



From mountain to sea

Housing Sites

0 – 10 homes





BANFF

OP4: North of Colleonard House

Settlement Information:

Population	4,020
Primary School Catchment	Banff Primary
Secondary School Catchment	Banff Academy

Allocation:

5 homes

Site size:

Approximately 0.58 hectares

Site Description:

The site is located within the settlement boundary of Banff to the south west close to a number of services including Banff Academy and the Deveron Community Campus. The site gently slopes from the north to the south and is currently in agricultural use. The adjoining uses of the site are agricultural to the north, with woodland to the east and residential units to the south and west.

Delivery considerations:

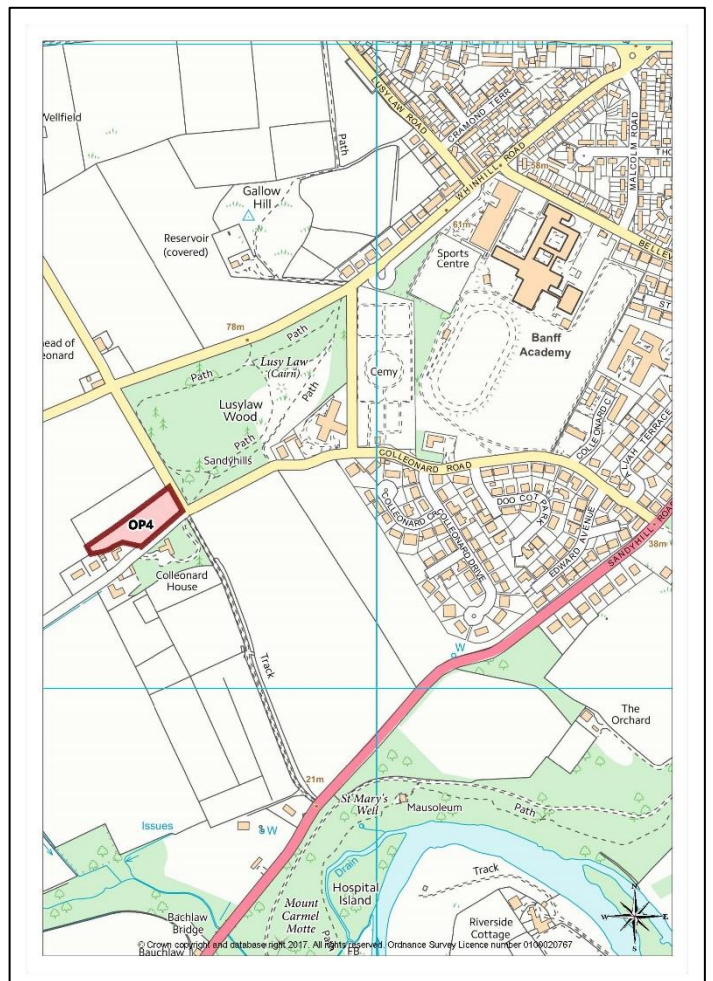
- The site could be developed as a whole site or individually on a plot by plot basis, as long as any single plot does not prejudice the development of the rest of the site.
- The site lends itself to be designed and developed in a linear manner to reflect the surrounding neighbouring residential properties.
- There are established tree belts and woodland in the area along the road line which create an attractive setting and these should be incorporated into the design of any development.
- There is a core path located in close proximity to the site at Lusylaw Wood which provides an opportunity to connect the site up to this network.
- The site has previously had planning permission for 3 houses on the site which has since lapsed.
- As explained within the introduction, this site is proposed to be removed from the 2021 LDP. However, there is the opportunity to progress this site within the lifetime of the current LDP which could retain its future development potential.
- Developer Obligations will also be required to be paid when developing this site. A full list of infrastructure that is required for the settlement can be found in the Banff Settlement Statement in the Aberdeenshire LDP 2017 but to note contributions will be sought for waste and health facilities.

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CLATT

OP1: Land opposite hall

Settlement Information:

Population	92
Primary School Catchment	Clatt Primary
Secondary School Catchment	The Gordon Schools

Allocation:

5 homes – may be suitable for self-build plots

Site size:

Approximately 0.4 hectares

Site Description:

The site is located in the beautiful village of Clatt, a small yet thriving village with the 1st century Auld Kirk in its centre. Clatt is 10 miles to the south of Huntly and only 8 miles to the west of Inch and the nearest train station. The site is in agricultural use and is relatively flat with open outlook to the distant hills. It is also conveniently located opposite existing community facilities and adjacent to the primary school.

Delivery considerations:

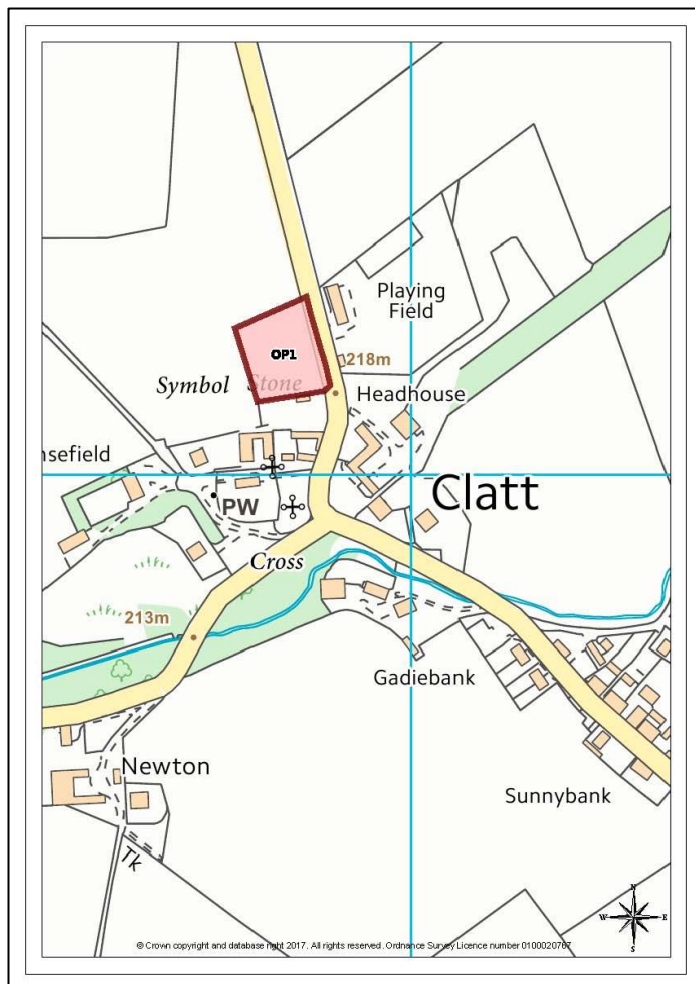
- Development of this site should be designed in a way that integrates new housing into the existing settlement and reflect the traditional rural character of the village of Clatt.
- A pedestrian route should be provided to the local primary school which is adjacent to the site.
- Access to the site should be taken from the north end of the site where visibility for traffic is greatest.
- One housing plot should be for affordable housing.
- Consultation with Scottish Water is required to assess the capacity of the Service Reservoir and the existing septic tank.
- As explained within the introduction, this site is proposed to be removed from the 2021 LDP. However, there is the opportunity to progress this site within the lifetime of the current LDP which could retain its future development potential.
- Developer Obligations will also be required to be paid when developing this site. A full list of infrastructure that is required for the settlement can be found in the Clatt Settlement Statement in the Aberdeenshire Local Development Plan 2017 but to note contributions will be sought for secondary education and health facilities.

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FORDYCE

OP1: West Church Street

Settlement Information:

Population	173
Primary School Catchment	Fordyce Primary
Secondary School Catchment	Banff Academy

Allocation:

5 homes

Site size:

Approximately 0.81 hectares

Site Description:

Fordyce is a small attractive village in which the majority is included within the conservation area. The site is situated to the south of the settlement. The site has a gentle slope to the west and is located close to the local primary school. Currently the site is in agricultural use but lends itself to residential development due to the current residential development to the north and west of the site.

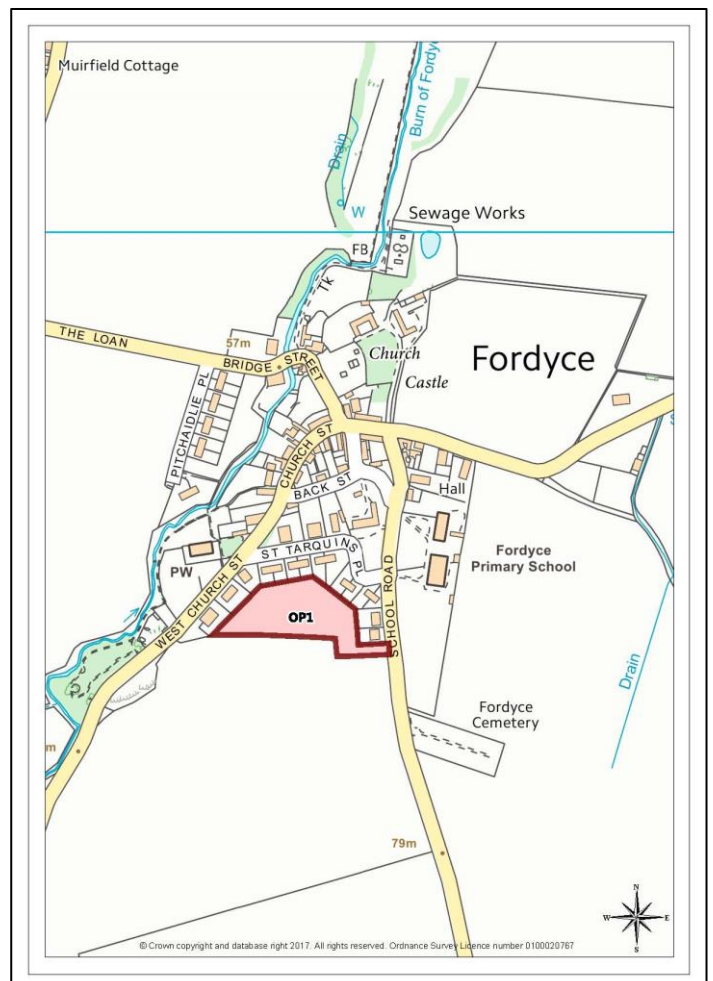
Delivery considerations:

- The development could be orientated to emulate Back Street and St Tarquins Place, with the main point of access taken off School Road.
- There is an opportunity to link this site to West Church Street and echo the street layout in Fordyce.
- It is expected that 1 affordable house will be provided on site by the developer, integrated into the design of the development.
- Development on the site will be fed directly from the trunk water main so 24 hour water storage will be required at each property.
- Developer Obligations will also be required to be paid when developing this site. A full list of infrastructure that is required for the settlement can be found in the Fordyce Settlement Statement in the Aberdeenshire Local Development Plan 2017 but to note contributions will be sought for waste and health facilities.

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FORGUE

OP1: Land to east of the Rectory

Settlement Information:

Population	83
Primary School Catchment	Forgue Primary
Secondary School Catchment	The Gordon Schools

Allocation:

5 homes

Site size:

Approximately 0.71 hectares

Site Description:

Forgue is a small settlement located approximately 8 miles east of Huntly, which offers many services and facilities including a train station, shops and sports facilities. The site is situated between the school and village hall to the south of the settlement, within the Local Development Plan settlement boundary. The road that serves the school could potentially be used for accessing the site. The site is currently in agricultural use and slopes slightly down to the north.

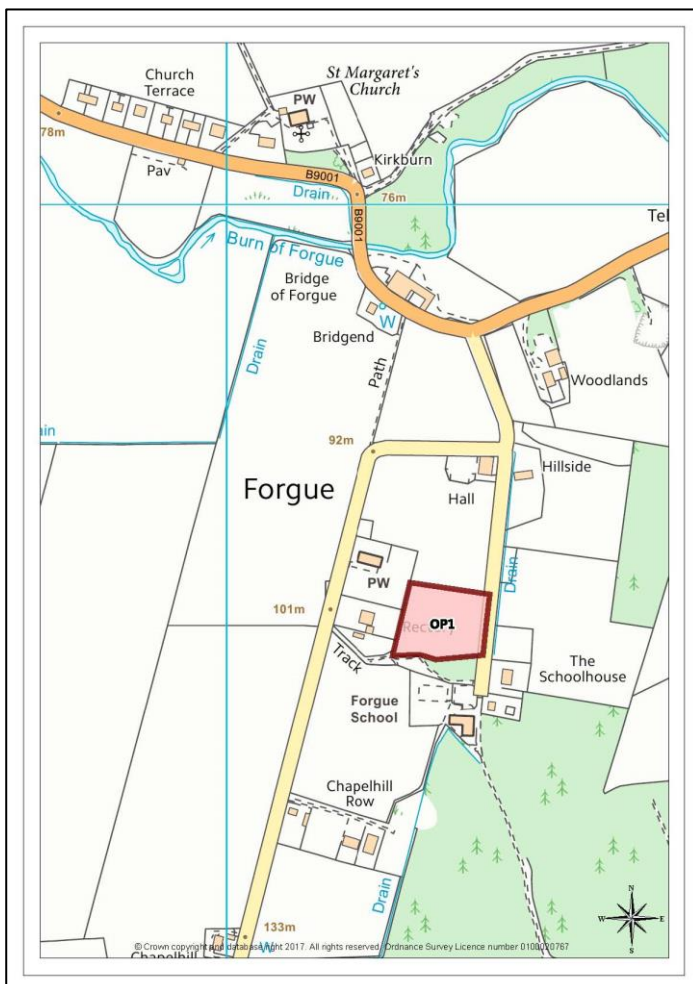
Delivery considerations:

- Development on this site should be sensitive to the character of the existing settlement and incorporate traditional materials into the design as far as reasonably possible.
- Access to the site could be taken from the road to the east of the site.
- SEPA should be consulted and full authorisation and relevant licensing sought for private wastewater treatment.
- It is expected that 1 affordable house will be provided on site by the developer, integrated into the design of the development.
- Developer Obligations will also be required to be paid when developing this site. A full list of infrastructure that is required for the settlement can be found in the Forgue Settlement Statement in the Aberdeenshire Local Development Plan 2017 but to note contributions will be sought for health facilities and secondary education.

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FORGUE

OP2: Chapelhill (Land to west and south of Forgue School)

Settlement Information:

Population	83
Primary School Catchment	Forgue Primary
Secondary School Catchment	The Gordon Schools

Allocation:

5 homes

Site size:

Approximately 0.43 hectares

Site Description:

Forgue is a small settlement located approximately 8 miles east of Huntly, which offers many services and facilities including a train station, shops and sports facilities. The site is situated between to the south of the primary school, within the Local Development Plan settlement boundary. The site is currently in agricultural use and there is a gentle slope to the north.

Delivery considerations:

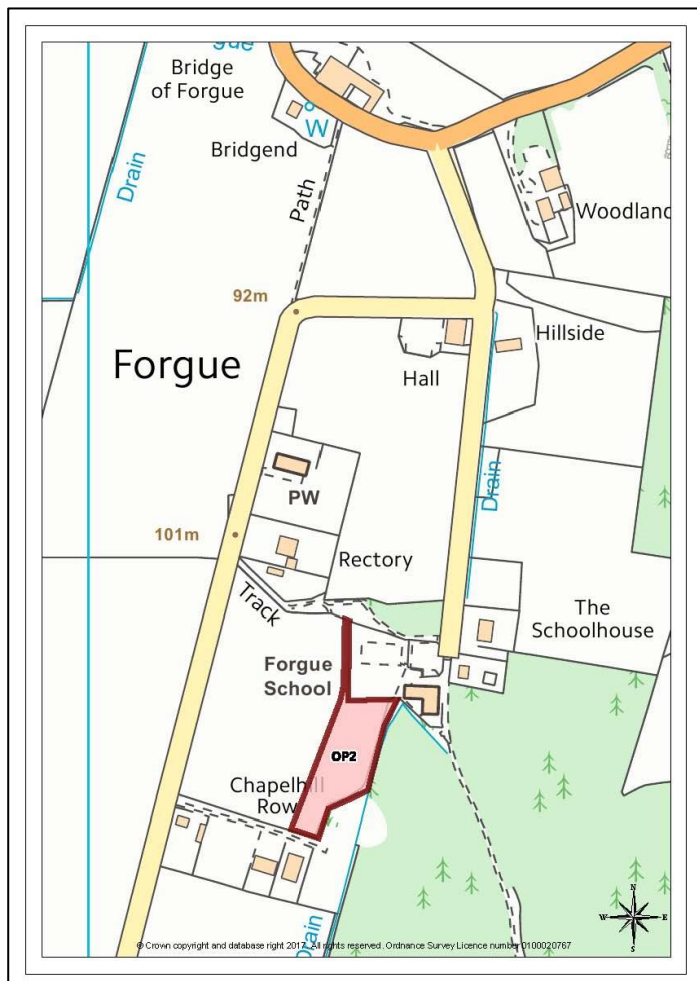
- The site already has planning permission in principle which was granted for 4 houses (APP/2016/1498).
- The road leading into the site would need to be upgraded to adoptable standards.
- Developer Obligations were agreed as part of the application process and details can be found through the application reference. However, should you wish to change the proposal a full list of infrastructure that is required for the settlement can be found in the Forgue Settlement Statement in the Aberdeenshire Local Development Plan 2017 but to note contributions will be sought for health facilities and secondary education.

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GLASS

OP1: Land at Invermarkie Farm

Settlement Information:

Population	25
Primary School Catchment	Glass Primary
Secondary School Catchment	The Gordon Schools

Allocation:

5 homes

Site size:

Approximately 1.53 hectares

Site Description:

The traditional hamlet of Haugh of Glass is located on the border of Moray and Aberdeenshire, and is only 6 miles to the west of Huntly and 7 miles to the east of Dufftown. The site is conveniently located near the primary school and is currently occupied with a mixture of farm buildings and scrub. The split-level site slopes to the south-east attracting lots of sunlight and attractive open views across the countryside.

Delivery considerations:

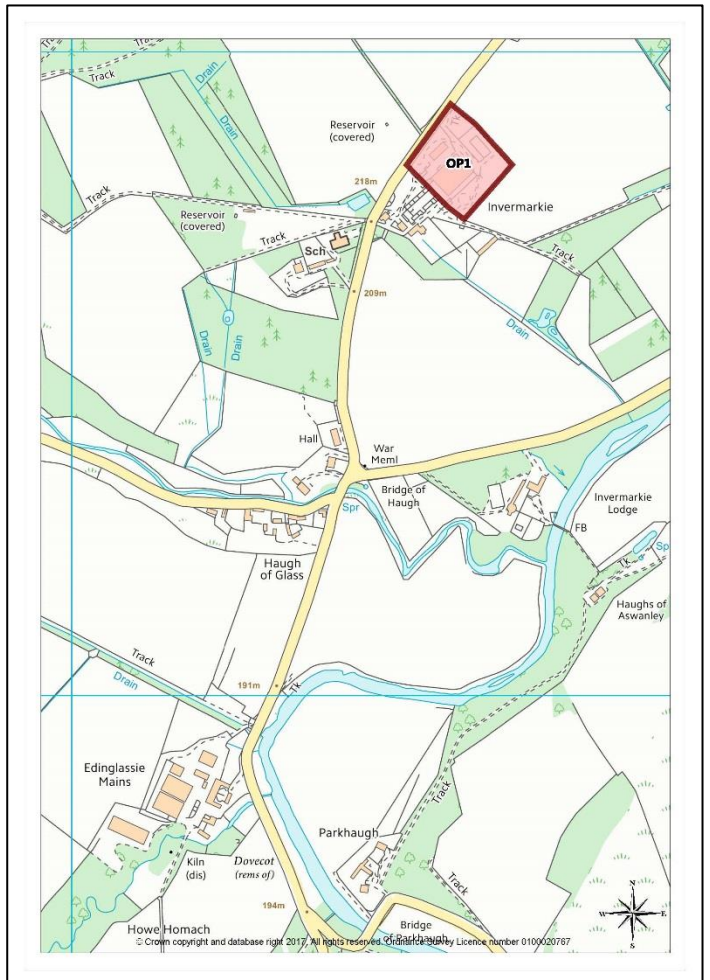
- A safe pedestrian/ cycle route will be required to the primary school which is a short distance away.
- 1 affordable house should be provided on site by the developer, integrated into the design of the development.
- In the absence of public sewers in Glass, SEPA should be consulted regarding the treatment of private wastewater treatment.
- As explained within the introduction, this site is proposed to be removed from the 2021 LDP. However, there is the opportunity to progress this site within the lifetime of the current LDP which could retain its future development potential.
- Developer Obligations will be required to be paid when developing this site. A full list of infrastructure that is required for the settlement can be found in the Glass Settlement Statement in the Aberdeenshire Local Development Plan 2017 but to note contributions will be sought for health facilities.

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HATTON OF FINTRAY

OP1: North of B977

Settlement Information:

Population	277
Primary School Catchment	Hatton (Fintray) Primary
Secondary School Catchment	Inverurie Academy

Allocation:

8 homes

Site size:

Approximately 1.25 hectares

Site Description:

Hatton of Fintray is located in an attractive rural setting approximately 12 miles from Aberdeen and 7 miles from Inverurie. The site is currently in agricultural use and is located on the western edge of the village. The site is gently undulating and reaches its highest point near the eastern boundary before dropping down into Hatton Court. There is a drainage ditch along the western edge and the B977 forms the southern boundary.

Delivery considerations:

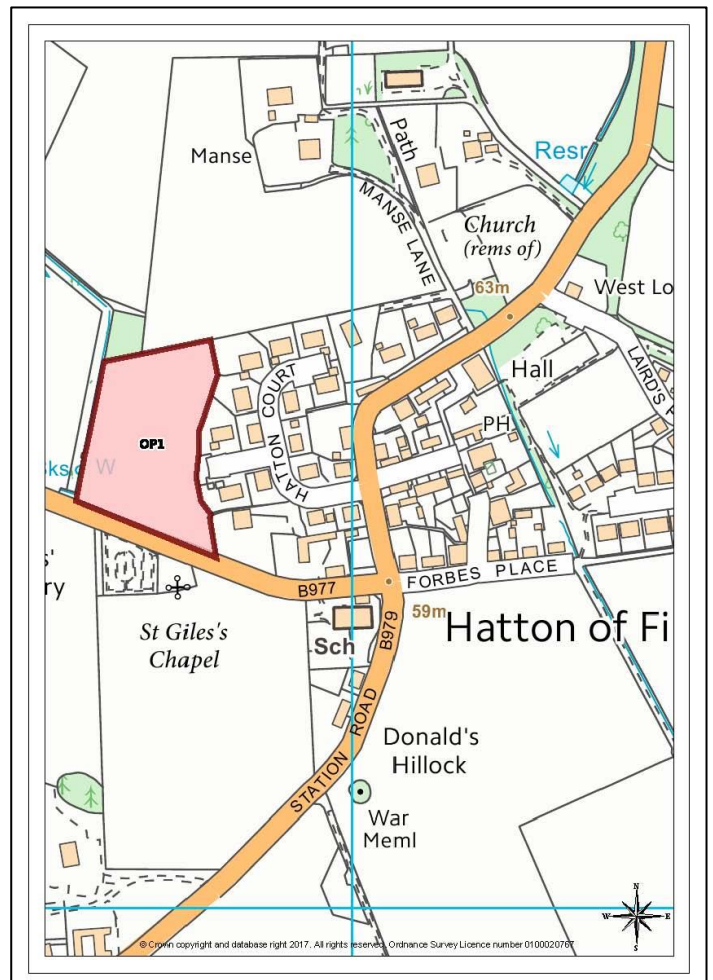
- Given the sites location on the edge of the settlement, appropriate landscaping should be used to integrate the development within the landscape and smooth the transition between the open countryside and the settlement.
- Access is possible either via the B977 or through the adjoining development at Hatton Court.
- An extension to the existing footway would be required in the event of access being taken from the B977.
- 2 affordable homes should be provided on site.
- Developer Obligations will also be required to be paid when developing this site. A full list of infrastructure that is required for the settlement can be found in the Hatton of Fintray Settlement Statement in the Aberdeenshire Local Development Plan 2017 but to note contributions will be sought for waste facilities and primary education.

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LAURENCEKIRK

OP3: Garvocklea Phase 2

Settlement Information:

Population	2,920
Primary School Catchment	Laurencekirk Primary
Secondary School Catchment	Mearns Academy

Allocation:

10 homes

Site size:

Approximately 1.11 hectares

Site Description:

The site is a flat site situated to the south of Laurencekirk. Laurencekirk has a large number of facilities within the town, including the local primary school, shops, train station and medical centre. The site is currently grass land surrounded on three sides by residential development.

Delivery considerations:

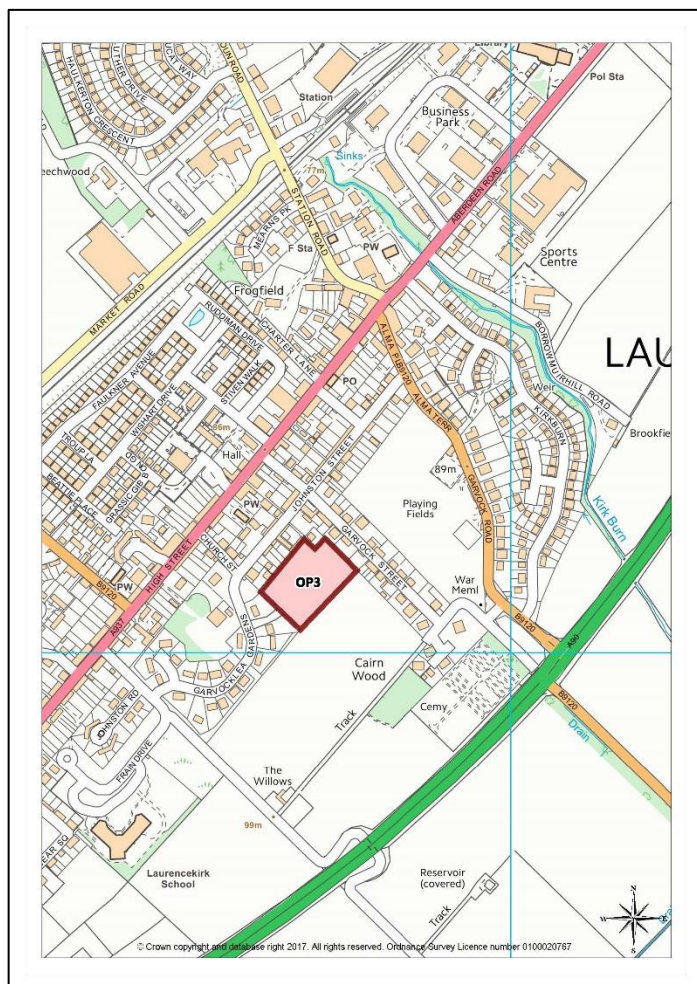
- Access into the site should be taken from Garvocklea Gardens, where there is a location for access to be taken.
- The design of the development should be integrated into the rest of the community and reflect some of the design characteristics of the neighbouring properties.
- 2 affordable homes should be provided onsite by the developer and these should be integrated into the design of the development to provide a mix of house types and sizes to meet local need.
- As explained within the introduction, this site is proposed to be removed from the 2021 LDP. However, there is the opportunity to progress this site within the lifetime of the current LDP which could retain its future development potential.
- Developer Obligations will also be required to be paid when developing this site. A full list of infrastructure that is required for the settlement can be found in the Laurencekirk Settlement Statement in the Aberdeenshire Local Development Plan 2017 but to note contributions will be sought for secondary education and local transportation infrastructure.

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NEW BYTH

OP1: Bridge Street

Settlement Information:

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

Allocation:

6 homes

Site size:

Approximately 0.18 hectares

Site Description:

The site is located on the south-eastern edge of New Byth. The site is a flat site with its current use being agricultural. There is an established tree belt which runs along Bridge Street and provides an attractive approach into New Byth which should be retained.

Delivery considerations:

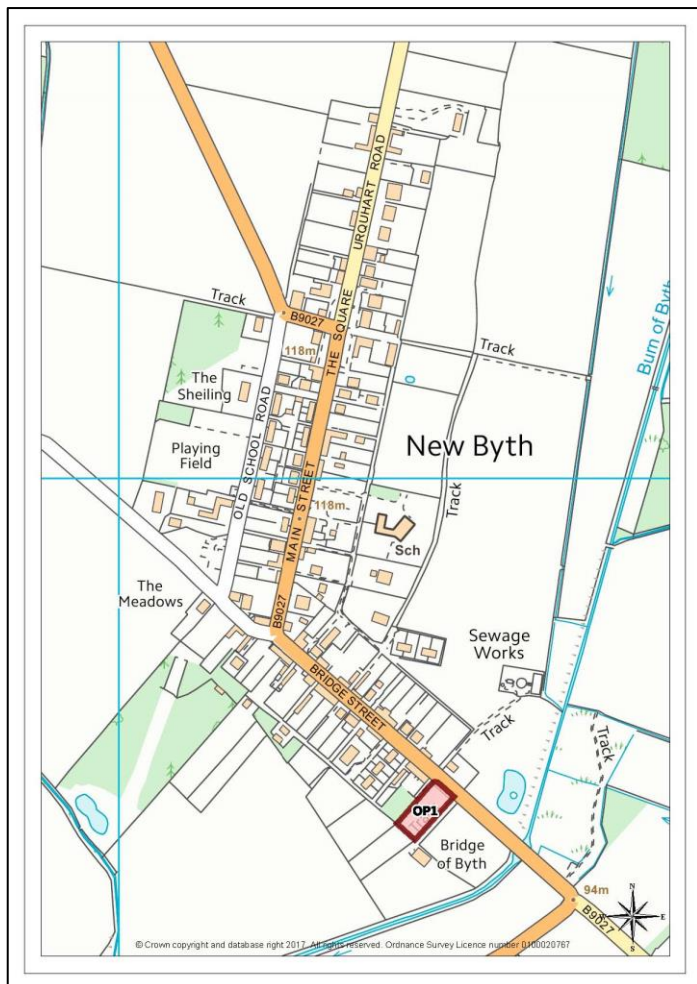
- The tree belt on the edge of the site could contribute to the site's public open space obligations.
- Vehicular access can be taken from an existing track south of the site.
- Given sites location on the edge of the settlement appropriate landscaping should be used to integrate the development within the landscape and smooth the transition between the open countryside and the settlement.
- 1 affordable house should be provided on site by the developer, integrated into the design of the development which provide a mix of housing tenures.
- As explained within the introduction, this site is proposed to be removed from the 2021 LDP. However, there is the opportunity to progress this site within the lifetime of the current LDP which could retain its future development potential.
- Developer Obligations will also be required to be paid when developing this site. A full list of infrastructure that is required for the settlement can be found in the New Byth Settlement Statement in the Aberdeenshire Local Development Plan 2017 but to note contributions will be sought for health facilities and open space.

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NEW PITSLIGO

OP2: Land at Denedoch

Settlement Information:

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

Allocation:

10 homes

Site size:

Approximately 0.6 hectares

Site Description:

The site is located near to the centre of the village and close to facilities such as the primary school. New Pitsligo is located on the A950 within close distance of the A98 which provides good access to both Banff and Fraserburgh. The site is currently in agricultural use and slopes down to the east.

Delivery considerations:

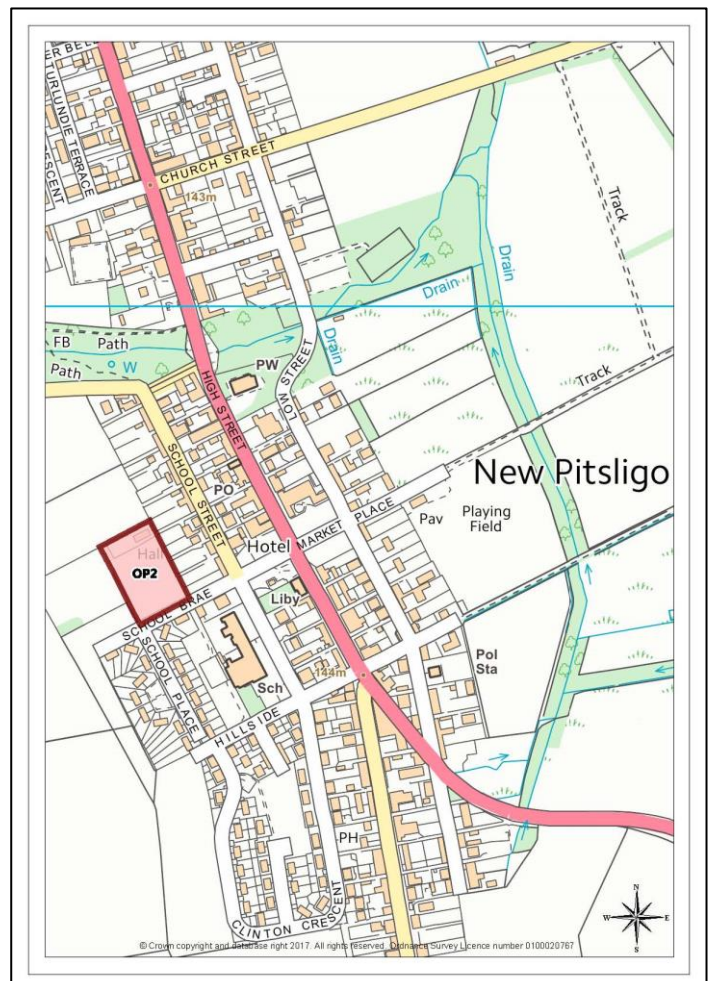
- The design of the development should take into account the sloping nature of the site and should seek to maximise views to the east.
- Access to the site should be taken from School Brae.
- New housing should complement neighbouring properties on School Brae, School Street and School Place in terms of scale and design.
- A flood risk assessment may be required.
- 2 affordable house should be provided on site by the developer, integrated into the design of the development.
- Developer Obligations will also be required to be paid when developing this site. A full list of infrastructure that is required for the settlement can be found in the New Pitsligo Settlement Statement in the Aberdeenshire Local Development Plan 2017 but to note contributions will be sought for waste and health facilities.

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NEW PITSLIGO

OP3: Land at Low Street South

Settlement Information:

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

Allocation:

10 homes

Site size:

Approximately 0.9 hectares

Site Description:

The site is located on the south-eastern edge of the settlement. New Pitsligo is located on the A950 within close distance of the A98 which provides good access to both Banff and Fraserburgh. The site is currently in agricultural use and is bounded by residential properties to the north and west. The site also slopes down to the north and provides the opportunity to be built out as one development or on a plot by plot basis subject to relevant planning permissions.

Delivery considerations:

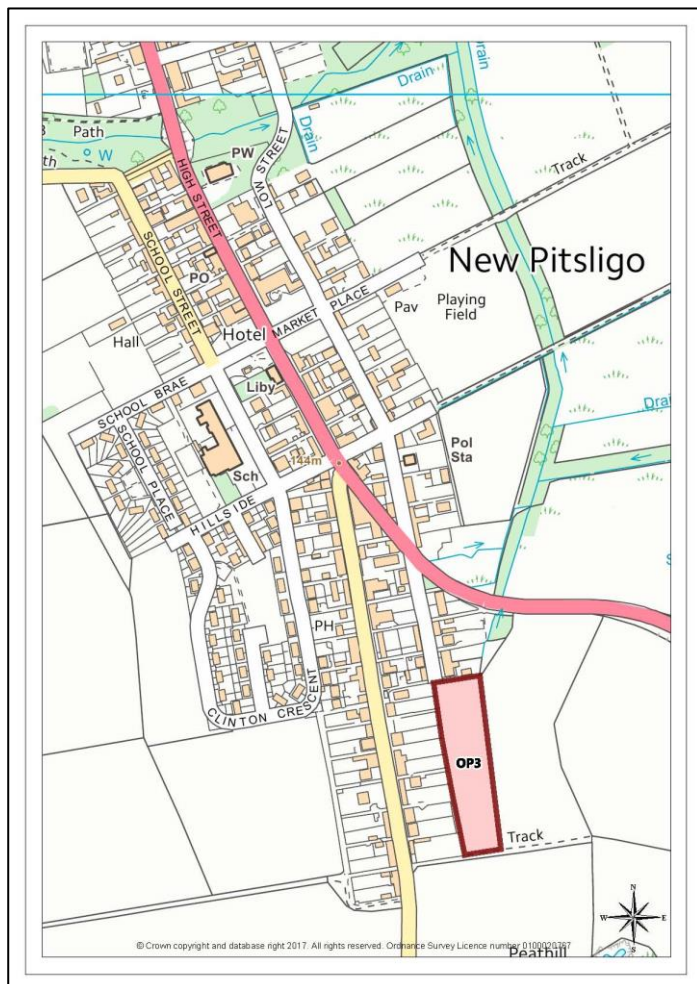
- It is anticipated that the site would be accessed from Low Street.
- Development design should be sympathetic towards existing houses in New Pitsligo, many of which are 1½ storeys and of a traditional style.
- 2 affordable house should be provided on site by the developer, integrated into the design of the development and that a mix of housing types are provided to meet local need.
- Developer Obligations will also be required to be paid when developing this site. A full list of infrastructure that is required for the settlement can be found in the New Pitsligo Settlement Statement in the Aberdeenshire Local Development Plan 2017 but to note contributions will be sought for waste and health facilities.

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PORTSOY

OP1: Target Road

Settlement Information:

Population	1,730
Primary School Catchment	Portsoy Primary
Secondary School Catchment	Banff Academy

Allocation:

10 homes

Site size:

Approximately 0.53 hectares

Site Description:

The town of Portsoy is an attractive fishing town with a large conservation area towards the eastern side of the settlement. The site is located to the north west of the settlement within the settlement boundary as shown in the Local Development Plan. Due to the flat nature of the site there is a good outlook to the north of the site towards the coast which could be utilised. The current use of the site is agricultural and access could be taken from Park Road into the site.

Delivery considerations:

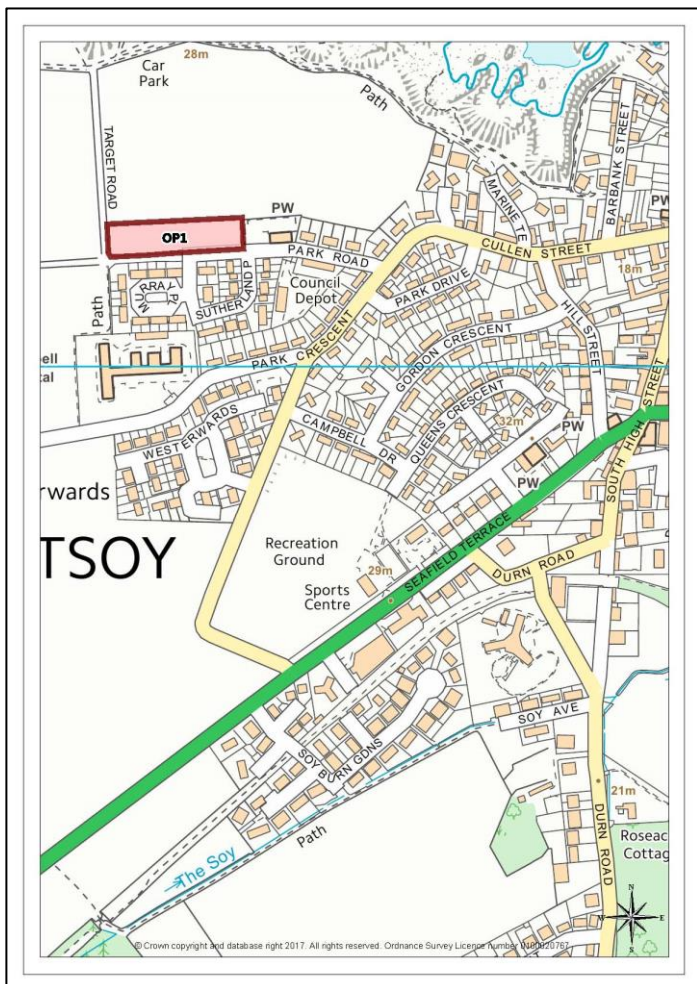
- The site could either be developed as a whole site or to be developed on a plot by plot basis with individual or shared vehicle access points.
- 2 affordable houses should be provided on site by the developer, integrated into the design of the development which provide a mix of housing tenures.
- Developer Obligations will also be required to be paid when developing this site. A full list of infrastructure that is required for the settlement can be found in the Portsoy Settlement Statement in the Aberdeenshire Local Development Plan 2017 but to note contributions will be sought for health facilities and for community facilities.

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PORTSOY

OP2: Depot, Park Road

Settlement Information:

Population	1,730
Primary School Catchment	Portsoy Primary
Secondary School Catchment	Banff Academy

Allocation:

6 homes

Site size:

Approximately 0.27 hectares

Site Description:

The town of Portsoy is an attractive fishing town with a large conservation area towards the eastern side of the settlement. The site is situated within the north west of the town and is currently in use. It is close to facilities including the sports centre and areas of open space.

Delivery considerations:

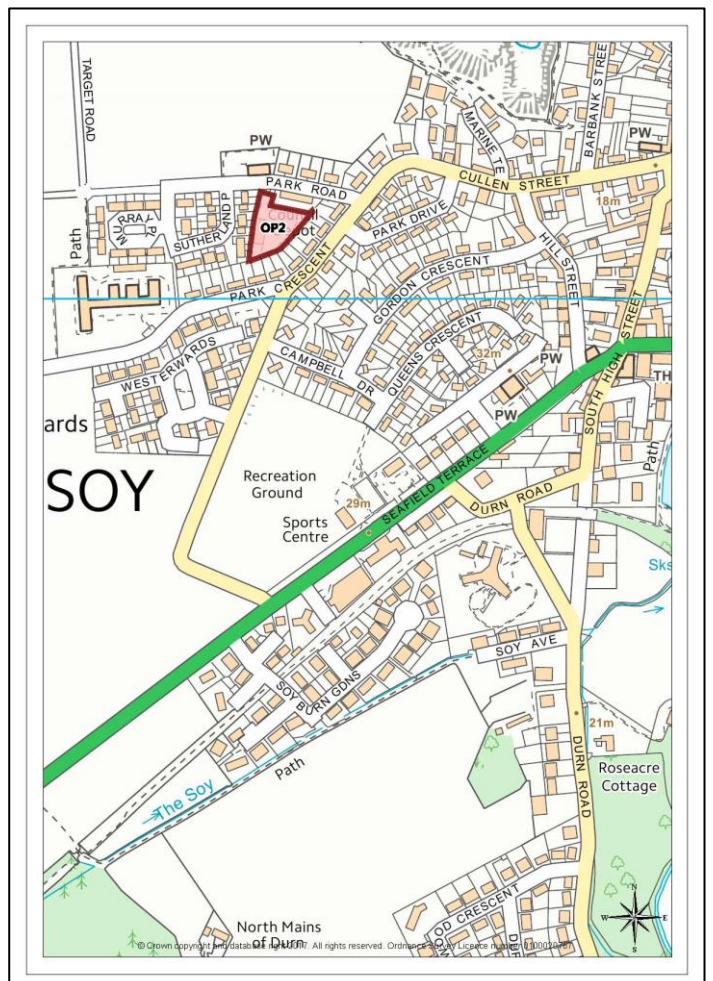
- This site could lend itself to being developed as a whole site or on a plot by plot basis.
- The site is currently in use which means that it benefits from existing vehicular access off of Park Road to the site.
- Design of new houses should be sympathetic to the style of existing houses that neighbour the development site and not adversely impact on their amenity.
- 1 affordable house should be provided on site by the developer, integrated into the design of the development which provide a mix of housing tenures.
- A site investigation should be undertaken by the developer to identify whether remediation of any contamination is required.
- Developer Obligations will also be required to be paid when developing this site. A full list of infrastructure that is required for the settlement can be found in the Portsoy Settlement Statement in the Aberdeenshire Local Development Plan 2017 but to note contributions will be sought for health facilities and for strategic drainage and water supply.

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ROSEHEARTY

OP2: Murison Drive

Settlement Information:

Population	1,320
Primary School Catchment	Rosehearty Primary
Secondary School Catchment	Fraserburgh Academy

Allocation:

10 homes

Site size:

Approximately 1.19 hectares

Site Description:

Located along the western edge of Rosehearty, the development site is located in a prominent coastal location within the settlement. Rosehearty has plenty of facilities located within the town and the site is located adjacent to the primary school. The land is flat and is currently grassland.

Delivery considerations:

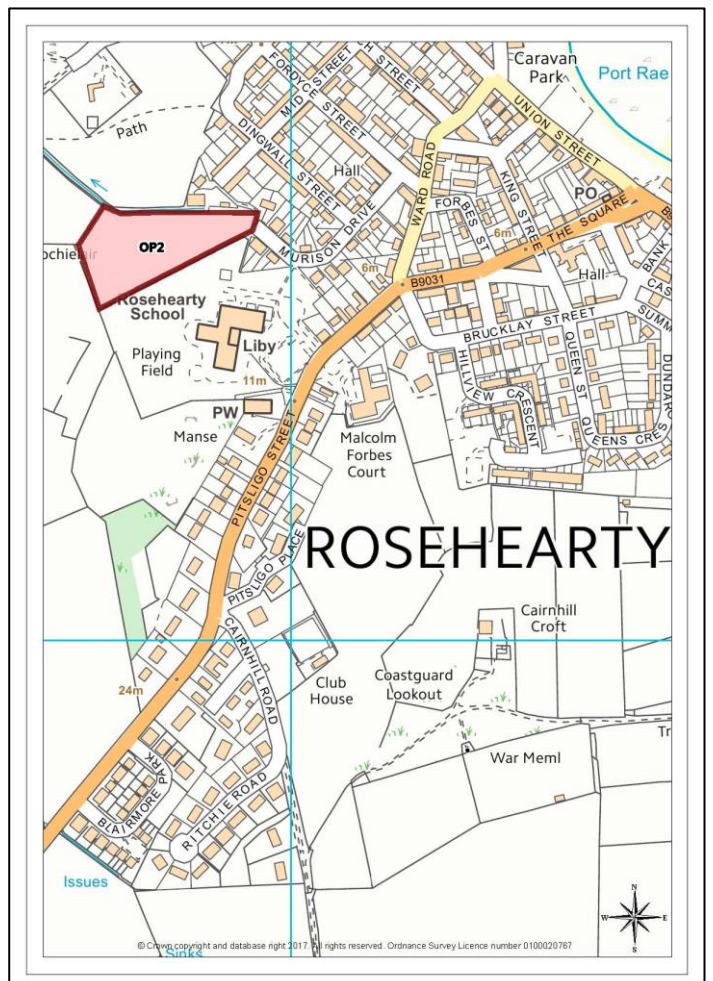
- Given sites location on the edge of the settlement appropriate landscaping should be used to integrate the development within the landscape and smooth the transition between the open countryside and the settlement.
- A buffer strip may be required for a watercourse that runs alongside the northern site boundary, to ensure it can be accessed for maintenance. The strategic landscaping and buffer strip could also form part of the open space obligations for this site.
- The site is currently accessed from Mid Street via an existing business, but an alternate could be taken from Murison Drive.
- The design of new houses should be sympathetic to the historic character of existing houses in neighbouring streets.
- 2 affordable houses should be provided on site by the developer, integrated into the overall design providing a mix of housing tenures.
- A Flood Risk Assessment may be required.
- Developer Obligations will also be required to be paid when developing this site. A full list of infrastructure that is required for the settlement can be found in the Rosehearty Settlement Statement in the Aberdeenshire Local Development Plan 2017 but to note contributions will be sought for health facilities and open space.

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ROSEHEARTY

OP4: Cairnhill Road

Settlement Information:

Population	1,320
Primary School Catchment	Rosehearty Primary
Secondary School Catchment	Fraserburgh Academy

Allocation:

10 homes

Site size:

Approximately 1.18 hectares

Site Description:

The site is located to the south east of Rosehearty within the settlement boundary as defined by the Local Development Plan. The town offers a range of facilities including the primary school and library. The site is steeply sloping to the south east and is currently used as a mixture of grassland and agricultural land.

Delivery considerations:

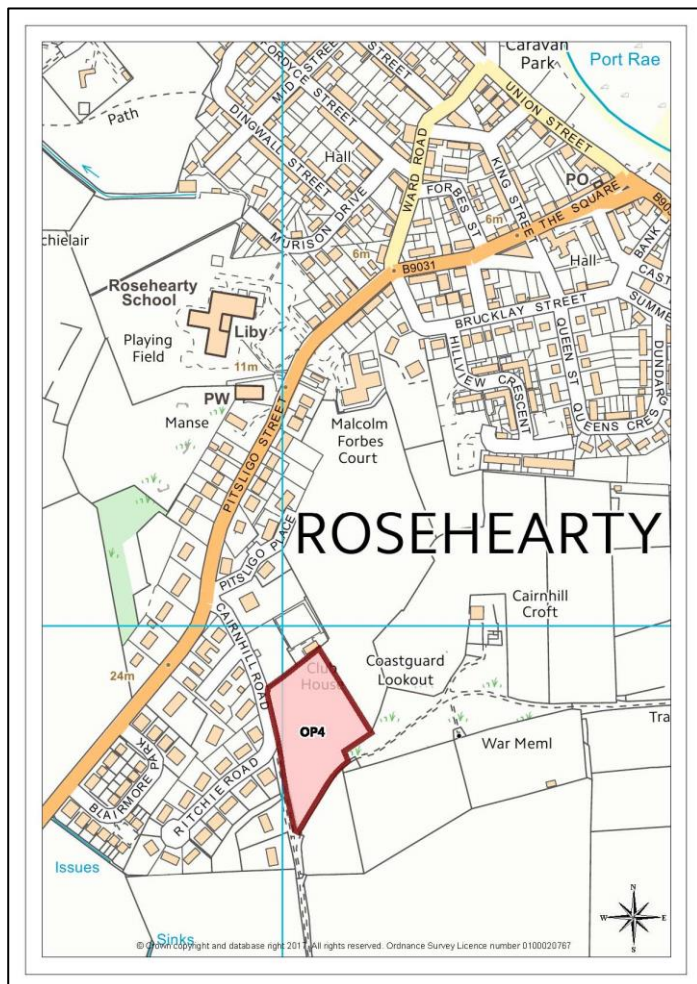
- The existing field rises up sharply and site overlooks the village. As such, the design of the development should respect the historic character of Rosehearty.
- A core path runs along the southern boundary of the site which provides an opportunity to connect the site with the network.
- 2 affordable houses should be provided on site by the developer, integrated into the design of the development which provide a mix of housing tenures.
- Future development opportunities in Rosehearty are likely to be to the south of the village, between Pitsligo Street (through site OP1) and Castle Street, and a link road should be provided through the site, mostly likely along its southern boundary.
- Developer Obligations will also be required to be paid when developing this site. A full list of infrastructure that is required for the settlement can be found in the Rosehearty Settlement Statement in the Aberdeenshire Local Development Plan 2017 but to note contributions will be sought for health facilities and open space.

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STUARTFIELD

OP2: North of Windhill Street

Settlement Information:

Population	700
Primary School Catchment	Stuartfield Primary
Secondary School Catchment	Mintlaw Academy

Allocation:

5 homes

Site size:

Approximately 0.65 hectares

Site Description:

The site is located on the western boundary of the settlement of Stuartfield an attractive village in central Buchan close to Mintlaw and Aden Country Park. Stuartfield has recently had new development on the eastern side of the village and this site provides an opportunity for continued expansion. The flat site is currently in agricultural use but is there is residential uses to the east, south and sporadic development to the west of the site.

Delivery considerations:

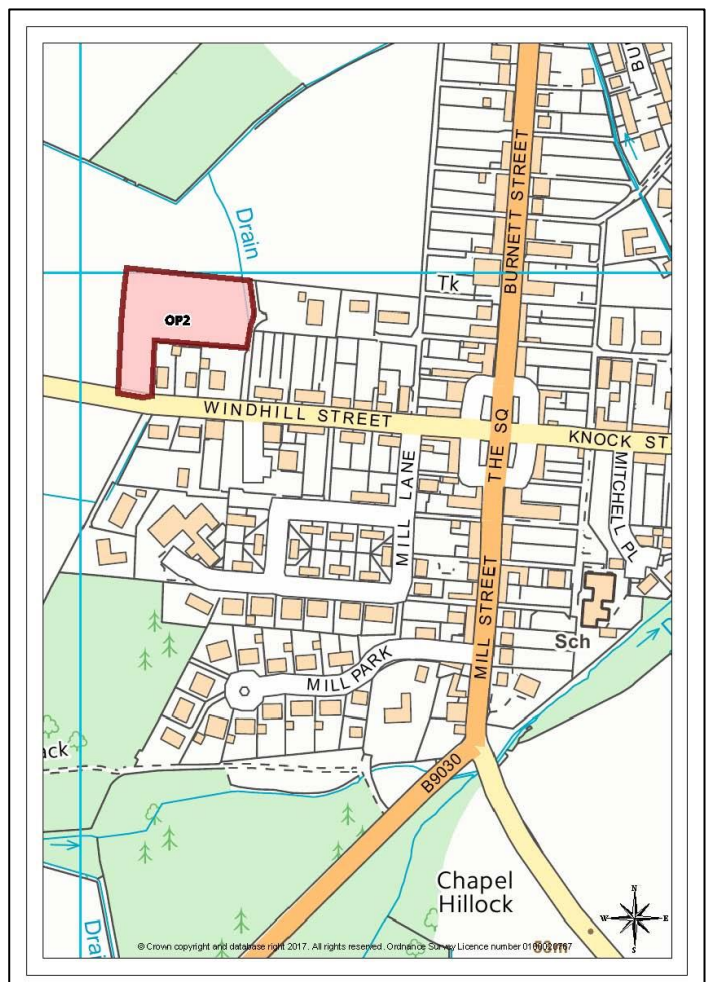
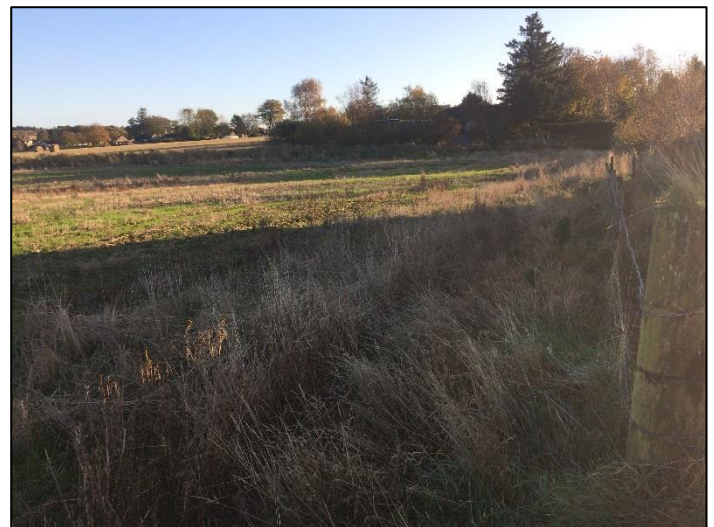
- Access to the site could be taken via Windhill Street.
- The design of the development should complement existing housing in Stuartfield and respect the rural character of the area.
- The layout of the development should also take into consideration the amenity of neighbouring residential properties to the south and east.
- 1 affordable home should be provided by the developer, integrated into the design of the development.
- A flood risk assessment may be required.
- Developer Obligations will also be required to be paid when developing this site. A full list of infrastructure that is required for the settlement can be found in the Stuartfield Settlement Statement in the Aberdeenshire Local Development Plan 2017 but to note contributions will be sought for health facilities and open space.

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TARLAND

OP2: Land adjacent to Alastrean House

Settlement Information:

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

Allocation:

10 homes

Site size:

Approximately 2.37 hectares

Site Description:

Tarland is a small but active community located in beautiful surroundings, 5 miles to the north of Aboyne. This site offers a unique opportunity to develop within attractive mixed woodland adjacent to an existing care community.

Delivery considerations:

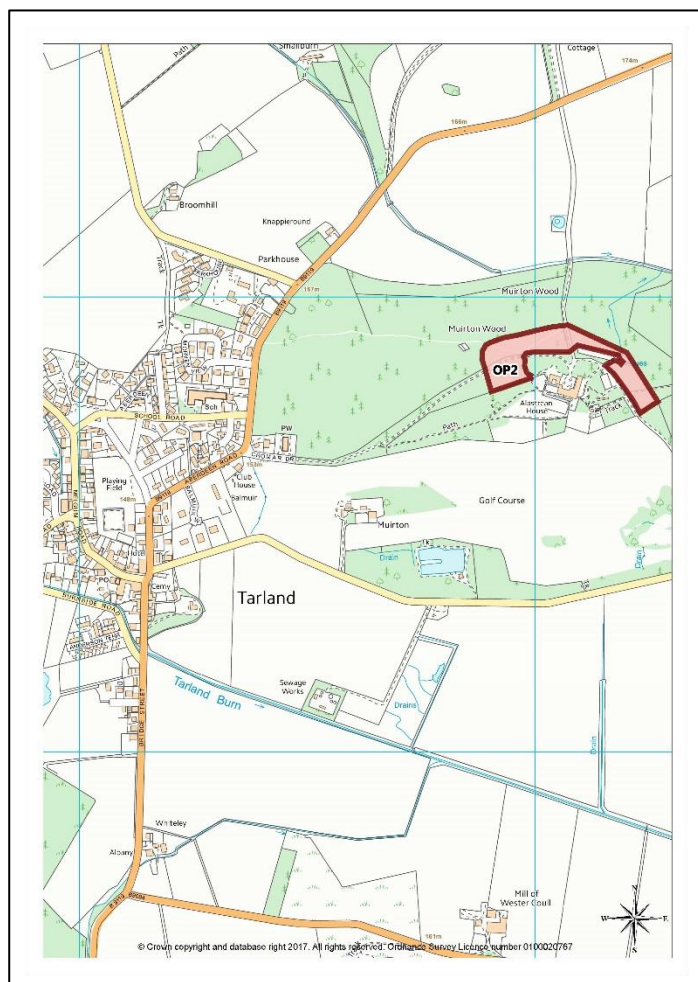
- The development should be designed in such a way that meets the needs of the residents of a continuing care community, but is sensitive to the existing designed landscape around Alastrean House.
- The LDP states that a flood risk assessment may be required, however a drainage impact assessment may suffice.
- Statutory consultees may request for certain trees not to be felled and the developer should integrate this into the design following discussions with Aberdeenshire Council and Forestry Commission Scotland. Compensatory planning will be sought for trees felled.
- Developer Obligations will also be required to be paid when developing this site. A full list of infrastructure that is required for the settlement can be found in the Tarland Settlement Statement in the Aberdeenshire Local Development Plan 2017 but to note contributions will be sought for waste facilities and secondary education.

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TOWIE

OP1: Land adjacent to the Hall

Settlement Information:

Population	31
Primary School Catchment	Towie Primary
Secondary School Catchment	Alford Academy

Allocation:

5 homes

Site size:

Approximately 0.64 hectares

Site Description:

Towie is a small settlement, 12 miles to the west of Alford in a rural setting. The site is currently in agricultural use located in the centre of the village, adjacent to the school and hall. The area next to the road is relatively flat and then the site slopes moderately to the east and south, flattening out again towards the small burn that forms the eastern boundary.

Delivery considerations:

- Development should be designed in such a way that is complementary to the traditional rural village setting established in Towie. This includes, where possible, the use of traditional building materials.
- In the absence of public sewers in Towie, SEPA should be consulted and full authorisation sought for relevant licensing of private wastewater treatment.
- 1 affordable housing plot should be provided.
- A flood risk assessment may be required depending on the proposed layout of the scheme.
- An archaeological evaluation of the site may also be required given proximity to the remains of Towie Castle.
- Developer Obligations will also be required to be paid when developing this site. A full list of infrastructure that is required for the settlement can be found in the Towie Settlement Statement in the Aberdeenshire Local Development Plan 2017 but to note contributions will be sought for waste and health facilities.

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