the junction of St James Place and Elphinstone Road. Contributions will be required towards widening and realignment of Howford Bride over the River Ury.	A96 roundabout works commenced. Northern Link construction to commence March 2014.							▲							■

SGA - Blackburn to Inverurie (Large Sites)

INVERURIE		H1: Crichie (Dandara) 2007 to 2016: 300 2017 to 2023: 437 Employment: 15.5ha														■ *
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2			
SITE INFORMATION																
Development Framework	✓	Framework required for Thainstone/Crichie Area.	Framework was agreed by committee in Feb 2013.	✓												■
Masterplan	✓	Masterplan was agreed at June 2013 committee.	Masterplan was submitted in Q1 2013 with PPP application APP/2013/0267.		✓											■
Technical Assessments	✓	Technical Assessments	Ecological Survey and Transport Assessment submitted along with application. Contaminated land report submitted in Sept-13. SEPA has advised of flood risk in northern part of the site and FRA required for any development in this area.	✓			✓									■
Planning Application	✓	Submission of POAN	ENQ/2012/1354. Public consultation took place in August 2012 and a community consultation report submitted along with application.													■
	D/ DM	PPP application submitted in Feb 2013, MSC applications will follow once approved.	PPP application APP/2013/0267 to go to committee in Q2 2014 (once transportation issues are resolved and heads of terms agreed). Also to be reported to Infrastructure Services Committee in Q3 2014.						▲	▲						■
INFRASTRUCTURE																
Education (New PS)	✓	Consideration of PS options.	The location and size of the proposed school site has been agreed within Crichie site and has been identified within masterplan.	✓												■
	D/PR/E	Acquisition and progress with design for PS.	The Developer is to provide the site for the school and will have some input into the design. There is no current programme for the delivery of this school.													■
Water	D	Local water mains reinforcement may be required. A new dedicated trunk water main is also required to supply southern Inverurie sites.														■
Waste Water (Inverurie WWTW)	D	Local sewer reinforcement may be required.														■
	SW	Inverurie WWTW takes flows from Blackburn, Inverurie, Kintore and Keithhall. There is currently limited treatment capacity at Inverurie WWTW. A Capital Maintenance project is due to commence which should increase hydraulic and biological capacity. Should additional capacity be required, SW will initiate a growth project once one development meets the 5 Criteria.														■
Transport (Grade Separated Junction) (Access to Port Elphinstone)	D	Design of new grade separated junction to replace Thainstone and Port Elphinstone Roundabouts. Scheme Assessment process to be completed. An initial phase of 300 units alongside upgrades of the current Port Elphinstone junction can go ahead before GSI required.	Grade separated junction considered within masterplan and Transport Assessment. Transport Scotland and Transportation support current proposal 'in principal' and will be involved in the scheme assessment and design stages.					▲								■
	D, T, TS, L	Delivery of grade separated junction.	Final design will determine the land constraints. Phasing to be determined following detailed transport assessment and in line with funding. Long lead in time so work required in early phases.													■
	✓	Developer to consider options for pedestrian and vehicular link as part of masterplan.	Access to Port Elphinstone is proposed via an underpass within the masterplan.	✓												■
Waste (Household waste recycling centre)	W	Possible requirement for site to be identified as part of H1, SR1. Waste to advise on options.	Sites being considered as part of depot strategy.													■
Health (Inverurie Health Centre)	NHS	NHS considering future options and capital investment. To provide update.	Extension, sub facility or new health centre required.													■

SGA - Blackburn to Inverurie (Large Sites)

INVERURIE		H4: Uryside Phase 2, North (Barratt North Scotland) 2007 to 2016: 150												■			
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016	■	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Technical Assessments	✓	Technical assessments undertaken as part of planning applications.															■
Planning Application	✓	Planning permission granted at appeal.	Application ref: APP/2009/2542. Planning appeal ref: PPA/110/2090. Conclusion of the Section 75 agreement in Dec-13.				✓										■
Site Start	D	Start on site.	Development will follow on from EH1 site. Planning application submitted to vary house types (ref:APP/2014/0081).														■
INFRASTRUCTURE																	
Education (Uryside PS)	PR/D	Planning application	Identified capital plan project. Programme is linked to completion of link road.						▲	▲							■
	PR/D	Acquisition of site for PS.									▲						■
	D	Start on site.	Aim to have school open for August 2016.									▲					■
Water	D	Local water mains reinforcement may be required.															
Waste Water (Inverurie WWTW)	D	Local sewer reinforcement may be required.															
	SW	Inverurie WWTW takes flows from Blackburn, Inverurie, Kintore and Keithhall. There is currently limited treatment capacity at Inverurie WWTW. A Capital Maintenance project is due to commence which should increase hydraulic and biological capacity. Should additional capacity be required, SW will initiate a growth project once one development meets the 5 Criteria.															■
Transport (A96 and other improvements)	D, T, TS	No occupation of development should take place until completion of the northern link road, the A96 Blackhall 5-arm roundabout improvement and improvements to A96 Port Elphinstone Roundabout. Contributions will also be required towards further improvements in the town centre and, potentially, at the junction St James Place and Elphinstone Road. Contributions will be required towards widening and realignment of Howford Bride over the River Ury.	A96 roundabout works commenced. Northern Link construction to commence March 2014.						▲								■
INVERURIE		EH1 : Uryside Phase 2 (Barratt North Scotland, Malcolm Allan Housebuilders) 2007 to 2016: 465												■			
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016	■	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Technical Assessments	✓	Technical assessments undertaken as part of planning applications.															■
Planning Application	✓	Permission for portion of the site granted Dec-13.	(APP2010/3002). Site is part of overall allocations at Uryside/Portstown.				✓										■
	✓	Planning permission for remainder of the site granted at appeal.	Application ref: APP/2009/2542. Planning appeal ref: PPA/110/2090. Conclusion of the Section 75 agreement in Dec-13.				✓										■
Site Start	D	Start on site.							▲								■
INFRASTRUCTURE																	
Education (Uryside PS)	PR/D	Planning application	Identified capital plan project. Programme is linked to completion of link road.						▲	▲							■
	PR/D	Acquisition of site for PS.									▲						■
	D	Start on site.	Aim to have school open for August 2016.									▲					■
Water	D	Local water mains reinforcement may be required. A new dedicated trunk water main is also required to supply southern Inverurie sites.															■
Waste Water (Inverurie WWTW)	D	Local sewer reinforcement may be required.															■
	SW	Inverurie WWTW takes flows from Blackburn, Inverurie, Kintore and Keithhall. There is currently limited treatment capacity at Inverurie WWTW. A Capital Maintenance project is due to commence which should increase hydraulic and biological capacity. Should additional capacity be required, SW will initiate a growth project once one development meets the 5 Criteria.															■
Transport (A96 Improvements)	D, T, TS	No occupation of development should take place until completion of the northern link road, the A96 Blackhall 5-arm roundabout improvement and improvements to A96 Port Elphinstone Roundabout. Contributions will also be required towards further improvements in the town centre and, potentially, at the junction St James Place and Elphinstone Road. Contributions will be required towards widening and realignment of Howford Bride over the River Ury.	A96 roundabout works commenced. Northern Link construction to commence March 2014.						▲								■

SGA - Blackburn to Inverurie (Large Sites)

INVERURIE		EH2: Portstown phase 1 (Malcolm Allan Housebuilders Ltd) 2007 to 2016: 175 R1: Uryside PS												■			
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Technical Assessments	✓	Technical assessments undertaken as part of planning applications.															■
Planning Application	✓	Planning application granted - Full Planning Permission for Erection of 40 Dwellinghouses and Associated Landscaping and Roads Layout (APP/2010/3002) granted Dec' 2013	Site is part of overall allocations at Uryside/Portstown.				✓										■
Site Start																	
INFRASTRUCTURE																	
Education (Uryside PS)	PR/D	Planning application	Identified capital plan project. Programme is linked to completion of link road.							▲	▲						■
	PR/D	Acquisition of site for PS.									▲						■
	D	Start on site.	Aim to have school open for August 2016.										▲				■
Water	D	Local water mains reinforcement may be required. Also, there is a 16" trunk water main crossing the north section of this site. Scottish Water should be contacted by the developer to ascertain whether this will affect where development takes place within this site.															■
	D	Local sewer reinforcement may be required.															■
Waste Water (Inverurie WWTW)	D	Local sewer reinforcement may be required.															■
	SW	Inverurie WWTW takes flows from Blackburn, Inverurie, Kintore and Keithhall. There is currently limited treatment capacity at Inverurie WWTW. A Capital Maintenance project is due to commence which should increase hydraulic and biological capacity. Should additional capacity be required, SW will initiate a growth project once one development meets the 5 Criteria.															■
Transport (A96 Improvements)	D, T, TS	No occupation of development should take place until completion of the northern link road, the A96 Blackhall 5-arm roundabout improvement and improvements to A96 Port Elphinstone Roundabout. Contributions will also be required towards further improvements in the town centre and, potentially, at the junction St James Place and Elphinstone Road. Contributions will be required towards widening and realignment of Howford Bride over the River Ury.	A96 roundabout works commenced. Northern Link construction to commence March 2014.														■
INVERURIE		EH3: Blackhall Road, Westgate South (Malcolm Allan Housebuilders) 2007 to 2016: 250												■			
SECTORS	ACTION	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Technical Assessments	D	Completed or being considered as part of PA.															■
Planning Application	✓	Submission of planning application.															■
	✓	Planning permission granted	FPP APP/2011/2682 for Erection of 221 no. Residential Units granted October 2013.														■
Transport (A96 Improvements)	D, T, TS	No occupation of development should take place until completion of the A96 Blackhall 5-arm roundabout improvement and improvements to A96 Port Elphinstone Roundabout.	A96 roundabout works commenced.														■
Site Start			Site Infrastructure commenced in September 2013.			✓											■
INFRASTRUCTURE																	
Water	D	Local water mains reinforcement may be required. A new dedicated trunk water main is also required to supply southern Inverurie sites.															■
Waste Water (Inverurie WWTW)	D	Local sewer reinforcement may be required.															■
	SW	Inverurie WWTW takes flows from Blackburn, Inverurie, Kintore and Keithhall. There is currently limited treatment capacity at Inverurie WWTW. A Capital Maintenance project is due to commence which should increase hydraulic and biological capacity. Should additional capacity be required, SW will initiate a growth project once one development meets the 5 Criteria.															■

SGA - Blackburn to Inverurie (Large Sites)

INVERURIE		EH4: Blackhall Road (Malcolm Allan Housebuilders) 2007 to 2016: 382													■		
SECTORS	ACTION	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016	■	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Technical Assessments	✓	Completed or being considered as part of PA.															■
Planning Application	✓	Submission of planning application.															■
	✓	Planning permissions granted	APP/2009/1495 and APP/2010/2110														■
Site Start	✓	Site nearing completion					▲										■
KINTORE		M1: Kintore East (Kintore Consortium: Barratt North Scotland, Kirkwood Homes Ltd, Malcolm Allan Housebuilders) 2017 to 2023: 600 Employment: 5ha R1: Reserved for Education Provision													■		
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016	■	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Development Framework	D	Development framework completed	Development Framework was agreed at September 2013 committee.			✓											■
Masterplan	D	Masterplan to be agreed prior to consideration of planning application	Draft masterplan submitted Q4 2013 and agreed at June 2014 committee. (See also Kintore BUS4 for which a separate masterplan is being prepared)					✓									■
Technical Assessments	D	Initial technical assessments have been submitted along with planning application	More detailed technical assessments for transport and drainage to be undertaken in due course.				✓										■
Planning Application	D	PPIP application submitted in Nov-13 (APP/2013/3830).	Application will be considered at committee following agreement of masterplan. Processing agreement has been signed and regular meetings arranged.						▲								■
INFRASTRUCTURE																	
Education	PR/D	Acquisition of site for new Kintore Academy and Kintore PS (single campus site).	Capital Plan Project. Land to be transferred to Council subject to land acquisition							▲			▲				■
(New Kintore PS)	E/PR	Design and delivery of new Kintore PS.	PS will be progressed in advance of academy. School provision must be in place prior to the development of housing as current schools are overcapacity. Full planning permission for the PS was granted at committee in August 2013.										▲				■
(Garioch Academy Provision)	E	Consideration of academy requirements and options through school estate review and Garioch schools review.	Options review being consulted on during Q4 2013 and formally reported in 2014 for public consultation.					▲	▲								■
Transport (Improvements to Broomhill Roundabout)	D/T	Discussions and work undertaken already. Final scheme design to be agreed with TS	Alterations required to provide capacity for large scale growth in Inverurie to Blackburn corridor. Further assessment work ongoing.					▲	▲	▲	▲						■
	D/T	Acquisition of land potentially required to accommodate roundabout design	To be agreed as part of TA														■
	D/T	B994 (Kemnay Road) junction with B987 road may require upgrade / traffic signals															■
Water	D	Local water mains reinforcement may be required. Water supply will be required to come from Blackburn due to height of the development. Storage and trunk main needs to be assessed.	There is a 400mm trunk water main crossing through part of this site. Scottish Water should be contacted by the developer to ascertain whether this will have an impact on where development can take place.												▲		■
Waste Water (Inverurie WWTW)	SW	Inverurie WWTW takes flows from Blackburn, Inverurie, Kintore and Keithhall. There is currently limited treatment capacity at Inverurie WWTW. A Capital Maintenance project is due to commence which should increase hydraulic and biological capacity.	Should additional capacity be required, SW will initiate a growth project once one development meets the 5 Criteria.												▲		■
Health	D	NHS to continue to monitor and pursue through capital plan. Developer to liaise with NHS over any site requirements as part of M1.	NHS looking for provision of a health centre in Kintore.											▲			■
Waste	W, D	Additional recycling point to be identified as part of site M1.	Land take for recycling point approx 100sqm. Recycling facility is referred to within the site development framework.												▲		■
	W	Waste to advise if any requirements for household waste recycling centre as part of overall provision within the Inverurie/Kintore area.													▲		■

SGA - Blackburn to Inverurie (Large Sites)

KINTORE	EH1, EH2, EH3, R2: Woodside Croft, Town Park (Scotia Homes North Ltd, JR Craig, Tor Ecosse, AJC Homes) 2007 to 2016: 200															Post 2016	*
	SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016		
					Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	2015	2016	
SITE INFORMATION																	
Planning Applications:																	
EH1 (Scotia Homes & J R Craig)	D/DM/L	Determine planning application for EH1 and R2. Proceed with Matters Specified in Conditions.	PPIP APP/2004/3532, APP/2007/3937 and APP/2008/3133 decision notices pending for residential development and town park. S75 concluded in Jan 2014. Development programme to coincide with new Primary School (post 2015).														■*
EH2 (Tor Ecosse)	D	Determine planning application for EH2.	APP/2004/3861 decision notice pending for residential development. Development programme to coincide with new PS.														■*
EH3 (AJC Homes)	D	Start on site.	APP/2012/1398 FPP granted in Feb 2014.														■
INFRASTRUCTURE																	
Education	E		Existing PS over capacity. Education have reviewed options to accommodate pupils from phased development in relation to application on EH1.														■
Transport	✓	TA completed and approved.	Requires upgrading and signalisation of Kemnay Road (B994)														■
Water	D	Local water mains reinforcement may be required. Storage and trunk main needs to be assessed.														▲	■
Waste Water (Inverurie WWTW)	SW	Inverurie WWTW takes flows from Blackburn, Inverurie, Kintore and Keithhall. There is currently limited treatment capacity at Inverurie WWTW. A Capital Maintenance project is due to commence which should increase hydraulic and biological capacity.	Should additional capacity be required, SW will initiate a growth project once one development meets the 5 Criteria.													▲	■

SGA - Blackburn to Inverurie (Small Sites)

INVERURIE		H2: Adjacent to Golf Course (Kirkwood Homes/Tor Ecosse) 2007 to 2016: 20													■	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016	■
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2			
SITE INFORMATION																
Site Start	D	Works ongoing on site. 11 units completed in 2013. Due to be built out in 2014.	FPP granted in Mar 2012 (APP/2011/3733).					▲	▲	▲	▲					■
INVERURIE		H3: Conglass Cottages (Bancon Developments) 2007 to 2016: 27													■	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016	■
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2			
SITE INFORMATION																
Planning Application	DMD	Continue progress of application.	FPP for Residential Development (31 units) pending (APP/2013/2283) subject to S75.						▲	▲						■
INFRASTRUCTURE																
Water	D	Local water mains reinforcement may be required.														■
Waste Water (Inverurie WWTW)	D	Local sewer reinforcement may be required.														
	SW	There is currently limited treatment capacity at Inverurie WWTW. A Capital Maintenance project is due to commence which should increase hydraulic and biological capacity. Should additional capacity be required, SW will initiate a growth project once one development meets the 5 Criteria.	Inverurie WWTW takes flows from Blackburn, Inverurie, Kintore and Keithhall.													■
Health	D	Extension, sub facility or new health centre required.	Possible new facility or extension to existing.													■
Education	E	Capacity issues at Strathburn PS. Replacement school being progressed as part of capital plan.	POAN submitted for Erection of Portstown PS (ENQ/2013/1494) July 2013			▲	▲	▲	▲	▲	▲	▲				■

SGA - Huntly to Pitcaple (Large Sites)

HUNTLY		H1: Land to the North and West of Pirriesmill (Alastair Campbell, Park Lane. No Developer) 2017 to 2023: 485													■		
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	2016	Post	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Masterplan	D/O	Preparation of Masterplan	To be prepared jointly with Site EH1. Input may be required from P to coordinate.					▲	▲	▲						■	
	D/O	Submission of Masterplan	Associated access and infrastructure issues to be resolved - priority							▲						■	
Technical Assessments	D/O/P	Submission of technical assessments. Check with developer as to whether any can be submitted now for review.	TA, DIA, FRA, Contaminated Land Report, Noise Impact Assessment and Tree Survey prepared, with Landscape Plan, Consultation Statement, Access Plan and EIA to be completed.					▲	▲	▲						■	
POAN	D/O	Submission of POAN.	No timescale provided.							▲						■	
Planning Application	D/O	Submission of PA.										▲				■	
Site Marketing and Start	D/O		No information provided on marketing.													■	
INFRASTRUCTURE																	
Education	E	Education to monitor capacity and advise of options. Will feed into school estate review. Ongoing.	Some existing capacity at Gordon PS, however addition PS required for later phases.											▲	▲	▲	
	E	Education to advise of PS option.	Will be dependent on timescales for site start.													■	
	E	Education to monitor and advise of options. Ongoing.	Academy capacity available for early phases. Extension and rationalisation of temporary accommodation required for latter phases.													■	
Transport	D/O, TS, T	Developer to discuss MP, TA with TS and T.	Possible upgrading of various junctions. Specific requirements dependent on outcome of TA and discussion with TS and T.			▲	▲	▲	▲							■	
	D/O, T	Developer to discuss local roads access in development of MP with T.	MP should identify where access is proposed. Roads through Battlehill are unsuitable for development traffic and difficult to upgrade. Visibility onto old A96 currently sub-standard and difficult to improve. A new crossing over the railway is likely to be required.						▲	▲						■	
Water (Craighead WTW)	D/O	WIA required.							▲							■	
Waste Water (Huntly WWTW)	D/O	DIA required.	Developments likely to require to pump across the river as there are no sewers along the east of the River Bogie.													■	
	SW	A growth project is underway at Huntly WWTW and should be completed by the beginning 2014.											▲			■	
Waste	W	Waste service to take forward through capital programme and advise of timescales.	Upgrade to household waste recycling centre. Lead by waste service.													■	
Health	NHS	NHS Grampian to take forward through capital programme and advise of timescales.	Possible extension to Huntly Health Centre. Lead by NHS Grampian.													■	

SGA - Huntly to Pitcaple (Large Sites)

HUNTLY		EH1: Land at Ward Farm (Steve Mutch. No Developer) 2007 to 2016: 105															
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Masterplan	D/O	Preparation of MP. Discussion required with D/O of Site H1.	To be prepared jointly with Site H1. Input may be required from Delivery to coordinate.														■
	D/O	Submission of MP.	No response on status of these.														
Technical Assessments	D/O	Preparation and submission of various technical assessments.	No response on status of these.														■
POAN	D/O	Submission of POAN.	No information on timescale provided.														■
Planning Application	D/O	Submission of PA.	In discussion with DM on PA.														■
Site Marketing and Start	D/O		No information provided on marketing.														■
INFRASTRUCTURE																	
Education	E	Education to monitor capacity and advise of options. Will feed into school estate review. Ongoing.	Some existing capacity at Gordon PS, however addition PS required for later phases.														■
	E	Education to advise of PS option.	Will be dependent on timescales for site start.														■
	E	Education to monitor and advise of options. Ongoing.	Academy capacity available for early phases. Extension and rationalisation of temporary accommodation required for latter phases.														■
Transport	D/O, TS, T	Developer to discuss MP, TA with TS and T.	Trunk main upgrade. Part 3 asset.														■
	D/O, T	Developer to discuss local roads access in development of MP with T.	MP should identify where access is proposed. Roads through Battlehill are unsuitable for development traffic and difficult to upgrade. Visibility onto old A96 currently sub-standard and difficult to improve.														■
Water (Craighead WTW)	D/O	WIA required.															■
Waste Water (Huntly WWTW)	D/O	DIA required.	Developments likely to require to pump across the river as there are no sewers along the east of the River Bogie.														■
	SW	A growth project is underway at Huntly WWTW and should be completed by the beginning 2014.															■
Waste	W	Waste service to take forward through capital programme and advise of timescales.	Upgrade to household waste recycling centre. Lead by waste service.														■
Health	NHS	NHS Grampian to take forward through capital programme and advise of timescales.	Possible extension to Huntly Health Centre. Lead by NHS Grampian.														■
INSCH		EH1: East of Denwell Road (Drumrossie Land Development Company) 2007 to 2016: 70															
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Site Start Phase 1	✓		Currently on site. 19 units from phase 1 completed (remainder to be completed by end 2014).														■
Technical Assessments	D	Further information required on programming of technical information to support second application.	No information provided on technical assessments for application on remainder of site.														■
Planning Application	D	Planning application to be submitted for remainder of the site.	Application for 29 dwellings pending (ref: APP/2013/2799).														■
	DM	Determine planning Application for remainder of site.	Discussions ongoing on S75.														■
Site Start Phase 2	D	Commencement of Phase 2															■
INFRASTRUCTURE																	
Education	E	Permanent four classroom extension to Insch Primary School being progressed.	APP/2013/2819 for alterations and extension to school granted permission in Nov 2013.														■
Transport	D	Update existing TA in line with current proposals	Discuss further with Transportation and Roads Development prior to submission of the planning application.														■
Water (Invercarnie / Mannofield/Turriff WTW)	D	The water trunk main going into Insch will require substantial Part 3 upgrade. Network investigation will be required. A 225mm PVC water main crosses through the middle of this site. Scottish Water should be contacted by the developer to ascertain whether a mains diversion would be necessary.															■
Waste Water (Insch WWTW)	D	Further information on completion of DIA.	Currently sufficient capacity.														■
Health (Insch Medical Practice)	NHS	Health centre at capacity.	Possible extension to health centre. NHS Grampian to advise on programme to take forward.														■

SGA - Huntly to Pitcaple (Small Sites)

HUNTLY		EH2: Bogie Bridge (Alastair Campbell) 2007 to 2016: 31												■			
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	2016	Post	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Technical Assessments	D	FRA	SEPA have advised that a flood risk assessment will be required.														■
Planning Application	D/O	Landowner's agent to provide further information on deliverability & programming of site or identify when it's to be marketed.	Issues with access and infrastructure feasibility - initial work being undertaken to ascertain options for bridge crossings or local improvements. Some effectiveness concerns.														■
INFRASTRUCTURE																	
Waste Water (Huntly WWTW)	SW	A growth project is underway at Huntly Wet and should be completed by the beginning 2014.															■
HUNTLY		EH3: Aberdeen Road (John E Rhind) 2007 to 2016: 40												■			
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	2016	Post	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Programming	D/O		Site constrained by marketability and infrastructure (access and drainage). Some effectiveness concerns.														■
INFRASTRUCTURE																	
Waste Water (Huntly WWTW)	SW	A growth project is underway at Huntly Wet and should be completed by the beginning 2014.															■
HUNTLY		EH4: Old Toll Road (John E Rhind) 2007 to 2016: 10												■			
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	2016	Post	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Programming	D/O		Site constrained by marketability and infrastructure (access and drainage). Some effectiveness concerns.												▲		■
INFRASTRUCTURE																	
Waste Water (Huntly WWTW)	SW	A growth project is underway at Huntly WWTW and should be completed by the beginning 2014.														▲	■
INSCH		H1: North Road (Drumrossie Land Development Company) 2007 to 2016: 48												■			
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	2016	Post	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Technical Assessments	D	FRA	SEPA have indicated that there is significant risk of flooding from the Shevock. Developer has prepared a FRA which is currently being discussed with SEPA. This may impact on developable area.					▲	▲								■
Planning Application	D	Submit Planning Application.							▲								■
Site Start		Construction to start on site following planning approval.															■
INFRASTRUCTURE																	
Education	E	Current PS at capacity.	APP/2013/2819 for alterations and extension to school granted permission in Nov 2013.														■
Water	D	The water trunk main going into Insch will require substantial Part 3 upgrade. Network investigation will be required.															■
Waste Water (Insch WWTW)	D	A Drainage Impact Assessment may be required to address network issues.															■
Health (Insch Medical Practice)	NHS	Health centre at capacity.	Possible extension to health centre. NHS Grampian to advise on programme to take forward.														■

SGA - Huntly to Pitcaple (Small Sites)

INSCH		H2: Old Mart Road (Jim Ironside - No Developer) 2007 to 2016: 12													■			
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	2016	Post	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2					
SITE INFORMATION																		
Planning Application	O / DM	Determine planning application	PPIP APP/2014/1334 for 12 - 20 units pending decision. Previous application for 12 units withdrawn May 2013 (ref: APP/2013/1092) to allow contaminated land assessment.								▲	▲					■	
Marketing	O	Landowner to market site following planning approval.											▲				■	
INFRASTRUCTURE																		
Education	E	Permanent four classroom extension to Inch Primary School being progressed.	APP/2013/2819 for alterations and extension to school granted permission in Nov 2013.														■	
Water	D	The water trunk main going into Inch will require substantial Part 3 upgrade. Network investigation will be required.															■	
Waste Water (Inch WWTW)	D	A Drainage Impact Assessment may be required to address network issues.															■	
Health (Inch Medical Practice)	NHS	Health centre at capacity.	Possible extension to health centre. NHS Grampian to advise on programme to take forward.														■	
INSCH		H3: Hillview, South Road (Tor Ecosse) 2007 to 2016: 10													■			
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	2016	Post	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2					
SITE INFORMATION																		
Site Delivery	O/P	Site coming forward on a plot by plot basis. 4 plots complete to date.						▲	▲	▲	▲						■	
INFRASTRUCTURE																		
Education	E	Permanent four classroom extension to Inch Primary School being progressed.	APP/2013/2819 for alterations and extension to school granted permission in Nov 2013.														■	
Water	D	The water trunk main going into Inch will require substantial Part 3 upgrade. Network investigation will be required.															■	
Waste Water (Inch WWTW)	D	A Drainage Impact Assessment may be required to address network issues.															■	
Health (Inch Medical Practice)	NHS	Health centre at capacity.	Possible extension to health centre. NHS Grampian to advise on programme to take forward.														■	
INSCH		EH2: Drumrossie (Scotia Homes Ltd) 2007 to 2016: 25													■			
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	2016	Post	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2					
SITE INFORMATION																		
Site Start	✓	On site, nearing completion and houses sold out.															■	

SGA - Ellon to Blackdog (Large Sites)

BALMEDIE		M1: Land south of Balmedie at A90 junction (ANM Group, Aberdeenshire Council) 2017 to 2023: 50 Employment: 5ha														
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2			
SITE INFORMATION																
Masterplan	D	Preparation of masterplan for site M1 and H1	Masterplan being prepared in conjunction with site H1. Community consultation to take place Q2 2014.				▲	▲	▲							■
	D	Submission of masterplan.							▲							■
	D/DM	Approval of masterplan							▲	▲						■
Technical Assessments	D/P	Undertake TA, DIA, EA, FRA, CS, AP														■
Planning Application	D	POAN to be submitted	No timescale provided.							▲						■
	D	Submission of planning application	Phased programme of applications to be submitted following approval of masterplan													■
	D/DM	Determination of planning application														■
INFRASTRUCTURE																
	D	Developer to determine phasing information. D to advise Policy of programming.	Phasing programme underway													■
Education	E	To confirm future options in relation to capacity of Balmedie P School	Balmedie Primary School operating over capacity. Education to consider options. Possible further extension required.													■
	E/P	Monitor future school role forecasts for academy in relation to capacity. Ongoing.	Cross boundary issues with ACC.													■
Transport	D/T/TS	Develop solutions for any improvements/upgrades to existing accesses onto A90. Meeting to commence with Developer, Transportation and Transport Scotland	A90 junction will be upgraded as part of Balmedie - Tippetty dualling, but will need to check that this will have capacity for proposed development.				▲	▲								■
Water (Invercarnie / Mannofield/Turriff WTW)	D	Local mains reinforcement may be required.														■
Waste Water (Balmedie WWTW)	SW	Limited capacity at WWTW. WWTW serves Belhelvie, Balmedie, Potterton and Newburgh. SW will raise a growth project once one development meets the 5 criteria.														■
Waste	WS/D	Provision of additional recycling. Waste service to engage with masterplan process to identify land for waste and recycling centre.														■
BALMEDIE		H1: Land south of Chapelwell (Castlehill Housing Association and Aberdeenshire Council) 2017 to 2023: 150														
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2			
SITE INFORMATION																
Masterplan	D	Preparation of masterplan for site M1 and H1	Being prepared in conjunction with site H1. Community consultation Q2 2014.				▲	▲	▲							■
	D	Submission of masterplan.							▲							■
	D/DM	Approval of masterplan							▲	▲						■
Technical Assessments	D	Technical assessments to be completed.														■
Planning Application	D	POAN to be submitted	No information on timescale provided. Second Phase site and dependant on availability of funding.													■
	D	Submission of planning application	Phased programme of applications to be submitted following approval of MP													■
	D/DM	Determination of planning application														■
INFRASTRUCTURE																
	D	Developer to determine phasing information.	Phasing programme underway						▲							■
Education	E	Education to confirm future options in relation to revised capacity following recent extension to Balmedie PS.	Balmedie Primary School operating over capacity. Education to consider options. Possible further extension required.						▲	▲	▲					■
	E/P/ACC	Monitor future school role forecasts for academy in relation to capacity. Ongoing. Discussion with ACC Education on future options.	Cross boundary issues with ACC.						▲	▲	▲					■
Transport	D/T/TS	Develop solutions for any improvements/upgrades to existing accesses onto A90. Meeting to commence with Developer, Transportation and Transport Scotland	A90 junction will be upgraded as part of Balmedie - Tippetty dualling, but will need to check that this will have capacity for proposed development.													■
Water (Invercarnie/ Mannofield/Turriff WTW)	D	Local mains reinforcement may be required.														■
Waste Water (Balmedie WWTW)	SW	Limited capacity at WWTW. WWTW serves Belhelvie, Balmedie, Potterton and Newburgh. SW will raise a growth project once one development meets the 5 criteria.														■
Housing	H/D	Consultation with Housing Service to discuss funding options	To identify options for accessing funding													■

SGA - Ellon to Blackdog (Large Sites)

BLACKDOG		M1: Land at Blackdog (Colin and Esther Tawse) 2017 to 2023: 600 Employment: 4ha															
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Masterplan	✓	Submission of Masterplan														■	
	✓	Approval of masterplan	Approved February 2013	✓												■	
Technical Assessments	D/P	Undertake EIA screening/scoping, TA, DIA, WIA, EA, FRA, LP, AP	A FRA is required by SEPA to assess multiple small watercourses running through development site.	▲	▲	▲	▲	▲								■	
Planning Application	✓	POAN to be submitted		✓												■	
	✓	Submission of phase 1 planning application	Initial 48 units and retail unit to be submitted pre-AWPR and 2017					✓								■	
	D/DM	Determination of phase 1 planning application							▲							■	
	D	Submit application for future phases of development													▲	■	
INFRASTRUCTURE																	
Education	D	Developer to determine phasing information.	Developer is having early discussions with Education			▲										■	
	E	Education to consider options for primary school provision and phasing	City schools capacity discussions ongoing. To be considered alongside consideration of potential temporary solutions.			▲	▲									■	
	E/PR/D	Education to progress with early work on preparing primary solution.	Land acquisition, Design work, re-zoning exercise etc.			▲	▲	▲	▲	▲	▲					■	
	E	Delivery of primary school solution	TBC following outcome of above.														■
	E/P/ACC	Monitor future school role forecasts for academy in relation to capacity. Discussion with ACC on future options in relation to provision.	Cross boundary issues with ACC.														■
Transport	D/T/TS	Develop solutions for access(s) onto A90/AWPR. Meeting to commence with Developer, Transportation and Transport Scotland														■	
	D/T/TS	Develop and agree solution for access onto A90/AWPR and the phasing.	Will tie in with phasing plan and masterplan. Initial 48 units can be accommodated within the existing network.													■	
Water (Invercarnie / Mannofield/Turriff WTW)	D		Local mains reinforcement may be required depending on the outcome of a WIA.													■	
Waste Water	SW	SW will initiate a growth project when one development meets the 5 criteria.	Limited capacity at Strabathie WWTW.													■	
Waste	D	Provision of additional recycling. Waste service to engage with masterplan process to identify land for additional recycling point.														■	
Health	NHS	Provision to be discussed and agreed with NHS Grampian														■	

SGA - Ellon to Blackdog (Large Sites)

ELLON		M1: Cromleybank (Scotia Homes North Ltd) 2007 to 2016: 745 2017 to 2023: 235 Employment: 2ha												■*		
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2			
SITE INFORMATION																
Framework/Masterplan	D	Preparation of Development Framework/Masterplan	Review of previous work undertaken to develop framework and masterplan in October 2012 ongoing.					▲	▲	▲						■
	D	Submission of Framework/Masterplan	Masterplanners and design team have been appointed.							▲	▲					■
	D/DM	Approval of development framework/masterplan									▲					■
Technical Assessments	D	Technical assessments to be completed.	Traffic modelling update underway. Bridge discussions continuing.					▲	▲	▲						■
			Multiple small watercourses and drains running through the development site as well as some areas of surface flooding. These should be addressed in a FRA.						▲	▲						■
Planning Application	D	POAN to be submitted							▲							■
	D	Submission of planning application(s)												▲		■
	D/DM	Determination of planning application(s)												▲		■
INFRASTRUCTURE																
Overall	D	Developer to provide programming information.						▲	▲							■
	D	Developer to provide phasing information.	Timescales dependent on masterplan.													■
Education (Primary School)	✓		Education to review the situation. Initial phases can be accommodated in advise that no additional capacity is required.													■
Education (Secondary School)	E/PR	Delivery of new academy. Work underway	New academy is part of Capital Plan. Construction commenced Q3 2013			✓										■
Health	NHS	Provision to be discussed and agreed with NHS Grampian. Could potentially require site as part of M1.	Current site options being considered. NHS progressing.													■
Transport	D/T	Early dialogue and quick progress on transport assessment required	Early dialogue began in Nov 2012. Developer is working with the Roads Development Team to identify options.													■
Transport Assessment	D/T	Transport assessment and appraisal required. Early dialogue required with PR and T with regard to options.	Transport Assessment and Appraisal to be submitted													■
Hospital Rd/Station Rd junction																■
Southern peripheral road Roundabout upgrade A90 north									▲	▲						■
Improvements to A90/A920 and A90/A948 roundabouts																■
Additional road crossing over River Ythan																■
Water (Invercarnie / Mannofield/Turriff WTW)	D	A Water Impact Assessment will be required to determine infrastructure required to support a development of this size.							▲	▲	▲					■
Waste Water (Ellon WWTW)	D	A Drainage Impact Assessment will be required to determine infrastructure required to support a development of this size.							▲	▲	▲					■
	SW	There is available capacity at Ellon, however significant growth is planned in the area and a growth project may be required during the life of the LDP. If there is insufficient capacity SW will initiate a growth project once one development meets 5 criteria.														■
Waste	WS	Waste to provide update on site options provision of additional waste facilities.														■
ELLON		EH1: Castle Park West (Barratt North Scotland and Scotia Homes) 2007 to 2016: 247												■		
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2			
SITE INFORMATION																
Planning Application	✓	Planning consent	PP granted. Consent issued 19/01/2012 (APP/2009/2460).													■
	✓	Construction	Construction work has commenced on site by both developers.			▲										■

SGA - Ellon to Blackdog (Large Sites)

SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
FOVERAN																	
M1: South of Westfield Farm (Mr Booth, Harper and Cochrane)																	
2007 to 2016: 50																	
Employment: 2ha																	
SITE INFORMATION																	
Masterplan	✓	Approval of masterplan	Masterplan agreed by Formartine Area Committee on 24/9/13			✓											■
Technical Assessments	D	Technical assessments to be completed.	FRA required to assess flood risk on southern boundary of development site from fluvial flooding														■
Planning Application	✓	POAN submitted and agreed	POAN agreed 23/11/2010. Updated POAN for M1 and EH2 submitted 23/5/14 (ENQ/2014/1580)														■
	D	Submission of planning application						▲									■
	D/DM	Determination of planning application							▲								■
INFRASTRUCTURE																	
Education	E	Education to consider options for primary school provision and phasing	Limited space for extension or temporary unit on site. Ongoing.														■
	E	Education to progress with early work on preparing primary solution.	Design work, re-zoning exercise etc.														■
	E	Delivery of primary school solution	TBC following outcome of above.														■
Transport	D/T/TS	Develop solutions for access(s) onto A90. Meeting to commence with Developer, Transportation and Transport Scotland	Solution likely to be interlinked with delivery of Balmedie - Tipperty scheme.						▲								■
	D/T/TS	Develop and agree solution for access onto A90 and the phasing.	Will tie in with phasing plan and masterplan.						▲								■
Water (Invercarnie / Mannofield/Turriff WTW)	D	Local water mains reinforcement may be required depending on the outcome of a WIA. A 12" trunk main runs through part of this site. Scottish Water should be contacted by the developer to ascertain whether this will impact on the layout of their site. A major wayleave may be required at either side of the main.															■
	D	Network and options appraisal required.															■
Waste Water (Blairythan Septic Tank)	SW	A growth project has been initiated at Blairythan Terrace Septic Tank due to a developer meeting the 5 Growth Criteria. This will allow capacity to be included to serve additional LDP site allocations.						▲	▲								■

SGA - Ellon to Blackdog (Small Sites)

BELHELVIE		H1: East End of Park Terrace (J. G Ross c/o William Lippe) 2007 to 2016: 10														■
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016	Post
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2			
SITE INFORMATION																
Planning Application	O/D	Developer to complete feasibility study and scheme design, DIA and landscape plan.	Project to be progressed towards the end of 2013 - planning application to be submitted. Landowner plans to sell land with PPP. Access issues may cause delays.													■
INFRASTRUCTURE																
Education	E	See Balmedie - PS over capacity														■
Water	D	Local mains reinforcement may be required.														■
Waste Water (Balmedie WWTW)	SW	Limited capacity at WWTW. SW will raise a growth project once the development meets the 5 criteria. Network investigations may be required in Belhelvie by the developer to identify what infrastructure is required to support their development. If investigations show that the development will have a negative impact on existing customers then mitigation will be required by the developer.	WWTW serves Belhelvie, Balmedie, Potterton and Newburgh.													■
ELLON		H1: Hillhead Drive (P B Ritchie & Partners c/o Baxter Design) 2007 to 2016: 5														■
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016	Post
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2			
SITE INFORMATION																
Section 75	L/D	Conclusion of s75 - issue with land registry to be resolved.	PP granted 25/10/2011 (APP/2010/2169). Consent and agreement of Section 75 imminent. DIA, FRA, landscape and access plan and contaminated land report completed and agreed. Quotations obtained for utility works, i.e. drainage etc. The site has recently been sold to a developer and planning application expected shortly. Servicing of site to commence in 2014.													■
INFRASTRUCTURE																
Health	NHS	Site to be identified for new health centre.	Current site options being considered. NHS progressing.													■
FOVERAN		EH1: South West of Turin Way (Cala (Homes) East Ltd) 2007 to 2016: 12														■
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016	Post
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2			
SITE INFORMATION																
Site Construction	✓	Marketing and construction on site ongoing. Development due to be completed Jun 2014.	FPP granted for 28 units. Consent issued 15/03/2012 (APP/2011/0815). The WWTW is operational. All the road infrastructure to a base level and all main services have been installed.													■
FOVERAN		EH2: West of McBey Way (Harper & Cochrane Ltd c/o HFM) 2007 to 2016: 6														■
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016	Post
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2			
SITE INFORMATION																
Masterplan	✓	Agree Masterplan	Site incorporated within masterplan for M1. Masterplan agreed by Formartine Area Committee on 24/9/13.													■
Planning Application	D	Planning application anticipated 2014.	POAN for M1 and EH2 submitted 23/5/14 (ENQ/2014/1580)													■
INFRASTRUCTURE																
Education	E	Primary school at capacity. Education to advise of future options.														■
Water	D	Local mains reinforcement may be required.														■
Waste Water (Blairythan Septic Tank)	SW	A growth project has been initiated at Blairythan Terrace Septic Tank due to a developer meeting the 5 Growth Criteria. This will allow capacity to be included to serve additional LDP site allocations.														■

SGA - Peterhead to Hatton (Large Sites)

PETERHEAD		M1: Inverugie Meadows (Susan Baxter, New Hope Trust, Buchan Brothers) 2007 to 2016: 575 2017 to 2023: 690 Employment: 4ha												■*			
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016	■	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Development Framework	✓	Preparation of Development Framework															■
	✓	Submission of Development Framework			✓												■
	✓	Agreement of Development Framework	Agreed at Area Committee on the 8/10/13			✓											■
Masterplan	✓	Preparation of Masterplan(s)	Underway.			▲	▲										■
	D	Submission of Masterplan(s)						▲									■
	DM	Agreement of Masterplan(s)						▲	▲								■
Technical Assessments	D	Undertake EIA screening/scoping, TA, DIA, WIA, EA, FRA, LP, AP	Ongoing.			▲	▲	▲	▲	▲							■
Planning Application	✓	Submission of POAN	POAN submitted Dec 2011 (Ref: ENQ/2011/2149)														■
INFRASTRUCTURE																	
Education (Primary School)	E	Site for primary school to be reserved within masterplan for site M1. Review of primary school catchments ongoing in Peterhead.	Will depend on outcome of catchment review. Possible extension of existing Buchanhaven PS.		▲	▲	▲	▲	▲	▲	▲						■
Transport Upgrade of A90 junctions.	D, T, TS	Developers to consider & agree access requirements through masterplan(s). Transport Scotland will require to be consulted on any upgraded junctions on the trunk road network.	Preferred option is for two new TR roundabouts at A90/A982 and A90/Inverugie Road junctions, which will also provide connection to existing Waterside development area.		▲	▲	▲	▲	▲	▲	▲						■
Internal road layout.	D	Developers to consider street hierarchy and overbridge crossing of A90 at Formartine and Buchan Way (F&R Way) through Development Framework and overall/individual masterplans. Transport Scotland should be consulted with at an early stage regarding the principle and standards (DMRB) required of structures crossing the trunk road.	Avoid access to employment land through residential areas. Inverugie Road requires to be upgraded, plus internal connections to F&B Way and pedestrian/cycle connections to Peterhead.		▲	▲	▲	▲	▲	▲	▲						■
Water (Forehill WTW)	D	WIA required.	Considered as part of technical assessments.					▲	▲	▲	▲						■
Waste Water (Peterhead PFI)	D	Network investigation required.					▲	▲	▲	▲	▲						■
Health	NHS	NHS to advise on progress and whether any site specific requirements (e.g. land)	Possible requirement for a new hospital. NHS to advise of options and progress.		▲	▲	▲	▲	▲	▲	▲						■
PETERHEAD		H1: Wester Clerkhill (Susan Baxter / Claymore Homes) 2007 to 2016: 180 2017 to 2023: 70												■			
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016	■	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Masterplan	✓	Approval of Masterplan	Masterplan agreed by Buchan Area Committee on 26/2/13.	✓													■
Technical Assessments	D	Undertake TA, DIA, WIA, LP, AP	Ongoing. EIA screening opinion - not required.	▲													■
Planning Application	✓	Submit POAN	POAN submitted 19/12/11 (ref: ENQ/2011/2148) for part of the site.														■
	D	Submit planning Application									▲						■
INFRASTRUCTURE																	
Education (Primary School)	E	Review of primary school catchments ongoing in Peterhead.	Possible requirement for new PS, dependent on schools review.					▲									■
Transport	D, TS, T	Developer to address as part of masterplan.	New access points required.														■
Water (Forehill WTW)	D	WIA required.	Considered as part of technical assessments.	▲													■
Waste Water (Peterhead PFI)	D	Wastewater network investigations required.															■
	D	400mm trunk water main in vicinity. Scottish Water should be contacted as early as possible by the developer to discuss the impact on the site.															■
Health	NHS	NHS to advise on progress and whether any site specific requirements (e.g. land)	Possible requirement for a new hospital. NHS to advise of options and progress.														■

SGA - Peterhead to Hatton (Large Sites)

PETERHEAD		EH1: Land at West Road (Hermiston Securities) 2007 to 2016: 225												■			
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	2016	Post 2016	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Technical Assessments	✓	TA, DIA, FRA submitted as part of planning application															■
Planning Application	✓	Planning Application submitted in 2009 pending (ref: APP/2009/2512). Planning Permission in Principle for Housing Development of 225 Dwellings															■
	D	Awaiting outcome of Section 75.	Discussions ongoing - Viability Assessment submitted						▲	▲							■
INFRASTRUCTURE																	
Water (Forehill WTW)	D	Local mains reinforcement may be required.	Considered as part of technical assessments.														■
Waste Water (Peterhead PFI)	D	Network investigation required.															■
PETERHEAD		EH2: Land at Richmond Farm (ARD Properties Ltd) 2007 to 2016: 130												■			
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	2016	Post 2016	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Planning Application	✓	FPP granted for 105 houses for whole site.	FPP granted for 105 houses in Feb 2012 (APP/2008/0112)														■
	✓	Various applications for amending house types have been approved.															■
Site Start	✓	Site start	Site currently under construction although completion rates have been lower than anticipated.														■
PETERHEAD		EH3: Wester Clerkhill (Claymore Homes) 2007 to 2016: 185												■			
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	2016	Post 2016	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Masterplan	DM	Approval of Masterplan (in conjunction with site H1)	Masterplan agreed by Buchan Area Committee on 26/2/13.	✓													■
Technical Assessments	D	Undertake TA, DIA, WIA, FRA	SEPA has advised that flood risk from small watercourse and from surface water flooding needs to be considered. Condition of the reservoir and any associated risk also needs to be considered.					▲	▲								■
Planning Application	✓	Submit POAN	POAN submitted 19/12/11 (ref: ENQ/2011/2148)														■
	D	Planning Application submitted for remainder of site								▲							■
Site Start	D	Construction commenced on north east of site.			▲												■
INFRASTRUCTURE																	
Education (Primary School)	E	Review of primary school catchments ongoing in Peterhead.	Possible requirement for new PS, dependent on schools review.														■
Transport	✓	Developer to address as part of masterplan.	Indicative access points agreed through masterplan.	✓													■
Water (Forehill WTW)	D	Local mains reinforcement may be required.	Considered as part of technical assessments.														■
Waste Water (Peterhead PFI)	D	Network investigation required.															■

SGA - Peterhead to Hatton (Small Sites)

BODDAM		H1: Mains of Boddam Caravan Site (Mr PJ Anctetill) 2007 to 2016: 6											■					
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016	■		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2					
SITE INFORMATION																		
Site Delivery	O/D	Landowner entered into lease agreement for agricultural uses on this land due to marketability issues.	Limited market for residential use in this location.														▲	■
INFRASTRUCTURE																		
Water	D	Local mains reinforcement may be required.																■
Waste Water	D	Local wastewater network reinforcement may be required. Surface Water flows to discharge via SUDs. Serious land drainage flooding occurs in this area.																■
BODDAM		H2: East of Inchmore Gardens (Norman P Lawie Ltd) 2007 to 2016: 9											■					
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016	■		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2					
SITE INFORMATION																		
Planning Application	D	Submit Planning Application.	PPiP (APP/2013/3141) was refused on the 19 th December 2013 due to lack of drainage information.														▲	■
INFRASTRUCTURE																		
Water	D	Local mains reinforcement may be required.																■
Waste Water	D	Local wastewater network reinforcement may be required. Surface Water flows to discharge via SUDs. Serious land drainage flooding occurs in this area.																■
BODDAM		EH1: Adjacent to RAF Buchan (Mr Barry Gray) 2007 to 2016: 6											■					
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016	■		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2					
SITE INFORMATION																		
Planning Application	O/D	Landowner currently working to resolve drainage issues.	Planning application approved pending S.75 (APP/2013/2360) - revised housing layout.								▲							■
INFRASTRUCTURE																		
Water	D	Local mains reinforcement may be required.																■
Waste Water	D	Local wastewater network reinforcement may be required. Surface Water flows to discharge via SUDs. Serious land drainage flooding occurs in this area.																■
HATTON		H1: Northfield (Mr K Mallarkey c/o Philip Baxter) 2017 to 2023: 40											■					
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016	■		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2					
SITE INFORMATION																		
Planning Application	D	Planning application Autumn 2016.	Second phase site. Assessments in 2015.														▲	■
INFRASTRUCTURE																		
Water	D	Local mains reinforcement may be required.																■
Waste Water (Hatton of Cruden WWTW)	D	Sewer network subject to flooding, this would need investigation. Obligation on developer not to make situation worse.																■
	SW	Currently insufficient capacity at WWTW. Scottish Water will initiate a growth project if one developer meets our 5 Growth Criteria.																■

SGA - Peterhead to Hatton (Small Sites)

HATTON		EH1: Land Adjacent to Park View (L T Cantlay) 2007 to 2016: 15															
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Marketing		Landowner actively marketing site.								▲	▲	▲					■
Planning Application	D	Application to be submitted. Works required to alter sewer line & backfill site to road level.											▲				■
INFRASTRUCTURE																	
Water	D	Local mains reinforcement may be required.															■
Waste Water (Hatton of Cruden WWTW)	SW	Currently insufficient capacity at WWTW. Scottish Water will initiate a growth project if one developer meets our 5 Growth Criteria.															■
	D	Sewer network subject to flooding, this would need investigation. Obligation on developer not to make situation worse. If site requires pumping the developer could consider taking flows straight to the WWTW.															■
	D	A sewer mains runs through the length of this site. Scottish Water should be consulted to ascertain whether a mains relocation is required.															■
HATTON		EH2: Off Station Road (Mr Ronald Duguid) 2007 to 2016: 20															
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Planning Application	D	Submission of MSC application envisaged in 2014.	PPIP (APP/2004/2977) granted 2009. S42 to extend time limits conditions in 2011 (APP/2011/2388) - 5 years - due to expire October 2016.							▲	▲						■
INFRASTRUCTURE																	
Water	D	Local mains reinforcement may be required.															■
Waste Water (Hatton of Cruden WWTW)	SW	Currently insufficient capacity at WWTW. Scottish Water will initiate a growth project if one developer meets our 5 Growth Criteria.															■
	D	Sewer network subject to flooding, this would need investigation. Obligation on developer not to make situation worse. If site requires pumping the developer could consider taking flows straight to the WWTW.															■
LONGHAVEN		H1: Adjacent to Longhaven School (c/o Tinto Architecture) 2007 to 2016: 30															
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Programming	✓	Pre-application discussion								✓							■
Planning Application	O/D	Submit planning application.															■
INFRASTRUCTURE																	
Water	D	Local water mains reinforcement may be required depending on outcome of Flow & Pressure test or Water Impact Assessment.															■
Waste Water	D, SW, SEPA	No public sewers or treatment															■
PETERHEAD		H2: The Lodge (Mrs H Batty) 2007 to 2016: 01															
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Planning Application	D	Submit planning application.								▲	▲	▲					■
INFRASTRUCTURE																	
Water	D	Local mains reinforcement may be required.															■

Local Growth - Aberdeen Housing Market Area (Large Sites)

FORMARTINE - Large Sites																	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016	Status	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
NEWBURGH																	
H1: Knockhall Road (Scotia Homes)																	
2007 to 2016: 30																	
2017 to 2023: 30																	
SITE INFORMATION																	
Masterplan	D	Preparation of masterplan	Masterplan submitted in Q1 2014.					✓									■
	D	Approval of masterplan	Masterplan agreed at Committee in March 2014.					✓									■
Technical Assessments	D	Technical assessments to be completed.	To be submitted along with application and masterplan.					✓									■
Planning Application	D	POAN submitted	ENQ/2013/1091 - submitted in April 2013		✓												■
	D	Submission of planning application	Full planning application submitted in April 2014 (APP/2014/1408).						✓								■
	D/DM	Determination of planning application						▲	▲								■
Site Start	D	Commence on site	It is the developers intention to be on site by the end of 2014								▲						■
INFRASTRUCTURE																	
Education	E	Education to monitor school role.	To commence after start date.								▲						■
Transport	D	Masterplan process to identify solution for local road network in discussion with Roads Development.						✓									■
Water	D	Local mains reinforcement may be required.															■
Waste Water - Balmedie WWTW	SW	Limited capacity at WWTW. WWTW serves Belhelvie, Balmedie, Potterton and Newburgh. SW will initiate a growth project and investigate options for larger developments within the network.															■
OLDMELDRUM																	
M1: Land North of Distillery Road (Church of Scotland)																	
2007 to 2016: 25																	
2017 to 2023: 25																	
SITE INFORMATION																	
Marketing	D/O	Market site	Site currently being marketed.					▲	▲	▲							■
Masterplan	D	Preparation of masterplan.	Initial enquiries have been made to the planning service regarding the MP.						▲	▲							■
	D/DM	Approval of masterplan															■
Technical Assessments	D	Assessments to be undertaken															■
Planning Application	D	POAN to be submitted															■
	D	Application to be submitted															■
INFRASTRUCTURE																	
Education	E	Education to monitor school role.	To commence after start date.														■
Transport	T/D	Masterplan process to identify solution for local road network in discussion with Roads Development.	Full access to be taken via A947. The landowner is in the process of purchasing the land required for access.														■
Water - Invercarnie / Mannofield/Turriff WTW	D	Local mains reinforcement may be required depending on the outcome of a WIA.															■
Waste Water - Oldmeldrum WWTW	SW	SW will initiate a growth project when development meets the 5 criteria.	Limited capacity at WWTW.														■
Waste	W	Waste to provide update on site options for recycling point and household waste recycling centre.															■

Local Growth - Aberdeen Housing Market Area (Large Sites)

FORMARTINE - Large Sites (continued)																	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	2017	Post	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
OLDMELDRUM		M2: West of Coutens Park (Baker Street Properties and Investments c/o Ryden) 2007 to 2016: 25 2017 to 2023: 25 Employment Land: 2.1ha or retail opportunity															
SITE INFORMATION																	
Masterplan	D	Preparation of masterplan.									▲	▲					■
	D/DM	Masterplan agreed										▲	▲				■
Technical Assessments	D	Assessments to be undertaken. TA, DIA and FRA									▲						■
Planning Application	D	POAN to be submitted															■
	D	Application to be submitted															■
Site Start	D																■
INFRASTRUCTURE																	
Education	E	Education to monitor school role.	To commence after start date.														■
Transport	T/D	Masterplan process to identify solution for local road network in discussion with Roads Development.	Full access to be taken via existing Oldmeldrum bypass (B9170).								▲						■
Water - Invercarnie / Mannofield/Turriff WTW	D	Local mains reinforcement may be required depending on the outcome of a WIA.															■
Waste Water - Oldmeldrum WWTW	SW	SW will require to raise a growth project when development meets the 5 criteria.	Limited capacity at WWTW.														■
Waste	W	Waste to provide update on site options for recycling point and household waste recycling centre.															■
TARVES		M1: The Grange (Mr J Benton) 2007 to 2016: 50 2017 to 2023: 50 Employment: 3ha															
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	2017	Post	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Masterplan	D	Preparation of masterplan.	Draft site layout and service plan prepared. Community consultation to be carried out.								▲	▲					■
	D	Submission of masterplan										▲					■
	D/DM	Masterplan agreed											▲				■
Technical Assessments	D	DIA, consultation statement and landscape plan to be submitted with planning application.										▲					■
Planning Application	D	POAN to be submitted										▲					■
	D	Application to be submitted											▲				■
Site Start	D	Commence on site												▲			■
INFRASTRUCTURE																	
Education	E	Education to monitor school role.															
Transport	T/D	Masterplan process to identify solution for local road network in discussion with Roads Development.	Full vehicular access required on to B999. Options for provision of emergency access to be discussed through masterplan process.														■
Water - Invercarnie / Mannofield/Turriff WTW	D	Local mains reinforcement may be required.	Local mains reinforcement may be required depending on the outcome of a WIA.														■
Waste Water - Tarves WWTW	D	Local mains reinforcement may be required.															■

Local Growth - Aberdeen Housing Market Area (Large Sites)

GARIOCH - Large Sites																	
KEMNAY		H1: Land to the east of Greystone Road (Barratt East Scotland Ltd) 2007 to 2016: 0 2017 to 2023: 65														■	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	2016	Post	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Masterplan	D	Masterplan submitted for approval	No development can take place until the second phase of the Local Development Plan and when secondary education constraints have been resolved.													▲	■
	DM	Agreement of masterplan.														▲	■
Technical Assessments	D	To be prepared alongside masterplan.	SEPA has advised of a small area of pluvial flood risk at the bottom of the site.													▲	■
Planning Application		POAN														▲	■
	D	Submission of planning application.														▲	■
INFRASTRUCTURE																	
Education	E	Solution to capacity issues at academy are being reviewed as part of the Garioch Schools review.	No development can take place until the second phase of the Local Development Plan and when secondary education constraints have been resolved.													▲	■
Water	D	Local mains reinforcement may be required depending on outcome of Flow & Pressure test or Water Impact Assessment.	A 200mm PVC water main crosses through the middle of this site. SW should be contacted by the developer to ascertain whether a mains diversion is required.														■
Waste Water	D	Local sewer reinforcement may be required depending on outcome of network analysis.															■
Transport	D, T		Contributions may be required to address the cumulative impact of developments on the trunk road network.														■
Health Centre	NHS/D		Contributions will be required for a replacement health centre.														■
NEWMACHAR		M1 & E1: Hillbrae Way (Stewart Milne Homes, Kirkwood Homes) 2007 to 2016: 140 2017 to 2023: 160 Employment: 5ha														■	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	2016	Post	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Development Framework	✓	Development framework approved.	Development framework covers long term options for Newmachar, including school provision and bypass.														■
Masterplan	✓	Masterplan agreed	Masterplan was approved at GAC committee in May 2013.		✓												■
Technical Assessments	✓	To be prepared alongside masterplan.															■
Planning Application	✓	POAN	ENQ/2012/0283														■
	D	Submission of planning application.	PPIP pending for residential and primary education (ref: APP2012/3943). Discussions ongoing with planning gain - possible June committee.						▲								■
INFRASTRUCTURE																	
Education (PS Provision)	E	Site to be reserved for PS.	School site agreed as part of MP.					▲									■
(Academy Provision)	P/E	Ongoing discussion required through cross boundary education group.	Existing capacity at Dyce Academy but cross boundary issues.														■
Transport	D, T	Discussions required on phasing and delivery of bypass. Addressed through TA.	Initial work undertaken on route of bypass - desktop study.														■
	D	Provision of direct pedestrian/cycle access onto Formartine and Buchan way.	Addressed through development framework, land safeguarded in masterplan for M1.														■
Water	SW/D	Will dependent on scale and type of on-domestic uses and outcome of WIA.	Service reservoir. Bigger pumps may be required due to combined effects of development. Further network investigation required.														■
Waste Water (Newmachar WWTW)	D/SW		Limited capacity. SW will initiate a growth project once development meets the 5 criteria.														■
Health Centre	NHS/D	NHS to advise whether provision should be considered as part of development framework and advise of programming.	Possible requirement for health centre for Newmachar. Currently served by 2 practices in Dyce.														■
Waste	W/D	To be identified as part of masterplan.	Additional recycling point required. Land take 100sqm.														■

Local Growth - Aberdeen Housing Market Area (Large Sites)

GARIOCH - Large Sites (continued)																			
NEWMACHAR		H1: Corseduick Road (Barratt North East Scotland) 2007 to 2016: 50 2017 to 2023: 115																	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	2016	Post		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2						
SITE INFORMATION																			
Masterplan	✓	Preparation of masterplan																	■
	✓	Submission of masterplan.	Agreed 4 December 2012																■
Technical Assessments	✓	To be prepared alongside masterplan and planning application.																	■
Planning Application	✓	POAN	ENQ/2012/0098																■
	✓	Submission of planning application.	APP/2013/2757 pending for 70 units				▲	▲	▲										■
Site Start	D	Start on-site works	mid-2014 estimated						▲	▲	▲	▲							■
INFRASTRUCTURE																			
Education	P/E	Ongoing discussion required through cross boundary education group.	Existing capacity at Dyce Academy but cross boundary issues.																■
Transport	D	Ongoing discussion with regard to delivery of bypass. See Site M1.																	■
	D	To be considered as part of masterplan.	Provision of direct pedestrian/cycle access onto Formartine and Buchan way. Minimum of two points of access.																■
Water	SW/D	Will be dependent on scale and type of non-domestic uses and outcome of WIA.	Service reservoir. Bigger pumps may be required due to combined effects of development. Further network investigation required.																■
Waste Water (Newmachar WWTW)	D/SW		Limited capacity. SW will initiate a growth project once development meets the 5 criteria.																■
Health Centre	NHS/D	NHS to advise whether provision should be considered as part of development framework and advise of programming.	Possible requirement for health centre for Newmachar. Currently served by 2 practices in Dyce.																■
WESTHILL		H1: Broadshade (Stewart Milne Homes) 2007 to 2016: 95 2017 to 2023: 95																	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	2016	Post		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2						
SITE INFORMATION																			
Masterplan	✓	Preparation of masterplan		✓															■
	✓	Approval of masterplan.	Masterplan was approved at the committee in May 2013.		✓														■
Technical Assessments	✓	To be prepared alongside and input to masterplan.	A transport assessment and a Phase I habitat survey was submitted along with the planning application.				✓												■
Planning Application	✓	Submission of POAN	Submitted Dec 2012. Public consultation took place in Q1 of 2013 and a consultation report submitted along with the application.		✓														■
	✓	Approval of planning application.	Application for full planning permission submitted in May 2013 (APP/2013/1692) and approved Dec 2013.				✓												■
Site Start	✓	Commence on site	Work begun in May 2013.						✓										■
INFRASTRUCTURE																			
Education	E	Education to consider and advise on options. Could consider possible rezoning.	Insufficient capacity at Skene PS to accommodate development.																■
Transport	T/D	TA required.	A transport assessment was submitted along with the planning application.																■
Water	D	Possible requirement for new reservoir. Westhill storage tank is nearing capacity. Ongoing monitoring. Further info following WIA.																	■
Waste Water	D	Sewer network reinforcement may be required.																	■

Local Growth - Aberdeen Housing Market Area (Large Sites)

GARIOCH - Large Sites (continued)																		
SAUCHEN / CLUNY		H1: Main Street (Stewart Milne Homes / Kirkwood Homes) 2007 to 2016: 50																■
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016			
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2					
SITE INFORMATION																		
Masterplan	✓	Preparation of masterplan.																■
	✓	Submission of masterplan.	The masterplan was approved at committee in October 2012															
Technical Assessments	✓	To be prepared alongside and input to masterplan.																■
Planning Application	✓	POAN Submitted	ENQ/2012/0101															■
	✓	Submission of planning application	APP/2012/4176. Application was granted full planning permission in May 2013		✓													■
Site Start	✓	Commence on site	Site works commenced in June 2013 and are expected to last for three years.		✓											▲		■
INFRASTRUCTURE																		
Footway Provision	T	Pedestrian link to school to be provided	Developer to contribute to footpath as agreed through S75.															■
MARR - Large Sites																		
BANCHORY		M2 / H2: Hill of Banchory (Bancon Developments Ltd) 2007 to 2016: 135 2017 to 2023: 210 Employment: 2ha																■
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016			
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2					
SITE INFORMATION																		
Masterplan	D	Prepare and submit masterplan	Masterplan submitted in May 2014 (APP/2014/1841) pending consideration.						✓									■
	D	Agreement of masterplan.						▲	▲									■
Technical Assessments	D	To be prepared alongside and input to masterplan.	FRA has been incorporated into masterplan. Phase 1 study done. TA done. Ecological Assessment completed.					✓										■
Planning Application	D	POAN for part of site	ENQ/2012/0904 to include care home, neighbourhood centre, health centre.															■
	D	Submission of planning application	PPIP application submitted in May 2014 (APP/2014/1973) pending consideration.						✓									■
	DM	Determination of planning application	To follow agreement of masterplan.							▲	▲							■
Site Start	D		Estimated timescale												▲			■
INFRASTRUCTURE																		
Education (PS Provision) (Academy Provision)	E	Education to monitor school roles and advise on options.	Possible re-zoning or extension of Hill of Banchory PS and Banchory PS					▲	▲									■
	E	Education to monitor school roles and advise on options.	Few options as restricted site. Longer term options to be considered.															■
Transport (Local Transport) (Park and Ride)	D	Assessment required to determine impact on junctions along A93.	New distributor road required between A980 and A93.															■
	T	Progress with delivery of park and ride. Update on timescales required.																■
Water	D	Network upgrades 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.																■
Waste Water (Banchory WWTW)	D	Wastewater network investigations required to establish whether local network upgrades may be required.																■
	SW	A growth project may be required at Banchory WWTW in the near future to meet the needs of new development.																■
Health	NHS	NHS Grampian to identify site and advise on progress.	New health centre required. Health centre options being considered as part of site, including dental practice.															■

Local Growth - Aberdeen Housing Market Area (Large Sites)

MARR - Large Sites (continued)																	
INCHMARLO	H1: Inchmarlo Continuing Care Community (Skene Enterprises) 2007 to 2016: 60																*
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Masterplan	D	Prepare and submit masterplan	Draft masterplan is underway. The Developer has submitted a bid for an area adjacent to the allocated site and it is intended that the masterplan will cover both eventualities.							▲	▲						■
Technical Assessments	D	To be prepared alongside and input to masterplan.	FRA may be required if low lying areas are to be developed.							▲	▲						■
Planning Application	D	Submission of POAN.	No timescale provided. Estimate.								▲						■
	D	Submit planning application	No timescale provided. Estimate.										▲				■
	D	Construction method statement required - to take account of potential impact on the River Dee SAC.	No timescale provided. Estimate.														■
Site Start	D														▲		■
INFRASTRUCTURE																	
Water (Invercarnie WTW)	D	Local mains reinforcement may be required															■
Waste Water (Inchmarlo Septic Tank)	SW	This site will go to Inchmarlo ST, which was provided by and for the retirement community. They have a private sewer network and Scottish Water operates the plant.	All other development outwith this community will go into Banchory or require private treatment. Banchory WWTW will require a growth project to meet the demands of all allocations in the current LDP.														■

Local Growth - Aberdeen Housing Market Area (Small Sites)

FORMARTINE - Small Sites																		
METHLICK AND STREET OF MONTEACH		H1: Cottonhillock (The Marquess of Haddo t/a Haddo Estate) 2017 to 2023: 20															■	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	2016	Post		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2					
SITE INFORMATION																		
Planning Application	D	Developer to commence discussions with SW in 2012/2013. Developer to submit detailed delivery programme in January 2015. DIA, WIA, landscape plan, consultation statement to be completed. Planning application end 2014.	Phase 2 site so no immediate action required at present. Date of planning application dependent on completion of adjoining land, increase of capacity of sewage works, design statement and local consultation.															■
INFRASTRUCTURE																		
Water	D	Water - local mains reinforcement may be required.																■
Waste water (Methlick WWTW)	SW/D	Currently insufficient capacity. SW will initiate a growth project once development meets their 5 point criteria. Local mains reinforcement may be required subject to network analysis.																■
METHLICK AND STREET OF MONTEACH		H2: West of Black Craigs (Mr & Mrs Purdie c/o Willie Lippe) 2007 to 2016: 5															■	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	2016	Post		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2					
SITE INFORMATION																		
Planning Application	D/DM	Determine planning application.	PPIP application (APP/2014/0219) submitted Jan 2014 for 5 houses, delegated grant at committee in May 2014.						▲	✓								■
	D	Submit MSC application									▲							
INFRASTRUCTURE																		
Water	D	Water - local mains reinforcement may be required.																■
Waste water (Methlick WWTW)	SW/D	Currently insufficient capacity. SW will initiate a growth project once development meets their 5 point criteria. Local mains reinforcement may be required subject to network analysis.																■
NEWBURGH		M1: West of Airyhall View (Stewart Milne Homes) 2007 to 2016: 20 2017 to 2023: 20 Employment Land: 1.5ha															■	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	2016	Post		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2					
SITE INFORMATION																		
Masterplan	✓	Masterplan submitted 05/10/2012.	Masterplan approved in Q1 2013.	▲														■
Planning Application	L	Determine planning application.	Planning application submitted July 2013 (APP/2013/2482) and approved at Oct 2013 committee subject to S75.				▲											■
Employment	D	Landownership issues to be resolved.																■
Site Start	D	Site start 2014.						▲	▲									■
INFRASTRUCTURE																		
Water	D	Local mains reinforcement may be required.																■
Waste Water (Balmedie WWTW)	SW	Limited capacity at WWTW. WWTW serves Belhelvie, Balmedie, Potterton and Newburgh. SW will initiate a growth project and investigate options for larger developments within the network.																■

Local Growth - Aberdeen Housing Market Area (Small Sites)

FORMARTINE - Small Sites (continued)																			
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	2016	Post 2016			
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2						
OLDMELDRUM																			
H1: Land south of Millburn Road (Aberdeenshire Council) 2007 to 2016: 20 2017 to 2023: 20																			
SITE INFORMATION																			
Site Delivery	Property	Proposals/options to be considered.	A FRA will be required.																
INFRASTRUCTURE																			
Waste water (Oldmeldrum WWTW)	D	Local water mains reinforcement may be required depending on outcome of a WIA. Foul and Surface Water pipes are within the boundary of this site. Scottish Water should be contacted by the developer to ascertain whether a mains diversion is required.																	
	SW	Limited capacity at WWTW. SW will initiate a growth project when one development meets 5 criteria.																	
PITMEDDEN																			
EH1: Adjacent to Medical Centre (Chap Homes c/o Halliday Fraser Munro) 2007 to 2016: 14																			
SITE INFORMATION																			
Site Delivery	D	Developer no longer involved in the site due to constraints of the allocation.	Planning application for 24 units refused (APP/2011/1332). Appeal refused 26/06/2012. No programme for progressing the site at current time.																
TARVES																			
H1: Braiklay Park (Mrs Charmaine E Bain) 2007 to 2016: 10																			
SITE INFORMATION																			
Site Delivery	D	Limited response received from landowner.																	
INFRASTRUCTURE																			
Water	D	Local mains reinforcement may be reqd.																	
Waste Water (Tarves WWTW)	D	Local wastewater mains reinforcement may be required.	There is limited capacity at Tarves WWTW. SW will initiate a growth project when one development meets 5 criteria.																
UDNY GREEN																			
EH1: East of School (Claymore Homes) 2007 to 2016: 15																			
SITE INFORMATION																			
Site Construction	D	Site under construction	APP/2012/1874 approved, decision notice released in Aug-13.																
INFRASTRUCTURE																			
Water	D	Local mains reinforcement may be reqd.																	
Waste water (Udny Green WWTW)	SW/D	currently limited capacity. SW will initiate a growth project once development meets their 5 point criteria.																	
Health		See Ellon																	
UDNY GREEN																			
H1: Opposite Bronie House (Robin Sutherland/John Sutherland) 2007 to 2016: 15 2017 to 2023: 15																			
SITE INFORMATION																			
Planning Application	O/D	Submit a revised design brief and planning application.																	
		Determine planning application.	FPP application pending for 12 dwellinghouses (ref: APP/2014/1018)																
INFRASTRUCTURE																			
Water	D	Local mains reinforcement may be reqd.																	
Waste water (Udny Green WWTW)	SW/D	currently limited capacity. SW will initiate a growth project once development meets their 5 point criteria.																	
Health		See Ellon																	

Local Growth - Aberdeen Housing Market Area (Small Sites)

FORMARTINE - Small Sites (continued)																		
UDNY STATION	M1: Woodlea East (Mr Colin Marr c/o Taylor Design Services) 2007 to 2016: 15 2017 to 2023: 20 Employment Land: 1ha															■		
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	2016	Post		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	2015	2016	2016	Post	
SITE INFORMATION																		
Planning Application	D	TA, DIA, WIA and landscape plan to be completed. Planning application envisaged in 2014. Site start 2015 - these dates set back	Site currently being marketed - several parties interested														▲	■
INFRASTRUCTURE																		
Water	D	Local mains reinforcement may be required.																■
Waste water (Udny Station WWTW)	SW	A growth project has been initiated at Udny Station WWTW.																■
Health		See Ellon																
YTHANBANK	H1: West of B9005 (Mr & Mrs R Watson c/o Taylor Design Services) 2007 to 2016: 10															■		
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	2016	Post		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	2015	2016	2016	Post	
SITE INFORMATION																		
Site Construction	D	Site under construction	FPP granted (APP/2012/2996) Nov 2013.					▲	▲									■
INFRASTRUCTURE																		
Waste water	D, SW, SEPA	Plots will have individual private drainage systems.	There is no public WWTW in Ythanbank and the Ellon sewer system is located 4.9km away.															■
GARIOCH - Small Sites																		
CLUNY	EH1: Opposite the School (EH New Forest Ltd) 2007 to 2016: 5															■		
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	2016	Post		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	2015	2016	2016	Post	
SITE INFORMATION																		
Site Construction	D	Start construction.	PPIP granted in June 2012 for 8 units (APP/2008/3075). APP/2013/3014 for matters specified in conditions granted in Dec-13. Landowner has sold the site to a developer - EH New Forest Ltd.									▲						■
DUNECHT	EH1: West of School (Dunecht Estates) 2007 to 2016: 14															■		
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	2016	Post		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	2015	2016	2016	Post	
SITE INFORMATION																		
Planning Application	D	Site to be marked and then application for MSC.	PPIP for 24 units (APP/2011/2651) approved May 2014.									▲						■
Site Construction	D	Start construction.	Estimated 2015														▲	■

Local Growth - Aberdeen Housing Market Area (Small Sites)

GARIOCH - Small Sites (continued)																		
ECHT		H1: Nether Mains (Kirkwood Homes) 2007 to 2016: 25															■	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	2016	Post	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2					
SITE INFORMATION																		
Planning Application	DM	Determine planning application.	Application for Full Planning Permission submitted (APP/2013/3472) in Nov 13 for 24 units, granted May 2014.															■
Site Construction	D	Start construction.																
INFRASTRUCTURE																		
Water	D	A flow and pressure test or WIA may be required to assess network and capacity at Westhill Service Reservoir.																■
Waste Water (Echt WWTW)	SW	A growth project has been approved for Echt WWTW, which takes into account site H1 and EH1.																■
Health		See Banchory.																
ECHT		EH1: North of B9119 (Kirkwood Homes) 2007 to 2016: 30															■	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	2016	Post	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2					
SITE INFORMATION																		
Site Construction	D	On Site and nearing completion.																■
INFRASTRUCTURE																		
Water	D	A flow and pressure test or WIA may be required to assess network and capacity at Westhill Service Reservoir.																■
Waste Water (Echt WWTW)	SW	A growth project has been approved for Echt WWTW, which takes into account site H1 and EH1.																■
Health		See Banchory.																
HATTON OF FINTRAY		H1: North of B977 (MTM Holdings Limited) 2007 to 2016: 8															■	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	2016	Post	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2					
SITE INFORMATION																		
Site Construction	O/D	Landowner to provide information on deliverability and programming of site or marketing.	Contact made with agent, no response received. APP/2009/0658 - dismissed at appeal in 2010 prior to adoption of Local Development Plan.															■
INFRASTRUCTURE																		
Water	O/D	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.																■
Waste Water	SW	There is currently very little available capacity at Hatton of Fintry Septic Tank. To allow further development to be accommodated in this area Scottish Water will initiate a growth project, once a development meets the 5 Criteria.																
Health		See Kintore.																
KEITHHALL		H1: South of Inverurie Road (The Church of Scotland General Trustees) 2007 to 2016: 15															■	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	2016	Post	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2					
SITE INFORMATION																		
Site Delivery	O/D	Landowner responded, no progress on delivery to date. No estimated date for sale of site or submission of planning application.																■
INFRASTRUCTURE																		
Water	D	Local water mains reinforcement may be required. Kingshill District Service Reservoir will need to be assessed for its storage capacity. A new dedicated trunk water main is also required to supply southern Inverurie sites.																■
Waste Water (Inverurie WWTW)	D	Local sewer reinforcement may be required.																■
	SW	There is currently limited treatment capacity at Inverurie WWTW. A Capital Maintenance project is due to commence which should increase hydraulic and biological capacity.	Inverurie WWTW takes flows from Blackburn, Inverurie, Kintore and Keithhall. Should additional capacity be required, SW will initiate a growth project once one development meets the 5 Criteria.															■
Health		See Inverurie.																

Local Growth - Aberdeen Housing Market Area (Small Sites)

GARIOCH - Small Sites (continued)																	
KEMNAY		H2: West of Milton Meadows (Norman P Lawie Ltd) 2017 to 2023: 20														■	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	2016	Post	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Planning Application	D	Developer to provide information on deliverability and programming of site or marketing.	No response received from developer during 2013 update. Second phase site.														■
INFRASTRUCTURE																	
Health	NHS	Site identified for health centre, acquisition currently being pursued.															■
Transport	D	Possible cumulative impact on the trunk road network.															■
KINMUCK		H1: Carpenters Croft (Castleglen Land Search Ltd) 2007 to 2016: 10														■	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	2016	Post	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Planning Application	D/DM	Planning application for 7 dwellings approved subject to S75 (ref: APP/2013/1164).	Discussions on S75 ongoing.														■
Site Start	D	Construction to start on site 2014.															■
INFRASTRUCTURE																	
Water	D	Local mains reinforcement may be required depending on outcome of Flow & Pressure test or Water Impact Assessment.															■
Waste Water	D/SEPA/SW	There is no public WWTW in Kinmuck.	The closest sewerage system is Inverurie Wet, which is 3.8km away.														■
Health		See Inverurie.															
KIRKTON OF SKENE		EH1: Kirkville (Barratt East Scotland Ltd) 2007 to 2016: 10														■	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	2016	Post	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Planning Application	✓	Currently on site.	Construction due to be completed by 2014.														■
MILLBANK		M1: Land at Millbank Crossroads (Millbank Regeneration Joint Venture / Cluny Estates) 2007 to 2016: 35														■	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	2016	Post	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Planning Application	D/DM	Submit planning application. (NB Planning Application ref: APP/2009/2205 refused April 2013.)	Masterplan approved. POAN submitted April 2013 (ENQ/2013/0758) Cluny Estates are progressing with a new application which is line with the previous masterplan. An application is expected early 2014. Discussions are ongoing with various service providers RE affordable housing and workspaces.														■
INFRASTRUCTURE																	
Water	D	The pump fed Meikle Ley reservoir is at capacity.	A WIA will be required for the development to determine the affect on the pumping times.														■
Waste Water	SW	Insufficient capacity at Anvil Terrace Septic Tank. Sauchen WWTW currently has available capacity and is approximately 4km away to the east of Millbank. Should there be insufficient capacity available for a development to proceed then Scottish Water will raise a growth project once the developer meets the 5 Growth Criteria.															■
Transport	D	Access to A944 to be agreed.	Access on to unclassified road is satisfactory however, access from the unclassified road on to the A944 is substandard and may require to be upgraded. Direct access on to A944 may be difficult due to forward visibility issues. A reduction in speed limit to 30mph or 40mph on the A944 should be investigated. If implemented, the forward visibility requirement will be reduced.														■

Local Growth - Aberdeen Housing Market Area (Small Sites)

GARIOCH - Small Sites (continued)																	
WESTHILL		H2: Strawberry Field Road (Archial, Mr G McWilliam) 2007 to 2016: 10															■
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	2016	Post
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Planning Application	O/ DM/ L	Pending PPP. MSC/DPP to follow approval - estimated to be in Q3/ Q4 2014.	APP/2010/0289. DIA completed and agreed. In discussion with Planning Gain and DM in relation to negotiations on S75.														■
INFRASTRUCTURE																	
Water	D	Possible requirement for new reservoir. Westhill storage tank is nearing capacity. Ongoing monitoring. Further info following WIA.															■
Waste Water	D	Sewer network reinforcement may be required.															■
Waste	W	Household Waste Recycling Centre, Waste service to update on progress.															■
KINCARDINE AND MEARNIS - Small Sites																	
DRUMOAK		H1: Land to the north of Sunnyside Farm (Stewart Milne Homes) 2007 to 2016: 15 2017 to 2023: 20															■
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	2016	Post
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Site Construction	D	Commenced construction.	PA granted in June 2013 (APP/2013/0196). Decision notice issued in Sep 2013.														■
INFRASTRUCTURE																	
Education	E	Replacement Drumoak PS part of capital plan.	The new school will have capacity for 145 pupils and a nursery class and is expected to be completed in 2015.														■
Waste Water	SW	A growth project has just been completed at Drumoak WWTW which included capacity for site H1 in the 2012 LDP.															■
KIRKTON OF MARYCULTER		H1: Land off Polston Road (Goldcrest Highland Ltd) 2007 to 2016: 6															■
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	2016	Post
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Planning Application	D/DM SW	PPIP pending (APP/2012/1208). Client's solicitors are working on legal agreement to enable PPIP to be issued.	TA and DIA prepared. Ongoing discussions RE sewage upgrade (speaking with Mike Allan of SW)														■
Site Construction	D	Commence construction following receipt of planning approval.															■
INFRASTRUCTURE																	
Waste Water	SW	Insufficient capacity at Maryculter WWTW. SW to initiate a growth project.															■
PARK		H1: Land to the west of Park Village Hall (Faskally Investments. No Developer. C/o Gerry Robb Architects) 2007 to 2016: 6															■
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	2016	Post
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Planning Application	O/D	PA to be submitted 2014 following marketing. Marketing 2013/14. Site start 2015.	Timescales for works to WWTW may affect lead in times but not expected to be significant.														■
INFRASTRUCTURE																	
Education	D	Contribution to replacement Drumoak Primary School.															■
Waste Water	D, SW, SEPA	There are no public sewers. Drumoak WWTW is 3.3km away. A growth project has recently been delivered at Drumoak WWTW.															■
WOODLANDS OF DURRIS		EH1: Woodlands of Durris (Carbardunn Development Company. No Developer) 2007 to 2016: 20															■
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	2016	Post
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Planning Application	O/D	Negotiations are ongoing with a house builder and once concluded an application will be submitted to address matters specified in conditions. Site start envisaged in 2014.	PPIP approved 15/01/08 (APP/2006/3585). S75 now signed and PPP was released in Sep 13.														■

Local Growth - Aberdeen Housing Market Area (Small Sites)

MARR - Small Sites																		
BANCHORY		H1: Hill of Banchory (Bancon Developments Ltd) 2007 to 2016: 15																
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	2016	Post	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2					
SITE INFORMATION																		
Site Delivery	D	Developer to provide information on deliverability and programming of site or identify when it's to be marketed.																■
Technical Assessments	D	FRA	SEPA advise further information is required to address pluvial flooding.															■
INFRASTRUCTURE																		
Education	E	Possible re-zoning or extension of Hill of Banchory PS and Banchory PS.																■
Health	NHS	New health centre required. Health centre options being considered as part of M2 site, including dental practice.																■
Water	D	Network upgrades may be required to facilitate further development.																■
Waste Water (Banchory WWTW)	D	Wastewater network investigations required to establish whether local network upgrades may be required.																■
	SW	A growth project may be required at Banchory WWTW in the near future to meet the needs of new development.																■
BANCHORY		M1: East Banchory/ Eco Village (Bancon Developments Ltd) 2007 to 2016: 30																
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	2016	Post	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2					
SITE INFORMATION																		
POAN	✓	POAN submitted in Oct 2012																■
Technical Assessments	D		Transport Assessment has been completed for M1, M2 and H2 jointly.															■
Planning Application	D/ DM	Submit planning application.	Draft masterplan / development brief has been prepared. Application to be submitted for holiday accommodation and eco-village shortly.															■
INFRASTRUCTURE																		
Education	E	Possible re-zoning or extension of Hill of Banchory PS and Banchory PS.																■
Health	NHS	New health centre required. Health centre options being considered as part of M2 site, including dental practice.																■
Water	D	Network upgrades 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.																■
Waste Water (Banchory WWTW)	D	Wastewater network investigations required to establish whether local network upgrades may be required.																■
	SW	A growth project may be required at Banchory WWTW in the near future to meet the needs of new development.																■
CRATHES		EH1: South of Railway Station (Stewart Milne Homes) 2007 to 2016: 45																
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	2016	Post	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2					
SITE INFORMATION																		
Planning Application	DM	Planning application determined	Application for 45 units refused Jan 2014 (ref: APP/2013/1175) due to design issues.															■
		Consideration of Appeal to DPEA (ref: PPA-110-2206)	PPA-110-2206															
MONYMUSK		EH1: West of Monymusk School (Monymusk Land Company / Kirkwood Homes) 2007 to 2016: 68																
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	2016	Post	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2					
SITE INFORMATION																		
Planning Application	✓	Planning application determined	FPP (APP/2013/3644) granted for 44 units (inc 11 affordable) Mar 2014.															■
Site Start	D	Construction start																■
MONYMUSK		EH2: The Glebe (Kirkwood Homes) 2007 to 2016: 7																
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	2016	Post	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2					
SITE INFORMATION																		
Site completion	✓	Planning Permission for 7 dwellings approved and construction completed.	APP/2010/3382 superseded by APP/2012/3056.															■

Local Growth - Rural Housing Market Area (Large Sites)

BANFF AND BUCHAN - Large Sites																			
ABERCHIRDER		H2: Cornhill Road (Aberdeenshire Council) 2017 to 2023: 65																■	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	2016	Post 2016	■		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2						
SITE INFORMATION																			
Masterplan	D	Preparation of Masterplan	Second phase site.														▲	▲	■
Technical Assessments	D	WIA															▲	▲	■
Planning Application	D	Planning Application																▲	■
Site Start	D	Start Date																▲	■
INFRASTRUCTURE																			
Education (PS Provision)	E	Education service to advise on future options for Aberchirder PS and confirm whether an extension or temporary unit is required beyond 2015.	Possible 2 classroom extension required. Rolls predicted to increase. Development could be accommodated within extension.														▲		■
Transport	D	Developer to consider access requirements through masterplan.	Full access (pedestrian, vehicle and cycle) to be taken via existing development at Walker Court. Pedestrian and cycle links through existing network to Cleanhill woods.														▲		■
Waste Water (Aberchirder WWTW)	SW	A growth project is being progressed at Aberchirder WWTW. Sites H1 and H2 have been included.																▲	■
Health (Aberchirder Medical Practice)	D/NHS	Developers to liaise with NHS Grampian regarding requirements and whether site to be identified. NHS to monitor and advise on options.	Existing site is restricted therefore longer term solution may be to consider a new site.														▲		■
BANFF		M1: Goldenknowes Road (Stuart MacDonald/Jennifer Watt, Aberdeenshire Council, Springfield Properties Ltd) 2007 to 2016: 200 2017 to 2023: 200																■*	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	2016	Post 2016	■		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2						
SITE INFORMATION																			
Masterplan	D	Preparation and submission of overall Masterplan	Joint working required with all three landowners. Draft masterplan is underway.					▲	▲	▲									■
Technical Assessments	✓	Completion of technical assessments	A transport assessment, drainage assessment and design and access statement were submitted along with the application for the Springfield Properties site area (APP/2012/0565). An archaeological assessment may be required.																■
Planning Application	✓	POAN	A consultation report was submitted along with the application.																■
	DM	DM to determine PA once masterplan is agreed.	APP/2012/0565: Full Planning Application for 93 houses and 34 flats submitted in Feb 2012 for the Springfield Properties site area.							▲									■
Site Construction	D	Construction Start Date	Estimated timescale														▲		■
INFRASTRUCTURE																			
Education	E		Education advise that a new primary school is not required to accommodate this development.				✓												■
Local transport requirements	D	Developer to consider access requirements through masterplan.	Full access (pedestrian, vehicle and cycle) required via new roundabout at junction with Tannery Street. Second access required on Golden Knowles Road and third access from Whinhill Road.						▲										■
Waste Water (Moray PFI, Banff/Macduff WWTW)	D	Local SW/PFI network reinforcement may be required. Possible sewer network analysis. Foul only flows should be permitted to the existing sewers.																	■

Local Growth - Rural Housing Market Area (Large Sites)

BANFF AND BUCHAN - Large Sites (continued)																			
BANFF		H1: Colleonard Road (Alasdair Ramsay for Mr Gordon and Mr Wilson. No Developer) 2007 to 2016: 150 2017 to 2023: 145																	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016	Post			
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2						
SITE INFORMATION																			
Masterplan	D	Preparation of overall Masterplan	Joint working required with both landowners.																
	D	Submission of overall Masterplan																	
	D	Approval of overall Masterplan																	
Technical Assessments	D	To be prepared and input to masterplan.																	
Planning Application	D	Landowners to provide information on deliverability and programming of site or identify when it's to be marketed.	Contact made with other agent of site. Limited response received - access and drainage infrastructure issues to be resolved.																
INFRASTRUCTURE																			
Education	E	Education to monitor rolls																	
Waste Water (Moray PFI, Banff/Macduff WWTW)	D	Local SW /PFI network reinforcement may be required. Possible network analysis. Foul only flows should be permitted to the existing sewers.	A 2" and a 6" cast iron water main traverses the site. Scottish Water should be contacted by the developer to ascertain whether a mains diversion is required.																
CAIRNBULG / INVERALLOCHY		H1: William Street (Buchan Design Ltd and Lachlan J MacDonald, Mr J Anderson (Cairnbulg Estate)) 2007 to 2016: 50																	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016	Post			
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2						
SITE INFORMATION																			
Masterplan	D	Once appointed, the developer is to prepare a masterplan	Application to be submitted 2014.																
Marketing	D	Landowner marketing the site.	Review marketing in 2014 for demand.																
Technical Assessments	D	Flood Risk Assessment	SEPA advise that flood risk assessment is required due to historical flooding records. Flooding from adjacent fields should be considered.																
INFRASTRUCTURE																			
Water (Forehill WTW)	D	Local water mains reinforcement may be required depending on outcome of Flow & Pressure test or Water Impact Assessment.																	
Waste Water (Fraserburgh Phingask PFI)	D	Local sewer network reinforcement may be required.																	
Transportation		Discussions to progress with Roads regarding access.	Discussions as part of masterplanning process.																
CAIRNBULG / INVERALLOCHY		H2: South of Allochy Road (Taylor Design Services. No Developer) 2007 to 2016: 40 2017 to 2023: 45																	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016	Post			
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2						
SITE INFORMATION																			
Programming	D/O	Further information required on programming.	The developer is presently negotiating with Aberdeenshire Council with respect to land under their ownership which may be part of the access to this development site. It is expected that it could be 12-18 months before work could start on any development of this site.																
Masterplan	D/O	Preparation of overall Masterplan	Will require joint working with multiple landowners. May require input from policy to progress.																
	D/O	Submission of overall Masterplan																	
	D/O	Approval of overall Masterplan																	
Technical Assessments	D/O		To be submitted with PA																
	D	Flood Risk Assessment	SEPA advise that flood risk assessment is required due to historical flooding records. Flooding from adjacent fields should be considered.																
Planning Application	D/O	Progress with PA (PPP) for 40 houses																	
INFRASTRUCTURE																			
Water (Forehill WTW)	D	Local water mains reinforcement may be required depending on outcome of Flow & Pressure test or Water Impact Assessment.																	
Waste Water (Fraserburgh Phingask PFI)	D	Local sewer network reinforcement may be required.																	

Local Growth - Rural Housing Market Area (Large Sites)

BANFF AND BUCHAN - Large Sites (continued)																			
FRASERBURGH		M1: Kirkton Development (Knight Frank) 2007 to 2016: 350 2017 to 2023: 250 Employment Land: 4ha																	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	2016	Post		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2						
SITE INFORMATION																			
Masterplan	D/O	Preparation of overall Masterplan	Discussions ongoing with various Council services.					▲	▲										■
	D/DM	Submit masterplan for approval							▲	▲									■
Technical Assessments	D/O	TA, DIA, EA, LP, FRA	Underway.																■
Marketing	D	Liaison with two potential developers is ongoing						▲	▲	▲									■
Planning Application	D/O	Submit planning application	Application for phase one.																■
Site Start	D	Commence development																	■
Employment			Employment provision to be in first phase.																■
INFRASTRUCTURE																			
Education	E, D/O	Possible requirement for new Primary School dependent on phasing of development. Masterplan to reserve site for Primary School																	■
Transport	D/O	To be considered through PA's and masterplan.	Additional point of access on Strichen Road/Boothby Road roundabout.					▲	▲										■
Water (Turriff WTW)	D	Local water mains reinforcement may be required																	■
Waste Water (Fraserburgh Phingask PFI)	D	Sewer network investigations required. Local SW/PFI network reinforcement may be required.																	■
Waste	D/WS		Approx land take 1.5 acres. New depot and recycling bulking point may be required depending on provision of facilities at Mintlaw.																■
FRASERBURGH		H1: Land to the West of Boothby Road (Claymore Homes, Robertson Property, Aberdeenshire Council) 2007 to 2016: 350 2017 to 2023: 240																	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	2016	Post		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2						
SITE INFORMATION																			
Masterplan	D	Preparation of overall Masterplan	The masterplan was submitted in May 2014. The masterplan encompasses H1, R4, BUS2 and E1 allocated sites.						✓										■
	DM	Approval of masterplan	Due to go to August committee																■
Technical Assessments	D	Technical assessments to be completed as part of masterplan	Traffic Impact Assessments and Drainage Statements support the masterplan document. Flooding issues resolved through site design.						✓										■
Planning Application	D	POAN	ENQ/2012/1898 - submitted in Oct 2012																■
	D	Planning application																	■
Site construction	D	Construction start date																	■
INFRASTRUCTURE																			
Education	E/D	Possible requirement for new Primary School dependent on phasing of development.	Education to review phasing.																■
Transport	D	Timing for upgrades to be determined.	New roundabout access for E1 required on A98 at Boothby Road junction. Principal accesses to be taken from Boothby Road.																■
Water (Turriff WTW)	D	Local water mains reinforcement may be required																	■
Waste Water (Fraserburgh Phingask PFI)	D	Sewer network investigations required. Local SW/PFI network reinforcement may be required.																	■
R4 Open space provision	Landscape Services	To advise DM of any investment programme to deliver R4.																	■

Local Growth - Rural Housing Market Area (Large Sites)

BANFF AND BUCHAN - Large Sites (continued)																	
MACDUFF	EH1: Law of Doune (Messrs Burgess, Wilson and Fryers) 2007 to 2016: 85																
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Masterplan	D	Landowners to provide information on timescale of preparing overall Masterplan															■
	D	Preparation of overall Masterplan															■
Technical Assessments			Geotechnical report and drainage impact assessment completed														■
Planning Application	D	PA for PPP (APP/2005/3414) for 41 houses granted in March 2010. Landowners to provide information on deliverability and programming of site or identify when it's to be marketed.	No response received. PPP consent has now expired.														■
INFRASTRUCTURE																	
Waste Water (Moray PFI, Banff/Macduff WWTW)	D	Sewer network investigations required. Local SW/PFI network reinforcement may be required. Possible network analysis. Foul only flows should be permitted															■
PORTSOY																	
H3: North Mains of Durn (Seafeld Estates) 2007 to 2016: 50 2017 to 2023: 75																	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Masterplan	D	Preparation of Masterplan.	No progress to date.														■
Technical Assessments	D	FRA	SEPA advise that flood risk assessment is required due to historical flooding records. SEPA advise of increased risk to flooding downstream.														■
Planning Application	D																■
Marketing	D	Landowner to market the site.	Landowner currently marketing the site in order to find a developer.					▲	▲	▲							■
INFRASTRUCTURE																	
Water (Turriff (WTW))	D	Local water mains reinforcement may be required depending on outcome of Flow & Pressure test or Water Impact Assessment.															■
Waste Water (Portsoy Screening Station)	SW	Sufficient capacity at Portsoy Screening Stations to serve development.															■
	D	Local sewer reinforcement may be required depending on outcome of network analysis.															■
ROSEHEARTY																	
M1: South of Ritchie Road (Mr D Abernethy) 2007 to 2016: 25 2017 to 2023: 25 Employment Land: 2ha																	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Masterplan	D	Preparation of overall Masterplan															■
	D	Submission of overall Masterplan															■
	D	Approval of overall Masterplan															■
Technical Assessments	D	To be completed 2013/2014	SEPA have advised that food risk be assessed.														■
Planning Application	D	Preparation of POAN															■
	D	Submission of PA	No firm application dates as yet. Landowner pursuing lines of interest with developers.					▲	▲	▲							■
Site Start	D	Construction Start Date															■
INFRASTRUCTURE																	
Education	E	Education to monitor.	Monitoring of school capacities, potential for school to go over capacity if all development in Rosehearty and New Aberdour go ahead.														■
Transport	D	Local distributor road required.	Construction costs for this road may be significant due to the length of the road required and the steep gradients to be negotiated.														■
Water (Turriff WTW)	D	Local water mains reinforcement may be required depending on outcome of Flow & Pressure test or Water Impact Assessment.															■
Waste Water (Fraserburgh Phingask PFI)	D	Sewer network reinforcement may be required.															■

Local Growth - Rural Housing Market Area (Large Sites)

BUCHAN - Large Sites																			
CRIMOND		H1: South of Logie Ave East (Firm of Norman Cowie) 2007 to 2016: 45 2017 to 2023: 45																	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	2016	Post			
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2						
SITE INFORMATION																			
Marketing	D	Landowner to market site.	Last update received Dec '12. Site is available but the landowner has no plans to bring the site forward.																■
Masterplan	D	Developer to provide information on timescale of preparing Masterplan	Will require joint working with multiple owners.																■
	D	Preparation of Masterplan																	■
Technical Assessments	D	Flood Risk Assessment	SEPA advise flood risk assessment may be required.																■
INFRASTRUCTURE																			
Transport	D/T/TS	New Access from A90 and creation of loop road.	Discuss with Transportation and Transport Scotland to agree solution																■
	D	Deliver agreed solution																	■
Water (Forehill WTW)	D	Flow and pressure test, or WIA required																	■
Waste Water (Crimond Rattray Head WWTW)	D	Network analysis required																	■
CRUDEN BAY		M1: Aulton Road (George Smith & Sons) 2007 to 2016: 100 2017 to 2023: 100 Employment Land: 2ha																	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	2016	Post			
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2						
SITE INFORMATION																			
Masterplan	✓	Preparation of overall Masterplan	Underway.				▲												■
	D	Submission of overall Masterplan	Agent is looking at providing a smaller first phase of the development to begin with to get the development up and running.					▲	▲										■
	D	Approval of overall Masterplan							▲	▲									■
Technical Assessments	D	Landscape Plan, Contaminated Land,	Landscape Plan has been prepared. Agent has discussions with the roads and the planning service with regard to a first phase proposal.				▲	▲											■
	D	FRA	Part of the site is within 1 in 200 year flood risk area. SEPA advise FRA required.																■
Planning Application	D	Progress with POAN.	Site to be delivered on phased basis.																■
INFRASTRUCTURE																			
Education (Port Errol Primary School)	D/E	Discussion with Education to agree phasing	Additional Classroom required beyond 150 houses																■
Transport	D/T	Discussion with Transportation to agree design solution and phasing.	New roundabout on the A975 is required. Location agreed with site H1 through masterplan. Delivery of roundabout to be discussed.							▲									■
Water (Forehill WTW)	D	Flow and pressure test, or WIA required																	■
Waste Water (Peterhead PFI)	D	Storage at Cruden Bay WW pumping station may be required																	■
Health	D/NHS		Possible extension to Cruden Bay Medical Practice																■

Local Growth - Rural Housing Market Area (Large Sites)

BUCHAN - Large Sites (continued)																		
CRUDEN BAY		EH1: Brick and Tile Works (Aggregates Industries Ltd) 2007 to 2016: 102															Post 2016	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	2016	Post 2016	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2					
SITE INFORMATION																		
Technical Assessments	✓	TA, DIA, EA, FRA undertaken.																■
Planning Application	D	PA pending for 216 houses (APP/2011/0360).	Discussions ongoing on S75.							▲								■
Marketing	D	Landowner to market site to housebuilder following receipt of planning approval.								▲	▲							■
INFRASTRUCTURE																		
Education (Port Errol Primary School)	D/E	Discussion with Education to agree phasing	Additional Classroom required beyond 150 houses.															■
Transport	D/T	Discussion with Transportation to agree design solution and phasing.																■
Water (Forehill WTW)	D	Flow and pressure test, or WIA required																■
Waste Water (Peterhead PFI)	D	Storage at Cruden Bay WW pumping station may be required																■
Health	D/NHS		Possible extension to Cruden Bay Medical Practice															■
LONGSIDE		M1: Skinner Road (Chap Homes Ltd) 2007 to 2016: 38 2017 to 2023: 52 Employment Land: 1.7ha															Post 2016	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	2016	Post 2016	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2					
SITE INFORMATION																		
Masterplan	D	Prepare masterplan								▲	▲							■
	DM	Masterplan approved								▲	▲							■
Technical Assessments	D																	■
Planning Application	DM	DM to determine PA.	PA pending for 17 houses on northeast of site (APP/2010/3343)															■
	P	Contact developer to provide information on deliverability and programming of employment land provision.	Phased development likely - more information required.															■
Site Start	D	Construction start date												▲				■
INFRASTRUCTURE																		
Water (Turriff WTW)	D	Flow and pressure test or WIA required																■
Waste Water (Longside WWTW)	SW	Limited capacity. SW will raise a growth project once the development meets the 5 criteria.																■
MAUD		H1: Castle Road (Mr J Muir) 2007 to 2016: 30 2017 to 2023: 45															Post 2016	
SECTORS	ACTION	ACTIONS	NOTES	2013				2014				2015		2015	2016	2016	Post 2016	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2					
SITE INFORMATION																		
Masterplan	D	Preparation of overall Masterplan	Scheduled for Q3 2014.							▲	▲							■
	D	Submission of overall Masterplan									▲							■
	D	Approval of overall Masterplan										▲	▲					■
Technical Assessments	D	TA, DIA, WIA, EA, FRA	Scheduled for 2014.							▲	▲	▲	▲					■
Planning Application	D	POAN to Submitted.																■
	D	Planning Application Submitted	Site H1 in Maud has been actively marketed, little interest to date.								▲							■
	DM	Planning Application Determined																■
Site Start	D	Construction Start Date																■
INFRASTRUCTURE																		
Water (Maud WTW)	D	Flow and pressure test or WIA required					▲											■
Waste Water (Maud WWTW)	SW	A growth project may be required to serve development at both Maud and New Deer.	Scottish Water to raise a growth project once the development meets the 5 criteria.															■

Local Growth - Rural Housing Market Area (Large Sites)

BUCHAN - Large Sites (continued)																				
MINTLAW		M1: Nether Aden (Bancon Developments Ltd) 2007 to 2016: 250 2017 to 2023: 250 Employment Land: 5ha																		■*
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	2016	Post			
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2							
SITE INFORMATION																				
Development Framework	✓	Approval of Development Framework	Agreed by Buchan Area Committee in 2012.																■	
Masterplan	✓	Preparation of overall Masterplan	Masterplan preparation underway combined with EH3.					▲	▲	▲									■	
	D	Submission of overall Masterplan	Due to be submitted in 2014																■	
	D	Approval of overall Masterplan																	■	
Technical Assessments	D,T	TA, FRA	SEPA advise a further information is required in relation to flood risk from the developer.																■	
Planning Application	D	Submission of PPIP																	■	
	DM	DM to determine PA.	APP/2010/3669 and APP/2010/3698 pending for business centre and business park respectively.						▲	▲	▲	▲							■	
Site Construction	D	Construction Start Date																▲	■	
INFRASTRUCTURE																				
Education Additional primary school	E	Education to advise on options for primary school provision. Site reserved through M1 masterplan.	Options for larger replacement school or new Primary School. Education to progress.																■	
	D/PR	Delivery of agreed schools solution	To be determined. Education to advise.																■	
Water (Turriff WTW)	D	Water network investigations required.	Due to the amount of development proposed in Mintlaw there may be a requirement for local mains reinforcements and upsizing of the Mintlaw District Service Reservoir.																■	
	SW	Turriff currently has available capacity, however if a growth project is required due to the cumulative impact of development, SW will initiate this once one development meets the 5 criteria.																	■	
Waste Water (Mintlaw WWTW)	SW	There is limited capacity at Mintlaw WWTW. SW will raise a growth project once one developer meets the 5 criteria.																	■	
MINTLAW		H1: Northwoods (Colaren Properties) 2007 to 2016: 300 2017 to 2023: 300																		■*
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	2016	Post			
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2							
SITE INFORMATION																				
Development Framework	✓	Approval of Development Framework	Agreed by Buchan Area Committee in 2012.																■	
Masterplan	✓	Draft masterplan	Draft masterplan submitted and currently being reviewed.																■	
	✓	Submission of Final Masterplan																	■	
	✓	Agreement of overall Masterplan																	■	
Technical Assessments	✓	TA, DIA, WIA, EA, FRA, LP, AP, TS	Completed and agreed.																■	
Planning Application	✓	Planning application determined on part of site.	Application for 86 houses (APP/2012/4136) granted May 2013 subject to S.75. Decision notice released Dec 2013.																■	
	D	Construction Start Date																▲	■	
INFRASTRUCTURE																				
Education	E	Education to advise on options for primary school provision. Site reserved through M1 masterplan.	Options for larger replacement school or new Primary School. Education to progress.																■	
	D/PR	Delivery of agreed schools solution	To be determined. Education to advise.																■	
Water (Turriff WTW)	D	Water network investigations required.	Due to the amount of development proposed in Mintlaw there may be a requirement for local mains reinforcements and upsizing of the Mintlaw District Service Reservoir.																■	
	SW	Turriff currently has available capacity, however if a growth project is required due to the cumulative impact of development, SW will initiate this once one development meets the 5 criteria.																	■	
Waste Water (Mintlaw WWTW)	SW	There is limited capacity at Mintlaw WWTW. SW will raise a growth project once one developer meets the 5 criteria.																	■	

Local Growth - Rural Housing Market Area (Large Sites)

BUCHAN - Large Sites (continued)																			
ST FERGUS		H1: South of Newton Road (Church of Scotland General Trustees) 2007 to 2016: 55																	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	2016	Pos	Pos	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2						
SITE INFORMATION																			
Masterplan	D	Preparation of Masterplan	Landowner to provide update. No response received to latest request for update.																
Technical Assessments	D																		
Planning Application	D		Landowner previously advised that they will be marketing the site in 2014.																
INFRASTRUCTURE																			
Transport	D		Development in excess of 50 dwellings would require emergency / second point of access.																
Water (Forehill WTW)	D	Local water mains reinforcement may be required.																	
Waste Water (St Fergus Scotston WWTW)	D	Local sewer reinforcement may be required. Network analysis. Foul flows only should be permitted to existing sewers.																	
STRICHEN		H1: Burnshangie (Burnshangie Developments and Mrs A Simpson) 2007 to 2016: 50																	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	2016	Pos	Pos	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2						
SITE INFORMATION																			
Technical Assessments	✓	TA, DIA, WIA, FRA, AP CLR completed by Burnshangie Developments and agreed for east side of site.	Land in split ownership.																
Planning Application	D/DM	PA pending for 28 houses - S.75 (submitted in July 2009). (APP/2009/2495 PPIP) Delegated Approval Sept' 2013	Submitted by Burnshangie Developments for east side of site.																
INFRASTRUCTURE																			
Transport	D	Access to be taken from Mormond Place and linking through to existing development to the south. Pedestrian/cycle links to be provided linking through to existing facilities. Upgrade of road to existing site to the north.																	
Water (Turriff WTW)	D	Local mains reinforcement may be required. Flow & pressure test or WIA required.																	
Waste Water Strichen WWTW)	D	Local sewers reinforcement may be required.																	
	D	There are foul and surface water pipes running through site. Scottish Water should be contacted by the developer to ascertain whether any mains diversions are required.																	
STUARTFIELD		H1: North of Knock Street (Colaren Properties) 2007 to 2016: 50 2017 to 2023: 25																	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		###	###	↑	Pos	Pos	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2						
SITE INFORMATION																			
Masterplan	✓	Approval of overall Masterplan	Masterplan agreed 14 May 2013		✓														
Technical Assessments	D	TA, DIA, EA, FRA, LP, TS,		▲															
Planning Application	D	Submit planning application	POAN submitted 14/9/12. Application for 12 dwellinghouses submitted on part of site (ref: APP/2013/3020) pending.																
	DM	Determination of Planning Application																	
Site Construction	D	Construction Start Date																	
INFRASTRUCTURE																			
Education (Stuartfield Primary School)	D/E/PR	Temporary classroom required	Phasing to be agreed with Education.																
Transport	D	Distributor Road required to the east of settlement. Design work undertaken so far will be updated in 2012 with the preparation of the masterplan.	A road which will provide access to the site has been designed and will be operational following completion of the 19th house at Knock View.	▲															
Water (Turriff WTW)	D	Flow and pressure test, or WIA required		▲															
Waste Water (Stuartfield WWTW)-	SW	Limited capacity at Stuartfield WWTW. SW to raise a growth project once a development meets the 5 criteria.	Development at both Old Deer and Stuartfield treated by Stuartfield WWTW																

Local Growth - Rural Housing Market Area (Large Sites)

FORMARTINE - Large Sites																		
TURRIFF		M1: Adjacent to Wood of Delgaty (James G Ironside Limited, Mr Singer, Mr Rennie, Mr Cameron) 2007 to 2016: 130 2017 to 2023: 320 Employment Land: 10ha															* ■	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	2016	Post	■	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2					
SITE INFORMATION																		
Masterplan	D	Masterplan to be prepared	Draft masterplan discussions took place in Q3 2013. Masterplan preparation underway.				▲	▲	▲	▲								■
	D	Masterplan to be submitted								▲	▲							■
Technical Assessments	D	To be completed. TA, DIA, WIA, EA, LP, AP, TS	Distributor Road options assessment to be undertaken by developer				▲	▲	▲								■	
Planning Application	D	POAN to be submitted								▲							■	
	D	Application to be submitted									▲						■	
	D	Determination of planning application										▲	▲				■	
INFRASTRUCTURE																		
Education	E	Education to monitor school role.	To commence after start date.														■	
	✓	Education to consider options for primary school provision, size and phasing	Markethill PS capacity sufficient to accommodate M1 site phases.														■	
Transport	T/D	Masterplan process to identify solution for local road network in discussion with Roads Development.	To identify location and phasing of new eastern distributor road.					▲	▲	▲	▲						■	
Water - Turriff WTW	D	Local mains reinforcement may be required depending on the outcome of a WIA.						▲	▲	▲							■	
Waste Water - Turriff WWTW	SW	A scheme is due to start at Turriff WWTW in August 2014 which will deliver Growth, but it will be over a year before it is delivered. Allocations in the current LDP have been included.							▲	▲							■	
Health	NHS	To provide update on options and progress for expansion and/or new medical practice/hospital.	To consider long term solutions.														■	
Waste	W	Waste to provide update on site options provision of additional waste facilities.															■	
TURRIFF		H1 and EH1: North of Shannoeks View (Cala Homes) 2007 to 2016: 150															* ■	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	2016	Post	■	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2					
SITE INFORMATION																		
Masterplan	✓	Preparation of masterplan				✓												■
	✓	Submission of masterplan				✓												■
	✓	Masterplan agreed	Formartine Area Committee agreed masterplan at meeting on 19/11/13.				✓											■
Technical Assessments	D	To be completed.	A preliminary desktop Drainage Impact Assessment has been carried out to inform the Masterplan layout. Site studies have been commissioned.				▲	▲									■	
Planning Application	✓	POAN to be submitted	POAN submitted on 05/09/2012 (ref: ENQ/2012/1546)			✓											■	
	D	Application to be submitted								▲							■	
	D/DM	Determination of planning application								▲	▲						■	
Site Construction	D	Construction Start Date												▲			■	
INFRASTRUCTURE																		
Education	E	Site acquisition for replacement Primary School on site R1.	CPO process progressing but the Council are attempting to secure the site by negotiation.				▲	▲	▲	▲								■
	D/PR	Design of new primary school					▲										■	
	D/PR	Submission of planning application for new primary school.	POAN submitted in 2012 (ref: ENQ/2012/2181)														■	
	D/PR	Delivery of new primary school																■
Transport	T/D	Masterplan process to identify solution for local road network in discussion with Roads Development.	2 points of access required from Meadowbank Road. No direct access on to the C5S to the east of the sites.				▲										■	
Water - Turriff WTW	D	Local mains reinforcement may be required depending on the outcome of a WIA.						▲									■	
Waste Water - Turriff WWTW	SW	Currently insufficient WWTW capacity. A scheme is due to start at Turriff WWTW in August 2014 which will deliver Growth, but it will be over a year before it is delivered. Allocations in the current LDP have been included.															■	
Health	NHS	To provide update on options and progress for expansion and/or new medical practice/hospital.	To consider long term solutions.														■	
Waste	W	Waste to provide update on site options provision of additional waste facilities.															■	

Local Growth - Rural Housing Market Area (Large Sites)

KINCARDINE AND MEARNS - Large Sites																			
AUCHENBLAE		M1: Land east of Glenfarquhar Road (Kincardineshire Investment Company. c/o Murray Architects) 2007 to 2016: 35 2017 to 2023: 40																	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	2016	Post		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2						
SITE INFORMATION																			
Masterplan	D	Preparation of masterplan.	E Murray Architects preparing masterplan for the site				▲	▲	▲	▲									■
	D/DM	Masterplan to be agreed								▲	▲								■
Market Site	D	Landowner to market site. The landowner presently has no programme.																	■
Technical Assessments	D	FRA	SEPA advise a flood risk assessment is required to assess risk from Burnie Shag.		▲	▲	▲	▲											■
Planning Application	D	Application to be submitted																	■
INFRASTRUCTURE																			
Education	D/E	Extension to primary school required. Phasing to be agreed with education.																	■
Water	D	Local water mains reinforcement may be required																	■
Waste Water	D	A Drainage Impact Assessment will be required for this size of site to ascertain the impact on the sewer network.																	■
	SW	A growth project is on site at Laurencekirk WWTW and meets the demands of the current LDP.																	■
Health	D/NHS	Extension to health centre. Phasing to be agreed with NHS Grampian.																	■
EDZELL WOODS		M1: Former Edzell Airfield (Carnegie Base Services) 2007 to 2016: 150 2017 to 2023: 150 Employment: 100ha																	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		###	###	201	Post		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2						
SITE INFORMATION																			
Masterplan	D/DM	Masterplan agreed.			✓														■
Technical Assessments	D	Technical assessments submitted as part of planning application. To be agreed.	SEPA advise flood risk assessment will be required to assess risk from Black Burn.																■
Planning Application	D/DM	PPIP application approved for 300 units (APP/2012/0037) subject to S75.	Agreed at Kincardine and Mearns Area Committee on 30 April 2013. S75 to be agreed awaiting information from applicant.							▲									■
Market Site	D	Landowner to market site following planning approval.								▲	▲								■
Site Start	D													▲					■
INFRASTRUCTURE																			
Education	D/E	A rezoning exercise is required for Fettercairn and Luthermuir. Discussion to take place with Education regarding re-zoning exercise.																	■
	D/E	Potential extension of Mearns Academy. Discussion to take place with education regarding phasing.																	■
Transport	D/TS/T		Junction improvements at the junction between the C2K route and the A90 will be required. To be agreed with Transport Scotland and Transportation.																■
	D/T		Significant improvements to the C2K road will be required. To be agreed with transportation.																■
Water	D	Insufficient capacity in service reservoir. Additional storage will be required to maintain security of supply.	Capacity required by this development will depend on its business use. Local mains reinforcement may be required, depending on outcome of WIA or flow and pressure test.		▲														■
Waste Water	D	DIA to be carried out																	■
	D/SW/SEPA	There are no public sewers. Developer could put in their own private treatment, which would require agreement from SEPA. If the developer wishes to connect in to Edzell WWTW they would need to lay all necessary infrastructure, and a growth project would be required from SW.									▲								■

Local Growth - Rural Housing Market Area (Large Sites)

KINCARDINE AND MEARNS - Large Sites (continued)																			
INVERBERVIE		H2: Land to the south of West Park (Peterkin Homes) 2007 to 2016: 100 2017 to 2023: 100															■*		
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	2016	Post		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2						
SITE INFORMATION																			
Masterplan	D	Applicant currently in discussion with planning authority.	Draft masterplan underway. Masterplan meeting took place in Apr.					▲	▲	▲								■	
	D/ DM	Agree Masterplan								▲	▲							■	
Technical Assessments	D	Submit technical assessments as part of planning application.								▲	▲							■	
Planning Application	D	Submit planning application	To follow on from agreement of the masterplan.									▲						■	
INFRASTRUCTURE																			
Education	D/E	Extension to primary school required. Discussion with education on phasing.	PS at capacity						▲									■	
	E	Education to monitor school role.	To commence after start date.															■	
Water	D	Water network investigations may be required to determine whether network reinforcement is required. No development above 55m contour otherwise booster pumpset required.																■	
Waste Water (Nether Knox STW)	D	A Drainage Impact Assessment 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	There is currently limited capacity at Nether Knox STW. SW may need to deliver a growth project to meet demands of new development.	The South Kincardine coastal project was for 4 new SPS at Inverbervie, Gourdon, Johnshaven, and St. Cyrus, that subsequently pump to Nether Knox STW which is site of preliminary treatment only.															■	
Waste	D/W	Waste - additional/replacement recycling point required.																■	
ST CYRUS / LOCHSIDE		M1: Roadside (Ryden) 2007 to 2016: 65 2017 to 2023: 60															■*		
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	2016	Post		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2						
SITE INFORMATION																			
Masterplan	D	Pre Masterplan meeting held 13/12/2012 to give direction to preparation of a masterplan	Masterplan expected Q2/Q3 2014					▲	▲	▲								■	
Market Site	D		Ongoing, possibility that sites may be sold on phased basis.					▲	▲	▲								■	
Technical Assessments	D	Technical assessments to be completed as part of masterplan	SEPA advise that appropriate mitigation measures are implemented to reduce the risk of flooding from this source to ensure that flood risk is not increased elsewhere.					▲	▲	▲								■	
Planning Application	D	Planning application submitted	To follow on from agreement of the masterplan.									▲						■	
INFRASTRUCTURE																			
Education	E	Education - monitor school roll forecasts.	To commence after start date.															■	
Water	D	Local water mains reinforcement may be required. Increase in storage required for service reservoir.				▲												■	
Waste Water	D	A Drainage Impact Assessment 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	There is currently limited capacity at Nether Knox STW. SW may need to deliver a growth project to meet demands of new development.	The South Kincardine coastal project was for 4 new SPS at Inverbervie, Gourdon, Johnshaven, and St. Cyrus, that subsequently pump to Nether Knox STW which is site of preliminary treatment only.	▲														■	

Local Growth - Rural Housing Market Area (Large Sites)

MARR - Large Sites																	
ABOYNE		M1: Land to the North West of Kemsley Green (AJC Homes Scotland Ltd) 2006 to 2017: 60 2017 to 2023: 115 Employment Land: 5ha														■	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Masterplan	D	Submission of masterplan	Draft masterplan submitted and currently being reviewed. Masterplan meeting took place on 17 Oct 2013.				✓										■
	D	Approval of masterplan						▲	▲								■
Marketing	D	Marketing of site to be undertaken in line with masterplanning process.	Employment opportunities to be marketed.				▲	▲	▲								■
Technical Assessments	D	Updates of technical assessments. DIA required.	Baseline/desktop surveys undertaken.				▲	▲	▲								■
Planning Application	D	Submission of POAN															■
	D	Submission of planning application							▲	▲							■
Site Start	D	Construction start date													▲		■
INFRASTRUCTURE																	
Education (Aboyne PS)	E/D	Extension to Aboyne Primary School	Likely to be required in early phases of development, but education to advise on exact timing.														■
(Aboyne Academy)	E/D	Education to monitor school role, particularly in relation to other development in the catchment area.	Possible extension of Aboyne Academy required with all development proposed in the catchment.														■
Transport	D/T	TA or transport statement required.	A93/B9094 junction upgrade may be required depending on traffic volumes.														■
Water (Ballater WTW)	D	Local mains reinforcement may be required	There are a couple of water mains crossing this site from north to south. Scottish Water should be contacted by the developer to ascertain whether mains diversions are required.														■
Waste Water (Aboyne WWTW)	SW	There is currently available capacity at Aboyne WWTW but a growth project may be required for the delivery of both M1 and EH1. SW will initiate a growth project once a developer meets the 5 criteria.															■
Health	NHS/D	Pressures exist on health centre capacity, possible extension to health centre required.	NHS Grampian to advise.														■
ABOYNE		EH1: Tarland Road / North of Kinord Drive (Aboyne Castle Estates) 2007 to 2016: 135														■	
SECTORS	ACTION	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Technical Assessments	✓	Completed															■
Planning Application	✓	Approved	Two planning applications cover the site - APP/2008/3443 for 130 units and APP/2006/4327 for 46 units.														■
Site Start	✓		Site under construction.														■

Local Growth - Rural Housing Market Area (Large Sites)

MARR - Large Sites (continued)																	
ALFORD		EH1: Greystone Road (Stewart Milne Homes) 2007 to 2016: 165															■
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	Post 2016	■
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Planning Application	✓	Approved	APP/2008/1895 approved														■
Site Construction	✓	Construction Started on Site	104 houses completed by end of 2013.													▲	■
INFRASTRUCTURE																	
Education	✓	Alford primary school and Alford Academy over capacity. Council to progress delivery of a new school. Working being undertaken.	New site for a replacement school has been identified. Current programme indicates that the school will be occupied by Aug 2015.												▲		■
Water (Invercarnie & 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.															■
Waste Water (Alford WWTW)	D	Local sewer network reinforcement may be required.															■
Health	NHS	NHS Grampian discussing site options with Policy.	Extension to the medical practice may be required. There is available land adjacent to the current medical practice reserved for this purpose.														■
ALFORD		EH2: Kingsford Road 2007 to 2016: 85															■*
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	Post 2016	■
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Technical Assessments	✓		Transport Assessment, DIA, WIA, ecological assessment, Landscape Plan, Access Plan, Contaminated Land Report and Tree Survey completed and approved in PPIP.														■
Planning Application	✓	Planning application	PPIP approved (APP/2005/2835).														■
	D	MSC Application to be submitted													▲		■
Technical Assessments	D	FRA	SEPA advise further information is required regarding flood risk from culvert.														■
Site Construction	D		Construction will start post 2016												▲		■
INFRASTRUCTURE																	
Education	✓	Alford primary school and Alford Academy over capacity. Council to progress delivery of a new school.	New site for a replacement school has been identified. Current programme indicates that the school will be functional by Aug 2015.												▲		■
Water (Invercarnie & 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.															■
Waste Water (Alford WWTW)	D	Local sewer network reinforcement may be required.															■
Health	NHS	NHS Grampian discussing site options with Policy.	Extension to the medical practice may be required. There is available land adjacent to the current medical practice reserved for this purpose.														■
TARLAND		M1: Glendeskry (The MacRobert Trust) 2007 to 2016: 30 2017 to 2023: 20															■
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	Post 2016	■
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Masterplan	D/O	Submission of Masterplan														▲	■
	DM	Masterplan to be agreed													▲		■
Technical Assessments	D/O	FRA, Consultation Statement	FRA already prepared														■
Planning Application	D/O	POAN													▲		■
	D/O	Planning Application submission													▲		■
Site Construction	D														▲		■
INFRASTRUCTURE																	
Education	E	Education to monitor school role.	Possible extension of Aboyne Academy required with all development proposed in the catchment.														■
Transport	D	A new access on B9119 would provide residents with an alternative route to Aboyne															■
Water	D	Local mains reinforcement may be required.															■
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 Growth - Rural Housing Market Area (Small Sites)

BANFF AND BUCHAN - Small Sites																	
ABERCHIRDER		H1: West of Cranna View (Neil Murray (Housebuilders) Ltd) 2017-2023: 45															■
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	2016	Post	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Planning Application	D	Developer to provide information on deliverability and programming of site or identify when it's to be marketed.	Contact made with developer. No response received. Phase 2 site so no immediate action required at present.														■
	D	Submit Planning Application															■
INFRASTRUCTURE																	
Education (PS Provision)	E	Capacity issues at PS. Education to monitor rolls and advise.	Possible 2 classroom extension required. Rolls predicted to increase. Development could be accommodated within extension.														■
Water	D	Local water mains reinforcement may be required.															■
Waste Water (Aberchirder WWTW)	SW	A growth project is being progressed at Aberchirder WWTW. Sites H1 and H2 have been included.															■
Health (Aberchirder Medical Practice)	NHS	Pressure on existing health centre. NHS to monitor and advise of options.	Existing site is restricted therefore longer term solution may be to consider a new site.														■
BANFF		EH1: Golden Knowes Road West (Robertson Homes) 2007 to 2016: 25															■
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	2016	Post	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Site Construction	D	Commence construction.	APP/2009/3876 - full planning permission (FPP) granted in 2011. Developer has indicated that they are targeting a site start date in early 2014.					▲	▲								■
BANFF		EH2: North of Colleonard House (Mrs Ford. No Developer) 2007 to 2016: 5															■
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	2016	Post	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Initiate discussions with Council	D	Landowner to provide information on delivery.	Outline planning permission expired (APP/2006/1339). Landowner uncontactable.														■
INFRASTRUCTURE																	
Education	E	Education to monitor															■
Waste		Land required for a household waste recycling centre and new depot and recycling bulking point.	Waste Service to provide update on site options.														■
Waste Water (Moray PFI, Banff/Macduff WWTW)	D	Local SW/PFI network reinforcement may be required. Possible sewer network analysis. Foul only flows should be permitted to the existing sewers.															■
CAIRNBULG / INVERALLOCHY		H3: Fraser Crescent South (Caledonia Homes) 2007 to 2016: 12															■
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	2016	Post	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Site Construction	D	Construction commenced November 2013.	Consent granted for 11 houses in June 2012 (APP/2010/0143). Planning permission approved for change of house types (APP/2013/0753). Drainage infrastructure is in place.				✓	▲									■

Local Growth - Rural Housing Market Area (Small Sites)

BANFF AND BUCHAN - Small Sites (continued)																		
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	2016	Post		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2					
CORNHILL																		
H1: Midtown (Marshall Farms)																		
2007 to 2016: 12																		
2017 to 2023: 13																		
SITE INFORMATION																		
Masterplan	D	Draft masterplan has been prepared.																
Planning Application	D	Second planning application to be submitted in 2014 for remainder of allocation.	FPP granted for granted for 8 houses in 2010.					▲	▲									
Technical Assessments	D	Flood Risk Assessment	SEPA advise that flood risk assessment is required due to historical flooding records. Flooding from adjacent fields should be considered.															
Site Construction	D	Commence construction for consented development.	Site work to commence end 2014, and first houses should be delivered in 2015.							▲	▲							
INFRASTRUCTURE																		
Water (Turrieff WTW)	D	Local water mains reinforcement may be required depending on outcome of Flow & Pressure test or Water Impact Assessment.																
Waste Water (Cornhill WWTW)	D	Local sewer reinforcement may be required.																
Transport			No direct access from A95.															
CRUDIE																		
EH1: Hawthorn Croft (Mr & Mrs Mackie (& Caledonia Homes))																		
2007 to 2016: 14																		
SITE INFORMATION																		
Marketing	D/O	Caledonia in control of part of site to NE. One house completed, with rest to be sold as plots. Remainder of site to be marketed by landowner.	Planning approval for part of the site. No plans to submit PA for second part of site. Landowners have advised they are going to wait for the market to pick up.					▲	▲	▲	▲							
INFRASTRUCTURE																		
Waste Water	SW	A growth project will be required to provide sufficient wastewater treatment capacity.																
FORDYCE																		
EH1: West Church Street (Seafield Estates)																		
2007 to 2016: 5																		
SITE INFORMATION																		
Marketing	D	The site is currently being marketed.				▲	▲	▲										
GARDENSTOWN																		
EH1: Troup View (James Johnston)																		
2007 to 2016: 25																		
SITE INFORMATION																		
Programming	P/D		Plans being drawn up for the site before marketing.					▲	▲									
Planning Application	O/DM	Submit planning application.	PPIP application to be submitted.						▲	▲								
Marketing	O	Landowner to market site once planning application approved.								▲								
INFRASTRUCTURE																		
Waste Water (Gardenstown WWTW)	D	No surface water from new development can be permitted to the existing sewers.																
	SW	Currently available capacity at Gardenstown WWTW. Foul flows only.																
GARDENSTOWN																		
EH2: Bracoden Road (Mantell Ritchie)																		
2007 to 2016: 11																		
SITE INFORMATION																		
Programming	D	Developer to provide information on programming of site.	PPIP granted for 11 houses in 2006 and MSC in 2012 (APP/2009/2772) - APP/2012/1877															
INFRASTRUCTURE																		
Waste Water (Gardenstown WWTW)	D	No surface water from new development can be permitted to the existing sewers.																
	SW	Currently available capacity at Gardenstown WWTW. Foul flows only.																

Local Growth - Rural Housing Market Area (Small Sites)

BANFF AND BUCHAN - Small Sites (continued)																				
MEMSIE	H1: Berryhill (Claymore Homes Ltd) 2007 to 2016: 15 2017 to 2023: 15																			
	SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	2016	Post			
SITE INFORMATION																				
Site Construction	D	Developer to provide information on programming of site.	6 houses already under construction. Site has consent for another 14 dwellings (ref: APP/2012/3544) (August 2013).																	
INFRASTRUCTURE																				
Waste Water (Memsie Cairn Stone Septic Tank)	D, SW, SEPA	WWTW currently at capacity and cannot be expanded. Developer to build a new WWTW, to adoptable standards, to serve the site. SW will adopt the WWTW provided the full agreement of SEPA and the local authority have been obtained by the developer.																		
MEMSIE																				
H2: Crossroads (Mr G Maitland) 2007 to 2016: 10 2017 to 2023: 5																				
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	2016	Post				
SITE INFORMATION																				
Technical Assessments	D	Landowner undertaking TA, DIA, WIA, LP and AP in 2014 or following clarification of school site position.	Uncertainty over safeguarded school site hinders marketability																	
INFRASTRUCTURE																				
Transport			Access required from the road to the north as no direct access onto A981.																	
Waste Water (Memsie Cairn Stone Septic Tank)	D, SW, SEPA	WWTW currently at capacity and cannot be expanded. Developer to build a new WWTW, to adoptable standards, to serve the site. SW will adopt the WWTW provided the full agreement of SEPA and the local authority have been obtained by the developer.																		
NEW ABERDOUR																				
H1: St Drostans Lane (Private developer) 2017 to 2023: 48																				
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	2016	Post				
SITE INFORMATION																				
Planning Application	D	Submit Planning Application	PA (APP/2007/2056) for 5 houses on the site has been withdrawn. Landowner advised that their plans had been withdrawn following discussion with DM who requested the inclusion of the whole H1 area. A further discussion is to be had regarding how to bring this site forward.																	
INFRASTRUCTURE																				
Transport	D	Pedestrian/cycle links to be provided to high street. D to consider as part of PA.																		
Water (Turriff WTW)	D	Local water mains reinforcement may be required depending on outcome of Flow & Pressure test or Water Impact Assessment.																		
Waste Water (New Aberdour WWTW)	SW	Limited capacity at WWTW. SW will initiate a growth project once development meets their 5 growth criteria.																		
NEW ABERDOUR																				
EH1: East of Village (Private developer) 2007 to 2016: 8																				
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	2016	Post				
SITE INFORMATION																				
Site Construction	D	Sites being sold off as plots.	Only one plot remains without development.																	
INFRASTRUCTURE																				
Water (Turriff WTW)	D	Local water mains reinforcement may be required depending on outcome of Flow & Pressure test or Water Impact Assessment.																		
Waste Water (New Aberdour WWTW)	SW	Limited capacity at WWTW. SW will initiate a growth project once development meets their 5 growth criteria.																		

Local Growth - Rural Housing Market Area (Small Sites)

BANFF AND BUCHAN - Small Sites (continued)																			
NEW ABERDOUR		EH2: East of Gordon Lane (Unknown) 2007 to 2016: 2																	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	2016	Post		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2						
SITE INFORMATION																			
Planning Application	O	Policy / Delivery to identify landowner. Landowner to provide information on programming of site.																	■
INFRASTRUCTURE																			
Water (Turriff WTW)	D	Local water mains reinforcement may be required depending on outcome of Flow & Pressure test or Water Impact Assessment.																	■
Waste Water (New Aberdour WWTW)	SW	Limited capacity at WWTW. SW will initiate a growth project once development meets their 5 growth criteria.																	■
NEW BYTH		H1: Bridge Street (James G Ironside Ltd / Mr & Mrs Franklin) 2007 to 2016: 6																	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	2016	Post		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2						
Planning Application	D	Submit Planning Application.	PA to be submitted by end of 2014.																■
INFRASTRUCTURE																			
Waste Water (New Byth WWTW)	SW	A growth project will be required to provide sufficient wastewater treatment capacity.																	■
NEW BYTH		EH1: Land adjacent to Kirkhill (Mr and Mrs Halket) 2007 to 2016: 8																	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	2016	Post		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2						
Planning Application	D	Submit Planning Application.	No response received from developers during 2013 update.																■
INFRASTRUCTURE																			
Waste Water (New Byth WWTW)	SW	A growth project will be required to provide sufficient wastewater treatment capacity.																	■
PORTSOY		H1: Target Road (Seafield Estates) 2007 to 2016: 10																	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	2016	Post		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2						
Planning Application	D	Pre-application discussion	The site is currently being considered for marketing as approx.6 individual plots.																■
	D	Submit planning application																	■
INFRASTRUCTURE																			
Education	D	Possible extension to PS. Education to monitor and advise.																	■
Water	D	Local water mains reinforcement may be required depending on outcome of Flow & Pressure test or Water Impact Assessment.																	■
Waste Water	D	Local sewer reinforcement may be required depending on outcome of network analysis.																	■
Health	NHS	Possible extension to health centre. NHS to monitor and advise. NHS responsible for taking forward.																	■
PORTSOY		H2: Depot, Park Road (JG Ross Bakers Ltd) 2007 to 2016: 6																	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	2016	Post		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2						
Marketing	D	Market Site	Landowner to continue to market site to either developer or housing association.																■
	D	Submit planning application																	■
INFRASTRUCTURE																			
Education	D	Possible extension to PS. Education to monitor and advise.																	■
Water	D	Local water mains reinforcement may be required depending on outcome of Flow & Pressure test or Water Impact Assessment.																	■
Waste Water	D	Local sewer reinforcement may be required depending on outcome of network analysis.																	■
Health		Possible extension to health centre. NHS to monitor and advise. NHS responsible for taking forward.																	■

Local Growth - Rural Housing Market Area (Small Sites)

BANFF AND BUCHAN - Small Sites (continued)																		
PORTSOY		EH1: Soy Avenue (Tenants First Housing Co-operative) 2007 to 2016: 9																
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	Post 2016		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2					
SITE INFORMATION																		
Programming	DT	Delivery to chase landowner	No response received from developers during 2013 update.															■
Technical Assessments	D	FRA	SEPA advise that flood risk assessment is required due to historical flooding records. SEPA advise of increased risk to flooding downstream.															■
INFRASTRUCTURE																		
Education	D	Possible extension to PS. Education to monitor and advise.																■
Water	D	Local water mains reinforcement may be required depending on outcome of Flow & Pressure test or Water Impact Assessment.																■
Waste Water	D	Local sewer reinforcement may be required depending on outcome of network analysis.																■
Health	NHS	Possible extension to health centre. NHS to monitor and advise. NHS responsible for taking forward.																■
RATHEN		H1: Bridge of Rathen (c/o Mr Gordon Brown / Colaren Properties) 2017 to 2023: 10																
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	Post 2016		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2					
SITE INFORMATION																		
Technical Assessments	D	FRA	SEPA advise that flood risk assessment may be required due to proximity to indicative flood plain.															■
Planning Application	D	An application for 6 houses is pending on part of the site (APP/2014/1145).																■
INFRASTRUCTURE																		
Waste Water		No public WWTW.																■
RATHEN		EH1: Opposite School (Unknown) 2007 to 2016: 6																
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	Post 2016		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2					
SITE INFORMATION																		
Programming	P/DT	Policy/ delivery to identify landowner. Landowner to provide information on programming of site.																■
INFRASTRUCTURE																		
Waste Water		No public WWTW.																■
ROSEHEARTY		H1: Murison Drive (Unknown) 2007 to 2016: 10																
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	Post 2016		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2					
SITE INFORMATION																		
Programming	P/DT	Policy/ delivery to identify landowner. Landowner to provide information on programming of site.	No landowner details.															■
Technical Assessments	D	FRA	SEPA advise flood risk assessment may be required.															■
INFRASTRUCTURE																		
Education	E	Monitoring of school capacities, potential for school to go over capacity if all development in Rosehearty and New Aberdour go ahead.																■
Water (Turriff WTW)	D	Local water mains reinforcement may be required depending on outcome of Flow & Pressure test or Water Impact Assessment.																■
Waste Water (Fraserburgh Phingask PFI)	D	Sewer network reinforcement may be required.																■
ROSEHEARTY		H2: Cairnhill Croft (Unknown) 2007 to 2016: 6 2017 to 2023: 6																
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	Post 2016		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2					
SITE INFORMATION																		
Programming	P/DT	Policy/ delivery to identify landowner. Landowner to provide information on programming of site.	No landowner details.															■
INFRASTRUCTURE																		
Education	E	Monitoring of school capacities, potential for school to go over capacity if all development in Rosehearty and New Aberdour go ahead.																■
Water (Turriff WTW)	D	Local water mains reinforcement may be required depending on outcome of Flow & Pressure test or Water Impact Assessment.																■
Waste Water (Fraserburgh Phingask PFI)	D	Sewer network reinforcement may be required.																■

Local Growth - Rural Housing Market Area (Small Sites)

BANFF AND BUCHAN - Small Sites (continued)																			
ROSEHEARTY		H3: Cairnhill Road (Unknown) 2007 to 2016: 10																	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	Post 2016	Post 2016		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2						
SITE INFORMATION																			
Programming	P/DT	Policy/ delivery to identify landowner. Landowner to provide information on programming of site.	No landowner details.																
INFRASTRUCTURE																			
Education	E	Monitoring of school capacities, potential for school to go over capacity if all development in Rosehearty and New Aberdour go ahead.																	
Water (Turriff WTW)	D	Local water mains reinforcement may be required depending on outcome of Flow & Pressure test or Water Impact Assessment.																	
Waste Water (Fraserburgh Phingask PFI)	D	Sewer network reinforcement may be required.																	
SANDEND		EH1: Rear of Seaview Road (AD Walker) 2007 to 2016: 8																	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	Post 2016	Post 2016		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2						
SITE INFORMATION																			
Programming	O	Landowner to provide information on deliverability and programming of site or marketing.	FPP granted for 8 houses in 2006 (APP/2001/0015). Expired but likely to reapply 2013/2014.																
INFRASTRUCTURE																			
Water	D	Local mains reinforcement may be required depending on outcome of Flow & Pressure test or Water Impact Assessment.																	
Waste Water	D/SW	There is sufficient capacity for sites included in the LDP for foul only treatment at Sandend ST.																	
SANDHAVEN		H1: St Magnus Road (Mr Harry Milne) 2007 to 2016: 21 2017 to 2023: 10																	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	Post 2016	Post 2016		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2						
SITE INFORMATION																			
Programming	P/DT	Landowner to provide information on deliverability and programming of site or identify when it's to be marketed.	Contact made with Landowner. No response received. Access from St Magnus Rd linking through existing development and including upgrading over frontage development to provide adequate carriageway width and footpath.																
INFRASTRUCTURE																			
Water	D	Local mains reinforcement may be required. Flow and pressure text or WIA required.																	
Waste Water (Fraserburgh Phingask PFI)	D	Local network reinforcement may be required.																	
Transport			Access from St Magnus Rd linking through existing development and including upgrading over frontage development to provide adequate carriageway width and footpath.																
TYRIE		EH1: Kirk Park, Netherton (Unknown) 2007 to 2016: 6																	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	Post 2016	Post 2016		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2						
SITE INFORMATION																			
Programming	O	Landowner to provide information on programming of site.	No landowner details.																
WHITEHILLS		H1: Knock Street (Seafeld Estates) 2007 to 2016: 10 2017 to 2023: 20																	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	Post 2016	Post 2016		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2						
SITE INFORMATION																			
Programming	D	The site is currently being marketed.																	
INFRASTRUCTURE																			
Waste Water (Moray PFI Banff Macduff WWTW)	D	Local/SW PFI network reinforcement may be required.																	

Local Growth - Rural Housing Market Area (Small Sites)

BUCHAN - Small Sites																	
ARDALLIE		M1: Land at Nether Buckhill (Mr B Grubb) 2007 to 2016: 10 Employment Land: 0.3ha															■
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016	■	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Planning Application	D	Submit planning application	Full Planning Permission to be submitted 2014.														■
INFRASTRUCTURE																	
Transport	D/T		New local roads improvements and access under discussion.														■
Water (Forehill WTW)	D	Local mains reinforcement may be required.															■
Waste Water	D/SW/SEPA	No public sewers or treatment.															■
AUCHNAGATT		M1: South of A948 (Mr Gordon Gall c/o Philip Baxter) 2007 to 2016: 16 Employment Land: 0.5ha															■
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016	■	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Planning Application	D	Submit planning application	Landowner in discussion with H1 & Aberdeenshire Council to agree joint service agreements. Business units to be taken up at the same time as dwellings.														■
	D/DM	Determine planning application	PPiP application submitted in May 2014 (APP/2014/1726) for 16 dwellinghouses and 8 small business units. Pending consideration														■
Technical Assessments	D	FRA	Part of the site lies within a 1 in 200 year flood risk area. SEPA advise flood risk assessment is required.														■
INFRASTRUCTURE																	
Water (Turriff WTW)	D	Local mains reinforcement may be required.	Flow & pressure test or WIA required.														■
Waste Water (Auchnagatt and Annochie Place septic tank)	SW	No available capacity. SW will initiate a growth project once development meets its 5 point criteria															■
AUCHNAGATT		H1: Annochie Place (Aberdeen Endowments Trust (c/o Strutt & Parker)) 2007 to 2016: 31															■
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016	■	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Planning Application	D	Submit planning application	PA to be submitted 2015. Ownership negotiations ongoing (Site is part owned by the Council).														■
INFRASTRUCTURE																	
Water (Turriff WTW)	D	Local water mains reinforcement may be required.	Flow and pressure test or WIA. DIA Autumn 2013.														■
Waste Water (Auchnagatt and Annochie Place septic tank)	SW	No available capacity. SW will initiate a growth project once development meets its 5 point criteria															■
AUCHNAGATT		EH1: Former Station Yard (Clan Dee Ltd) 2007 to 2016: 6															■
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016	■	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Programming	D	Landowner to provide information on deliverability and programming of site or identify when it's to be marketed.	Previous application for 4 dwellings (ref: APP/2008/4399) refused in 2010 due to lack of info on contaminated land and drainage. No response from landowner to latest update late 2013.														■
Technical Assessments	D	Flood Risk Assessment	SEPA have highlighted significant flood risk due to historical flooding and adjacent water courses.														■
INFRASTRUCTURE																	
Water (Turriff WTW)	D	Local mains reinforcement may be required.	Flow & pressure test or WIA required.														■
Waste Water (Auchnagatt and Annochie Place septic tank)	SW	No available capacity. SW will initiate a growth project once development meets its 5 point criteria															■

Local Growth - Rural Housing Market Area (Small Sites)

BUCHAN - Small Sites (continued)																	
CRIMOND		EH1: South of the Corse (Firm of Norman Cowie) 2007 to 2016: 25															
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Marketing	D	Market Site	Last update received Dec '12. Site is available but the landowner has no plans to bring the site forward.														■
Planning Application	D	Submit Planning Application															■
Technical Assessments	D	Flood Risk Assessment	SEPA advise flood risk assessment may be required.														■
INFRASTRUCTURE																	
Water (Forehill WTW)	D	Flow and pressure test, or WIA required															■
Waste Water (Crimond Rattray Head WWTW)	D	Network analysis required															■
CRUDEN BAY		H1: South of Aulton Road (Andrew Butters, Bill Nicol & Douglas Cooper) 2007 to 2016: 41															■*
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Masterplan	D	Prepare joint masterplan with site M1	Masterplan is currently being prepared for site H1 and M1.				▲	▲	▲								■
Technical Assessments	D	Flood Risk Assessment	SEPA advise flood risk assessment may be required.														■
Marketing	D	Market site	The site will be marketed in due course.					▲									■
INFRASTRUCTURE																	
Education (Port Errol Primary School)	D/E	Capacity issues at PS for development beyond 150 units.	Education to advise (dependent on phasing).														■
Transport	D/T	Second access from C77B at north east linking to proposed new roundabout. Pedestrian/cycle links to existing village. Upgrade of C77b to A90.	Location of roundabout agreed with site M1 through draft masterplan. Delivery of roundabout to be discussed.					▲									■
Water (Forehill WTW)	D	Flow and pressure test, or WIA required															■
Waste Water (Peterhead PFI)	D	Storage at Cruden Bay WW pumping station may be required															■
Health	D/NHS		Possible extension to Cruden Bay Medical Practice														■
CRUDEN BAY		EH2: Station Road / John Buchan Drive (Aberdeenshire Council (Property)) 2007 to 2016: 14															■
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Site Construction	✓	The site is complete.															■
FETTERANGUS		H1: North of Ferguson Street (Mr Gordon Brown) 2007 to 2016: 26															■
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Programming	D	Landowner to provide information on deliverability and programming of second half of site or identify when it's to be marketed.	No response received from developer during 2013 update.														■
Masterplan	D	Joint masterplan with H2 and R2 required	MP likely to come forward for H2 only.														■
Planning Application	✓	Submit planning application for remainder of site	PPP granted in 2011 for 13 houses (APP/2010/3715) on half of the site.														■
Site Construction			Site being sold off in plots on western part of site.				▲	▲									■
INFRASTRUCTURE																	
Water (Turrieff WTW)	D	Local water mains reinforcement may be required depending on outcome of Flow & Pressure test or Water Impact Assessment.															■
Waste Water (Fetterangus WWTW)	D	Local sewer reinforcement may be required depending on outcome of network analysis.															■

Local Growth - Rural Housing Market Area (Small Sites)

BUCHAN - Small Sites (continued)																	
FETTERANGUS		H2: Adjacent to Playing Fields (Mr D Jones c/o Philip Baxter) 2017 to 2023: 27														■	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	Post 2016	■
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Masterplan	D	Continue with preparation of masterplan with landowners/developers of sites H1 and R2.									▲	▲	▲				■
Technical Assessments	D	Flood Risk Assessment	SEPA advise flood risk assessment may be required.														■
INFRASTRUCTURE																	
Water (Turriff WTW)	D	Local water mains reinforcement may be required depending on outcome of Flow & Pressure test or Water Impact Assessment.															■
Waste Water (Fetterangus WWTW)	D	Local sewer reinforcement may be required depending on outcome of network analysis.															■
FETTERANGUS		EH1: East of Mintlaw Road (Kirkwood Homes) 2007 to 2016: 24														■	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	Post 2016	■
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Site Construction	D	Site construction should commence in 2014. Envisage 10 completions annually.									▲						■
MAUD		EH1: Castle Road East (Aberdeenshire Council (Property)) 2007 to 2016: 32														■	
SECTORS	ACTION	ACTIONS	NOTES	2013				2014				2015		2015	2016	Post 2016	■
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Masterplan	Property	Joint masterplan with H1	To discuss masterplan with owner of H1.								▲						■
INFRASTRUCTURE																	
Water (Turriff WTW)	D	Flow and pressure test or WIA required.															■
Waste Water (Maud WWTW)	SW	Maud WWTW serves both New Deer and Maud. A growth project may be required to serve development at both Maud and New Deer.	Scottish Water to raise a growth project once the development meets the 5 criteria.														■
MAUD		EH2: Bank Road East (Banksfarm) 2007 to 2016: 10														■	
SECTORS	ACTION	ACTIONS	NOTES	2013				2014				2015		2015	2016	Post 2016	■
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Marketing	O/D	Landowner currently marketing site.	4 of the 10 houses have been built on an individual plot basis.														■
INFRASTRUCTURE																	
Water (Turriff WTW)	D	Flow and pressure test or WIA required															■
Waste Water (Maud WWTW)	SW	Maud WWTW serves both New Deer and Maud. A growth project may be required to serve development at both Maud and New Deer.	Scottish Water to raise a growth project once the development meets the 5 criteria.														■
MINTLAW		H2: Former Council Depot (Aberdeenshire Council (Property)) 2007 to 2016: 15														■	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	Post 2016	■
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Programming	D	Landowner to provide information on deliverability and programming of site or identify when it's to be marketed.	Site still in use as depot.														■
Technical Assessments	D	FRA	SEPA advise flood risk assessment may be required.														■
INFRASTRUCTURE																	
Education	E	Education to advise on options for primary school provision. New PS required.	Options for larger replacement school or new Primary School. Education to progress with identifying preferred option in line with development.														■
Additional primary school	D/PR	Delivery of agreed schools solution	To be determined. Education to advise.														■
Water (Turriff WTW)	D	Water network investigations required.	Due to the amount of development proposed in Mintlaw there may be a requirement for local mains reinforcements and upsizing of the Mintlaw District Service Reservoir.														■
	SW	Turriff currently has available capacity, however if a growth project is required due to the cumulative impact of development, SW will initiate this once one development meets the 5 criteria.															■
Waste Water (Mintlaw WWTW)	SW	There is limited capacity at Mintlaw WWTW. SW will raise a growth project once one developer meets the 5 criteria.															■

Local Growth - Rural Housing Market Area (Small Sites)

BUCHAN - Small Sites (continued)																	
MINTLAW		H3: Artlaw Crescent/Nether Aden Rd (Mrs Davidson) 2007 to 2016: 10															
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	Post 2016	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Programming	D	Landowner to provide information on deliverability and programming of site or identify when it's to be marketed.	No contact information for landowner														■
INFRASTRUCTURE																	
Education Additional primary school	E	Education to advise on options for primary school provision. New PS required.	Options for larger replacement school or new Primary School. Education to progress with identifying preferred option in line with development.														■
	D/PR	Delivery of agreed schools solution	To be determined. Education to advise.														■
Water (Turriff WTW)	D	Water network investigations required.	Due to the amount of development proposed in Mintlaw there may be a requirement for local mains reinforcements and upsizing of the Mintlaw District Service Reservoir.														■
	SW	Turriff currently has available capacity, however if a growth project is required due to the cumulative impact of development, SW will initiate this once one development meets the 5 criteria.															■
Waste Water (Mintlaw WWTW)	SW	There is limited capacity at Mintlaw WWTW. SW will raise a growth project once one developer meets the 5 criteria.															■
MINTLAW		EH1: North of Longside Road (Unknown) 2007 to 2016: 50															
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	Post 2016	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Programming	D	Landowner to provide information on deliverability and programming of site or identify when it's to be marketed.	Landowner unidentifiable. No contact possible.														■
Technical Assessments	D	FRA	SEPA advise FRA may be required.														■
INFRASTRUCTURE																	
Education Additional primary school	E	Education to advise on options for primary school provision. New PS required.	Options for larger replacement school or new Primary School. Education to progress with identifying preferred option in line with development.														■
	D/PR	Delivery of agreed schools solution	To be determined. Education to advise.														■
Water (Turriff WTW)	D	Water network investigations required.	Due to the amount of development proposed in Mintlaw there may be a requirement for local mains reinforcements and upsizing of the Mintlaw District Service Reservoir.														■
	SW	Turriff currently has available capacity, however if a growth project is required due to the cumulative impact of development, SW will initiate this once one development meets the 5 criteria.															■
Waste Water (Mintlaw WWTW)	SW	There is limited capacity at Mintlaw WWTW. SW will raise a growth project once one developer meets the 5 criteria.															■
MINTLAW		EH2: South of Playing Fields (Castlehill Housing Association) 2007 to 2016: 34															■
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	Post 2016	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Planning Application	D	Submit planning application	Currently no high demand for Affordable Housing in Mintlaw and lack of public subsidy for the delivery of affordable housing makes the development of this site unlikely in the short term. A site layout has been drawn up. Application to be submitted 2014/2015													▲ ▲	■
INFRASTRUCTURE																	
Education Additional primary school	E	Education to advise on options for primary school provision. New PS required.	Options for larger replacement school or new Primary School. Education to progress with identifying preferred option in line with development.														■
	D/PR	Delivery of agreed schools solution	To be determined. Education to advise.														■
Water (Turriff WTW)	D	Water network investigations required.	Due to the amount of development proposed in Mintlaw there may be a requirement for local mains reinforcements and upsizing of the Mintlaw District Service Reservoir.														■
	SW	Turriff currently has available capacity, however if a growth project is required due to the cumulative impact of development, SW will initiate this once one development meets the 5 criteria.															■
Waste Water (Mintlaw WWTW)	SW	There is limited capacity at Mintlaw WWTW. SW will raise a growth project once one developer meets the 5 criteria.															■

Local Growth - Rural Housing Market Area (Small Sites)

BUCHAN - Small Sites (continued)																	
MINTLAW	EH3: South of Nether Aden Road (Gordon Rhind) 2007 to 2016: 50																
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	Post 2016	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Masterplan	D	Submit masterplan	Masterplan work ongoing with M1. APP/2009/0102 PPP refused.					▲	▲								■
Technical Assessments	D	FRA	SEPA advise FRA may be required.														■
INFRASTRUCTURE																	
Education Additional primary school	E	Education to advise on options for primary school provision. New PS required.	Options for larger replacement school or new Primary School. Education to progress with identifying preferred option in line with development.														■
	D/PR	Delivery of agreed schools solution	To be determined. Education to advise.														■
Water (Turriff WTW)	D	Water network investigations required.	Due to the amount of development proposed in Mintlaw there may be a requirement for local mains reinforcements and upsizing of the Mintlaw District Service Reservoir.														■
	SW	Turriff currently has available capacity, however if a growth project is required due to the cumulative impact of development, SW will initiate this once one development meets the 5 criteria.															■
Waste Water (Mintlaw WWTW)	SW	There is limited capacity at Mintlaw WWTW. SW will raise a growth project once one developer meets the 5 criteria.															■
NEW DEER																	
H1: Fordyce Road (Eddie Hosie Joinery & Building Contractor) 2007 to 2016: 35																	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	Post 2016	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Planning Application	D	Landowner to submit PA, summer 2014.						▲	▲								■
INFRASTRUCTURE																	
Water (Turriff WTW)	D	Flow and pressure test or WIA required.															■
Waste Water (Maud WWTW)	SW	Maud WWTW serves both New Deer and Maud. A growth project may be required to serve development at both Maud and New Deer.	Scottish Water to raise a growth project once the development meets the 5 criteria.														■
NEW DEER																	
H2: Auchreddie Road East (Ms Jean Dawson) 2007 to 2016: 7																	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	Post 2016	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Planning Application	D	Proceed with Matters Specified in Conditions.	APP/2011/2534 - granted April 2013. No developer for site. To be sold in plots.					▲	▲								■
INFRASTRUCTURE																	
Water (Turriff WTW)	D	Flow and pressure test or WIA required.															■
Waste Water (Maud WWTW)	SW	Maud WWTW serves both New Deer and Maud. A growth project may be required to serve development at both Maud and New Deer.	Scottish Water to raise a growth project once the development meets the 5 criteria.														■
NEW DEER																	
H3: Auchreddie Croft (Mr D & Mrs V Poyser) 2017 to 2023: 40																	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	Post 2016	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Planning Application	D	Planning application.	Second phase site.														■
Technical Assessments	D	Drainage Assessment	Landowner starting the necessary assessments in Jan 2014.														■
INFRASTRUCTURE																	
Water (Turriff WTW)	D	Flow and pressure test or WIA required.															■
Waste Water (Maud WWTW)	SW	Maud WWTW serves both New Deer and Maud. A growth project may be required to serve development at both Maud and New Deer.	Scottish Water to raise a growth project once the development meets the 5 criteria.														■
NEW DEER																	
EH1: Clubb Crescent (Unknown) 2007 to 2016: 19																	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	Post 2016	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Programming	P/DT	Policy/ delivery to identify landowner. Landowner to provide information on programming of site.	Landowner unidentifiable.														■
INFRASTRUCTURE																	
Water (Turriff WTW)	D	Flow and pressure test or WIA required.															■
Waste Water (Maud WWTW)	SW	Maud WWTW serves both New Deer and Maud. A growth project may be required to serve development at both Maud and New Deer.	Scottish Water to raise a growth project once the development meets the 5 criteria.														■

Local Growth - Rural Housing Market Area (Small Sites)

BUCHAN - Small Sites (continued)																
NEW PITSLIGO		EH1: Alexander Bell Place (Unknown) 2007 to 2016: 12														
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2			
SITE INFORMATION																
Programming	D	Policy/ delivery to identify landowner. Landowner to provide information on programming of site.	Landowner unidentifiable.													
INFRASTRUCTURE																
Water (Turriff WTW)	D	4" PVC water main crosses the middle of the site, from north to south. Scottish Water should be contacted to ascertain whether a mains diversion will be required.														
NEW PITSLIGO		EH2: Denedoch (Unknown) 2007 to 2016: 10														
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2			
SITE INFORMATION																
Programming	D	Policy/ delivery to identify landowner. Landowner to provide information on programming of site.	Landowner unidentifiable.													
Technical Assessments	D	FRA	SEPA advise that risk from surface water flooding & site drainage is considered.													
NEW PITSLIGO		EH3: Low Street South (Unknown) 2007 to 2016: 10														
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2			
SITE INFORMATION																
Programming	D	Policy/ delivery to identify landowner. Landowner to provide information on programming of site.	Landowner unidentifiable.													
OLD DEER		EH1: Abbey Street (The Church of Scotland General Trustees) 2007 to 2016: 10														
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2			
SITE INFORMATION																
Programming	D	Market site	Site will be marketed within a 5 year period.													
INFRASTRUCTURE																
Waste Water (Stuartfield WWTW)	D	Local network reinforcement may be required.														
	SW	There is currently limited capacity at Stuartfield WWTW. Both Old Deer and Stuartfield is treated by Stuartfield WWTW. A growth project will be raised by SW to allow all proposed development to be served once one developer meets 5 Growth Criteria.														
RORA		H1: The Park (Bruce Mackie) 2007 to 2016: 6														
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2			
SITE INFORMATION																
Planning Application	O	Landowner to submit planning application.	DIA, LP and AP to be prepared in 2014. Advised that as at October 2013, appointing architects with a view the provide serviced plots. Small parkland required in association with the site.							▲	▲					
INFRASTRUCTURE																
Water (Forehill WTW)	D	Local mains reinforcement may be required.														
Waste Water	D, SW, SEPA	No public sewers.														
ST COMBS		H1: Botany View (Ms. T. Oosterhof) 2007 to 2016: 20 2016 to 2023: 20														
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2			
SITE INFORMATION																
Marketing	O	Site currently being marketed.	Owner has been finding it difficult to attract a developer to date. No plans to submit PA as yet.			▲	▲	▲	▲							
INFRASTRUCTURE																
Water (Forehill WTW)	D	Local water mains reinforcement may be required. Also, 4" AC water main crosses site diagonally. Scottish Water should be contacted by developer to ascertain whether a mains diversion is required.														
Waste Water (Fraserburgh Phingask PFI)	D	Local sewer reinforcement may be required. Network analysis.														

Local Growth - Rural Housing Market Area (Small Sites)

BUCHAN - Small Sites (continued)																	
ST COMBS	EH1: Millburn Avenue (Unknown) 2007 to 2016: 7																
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Planning Application	O	Site being developed as individual plots	Three plots already developed and one application granted permission in Jan 14 (APP/2013/3279).			▲	▲	▲	▲								■
INFRASTRUCTURE																	
Water (Forehill WTW)	D	Local water mains reinforcement may be required.															■
Waste Water (Fraserburgh Phingask PFI)	D	Local sewer reinforcement may be required. Network analysis.															■
ST COMBS EH2: St Combs West / North of High Street (Unknown) 2007 to 2016: 23																	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Planning Application	P/DT	Policy/ delivery to identify landowner. Landowner to provide information on programming of site.	Land ownership issues. No Developer.			▲	▲	▲	▲								■
Technical Assessments	D		Drainage issues need careful consideration. FRA may be required if any modifications or encroachment onto watercourse proposed.														■
INFRASTRUCTURE																	
Water (Forehill WTW)	D	Local water mains reinforcement may be required.															■
Waste Water (Fraserburgh Phingask PFI)	D	Local sewer reinforcement may be required. Network analysis.															■
ST FERGUS H2: Renouard Court (John Raymond Chalmers) 2017 to 2016: 2																	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Site Construction	D	Construction commenced October 2013.	FPP granted for 2 houses in 2012 (APP/2012/4067 and APP/2011/2103).					✓									■
STRICHEN EH1: West of Burnshangie House (Burnshangie Developments c/o Philip Taylor) 2017 to 2016: 15																	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Planning Application	D	Submit MSC application.	PPP approved October 2013. APP/2009/2494				✓										■
Marketing	D	Site currently being marketed. No buyer in place as yet.	There are some other issues that have still to be addressed prior to this development starting such as obtaining sewers technical approval and roads construction consent.					▲	▲	▲	▲						■
INFRASTRUCTURE																	
Transport	D	Roads Construction Consent to be obtained.						▲	▲								■
Waste Water Strichen WWTW)	D	Local sewers reinforcement may be required.	6" PVC water main running through part of site. Scottish Water should be contacted by the developer to ascertain whether any mains diversions are required.														■
STRICHEN EH2: Old Brickworks (Smith Estates Ltd) 2017 to 2016: 12																	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Site Construction	✓	Site under construction, completion expected in Q4 of 2013.					✓										■
STUARTFIELD EH1: East of Burnside Crescent (Colaren Properties) 2007 to 2016: 15																	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Site Construction	✓	Site under construction.	FPP granted for 39 houses in 2011 (APP/2009/1184).				✓										■

Local Growth - Rural Housing Market Area (Small Sites)

BUCHAN - Small Sites (continued)																	
STUARTFIELD		EH2: North of Windhill Street (G Burnette-Stuart) 2007 to 2016: 5															
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	2016	Post 2016
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Programming	O	Landowner to provide information on deliverability and programming of site or identify when it's to be marketed following LDP review.	Landowner has submitted bid for enlarged site through LDP review.														
INFRASTRUCTURE																	
Education (Stuartfield Primary School)	D/E/PR	Temporary classroom may be required	Education to monitor and review. The phasing of the site would need to be agreed with Education.														
Water (Turrieff WTW)	D	Flow and pressure test, or WIA required															
Waste Water (Stuartfield WWTW)-	SW	Limited capacity at Stuartfield WWTW. SW to raise a growth project once a development meets the 5 criteria.	Development at both Old Deer and Stuartfield treated by Stuartfield WWTW														
STUARTFIELD		EH3: Knock Street (Claymore Homes) 2007 to 2016: 10															
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	2016	Post 2016
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Site Construction	✓	Site under construction - 4 houses remain to be built.	FPP granted for 15 houses in 2011.					✓									
FORMARTINE - Small Sites																	
CUMINESTOWN		EH1: Chapel Brae West (JM Anderson c/o William Lippe Architects) 2007 to 2016: 50															
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	2016	Post 2016
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Marketing	D/O	Landowner marketing site.					▲	▲	▲								
Planning Application	D	Developer to submit planning application.	Part of the site has planning permission in principle for 5 dwellings (ref: APP/2010/2472) approved June 2012.														
INFRASTRUCTURE																	
Waste Water	D	Foul and Surface Water pipes cross the middle of this site, from west to east. Scottish Water should be contacted by the developer to ascertain whether a mains diversion is required.															
	SW	Limited capacity at Cuminestown WWTW. SW will initiate a growth project when one development meets 5 criteria.					▲	▲									
DAVIOT		H1: Land to South East (Michael Hunter c/o William Lippe Architects) 2007 to 2016: 8															
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	2016	Post 2016
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Planning Application	D	Full planning permission for 8 dwellings is pending (ref: APP/2013/3783). Technical Assessments completed.	Full planning application granted at Formartine Area Committee March 2014. Decision notice pending				▲	▲									
Site Construction		Anticipate the site will be built out by end of 2015.	Roads and sewers are designed.											▲			
GARMOND		H1: Garmond North (Mr A Strachan) 2007 to 2016: 10															
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	2016	Post 2016
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Programming	D	Landowner to provide information on deliverability and programming of site or identify when it is to be marketed.	Contact made with developer. No response received during 2013 update														
Technical Assessments	D	FRA	SEPA has advised that due to shallow groundwater a FRA will be required.														
INFRASTRUCTURE																	
Water	D	Local water mains reinforcement may be required.	A foul and surface main cross the bottom of the site boundary. Should a mains diversion be required, this will be at the cost of the developer.														
Waste Water	D, SW, SEPA	There are no public sewers in the area.															
ST KATHERINES		H1: Cromlet Park West (Mr H Sleigh c/o Knight Frank) 2007 to 2016: 5															
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	2016	Post 2016
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Planning Application		Determine planning application	APP/2013/2501 for 15 houses granted Oct 2013 subject to S75 agreements.							▲	▲						
Site Construction	D	Start site construction.									▲						
INFRASTRUCTURE																	
Waste Water	D, SW, SEPA	There are no public sewers in the area.															

Local Growth - Rural Housing Market Area (Small Sites)

GARIOCH - Small Sites																	
CHAPEL OF GARIOCH		H1: Land at Pitbee (Mr Oliver Humphries) 2007 to 2016: 10															
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	Post 2016	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Programming	O	Landowner to provide information on deliverability and programming of site or identify when it is to be marketed.	No response received to request for information.														■
INFRASTRUCTURE																	
Water	D	Local mains reinforcement may be required.															■
Waste Water	D, SW, SEPA	There are no public sewers in the area.	SEPA has highlighted requirement for new WWTW. Existing private systems should be offered opportunity to connect.														■
CHAPEL OF GARIOCH		H2: The Glebe (General Trustees of the Church of Scotland) 2007 to 2016: 15															
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	Post 2016	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Programming	O	Landowner to provide information on deliverability and programming of site or identify when it is to be marketed.	No response received to request for information.														■
INFRASTRUCTURE																	
Water	D	Local mains reinforcement may be required.															■
Waste Water	D, SW, SEPA	There are no public sewers in the area.	SEPA has highlighted requirement for new WWTW. Existing private systems should be offered opportunity to connect.														■
OLD RAYNE		EH1: East of School (L&W Properties Ltd) 2007 to 2016: 10															
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	Post 2016	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Planning Application	D	Previous planning application for site withdrawn in 2011 (APP/2010/0243). New application anticipated Q2/Q3 2014.	An archaeological survey has been completed.														■
Marketing	D	Developer currently marketing site to find a developer who will progress delivery.															■
OLD RAYNE		EH2: East of Pitmachie Croft (Sylvan Stuart Ltd) 2007 to 2016: 10															
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	Post 2016	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Site Surveys	D	Developer is currently commissioning surveys and reports in relation to flood risk; contaminated land; noise impact; drainage impact, and a bat survey.	SEPA has highlighted that the majority of the site is affected by the 1 in 100 year fluvial flooding.														■
Planning Application	D	Previous planning application for site withdrawn in 2012 (APP/2010/0932). Developer proposes to submit a new application within the next twelve months.															■
KINCARDINE AND MEARNS - Small Sites																	
AUCHENBLAE		H1: Land south of Mackenzie Avenue (DLB Scotland Ltd) 2007 to 2016: 5															
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	Post 2016	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
SITE INFORMATION																	
Programming	D	Developer to bring forward site following build out of site EH1.															■
Technical Assessments	D	FRA	SEPA advise FRA is required due to flood risk from Burnie Shag.														■
Planning Application	D	Submit planning application															■
INFRASTRUCTURE																	
Water	D	Local water mains reinforcement may be required															■
Waste Water (Laurencekirk WWTW)	SW	A growth project is on site at Laurencekirk WWTW and meets the demands of the current LDP.															■
Waste	W	New recycling point required. Site to be identified. W to advise of site options.															■

Local Growth - Rural Housing Market Area (Small Sites)

KINCARDINE AND MEARNS - Small Sites (continued)																	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	2016	Post 2016
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
AUCHENBLAE																	
EH1: South of Mackenzie Avenue (DLB Scotland Ltd) 2007 to 2016: 10																	
SITE INFORMATION																	
Planning Application	D	Application approved by K&M Committee 20/5/08 (APP/2008/0319).	Planning consent granted November 2013 (upon agreement of S75).				✓										■
Site Construction	D	Site Start					▲	▲									■
INFRASTRUCTURE																	
Water	D	Local water mains reinforcement may be required															■
Waste Water (Laurencekirk WWTW)	SW	A growth project is on site at Laurencekirk WWTW and meets the demands of the current LDP.															■
Waste	W	New recycling point required. Site to be identified. W to advise of site options.															■
FETTERCAIRN																	
H1: Land to the north west of Fettercairn (Fettercairn Estate C/O Savills) 2007 to 2016: 15 2017 to 2023: 15																	
SITE INFORMATION																	
Programming	O	Landowner to provide information on programming/delivery following discussions with potential developers.	H1 continuing to be marketed. This site is being discussed with developers. Access via Gladstone Gardens and Garrol Pl. Pedestrian link/emergency access to Garrol Pl.					▲	▲	▲							■
Technical Assessments	D	FRA	SEPA advise FRA is required due to flood risk from Crichtie Burn.														■
INFRASTRUCTURE																	
Waste Water (Fettercairn WWTW)	SW	Insufficient capacity. SW will initiate a growth project once development meets the 5 criteria.															■
GOURDON																	
H1: Land west of Brae Road, Gourdon (Fotheringham Property Developments) 2007 to 2016: 25 2017 to 2023: 10																	
SITE INFORMATION																	
Planning Application	DM	Planning application to be determined.	FPP submitted for 25 dwellinghouses (ref: APP/2013/4071)						▲								■
INFRASTRUCTURE																	
Education	E	Possible 1 classroom extension required for Gourdon Primary School.	Education service to advise.					▲	▲								■
Water	D	Local mains reinforcement may be required.															■
Waste Water (Nether Knox STW)	D	A Drainage Impact Assessment 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	There is currently limited capacity at Nether Knox STW. SW may need to deliver a growth project to meet demands of new development.	The South Kincardine coastal project was for 4 new SPS at Inverbervie, Gourdon, Johnshaven, and St. Cyrus, that subsequently pump to Nether Knox STW which is site of preliminary treatment only.														■
INVERBERVIE																	
H1: Land to South of King David Drive (Fotheringham Property Developments) 2007 to 2016: 30																	
SITE INFORMATION																	
Site Construction	D	Majority of site constructed, 4 houses remain to be built	Planning Application granted 25/01/12 (APP/2010/4038).					▲	▲	▲							■
JOHNSHAVEN																	
EH1: Golden Acre (Brotherton Estate) 2007 to 2016: 67																	
SITE INFORMATION																	
Marketing	D	Full planning consent for 67 dwellings - decision dated 22/07/10 (APP/2008/1004).	Site marketability issues - limited developer interest					▲	▲								■
INFRASTRUCTURE																	
Water	D	Water network investigations may be required.															■
Waste Water	D	A Drainage Impact Assessment 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	There is currently limited capacity at Nether Knox STW. SW may need to deliver a growth project to meet demands of new development.	The South Kincardine coastal project was for 4 new SPS at Inverbervie, Gourdon, Johnshaven, and St. Cyrus, that subsequently pump to Nether Knox STW which is site of preliminary treatment only.														■

Local Growth - Rural Housing Market Area (Small Sites)

KINCARDINE AND MEARNS - Small Sites (continued)																	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016	Post 2016	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
LUTHERMUIR																	
M1: The Chapel, Luthermuir (c/o Murray Architects)																	
2007 to 2016: 25																	
SITE INFORMATION																	
Masterplan	D	Masterplan for sites M1 & M2 to be developed.	Discussions required with Aberdeenshire council re health centre contribution.					▲	▲								■
Technical Assessments	D	FRA	SEPA advise a flood risk assessment is required to assess risk from adjacent watercourses, and also due to historical records of flooding.														■
Planning Application	D	Developer to submit planning application.															■
INFRASTRUCTURE																	
Water	D	Local mains reinforcement may be required.	Discussions are taking place between the developer and Scottish Water														■
Waste Water	SW	Limited capacity in Luthermuir septic tank. SW will initiate a growth project if required.															■
Waste	D/W	Local recycling point required.															■
LUTHERMUIR																	
M2: Land at Aberluthnott Church (c/o Murray Architects)																	
2017 to 2023: 25																	
SITE INFORMATION																	
Masterplan	D	Masterplan for sites M1 & M2 to be developed.	All technical assessments in preparation. Viability of shop being investigated. Discussions required with Aberdeenshire council re health centre contribution.					▲	▲								■
Technical Assessments	D	FRA	SEPA advise a flood risk assessment is required to assess risk from adjacent watercourses, and also due to historical records of flooding.														■
Planning Application	D	Developer to submit planning application.	It may be more practical to develop site M2 before M1.														■
INFRASTRUCTURE																	
Water	D	Local mains reinforcement may be required.	Discussions are taking place between the developer and Scottish Water														■
Waste Water	SW	Limited capacity in Luthermuir septic tank. SW will initiate a growth project if required.															■
Waste	D/W	Local recycling point required.															■
LUTHERMUIR																	
EH1: Adjacent to Newbigging Cottages (c/o Murray Architects)																	
2017 to 2023: 25																	
SITE INFORMATION																	
Programming	DT	Delivery to chase landowner for update.	Application from Kirkwood Homes withdrawn 29.07.13 (this developer is no longer involved with this site). Landowners have been emailed requesting an update with no response.														■
Technical Assessments	D	FRA	SEPA advise a flood risk assessment is required to assess risk from adjacent watercourses, and also due to historical records of flooding.														■
INFRASTRUCTURE																	
Water	D	Local mains reinforcement may be required.	Discussions are taking place between the developer and Scottish Water														■
Waste Water	SW	Limited capacity in Luthermuir septic tank. SW will initiate a growth project if required.															■
Waste	D/W	Local recycling point required.															■
MARYKIRK																	
M1: Land to the west of Marykirk (FM Developments)																	
2007 to 2016: 15																	
2017 to 2023: 15																	
SITE INFORMATION																	
Planning Application	DM	Planning application pending for 30 dwellings over two phases (APP/2013/0063). Application approved at KMAC 29/10/13, subject to S75.	S75 discussions ongoing.					▲	▲								■
Site Construction	D	Construction to start on site 2014.						▲	▲	▲							■
INFRASTRUCTURE																	
Water	D	Local mains reinforcement may be required.															■
Waste Water	SW	Insufficient capacity at Marykirk WWTW, SW will initiate a growth project if required.															■

Local Growth - Rural Housing Market Area (Small Sites)

KINCARDINE AND MEARNS - Small Sites (continued)																		
MARYKIRK		EH1: Kirktonhill Road West (Sanctuary Housing) 2007 to 2016: 19															■	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	Post 2016		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2					
SITE INFORMATION																		
Planning Application	D	Developer to submit Planning Application.	APP/2009/0598 - application withdrawn. Plans currently being drawn up for subsequent application.															▲
Technical Assessments	D	FRA																■
INFRASTRUCTURE																		
Water	D	Local mains reinforcement may be required.																■
Waste Water	SW	Insufficient capacity at Marykirk WWTW, SW will initiate a growth project if required.																■
ROADSIDE OF KINNEFF		M1: Land to the west of Roadside of Kinneff (Alexander Adamson Ltd) 2007 to 2016: 15 2017 to 2023: 15															■	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	Post 2016		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2					
SITE INFORMATION																		
Programming	D	No response to 2013 request for update.	DIA, TA, WIA was due to be carried out mid 2013.															■
INFRASTRUCTURE																		
Water	D	Local mains reinforcement may be required.																■
Waste Water	SW	There is currently insufficient capacity at Kinneff WWTW, SW will initiate a growth project when one development meets the 5 criteria.																■
ST CYRUS / LOCHSIDE		EH1: East of Invergarry Park (Snowdrop Developments Ltd) 2007 to 2016: 15															■	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	Post 2016		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2					
SITE INFORMATION																		
Planning Application	D	Application for 17 dwellings (ref:APP/2013/0203) approved September 2013.					▲											■
Site Construction	D	Site construction started in September 2013.								▲								■
INFRASTRUCTURE																		
Education	E	Education - monitor school roll forecasts.	To commence after start date.															■
Water	D	Local water mains reinforcement may be required. Increase in storage required for service reservoir.																■
Waste Water	D	A Drainage Impact Assessment 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	There is currently limited capacity at Nether Knox STW. SW may need to deliver a growth project to meet demands of new development.	The South Kincardine coastal project was for 4 new SPS at Inverbervie, Gourdon, Johnshaven, and St. Cyrus, that subsequently pump to Nether Knox STW which is site of preliminary treatment only.															■
MARR - Small Sites																		
ALFORD		M1: School Campus Site (Aberdeenshire Council (IS Property)) 2017 to 2023: 30															■	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	Post 2016		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2					
SITE INFORMATION																		
Technical Assessments	D	FRA	SEPA advise a flood risk assessment may be required.															■
Planning Application	D	Proposals to develop this site will come forward when the schools replacement project is underway. It is likely that the site will be marketed, however no timescale for this at present.	Phase 2 site. Possible marketing of site, but dependent on progress of replacement campus. Work started on site for new school Oct 2013 for a completion Aug 2015.															▲
INFRASTRUCTURE																		
Education	E	Education (Alford PS & Alford Academy) currently over capacity. Replacement school identified as part of community campus in Capital Plan.																■
Water (Invercarnie & 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.																■
Waste Water (Alford WWTW)	D	Local sewer network reinforcement may be required.																■

Local Growth - Rural Housing Market Area (Small Sites)

MARR - Small Sites (continued)																	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	2016	Post	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
ALFORD																	
M2: Wellheads (Kirkwood Homes) 2007 to 2016: 44 Employment Land: 1ha																	
SITE INFORMATION																	
Site Construction	D	Construction to commence	Planning application (APP/2011/0328) granted in Dec 2011. Consent issued Apr-13. Housing currently being marketed.														
INFRASTRUCTURE																	
Education	E	Education (Alford PS & Alford Academy) currently over capacity. Replacement school identified as part of community campus in Capital Plan.															
Water (Invercarnie & 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.															
Waste Water (Alford WWTW)	D	Local sewer network reinforcement may be required.															
CAIRNIE																	
H1: Land opposite Hall Cottages (Strathdee Properties Ltd) 2007 to 2016: 8																	
SITE INFORMATION																	
Site Construction	D	Start site construction.	Planning Application granted in Jan 2014 (APP/2012/2852) for erection of 8 dwellinghouses.														
INFRASTRUCTURE																	
Waste water (Cairnie WWTW)	D	Combined sewer within site. SW should be contacted to ascertain whether a sewer diversion is required.															
	SW	Insufficient capacity at Cairnie WWTW. SW will raise a growth project when one development meets the 5 Growth Criteria.															
CLATT																	
H1: Opposite Hall (Unknown) 2007 to 2016: 5																	
SITE INFORMATION																	
Site Delivery	P	Policy to identify landowner for site to obtain update on delivery.															
INFRASTRUCTURE																	
Water	D	Water, local mains reinforcement may be required. There may be a 100mm PVC water main crossing the top of the site. If diversion required this will be at cost to the developer.															
Waste Water (Clatt septic tank)	SW	Insufficient capacity at Clatt septic tank. Growth project required when development meets 5 point criteria.															
CLATT																	
EH1: Headhouse (Norman P Lawie Ltd for Mr and Mrs Mahoney) 2007 to 2016: 4																	
SITE INFORMATION																	
Site Construction	O/D	Owner / agent to advise on progress towards delivery of this site.	PPP APP/2009/3276 granted (decision notice Feb-12)														
INFRASTRUCTURE																	
Water	D	Water, local mains reinforcement may be required. There may be a 100mm PVC water main crossing the top of the site. If diversion required this will be at cost to the developer.															
Waste Water (Clatt septic tank)	SW	Insufficient capacity at Clatt septic tank. Growth project required when development meets 5 point criteria.															

Local Growth - Rural Housing Market Area (Small Sites)

MARR - Small Sites (continued)																			
DRUMBLADE		H1: Opposite school (Graham Mitchell) 2007 to 2016: 5																	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	2016	Post 2016		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2						
SITE INFORMATION																			
Technical Assessments	D	FRA	SEPA advise flood risk assessment may be required.																
Planning Application	D	DIA, WIA, Landscape Plan and Access Plan prepared. Ongoing discussions with DM. PP (APP/2012/2828) for 5 dwellings and amenity pond pending.	S.75 pending					▲	▲	▲									
INFRASTRUCTURE																			
Water	D	Local mains reinforcement may be required.																	
Waste Water	D, SW, SEPA	No public sewers.																	
DRUMDELGIE		M1: Calf Unit (Ian Mckay) 2007 to 2016: 7																	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	2016	Post 2016		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2						
SITE INFORMATION																			
Planning Application	D/DM	DIA, TIA and Landscape Plan prepared. FPP for 7 dwellings and 2 holiday units (APP/2012/0721) approved Mar 2014.							✓										
Site Construction	D	Start site construction.							▲	▲									
INFRASTRUCTURE																			
Water	D	Local mains reinforcement may be required.																	
Waste Water	D, SW, SEPA	No public sewers.																	
FINZEAN		H1: Hall Wood (Finzean Estate Partnership) 2007 to 2016: 5 2017 to 2023: 5																	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	2016	Post 2016		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2						
SITE INFORMATION																			
Planning Application	D/DM	Planning Application for 8 houses submitted December 2013 (APP/2013/3863). DM to determine application.	Developer looking for all 8 houses to come forward in the first phase of the plan.					▲	▲	▲	▲								
INFRASTRUCTURE																			
Water	D	Local mains reinforcement may be required.																	
Waste Water	D, SW, SEPA	There is no public WWTW in Finzean. It is 6km to Strachan Pumping Station, which passes forward flows to Banchory for treatment. Banchory WWTW will require a growth project to meet the demands of all allocations in the current LDP.																	
FINZEAN		EH1: Whitestone (Finzean Estate Partnership) 2007 to 2016: 5																	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	2016	Post 2016		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2						
SITE INFORMATION																			
Site Construction	✓	Planning permission granted 16/02/2011 (APP/2009/2182).	Two of the five sites developed, a further two sites sold and the final site is close to being sold.							▲	▲								
INFRASTRUCTURE																			
Water	D	Local mains reinforcement may be required.																	
Waste Water	D, SW, SEPA	There is no public WWTW in Finzean. It is 6km to Strachan Pumping Station, which passes forward flows to Banchory for treatment. Banchory WWTW will require a growth project to meet the demands of all allocations in the current LDP.																	
FORGUE		H1: Land to East of the Rectory (The BMF Group) 2007 to 2016: 5																	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	2016	Post 2016		
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2						
SITE INFORMATION																			
Site Marketing	O	It was previously indicated that marketing was likely to commence within a year, however, it may now happen either in tandem with, or following, the marketing and sale of FH1.										▲	▲	▲					
INFRASTRUCTURE																			
Water	D	Local water mains reinforcement may be required.																	
Waste Water	D, SW, SEPA	No public sewers in the area.																	

Local Growth - Rural Housing Market Area (Small Sites)

MARR - Small Sites (continued)																
FORGUE		EH1: Chapelhill (The BMF Group / Bognie Trustees) 2007 to 2016: 5														■
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	2016	Post
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2			
SITE INFORMATION																
Site Marketing	O	Marketing of site is expected imminently.	APP/2012/0430 - granted permission 19/7/13. Site is expected to be plotted, therefore PA's and development will be incremental.					▲	▲	▲						■
INFRASTRUCTURE																
Water	D	Local water mains reinforcement may be required.	There is also a 50mm water main crossing this site from the south west corner to the north east. Scottish Water should be contacted by the developer to ascertain whether a mains diversion is required.													■
Waste Water	D, SW, SEPA	No public sewers in the area.														■
GARTLY		H1: Land west of Old Military Road (Mr Cowie C/O Strutt & Parker) 2007 to 2016: 5														■
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	2016	Post
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2			
SITE INFORMATION																
Site Marketing	D	Planning permission to be submitted 2015/16. Site being marketed	Flood Risk Assessment may be required, will be addressed at application stage.												▲	■
Technical Assessments	D	FRA	SEPA advise a flood risk assessment may be required given the sites proximity to the flood plain.													■
INFRASTRUCTURE																
Water	D	Local mains reinforcement may be required.														■
Waste Water (Gartly WWTW)	D	Local sewer network reinforcement may be required.														■
	SW	Sufficient WWTW capacity														■
GARTLY		EH1: Adjacent to Railway (Mr & Mrs John Morren & Mr & Mrs James Bruce) 2007 to 2016: 3														■
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	2016	Post
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2			
SITE INFORMATION																
Planning Application	D	Submit MSC application.	Planning permission in principle approved Feb 2012 for 3 houses (APP/2008/0275)												▲	■
Technical Assessments	D	FRA	SEPA advise the flood risk assessment is likely to need updated.													■
INFRASTRUCTURE																
Water	D	Local mains reinforcement may be required.														■
Waste Water (Gartly WWTW)	D	Local sewer network reinforcement may be required.														■
	SW	Sufficient WWTW capacity														■
GLASS		H1: Invermarkie Farm (Mr James Ingleby, Invermarkie Estate) 2007 to 2016: 5														■
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	2016	Post
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2			
SITE INFORMATION																
Site Delivery	D/O	Owner intending to submit an application within the life of the LDP.	Landowner to provide update on deliverability and programming of site. No response received to most recent request for information.												▲	■
INFRASTRUCTURE																
Water	D	Local water mains reinforcement may be required.														■
Waste Water	D, SW, SEPA	No public sewers in the area.														■
KEIG		H1: Lawrence Cottages 2017 to 2023: 5														■
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	2016	Post
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2			
SITE INFORMATION																
Site Delivery	O	Landowner to provide an update on delivery.	No response received. Second phase site.												▲	■
INFRASTRUCTURE																
Water	D	Local mains reinforcement may be required.														■
Waste Water (Keig septic tank)	SW	Insufficient capacity. SW will initiate a growth project once development meets 5 point criteria.														■

Local Growth - Rural Housing Market Area (Small Sites)

MARR - Small Sites (continued)																			
KENNETHMONT		H1: South of B9002 (John Wink Design for D Grant) 2007 to 2016: 15 2017 to 2023: 15																	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	2016	Post 2016			
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2						
SITE INFORMATION																			
Site Delivery	O	Need further information	Landowner provided update on deliverability and programming of site																
INFRASTRUCTURE																			
Water	D	Local water mains reinforcement may be required.	Also, there is currently a 125mm MDPE water main to the north of site. The site is also crossed by a 150mm sewer running along the north boundary of the site. Should a diversion be required it will be to the developer's cost.																
Waste Water (Kennethmont WWTW)	SW	A growth project has been triggered at Kennethmont WWTW as site EH1 has met our 5 Growth Criteria.																	
KENNETHMONT		H2: Adjacent to Rannes Public Hall (Mr D Grant) 2007 to 2016: 5																	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	2016	Post 2016			
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2						
SITE INFORMATION																			
Site Delivery	D	Developer to advise of intention to re-submit planning application.	PP APP/2009/0798 granted for 4 units Nov 2009 (permission now expired).																
INFRASTRUCTURE																			
Water	D	Local water mains reinforcement may be required.																	
Waste Water (Kennethmont WWTW)	SW	A growth project has been triggered at Kennethmont WWTW as site EH1 has met our 5 Growth Criteria.																	
KENNETHMONT		EH1: West of Clatt Road (Norman P Lawie Ltd for J&F Cruickshank) 2007 to 2016: 06																	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	2016	Post 2016			
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2						
SITE INFORMATION																			
Planning Application	D	Submit MSC application.	Outline application approved for 9 units in June 2011 (APP/2008/4114) with intention to submit MSC application shortly.																
INFRASTRUCTURE																			
Water	D	Local water mains reinforcement may be required.	Also, there is currently a 125mm MDPE water main to the north of site. The site is also crossed by a 150mm sewer running along the north boundary of the site. Should a diversion be required it will be to the developer's cost.																
Waste Water (Kennethmont WWTW)	SW	A growth project has been triggered at Kennethmont WWTW as site EH1 has met our 5 Growth Criteria.																	
KINCARDINE O'NEIL		M1: Haugh Farm (Kincardine Estate) 2007 to 2016: 8																	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	2016	Post 2016			
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2						
SITE INFORMATION																			
Technical Assessments	D	FRA	SEPA advise a flood risk assessment may be required.																
Planning Application	D	Planning application anticipated 2014/15.	Landowner currently marketing the site and due to appoint preferred developer in the near future.																
INFRASTRUCTURE																			
Water	D	Local mains reinforcement may be required.																	
Waste Water (Kincardine O'Neil WWTW)	SW	Limited capacity. SW will initiate a growth project once development meets 5 point criteria																	

Local Growth - Rural Housing Market Area (Small Sites)

MARR - Small Sites (continued)																	
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2015	2016	2016	Post 2016
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
KINCARDINE O'NEIL																	
EH1: West of Canmore Place (Kincardine Estate)																	
2007 to 2016: 20																	
SITE INFORMATION																	
Technical Assessments	D	FRA	SEPA advise a flood risk assessment may be required.														
Planning Application	D	Planning application anticipated 2014/15.	Landowner currently marketing the site and due to appoint preferred developer in the near future.														
INFRASTRUCTURE																	
Water	D	Local mains reinforcement may be required.															
Waste Water (Kincardine O'Neil WWTW)	SW	Limited capacity. SW will initiate a growth project once development meets 5 point criteria															
KINCARDINE O'NEIL																	
EH2: Gallowhill Road (Church of Scotland General Trustees)																	
2007 to 2016: 8																	
SITE INFORMATION																	
Marketing	D	Expected to be marketed as a development site in 2014.															
Technical Assessments	D	FRA	SEPA advise a flood risk assessment may be required.														
INFRASTRUCTURE																	
Water	D	Local mains reinforcement may be required.															
Waste Water (Kincardine O'Neil WWTW)	SW	Limited capacity. SW will initiate a growth project once development meets 5 point criteria															
LOGIE COLDSTONE																	
M1: Adjacent to Diamond Jubilee Hall (Mr N Matthews)																	
2007 to 2016: 15 2017 to 2023: 10																	
SITE INFORMATION																	
Site Marketing	O	Owner is currently marketing the site and seeking a developer. Still intent on developing the site, however is awaiting adequate conditions and demand.	Foot/cycle connections required to local school.														
INFRASTRUCTURE																	
Water	D	Local mains reinforcement may be required.															
Waste Water	D, SW	Logie Coldstone WWTW serves this settlement. There is limited capacity so a growth project may be required to meet the demand.															
LUMSDEN																	
H1: Smithy Lane (Unknown)																	
2007 to 2016: 15 2017 to 2023: 15																	
SITE INFORMATION																	
Site Delivery	P	Landowner unidentifiable.	Marketability and landownership issues														
INFRASTRUCTURE																	
Water	D	Local water mains reinforcement may be required.	There is a 90mm HPPE water main crossing the site. Should a mains diversion be required this will be at a cost to the developer.														
Waste Water (Lumsden WWTW)	SW	Insufficient WWTW capacity. SW will initiate a growth project once one development meets 5 growth criteria.															
LUMSDEN																	
EH1: East of Main Street (Unknown)																	
2007 to 2016: 6																	
SITE INFORMATION																	
Site Delivery	P	Landowner unidentifiable.	Marketability and landownership issues														
INFRASTRUCTURE																	
Water	D	Local water mains reinforcement may be required.	There is a 90mm HPPE water main crossing the site. Should a mains diversion be required this will be at a cost to the developer.														
Waste Water (Lumsden WWTW)	SW	Insufficient WWTW capacity. SW will initiate a growth project once one development meets 5 growth criteria.															

Local Growth - Rural Housing Market Area (Small Sites)

MARR - Small Sites (continued)																
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016	Post 2016
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2			
RHYNIE																
M1: North of Richmond Avenue (John Wink Design) 2007 to 2016: 10 2017 to 2023: 15 Employment Land: 0.6ha																
SITE INFORMATION																
Planning Application	O	Submit planning application	PPIP application to be submitted 2014.					▲	▲							■
Marketing	O	Market Site	Site to be marketed following PPIP.						▲	▲						■
INFRASTRUCTURE																
Water	D	Local mains reinforcement may be required.														■
Waste Water (Rhyne WWTW)	SW	There is limited capacity available at Rhyne WWTW. Should additional capacity be required then a growth project will be initiated once one developer meets our 5 Growth Criteria.														■
Transport	D	Pedestrian/cycle links required.														■
RHYNIE																
H1: Main Street (Privately owned) 2007 to 2016: 5																
SITE INFORMATION																
Site Delivery	O	Landowner has no intention to bring forward housing at this site.	Site proposed by Community Council.													■
RUTHVEN																
EH1: School Road (Stewart Campbell) 2007 to 2016: 8																
SITE INFORMATION																
Site Construction	D	Consent (01/91/1112) to be implemented in 2014. Plots to be sold off individually.	Road into site to be constructed early 2014. Plots to be sold off. It is anticipated plots will be constructed over 2014/2015.					▲	▲	▲	▲	▲	▲			■
STRACHAN																
H1: Gateside Cottage (Castleglen Land Search Ltd) 2007 to 2016: 8 2017 to 2023: 7																
SITE INFORMATION																
Technical Assessments	D	FRA	SEPA advise flood risk from adjacent watercourse and culverts be investigated.													■
Planning Application	D	Application anticipated in 2014						▲	▲	▲						■
INFRASTRUCTURE																
Water	D	Local mains reinforcement may be required.														■
Waste Water (Strachan & Banchory WWTW)	SW	Both pumping station and pumping main may required upgrade. Local reinforcement may be required.	Strachan WWTW pumps forward to Banchory WWTW via Belts of Collonach Pumping Station.													■
TARLAND																
H1: Land adjacent to Alastrian House (The Macro Bert Trust) 2007 to 2016: 10																
SITE INFORMATION																
Planning Application	D	Submission of planning application in early 2015.	FRA (in consultation with the Council) and TS to be carried out prior to PA submission.									▲				■
INFRASTRUCTURE																
Water	D	Local mains reinforcement may be required.														■
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 Growth - Rural Housing Market Area (Small Sites)

MARR - Small Sites (continued)																
TARLAND		EH1: Village Farm (The Macro Bert Trust) 2007 to 2016: 24														
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2			
SITE INFORMATION																
Planning Application	D / L	Full planning application (APP/2011/4027) for 36 dwellings approved subject to Section 75 in Feb 2013. Section 75 pending.	The developer and housing association have withdrawn their involvement in this project which may cause a delay in the delivery.													
INFRASTRUCTURE																
Water	D	Local mains reinforcement may be required.														
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.													
TOWIE		H1: Adjacent to the Hall (Tillypronie Estate) 2007 to 2016: 5														
SECTORS	RESPONSIBLE	ACTIONS	NOTES	2013				2014				2015		2016	Post 2016	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2			
SITE INFORMATION																
Marketing	D	Planning application expected to be submitted 2014/15.	Pre application FRA and archaeological evaluation required. PA to be submitted on basis of the land being sold.													
Technical Assessments	D	FRA	SEPA advise a flood risk assessment would be required.													
INFRASTRUCTURE																
Waste Water	D, SEPA, SW	No public sewers in the area.														

Employment Sites

SGA Portlethen to Stonehaven

SETTLEMENT	SITE REFERENCE	DEVELOPER/ OWNER	ALLOCATION		RESPONSIBLE	ACTIONS	NOTES	INFRASTRUCTURE ISSUES	2013				2014				2015		2016	Post 2016	OVERALL ASSESSMENT				
			2007-2016	2017-2023					Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2							
Marywell	BUS1	Ashley Group Ltd, Cairnlea Developments, Ridale Developments Ltd	104ha	D/ DM	Determination of applications	APP/2012/1847 (Full Planning Permission for Construction of Access Road) decision outstanding	Upgrade of the Findon grade separated junction may be required.														■				
				D/ DM	Approval of MSC application	APP/2011/2678 (Conditions 2a (Levels), 4 (Design Brief), 5 (Landscaping), 13 (Phase 1), 15 (Means of Access to the Employment Land), 18 (Trunk Road Infrastructure Modifications), 19 (Programme of Works), 20 (Trunk Road Modification), 21 (Trunk Road Modification), 22 (Trunk Road Modifications), and 28 (Detailed Scheme for Removal of Contaminated Material) of Outline Planning Permission Reference APP/2002/0026 for Business, Industrial and Leisure Development (Classes 4, 5, 6 and 11))	A contaminated land study has been undertaken as part of the application.															■			
				D	Construction start date	The agent has indicated that work will begin on site as soon as the above planning applications are approved.																	■		
Newtonhill	E1: Land to the west of the A90	Elsick Development Company	11.5ha	D	PPP application	APP/2011/3100 granted in Oct 2013. See Elsick M1 for further details.															■				
				D	Submission of MSC application																		■		
				D	Start date																			■	
	BUS1	A&D Developments (Scotland) Ltd	8ha	D	Complete construction phase	APP/2009/2526 - Erection of Workshop/Warehouse with Associated Offices and Car Parking granted Mar-13															■				
Portlethen	E1: Land to North west of Badentoy	William Lippe	6.5ha	D	DIA, TA, NIA, EIA, landscape plan, access plan	During 2014	D - The water capacity required by this development will depend on its business use. Local mains reinforcement may be required depending on outcome of Flow & Pressure test or Water Impact Assessment. D - Stonehaven wastewater is now pumped forward to Nigg WWTW (PFI) in Aberdeen City as there is no treatment between Stonehaven and Aberdeen. Local network reinforcement may be required.															■			
				D	Proposal of Application Notice	During 2014																		■	
				D	Masterplan	Discussions ongoing between various landowners																			■
				D/DM	Planning Application	During 2014																			■
				D	Construction start date																				■
				D/SW	Water: Local mains reinforcement may be required depending on the outcome of a WIA.																				■
				D/T	Transport: A link onto, and upgrade of C34K with linkage to Badentoy industrial estate is required.	Discussion with transportation.																			
	E2: Fairview	A & M Smith Skip Hire Limited	15.5ha	D	EIA, TA, DIA, NIA, landscape plan, contaminated land	SEPA has advised that nearby watercourses should be considered for flood risk.																	■		
				D	Submit planning application	Separate applications may be submitted for subsequent phases.																		■	
				D	Construction start date																			■	
				D/SW	Local mains reinforcement may be required depending on the outcome of a WIA.																			■	
				D/TS/T	Agree access solution.	Further discussions required with Transport Scotland, Transportation and Roads Development																			■
	BUS1: Badentoy Industrial Estate Extension	Badentoy Developments Ltd	100ha	D/DM	Existing business park. Application to be submitted for land to north	There is an issue with capacity for vehicle movements.	Review transport issues.															■			
BUS2: City South Park	Dandara	23.5ha	D/DM	Construction start date for Phase 1A	MSC application (ref: APP/2012/4030) was granted Dec 2013. APP/2013/3985 for 4 office units granted Apr 2014 (Phase 1A). Further phases to come forward via separate planning applications.																■				

Employment Sites

SETTLEMENT	SITE REFERENCE	DEVELOPER/ OWNER	ALLOCATION		RESPONSIBLE	ACTIONS	NOTES	INFRASTRUCTURE ISSUES	2013				2014				2015		2016	Post 2016	OVERALL ASSESSMENT					
			2007- 2016	2017- 2023					Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				2015	2016			
Stonehaven	CC1: Spurryhillock	Aberdeenshire Council	1.8ha		PR	Relocate depot. Market site.	The depot strategy has been through the committee process and is now at the implementation stage. Development of a replacement depot must precede re-development of the CC1 area.																	■		
	E1: Redcloak	Mr Richard Holman-Baird	1ha		D	Technical assessments	No information provided by landowner. Estimates of timescales given. SEPA has advised that FRA may be required to consider flood risk from overland flow/hillside runoff and from watercourses.																		■	
					D	Submission of planning application.																				■
					D	Construction start date																				
	E2: East Newtonleys	Bancon	7ha		D	Submission of POAN	POAN submitted (ref: ENQ/2013/1825)				▲														■	
					D	Submission of planning application.																				■
					D	Construction start date	Approval of application required	Upgrade access onto A92 - provision of roundabout																		■
BUS1: Spurryhillock			7.5ha			Existing business park																	■			
BUS2: East Newtonleys	Bancon	14.5ha		D	Commence development.	Site has planning permission (implemented). TA is currently being updated for E2. Anticipated the sites will be serviced and there will be high demand for employment sites.	Upgrade access onto A92 - provision of roundabout																	■		

SGA South of Drumlithie to Laurencekirk

SETTLEMENT	SITE REFERENCE	DEVELOPER/ OWNER	ALLOCATION		RESPONSIBLE	ACTIONS	NOTES	INFRASTRUCTURE ISSUES	2013				2014				2015		2016	Post 2016	OVERALL ASSESSMENT				
			2007- 2016	2017- 2023					Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				2015	2016		
Laurencekirk	M1: North Laurencekirk	Kirkwood Homes	11ha		D	Framework Approved. Employment areas to be masterplanned.	Aberdeenshire Council are coordinating a study into employment land in Laurencekirk and the future of the Mearns Academy site.	Access to A90 including GSI phasing.																	■

SGA Blackburn to Inverurie

SETTLEMENT	SITE REFERENCE	DEVELOPER/ OWNER	ALLOCATION		RESPONSIBLE	ACTIONS	NOTES	INFRASTRUCTURE ISSUES	2013				2014				2015		2016	Post 2016	OVERALL ASSESSMENT				
			2007- 2016	2017- 2023					Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				2015	2016		
Blackburn	BUS1	Kingseat Development 3 Limited / Grampian Fire and Rescue Service	4.2ha		D	Site under construction	APP/2010/0828 - PPIP for Grampian Fire and Rescue Headquarters (granted), APP/2012/1060 - Office building (granted), APP/2012/1045 - FPP for Erection of Offices, Warehouse and Storage Yard (granted),																	■	
Inverurie	E1: Crichie	Crichie Developments Limited/Dandara	10.5ha		D	DF approved December 2012. Masterplan agreed June 2013. PPIP (APP/2013/0267) pending since Feb 2013.	Grade separated junction required. Construction of GSI expected in 2018																		■
	E2: Adjacent to Axis Business Centre	ANM Group Ltd	1.5ha			Marketing and construction	Now has detailed planning permission for the formation of an access road and strategic landscaping (APP/2012/3648). This area is now being marketed by the site owner. It will likely be developed on an individual plot by plot basis in the near future.																	■	
	E3: Thainstone	ANM Group Ltd	10ha		D	Submit application	Developer had hoped to submit application early 2013 but held up by framework which is now approved. Application to be submitted shortly in Q1/Q2 2014																	■	
	BUS1: Harlaw Business Centre					Existing Business Park	Existing industrial area - safeguarding																	■	
	BUS2: Blackhall					Existing Industrial Park	Existing industrial area - safeguarding																	■	
	BUS3: Highclere Business Park					Existing Business Park - partially developed	Existing industrial area - safeguarding																	■	
	BUS4: Inverurie Business Park					Existing Business Park	Existing industrial area - safeguarding																	■	
BUS5: Crichiebank Business Centre					Existing Business Centre partially developed	Existing industrial area - safeguarding																	■		

Employment Sites

SETTLEMENT	SITE REFERENCE	DEVELOPER/ OWNER	ALLOCATION		RESPONSIBLE	ACTIONS	NOTES	INFRASTRUCTURE ISSUES	2013				2014				2015		2016	Post 2016	OVERALL ASSESSMENT
			2007- 2016	2017- 2023					Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2			
Inverurie	BUS6	Kilbride Resources Ltd	2.5ha				Inverurie South Framework shows GSI at this location with associated link roads.													▲	■
	BUS7	Kilbride Resources Ltd	3.5ha				Planning application granted (ref: APP/2011/0387) for Business, Industrial, Storage and Distribution Units, Hotel and Associated Infrastructure. Application to renew application pending (ref: APP/2013/3196)														■
	BUS8	Kirkwood	1ha				Existing site, site in use as storage.														■
	BUS9	Kirkwood	20ha				Cert. of Lawful Use granted (APP/2011/3333) for employment/business uses. PPIP granted (APP/2013/0170) for employment/commercial uses for part of site.													▲	■
	BUS10: Thainstone	ANM	30.5ha			Existing Industrial / Business Park - partially developed	Further applications expected														■
	BUS11	Scotframe	0.7ha				No response received														■
Kintore	BUS1: Kintore Business Park					Existing Business Park														■	
	BUS2	Stewart Milne	7ha				APP/2003/1413 pending for residential development													■	
	BUS3: Midmill Business Park		17ha			Existing Industrial / Business Park														■	
	BUS4	Kintore Consortium: Barratt North Scotland, Kirkwood Homes Ltd, Malcolm Allan Housebuilders	5ha (with a further 5ha in reserve)		D	Development framework completed	Development Framework agreed at September 2013 committee.					▲								■	
					D	Masterplan completed	Masterplan for BUS4 agreed at November 2013 committee.						▲						■		
					D	Technical assessments to be progressed and submitted with planning application	Work already commenced on these for the wider M1 site.								▲					■	
D					Planning application to be prepared and submitted	Application for employment land likely in early 2014 - POAN submitted Aug-13 and PAC to be undertaken in September-13.									▲				■		
D	Delivery of Employment land	The developer has indicated the following estimated build out rates: 2014 – 0.83 hectares 2015 – 2.0 hectares 2016 - 2.0 hectares 2017 – 2.0 hectares 2018 – 2.0 hectares											▲	▲	▲	▲	▲		■		

SGA Huntly to Pitcaple

SETTLEMENT	SITE REFERENCE	DEVELOPER/ OWNER	ALLOCATION		RESPONSIBLE	ACTIONS	NOTES	INFRASTRUCTURE ISSUES	2013				2014				2015		2016	Post 2016	OVERALL ASSESSMENT
			2007- 2016	2017- 2023					Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2			
Huntly	E1:	Steve Mutch	4.5ha		0	No development at present	Site not currently being marketed.													■	
	BUS1					Most of site occupied by supermarket and PFS (Tesco), and housing. Part of site remains to be developed.														■	
	BUS2					Existing business park.														■	
	BUS3	United Auctions	7ha			Site in use by the Auction mart for livestock														■	
	BUS4					Existing industry park - depots														■	
Insch	E1: North of Insch Business Park	Unknown	5ha		O	Landowner to provide programming and/or marketing information.	No response received from landowner. SEPA has advised of a small water course along site boundary which may be culverted downstream of the site. This may increase flood risk at the site in the instance that the culvert becomes blocked. A FRA may be needed depending on the site layout.												■		
	BUS: Insch Business Park	PDG Helicopters, Andrew Cowie Construction, G & S Fabritech (Mr Stuart Mackie)	9.5ha		D	Industrial Estate principally developed.	APP/2012/0366 - FPG 24/04/2012: Erection of Helicopter Hangar, Helipad and Associated Car Park. APP/2010/2572 - FPG 27/02/2012: Erection of Workshop and Offices. APP/2012/0690 - FPG 15/05/2012: Erection of Workshop and Offices.											▲	■		

Employment Sites

SGA Ellon to Blackdog

SETTLEMENT	SITE REFERENCE	DEVELOPER/ OWNER	ALLOCATION		RESPONSIBLE	ACTIONS	NOTES	INFRASTRUCTURE ISSUES	2013				2014				2015		2016	Post 2016	OVERALL ASSESSMENT	
			2007-2016	2017-2023					Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
Belhelvie	BUS	Aberdeenshire Council				Fully occupied by Balmedie Stone Quarry															■	
Blackdog	BUS1: Blackdog Industrial Estate					Existing Industrial Estate															■	
Ellon	BUS: Ellon Commercial Park	M Bruce & Partners Ltd	39ha		D	Existing business park	Construction of consented projects. Agent to identify proposals for remaining space. Site partially developed with several planning consents in remaining area: FPP for office and production facility for Sengs Subsea (ref: APP/2012/3424) approved Feb13. FPP for recycling bulking point (ref: APP/2012/3291) approved March 13. FPP for warehouse for Brewdog (ref: APP/2013/1361) approved Jul13. FPP for storage building (APP/2014/1231) pending consideration.														■	
	E1/SR1: Balmacassie	Knight Frank	9ha		D	POAN submitted 01/12/2011. Technical Assessments completed and a planning application submitted in Q1 2013. Marketing of site to begin Q4 2014.	FPP for COU to Classes 4,5 & 6 and formation of access (APP/2013/0816) pending subject to S.75	Water: Network and options appraisal required to identify longer term option. Modelling work required. Waste Water: Network and options appraisal required to identify longer term option for new WWTW within wider Ellon, Balmedie, Newburgh Area.													▲	■
Foveran	E1: South of Turin Way	Blairythan Partnership	1.5ha		O/D	The timing for proceeding with masterplan and application etc will tie in with dualling of the A90.	Transport Scotland have advised that direct access to the site is dependant on the provision of the Balmedie to Tipperty Dualling. SEPA has advised that a FRA may be required depending on the proposed layout due to adjacent watercourse.	Water - local mains reinforcement may be required. Waste Water (Blairythan Septic Tank) - Insufficient capacity and water quality issues. Will require connection to part of new public supply (see larger sites)													▲	■
Rashierieve	E1: Land west of Rashierieve Cottages	Mr John Forbes	2ha		O/D	Landowner to provide information on timescales for marketing and programming of site. New application due to be submitted Q1 2014.	Planning application (in principle) for 18 live/work units refused on 23/10/2012. Appeal dismissed. Landowner continues to wish to bring forward live/work units.	Water - local mains reinforcement may be reqd. Waste water - There is no public WWTW in Rashierieve, but there is treatment at Foveran WWTW (1.5km away) for which a growth project is due to be promoted imminently, in conjunction with First Time Provision, and it could potentially take flows from development at Rashierieve.													▲	■
Westfield Foveran	E1/ SR1: West Pitmillan	Westhill Development Company Ltd	5ha		L/D	Progress with SR1 area on a plot by plot basis. Progress with E1 following development of SR1.	PPP granted (APP/2009/0753). Each plot will be subject to separate MSC applications. Each of these will involve individual Transport Assessments, Drainage Assessments, etc. Site 0: F/APP/2013/1876. Site 1: F/APP/2013/1130.	Water - local mains reinforcement may be reqd. Waste water - there are no public sewers in the area.														■

SGA Peterhead to Hatton

SETTLEMENT	SITE REFERENCE	DEVELOPER/ OWNER	ALLOCATION		RESPONSIBLE	ACTIONS	NOTES	INFRASTRUCTURE ISSUES	2013				2014				2015		2016	Post 2016	OVERALL ASSESSMENT	
			2007-2016	2017-2023					Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
Hatton	E1:East of A90	A Wyness and Sons	0.8ha		O/D	Developer to advise on programme for delivery	No response received.															■
	BUS1	Blue Diamond				Existing business																■
Longside	BUS1	Unknown	1.5ha			Landowner to be identified for site to obtain update on delivery.	No response received.															■
Peterhead	CC1: Upperton Industrial Estate	Hermiston Securities	9.5ha		D	Site partially developed with retail uses (B&Q and McDonalds).	PPiP for public house/restaurant approved (ref: APP/2006/3538) approved 2010. PPiP for bulky goods retail (ref: APP/2006/2686), approved 2010. FPP for hotel (ref: APP/2006/2923) approved 2010. Consents have subsequently lapsed with no progress.															■
	E1: Land at West Road	Score Group plc	16ha		D	Site partially developed.	Storage building on part of site.															■
	BUS1: Blackhouse Industrial Estate					Existing Industrial Estate																■

Employment Sites

SETTLEMENT	SITE REFERENCE	DEVELOPER/ OWNER	ALLOCATION		RESPONSIBLE	ACTIONS	NOTES	INFRASTRUCTURE ISSUES	2013				2014				2015		2016	Post 2016	OVERALL ASSESSMENT	
			2007- 2016	2017- 2023					Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2				
Peterhead	BUS2: Balmoor Industrial Estate					Existing Industrial Estate														■		
	BUS3: Dales Industrial Estate					Existing Industrial Estate - partially developed															■	
	BUS4: Dales Industrial Estate, Damhead Way	Partially developed industrial estate.	43ha			Pockets of land still to come forward.															■	
	BUS5: Wellbank	Score Group plc	42ha			Pre-application discussion. Submission of planning application.	Score Group Plc will bring the site forward for warehouses but no timescales at the moment.															■
	BUS6: Upperton Industrial Estate	Scottish Enterprise	48.5ha		D	Progress with concluding Matters Specified in Conditions	PPP application APP/2011/0058, granted Sept 2011															▲
	BUS7: Upperton Industrial Estate	Scottish Enterprise	11.8ha		D	Progress with concluding Matters Specified in Conditions	PPP application APP/2011/0058, granted Sept 2011															▲

Local Growth AHMA

SETTLEMENT	SITE REFERENCE	DEVELOPER/ OWNER	ALLOCATION		RESPONSIBLE	ACTIONS	NOTES	INFRASTRUCTURE ISSUES	2013				2014				2015		2016	Post 2016	OVERALL ASSESSMENT
			2007- 2016	2017- 2023					Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2			
FORMARTINE																					
Newburgh	BUS1: Newburgh Industrial Units	Newburgh Industrial Units	2.8ha			Part of the site is developed.	Landowner not known.														■
Oldmeldrum	BUS1	Colpy Road Industrial Estate, Oldmeldrum Business Park, North Meadows Industrial Estate, Barra Industrial Estate	28ha			Majority of the site is existing business park. Some sites still to come forward.															■
Pitmedden	BUS1	Norse Ltd	1.8ha				APP/2013/2467 - erection of boundary fence around whole of BUS1 site granted Sep-13.														■
	BUS2: Cloisterseat	Norman P Lawie Ltd	1.5ha		D/ DM	Approve matters specified in conditions.	PPP application APP/2011/2880 for housing and business premises - approved at committee in June 12 subject to negotiations on developer obligations.														▲
GARIOCH																					
Kemnay	BUS1: Quithie Road	c/o HFM	8.5ha			Part of the site is developed (car dealership).	No information about recent progress.														■
	BUS2: Fyfe Park	c/o HFM	3.5ha				Development on site has commenced through the formation of the access road approved under APP/2010/2772.														▲
Kingseat	BUS1	G Mogford	1.3ha			Site has been marketed for employment with no take-up.	APP/2013/2654 for 25 dwellinghouses for Bett Homes refused at Garioch Area Committee 3/6/14														▲
Newmachar	E1: Redwood Cottage	Kirkwood Homes	5ha		O/D	Delivery will be from mid 2014 onwards	Newmachar Development Framework approved 2012. Allowance for the line of the proposed Newmachar ring road.														▲
Westhill	E1: Arnhall Gateway	Westhill Development Company Ltd	4.4ha		D/DM	Approval of matters specified in conditions (APP/2013/3019) and planning application for 5 Office buildings (APP/2013/3560) pending.	APP/2006/2551 - granted Sept 2012. Matters specified in conditions application APP/2013/3019 pending. Once granted, earthworks will be completed to form development platforms and strategic landscaping requirements implemented. Given the current demand for business and industrial space it is anticipated that the site will be developed in a single phase. APP/2013/2276: Full Planning Permission for Formation of Infrastructure including Roads and Drainage - granted Sept 2013.														▲
	BUS: Westhill Business Park, Westhill Industrial Estate, Arnhall Business Park, Silvertrees Business Park	Chap Holdings Ltd (Silvertrees)	86.5ha		D/DM	Majority of the site is existing business park. Silvertrees is still to be completed. Conclusion of MSC applications required prior to construction.	APP/2014/1384 pending consideration.														■

Employment Sites

SETTLEMENT	SITE REFERENCE	DEVELOPER/ OWNER	ALLOCATION		RESPONSIBLE	ACTIONS	NOTES	INFRASTRUCTURE ISSUES	2013				2014				2015		2016	Post 2016	OVERALL ASSESSMENT
			2007-2016	2017-2023					Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2			
MARR																					
Banchory	BUS1	Bancon Developments Ltd	10.8ha	D	Construction of micro-brewery and car wash	Planning permission has been granted	Site is fully serviced with energy centre up and running														
					Development of remainder of site	Marketing is underway															
	BUS2		5.5ha	D	Developer to advise of timescale for any further proposals	Partially developed with Tesco superstore															

Local Growth RHMA

SETTLEMENT	SITE REFERENCE	DEVELOPER/ OWNER	ALLOCATION		RESPONSIBLE	ACTIONS	NOTES	INFRASTRUCTURE ISSUES	2013				2014				2015		2016	Post 2016	OVERALL ASSESSMENT
			2007-2016	2017-2023					Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2			
BANFF AND BUCHAN																					
Banff	BUS1					Existing industrial estate & depot															
Cairnbulg / Inverallochy	E1: Cable Shore	Cairnbulg Estate & Cairnbulg Harbour Board	0.5ha	O	Landowner to progress masterplan and PPIP in 2014	Allocated for tourist and visitor facilities. Joint working required on masterplan to coordinate development of H1, E1 and P1.	Water - Local mains reinforcement may be required. Waste water (Fraserburgh/Phingask PFI) local network reinforcement may be required.														
Fraserburgh	E1: Phingask	Aberdeenshire Council	16.5ha	D	See Fraserburgh H1																
	CC1:	ASDA stores			Existing supermarket	Store is now open															
	CC2:				Existing retail / industrial park	Majority of site developed. Application for retail development approved March 2013 (ref: APP/2006/2480)															
	BUS1				Existing industrial park - partially developed																
	BUS2: Watermill Road (partially developed)	Robertson Property Ltd (portion of site only)	23ha	D/DM	Approve planning application for retail unit.	Application pending for retail unit (ref: APP/2013/2502)															
						See also Fraserburgh H1															
	BUS3: Kessock Industrial Estate					Existing industrial park															
	BUS4				Existing industrial park																
Inverboyndie	BUS1: Inverboyndie Industrial Estate		7ha		Existing Industrial estate																
Macduff	E1: Law of Doune	Aberdeenshire Council	12ha	D	This site will be developed if demand is identified that cannot be satisfied on existing sites		Waste - replacement household waste recycling centre and new depot and bulking point. Site identified. Waste Service to progress.														
	CC1: Corskie Drive	Unknown	4ha	D	Site will be developed only if required.																
	BUS1: Macduff Industrial Estate	Aberdeenshire Council	6ha		Existing industrial park																
	BUS2: Tarlair Business Park	Aberdeenshire Council	12.5ha	D	Continue developing site on a plot by plot basis.	Site partially developed. Two warehouses granted planning permission (ref: APP/2012/2126 and ref: APP/2013/0971). Application for industrial building pending (ref: APP/2013/3351).															
BUCHAN																					
Crimond	E1: East of Crimond House	Firm of Norman Cowie	6ha	D	Landowner/developer to provide information on deliverability and programming of site or marketing.	No response received. SEPA has advised of a possible flood risk from adjacent watercourse.	Water (Forehill WTW) Flow and pressure test or WIA reqd. Waste water (Crimond Rattray Head WWTW) local sewer reinforcement may be reqd.														
Mintlaw	BUS1: Newlands Road	Aberdeenshire Council	1ha	D/O	MSC application to be submitted.	Planning permission in principle approved for business park (APP/2012/2348)															
	BUS2	Aberdeenshire Council			Existing depot																

Employment Sites

SETTLEMENT	SITE REFERENCE	DEVELOPER/ OWNER	ALLOCATION		RESPONSIBLE	ACTIONS	NOTES	INFRASTRUCTURE ISSUES	2013				2014				2015		2016	Post 2016	OVERALL ASSESSMENT		
			2007- 2016	2017- 2023					Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2					
FORMARTINE																							
Rothienorman	BUS1: South of Kinbroom House		1.5ha		D/LO	Developer or landowner to provide update on the progress at this site.	No response received													■			
Turriff	E1: North east of Markethill Industrial Estate	Mr & Mrs A Cumming c/o James Paul Associates	1ha		D		Landowner is in discussion with Aberdeenshire Council with regard to the sale of the site to the Roads and Waste Department.	D - Local water mains reinforcement may be required depending on the outcome of a WIA. D - There could be potential issues with surface water at these sites. SW - A Capital Maintenance scheme which was due to start at Turriff Wet in August 2014 has recently been put back for an SR15 start. The project will also deliver domestic growth and all allocations in the current LDP have been included.												▲			
	E2: East of Markethill Industrial Estate	Mr & Mrs A Cumming c/o James Paul Associates	1.7ha		D	Planning approval has been granted for the formation of an access road to the site and work has commenced.	Landowner is in discussion with Aberdeenshire Council with regard to the sale of the site to the Roads and Waste Department.														■		
	E3: Adjacent to Broomhill Road/Markethill Industrial Estate	Aberdeenshire Council	4.5ha		D	Masterplan to be discussed with other landowners.																■	
	BUS1: Markethill Industrial Estate			19ha			Existing industrial estate															■	
	BUS2:	Morrison Motors (Turriff)		3.3ha			Car dealership.		Vehicle storage now covers most of this allocation.														■
	BUS3:	Messrs Paterson		2.3ha		LO/ D	Market the site for sale or lease / develop site.		Application for erection of hotel approved (ref: APP/2006/3846) Application to vary condition 2 approved (ref: APP/2013/1045) and planning approval for hotel will now extend to 2016.													▲	■
KINCARDINE AND MEARNS																							
Gourdon	E1: East of Linton Business Park	Mr A Reid. No Developer	3ha		D	Site being marketed. Little interest.	Landowner details uncertain.														■		
	BUS1	Aberdeenshire Council (T&I Property)	4.4ha		T&I Property	Property to advise on options for undeveloped areas within the allocation.	Part developed. Application pending for extension of industrial area to East (APP/2014/1680)														■		
MARR																							
Kennethmont	E1: Opposite the School	Unknown	0.6ha		D / P	Landowner to be identified for site to obtain update on delivery.	No response received	Water - local mains reinforcement may be reqd. Currently a 125mm MDPE water main to the north of the site. The site is also crossed by a 150mm sewer and has a 150mm sewer running along the north boundary of the site. Should a diversion be reqd it will be at cost of the developer. Water Water (Kennethmont WWTW) - Insufficient capacity. SW will initiate a growth project once development meets 5 point criteria.													■		
Kincardine O'Neil	E1: Willowbank	Deeside Timber Cabins	0.8ha			Site occupied by Timber cabins business																■	
Muir of Fowlis	BUS1					Partially developed site															■		
Rhynie	BUS	Aberdeenshire Council	1.6ha				Site partially in use - trees are currently located on the undeveloped area.														■		
Tarland	BUS1	MacRobert Trust	1.5ha		LO	Currently marketing this site.	APP/2013/2242 - biomass store granted full planning permission on a portion of the site only.														■		
Torphins	BUS1: Station Garage	Matthew W Merchant	2ha		D/DM	Progress with matters specified in conditions once PPP has been granted.	PPiP for mixed use development including residential (ref: APP/2012/3735) was considered at Infrastructure Services Committee in Oct13 where Members recommended the application be granted subject to agreement of developer obligations.													▲	■		
Whitehouse	BUS1		1ha			The site is currently in use for storage of containers.															■		

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