



From mountain to sea

Buchan Settlements

LOCAL DEVELOPMENT PLAN 2021
MAIN ISSUES REPORT
JANUARY 2019

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Introduction

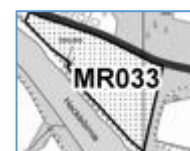
This appendix details the Officers' response to the development bids submitted in response to our call for sites to inform the Main Issues Report of the Local Development Plan 2021. This information is set out in the same manner for all our analysis with a statement of vision and objectives for the settlement and then analysis of the existing allocations, the "officers' preferred bids, and finally the other options that we have considered. Each settlement has a conclusion associated with it.

Where existing sites should be removed from the plan, or new bids identified as long term reserved sites with future potential for development post 2031, then this is noted in the tables.

Each settlement has a map associated with it that identifies the location of bids and existing opportunity sites from the Local Development Plan 2017.

The maps show:

- Preferred sites as a cross hatch. These are sites that should be made available for development immediately on adoption of the Local Development Plan 2021.
- Reserved sites as vertical lines. Reserved sites are out with the settlement boundary and are unavailable for any form of development under the Local Development Plan 2021 until confirmed by a mid-term review and brought forward as a specific proposal. They are **not** sites preferred for immediate development and are identified as being *possible* future opportunity sites only.
- Other options, which are not preferred, as a dotted outline. These are sites which may be deliverable, but better options exist.



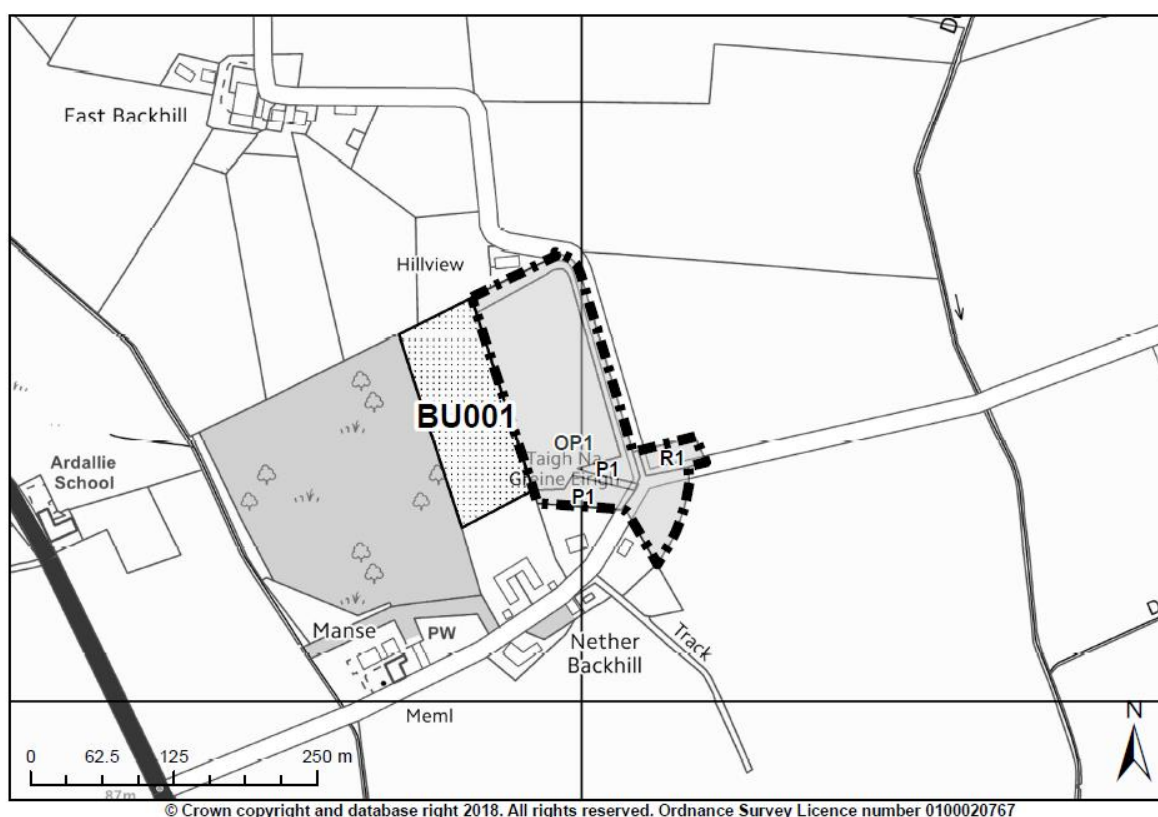
All conclusions have been based on a full assessment of the opportunities that a site may, or may not, provide, an Interim Environmental Report produced as part of the Strategic Environmental Assessment and a Habitats Regulations Appraisal Record.

Ardallie

Ardaille is a small settlement located within easy commuting distance to Mintlaw and Ellon. The settlement is surrounded by open countryside, with the A952 passing on the west. Ardaille's location away from main service centres, along with significant constraints with public drainage treatment, means that future development may not be able to be delivered until these constraints are resolved. The primary planning objective during the lifetime of the Plan is to preserve the amenity of the village.

Planning Objectives:

- To meet local need for housing.
- To sustain existing local services.
- To preserve the amenity of the settlement.



Existing Development Sites

Reference	Proposal	Overview
OP1	20 homes and 0.3ha employment land (6 small units)	Identified as effective in the Housing Land Audit 2018. Individual plots have been coming forward under separate planning applications.

Development Bid Sites

The following sites have been potential for development and may be considered to be an **Officers' preference**:

None.

Other Options which Planning Officers have not preferred:

Reference	Proposal	Overview
BU001 Nether, Backhill, Ardallie Housing development (self-build plots)	Self-built plots (25 units)	The proposed site is situated next to an existing small woodland. Access would be taken from a single carriageway from the existing allocated OP1 site. There are limited water and waste water capacity which is the major constraint associated with this site. The settlement does not have any other services and facilities. Intensification of development in this small hamlet risks overdevelopment and suburbanisation of the countryside.

Conclusion

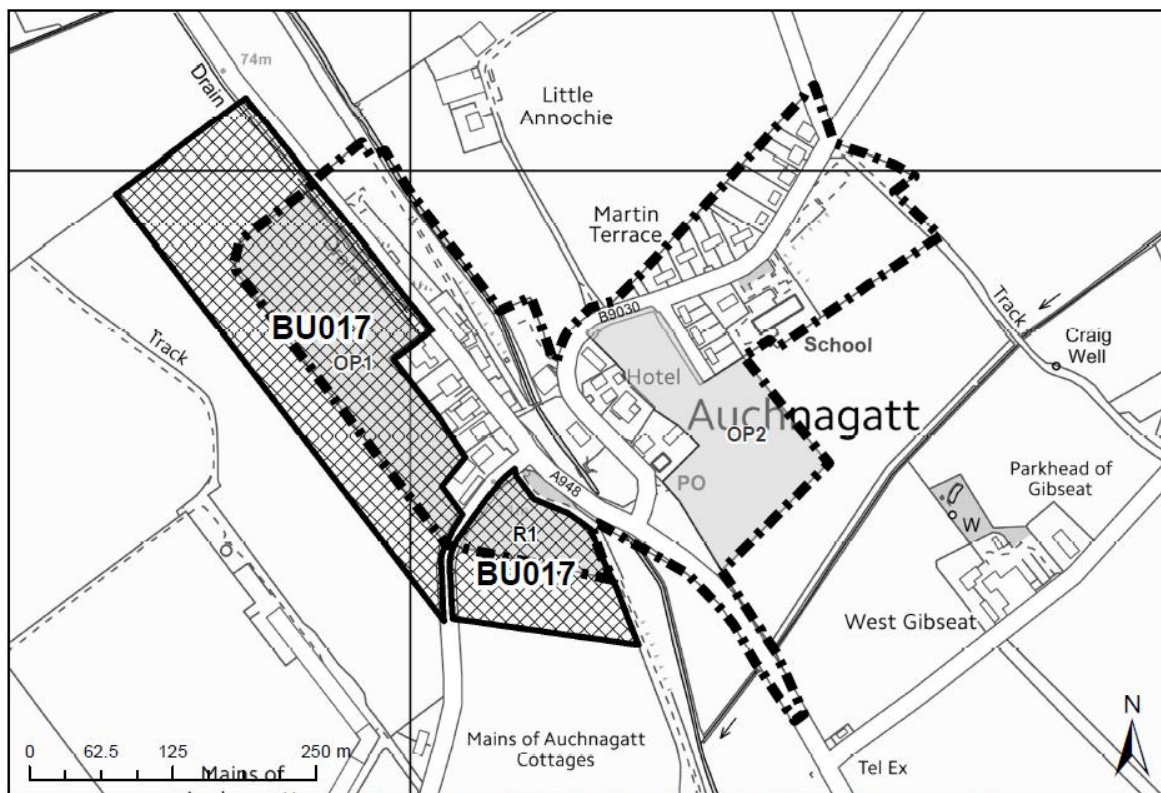
Ardallie is a small settlement, with minimal services. The existing allocation is currently underway. One bid has been submitted, but is not preferred due to it having an impact on the risk of overdevelopment and suburbanisation of the countryside in this area.

Auchnagatt

Auchnagatt is located at the junction between the A948, B9030 and Braemo Road adjacent to the Ebrie Burn. The settlement has several services and facilities, including a shop, primary school, village hall and play area. Existing services in Auchnagatt should be sustained during the Plan period, and providing further opportunity for the development of housing and employment land on the allocated sites will assist this.

Planning Objectives:

- To help contribute to the overall sense of place in the community.
- To sustain existing local services.
- To meet the local need for housing.
- To support local services and facilities.



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Existing Development Sites

Reference	Proposal	Overview
OP1	16 homes and 0.5ha employment (8 small business units)	Identified as effective in the Housing Land Audit 2018. Planning Permission in Principle granted for 16 dwellings and 8 small business units. A new bid has come forward, see BU017. However, this site shall be removed from the next Local Development Plan due to the flooding issue in the vicinity of the site.
OP2	31 homes	Identified as constrained in the Housing Land Audit 2018. Ownership and infrastructure constraints. Permission for 4 dwellinghouses was granted in 2007 which has now lapsed. No further progress has been made.

Development Bid Sites

The following sites have some potential for development and may be considered to be an **Officers' preference**:

None.

Other Options which Planning Officers have not preferred:

Reference	Proposal	Overview
BU017 Land West of A948, Auchnagatt	35 homes	This proposed employment and housing land site covers OP1 but includes further land to the west. The site would not have any detrimental impact on landscape. The site is a natural expansion of Auchnagatt with an east link into the site and the settlement. However, Part of the site falls within a SEPA 1:200 flood risk area and multiple flooding incidents in the vicinity over a number of years have been recorded. The site is also within a surface water hotspot. Any development must connect to the public drainage for safety.

Conclusion

The preferred bid site involves enlarging the existing allocated OP1 site which already has planning consent for 16 homes. The bid site is not considered to enlarge the settlement in an unsustainable manner and the expansion would be logical, provided that open space associated with the development encompasses the areas known to be at risk from flooding.

Boddam

Boddam is a small commuter settlement 1.5km south of Peterhead and within the Energetica corridor and strategic growth area. Lying to the east of the A90, Boddam was originally a fishing village, and grew significantly when RAF Buchan was located on the terminus of the former Boddam railway line in the 1950s. The core of the village is now a Conservation Area. It has a small local economy, with the main industrial activity at the harbour and part of the former RAF Buchan base. The juxtaposition of the historic core with the more modern buildings of the RAF base is a marked contrast. There is a primary school in the village. Future development should sustain the local services. New developments should blend in with the landscape and create stronger bond between communities and form a sense of place.

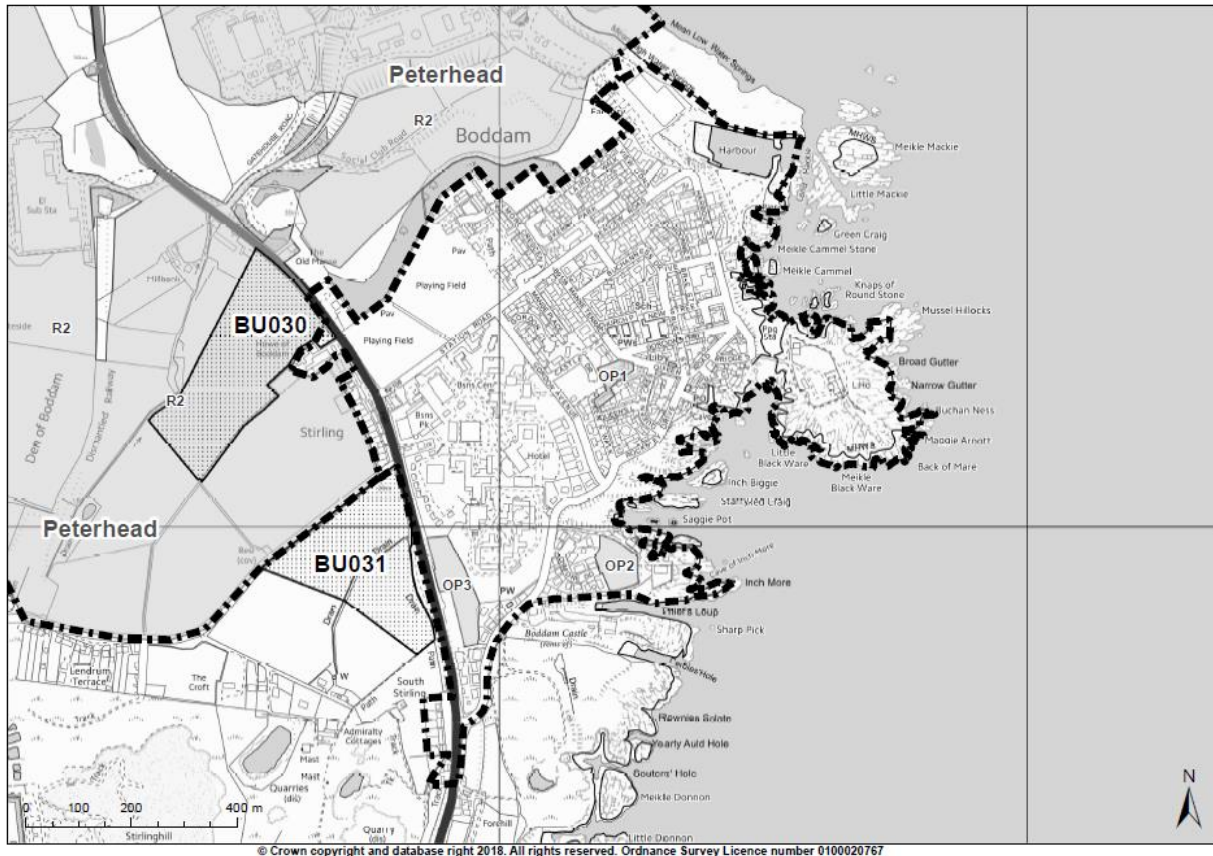
Major energy developments, including several large transformer stations are proposed to the northwest of Boddam under proposals set out in the National Planning Framework 3. These will have significant implications on the landscape around Boddam.

The aspiration of the community is to renovate the existing play & recreational facilities which includes the tennis court and sport building, as well as create new play facilities for children. Concern was raised regarding having only one public bar, which is within the Stirling Village and it is necessary to sustain this for the community.

The path leading to Stirlinghill Quarry brings in walking opportunities which is aimed to be protected.

Planning Objectives:

- To meet the demand by delivering a variety choice of homes.
- To sustain the local economy by providing opportunities for development related to Peterhead Power Station and major energy developments, as set out in the National Planning Framework (NPF) 3.
- To sustain existing local services and non-oil & gas related industries.



Existing Development Sites

Reference	Proposal	Overview
OP1	5 homes	<p>Identified as constrained in the Housing Land Audit 2018.</p> <p>Marketability and land use constraints have precluded development in recent years.</p>
OP2	9 homes	<p>Identified as constrained in the Housing Land Audit 2018.</p> <p>Permission for 9 dwelling houses was granted in January 2016.</p> <p>Marketability constraints exist on the site, however, the site shall be retained to allow the site to come forward.</p>
OP3	6 homes	<p>Identified as effective in the Housing Land Audit 2018.</p> <p>The site is currently under construction and expected to be built out by 2020.</p>

Development Bid Sites

The following sites have some potential for development and may be considered to be an **Officers' preference**:

None.

Other Options which Planning Officers have not preferred:

Reference	Proposal	Overview
BU030 Land off A90, Boddam business use (6.3 hectare)	Business Use	<p>The site is deemed constrained due to its visual prominence, poor siting (resulting in physical segregation from Boddam) and its scale and location impacting on the character and setting of Stirling Village. The site is within the consultation zone for Peterhead Power Station. The site is also within the Stirling Hill Local Nature Conservation Site that seeks to protect geomorphology interests.</p> <p>It would not be possible to mitigate visual impact by adding plant screen buffers along the A90. Given the range of constraints associated with this site, it is considered unsuitable for development.</p>
BU031 Land off A90, Boddam	50 homes	<p>The proposed site is situated within the Skelmuir Hill, Stirling Hill and Dudwick Local Nature Conservation Site and is also within 1 mile proximity to a SSSI, SAC and SPA. There are surface water flooding issues within the A90 and a minor watercourse running through the site.</p> <p>The development is likely to create significant issues with access and the location of traffic infrastructure. This development would result in urban sprawl in an unsustainable manner.</p>

Conclusion

Boddam is set at a close proximity to the A90 and this results in difficulty in identifying sites for future development. The new bid sites are considered unsuitable due to their location and setting.

Crimond

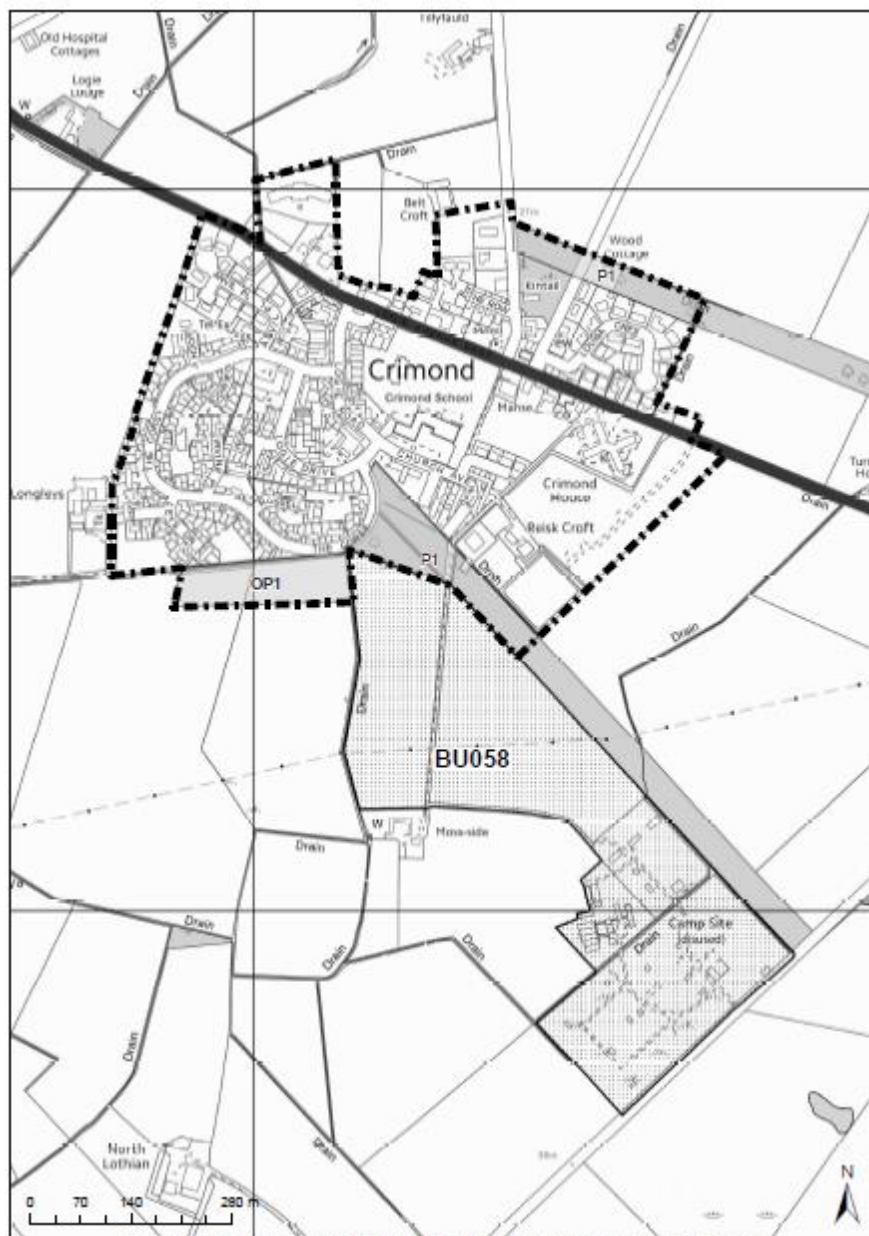
Located along the A90 and nine miles northwest of Peterhead, Crimond sits within the regeneration priority area and is a key commuter settlement for Peterhead. It has basic facilities for everyday living and local pride in its new medical centre.

During the next Plan period it is important for Crimond to see housing development, particularly affordable housing, to meet local regeneration objectives and to sustain and grow existing services within the settlement. In order to avoid conflicts with the A90 trunk road, a strategy of developing to the south of this road is promoted. All future development must contribute towards access roads to the south of the settlement to facilitate future growth.

The community has noted the need to retain an industrial stop off at the disused Royal Navy Air Station Rattray airfield. There is also an aspiration for safe cycling route on the A90 and within the village

Planning Objectives:

- To meet the demand by delivering a variety choice of homes.
- To sustain existing local services, including the primary school.
- To provide opportunities for community infrastructure.



Existing Development Sites

Reference	Proposal	Overview
OP1	25 homes	<p>Identified as constrained in the Housing Land Audit 2018.</p> <p>There are marketability and ownership constraints on the site. While there appears to be no likelihood of the site coming forward in the near future, it should be retained in the next Plan as it is recognised as a logical expansion.</p>

Development Bid Sites

The following sites have some potential for development and may be considered to be an **Officers' preference**:

None.

Other Options which Planning Officers have not preferred:

Reference	Proposal	Overview
BU058 Moss Side Camp, Crimond	100 homes	<p>The proposed site is situated within the countryside, set at the south-west of the Crimond. There is a long-established woodland adjacent to the east of the site, named as the "Crimond belt" and it is important to conserve this linear woodland feature. The site would relate to the village itself and It is not clear how the site would be accessed from the A90 or from an alternative road.</p> <p>The proposed development would result in doubling the size of the settlement and this plays a major role in altering the character of the settlement and existing layout of the settlement. This would have an irreversible impact on its sense of place.</p>

Conclusion

The one bid that came forward, which involves introducing an extension towards the south, is not an 'Officers' preference'. The bid site would enlarge the settlement by a significant level to the detriment to its sense of place.

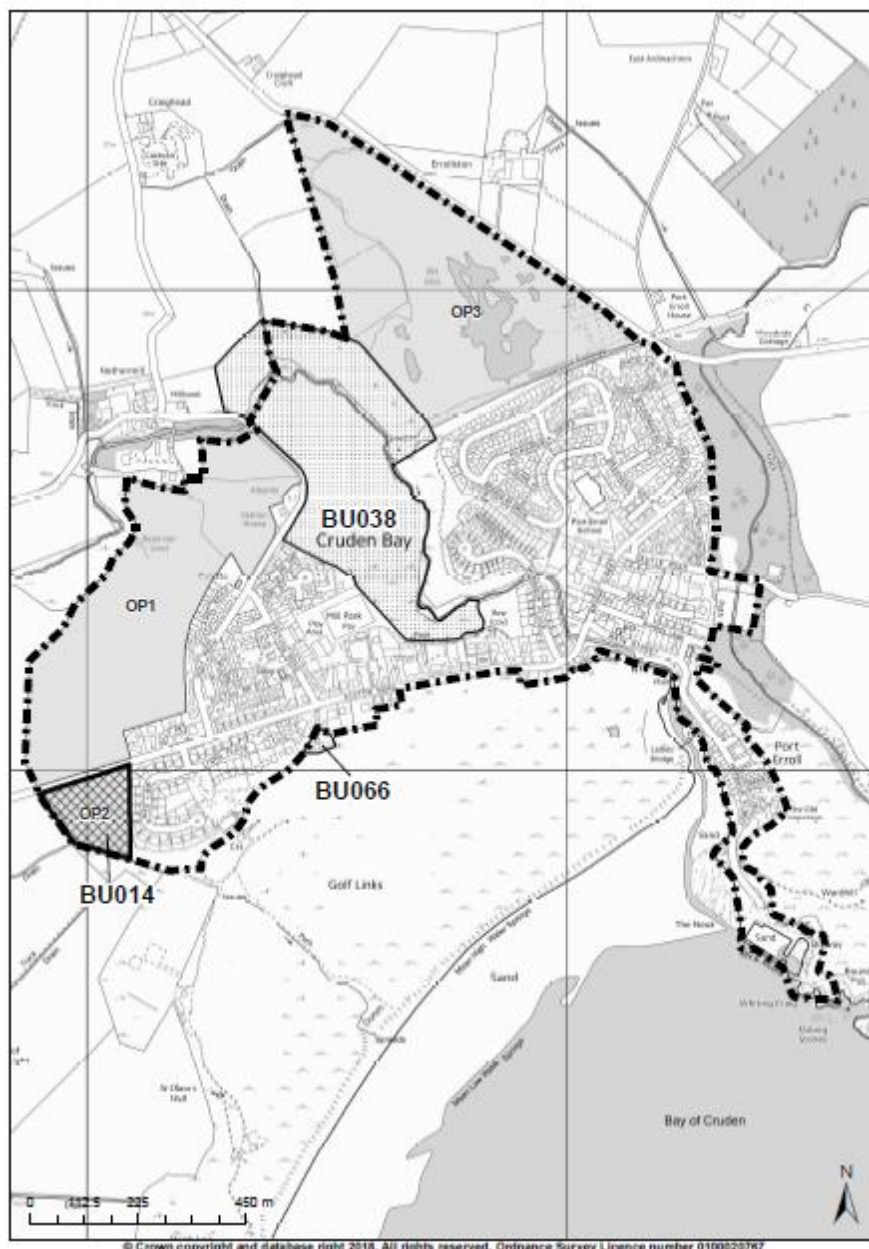
Cruden Bay

Situated on the coast and within the Energetica Corridor, Cruden Bay is a small tourist and commuter settlement serving both Aberdeen and Peterhead. The local hotels, links golf course, beach, and distinctive dwellings along Harbour Street and in the older parts of the village are key features in the settlement. Much of the historic harbour area is covered by Conservation Area status while the adjacent beach and dunes provide an attractive setting for the settlement. Future development should respect the existing qualities of the town, while contributing to the objectives of the wider Energetica Corridor vision to create a high quality lifestyle and leisure location. Strategic landscaping will ensure that future development does not detract from the existing setting and amenity of the village.

There is a need for affordable homes and mixed-use tenures. Any development should be of high standard and should not detract from the quality of the “Port Erroll” Conservation Area. Internal paths should be promoted to make connections between different parts of the settlement. There is an aspiration to improve the quality of the existing play and recreational facilities.

Planning Objectives:

- To meet the demand of affordable family homes.
- To sustain existing local services.
- To provide local opportunity for employment.
- To provide sustainable development and protect the special areas at the coast.



Existing Development Sites

Reference	Proposal	Overview
OP1	200 homes, 2ha employment land and community facilities	Identified as effective in the Housing Land Audit 2018. A planning application is currently pending for this site and a Masterplan has been approved. This site shall be retained in the Plan.
OP2	41 homes	Identified as constrained in the Housing Land Audit 2018. A Masterplan for the site has been agreed to ensure that the access from the public road aligns with the OP1 site to the immediate north.

		<p>This site is identified as having a marketability constraint. There is no intention to bring the site forward until there is a demand.</p> <p>However, a BID, BU014 came forward. It is proposed that this site is retained.</p>
OP3	220 homes	<p>Identified as constrained in the Housing Land Audit 2018.</p> <p>There are physical constraints associated with this site. No progress has been made with the existing consent so this site will be removed from the Plan.</p>

Development Bid Sites

The following sites have some potential for development and may be considered to be an **Officers' preference**:

Reference	Proposal	Overview
BU014 H1 Site, Aulton Road, Cruden Bay	57 homes	<p>The capacity of the site has been increased from 41 to 57 homes to avoid underdevelopment.</p> <p>The proposed site is currently allocated as site OP2 in the Aberdeenshire Local Development Plan 2017. While the site has been allocated since the 2012 LDP, there still appears to be a desire for the site to be brought forward.</p> <p>There is a minor watercourse on the southeast boundary and mitigation measures such as a buffer strip may be required. There are three competing sites in Cruden Bay, however should the demand materialise, there are few constraints associated with this site and it is considered to be deliverable.</p>

Other Options which Planning Officers have not preferred:

Reference	Proposal	Overview
BU038 Land at Meadow of Cruden, Cruden Bay	Housing and Meadowland	<p>The proposed site is currently designated as "protected land" as part of the green network of the town. While there may be an opportunity to enhance the flood plain of the Water of Cruden, the erection of a line of residential units along the slope would change the character of the settlement. The sloping site with gorse and broom adds character and is a key feature of the village. It should be retained as part of the protected site. The incorporation of the former railway bridge piers into landscaping proposals, while a positive use of the Victorian past, does not compensate for the loss of an important area of habitat.</p>

BU066 Captain's Cabin, Aulton Road, Cruden Bay	Amend the settlement boundary to include a single home	This proposed site is submitted for inclusion within the Cruden Bay settlement boundary. The site is currently occupied by one redundant home surrounded by gorse and is situated within the Cruden Bay LNCS and partially within the Coastal Zone. Whilst it would appear to form part of the settlement, it has no relationship with the neighbouring properties. The curtilage of the building is unclear. The site characteristics are reflective of the natural coast rather than a built up area within a settlement. It would be appropriate to maintain management of the site through countryside policies rather than as an infill development.
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Conclusion

Both OP1 and OP2 are proposed to be retained, but OP3 removed due to physical characteristics of the site which are likely to make the site financially unviable to deliver. A new bid has come forward for the OP2 site to retain its allocation in the LDP. This is deemed acceptable as it is connected with site OP1. No other sites are preferred at this time.

Fetterangus is a small rural settlement located to the north of Mintlaw. Local services include a primary school, play area, and public house. The last Plan period saw some expansion to the settlement with the development of new homes across one site. Future development, which includes housing and business development sites, should ensure that existing services are sustained and upgraded where necessary to meet increased local need.

Planning Objectives:

-
- The map illustrates the Fetterangus area with three proposed business units (BUs) outlined in thick dashed lines. BU018 is located in the north-east, BU025 in the west, and BU026 in the south. BU025 contains two operational points, OP1 and OP2. The map also shows various streets, drains, and landmarks such as the Fetterangus Church (remains of), Beechlea, and the Toux Cottages. A scale bar and a north arrow are provided for reference.

Existing Development Sites

Buchan 19

		Physical constraint applies to 16 units and are proposed to be removed. The remaining 10 units shall remain as effective. Permission has been granted under two separate applications.
OP2	27 homes	<p>Identified as constrained in the Housing Land Audit 2018.</p> <p>This site has an ownership constraint. No planning applications have been approved. Bid BU025 has been submitted for this site.</p>

Development Bid Sites

The following sites have some potential for development and may be considered to be an **Officers' preference**:

Reference	Proposal	Overview
BU018 Land East of Gaval Street, Fetterangus	49 homes	<p>The capacity of the site has been reduced from 55 to 49 homes because a second access could not be identified, and also to meet the limits of education provision.</p> <p>The development would blend in with the existing landscape and the existing settlement due to the topography of the ground being flat. Gravel Street may require to be upgraded to allow two-way traffic that meets the current roads standard.</p>
BU025 Land South of OP2, Fetterangus	27 homes	<p>The site is currently allocated as OP2 in the Aberdeenshire Local Development Plan 2017. The site is well located in relation to the settlement. The topography of the site is flat and would allow a natural expansion to the west. There is a requirement for upgrading public drainage infrastructure to accommodate the additional homes.</p>
BU026 Land East of Toux Cottage, Fetterangus	27 homes Reserved. This is not preferred for immediate development.	<p>The proposed site forms a logical extension to the settlement. The layout of the site may not blend in with the settlement, but with appropriate screening and layout of the development, the visual impact can be lessened. There are no outstanding constraints that cannot be resolved, even if no solution has been presented.</p> <p>The site is recommended to be reserved for the following Plan period and developed if Bid sites BU025 and BU018 are delivered. Further details are required on education provision and foul water drainage arrangements.</p>

Other Options which Planning Officers have not preferred:

None.

Conclusion

The existing allocations are currently constrained. Part of site BU018 and site BU025 are preferred for development due to their siting and location. Provided the drainage constraints can be overcome, they represent logical expansion to the village.

Hatton

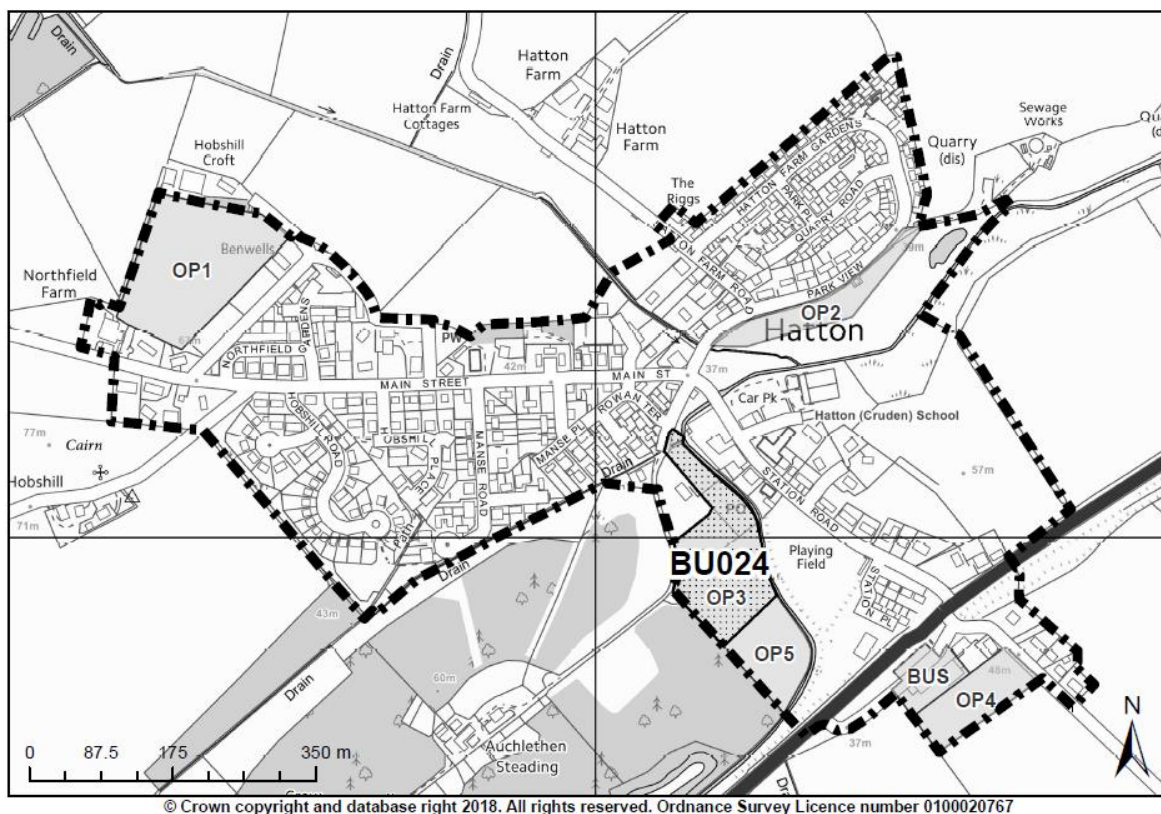
Hatton is located within the Energetica area and serves as both a service centre for the surrounding rural area and as a commuter village for Peterhead, Ellon and Aberdeen. There is a range of services in the village, including a primary school. Although predominantly residential, the main employment opportunity is provided by a bakery. There is land safeguarded for employment use and an employment land allocation to the south of the A90.

Hatton is surrounded by undulating agricultural land, and the main part of the village is set at a higher level than the main road, rising from the valley formed by the Water of Cruden. To the north of Main Street the hillside falls away steeply only to rise again towards Hatton Farm Road making this area difficult to develop. To the east of Station Road, the land rises to create a plateau, which is partially protected as site P1 to conserve the setting of Hatton. A tree planting scheme at Auchlethan Farm creates a natural barrier to further growth of the village to the southwest. New allocated sites consists of smaller sites due to the highly developed areas promoted under the previous Plan period.

There is an aspiration to improve the facilities for cyclists within the settlement and also to improve the pedestrian access to the A90. A park & ride to Peterhead is desired by the community. There is an aspiration to improve the open spaces around the settlement and utilise the railway track. There is desire to upgrade the surrounding area of the public hall.

Planning objectives:

- To provide affordable family homes and homes for the elderly.
- To maintain the existing protected sites.
- To create a safe crossing junction at the A90.
- To sustain existing local services.



Existing Development Sites

Reference	Proposal	Overview
OP1	40 homes	<p>Identified as constrained in the Housing Land Audit 2018.</p> <p>There are marketability and ownership constraints associated with this site. The site is considered to be a logical expansion, and should be taken forward in the next Local Development Plan.</p>
OP2	15 homes	<p>Identified as constrained in the Housing Land Audit 2018.</p> <p>There is a marketability constraint associated with this site and planning permission has lapsed. No other progress has been made and the site will be removed from the Plan.</p>
OP3	21 homes	<p>Identified as constrained in the Housing Land Audit 2018.</p> <p>The site is currently under construction. Bid BU024 has come forward and shall be discussed below. The site shall be retained in the next Plan until built out.</p>
OP4	0.8 ha employment land	<p>Identified as constrained in the Housing Land Audit 2018.</p> <p>No plan has been agreed for this site, hence, it will be removed from the next Plan.</p>
OP5	15 homes	<p>Identified as constrained in the Housing Land Audit 2018.</p> <p>This site was planned to be coming forward after OP3 is completed. Issues with access and traffic have been identified. It shall be removed from the next Plan.</p>

Development Bid Sites

The following sites have some potential for development and may be considered to be an **Officers' preference**:

Reference	Proposal	Overview
<p>BU024</p> <p>Land South of The Shieling, Hatton</p>	15 homes.	<p>The site is allocated as OP3 in the Aberdeenshire Local Development Plan 2017 and the estimated time to complete the site is 2026. Water of Cruden is set to the south part of the site and the area is likely to flood, therefore, no development below 37.52mAOD can be considered.</p>

Other Options which Planning Officers have not preferred:

None.

Conclusion

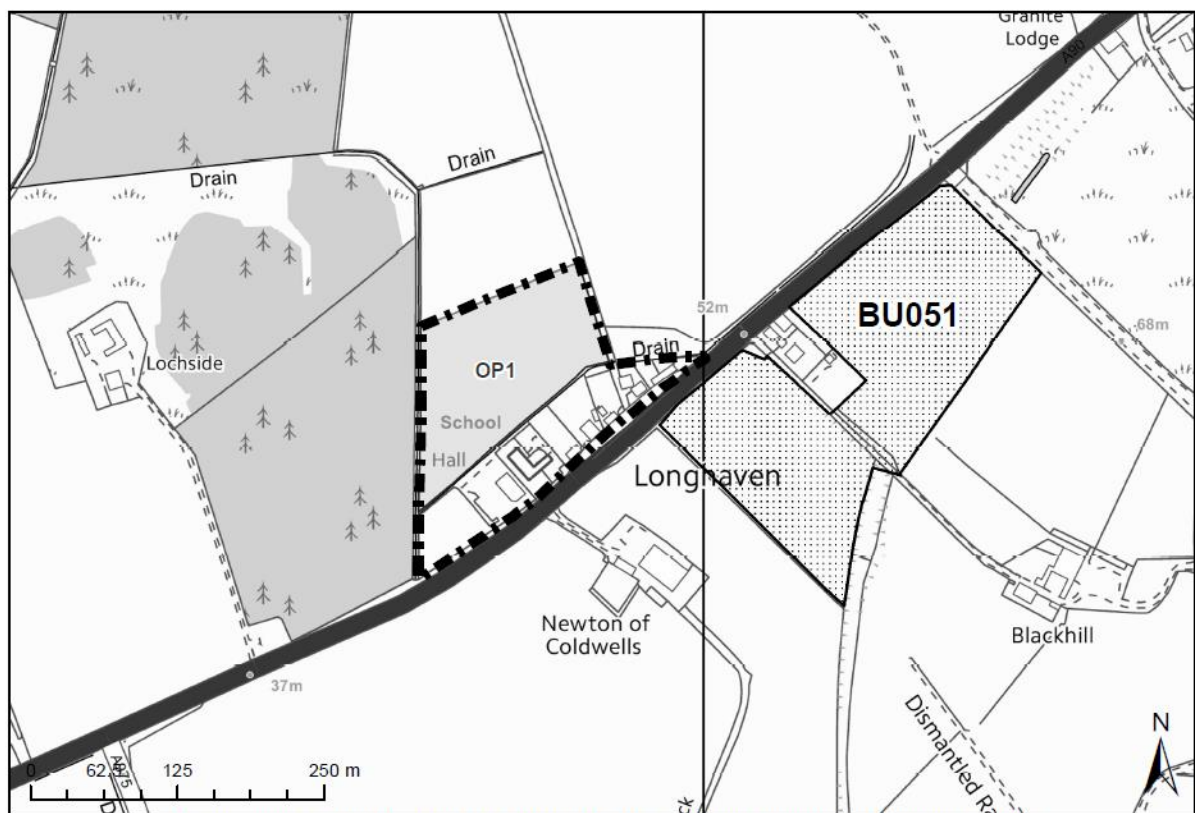
Hatton is recognised as a commuter village for Ellon and Peterhead and accessed from the A90. There is low demand for homes in this settlement. Some of the existing allocated sites are unlikely to come forward and therefore, will be removed from the next Plan. Sites OP3 and OP1 are to be retained.

Longhaven

Longhaven is located within the Strategic Growth Area and Energetica Corridor and provides basic services for its surrounding rural area including a shop, village hall and primary school. The settlement sits adjacent to and is dominated by a fast flowing section of the main Peterhead to Aberdeen trunk road (A90) and as a result, potential growth is restricted to the north-west side of this road for reasons of public safety. Longhaven Primary School is forecast to be under capacity in 2022.

Planning Objectives:

- To meet the need of housing and services of Longhaven.
- To sustain existing local services, including Longhaven Primary School.



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Existing Development Sites

Reference	Proposal	Overview
OP1	30 Homes	<p>Identified as constrained in the Housing Land Audit 2018.</p> <p>This site has a marketability constraint. The site is well located within Longhaven and recognised as the only logical location for the provision of additional housing within the settlement. The access road needs to be upgraded in line with accepted road standards before the site can come forward.</p>

Development Bid Sites

The following sites have some potential for development and may be considered to be an **Officers' preference**:

None.

Other Options which Planning Officers have not preferred:

Reference	Proposal	Overview
BU051 Land East of Longhaven School, Longhaven	30 homes	The proposed site lies partially opposite existing homes within Longhaven and extends northwards on open landscape, therefore not well located in relation to the settlement. This extension would be visually prominent on the approach to the village. Whilst the site would support the primary school, there are safety concerns with pedestrians also crossing the A90 and significant upgrading of the road may be required to accommodate development on the eastern side.

Conclusion

Longhaven is set on the A90 to Peterhead and any development on this route must be carefully examined due to safety and traffic issues which may arise due to proximity to the A90(T). One bid came forward, which is not preferred by the Officers and the existing allocated site shall be taken forward in the next Local Development Plan.

Longside

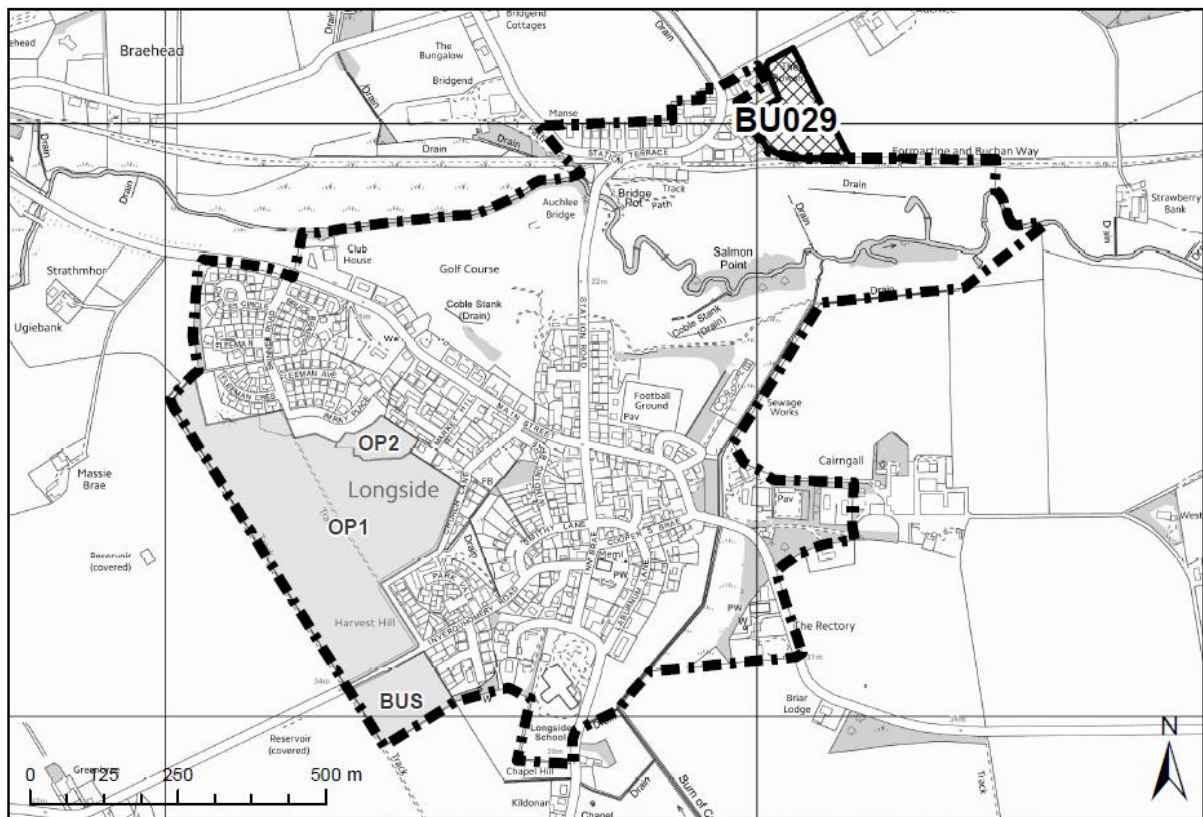
Longside is a small commuter village located on the A950 to the west of Peterhead. The settlement is bound to the north by a golf course and South Ugie Water and to the south, east, and west by agricultural land. The village contains various local services including a primary school, sports facilities, shops, and local businesses. The town has grown slowly over many years and exhibits a character that is not dominated by volume housing development. Newer developments follow the existing pattern of design of the settlement and will meet the housing demand. This contributes significantly to its charm.

There are aspirations for a new walking route leading to the primary school and more homes and employment opportunities to increase economic growth by adding more shops and services which should aim to retain the young generation within the settlement. Improved digital infrastructure is necessary to improve the quality of life.

There is a desire to retain the Longside Airfield which is considered to be an important feature for the settlement and currently in use by helicopters for emergency landing.

Planning Objectives:

- To meet the need of housing and services of Longside.
- To improve digital infrastructure to encourage the younger generation to live in the village.
- To sustain existing local services, including Longside Primary School.



Existing Development Sites

Reference	Proposal	Overview
OP1	73 homes, 1.7ha employment land and community facilities	<p>Identified as effective and constrained in the Housing Land Audit 2018.</p> <p>This site has both ownership and infrastructure constraints over part of it. Out of 73 homes, 3 homes have received planning permission, therefore, considered effective and the remaining 70 homes are constrained. There is no proposal for community facilities. The number of units put forward is minimal for the purpose of retaining the site in the next Plan, therefore, it shall be removed</p>
OP2	17 homes	<p>Identified as effective and constrained in the Housing Land Audit 2018.</p> <p>This site is complete, therefore, shall be removed.</p>

Development Bid Sites

The following sites have some potential for development and may be considered to be an **Officers' preference**:

Reference	Proposal	Overview
BU029 Land off Station Terrace, Longside, Peterhad	30 homes	<p>The capacity of the site has been decreased from 50 to 30 homes and the boundary has been altered to reflect this. This has been carried out to address concern with access, traffic congestion and education provision.</p> <p>The site is set to the north of Longside and it is well located in relation to the settlement. The south east of the site is close to a watercourse and is at risk of flooding. No development should occur below 22.05m AOD and buffer strips will be required. The existing roads needs to be upgraded to accommodate additional traffic around the area and public drainage infrastructure also needs to be upgraded.</p> <p>The location of the site is suitable and would blend in with the existing settlement.</p>

Other Options which Planning Officers have not preferred:

None.

Conclusion

Longside is a small settlement that delivers many services and recreational facilities. Both existing allocated sites shall be removed. A relatively small development site to the north of

the town is proposed and it is an Officer's preference to add it in the Local Development Plan.

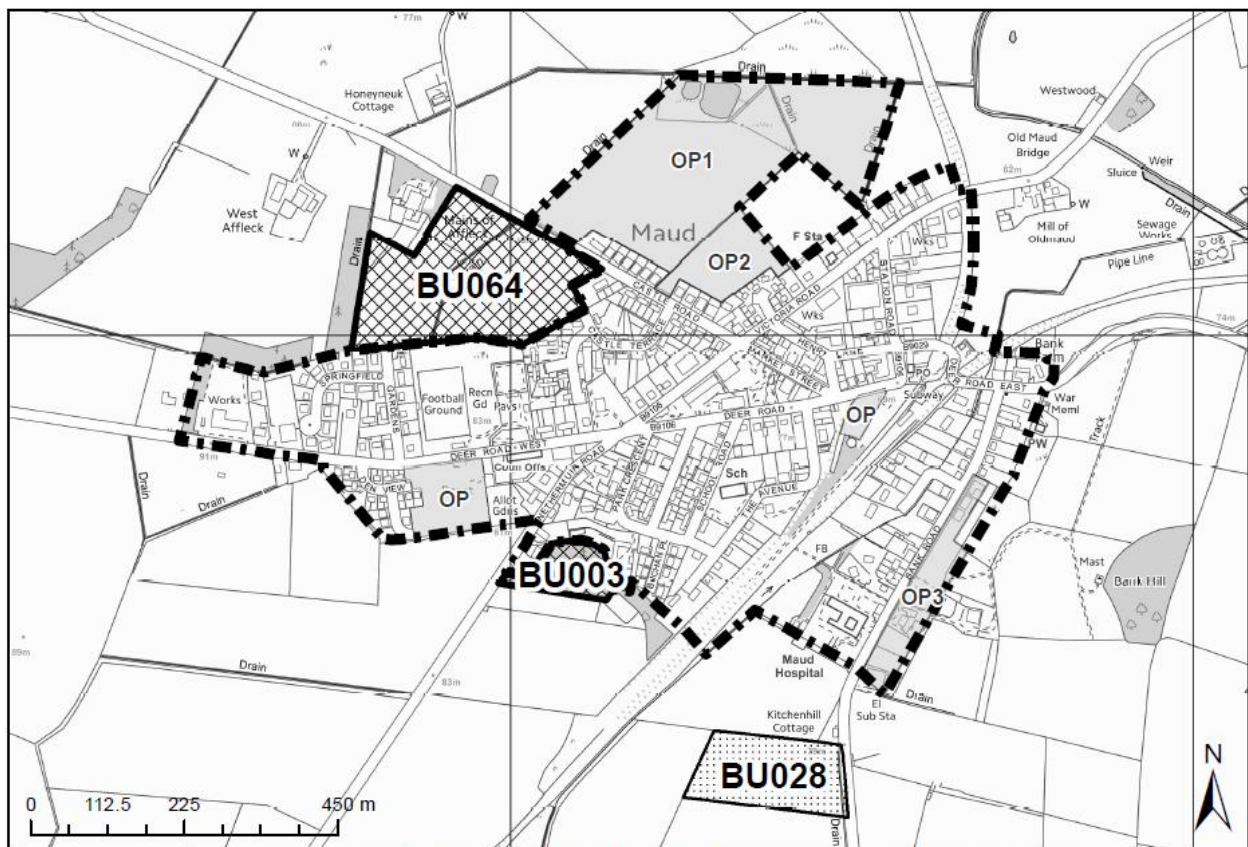
Maud

Maud is a rural service centre for its surrounding area and a commuter village. Lying 2km south of the A950 Banff to Peterhead road, Maud was originally developed around a cattle mart and train station, both of which were located at its centre and have since closed, along with Maud Hospital. These were major employers in the area, but the mart has since been redeveloped, which includes a community service centre. The disused railway line has become part of the Formartine and Buchan Way, and its station converted to a business centre. It is important that Maud continues to diversify and continue the expansion of tourism and small business development as a means of continuing to offer potential for increasing employment opportunities. It is also important to retain the existing shops and services.

The community wishes to see more car parking spaces to meet the demand for them. There is a desire to protect the fire station. There is a demand for brownfield development, in particular returning the use of redundant buildings back to business uses.

Planning Objectives:

- To meet the need of housing.
- To maintain and improve the existing services and employment.
- To meet the Community Council's aspirations.



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Existing Development Sites

Reference	Proposal	Overview
OP1	75 homes	<p>Identified as constrained in the Housing Land Audit 2018.</p> <p>This site has a marketability constraint. No Masterplan or application has come forward. Therefore, the site shall be removed.</p>
OP2	32 homes	<p>Identified as constrained in the Housing Land Audit 2018.</p> <p>This site has an ownership constraint. However, the site is recognised as a logical extension and would have a minimal impact on the services and infrastructure in the area and should be retained in the next Plan.</p>
OP3	10 homes	<p>Identified as effective in the Housing Land Audit 2018.</p> <p>The site is currently under construction and shall be retained in the Plan until built out.</p>

Development Bid Sites

The following sites have some potential for development and may be considered to be an **Officers' preference**:

Reference	Proposal	Overview
BU003 Nethermuir Road Site, Maud	Block of 8 garden flats (21 homes)	<p>The proposed site is located south west of Maud and is well located and connected to the settlement. The topography of the site is flat and adjoins the settlement. Trees have been felled and compensatory planting is anticipated as part of the development. Renewable energy has been proposed as part of this development. Despite schools being forecast to be near capacity, the scale of the development is unlikely to have a major impact on the provision of education at both primary and secondary schools.</p>
BU064 Site GEN2, South of Castle Road, Maud	95 homes (supported housing for the elderly)	<p>The capacity of the site has been increased from 30 to 95 homes as the site would be able to accommodate an additional 65 units without any constraint.</p> <p>The proposed site is well located in relation to the settlement, and seeks to develop housing for the elderly, an aspiration of the Community Council. Although the topography is relatively flat, the development could result in negative landscape impact from Castle Street. As supported housing for the elderly there is no impact on the school roll.</p>

Other Options which Planning Officers have not preferred:

Reference	Proposal	Overview
BU028 Land South of the Maud Hospital, Maud	30 homes	The proposed site is located approximately 100 metres south east of Maud and considered to be unsuitable for development due to the distance from the main settlement which would result in low connectivity to amenities and facilities including the primary school. There is a grade B listed building to the north (Maud Hospital) and there may be an impact on the setting of this building. The land falls within prime agricultural land and this would be lost to this development.

Conclusion

Maud is a small commuter settlement connecting many other settlements to Mintlaw and beyond. The settlement provides some services and business activities which should be sustained during the next Plan period. The existing allocated site, OP1 is proposed to be removed as it is anticipated that the site is unlikely to come forward during the next Plan. Compensatory sites have been preferred by Officers, which are sites BU003 and BU064. However, the site BU064 would only deliver homes for the elderly, which is an aspiration of the Community Council.

Mintlaw

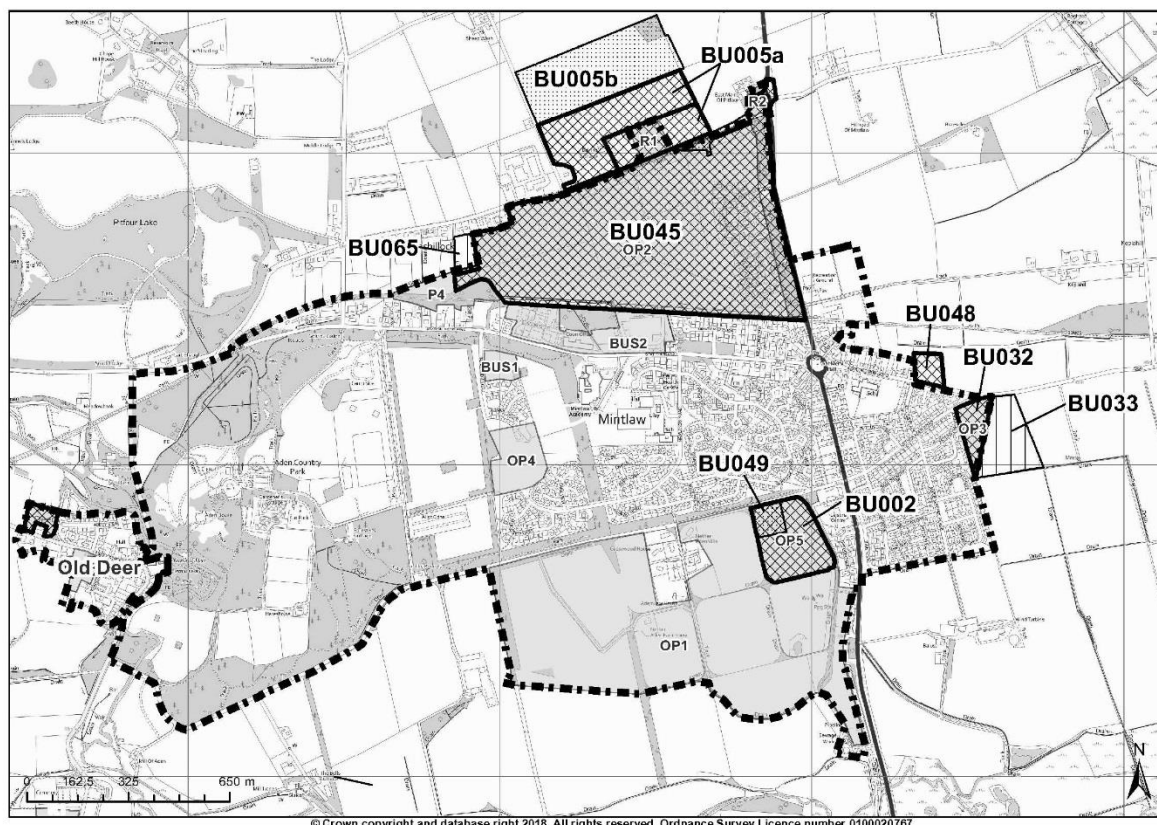
Mintlaw, strategically located at the crossroads of the A952 and A950, serves both as a commuter village for Aberdeen, Peterhead, and Fraserburgh, and also as a service centre for the surrounding rural area. Set within two landscape character areas, the surrounding land is low undulating agricultural land interspersed with very small pockets of trees to the east and larger areas of woodland to the west, including Aden Country Park, which acts as a natural barrier to development and a significant amenity for the town. It has a varied economic base which is centred on the industrial estate located at the western edge of the settlement. There is a wide range of services in the village including a library, doctor's surgery, secondary school and two primary schools. Previous plans have recognised the success of Mintlaw as a place and have made significant allocations for new housing and employment land.

The community desires to alter the layout of the roundabout at the junction of the A952 and A950 to create safer parking spaces. This roundabout has significant value in the characterisation of the town. Adequate infrastructure should be in place prior to commencement of any development.

The community's aspirations are also to protect the existing open spaces and prevent general housing development in the countryside. Brownfield developments are favoured, as is the allocation of additional employment land. More affordable houses are required to meet the demand of the town. Pitfour Primary School is forecast to be under capacity during the Plan period and development is promoted to sustain this local service.

Planning Objectives:

- To enhance the settlement's role as rural service centre.
- To provide brownfield opportunities.
- To provide more business land and sustain the existing businesses.
- To protect existing open spaces.
- To meet the local demand for affordable homes.
- To sustain existing services.



Existing Development Sites

Reference	Proposal	Overview
OP1	500 homes, business, community, services for the elderly, neighbourhood retail centre and 5ha employment land.	Identified as effective in the Housing Land Audit 2018. An office building has been approved. A Masterplan has been agreed. The site will be retained in the next Plan.
OP2	600 homes and facilities for the elderly	Identified as effective in the Housing Land Audit 2018. This site is under construction. Bid BU045 is discussed below. The site shall be retained until built out.
OP3	20 homes	Identified as effective in the Housing Land Audit 2018. The site has received permission for 10 homes. A bid BU032 has been submitted, which is discussed below.
OP4	34 homes	Identified as effective in the Housing Land Audit 2018.

		It is expected that the site be completed by 2021. Therefore, the site shall be removed from the Local Development Plan.
OP5	50 homes	Identified as effective in the Housing Land Audit 2018. The Masterplan was prepared in conjunction with OP1 and this site will come forward after site OP1 is completed. Bids BU002 and BU049 have been received for this site, which are discussed below.

Development Bid Sites

The following sites have some potential for development and may be considered to be an **Officers' preference**:

Reference	Proposal	Overview
BU002 Site OP5 South of Nether Aden Road, Mintlaw	50 homes	This allocated site is recognised as a suitable and logical extension to the village and has come forward to be marketed as self-build plots. This risks conflicts with the surrounding landscape and the layout, siting, and design of the existing developed sites. A Tree Preservation Order area would need to be protected by adding a buffer strip around the boundary. Two accesses would may be required to meet Roads Standard requirement.
BU005a Land North of Balring Road, Mintlaw	Employment Use	The existing OP2 site has received planning permission, which covers the south part of this proposed site. Part of the BU005 (shown as BU005a) received planning permission for a "Business Park" and this should be included in this plan. Furthermore, the land to the west of the site that received planning permission shall also be included. The land to the north, divided by a tree belt, referenced as BU005b shall not be taken forward and this is discussed below.
BU032 OP3 Former Artlaw Crescent, Mintlaw	20 homes	The site forms a gateway to the settlement. For a development of this scale the constraints in relation to the public drainage infrastructure and surface water flooding would require to be resolved. Permission was granted for 10 homes in December 2015. Whilst there is progression of large scale development to the north and south of Mintlaw and this small site may not be required to meet the housing need of the community, the allocation should remain, as it provides choice within the community.
BU033 Land East of OP3, Mintlaw	30 homes Reserved This is not preferred for	The submission highlights that a further housing allocation (beyond the 20 homes on BU032) is needed to make the site viable, give developers further options, and to make the site more desirable. This site would include and extend the bid BU032. Strategic

	immediate development.	landscaping would be required to avoid impact from this prominent, and moderately exposed site.
BU045 Land at North Woods, South of Balring Cottage, Mintlaw	375 homes	<p>The site was allocated for 600 homes under the ALDP 2017 and approximately 90 units have been built. This proposal is for 375 homes out of the 600 homes that have been allocated in the Aberdeenshire Local Development Plan 2017. Reserved lands (R1 and R2) are also part of this bid and these sites are reserved for district heating and a roundabout. The agreed Masterplan also identifies R1 for a biomass/recycling centre and R2 is anticipated to be used to access the site.</p> <p>Public drainage treatment and flood risk will need to be mitigated. The site blends in with the surrounding landscape and is supported by an approved Masterplan.</p>
BU048 Land at Longside Road, NE of Mintlaw School, Mintlaw	Healthcare facility	This site is located to the north east of Mintlaw and can be argued to be slightly out-of-the way to achieve the best connection with the settlement. However, it is on a bus route from New Deer to Longside, which provides good connectivity. A Transport Impact Assessment would be required to ensure access to the A class road can be delivered. Landscaping and a Buffer strip to the north would integrate the development into the site.
BU065 Land at The Hedges, Dunshilloch, Mintlaw	25 homes	The site is set to the west of allocated OP2 site and is an extension to that site. The site cannot be accessed from a public road, and nor has the developer demonstrated how the site would be accessed from an existing public/private road without passing through the OP2 site. The site relates well to the existing settlement, with the bid indicating measures to encourage active travel, therefore, the site can come forward after the completion of site OP2.

Other Options which Planning Officers have not preferred:

Reference	Proposal	Overview
BU005b Land North of Balring Road, Mintlaw	Employment Use	The existing OP2 site has received planning permission. A part of the BU005 (shown as BU005a) which has planning permission for a "Business Park". BU005b shall not be taken forward because the proposed site is set on a higher topography from the rest of the town and likely to become a dominant feature, if built.
BU049 Nether Aden Road,	Healthcare Facility.	This site is located between South Road and Nether Aden Road, and is also part of BU002. The site is well connected from all sides of Mintlaw but not well connected with the neighbouring settlements via public

West of Council Depot, Mintlaw		transport. The alternative location (bid BU048) is preferred.
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Conclusion

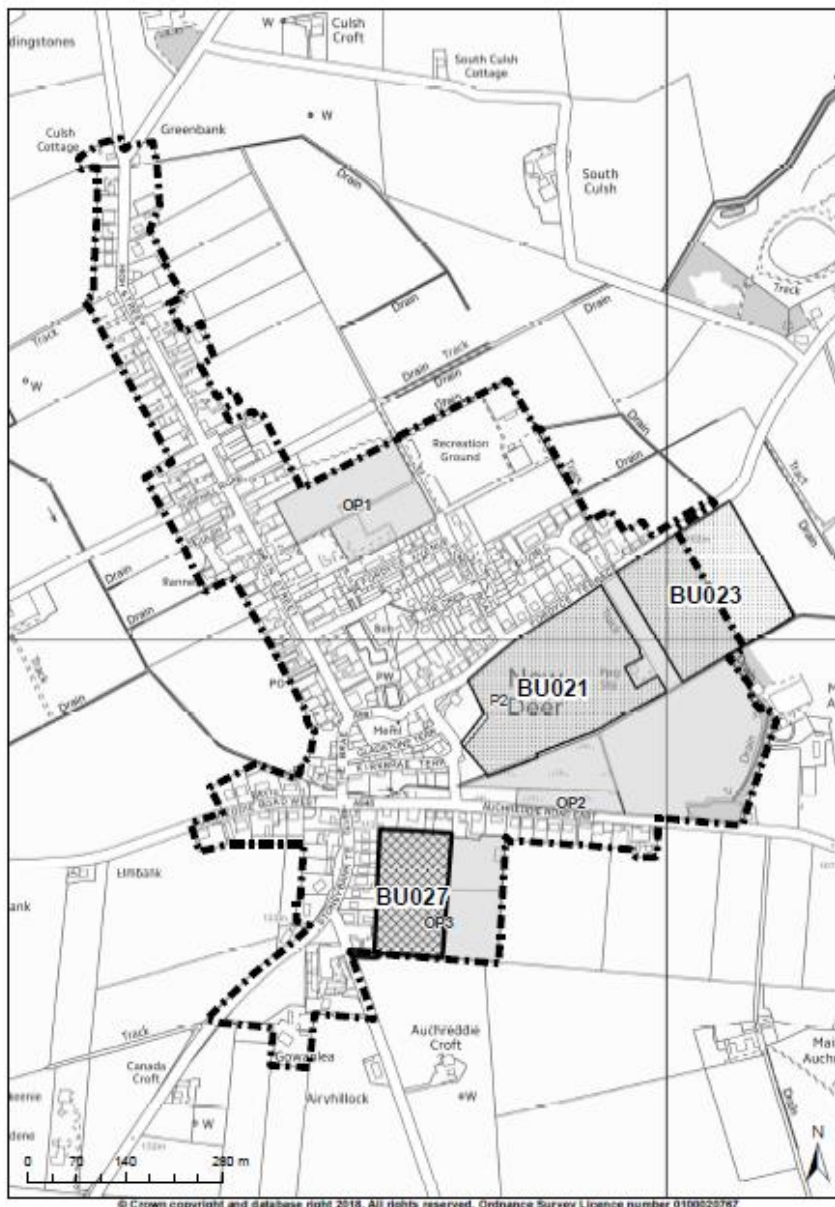
Mintlaw is a large village supporting smaller settlements surrounding it. The village provides various business opportunities and there is a demand for more businesses to relocate here. The settlement is thriving, evidenced by undergoing construction and number of planning applications. Existing allocations are maintained and small new proposals encouraged to help sustain this growth.

New Deer

New Deer is a small planned settlement predominantly characterised by ribbon development, particularly along High Street and Auchreddie Road. The church on Fordyce Terrace is a particular landmark. The settlement is located on the south side of a hill and is surrounded by undulating agricultural land broken up by pockets of woodland. A path network to be added along the A991 which starts from Turfhill Road Junction. There are opportunities in New Deer for further development, which would aid to increase the number of amenities and local services within the settlement.

Planning Objectives:

- To meet the local demand for affordable homes.
- To sustain existing services.
- To preserve the amenity of this traditional village.



Existing Development Sites

Reference	Proposal	Overview
OP1	35 homes	Identified as effective in the Housing Land Audit 2018. Planning permission has been granted and a built rate has been agreed. The site should be retained in the Plan until built out.
OP2	7 homes	Identified as effective in the Housing Land Audit 2018. Planning permission has been granted. The site should be retained in the Plan until built out.
OP3	40 homes	Identified as constrained in the Housing Land Audit 2018. This site suffers from a physical constraint. There is an issue with the access which is unlikely to be resolved. A bid has come forward (bid BU027) which addresses this issue.

Development Bid Sites

The following sites have some potential for development and may be considered to be an **Officers' preference**:

Reference	Proposal	Overview
BU027 Part of OP3, Land at Auchreddie Croft, New Deer	30 homes	The proposed site is well connected in relation to the settlement. This revised bid for site OP3 seeks a lower number of houses than currently allocated and with an altered layout. A planning consent was granted in 2017 for the access into the site, marking its positive progress. The landscape setting favours this site and no major constraints are identified.

Other Options which Planning Officers have not preferred:

Reference	Proposal	Overview
BU021 Land South of Fordyce Terrace, New Deer	40 homes	The proposed site is situated on the east side of New Deer, on flat topography and on a low level from the main settlement. The protection of the vista towards the church from the A948 remains important for the character of the community and is a protected site designated in the Aberdeenshire Local Development Plan 2017. While there are no infrastructure issues, however, the setting of the church and adjacent listed buildings means the site could not be supported.
BU023	35 homes	The proposed site is set on a flat topography, east of New Deer and half of the site falls within a protected site which was designated in the Aberdeenshire Local

Land at Fordyce Terrace, New Deer		Development Plan 2017. The site is on a low level from the main settlement and will not have a great negative visual impact on the protected landscape. While there are no infrastructure issues the impact on the setting of the settlement means the site could not be supported.
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Conclusion

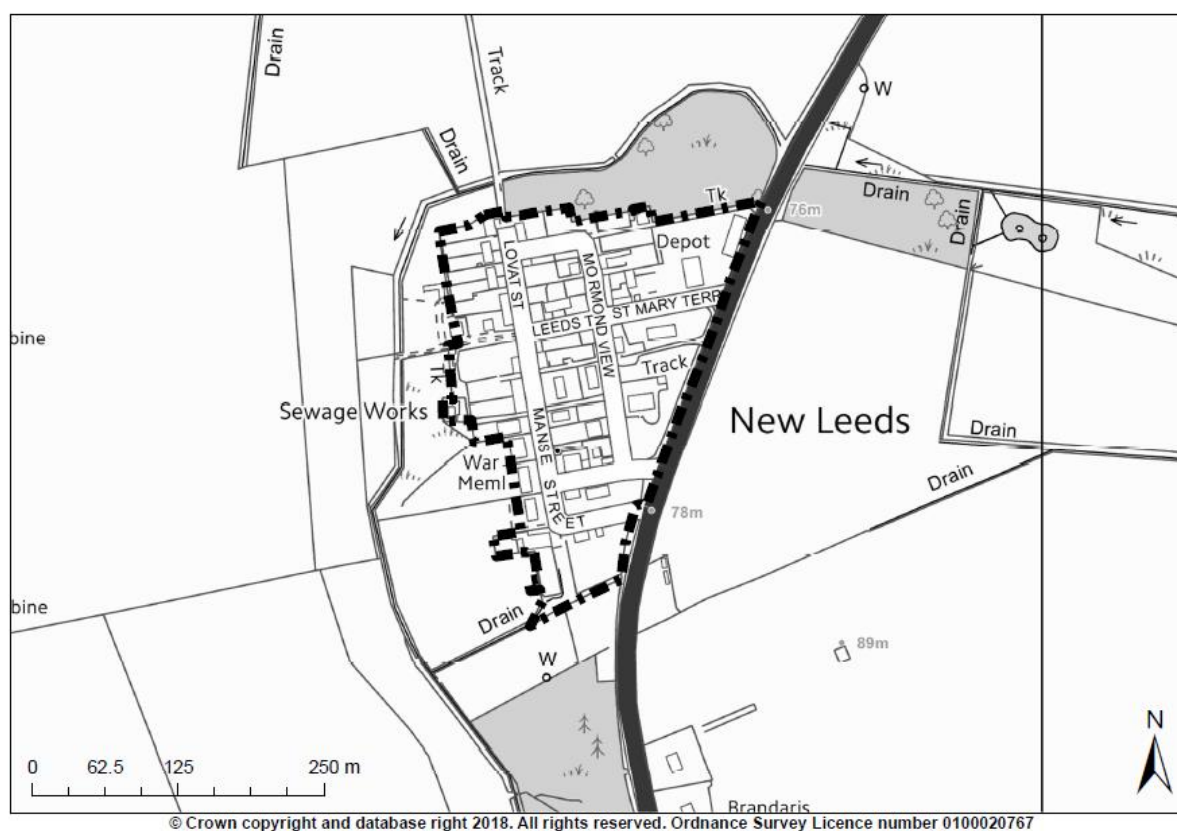
New Deer is a small settlement surrounded by agricultural land. It has limited services and these have been declining over the years. The new bids are unsuitable due to their impact on the character of the settlement, and siting of the church and other listed buildings which would have a detrimental impact on their setting. Existing allocated sites have progressed, or are anticipated to come forward which would fulfil the housing need.

New Leads

New Leeds is a small planned settlement located to the east of Strichen and this defines its character. New Leeds has a remote, rural setting in the context of Aberdeenshire and faces various constraints and limited capacity for expansion. There is a desire for affordable and social housing. The settlement has been identified for organic growth opportunities during the Plan period.

Planning Objectives:

- To sustain existing services.
- To preserve the amenity of the village.



Existing Development Sites

None.

Development Bid Sites

The following sites have some potential for development and may be considered to be an **Officers' preference:**

None.

Other Options which Planning Officers have not preferred:

None.

Conclusion

New Leeds has many constraints such as pipeline and woodlands which prevents the settlement to grow. There are no existing allocations and no bids came forward for consideration.

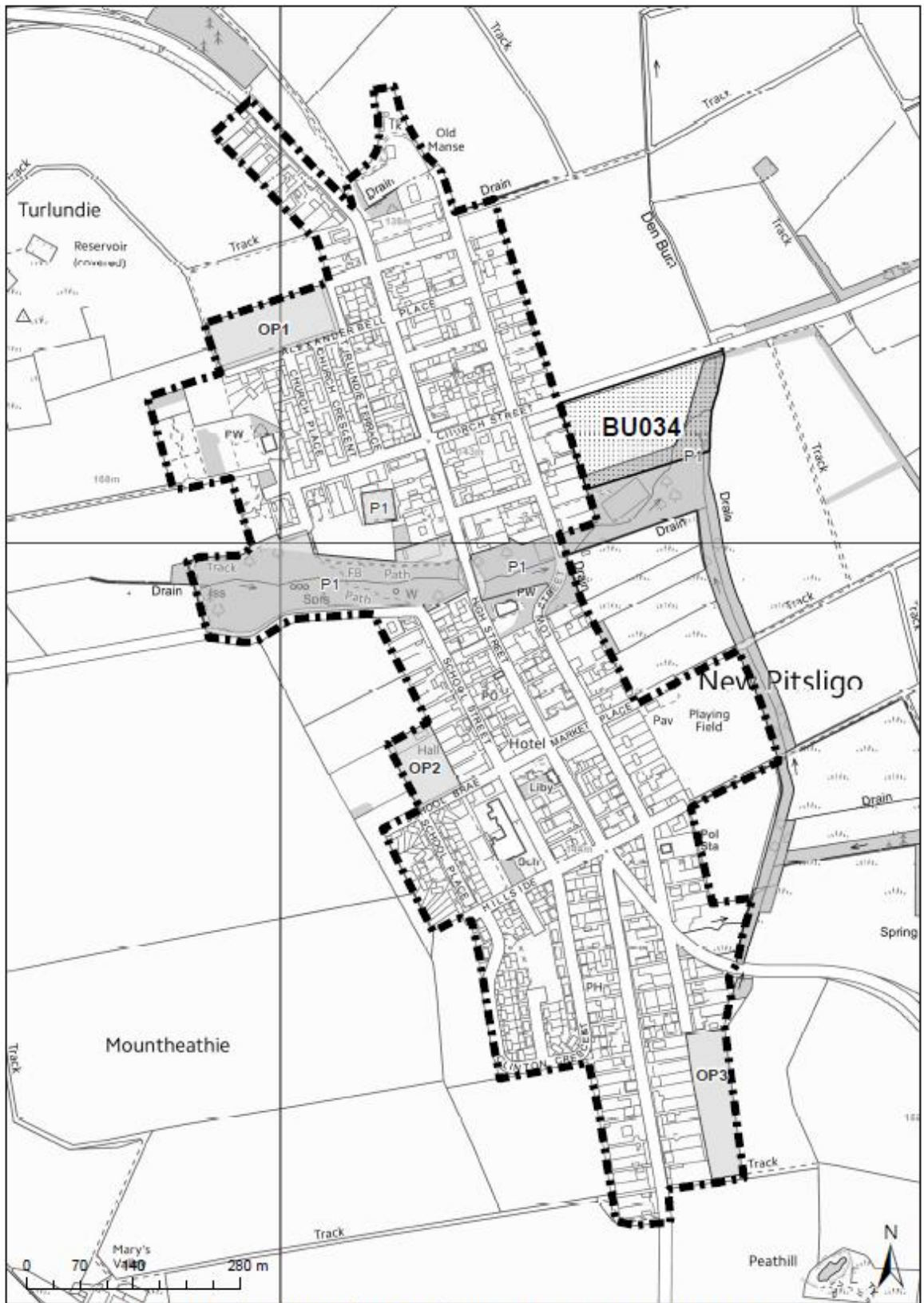
New Pitsligo

New Pitsligo is a small traditional village located in northern Aberdeenshire approximately 10 miles southwest of Fraserburgh. Built primarily in a grid format, New Pitsligo supports a range of local services including shops, small businesses, education and health care facilities.

Development of new housing during the Plan period will ensure local housing need is met and existing local services are sustained. Improvement of the existing play facilities and amenities have been called for by the Community.

Planning Objectives:

- To meet the local demand for affordable homes.
- To sustain existing services.
- To preserve the amenity of the village.



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Existing Development Sites

Reference	Proposal	Overview
OP1	12 homes	<p>Identified as constrained in the Housing Land Audit 2018.</p> <p>There is an ownership constraint operating on this land. The landowner has confirmed that the site shall come forward during the next Plan period, therefore, the site shall be retained in the next Plan.</p>
OP2	10 homes	<p>Identified as constrained in the Housing Land Audit 2018.</p> <p>There is an ownership constraint. The landowner has confirmed that the site shall come forward during the next Plan period, therefore, the site shall be retained in the next Plan.</p>
OP3	10 homes	<p>Identified as constrained in the Housing Land Audit 2018.</p> <p>There is an ownership constraint on this land. The landowner has confirmed that the site shall come forward during the next Plan period, therefore, the site shall be retained in the next Plan.</p>

Development Bid Sites

The following sites have some potential for development and may be considered to be an **Officers' preference**:

None.

Other Options which Planning Officers have not preferred:

Reference	Proposal	Overview
BU034 Part of P1, East of Low Street, New Pitsligo	30 homes	<p>The proposed site is located to the east of New Pitsligo and the south part of the site is within a long-established woodland where an area of trees have been given tree protection order (TPO). This development would have an impact on trees and disturbance to wildlife. Wych Elm, a locally protected species, is noted in three areas of the site. It has not been demonstrated how these trees would be protected from the development. Due to this reason, this site is considered to be unsuitable for development.</p>

Conclusion

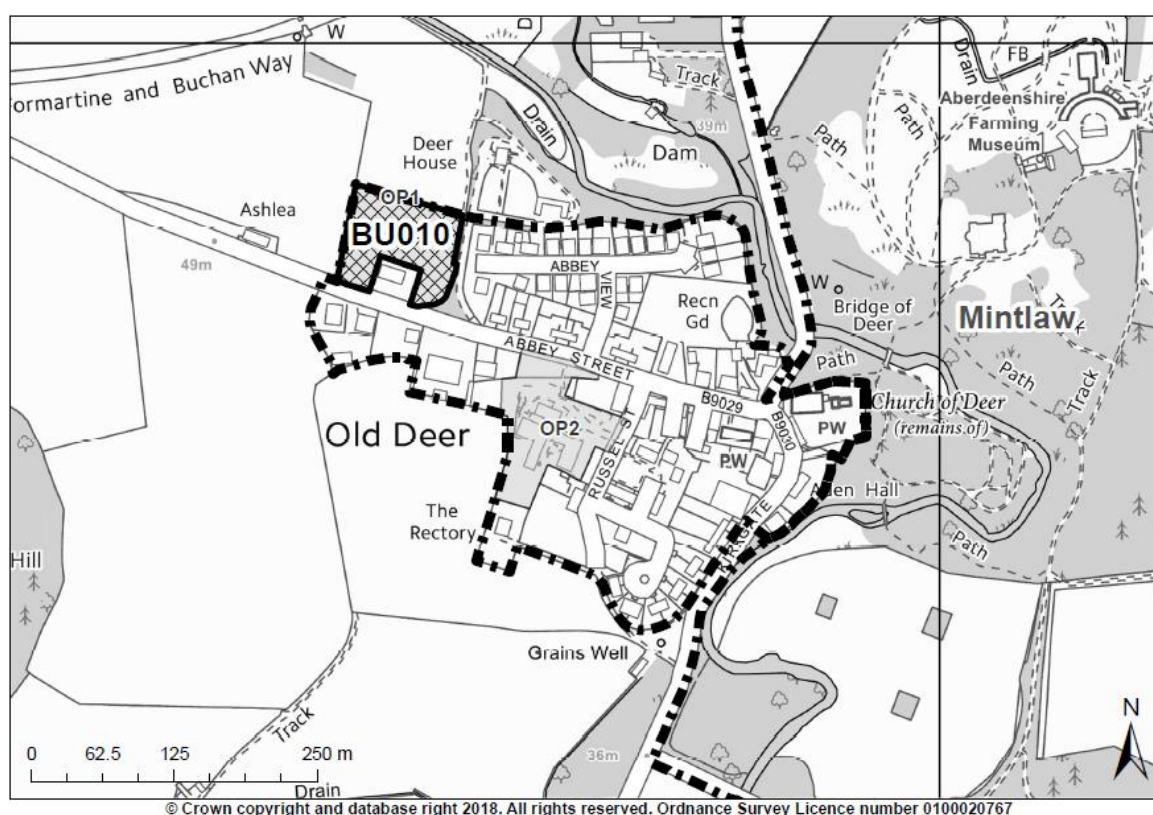
New Pitsligo is a small traditional settlement, built in linear pattern. Lack of willingness of landowners to market their modest parcels of land remains an issue at this time. There has been one bid come forward, but the site is unsuitable due to potential impact on the protected species and habitat.

Old Deer

Old Deer is set directly to the west of Mintlaw, serving as a commuter village for the surrounding larger settlements. The village of Old Deer and its setting has been designated as a Conservation Area. The character and setting of the village are further enhanced by having Aden Country Park to the east and the South Ugie Water to the north. The quality and diversity of the buildings in the community give it considerable charm and sense of place. The public drainage infrastructure is in need of upgrading to accommodate additional development. Primary and secondary schools are forecast to be near capacity in 2022.

Planning Objectives:

- To meet the local demand for homes.
- To conserve the conservation area.
- To sustain existing services.



Existing Development Sites

Reference	Proposal	Overview
OP1	10 homes	Identified as effective in the Housing Land Audit 2018. Bid BU010 has come forward for this site.
OP2	17 homes	Identified as effective in the Housing Land Audit 2018. The site is currently under construction and shall be retained in the next Local Development Plan.

Development Bid Sites

The following sites have some potential for development and may be considered to be an **Officers' preference**:

Reference	Proposal	Overview
BU010 Site OP1, Land at Abbey Street, Old Deer	15 homes	<p>The site has been allocated east of Old Deer for 10 homes, however, the site can accommodate 15 homes.</p> <p>The site itself has no constraints. There is a small risk of impact on the setting of listed buildings to the south east and within the Old Deer Conservation Area. Care will have to be taken to ensure the design fits with the character of the conservation area.</p>

Other Options which Planning Officers have not preferred:

None.

Conclusion

Old Deer is a traditional settlement and lies within a large Conservation Area. This picturesque village had been growing slowly over the years. The existing allocation continues to be favoured and shall be taken forward to the next Local Development Plan with a modest increase in the numbers of homes that could be delivered.

Peterhead

Peterhead is the largest town in Aberdeenshire and also one of the main service and employment centres and is located within the regeneration priority area. As the northern gateway of the Energetica area, Peterhead represents one of Aberdeenshire's strategic locations in terms of the energy and oil and gas sectors. It has the potential to develop further as a high quality lifestyle, leisure and global business location. There is demand and opportunities in Peterhead for future development given the generally flat nature of the land and connectivity through the A90. Peterhead offers many different services including shops, schools and community facilities and the town has three conservation areas. The fishing industry remains an important employer in the town alongside the oil and gas sector. A significant area of land to the south of Peterhead is reserved for future energy development of national importance.

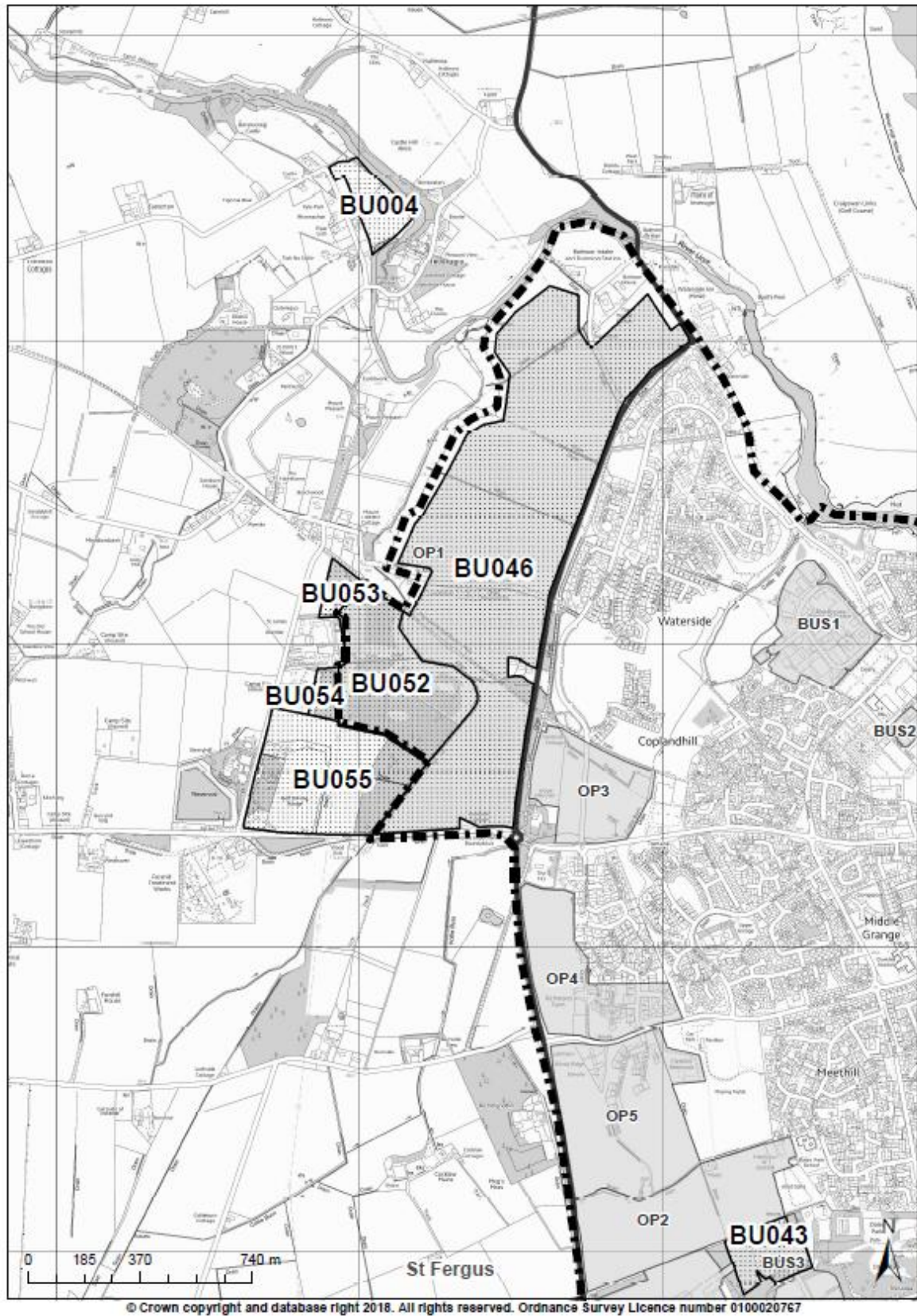
The lack of play and recreational facilities, both indoor and outdoor, is a concern for the community. There are particular issues within the town centre, for younger people. The community has raised a desire to redevelop the Barclay Park and enhance the public facilities in Catto Park, which is already used well by the community.

The long term vision of the community is to see the duelling of the A90(T) Ellon to Peterhead trunk road. This is anticipated to reduce the journey time and in return attract more businesses to locate in Peterhead. Brownfield and infill developments are favoured and it is believed that this would create a stronger community. For this Plan period, there is local demand for affordable housing, and a desire to create employment opportunities by attracting new businesses.

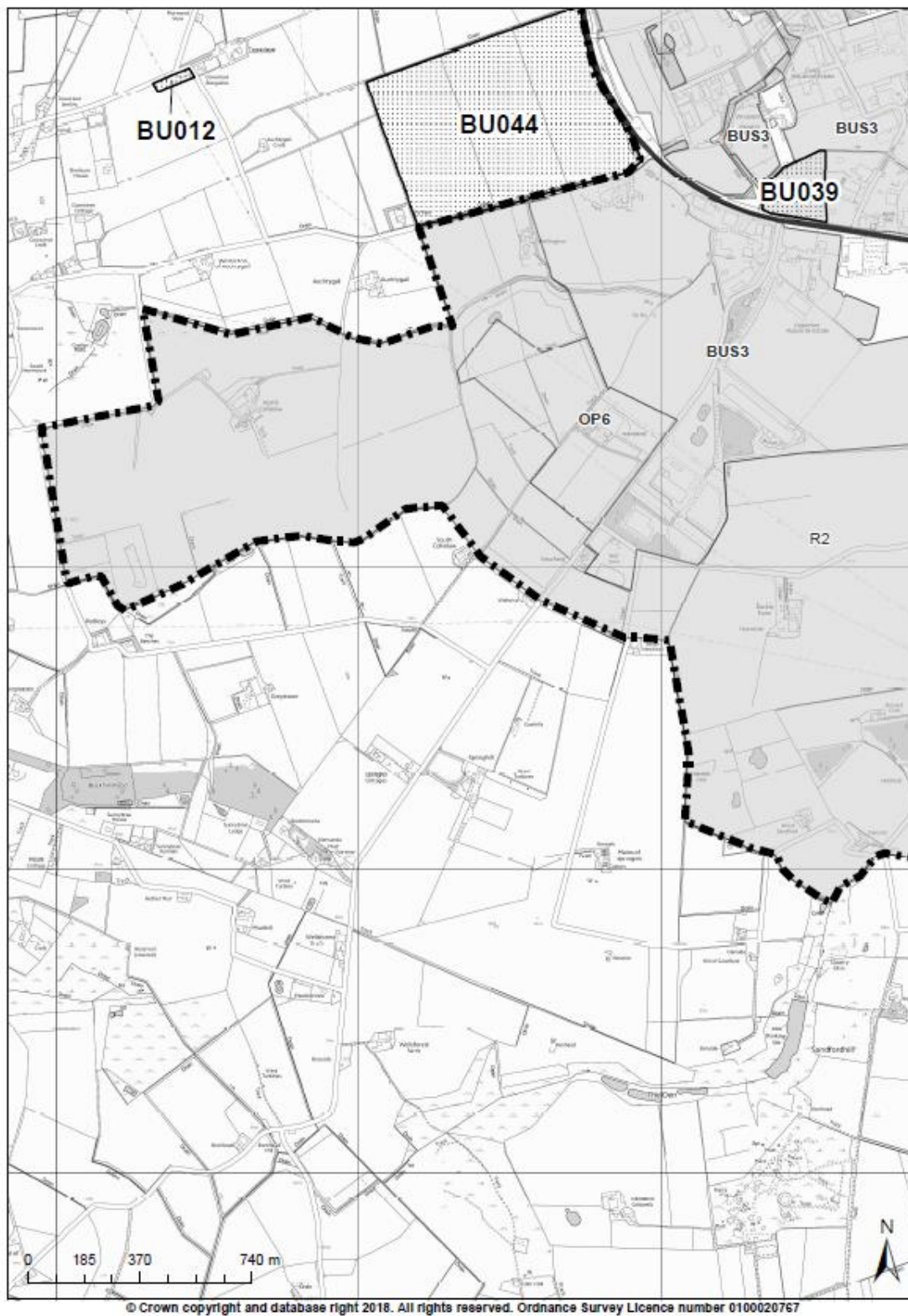
Planning Objectives:

- To meet local housing needs, particularly affordable and specialised housing needs.
- To protect and enhance the role and attractiveness of the town centre.
- To sustain existing and new services and facilities.
- To provide local opportunities and employment.
- Support development in the Energetica Area

Map 1



Map 2



Map 3



Existing Development Sites

Reference	Proposal	Overview
OP1	1265 homes, community facilities and 4ha employment land	Identified as effective in the Housing Land Audit 2018. A Masterplan has been approved. This does not take account of the west section of the allocated site. The west section has come forward independently as a Bid BU052.
OP2	250 homes	Identified as effective in the Housing Land Audit 2018. The site is under construction. The site shall be added to the next Plan until built out.
OP3	225 homes	Identified as effective in the Housing Land Audit 2018. The site is currently under construction. The site shall be added to the next Plan until built out.
OP4	130 homes	Identified as effective in the Housing Land Audit 2018. It is anticipated to be completed by 2019, therefore, shall not be added as an allocation in the next Local Plan.
OP5	185 homes	Identified as effective in the Housing Land Audit 2018. The site has planning permission and 159 units have been completed. The site shall be added to the next Plan until built out.
OP6	16ha employment land	Identified as part constraint in the Employment Land Audit 2017. There has been no progress with the site, however, as the siting is a logical expansion, the site should be retained in the next Local Development Plan.
CC1	9.5ha Commercial Centre	There has been no progress with the site. The site shall be retained in the next Local Development Plan to allow expansion of the retail parks.

Development Bid Sites

The following sites have some potential for development and may be considered to be an **Officers' preference**:

None.

Other Options which Planning Officers have not preferred:

Reference	Proposal	Overview
<p>BU039</p> <p>Land at Damhead, West of Damhead Way, Peterhead</p>	Retail Units	<p>The proposed site is inappropriate for retail use as the site falls within an employment area and the site is set within the consultation zone for a site with a chemical hazard designation. Furthermore, Transport Scotland would have to agree to a new access in to the site. The north-western boundary of the site is also partially at risk from flooding. In addition, CC1, a site designated for retail use, has not been fully developed. A retail assessment has not been submitted and if submitted, justification would be required as to why CC1 is unsuitable.</p>
<p>BU043</p> <p>Land at Dales Industrial Estate, North of Damhead Way, Peterhead</p>	100 homes	<p>The proposed site is designated for employment land and a protected site. The site is within a HSE hazard consultation zone. In terms of landscape and setting, the topography of the ground is flat. Surrounded by industrial buildings this development is not considered to be a suitable location for housing. Furthermore, it has been forecast that the local primary school will be over capacity in 2022.</p>
<p>BU044</p> <p>Land at Wellington Place Farm, West of A90 and Dales Industrial Estate, Peterhead</p>	500 homes	<p>The proposed site is located to the west side of the A90 and although well located in relation to the settlement, the siting is not preferred as it is set directly opposite to the industrial park that would make it a “standalone” development for some time in the future. There is a constraint on education provision in the local primary school. Furthermore, it is suggested that a secondary access would be taken from the A90 trunk road. This would result in further traffic congestion in the area. Furthermore, it has been forecasted that the local primary school will be over capacity in 2022.</p>
<p>BU046</p> <p>Site OP1, Inverugie Meadows, Waterside, Peterhead</p>	Healthcare facility	<p>The proposed site has been allocated as a “Mixed Use” site in the Aberdeenshire Local Development Plan 2017 for 1265 homes, community facilities and 4ha employment land. The current proposal is to alter the designation of the community uses to include healthcare facilities. The site is not within the centre of Peterhead, and would not meet the “town centres first” principle. It is not considered to be a sustainable location to develop a hospital/healthcare facilities.</p>
<p>BU047</p> <p>Land at Ugie Road, West of</p>	Extension of Ugie Hospital	<p>The proposed site is set within a special landscape area, north of Peterhead. The site falls within the protected land and there is a football ground within the protected area.</p>

Ugie Hospital, Peterhead		Development of this use, on this site would not be acceptable under the policy of the current Local Development Plan. A minor amendment of the boundary of the P1 site may be accepted due to the community nature of the proposed development. However, if the development were to impinge on the football ground, then it cannot be favoured without a compensatory allocation of recreational space elsewhere.
BU052 Land at Faith Acres (OP1), Inverugie, Peterhead	180 homes	<p>The proposed site was allocated as part of the OP1 Inverugie Village site in the Aberdeenshire Local Development Plan 2017 and this is the phase two site. A Masterplan has been agreed for site OP1 but does not include this specific site.</p> <p>Development could severely damage the woodland planted on the site. It has been indicated that the site would be marketed as individual house plots once permission is received. For a development of this size, self-build plots are not foreseen as a best practice. Various constraint such as housing design, legal issues and consistency on the pattern of development may curtail development.</p>
BU053 Site A, North of Faith Acres (OP1 Extension), Inverugie, Peterhead	24 homes	The proposed site is located west of the existing allocated OP1 site and is covered in woodland (young trees). The access would be taken from the existing OP1 site, therefore, this site can be treated as an extension of the OP1 site. The loss of woodland would be against the climate change policy outlined in the Scottish Planning Policy and no compensatory planting has been proposed to the extent proposed to be felled.
BU054 Site B, South of Faith Acres (OP1 Extension), Inverugie, Peterhead	22 homes	The proposed site is located west of the existing allocated OP1 site and is occupied by woodland. These trees would require to be felled to accommodate the proposed development. The loss of woodland would be against the climate change policy outlined in the Scottish Planning Policy. There is a constraint with education provision in the primary school, although if OP1 goes ahead, this would mitigate this issue. The access would be taken from the existing allocated OP1 site and this site would be treated as an extension of the OP1 site. There is no provision in the Masterplan for the OP1 site to extend in to this site.
BU055 Site South of Faith Acres (OP1)	150 homes	The site is located west of Peterhead, on the west side of the A90 and south of the OP1 site and well related to the settlement. The site has pocket of woodlands to the south and minor watercourses flowing throughout the site. The pocket of woodland

Extension), Berryhill, Peterhead		<p>to the south would result in loss of wildlife and habitat fragmentation and disturbing their habitat. The road infrastructure does not meet the standard required to service the site. Furthermore, Dales Park Primary School is forecasted to be over capacity in 2022. The impact on the setting of the listed building which is set directly to the west of the site would be adversely affected.</p> <p>It should be noted that there is a business, the “Berryhill Driving Range and Golf shop”, set within the west side of the site and there are also some buildings within the site. Agreement is to be made with the owner of the Golf Driving Range on legal issues but this currently constrains development. The site is adequately located but could only come forward on the basis of OP1 being delivered.</p>
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Conclusion

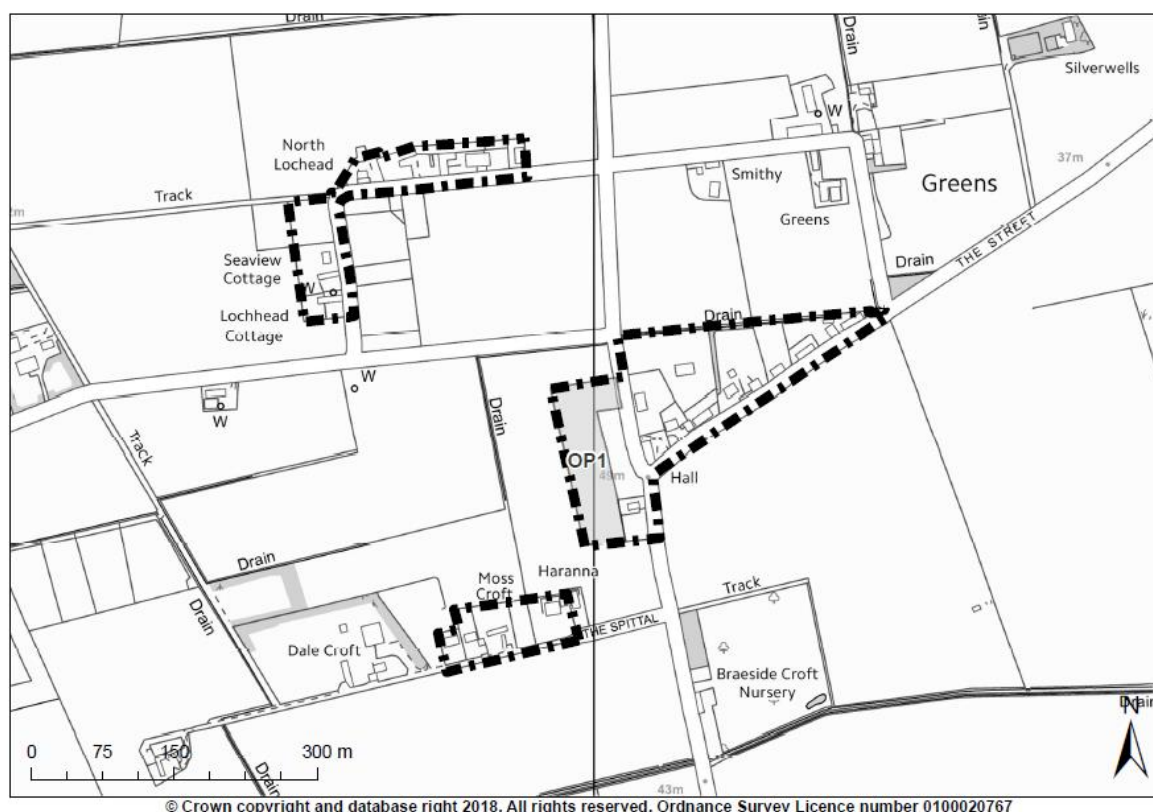
There are a number of existing allocations which are due to complete prior or during the next Plan period. The existing OP1 site will meet the need for further allocations for housing and employment and no other sites are needed. Other proposed sites are unsuitable for development due to various factors such as woodland, siting, design and access.

Rora

Located within the regeneration priority area, Rora is a dispersed rural community which is situated to the north of the River Ugie and acts as a commuter village to Peterhead, 5.8km away. It has a small village hall located near the heart of the settlement. Rora is characterised by the horizontal parallel nature of the streets with one major vertical street running through the settlement. There is no public drainage infrastructure in place covering this settlement. Organic growth may be added in the next Local Development Plan.

Planning Objectives:

- To provide for local housing needs in the Regeneration Priority Area.
- To preserve the amenity of the village.



Existing Development Sites

Reference	Proposal	Overview
OP1	6 homes	Identified as effective in the Housing Land Audit 2018. Planning Permission in Principle has been granted for 6 homes and expected to be delivered during the next Plan period.

Development Bid Sites

No bid sites have been received for consideration.

Conclusion

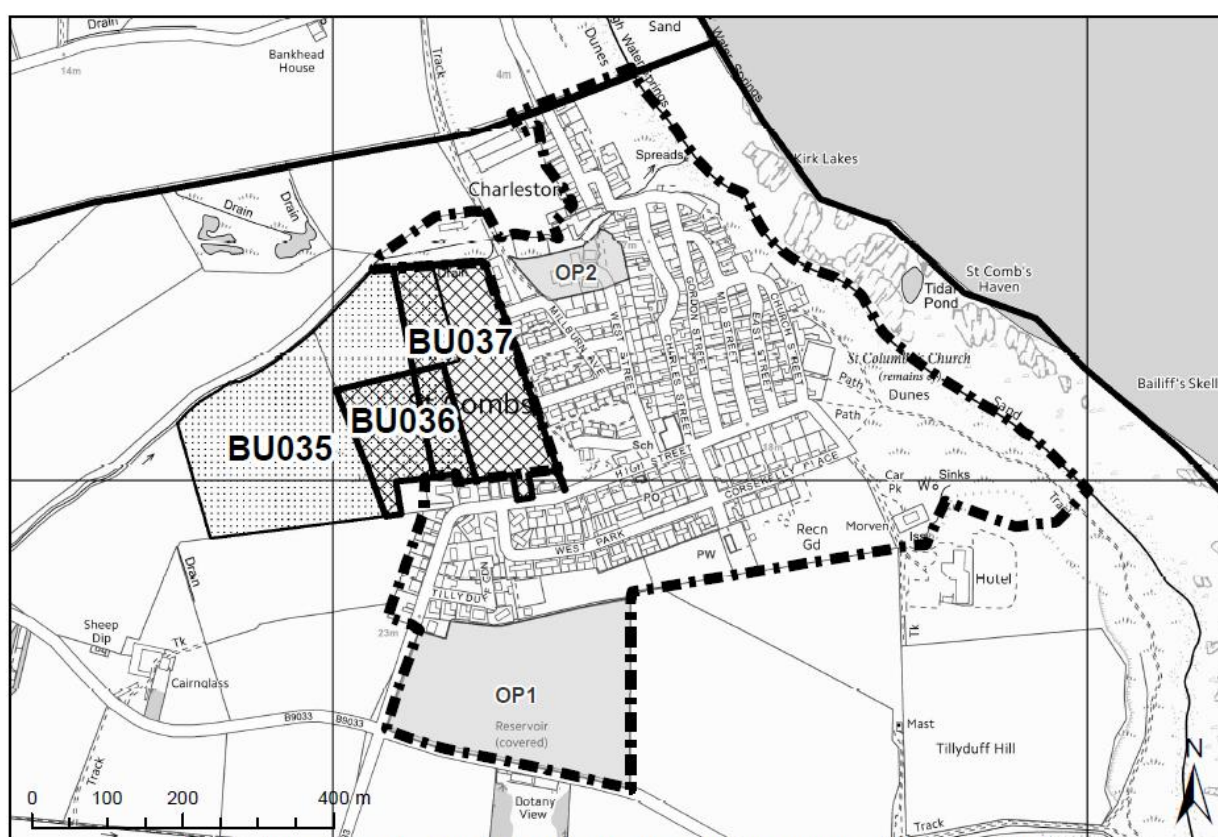
No bid site have come forward and the existing allocated site is expected to be delivered during the next Plan period.

St Combs

St Combs is a quiet coastal village located 9km southeast of Fraserburgh surrounded by undulating agricultural land. Although a former fishing village, the fishing and shellfish industries declined following the closure of the St Combs to Fraserburgh Light Railway line in the 1960's. Located within the regeneration priority area, St Combs grew significantly in its early years and is characterised by rows of dwellings generally of 1 and 1½ storey in height. There is a desire for new developments, in particular affordable family homes, both are likely to attract more businesses.

Planning Objectives:

- To provide for local housing needs in the Regeneration Priority Area.
- To preserve the amenity of the village.



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Existing Development Sites

Reference	Proposal	Overview
OP1	40 homes	<p>Identified as constrained in the Housing Land Audit 2018.</p> <p>There has been no progress with this site and the site is "Marketability" constrained. The site shall be removed in the next Local Development Plan.</p>

OP2	7 homes	Identified as effective in the Housing Land Audit 2018. The site is currently under construction and likely to be completed by 2021.
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Development Bid Sites

The following sites have some potential for development and may be considered to be an **Officers' preference**:

Reference	Proposal	Overview
BU036 Land to West of St Combs (Phase 1)	26 homes	The proposed site is well located in relation to the settlement and received permission for 19 homes in April 2018. The site as a whole could accommodate a greater density than that proposed. There may be a need for a second access onto the High Street and main access point from the south. The site is suitable for development and given planning permission in principle granted for the site, therefore, the site shall be added in the next Plan.
BU037 Site to North of High Street, St. Combs	70 homes	<p>The capacity of the site has been increased from 30 affordable homes to 70 as the site can accommodate the proposed number of homes without any constraints.</p> <p>This proposed site is well located in relation to the settlement because it is located immediately adjacent to the settlement boundary. The topography of the site is flat and most of the houses would be set back from the road. There is a surface water flood risk and a minor watercourse flowing to the north of the site, which can be mitigated through a SUDS system and buffer strip. The site has good connectivity to the existing settlement, allowing active travel and is relatively close to the local school. No other major infrastructure is required to accommodate this development, although issue with forming a second access in accordance with the roads standards remains to be resolved.</p> <p>In conclusion, the site has a suitable topography, provides at least 30 affordable houses and has minimal visual impact in this special landscape area.</p>

Other Options which Planning Officers have not preferred:

Reference	Proposal	Overview
BU035	100 homes	The proposed site would consist of a significant extension to the village covering 9ha and marginally overlapping a site with planning permission for 19 homes on the eastern boundary. The surface water

Land to West of St Combs		<p>flood risk would need to be recognised in the SUDS arrangement and overall layout but this could be accommodated given the lower density.</p> <p>The site would be unconnected to the village without development of the two other bids in the village. There is concern as to the access arrangements, and in particular a second access point onto High Street and the suitability of the private road to the west. The scale proposed would also cause the primary school to be over capacity. Whilst landscape impact would be minimal in this location regardless of being within the coastal zone and near SSSI and LNCS sites, the scale would be overdevelopment altering the character and sense of place of the village, therefore, the development is considered to be unsustainable.</p>
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Conclusion

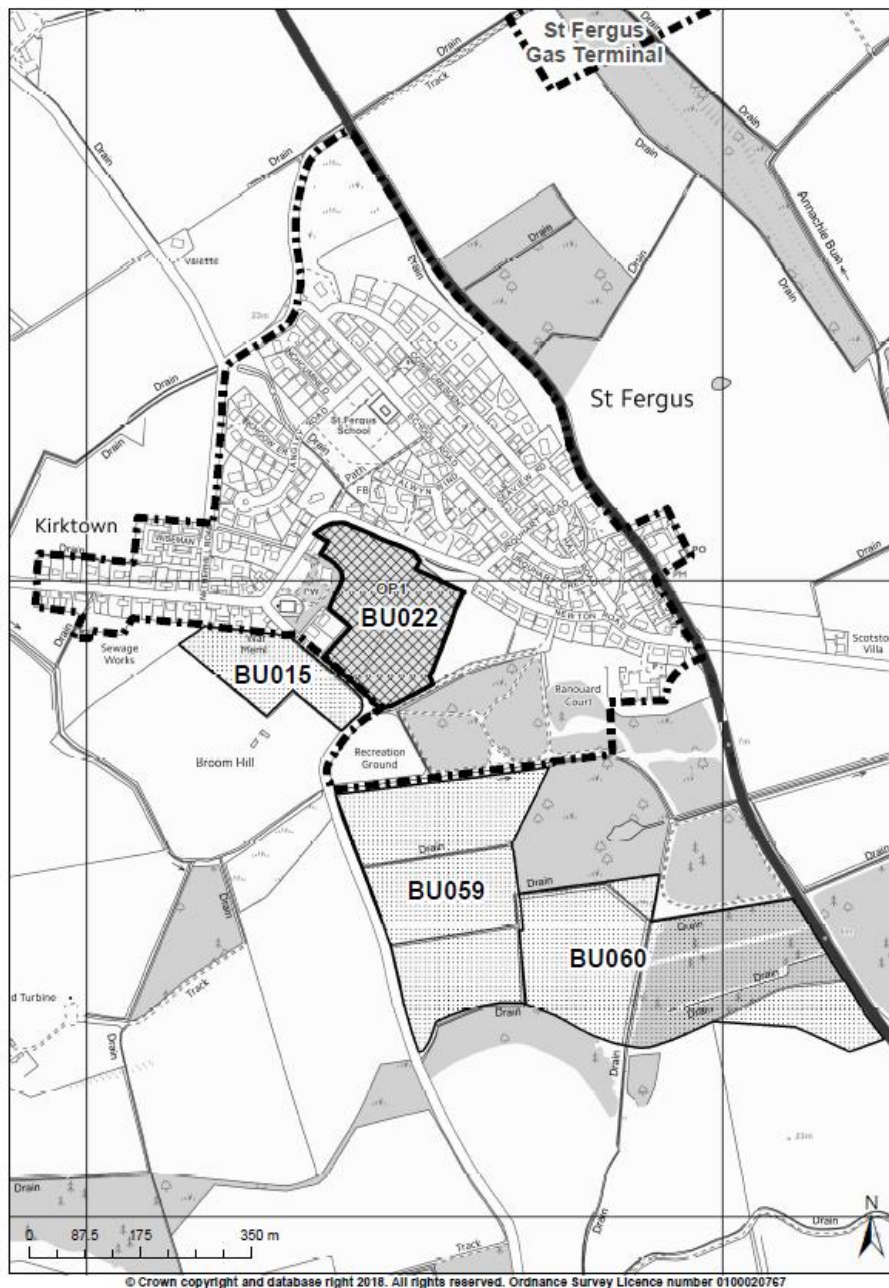
St Combs has been growing slowly over the last decade and the community has an aspiration for new housing development to sustain the existing services. BU035 is not favoured due to the size of the site and the essential requirement of delivering a secondary access. The remaining two sites are preferred (BU037) and reserved (BU036) to allow a logical expansion to the settlement.

St Fergus

St Fergus serves as a commuter village to Peterhead as well as to the St Fergus Gas Terminal along with focus on local business activity. There is a range of facilities within the settlement which includes a car showroom, a shop and a primary school. St Fergus has developed alongside the A90 and this, as well as a need to keep separation from St Fergus Gas Terminal, acts as an eastern boundary to the village preventing further development to the north eastern edge of the settlement.

Planning Objectives:

- To meet local need and provide a mix of housing in the Regeneration Priority Area.
- To preserve the amenity of the village.



Existing Development Sites

Reference	Proposal	Overview
OP1	55 homes	<p>Identified as partially constrained and partially effective in the Housing Land Audit 2018.</p> <p>The 25 homes set to the east of the site are effective and 30 homes set to the west of the site are constrained. Discussion has taken place regarding the delivery of the constrained site with the owner of the church and is likely to come forward in the future. Bid BU022 below has been submitted for this site.</p>

Development Bid Sites

The following sites have some potential for development and may be considered to be an **Officers' preference**:

Reference	Proposal	Overview
BU022	55 homes	<p>The proposed site is well connected to the settlement and its amenities. There is adequate education provision and water and drainage infrastructure is in place for the number of homes proposed. The site is adjacent to heritage sites with no adverse impact.</p> <p>The site could have a significant negative impact on the setting of adjacent listed buildings and woodland. Currently, 30 units out of 55 are constrained due to ownership issue. It is appropriate that the entire site should be included in the Local Development Plan.</p>
South of Newton Road, St Fergus		

Other Options which Planning Officers have not preferred:

Reference	Proposal	Overview
BU015	25 homes	<p>The site was submitted as a bid in 2013. It was concluded that 'the site is well connected to the settlement however, the existing road needs to be upgraded to create a better linkage with St Fergus/Kirkton'. This still remains the case as the road is not wide enough to accommodate additional traffic and is unsuitable for access. The setting of the adjacent listed St Fergus Parish Church is unlikely to be adversely affected.</p>
BU059	50 homes	<p>The proposed site would accommodate 50 homes. Development of this site could increase the size of St Fergus significantly. The site is not connected to the developed section of St Fergus and is not proximal to amenities. Any development would have a major negative impact and irreversibly alter the landscape setting of the village.</p>
Land at Kinloch Road, St Fergus		
Land at Kinloch Road (Residential), South East of Broom		

Hill, St Fergus		
BU060 Land at Kinloch Road (Mixed Use), South East of Broom Hill, St Fergus	64 homes	The proposed site is located within countryside, adjacent to the settlement. Any development would have a major negative impact and irreversibly alter the landscape setting of the village. The site is proposed for 64 homes, a shop, and a fuel station. There would be a large community woodland at the flood risk area. The shop and fuel station shall also be located in this area. The size of the site is too large and may significantly increase the size of St Fergus. The access onto the site can only be taken via the road network introduced in BU059.

Conclusion

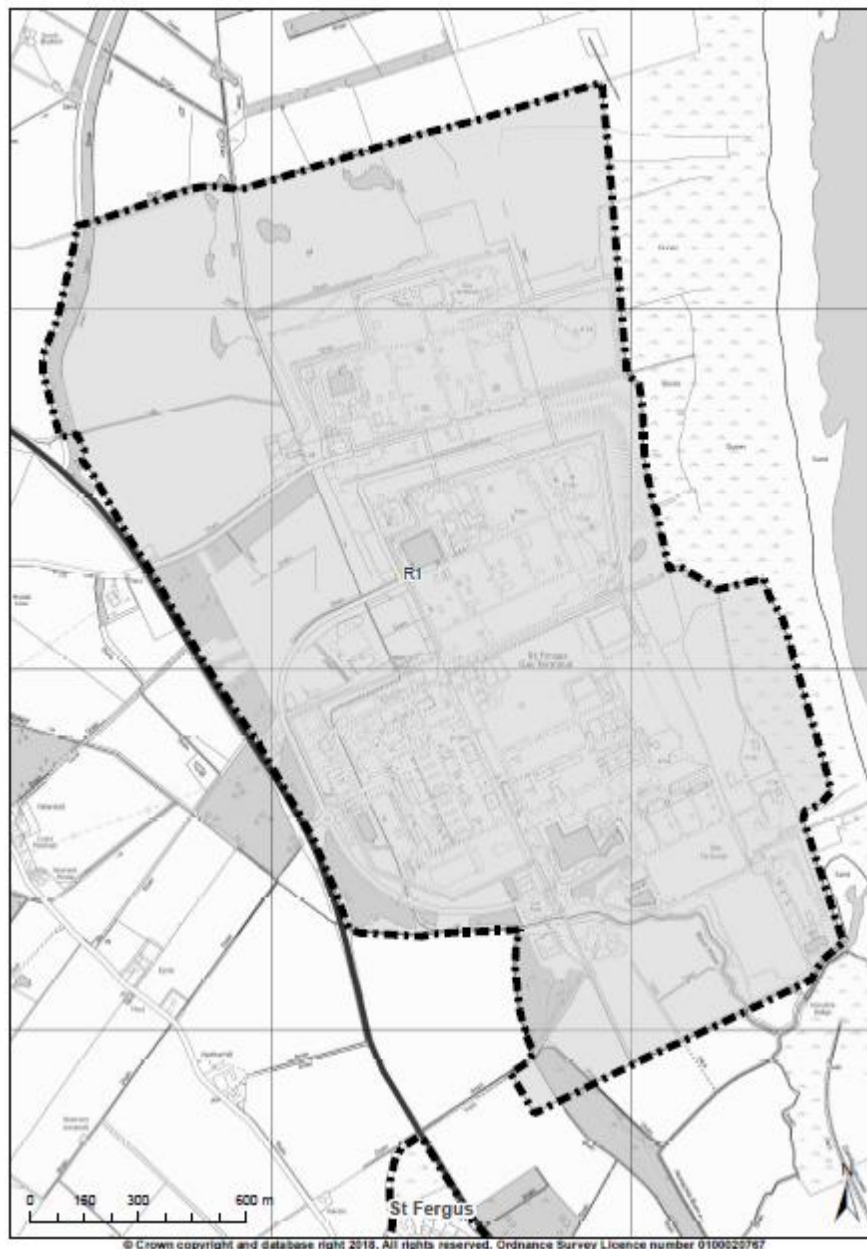
St Fergus is a small commuter settlement, set to the north of Peterhead. There is one existing allocated site, for which no Masterplan has been agreed or planning application submitted. This aspiration to see the site developed will be respected. The other bid sites are not considered suitable due to the lack of connectivity to the settlement, landscape impact, and constraints associated with access and road infrastructure.

St Fergus Gas Terminal

Situated between Peterhead and Fraserburgh, St Fergus Gas Terminal opened in 1977. The Terminal's strategic location in the northeast has meant it has and continues to play a key role within the UK's gas industry. Any future development should be oil and gas related and contribute towards employment within the regeneration priority area.

Planning Objectives:

- To provide opportunity for major oil and gas developments.
- To provide opportunity for employment within the Regeneration Priority Area.



Existing Development Sites

There is no allocated development site.

Development Bid Sites

There are no bids received.

Conclusion

There is no proposed change to this settlement.

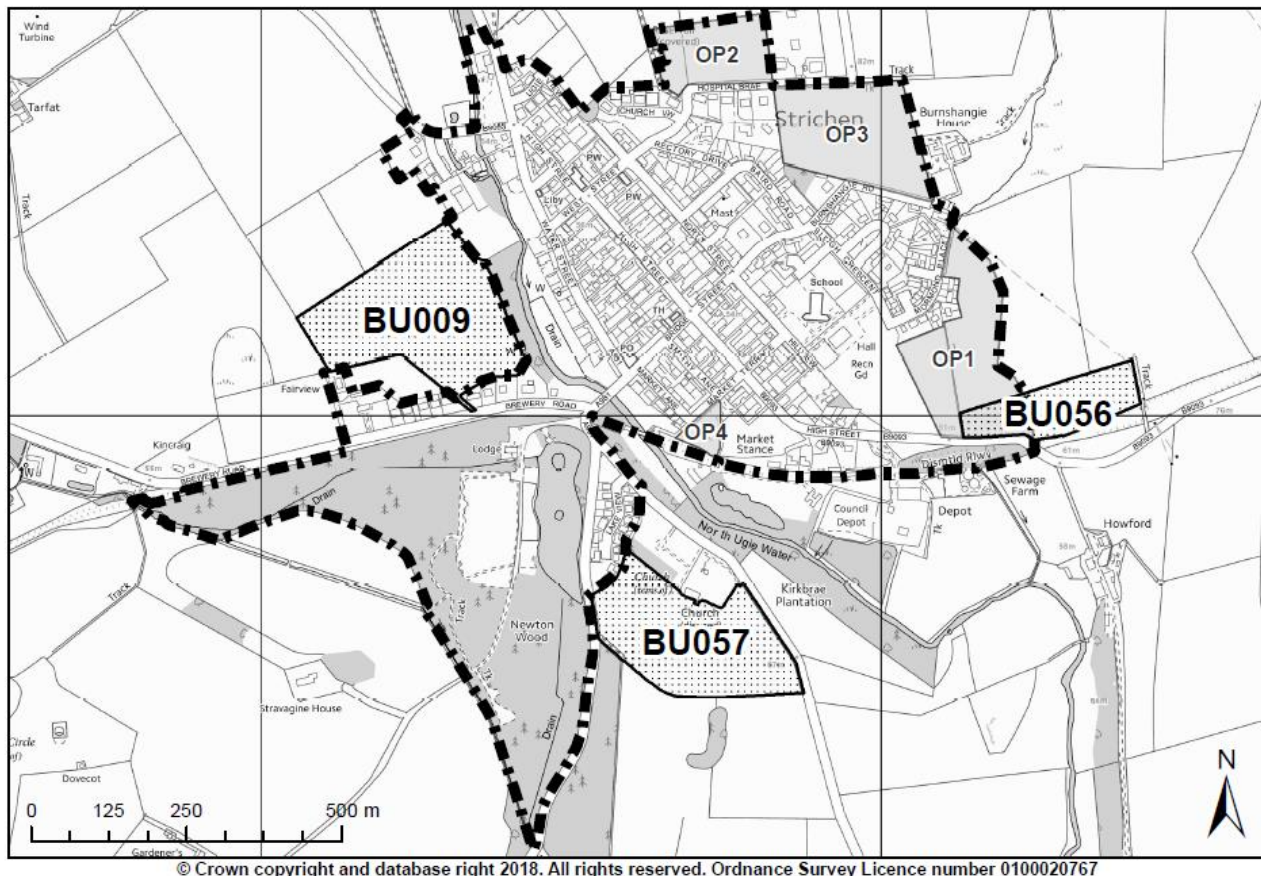
Strichen

Strichen serves both as a service centre for the surrounding area and as a commuter settlement to Fraserburgh and Peterhead. The town has a mixture of services including shops (including a butcher), a post office, pharmacy, hotel, bowling-green, and a primary school. Strichen sits within a valley formed by the North Ugie Water and four small hills, including Mormond Hill, and was developed as a planned settlement. It is largely covered by a conservation area designation and it will be a significant challenge to ensure that new development does not detract from the existing character and setting of the village. Due to the setting of Strichen within the river valley, there are limited opportunities for future development despite modest demand.

The community raised concern over the unsafe junction at A981 Banff and Fraserburgh and aspired that strict monitoring of parking is required within the settlement. There is demand for more facilities to serve the older generation and the need for retired homes. There is also a local demand for affordable homes including self-build opportunities, and a desire to create employment opportunities by attracting new business. The community's aspiration is to generate finance from wind turbine development to fund community projects and social housing.

Planning Objectives:

- To meet local need and provide a mix of housing in the Regeneration Priority Area.
- To preserve the amenity of the village.
- To sustain existing services.
- To provide opportunity for employment.



Existing Development Sites

Reference	Proposal	Overview
OP1	28 homes	<p>Identified as constrained due to 'ownership' in the Housing Land Audit 2018.</p> <p>An application was withdrawn due to difficulties in meeting the Section 75 Agreement and no further progress has been made. The site shall be removed from the next Plan.</p>
OP2	22 homes	<p>Identified as partially effective in the Housing Land Audit 2018.</p> <p>It is considered the site will be delivered from 2023 onward, hence the site should be retained in the next Local Development Plan.</p>
OP3	18 homes	<p>Identified as effective in the Housing Land Audit 2018.</p> <p>No progress has been made since 2013, however the setting of the site establishes this site as a rational extension for the village</p>
OP4	8 homes	<p>Identified as 'complete' in the Housing Land Audit 2018.</p> <p>The site was completed in 2017 and shall be removed from the next Local Development Plan.</p>

Development Bid Sites

The following sites have some potential for development and may be considered to be an **Officers' preference**:

None.

Other Options which Planning Officers have not preferred:

Reference	Proposal	Overview
BU009 Land at Norwood Field, North of Brewery Road, Strichen	60 homes	<p>The proposed site is well connected in relation to the settlement, however, the access is narrow and there are tree belts on both side of this access. The area to the east of the site is wooded and the river and its banks are also a protected (P1). Buffer strips and other mitigation measures would be required. Due to the inaccessibility of the site, the proposal is not deemed to be deliverable. An alternative access is unlikely to be achieved.</p>
BU056 Land East of Playing	20 homes	<p>The proposed site is part of the existing allocated OP1 site and does not form a logical extension to the settlement.</p>

Fields, Off B9093, Strichen		The development would not follow the pattern of development in the village. Furthermore, given the other issues associated with the site, including delivering a footpath from the north, it is recommended not to include the site in the next Local Development Plan.
BU057 Land South of the Cemetery, Off A981, Strichen	45 homes	The proposed site is located to the south of Strichen and is set adjacent to Newton Woods, used locally for recreation purposes. The site backs onto a listed cemetery and church. The location of the site does not compliment the setting of the village and is some distance away from the main settlement core. The proposal would have a negative effect on the local landscape character. The access from an unclassified road is not favoured and the site is considered unsuitable for development.

Conclusion

Strichen has some existing development opportunities that have been recommended to be retained during the next Plan period. The settlement has a Conservation Area, which needs to be preserved by ensuring that high quality developments are delivered. One existing allocation has been completed, and should be removed from the next Plan. The remaining sites face numerous constraints, such as inadequate access arrangement, and should not be included in the next Local Development Plan.

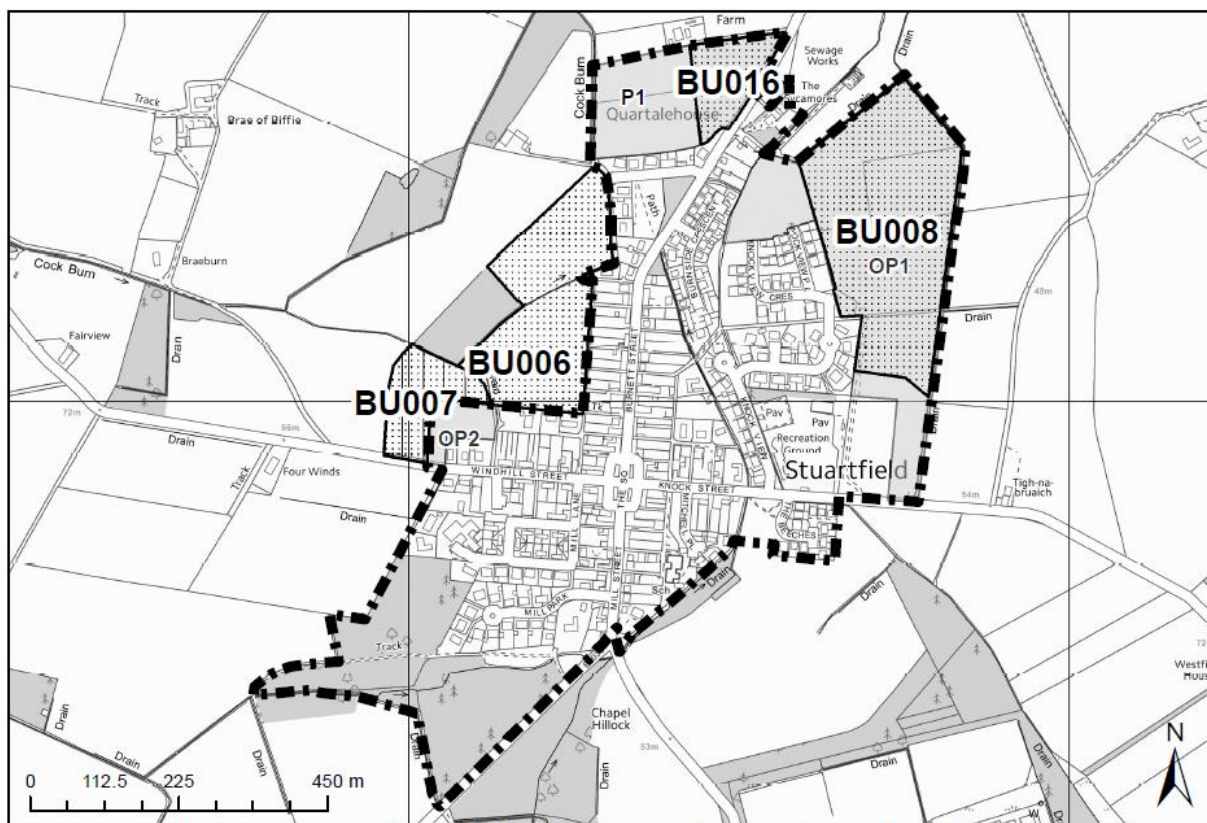
Stuartfield

Stuartfield, known locally as 'Crichie', serves as both a service centre for the surrounding rural area and as a commuter village for Peterhead, Ellon, and Aberdeen. Stuartfield was a planned village built with four wide streets radiating outwards from a central square, a key characteristic of the village. The settlement has a few services including a small shop and a primary school. There is demand for housing in the village and there are opportunities for future development given the flat nature of the surrounding land. However given the planned layout of Stuartfield, it is important that development opportunities are well linked to the settlement by respecting its traditional layout and the diversity of house types and styles found in the older part of the town and avoid the community being dominated by inappropriate modern layouts.

The local community have a desire for additional social housing. The connectivity between the new developments and old part of the settlement would improve access, and more frequent public transport would improve the connectivity to other settlements.

Planning Objectives:

- To preserve the amenity of the village.



Existing Development Sites

Reference	Proposal	Overview
OP1	75 homes, sports and recreation facilities	Identified as effective in the Housing Land Audit 2018. The site is currently under construction and is likely to be delivered by 2025. Bid BU008 has been submitted for part of the site.
OP2	5 homes	Identified as constrained in the Housing Land Audit 2018. The site is constrained by ownership and no application has been agreed. However, this logical extension would blend in with the settlement, and should be amalgamated with the adjacent bid site (BU007) and retained.

Development Bid Sites

The following sites have some potential for development and may be considered to be an **Officers' preference**:

Reference	Proposal	Overview
BU007 Land to the West of Stuartfield	20 homes	The proposed site is well connected and considered to form a logical extension to the settlement. The site can be considered to be an extension of the OP2 allocation. The area risk of flooding is significantly small and can be used as part of the open space or turned into SUDs. If the site is delivered near future then education provision may also be a constraint. The topography of the site is suitable for development and this 'natural' extension would blend in with the settlement.

Other Options which Planning Officers have not preferred:

Reference	Proposal	Overview
BU006 Land to the West of Stuartfield	60 homes	The proposed site is too large and does not form a logical extension to the settlement. The site is within a flood risk area and there are trees and a very small pocket of woodland located within the site. Overall, the site is not recommended to be added in the Local Development Plan
BU008 Land North of Knock Street (Site OP1), Stuartfield	125 (80) homes	The site is currently designated as OP1 in the current plan and 69 units have been built so far. The previous allocated site covered a larger area with a proposal for 114 houses. The current size is smaller and proposes to hold 125 homes.

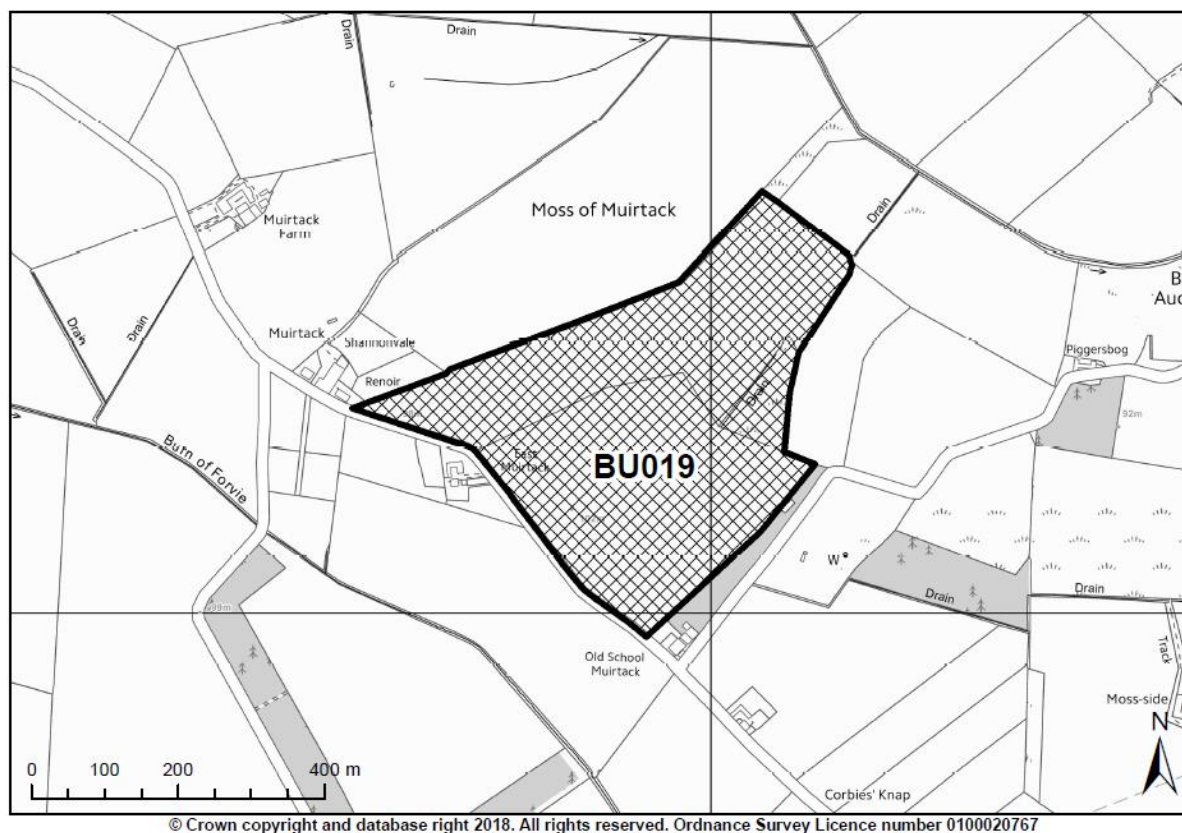
		There are various constraints associated with adding a further 80 homes to this site. The overly dense development would not be in keeping with the character of the settlement and does not meet the aspiration of the community. Education provision, waste water drainage capacity are the biggest constraints and it is unclear whether it would be possible to service the additional properties. The proposal constitutes overdevelopment of land and it is considered that the existing allocated site shall be taken forward without any changes.
BU016 Land South of Quartale - house Farm, Stuartfield	1 home and landscaping	<p>The proposed site is situated in the countryside, adjacent to a farmhouse. The site lies within a protected site, which has been designated in the Aberdeenshire Local Development Plan 2017. It is a very large site for just one house.</p> <p>The proposal constitutes underdevelopment of the land and being set within a protected area makes the site unfavourable.</p>

Conclusion

Stuartfield is a small settlement surrounded by countryside and any expansion would be expected to continue the pattern of development and help to sustain the services of the village. The existing allocated sites are considered suitable and a logical expansion to the village. Four bids came forward, out of these, one bid is recommended to be allocated to allow an existing site OP2 to come forward. There are limited opportunities for growth to the north and south due to the topography of the settlement.

Buchan Landward Sites

Auchleuchries



Existing Development Sites

Not applicable.

Development Bid Sites

The following sites have some potential for development and may be considered to be an **Officers' preference**:

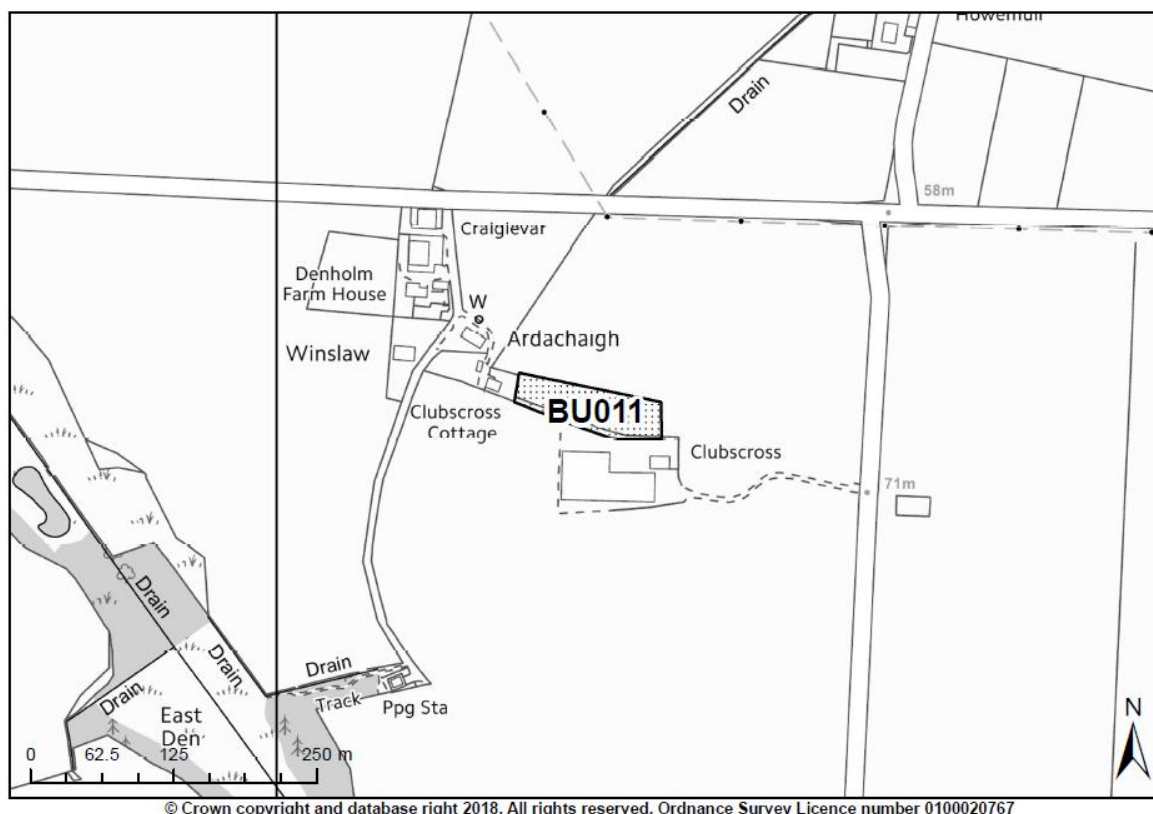
Reference	Proposal	Overview
BU019 Land at Muirtack, Auchleuchries	Extraction of sand and gravel quarry	The current boundaries of the Areas of Search in the Local Development Plan 2017 are not designed to be interpreted rigidly, as they are intended to guide mineral exploration rather than to prescribe where working can or cannot take place. They are broad areas designed to provide a choice of locations, where sand and gravel extraction should be investigated as a priority over other areas that may be more sensitive. Other than the possibility of finding archaeological remains, there are no other constraints that would prevent this site from being identified as an Area of Search for mineral extraction. Furthermore, the proposer has noted there is a shortfall in the supply of sand and gravel (less than 9

		years supply), as Park Quarry and Loch Hills Quarry are coming to an end, and Scottish Planning Policy states there should be at least a 10 year supply of sand and gravel in the Aberdeen Market area.
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Other Options which Planning Officers have not preferred:

None.

Clubscross



Existing Development Sites

Not applicable.

Development Bid Sites

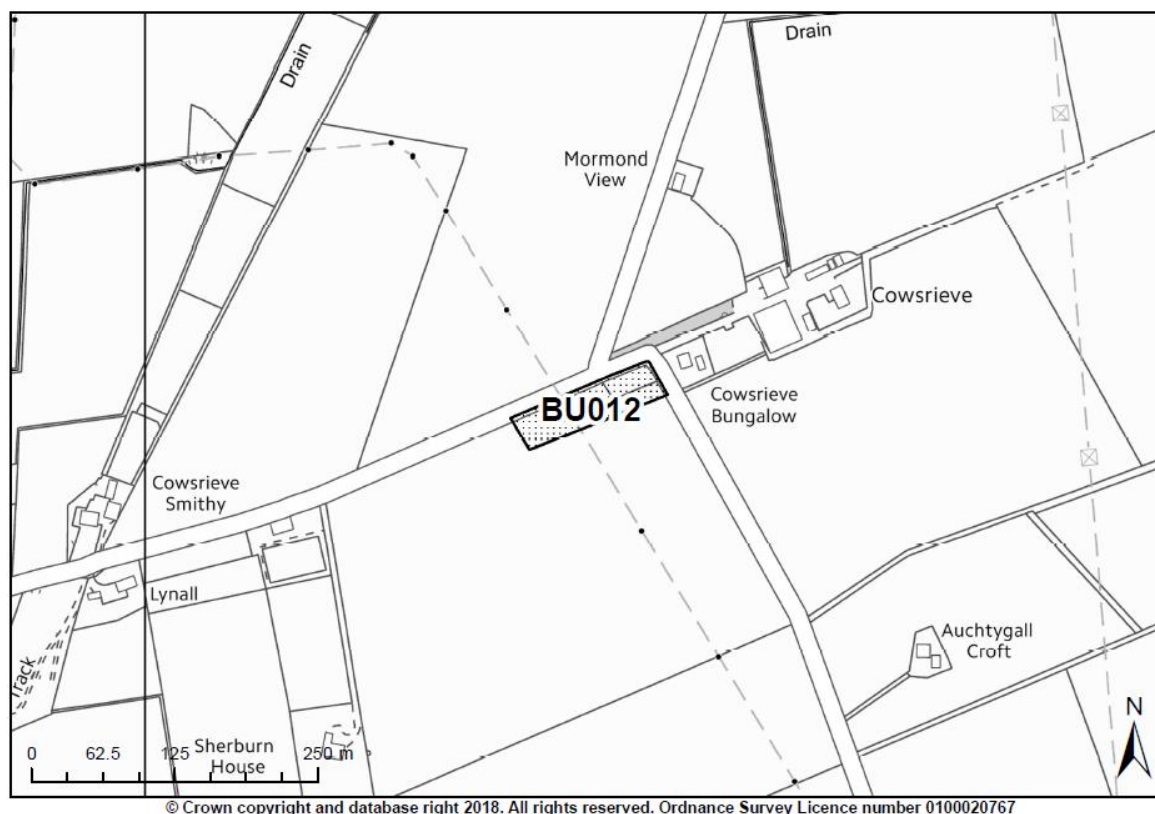
The following sites have some potential for development and may be considered to be an **Officers' preference**:

None.

Other Options which Planning Officers have not preferred:

Reference	Proposal	Overview
BU011 Land at Clubscross, Peterhead	4 homes	The proposed site is situated in the countryside, next to an established farm. The site is not connected to any settlement and is located within the countryside remote from services and facilities. The site falls within an HSE pipeline consultation zone. As there is no waste water treatment provision for the area, private drainage treatment has been proposed which is not a preferred method of infrastructure. Furthermore, there is a lack of capacity in the Dales Primary School. Overall, there is no strong justification for this site to be considered and deemed to be unsuitable for development.

Cowsrieve



Existing Development Sites

Not applicable.

Development Bid Sites

The following sites have some potential for development and may be considered to be an **Officers' preference**:

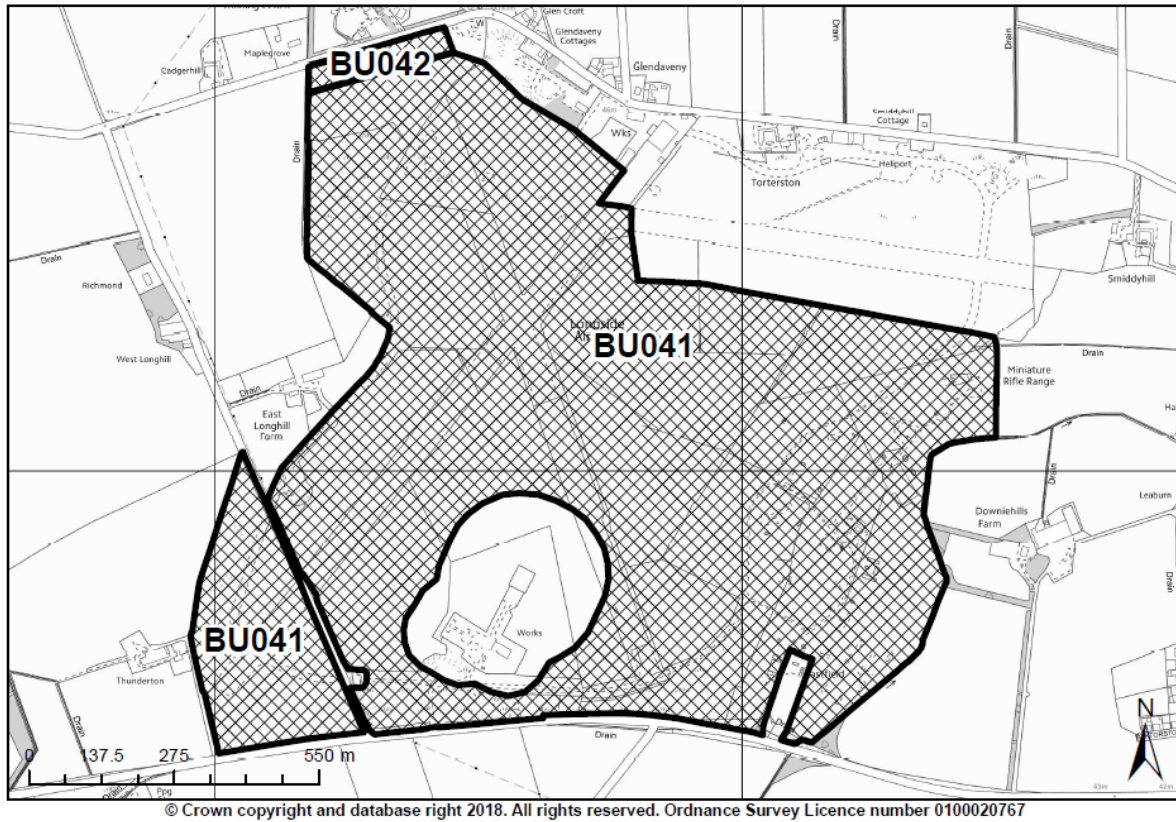
None.

Other Options which Planning Officers have not preferred:

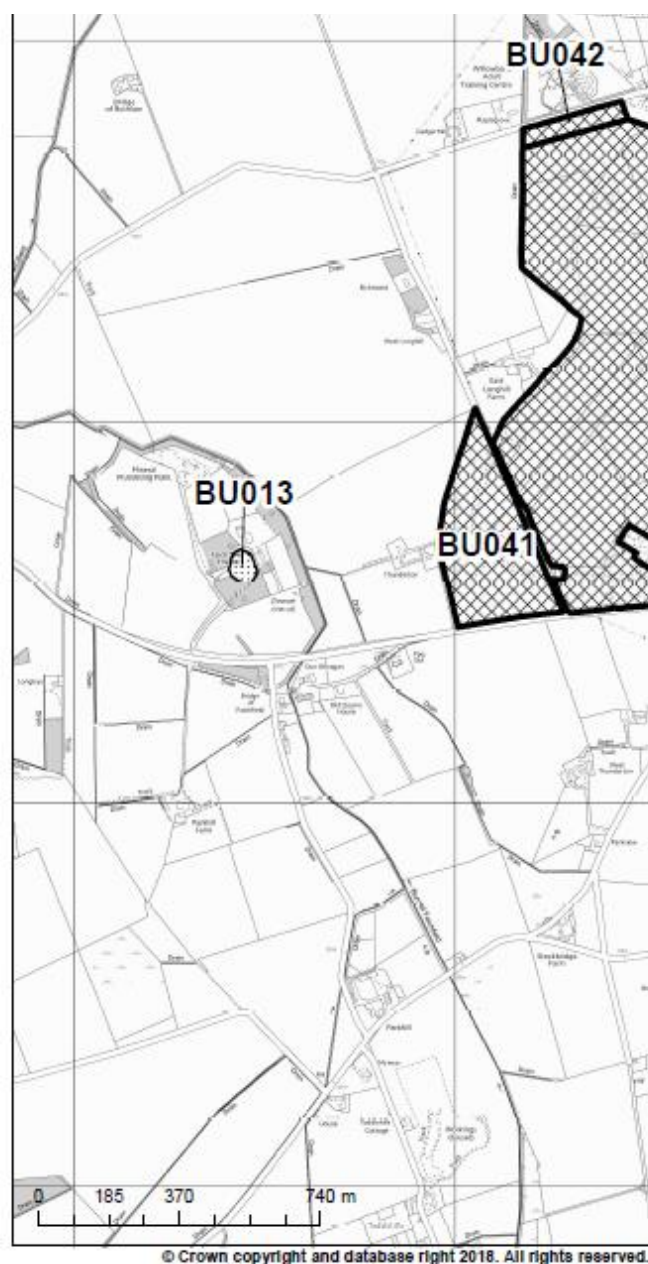
Reference	Proposal	Overview
BU012 Land at Cowsrieve, Peterhead	4 homes	The proposed site is situated within the countryside. The site has a redundant building. The plot sizes are smaller than what could usually be expected in the surrounding area and forms an outlook for suburban style housing development. The site is flat and access would be taken from an unclassified road. The site has no connection to a settlement, there is a constraint for primary education provision. The development would alter the pattern of development in Buchan countryside.

Longside Airfield

Map 1



Map 2



Existing Development Sites

Not applicable.

Development Bid Sites

The following sites have some potential for development and may be considered to be an **Officers' preference**:

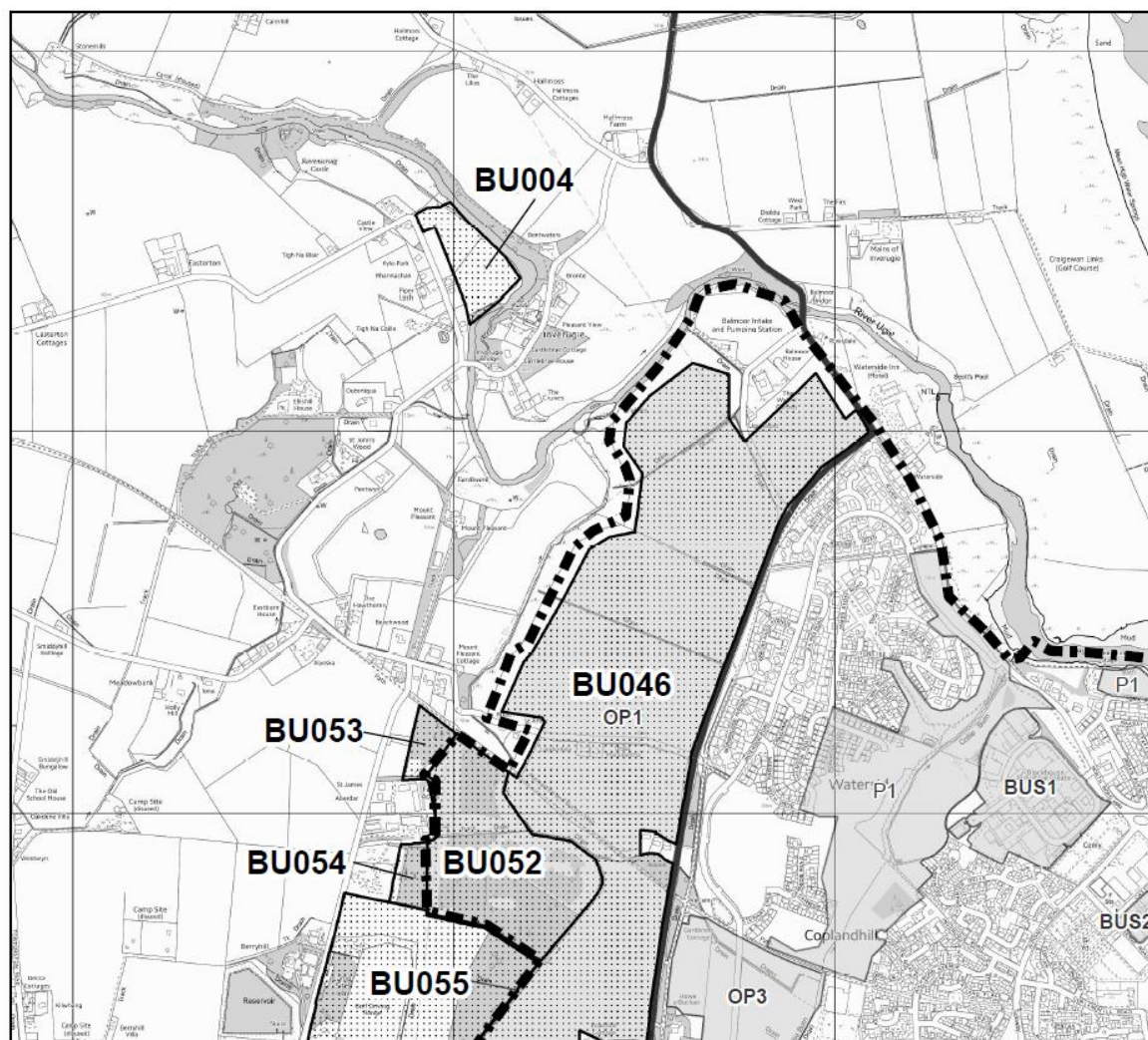
Reference	Proposal	Overview
BU041	Mixed Employment Land	The site is located in between Peterhead and Longside. Currently, only a part of the site is used for emergency landing and a local flying club. The existing runways

Land at Longside Airfield, Longside, Peterhead		have been re-used for storage purposes and there has been a number of applications approved for sheds to support the pipe storage business. There are further opportunities to expand the capacity of the site and with the introduction of decommissioning at Peterhead Harbour there may be opportunities to support this work. There is an explosive unit set to the south of the site, which prevents any development surrounding it. Measures will need to be taken to ensure development can be delivered on the site. There are issues with the access onto the main Longside to Peterhead road which could be addressed should the site be allocated and masterplanned. There is a legacy of potential contamination from WWII on the site which could be resolved should development come forward. There is also a minor watercourse flowing on the eastern boundary, although not considered to result in flood. Care will be needed to protect the northern runway which is still used by a local flying club.
BU042 Land at Willowbank, Glendaveny, Peterhead	18 homes Reserved. This is not preferred for immediate development.	The capacity of the site has been increased from 7 to 18 homes. The proposed site is located in the countryside. The site to the south is used by local flying club and a number of applications have been granted for storage and distribution. The site is relatively well located and served by a footpath network and not far from Peterhead. There are employment opportunities to the south and should the bid for employment land to the south be successful, there will be increased opportunities for living close to work. There is a minor watercourse flowing to the west part of the site, not considered to result in flooding. As a result, the site must be served by the public drainage network and until this is achieved, the site cannot come forward, hence, this proposal is recommended to be reserved.

Other Options which Planning Officers have not preferred:

Reference	Proposal	Overview
BU013 Land at Faichfield, Longside, Peterhead	4 homes	The site is located within the ground of an existing dwellinghouse, located in the countryside and forms an infill opportunity at the front of the Faichfield House. The site is surrounded by a pocket of broadleaved woodland and no mitigation measures have been proposed to conserve these trees. The location is unsuitable; the development would result in high density and would not be in keeping with the style of similar developments in close proximity therefore, this development would diminish the character of rural countryside.

Ravenscraig



Existing Development Sites

Not applicable.

Development Bid Sites

The following sites have some potential for development and may be considered to be an **Officers' preference**:

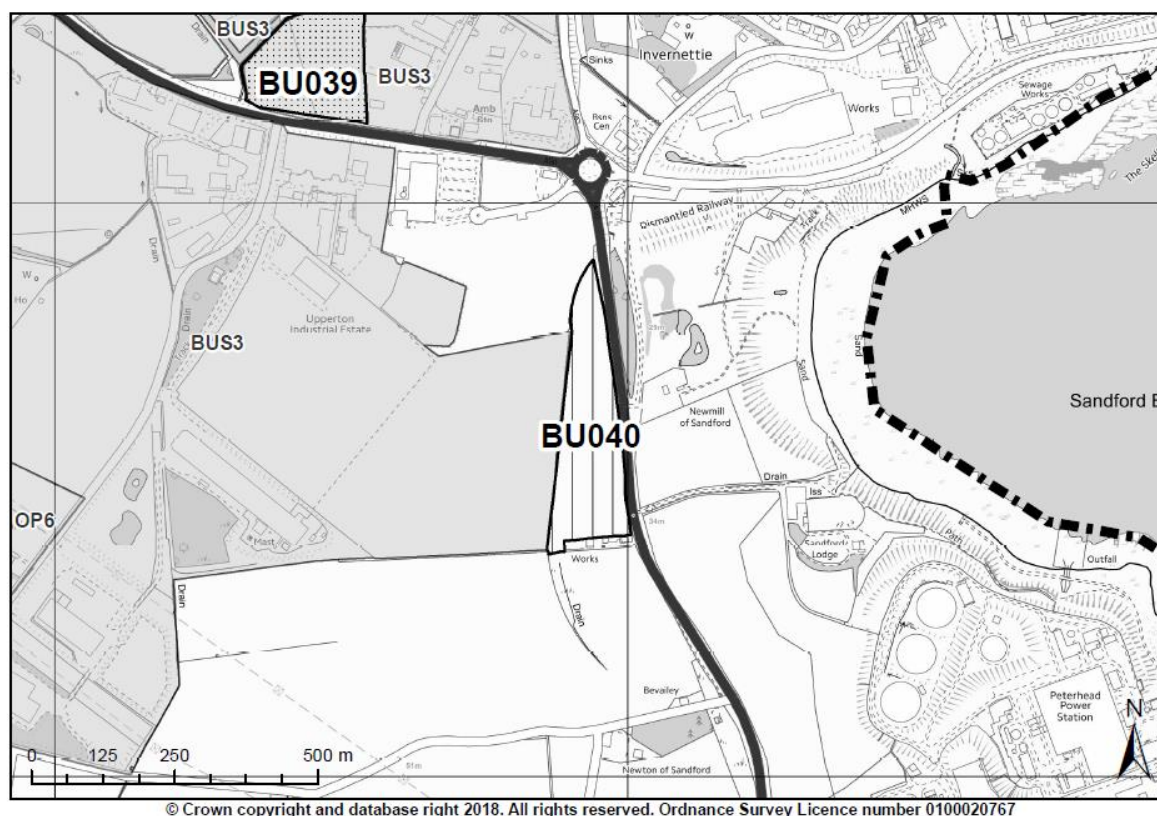
None.

Other Options which Planning Officers have not preferred:

Reference	Proposal	Overview
BU004 Land at Ravenscraig, Inverugie	16 homes	This proposed site is unsuitable for development due to the significant flooding issues from the adjacent River Ugie. There is a scheduled ancient monument, a Motte, close by. If development were possible, it would introduce a level of urbanisation in a small settlement which has grown organically over a number of years.

		Due to constraints in relation to flooding, access, and loss of trees and the site being unsuitable to accommodate the development.
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Upperton



Existing Development Sites

Not applicable.

Development Bid Sites

The following sites have some potential for development and may be considered to be an **Officers' preference**:

None.

Other Options which Planning Officers have not preferred:

Reference	Proposal	Overview
BU040 Land at Upperton, North of Sandford Cottage, Peterhead	Employment Land.	This proposed site may have potential for development and could provide an opportunity to improve the gateway into Peterhead. Transport Scotland would need to agree to allow new access off the A90(T) (as proposed). There is also potential for a pathway along the former railway line to improve connectivity to Peterhead. Any development on the site would need to conform to the Peterhead Development Framework, which focuses on design solutions for this area, and will encompass the Energetica vision and Peterhead South Environment Masterplan. Unless access issues have been mitigated, this site cannot come forward for development.

Other Options which Planning Officers have not preferred:

None.

Conclusion

In relation to small sites only three sites have been identified as being preferred options, Two of these are future opportunities for business development (or safeguarding for such a use in the Local Development Plan), while the third is the definition of a new village at Glendaveny. A few sites propose houses in remote rural locations which do not deliver a sustainable pattern of development

On account of the current substantial allocations proposed to meet the Strategic Development Plan's housing requirements, it is not considered that any additional sites should be favoured

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