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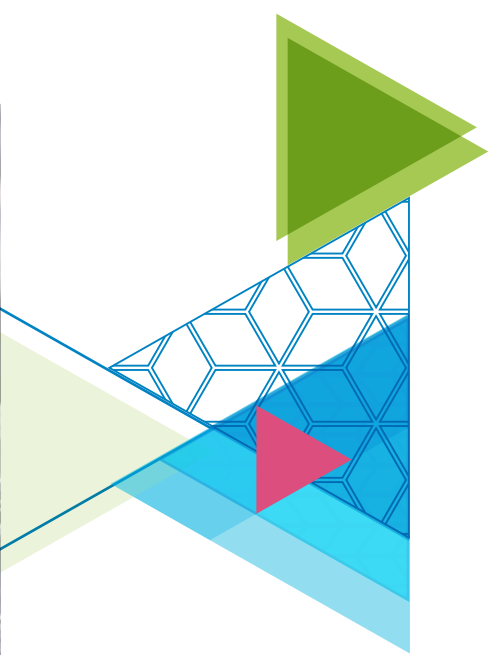
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Aberdeenshire Local Development Plan
Delivery Team
Infrastructure Services
Woodhill House
Westburn Road
Aberdeen
AB16 5GB
Tel: 01467 536230
Email: delivery@aberdeenshire.gov.uk
Web: www.aberdeenshire.gov.uk/ldp

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



ABERDEENSHIRE 20 LOCAL DEVELOPMENT PLAN



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1. Introduction

This Action Programme has been prepared to support the delivery of the Aberdeenshire Local Development Plan 2017 (LDP) which was adopted in April 2017. The Action Programme is a 'live' document which identifies the actions which will help implement the policies and proposals of the LDP and demonstrate how the Council is working with its partners to implement these.

It is intended that the Action Programme will be periodically refreshed to reflect progress and provide the latest position on sites when information becomes available. This Action Programme has been prepared in consultation with key agencies and the development industry and provides a snapshot of the most up to date position at the time of publishing. It is not always possible to be precise about the timing of each action but where possible timescales have been indicated.

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

Background

An Action Programme is a fundamental part of supporting the delivery of the LDP. It sits alongside a number of other processes, plans and strategies. It is a key tool in drawing together all those involved in the delivery of development in working towards the common aims expressed in the development plan. They must set out:

- List of Actions required to deliver each of the plans policies and proposals
- The name of the person who is to carry out the action
- The timescale for carrying out each action

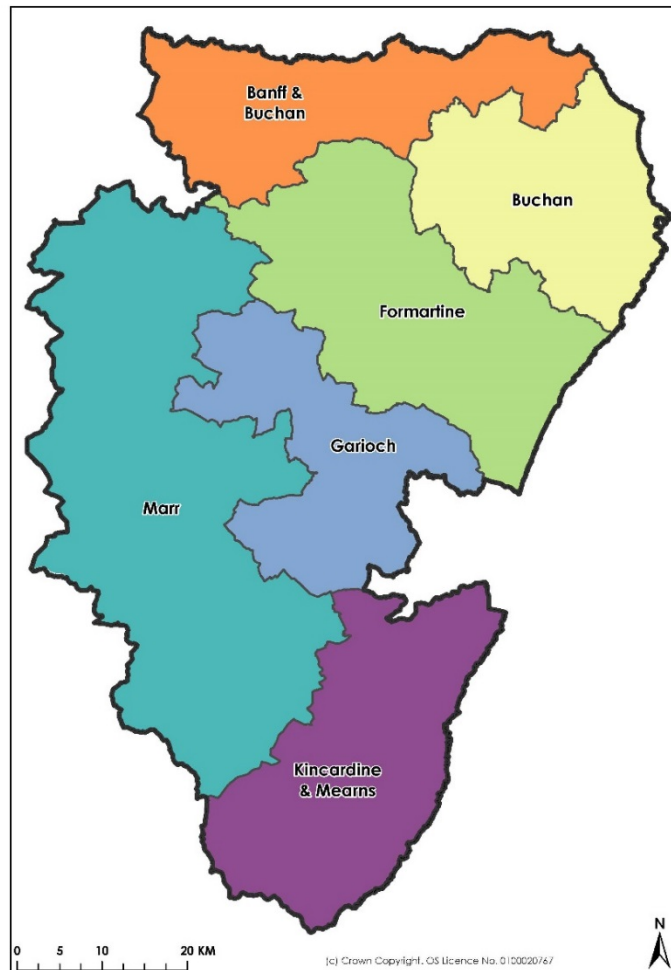
The Action programme will be a key tool in helping to deliver sites and assist in demonstrating and evidencing the deliverability of allocations and managing land supply to deliver the objectives of the plan. There is a statutory requirement to publish the Action Programme bi-annually however it is the Councils intention to publish it on an annual basis. Between publications the Delivery Team at Aberdeenshire Council will be able to provide up to date information on any aspect of the Action Programme.

Input of the Development Industry

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

Administrative Areas

The map below identifies the six administrative areas of Aberdeenshire Council.



2. Policy Actions

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

Any actions will be identified in relation to the 9 policy areas:

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

Supplementary Guidance has been published and consulted upon alongside the LDP. The following Table 1 provides an update on current and ongoing policy work streams in relation to the policy areas.

Table 1 Policy Actions

Policy Area	Actions	Responsibility	Progress/Timescales
Shaping Business Development	1. Preparation of Employment Land Audit 2. Preparation of bi-annual Town Centre Health Checks 3. Monitor Policy Implementation and Maintain and Update Supplementary Guidance	1. Planning Information and Delivery 2. Local Development Plan Team 3. Local Development Plan Team and Planning Information and Delivery	1. Published Annually 2. Published Bi – Annually 3. Ongoing
Shaping Development in the Countryside	1. Monitor Policy Implementation and Maintain and Update Supplementary Guidance	1. Local Development Plan Team and Planning Information and Delivery	1. Ongoing
Shaping Homes & Housing	1. Preparation of Housing Land Audit 2. Monitor Policy Implementation and Maintain and Update Supplementary Guidance	1. Planning Information and Delivery 2. Local Development Plan Team and Planning Information and Delivery	1. Published Annually 2. Ongoing
Shaping Places	1. Monitor Policy Implementation	1. Local Development Plan Team and Planning Information and Delivery	1. Ongoing
Natural Heritage & Landscape	1. Monitor Policy Implementation and Maintain and Update Supplementary Guidance	1. Local Development Plan Team and Planning Information and Delivery	1. Ongoing
The Historic Environment	1. Progress Conservation Area Reviews 2. Monitor Policy Implementation	1. Environment Team 2. Local Development Plan Team and Planning Information and Delivery	1. Ongoing 2. Ongoing
Protecting Resources	1. Monitor Policy Implementation and Maintain and Update Supplementary Guidance	1. Local Development Plan Team and Planning Information and Delivery	1. Ongoing
Climate Change	1. Monitor Policy Implementation	1. Local Development Plan Team and Planning Information and Delivery	1. Ongoing
The Responsibilities of Developers	1. Monitor Policy Implementation and Maintain and Update Supplementary Guidance	1. Local Development Plan Team and Planning Information and Delivery	1. Ongoing

3. Masterplans and Development Frameworks

Policy P1 within 'Shaping Places' of the proposed LDP requires that, where identified, a development framework and/or masterplan is produced for a site. The following tables 2.1 and 2.2 provide an overview of the progress of development frameworks and masterplans to date which follows on from the initial allocation in the 2012 LDP. The classification of each site is as follows:

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

Table 2.1 Development Frameworks

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

Table 2.2 Masterplans

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

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

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

Garioch	Site	Status
Inverurie	OP1	Phase 1 Agreed
Inverurie	OP2	Site being developed
Inverurie	OP4	Agreed
Kemnay	OP1	Agreed
Kintore	OP1	Agreed
Newmachar	OP1	Agreed
Newmachar	OP2	Agreed
Sauchen/Cluny	OP1	Agreed
Westhill	OP1	Agreed

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

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

4. Introduction to Site Schedules

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

Format of the Schedules

The schedules are set out in the same format as the LDP with settlements listed by administrative area. The schedule for each settlement initially details issues affecting the settlement as a whole and is then broken down by allocated site with site specific information.

▲ - indicates when the identified action is proposed to be undertaken.

✓ - indicates that an action has been completed.

Responsibilities and Abbreviations

There are a number of organisations and terms that are used in the Action Programme frequently. Their names or terms have been abbreviated at some points in the document and are listed below.

Table 4 Responsibilities

Delivery Team	DT
Developer/Landowner	D/O
Development Management	DM
Education	E
Historic Environment Scotland	HES
Housing	H

Legal	L
NHS Grampian	NHS
Policy	P
Scottish Environment Protection Agency	SEPA
Scottish Natural Heritage	SNH
Scottish Water	SW
Transport Scotland	TS
Transportation	T
Waste Services	W
Roads Development	R
Property Service	PR

Table 5 Abbreviations

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

5. Additional Information

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

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

STRATEGIC TRANSPORT PROJECTS

PROJECT	RESPONSIBLE		ACTIONS	TIMESCALE	NOTES
	LEAD	PARTICIPANT			
Aberdeen Western Peripheral Route / Balmedie – Tipperty	TS	Aberdeen City Council/ Aberdeenshire Council	The construction of the new 58km road began in 2015 with completion expected in Autumn 2018. Additional information and progress updates can be found at: https://www.transport.gov.scot/projects/aberd-eeen-western-peripheral-route-balmedie-to-tipperty/	Ongoing since end 2014. Due to open to traffic Autumn.	The Aberdeen Western Peripheral Route / Balmedie-Tipperty Project (AWPR / B-T) is a major transport infrastructure project which will significantly improve travel in and around Aberdeen and the North East of Scotland. It will provide substantial benefits across the whole of the north east of Scotland bringing economic, environmental and road safety benefits to the area. The road will also bring safer roads, reduce congestion and cut journey times across Aberdeen by up to half at peak times, providing a better quality of life for road users and local communities. - It is estimated that the AWPR will generate over £6 billion additional income for the North East, at 2004 prices – reducing costs to business and providing opportunities for increased sales – and creating over 14,000 jobs in the first 30 years after the scheme opens.
Proposed railway upgrade between Aberdeen and Inverness	TS	Network Rail	The Aberdeen-Inverness rail enhancement project will be delivered in phases and aims to provide incremental benefits throughout the life of the scheme, with Phase 1 providing a mostly dualled track between Aberdeen-Inverurie, new station at Forres on a straight alignment, and other upgrades to improve reliability and deliver enhanced commuter services into each city. Phase one of the scheme will provide the infrastructure by 2019 to facilitate the construction of new stations at Kintore and Dalcross. Future phases will enable end-to-end journey times of around 2 hours and an hourly frequency in each direction. Scheduled to be delivered by 2030.	Phase 1 by December 2019. Future phases by 2030.	This project will deliver journey time improvements and greater connectivity for both passenger and freight services operating on the Aberdeen to Inverness rail corridor. The Aberdeen to Inverness line is approximately 108 miles long and is primarily single track with some passing loops. The current passenger journey times (around 2hrs 25 mins) and infrequent service (every 2 hours) between Aberdeen and Inverness means that it does not offer an attractive alternative to road travel. In March 2014, the Scottish Government committed to investing in a programme of improvements including: <ul style="list-style-type: none"> the redoubling of most of the track between Aberdeen and Inverurie (under construction); signalling enhancements between Nairn and Elgin (completed); platform extensions at Inch and Elgin (Elgin complete, Inch during 2019); the relocation of Forres station (completed); loop extension of the track at Forres (completed), and, infrastructure to allow new stations at Dalcross and Kintore (under construction). The scheme is now expected to cost £330million and will complete December 2019. Updates on the progress of the project can be found on the Network Rail twitter page (@NetworkRailA2I). Background to the project can be found on the Transport Scotland website via this link http://www.transportscotland.gov.uk/project/aberd-eeen-inverness-rail-improvements .

New rail station at Kintore	Network Rail/ Nestrans/ Aberdeenshir e Council	TS	The Aberdeen-Inverness rail enhancement project allows for a new station at Kintore. This is being taken forward by Network Rail in partnership with Nestrans and Aberdeenshire Council, with 60% funding contribution from Transport Scotland's Stations Fund.	Ongoing. Delivery by September 2019.	This £12 million project is being delivered to enable an additional travel choice for people from the Kintore area and those accessing the new station from the A96. Designs complete, land acquisition underway and planning applications (APP/2018/0778 - station, APP/2018/0731 - car park) were approved in June 2018.
A96 Dualling Inverness to Aberdeen	TS		Transport Scotland has completed preliminary engineering (Design Manual for Roads and Bridges Stage 1 Assessment) and strategic environmental assessment work along the length of the A96 with the outcome presented to the public at a series of exhibitions in May 2015. Following the appointment of AmeyArup as its Consultant in July 2017, Transport Scotland is now taking forward the next stage of the design and assessment process for the A96 Dualling East of Huntly to Aberdeen scheme (A96 Dualling Eastern Section), which involves the development and assessment of route corridor options with a view to identifying a preferred option in 2019.	2030	The Scottish Government is committed to dualling the A96 between Inverness and Aberdeen. Design work is well underway on the dualling programme with draft Orders published on Inverness to Nairn (including Nairn Bypass) and on-going options assessment work being undertaken on the Western Section between Hardmuir and Fochabers and the Eastern Section between east of Huntly and Aberdeen. Further information on the A96 Dualling can be found on the transport Scotland website via this link http://www.transportscotland.gov.uk/a96dualling .
Toll of Birness - A952/A90	TS	T/ NESTRANS	The Toll of Birness junction has been found to be at or near capacity and developments may be required to contribute to improvements which are to be agreed with Transportation and Transport Scotland through the masterplan process.	Ongoing	A STAG Part 1 study has been completed by consultants commissioned by NESTRANS and upgrade options are being considered.

A90/ A937 Laurencekirk Junction Improvements	TS		<p>Following agreement between Transport Scotland, Nestrans and Aberdeenshire Council the Access to Laurencekirk Study was commissioned by Nestrans and the outcome of the study published in June 2015 identified a preferred solution to provide grade separation of the A90/A937 south junction at Laurencekirk.</p> <p>In September 2016 and following the Scottish Government announcement of a package of additional investment alongside the Aberdeen City Region Deal to construct a grade separated junction at Laurencekirk, Transport Scotland appointed design consultants to progress the detailed development and assessment of the scheme. A partnership group with Aberdeenshire Council, Angus Council, Nestrans and Transport Scotland continue to meet on a regular basis to share information and support delivery of the improvement project.</p>	Ongoing	<p>In 2016 the Scottish Government announced £24 million for the design and construction of a new grade-separated junction at Laurencekirk as part of a package of additional investment alongside the Aberdeen City Region Deal.</p> <p>Since the appointment of design consultants in September 2016 work to identify and undertake an initial assessment of options for the planned improvements at Laurencekirk has been progressing. The emerging options under consideration were presented to the public at an exhibition on 30 October 2017 with the preferred option itself expected to be announced later in 2018. Detailed development and assessment of the preferred option will follow this culminating in publication of the draft Orders in 2019 for formal comment.</p> <p>When complete the scheme will bring improved road safety and economic benefits to road users and the local community in Laurencekirk, north Angus area and the wider north east.</p> <p>Further details of the project can be found at: https://www.transport.gov.scot/projects/a90a937-laurencekirk-junction-improvement-scheme/</p>
Fraserburgh and Peterhead to Aberdeen Strategic Transport Study (FPASTS)	NESTRANS	Aberdeen City Council/ Aberdeenshire Council	Study to investigate (in line with the principles of STAG) options for improving connectivity between Fraserburgh, Peterhead and Aberdeen. This includes consideration of road, rail and other public transport interventions. Consultant team of SIAS, PBA and Natural Capital appointed December 2014 and reported in November 2016.	STAG 1 Study completed 2016.	<p>Following completion of the STAG 1 report, considering the range of options available, the Nestrans Board decided to commission further work on the costs and benefits of reopening the rail link between Dyce and Ellon with a possible Park & Ride option and to provide more detail of proposed road enhancements, including safety proposals. Aecom consultants reported on rail option and Systra reported on road options to the NESTRANS board in November 2017.</p> <p>Further details in information bulletin available at www.nestrans.org.uk.</p>
Active Travel Action Plan	NESTRANS	Aberdeen City Council/ Aberdeenshire Council/ Sustrans	Nestrans approved an Active Travel Action Plan in December 2014 to guide strategic development of active travel networks and policies. Nestrans and partners delivering strategic walking and cycling routes throughout the region.		AcTrAP approved by Nestrans Board December 2014.

STRATEGIC WATER/ WASTE WATER PROJECTS

PROJECT	RESPONSIBLE		ACTIONS	TIMESCALE	NOTES
	LEAD	PARTICIPANT			
Strategic Water Modelling in the North East	SW		<p>Following work on a NE Water Strategy Scottish Water has developed a pro-active and collaborative approach to working with the development community. By collating information from Local Authority Planning teams and key development stakeholders in relation to planned development, Scottish Water is able to take a more holistic approach; using strategic models to determine the optimum means of supply for water and/or waste water services for the Aberdeen region.</p> <p>Scottish Water is now in a better position to determine strategies that ensure that both domestic and non-domestic future developments are seamlessly incorporated into the water and waste water network.</p> <p>Various development scenarios can be modelled, enabling the optimum arrangements for meeting proposed development demand to be determined, which can then be agreed with developers when they approach Scottish Water with more detailed plans for specific developments.</p>		<p>This approach has been used successfully over the past few years for development assessments throughout the Aberdeen region, and will continue to be implemented for assessing future development needs. Scottish Water always encourages early engagement from the development community, as this will be key to the success of this new approach.</p>

STRATEGIC HEALTH CARE PROJECTS

PROJECT	RESPONSIBLE		ACTIONS	TIMESCALE	NOTES
	LEAD	PARTICIPANT			
Inverurie Health Hub	NHS		Planning Application (APP/2015/3163) approved June 2016. Construction Underway.	To be complete summer 2018.	
Banchory Medical Practice	NHS		A new joint health and social care facility is required. A preferred site has been identified in the LDP, still to be acquired.		The current health centre has temporary buildings with a 5 year planning consent; this is due to expire in August 2021.
Ellon Health Centre	NHS		A new Health Centre is required in Ellon. A site has been purchased and a business case being prepared.	5 - 10 years.	The current health centre has temporary buildings with a planning consent due to expire in December 2018. An extension to this permission will be sought.



BANFF & BUCHAN

ABERCHIRDER

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	All residential development must contribute towards additional capacity at Aberchirder Medical Practice.	
Waste Water (Aberchirder WWTW)	SW	A growth project is being progressed at Aberchirder WWTW. Sites OP1 and OP2 have been included.	Likely delivery is 2020-2022.
Water (Turriff WTW)	SW/D	Currently sufficient capacity. Local water mains reinforcement may be required.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Aberchirder OP1: West of Cranna View (Neil Murray Housebuilders Ltd)

Allocation: 45 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Transport	D	For OP1 site, access is from Old Road and emergency link to Cranna View.										
Site Delivery	D	Developer to provide information on deliverability and programming of site.										

Aberchirder OP2: Cornhill Road (Private Landowner)

Allocation: 65 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D	Preparation of Masterplan.										
Technical Assessments	D	WIA										
Transport	D	Consider access requirements through masterplan. A link should be provided through to Walker Court and main access should come off the 'B' class road (Cornhill Road).										
Site Delivery	D	Developer to provide information on deliverability and programming of site.										

Aberchirder BUS1: Aberchirder Industrial Estate (Private Landowner)

Allocation: 2.4ha employment land

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Partially Developed	O	Remaining land not currently being marketed.										

BANFF

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	All residential development must contribute towards a new health centre in Macduff.	
Transport	D	A link road will be required between A97 and A98 possibly through OP2 site.	
Waste Water (Moray/Banff/Macduff WWTW)	D	Sufficient capacity. Local network reinforcement may be required. Possible sewer network analysis. Foul only flows should be permitted to the existing sewers.	
Water (Turriff WTW)	SW/D	There is currently sufficient capacity at Turriff WTW. WIA may be required for OP1 site.	Undergoing growth with planned investment within 2015 – 2024 period.

SITE INFORMATION

Banff OP1: Goldenknowes (Aberdeenshire Council/ Springfield (Private Landowner)

Allocation: 400 homes, community facilities, leisure and retail units

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	✓	Masterplan Agreed by Banff & Buchan Area Committee January 2015.	✓									
Planning Application	✓	FPP (APP/2012/0565) approved for 121 residential units, September 2015.	✓									
	✓	POAN (ENQ/20171225) submitted June 2017.	✓									
	DM, D	FPP (APP/2017/3244) for erection of 94 dwellinghouses and associated infrastructure, approved subject to S75, pending.	▲	▲	▲	▲						
Marketing	O	Owners to market the remainder of the site.				▲	▲	▲	▲	▲		
Site Construction	D	Construction Start Date.					▲	▲				

Banff OP2: Colleonnard Road (Private Landowners)

Allocation: 295 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D	Preparation of overall Masterplan.										
Technical Assessments	D	To be prepared and input to masterplan.										
Water	D, SW	A 2" and a 6" cast iron water main traverses the OP2 site - Scottish Water should be contacted by the developer to ascertain whether a mains diversion is required.										
Planning Application	D	Landowners to provide information on programming of site.										

Banff OP3: A953 Quayside to Scotstown (Carraig Homes)												
Allocation: 29 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning application	✓	FPP (APP/2009/3876) approved in 2011 for 13 houses and 12 flats. APP/2015/3618, and APP/2015/3619 for amended house designs approved March 2016.	✓									
Site Construction	✓	Site under construction.	✓									

Banff OP4: North of Colleonard House (Private Landowner)												
Allocation: 5 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site marketing	O	Landowner to market site.										

CAIRNBULG / INVERALLOCHY

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	All residential development must contribute towards the extension of Saltoun Surgery or Finlayson Street Practice in Fraserburgh.	
Waste Water (Fraserburgh Phingask WWTW)	D	Sufficient capacity. Local sewer network reinforcement may be required.	
Water (Forehill WTW)	D	WIA required to look at strategic solution for settlement. Local water mains reinforcement may be required depending on outcome of Water Impact Assessment.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Cairnbulg / Inverallochy OP1: South of Allochy (Taylor Design Services)

Allocation: 85 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D/O	Preparation of overall Masterplan.	▲	▲	▲	▲	▲					
Technical Assessments	D	To be submitted with PA.										
	D	Flood Risk Assessment, Water Impact Assessment.										
Transport	D, R	Discussions to progress with Roads regarding access to OP2 site. 2 points of access will be required for this site.										
Planning Application	D, DM	Progress with PA. Pre-app discussions have been held.	▲	▲	▲	▲	▲					

Cairnbulg / Inverallochy OP2: Fraser Crescent South (Caledonia Homes)

Allocation: 10 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Construction	D	Construction is complete.		✓								

CORNHILL

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	All residential development must contribute towards an extension to Portsoy Medical Practice.	
Transport	R	No direct access to be taken from A95, potential access off the B9023.	
Waste Water (Cornhill WWTW)	D/SW	Sufficient capacity. Local sewer reinforcement may be required.	
Water (Turriff WTW)	D/SW	Sufficient capacity. A Water Impact Assessment will be required for the District Metered Area. Development will be served off trunk main so 24 hour water storage will be required at each property. Local water mains reinforcement may be required depending on outcome of WIA.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Cornhill OP1: Midtown (Private Landowner)												
Allocation: 25 homes and link road to site P3 from the B9023												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D	FPP (APP/2009/0900) granted for 8 houses in 2010. Second planning application to be submitted for remainder of allocation, likely to be beyond 2020.										▲
Technical Assessments	D	SEPA advise that flood risk assessment is required due to historical flooding records. Architects advise that infrastructure design could be completed during 2018.		▲	▲	▲	▲	▲	▲			
Site Construction	D	Landowner has advised that construction could begin in 2019 if demand allows.						▲	▲	▲	▲	▲

CRUDIE

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	All residential development must contribute towards a new health centre in Macduff.	
Waste Water (Sunnybank Cottages Septic Tank)	SW	Sufficient capacity.	
Water (Turriff WTW)	SW/D	Sufficient capacity. Development will be served off trunk main so 24 hour water storage will be required at each property.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Crudie OP1: Land at Hawthorn Croft (Caledonia Homes/ Private Landowner)

Allocation: 14 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Marketing	D/O	Caledonia Homes currently marketing the remaining 8 plots.	▲	▲	▲	▲	▲					
Roads	D, R	Direct access off the A98. Access should link through existing properties to the south.										

FORDYCE

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	All residential development must contribute towards an extension of Portsoy Medical Practice.	
Waste Water (Fordyce WWTW)	SW	Sufficient capacity for 5 units. Development will be fed directly off trunk main, therefore 24 hour storage required at each property.	
Water (Turriff WTW)	SW/D	Development will be served off trunk main so 24 hour water storage will be required at each property.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Fordyce OP1: West Church Street (Seafield Estates)

Allocation: 5 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Marketing	D	The site is currently being marketed.	▲	▲	▲	▲	▲	▲	▲			
Roads	D	Access to be taken off School Road.	▲	▲	▲	▲	▲	▲	▲			

FRASERBURGH

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Community facilities	LS	R4 Open space provision - Landscape Services to advise DM of any investment programme to deliver R1. All residential development may be required to contribute towards facilities that serve the community in Fraserburgh. These may be identified in the Community Plan or relevant Community Action Plan.	
Education	E, D	Primary Education: All residential development must contribute towards a new school with built in additional capacity.	
Health	NHS	All residential development must contribute towards the extension of Saltoun Surgery or Finlayson Street Practice.	
Transport	D	For OP2, OP3 and BUS2, as per masterplan. Access from OP3/ BUS3 onto Rosehearty Road (B9031) also required. Main access is to be taken off the A98.	
Waste Water (Fraserburgh Phingask WWTW)	D	Sufficient capacity. Drainage Impact Assessment Required. Local sewer network reinforcement may be required.	
Water (Turriff WTW)	D/SW	Sufficient capacity. WIA required. Local water mains reinforcement may be required.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Fraserburgh OP1: Kirkton Development (c/o Colaren Homes)

Allocation: 600 homes, 4ha employment land and sites for a new primary school, health centre and cemetery

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	✓	Masterplan approved by Banff and Buchan Area Committee November 2014.	✓									
Transport	D, TS	Timing for upgrades to be determined. Transport Assessment / Statement to be produced and discussed with Transport Scotland. Updated masterplan now proposes access from local road rather than arm on A90 roundabout.										
Planning Application	✓	Phase 1 FPP (APP/2016/0618) for 120 Dwellinghouses, Provision of Land for Future Affordable Housing, Associated Landscaping/ Infrastructure approved December 2016.	✓									
	D/ DM	Various applications for change of house type submitted.		▲	▲	▲						
Site Start	D	Construction commenced in 2017. 20-25units per annum build out rate.	✓									
Employment Land	D	Agree A90 roundabout access with Transport Scotland or alternative access from Boothby Road. Market employment land.										

Fraserburgh OP2: Land to the West of Boothby Road (Claymore Homes, Robertson Property, Aberdeenshire Council)													
Allocation: 590 homes and land for two full size grass pitches with changing facilities													
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019	Post
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Masterplan	✓	Masterplan approved by Banff and Buchan Area Committee August 2014.	✓										
Planning Application	✓	PPP (APP/2012/1714) Development of Sheltered Housing and Nursing Home (Variation of Condition 3 of APP/2008/2813) approved October 2012.	✓										
	✓	FPP (APP/2014/3296) for 52 houses on part of the site approved September 2015.	✓										
	✓	FPP (APP/2016/0799) for 31 Dwellinghouses with Associated Access Roads and Landscaping (Phase 2) approved November 2016.	✓										
	✓	FPP (APP/2016/3364) for 10 Dwellinghouses with Associated Access Roads, Infrastructure and Landscaping, approved March 2017.	✓										
	✓	FPP (APP/2017/1798) for Change of House Design to plot 108 of previously approved APP/2016/3364 approved September 2017.	✓										
	✓	FPP (APP/2017/2388) for Erection of 4 Terraced Dwellinghouses (plots 127-130), approved November 2017.	✓										
	✓	FPP (APP/2017/3040) for Erection of 4 Semi-Detached Dwellinghouses Plots 123-126, Greenbank Village, Merryhillock, Fraserburgh , approved January 2018.		✓									
	D, DM	Masterplan (ENQ/2018/0573) Alterations to masterplan, site OP 2 and R1. Submitted April 2018, pending.			▲	▲	▲						
	D, DM	FPP(APP/2018/1338) for Erection of Dwellinghouse (Plot 118) submitted June 2018, pending.			▲	▲	▲						
	D, DM	Various change of house type applications submitted/ approved.											
Site Construction	✓	Construction started.	✓										

Fraserburgh OP3: Phingask (Aberdeenshire Council)													
Allocation: 16.5ha employment land													
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019	Post
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Masterplan	✓	Masterplan agreed in line with Fraserburgh OP2 site, August 2014.	✓										

Fraserburgh CC1: South Harbour Road Commercial Centre													
Allocation: Bulky comparison outlets													
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019	Post
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Site Marketing	D	Existing retail park and warehouses. Part of site to be marketed by Aberdeenshire Council.				▲	▲						
Planning Application	D, DM	FPP (APP/2018/0687) for Erection of Office Building, submitted April 2018, pending.			▲	▲	▲						
	D, DM	FPP (APP/2018/0689) for Erection of Workshop, submitted March 2018, pending		▲	▲	▲							

Fraserburgh BUS1: Fairney Business Park (Aberdeenshire Council)												
Allocation: 16.5ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D	Existing industrial park - partially developed. Some land currently being marketed.	✓									

Fraserburgh BUS2: Youngs Seafood, Whitelink Seafood and Maxwell Place Industrial Estate												
Allocation: 23ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	✓	Developed site.	✓									

Fraserburgh BUS3: Land at Watermill Road (Robertson Property - part of site)												
Allocation: 10.5ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	✓	Masterplan agreed in line with Fraserburgh OP2 site, August 2014.	✓									

GARDENTOWN

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	All residential development must contribute towards a new health centre in Macduff.	
Waste Water (Gardenstown WWTW)	D	Limited capacity. Scottish Water will initiate a growth project, should demand exceed available capacity, once one development meets the 5 growth criteria. Strictly no surface water to sewer, due to risk of flooding in the village. Additional caution will now be required for the provision of SUDS due to the problems with landslips in Gardenstown recently.	Likely delivery 2021-2027.
Water (Turriff WTW)	SW	Sufficient capacity.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Gardenstown OP1: Troup View (Private Landowner c/o Mantell Ritchie)

Allocation: 25 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	O/D, DM	PPP (APP/2014/2686) for housing development, pending .	▲	▲	▲	▲	▲					
Marketing	O	Landowner to market site once planning application approved.						▲	▲	▲	▲	
Roads	D	Access to be taken off Braegowan Road/Morgan View.										

Gardenstown OP2: Bracoden Road (Mantell Ritchie)

Allocation: 11 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	PPP (APP/2009/2772) granted for 11 houses in 2006 and MSC in 2011. Application (APP/2012/1877) to vary Condition 3 was withdrawn. Consent deemed to have commenced however no houses developed as yet.	✓									
Site Construction	D	Developer has advised of their intention to start developing the site in 2019.								▲	▲	▲
Roads	D	Access to be taken off Bracoden Road.										

INVERBOYNDIE

SITE INFORMATION

RHMA

Inverboyndie BUS1: Inverboyndie Industrial Estate (Various landowners) Allocation: 7ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	✓	Existing industrial park - partially developed.	✓									
Planning Application	D, DM	Further applications to come forward as and when demand arises.										

MACDUFF

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	Development will need to contribute towards will a new health centre in Macduff.	
Waste Water (Moray/Banff/Macduff WWTW)	D	Sufficient capacity. Sewer network investigations required. Local network reinforcement may be required.	
Water (Turrieff WTW)	SW	Sufficient capacity.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Macduff OP1: Law of Doune (Private Landowners)

Allocation: 85 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	D	Geotechnical report and drainage impact assessment required.										
Transport	D	Access to site from Law of Doune road and possible 2nd access from Barnhill Road.										
Planning Application	D	Submit new planning application (previous consent has expired).										

Macduff BUS: Law of Doune (Private Landowner) & Tarlair Industrial Estate (Aberdeenshire Council)

Allocation: 30.5ha employment land

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D	Site part developed. Remainder of site is currently being marketed.				▲	▲	▲	▲			
Planning Application	D, DM	FPP (APP/2017/0012) for Council Depot and Welfare Facilities approved June 2017.	✓									
Site Construction	D	Ongoing.		▲	▲	▲	▲	▲	▲			

Macduff CC1: Corksie Drive (Private Landowner)

Allocation: 4ha for large format stores and land for a new health centre

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D	Site will be developed if required.										

MEMSIE

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education	E, D	Primary Education: Developers should seek to engage with the Council for proposals of 3 homes or more to establish capacity of Rathan Primary School.	
Health	NHS	All residential development must contribute towards the extension of Saltoun Surgery or Finlayson Street Practice.	
Waste Water (Memsie Cairn Stone Septic Tank)	SW, SEPA, D	All foul drainage must go to public sewers. Scottish Water will initiate a growth project at Memsie Cairn Stone ST, if demand exceeds available capacity, once one development meets the 5 growth criteria.	
Water (Turriff WTW)	SW	Sufficient capacity. Development will be fed directly off trunk main, therefore 24 hour storage required at each property.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Memsie OP1: Crossroads (c/o Burness Paull)

Allocation: 15 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D	Site is being marketed and a planning application will be progressed thereafter.	▲	▲	▲	▲	▲	▲				
Roads	D	Access to site OP2 required from B9032 as no direct access allowed onto A981.										

NEW ABERDOUR

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	All residential development must contribute towards the reconfiguration of the Central Buchan Practice in New Pitsligo.	
Waste Water (New Aberdour WWTW)	SW	There is limited capacity at New Aberdour WWTW. Scottish Water will initiate a growth project, should demand exceed available capacity, once one development meets the 5 growth criteria. Developers should engage with Scottish Water as early as possible.	
Water (Turriff WTW)	D/SW	Sufficient capacity. Local water mains reinforcement may be required depending on outcome of Flow & Pressure test or Water Impact Assessment.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

New Aberdour OP1: St Drostan's Lane (Private Landowners) Allocation: 48 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D	ENQ/2015/1544 submitted December 2015 for 15 units. Planning Application to be submitted.										
Transport	D	Pedestrian/cycle links to be provided to high street from site OP1 - D to consider as part of PA. Gordon Lane should be brought up to adoptable standards.										

NEW BYTH

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	All residential development must contribute towards the reconfiguration of the Central Buchan Practice in New Pitsligo.	
Waste Water (New Byth WWTW)	SW	There is limited capacity at New Byth WWTW. Scottish Water will initiate a growth project, should demand exceed available capacity, once one development meets the 5 growth criteria.	
Water (Turrieff WTW)	SW	Sufficient capacity.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

New Byth OP1: Bridge Street (Private Landowner)

Allocation: 6 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D	Submit Planning Application.								▲	▲	▲

New Byth OP2: Former New Byth Primary School (Private Landowner)

Allocation: 12 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Programming	D	Landowner to provide update on site delivery.				▲	▲	▲				
Roads	D	Private road will need to be upgraded to adoptable standards once development proceeds.										

PORTSOY

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	All residential development must contribute towards an extension of Portsoy health centre.	
Waste Water (Portsoy Screening Station)	D, SW	Currently sufficient capacity however, a growth project will be initiated, should demand exceed available capacity, once one development meets the 5 growth criteria. Local sewer reinforcement may be required depending on outcome of network analysis.	
Water (Turriff (WTW))	D	Sufficient capacity. Local water mains reinforcement may be required depending on outcome of Flow & Pressure test or Water Impact Assessment.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Portsoy OP1: Target Road (Seafield Estates) Allocation: 10 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Marketing	D	Market site for development.						▲	▲	▲	▲	
Planning application	D	Submit planning application.										▲

Portsoy OP2: Depot, Park Road (JG Ross Bakers Ltd) Allocation: 6 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Marketing	D	Market Site.					▲	▲	▲	▲		
Planning application	D	Submit planning application.										

Portsoy OP3: Durn Road (Seafield Estates) Allocation: 125 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Marketing	D	Landowner to market the site.						▲	▲	▲	▲	
Masterplan	D	Preparation of Masterplan.										▲
Technical Assessments	D	SEPA advise that flood risk assessment is required due to historical flooding records. SEPA advise of increased risk to flooding downstream and that there is a requirement for a buffer strip adjacent to the Soy Burn (minimum 6m wide). To improve flood resilience and provide amenity value, the developer should consider restoration of the Soy Burn. Funding for the restoration work may be available through SEPA's Water Environment Fund: https://www.sepa.org.uk/environment/water/water-environment-fund/ .										
Transport	D	For site OP3, access from Soy Avenue and Durn Avenue.										

Portsoy OP4: Soy Avenue (Seafield Estates) Allocation: 9 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Programming	O/D	Landowner to market site						▲	▲	▲	▲	
Technical Assessments	D	SEPA advise that a flood risk assessment is required due to historical flooding records. Due to an increased risk of flooding downstream SEPA have advised that there is a requirement for a buffer strip adjacent to the Soy Burn (minimum 6m wide). To improve flood resilience and provide amenity value, the developer should consider restoration of the Soy Burn. Funding for the restoration work may be available through SEPA's Water Environment Fund: https://www.sepa.org.uk/environment/water/water-environment-fund/ .										

Portsoy OP5: Former Campbell Hospital (Private Landowner) Allocation: Mixed use including housing/employment												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D, DM	FPP (APP/2017/0923) for 44 affordable units, approved at BBAC in November 2017 subject to a S75.	▲	▲	▲	▲						
Site Construction	D	Start site construction following planning approval.					▲	▲	▲			

RATHEN

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education	E, D	Developers should seek to engage with the Council for proposals of 3 homes or more to establish capacity of Rathen Primary School.	
Health	NHS	All residential development must contribute towards the extension of Saltoun Surgery or Finlayson Street Practice in Fraserburgh.	
Waste Water (no public WWTW)	D, SEPA	No public wastewater treatment available. SEPA would seek First Time Sewer Provision.	The developer of site OP1 has agreed to install a wastewater treatment plant which will be adopted by Scottish Water.
Water (Turriff WTW (& Partially Forehill WTW)	D	WIA required.	Undergoing growth for Turriff WTW with planned investment within 2015 – 2021 period.

SITE INFORMATION

Rathen OP1: Bridge of Rathen (Colaren Properties) Allocation: 10 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning application	✓	PPP (APP/2014/3903) application for 6 houses approved November 2015 . New FPP application (APP/2016/0603) for 10 houses approved May 2017.	✓									
Site Construction	D	Considering options to develop the site				▲	▲	▲	▲			

ROSEHEARTY

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	All residential development must contribute towards the extension of Saltoun Surgery or Finlayson Street Practice in Fraserburgh.	
Waste Water (Fraserburgh Phingask WWTW)	D	Sufficient Capacity.	
Water (Turriff WTW)	D/SW	Sufficient capacity. Local water mains reinforcement may be required depending on outcome of Flow & Pressure test or Water Impact Assessment.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Rosehearty OP1: South of Ritchie Road (c/o Knight Frank)

Allocation: 50 homes and 2ha employment land

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D	Preparation of overall Masterplan.										
Technical Assessments	D	To be completed. Flood risk to be addressed.										
Transport	D	For OP1 site, main access is from Pitsligo Road. 2nd access required connecting into Cairnhill Rd. Private track would need to be adoptable if it serves more than 5 properties.										
Planning Application	D	Submission of planning application. Landowner may proceed with development on a plot by plot basis.										

Rosehearty OP2: Murison Drive (Private Landowner)

Allocation: 10 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning application	O/ D	Planning application to be submitted.										
Transport	D	OP2 would be served off Murison Dr.										
Technical Assessments	D	FRA may be required.										

Rosehearty OP3: Cairnhill Croft (Private Landowner) Allocation: 40 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Waste Water	D	Sewer network reinforcement may be required.										
Transport	D	OP3 site is accessed from Hillview Crescent. Possible 2nd connection through Malcolm Forbes court.										

Rosehearty OP4: Cairnhill Road (Private landowners) Allocation: 10 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Transport	D	Private track needs to be to adoptable standards if it serves more than 5 properties.										
Site Marketing	O	Landowner currently marketing the site for development.										

SANDEND

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	All residential development must contribute towards an extension to Portsoy Medical Practice.	
Waste Water (Sandend ST)	SW	There is sufficient capacity for sites included in the LDP.	
Water (Turriff WTW)	D/SW	Local mains reinforcement may be required.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Sandend OP1: Rear of Seaview Road (AD Walker Ltd)

Allocation: 8 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning application	O/ D	Submit a planning application.							▲	▲	▲	

SANDHAVEN AND PITTULIE

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	All residential development must contribute towards the extension of Saltoun Surgery or Finlayson Street Practice in Fraserburgh.	
Transport	R	St Magnus Rd recently widened and gap site left for access to site.	
Waste Water (Fraserburgh Phingask WWTW)	D	Sufficient capacity. Local network reinforcement may be required.	
Water (Turriff WTW)	D	Local mains reinforcement may be required.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Sandhaven OP1: St Magnus Road (Private Landowner)

Allocation: 31 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	O	Ground assessments required.					▲	▲				
Site Delivery	O	Owner progressing with marketing.										

TYRIE

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	All residential development must contribute towards the extension of Saltoun Surgery or Finlayson Street Practice in Fraserburgh.	
Waste Water (Tyrie Bell Terrace ST)	SW	No capacity at Tyrie Bell Terrace ST. SW will initiate a growth project if required, once one development meets the 5 Growth Criteria.	
Water (Turriff WTW)	D, SW	Sufficient capacity. Investigations required as mains upgrade may be necessary.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Tyrie OP1: Kirk Park, Netherton (Boyndlie Estates) Allocation: 6 homes													
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				2019 Post	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Site Delivery	O	Landowner to provide update on deliverability and programming of site or marketing.											

WHITEHILLS

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education (Primary)	E	Developers should seek to engage with the Council for proposals of 3 homes or more to establish capacity of Whitehills Primary School.	
Health	NHS	All residential development must contribute towards a new health centre in Macduff.	
Waste Water (Moray/Banff/Macduff WWTW)	D	Sufficient capacity. Local/SW network reinforcement may be required.	
Water (Turriff WTW)	SW	Sufficient capacity.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Whitehills OP1: Knock Street (Seafeld Estates)												
Allocation: 30 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D	Continue to market the site.	▲	▲	▲	▲	▲	▲	▲	▲	▲	



BUCHAN

ARDALLIE

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education	E	Ardallie Primary School closed - pupils attending Arnage or Hatton PS.	
Health	NHS	Development in Ardallie will require to contribute towards the extension of Cruden Medical Group Facilities (Hatton Surgery and Cruden Bay Surgery).	
Waste Water	D, SW, SEPA	No public wastewater treatment available. SEPA are unlikely to consent any further applications for discharge to the Water of Cruden catchment. SEPA will require a single WWTP serving the remaining development.	
Water (Forehill WTW)	D	There is capacity at Forehill WTW. Water mains extension may be required.	

SITE INFORMATION

Ardallie OP1: Land at Nether Backhill (c/o Baxter Design Ltd)

Allocation: 10 homes and 0.3ha employment land (6 small units)

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	Site being developed on plot by plot basis. Five plots have planning consent. See online portal for further information on specific plots.	✓									
Transport	✓	Road works completed and adopted Q3 2017.	✓									

AUCHNAGATT

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	Development in Auchnagatt will require to contribute towards additional capacity at Mintlaw Surgery.	
Waste Water (Auchnagatt and Annochie Place septic tank)	SW	No available WWTW capacity. SW will initiate a growth project once development meets the 5 criteria. SEPA will require all developments to connect to the public sewerage system.	
Water (Turriff WTW)	D/ SW	Development will be supplied directly off trunk main, so 24 hour storage required at each property. Mains extension required. Check pressure to identify if Pressure Reducing Valve required.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Auchnagatt OP1: South of A948 (c/o Baxter Design Ltd) Allocation: 16 homes and 0.5ha employment land (8 small business units)												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	PPP (APP/2014/1726) for 16 dwellings and 8 small business units approved January 2016.	✓									
	D	Submission of MSC.				▲	▲	▲				
Marketing	D	Landowner marketing site.		▲	▲	▲						

Auchnagatt OP2: Land at Annochie Place (Aberdeenshire Council / Aberdeen Endowments Trust) Allocation: 31 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Marketing	D	Site to be marketed. Discussions between landowners ongoing.				▲	▲	▲				
Transport	D	OP2 access off B9030 and additional link past Post Office.										
Planning Application	D	Submit planning application.								▲	▲	▲

BODDAM

PETERHEAD TO HATTON SGA RHMA

INFRASTRUCTURE

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

SITE INFORMATION

Boddam OP1: Mains of Boddam Caravan Site (Private Landowner) Allocation: 5 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Marketing	O	The Landowner is marketing this site for development.										▲

Boddam OP2: East of Inchmore Gardens (William Lippe Architects Ltd) Allocation: 9 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	PPP (APP/2014/2593) for 9 dwellinghouses approved January 2016.	✓									
	D, DM	Submission of MSC application.						▲				

Boddam OP3: Land at Rocksley Drive (c/o Baxter Design Ltd) Allocation: 6 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	FPP (APP/2013/2360) for 11 homes approved January 2015 - revised housing layout.	✓									
Site Start	D	Site start made March 2017. First completions expected 2018.	✓									

CRIMOND

INFRASTRUCTURE

RHMA

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

SITE INFORMATION

Crimond OP1: South of the Corse (Firm of Norman Cowie / Macrae, Stephen & Co)												
Allocation: 25 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Marketing	D	Landowner to market the site.						▲	▲	▲	▲	
Technical Assessments	D	SEPA advise flood risk assessment may be required. SEPA may also require a buffer strip adjacent to the drain to the north of the site (minimum 6m wide).										

CRUDEN BAY

INFRASTRUCTURE

RHMA

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

SITE INFORMATION

Cruden Bay OP1: Land at Aulton Road (Claymore Homes) Allocation: 200 homes, 2ha employment land and community facilities												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	✓	Masterplan approved September 2016.	✓									
Transport	D, T	Discussion with Transportation to agree design solution and phasing for site OP1. New roundabout on the A975 is required.										
	D	Second access to come of Golf Road.										
Planning Application	D, DM	FPP (APP/2017/0050) for Erection of 150 Dwellinghouses, Provision of Land for Future Affordable Housing, Associated Landscaping and Infrastructure, delegated grant at committee in September 2017, pending conclusion of the s75.	▲	▲	▲	▲						
Site Construction	D	Start site construction 2019						▲	▲			

Cruden Bay OP2: South of Aulton Road (c/o Ronald Bentley) Allocation: 41 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	✓	Masterplan approved September 2016.	✓									
Transport	D, T	Discussion with Transportation to agree design solution for new roundabout on the A975 is required.										
Planning Application	D	Submit planning application.					▲	▲	▲			

Cruden Bay OP3: Brick and Tile Works (Aggregates Industries Ltd)												
Allocation: 220 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	FPP (APP/2011/0360) for 216 houses approved January 2015.	✓									
Transportation	D/T	Future development of the site would need to secure significant improvements to the local highway network, as identified following a DMPTAG assessment (2014). These works would include upgrading Auchiries Road, together with enhancement to the geometry and visibility at the junctions with the A90 and the A975, at either end of Auchiries Road.										
Marketing	D	Landowner to look at options for the site				▲	▲	▲	▲			

FETTERANGUS

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	Development must contribute towards additional capacity at Mintlaw Surgery.	
Waste Water (Fetterangus WWTW)	SW	Limited capacity at WWTW. SW will initiate a growth project if required, once development meets their 5 growth criteria.	Likely delivery is 2021-2027.
Water (Turriff WTW)	D	Local water mains reinforcement may be required depending on outcome of Flow & Pressure test or Water Impact Assessment.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Fetterangus OP1: Land North of Ferguson Street (Private Landowners) Allocation: 26 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site delivery	D	A planning application is expected for the eastern portion of the site soon (26 units).					▲					
Planning Application	D/ DM	PPP (APP/2010/0568) granted in 2011 for 10 houses. MSC applications: APP/2011/2071, APP/2011/0762, APP/2013/0201 approved. FPP for single house plots APP/2015/1952 (Plot 10), APP/2015/1766 (plot 9), approved. FPP for single house plots APP/2017/1903, APP/2017/1902, APP/2017/1900 pending.				▲	▲					
Site Construction	D	Western portion of the site is being brought forward on plot by plot basis. To date 4 plots have been developed. The 3 remaining plots will be constructed following planning approval.	▲	▲	▲	▲	▲					

Fetterangus OP2: Land Adjacent to Playing Fields (Private Landowner) Allocation: 27 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O	The site is currently being brought forward by the landowner.										
Technical Assessments	D	Flood Risk Assessment.										

HATTON

PETERHEAD TO HATTON SGA RHMA

INFRASTRUCTURE

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	Development in Hatton will require to contribute towards the extension of Cruden Medical Group Facilities (Hatton Surgery and Cruden Bay Surgery).	
Waste Water (Hatton of Cruden WWTW)	D	Sewer network subject to flooding, this would need investigation. Obligation on developer not to cause detriment. If site requires pumping the developer could consider taking flows straight to the WWTW.	
	SW	Currently insufficient capacity at WWTW. A growth project has been initiated.	Likely delivery is 2020-2022.
Water (Forehill WTW)	D	Local mains reinforcement may be required. Cowsrieve SR being upgraded. Developer should discuss their build out rate with SW.	
Roads	D	Connectivity between OP3 and OP5 will be required.	

SITE INFORMATION

Hatton OP1: Land of Northfield (Private Landowner) Allocation: 40 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	O/D	Landowner in discussions with a developer with a view to submitting planning soon.					▲	▲				

Hatton OP2: Land Adjacent to Park View (c/o Taylor Design Services) Allocation: 15 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Marketing	D/O	Site is currently being marketed.	▲	▲	▲	▲	▲					
Planning Application	D	Application to be re-submitted.										
Technical assessments	D	FRA was previously submitted and agreed, however as works are required to alter sewer line & backfill site to road level further agreement with SEPA is required due to raising land within the Water of Cruden flood plain.										

Hatton OP3: Off Station Road (Private Landowner) Allocation: 21 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	PPP (APP/2004/2977) granted 2009. MSC (APP/2015/1065) approved July 2016.	✓									
Site construction	✓	Construction underway and expected to last 4 - 6 years.	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲

Hatton OP4: East of A90 (A Wyness and Sons) Allocation: 0.8 ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D	Developer to advise on programme for delivery.			▲	▲	▲					

Hatton OP5: Land at Hatton Vale (Private Landowner) Allocation: 15 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D/O	Site delivery will progress following construction of OP3, estimated from 2018 onwards.						▲	▲	▲	▲	▲
Technical Assessments	D/O	A FRA will be required.										

LONGHAVEN

PETERHEAD TO HATTON SGA RHMA

INFRASTRUCTURE

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	Development in Longhaven will require to contribute towards the extension of Cruden Medical Group Facilities (Hatton Surgery and Cruden Bay Surgery).	
Transport	D, T, TS	Discuss with Transportation and Transport Scotland to agree solution.	
Waste Water	D, SW, SEPA	No public wastewater treatment available. SEPA would need to be consulted and full authorisation sought for relevant licensing of private treatment. If development over 25hu SEPA would want a WWTW. This would need to comply with Scottish Water's current standards in order to be adopted.	
Water (Forehill WTW)	D, SW	Local water mains reinforcement may be required depending on outcome of Water Impact Assessment for the District Metered Area. Settlement served by Cowsrieve Service Reservoir and Newhills Pumping Station, which have capacity issues. Cowsrieve SR being upgraded. Developer should discuss their build out rate with SW.	

SITE INFORMATION

Longhaven OP1: Land Adjacent to Longhaven School (c/o Tinto Architecture)
Allocation: 30 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Marketing	O/D	Landowner currently seeking a developer for the site.	▲	▲	▲	▲	▲	▲				
Planning Application	O/D	Submit planning application.										
Technical Assessments	O/D	SEPA have advised that a buffer strip is required adjacent to the drain to the west of the site (minimum 6m wide).										

LONGSIDE

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	Residential development will require to contribute towards additional capacity at Mintlaw Surgery.	
Waste Water (Longside WWTW)	D	Sewer network investigation may be required.	
	SW	A growth project has been triggered at Longside WWTW, which will take into account all known domestic development up to 2027.	
Water (Turrieff WTW)	D	A Water Impact Assessment will be required for OP1 site. Developer should discuss their build out rate with SW.	

SITE INFORMATION

Longside OP1: Land at Skinner Road (Private Landowner) Allocation: 73 homes, 1.7ha employment land and community facilities													
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019	Post
Masterplan	D	Masterplan required.											
Technical Assessments	D	A Water Impact Assessment will be required.											
Planning Application	✓	FPP (APP/2016/0950) for 3 Dwellinghouses approved June 2016 and built 2017.	✓										
	D	Submission of future planning applications.						▲	▲	▲	▲	▲	▲

Longside BUS1 (Private Landowner) Allocation: 1.5 ha													
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019	Post
Delivery	D	Landowner to provide an update on delivery.											

MAUD

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	Residential development will require to contribute towards additional capacity at Mintlaw	
Waste Water (Maud WWTW)	SW	There is capacity at Maud WWTW, however it is insufficient to treat all sites allocated for both Maud and New Deer. Scottish Water will initiate a growth project, should demand exceed available capacity, once one development meets the 5 growth criteria. Any local network upgrades required to support new development would be the responsibility of the developer.	
	D	Sewer network investigations may be required.	
Water (Turriff WTW)	D, SW	A joint Water Impact Assessment with site OP1 and OP2 (H1/ EH1) would be preferable. Developer should discuss their build out rate with SW. Any local network upgrades required to support new development would be the responsibility of the developer.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Maud OP1: Land at Castle Road (c/o Knight Frank)

Allocation: 75 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Marketing	D	Landowner currently marketing the site.				▲	▲	▲	▲			
Masterplan	D	Submission of overall Masterplan.										
Technical Assessments	D	TA, DIA, WIA, EA, FRA required. SEPA have advised that a buffer strip is required adjacent to the watercourse within the site (minimum 6m wide).										

Maud OP2: Land at Castle Road East (Aberdeenshire Council (Housing))

Allocation: 32 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	H	Joint masterplan with OP1 required.										
Planning Application	H, DM	Submit planning application.										▲

Maud OP3: Land at Bank Road East (Private Landowner)

Allocation: 10 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O/D	Landowner currently marketing site. Continue developing on a plot by plot basis.		▲	▲	▲	▲	▲	▲	▲	▲	▲

MINTLAW

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education	E	Primary Education: All residential development must contribute towards providing additional capacity at Pitfour Primary.	
Health	NHS	Residential development will require to contribute towards additional capacity at Mintlaw Surgery.	
Transport	D	Development will require alterations to the A-road network and local road widening. Improvements to the A952/A90 junction may be required, subject to a TA.	
Waste Water (Mintlaw WWTW)	D	Drainage Impact Assessment required.	
	SW	There is limited capacity at Mintlaw WWTW. SW has initiated a Growth Project and all domestic allocations in the current LDP will be included.	Likely delivery is 2021-2023.
Water (Turriff WTW)	D	Water network investigations required.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Mintlaw OP1: Land at Nether Aden (Bancon Developments Ltd)													
Allocation: 500 homes, business, community, services for the elderly, neighbourhood retail centre and 5ha employment land													
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Development Framework	✓	Development Framework agreed in 2012.	✓										
Masterplan	✓	Masterplan agreed at committee in September 2017.	✓										
Transport	D	OP1/ OP5 – Main access by new roundabout on A952, sites are to be integrated. Plus 2-3 new accesses on to Nether Arden Road.											
Planning Application	D/DM	PPP (APP/2017/2547) for 500 Dwellinghouses, Business, Community, Services for the Elderly, Retail and 5Ha of Employment Land received delegated grant at June 2018 committee subject to S75.	▲	▲	▲	▲							
Site Construction	D	It is anticipated that construction will start on site late 2018/early 2019 with units occupied before summer 2019.					▲	▲	▲	▲	▲	▲	

Mintlaw OP2: Land at Northwoods (Colaren Properties) Allocation: 600 homes and facilities for the elderly													
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019	Post
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Development Framework	✓	Agreement of Development Framework by Buchan Area Committee in 2012.	✓										
Masterplan	✓	Approval of masterplan in Oct 2012 and updated masterplan in Nov 2016.	✓										
Planning Application	✓	FPP (APP/2012/4136) for 86 houses approved December 2013.	✓										
	✓	FPP (APP/2016/1606) (Phase B) for 100 No. Dwellinghouses and Associated Infrastructure approved March 2018.		✓									
	D/DM	Multiple applications submitted for change in house type.											
	D/DM	FPP (APP/2018/1138) Non Compliance with Condition 21 (Bus Stop) of APP/2016/1606 submitted May 2018, pending.			▲	▲							
Roads	D/T	Site requires a roundabout at R2, street lighting along P7 boundary and improvements on the C513.											
Site Start	✓	Construction of Phase 1 complete. Construction of Phase 2 ongoing.	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	

Mintlaw OP3: Former Artlaw Crescent/Nether Aden Rd (c/o Baxter Design) Allocation: 20 homes													
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019	Post
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Site Marketing	D	Site currently being marketed.	▲	▲	▲	▲	▲						
Planning application	✓	PPP (APP/2014/2338) for 10 units approved December 2015.	✓										
	D	Submission of MSC application following sale of site.					▲						

Mintlaw OP4: South of Playing Fields (Castlehill Housing Association) Allocation: 34 homes													
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019	Post
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Planning Application	✓	PPP (APP/2016/3352) for Erection of 73 Dwellinghouses and Associated Infrastructure approved July 2018.				✓							
	D	A detailed planning application is expected towards the end of Summer 2018.				▲	▲						
Transport	D	OP4 – link road required as part of plans.											

Mintlaw OP5: South of Nether Aden Road (c/o Baxter Design) Allocation: 50 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D	Masterplan agreed at committee in September 2017.	✓									
Technical Assessments	D	FRA required. Drainage assessment complete 2018. SEPA have advised that a buffer strip is required adjacent to the watercourse within the site (minimum 9m wide).										
Transport	D	OP1/ OP5 – Main access by new roundabout on A952, sites are to be integrated. Plus 2-3 new accesses on to south bound road.										
Planning Application	DM	Submission of planning application anticipated towards the end of 2018.					▲	▲	▲			

Mintlaw BUS1: Newlands Road (Aberdeenshire Council, Claymore Homes) 2007-2023: 1 ha												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D, DM	FPP (APP/2016/0936) for erection of an office building approved September 2016. FPP (APP/2016/2734) for Erection of Office Building approved December 2016.	✓									

Mintlaw BUS2: Mintlaw Industrial Estate (Aberdeenshire Council) 2007-2023: 1 ha												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Proposals	✓	Site is fully developed. Mintlaw Depot Strategy is underway.	✓									

NEW DEER

INFRASTRUCTURE

RHMA

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

SITE INFORMATION

New Deer OP1: Land at Fordyce Road (c/o Baxter Design)

Allocation: 35 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	FPP application (APP/2016/1990) approved March 2017.	✓									
Transport	D	For OP1 site, access from Fordyce Road and emergency link through Main Street.										
Site Construction	D	Work on site expected towards the end of 2018.					▲					

New Deer OP2: Land at Auchreddie Road East (c/o Baxter Design Ltd)

Allocation: 7 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	PPP (APP/2011/2534) for 7 houses approved April 2013.	✓									
	✓	MSC for Plot 1 (APP/2015/1531) approved July 2015.	✓									
	D	MSC for remaining plots to come forward on a plot by plot basis.										
Site Construction	D	Build out expected late 2018.				▲	▲					

New Deer OP3: Land at Auchreddie Croft (Private Landowner)

Allocation: 40 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O	Owner looking at options to develop the site in the future										▲
Technical Assessments	D	Drainage Impact Assessment required.										

NEW PITSLIGO

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	Development in New Pitsligo will require to contribute towards the reconfiguration of the Central Buchan Practice in New Pitsligo.	
Waste Water (New Pitsligo WWTW)	SW	There is limited capacity at New Pitsligo WWTW. SW will initiate a Growth Project once one development meets the 5 Criteria.	
Water (Turrieff WTW)	D, SW	4" PVC water main crosses the middle of the OP1 site, from north to south. Scottish Water should be contacted to ascertain whether a mains diversion will be required.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

New Pitsligo OP1: Alexander Bell Place (Private Landowner)

Allocation: 12 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Programming	O	Landowner to provide information on programming of site.					▲	▲				

New Pitsligo OP2: Land at Denedoch (Private Landowner)

Allocation: 10 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Programming	O	Landowner to provide information on programming of site.					▲	▲				
Technical Assessments	D	Flood Risk Assessment required.										

New Pitsligo OP3: Land at Low Street South (Private Landowner)

Allocation: 10 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Programming	O	Landowner to provide information on programming of site.					▲	▲				

OLD DEER

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	Residential development will require to contribute towards additional capacity at Mintlaw	
Waste Water (Stuartfield WWTW)	D	Local network reinforcement may be required.	
	SW	There is currently limited capacity at Stuartfield WWTW. Both Old Deer and Stuartfield is treated by Stuartfield WWTW. A growth project will be raised by SW to allow all proposed development to be served once one developer meets 5 Growth Criteria.	
Water	D	Water network investigations and flow and pressure test required.	

SITE INFORMATION

Old Deer OP1: Land at Abbey Street (The Church of Scotland General Trustees)

Allocation: 10 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Programming	D	Site is currently in an agricultural lease until 2020, marketing to begin prior to the lease ending.						▲	▲	▲	▲	

Old Deer OP2: St Drostan's Eventide Home

Allocation: 17 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	FPP (APP/2011/2807) for 17 units approved January 2013.	✓									
	✓	FPP (APP/2016/0578) for change of plot layout and house type to Planning Reference APP/2011/2807, approved July 2016.	✓									
Site Construction	✓	Demolition complete, start to be made on new housing development.						▲	▲	▲	▲	▲

PETERHEAD

PETERHEAD TO HATTON SGA RHMA

INFRASTRUCTURE

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education (Primary)	E	Site for primary school to be reserved within masterplan for site OP1.	
Education (Secondary)	E	An options appraisal is underway to decide the site for the new Academy.	
Health	NHS	Development in Peterhead will require to contribute towards a new health centre in Peterhead.	
Waste Water (Peterhead WWTW)	D, SW	Sufficient capacity at Peterhead WWTW.	
Water (Forehill WTW)	D, SW	Cowsrieve SR being upgraded. Developer should discuss their build out rate with SW.	

SITE INFORMATION

Peterhead OP1: Inverugie Meadows (c/o Knight Frank)

Allocation: 1265 homes, community facilities and 4ha employment land

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Development Framework	✓	Development Framework agreed October 2013.	✓									
Masterplan	✓	Masterplan agreed October 2016.	✓									
Technical Assessments	D	Undertake EIA screening/scoping, TA, DIA, WIA, EA, FRA, LP, AP. Technical assessments underway. Ongoing discussion on transport. SEPA have advised that large buffer strips are required adjacent to the watercourses within the site due to potential impact on the Drinking Water Protected Area.	▲	▲	▲	▲						
Transport	D, T, TS	Upgrade of A90 junctions. Developers to consider & agree access requirements through masterplan(s). Transport Scotland will require to be consulted on any upgraded junctions on the trunk road network. At least two pedestrian crossings over or under the A90 required.										
	D	Internal Road Layout. Developers to consider street hierarchy and overbridge crossing of A90 at Formartine and Buchan Way (F&B Way) through individual masterplan(s). Transport Scotland should be consulted with at an early stage regarding the principle and standards (DMRB) required of structures crossing the trunk road.										
Planning Application	✓	Submission of POAN April 2016 (ENQ/2016/0866).	✓									
	D	Submission of planning applications.				▲	▲	▲	▲			

Peterhead OP2: Wester Clerkhill (Private Landowner / Claymore Homes/ Aberdeenshire Council)**Allocation: 250 homes**

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	✓	Masterplan agreed by Buchan Area Committee in February 2013.	✓									
Planning Application	✓	FPP (APP/2016/0720) for 222 Dwellinghouses With Associated Infrastructure approved January 2017.	✓									
	✓	FPP (APP/2016/1507) for Residential Development (30 Housing Units) and Associated Works submitted by Aberdeenshire Council approved September 2016.	✓									
	✓	Amended road layout (APP/2017/0608) application approved July 2017.	✓									
	DM, D	Various applications granted / pending for change of house types.		▲	▲	▲	▲					
	DM, D	FPP for 10 dwellinghouses (increase from 4 to 10 dwellinghouses from previously approved APP/2016/0720), pending June 2018.				▲	▲					
Site Construction	D	Construction underway				▲	▲	▲	▲	▲	▲	▲

Peterhead OP3: Land at West Road (Hermiston Securities)**Allocation: 225 homes**

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	PPP for 225 units approved March 2015 (APP/2009/2512).	✓									
	✓	MSC (APP/2015/0789) for Conditions 3 and 4 , 7, 12, 13 (Siting, Design, Layout, Sections, Levels, Access and Drainage), 5 (Development Phases), 14 (Landscaping), 16 (Energy) and 17 (Archaeological Works) of Planning Permission APP/2009/2512, approved August 2016.	✓									
Site Construction	✓	Site under construction.	✓									

Peterhead OP4: Land at Richmond Farm (ARD Properties Ltd)**Allocation: 130 homes**

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	PPP (APP/2008/0112) granted for 105 houses in February 2012 and FPP (APP/2012/3998) granted in January 2013. Various applications granted / pending for change of house types.	✓									
Site Start	✓	Site under construction.	✓									

Peterhead OP5: Wester Clerkhill (Claymore Homes)												
Allocation: 185 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	✓	Approval of Masterplan (in conjunction with site OP2).	✓									
Planning Application	✓	Phase 2 (APP/2014/2748) for 38 dwellings, approved March 2015.	✓									
	✓	FPP (APP/2016/0720) for 222 houses With Associated Infrastructure approved January 2017.	✓									
	✓	Change of house types (APP/2017/0399, APP/2017/0905) and amended road layout (APP/2017/0608) applications approved.	✓									
Site Start	✓	Site under construction.	✓									

Peterhead OP6: Land at Wellbank (Score Group plc)												
Allocation: 16ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D	Site partially developed. Further application(s) expected.						▲	▲	▲	▲	▲

Peterhead CC1: Upperton Industrial Estate (Hermiston Securities)												
Allocation: 9.5ha Commercial Centre												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	PPP (APP/2015/0739) for erection of retail shops, restaurants, hotel, petrol filling station, associated access, infrastructure and landscaping. Approved June 2016.	✓									
	✓	FPP (APP/2016/2867) for erection of restaurant and hotel lodge and associated infrastructure (amended design to previously approved APP/2016/1473) approved December 2016.	✓									
	D, DM	FPP (APP/2018/0042) for erection of petrol filling station, drive thru café/restaurant, associated landscaping and works, pending June 2018.			▲	▲						

Peterhead BUS3: Dales Industrial Estate (Aberdeenshire Council; Wellbank (Score Group plc); Energetica Industry Park (Scottish Enterprise)												
Allocation: 167ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Marketing	D	Aberdeenshire Council currently marketing parts of this site.				▲	▲	▲	▲			
Planning Application	✓	APP/2016/3171 Erection of Building, approved January 2017. APP/2016/2181 for Erection of 2 Industrial Buildings, approved September 2016. APP/2016/1241 Erection of Office Building and Extension of Yard, approved July 2016. APP/2015/3592 Alterations and Extension to Factory, approved January 2016. APP/2015/2802 Change of Use from Agricultural to Storage & Distribution (Class 6), approved November 2015.	✓									

RORA

INFRASTRUCTURE

RHMA

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

SITE INFORMATION

Rora OP1: Land at The Park (Private Landowner)

Allocation: 6 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	O, D	Planning consent expired. Submit new planning application.				▲	▲					
Site Construction	D	Commence construction.										▲

ST COMBS

INFRASTRUCTURE

RHMA

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

SITE INFORMATION

St Combs OP1: Land at Botany View (Private Landowner)
Allocation: 40 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Marketing	O	Site currently being marketed.				▲	▲	▲	▲			
Roads	D	Access to be taken from High Street.										

St Combs OP2: Land at Millburn Avenue (Various)
Allocation: 7 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	O	Site being developed on a plot by plot basis.		▲	▲	▲	▲	▲	▲	▲	▲	▲

ST FERGUS

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water (St Fergus Scotston WWTW)	D	Local sewer reinforcement may be required. Network analysis.	
Water (Forehill WTW)	D	Local water mains reinforcement may be required. Cowsrieve SR being upgraded. Developer should discuss their build out rate with SW.	

SITE INFORMATION

St Fergus OP1: South of Newton Road (Church of Scotland General Trustees and ARD Properties)												
Allocation: 55 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D	Planning application to be submitted.				▲	▲	▲				
Transport	D	Access to be taken from Kinloch Road to the south and a connection to Newton Road.										

STRICHEN

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	Development in Strichen will require to contribute towards the reconfiguration of the Central Buchan Practice in New Pitsligo.	
Waste Water (Strichen WWTW)	D, SW	Network investigations may be required. Limited capacity available at Strichen WWTW. SW will initiate a Growth Project once one development meets the 5 Criteria.	
Water (Turriff WTW)	D/SW	There is currently sufficient capacity at Turriff WTW.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Strichen OP1: Land at Burnshangie (Burnshangie Developments c/o Taylor Design Services)

Allocation: 28 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O/D	Landownership constraints require to be resolved.										

Strichen OP2: Hospital Brae (c/o Matthew Merchant)

Allocation: 22 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D	A masterplan has been prepared and a planning application is expected during summer 2018.				▲	▲					

Strichen OP3: West of Burnshangie House (Burnshangie Developments c/o Taylor Design Services)

Allocation: 18 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Marketing	D	Negotiations with a developer are underway.	▲	▲	▲	▲	▲					
Transport	D	Roads Construction Consent to be obtained for site OP3.										
Planning Application	D	PPP (APP/2009/2494) approved October 2013, now expired. Submit new application.					▲					

Strichen OP4: Land at Market Terrace (Alexander Duthie & Sons Ltd c/o Alasdair Ramsay)

Allocation: 8 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	FPP (APP/2014/3111) for 8 affordable homes approved January 2015.	✓									
Site Construction	✓	Construction complete.	✓									

STUARTFIELD

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education (Stuartfield Primary School)	E	Stuartfield Primary School is currently over capacity. An extension to the school is currently under construction.	
Health	NHS	Development will require to contribute towards additional capacity at Mintlaw Surgery.	
Transport	D	A new link road along the eastern side of the settlement will be required through site OP1, as illustrated indicatively on the proposals map which forms part of the Stuartfield settlement statement.	
Waste Water (Stuartfield WWTW)	SW	Limited capacity available at Stuartfield WWTW. A growth project has been initiated.	Likely delivery is 2020-2022.
Water (Turriff WTW)	D	A Water Impact Assessment will be required. New Deer Service Reservoir has below 18 hours storage capacity. Developer should discuss their build out rate with SW.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Stuartfield OP1: North of Knock Street (Colaren Properties)

Allocation: 75 homes, sport and recreation facilities

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	✓	Approval of overall Masterplan.	✓									
Planning Application	✓	FPP (APP/2013/3020) for Phase 1a (11 dwellinghouses) approved April 2014.	✓									
	✓	FPP (APP/2015/0769) for 19 dwellinghouses approved October 2015.	✓									
	✓	FPP (APP/2016/1466) for 9 dwellinghouses approved November 2016.	✓									
	D, DM	FPP (APP/2018/0951) for 4 dwellinghouses (change of house types and plot layouts to plots 67/68 and 69/70) of planning permissions APP/2015/0769 and APP/2016/1466 submitted May 2018, pending.			▲	▲	▲					
	✓	Several change of house type applications approved (APP/2016/0379, APP/2015/3332, APP/2017/0641 and APP/2017/2440).	✓									
Site Construction	✓	Construction on site has started.	✓									

Stuartfield OP2: North of Windhill Street (Private Landowner)

Allocation: 5 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Market site	O	Landowner to market site.				▲	▲	▲				



FORMARTINE

BALMEDIE

ELLON TO BLACKDOG SGA AHMA

INFRASTRUCTURE

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education (Primary)	E	Balmedie Primary School has a working capacity until 2020. School estate for this area is under review. All residential development must contribute to a new primary school in the catchment area.	Review ongoing
Health	NHS	Development will require to contribute towards a new health centre or extending existing practices.	
Housing	H, D	Consultation with Housing Service to discuss funding options.	
Transport	D, T, TS	New Grade Separated Junction to be delivered at Balmedie as part of Balmedie - Tippetty dualling. Access may be required onto this junction although SUDS are located in this position. Discussions to take place with operator who are responsible for the road for 30 years post construction. Any development in advance of junction upgrade to be discussed with Transport Scotland and operator, Aberdeen Roads Limited.	
Waste Water (Balmedie WWTW)	D, SW	Local sewer reinforcement may be required. There is insufficient capacity at Balmedie WWTW to treat all sites allocated at Balmedie, Belhelvie, Newburgh and Potterton. Scottish Water will initiate a growth project, should demand exceed available capacity, once one development meets the 5 growth criteria.	Likely delivery 2021-2027.
Water (Invercarnie / Mannofield/Turriff WTW)	D, SW	Local mains reinforcement may be required. There is currently sufficient capacity.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Balmedie OP1: Land at Balmedie South (ANM Group, Aberdeenshire Council) Allocation: 50 homes, 5ha employment land and 7ha strategic reserve												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	D	Undertake TA, DIA, EA, FRA.										
POAN	✓	POAN (ENQ/2017/1778) submitted October 2017.	✓									
Planning Application	D/DM	Submission of planning application.				▲	▲					

Balmedie OP2: Land south of Chapelwell (Castlehill Housing Association and Aberdeenshire Council)												
Allocation: 150 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D, DM	PPP (APP/2017/1045) for a residential development of 220 Units with Open Space and Associated Infrastructure, submitted April 2017, pending.				▲	▲					
	D, DM	POAN (ENQ/2018/0192) for Major Residential Development Comprising the First Phase of the Wider Proposal for 220 Dwellings, submitted February 2018.		✓								

Balmedie OP3: Menie (Trump International Golf Links Scotland)												
Allocation: Two 18-hole golf courses (a championship links course and a second course); a golf clubhouse, golf academy and ancillary buildings; a driving range and short game practice area; a resort hotel (450 rooms) with conference centre and spa; 36 'golf villas'; accommodation for 400 staff (all of the foregoing comprising 'phase 1'); 950 holiday apartments in four blocks; up to 500 houses and community facilities.												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	✓	Masterplan approved as part of APP/2010/0423.	✓									
Planning Application	✓	PPP (APP/2006/4605) for golf course and resort development approved December 2008. MSC (APP/2010/0423) for masterplan and golf course approved June 2010.	✓									
	✓	FPP (APP/2015/0873) extension to MacLeod House approved July 2016 and APP/2015/0876 (LBC) extension to McLeod House, approved November 2016.	✓									
	✓	FPP (APP/2015/0919) for 30 Room Staff Accommodation Unit approved June 2015.	✓									
	✓	POAN (ENQ/2015/0525) for 18 Hole Golf Course agreed April 2015.	✓									
	D, DM	FPP (APP/2015/2823) for construction of 18 hole golf course and ancillary facilities, submitted September 2015, pending.				▲	▲	▲	▲	▲		
	✓	POAN (ENQ/2015/0526) for Erection of 850 No. Residential Units, 1900 No. Leisure Accommodation Units with Ancillary Commercial Development submitted March 2015.	✓									
	✓	FPP (APP/2015/2864) for erection of clubhouse, approved October 2014.	✓									
SEPA	D	FRA required. Connection to the public sewer infrastructure required. Discussion should also take place with Scottish Water regarding the public water supply.	✓									
Transportation	✓	Transportation requirements for OP3 have been outlined within the conditions for the PPP application.										

BELHELVE

ELLON TO BLACKDOG SGA AHMA

INFRASTRUCTURE

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education	E	Balmedie Primary School has a working capacity until 2020. School estate for this area is under review. All residential development must contribute to a new primary school in the catchment area.	Review ongoing.
Health	NHS	Development will require to contribute towards a new health centre or extending existing practices.	
Waste Water (Balmedie WWTW)	SW	There is insufficient capacity at Balmedie WWTW to treat all sites allocated at Balmedie, Belhelvie, Newburgh and Potterton. Scottish Water will initiate a growth project, should demand exceed available capacity, once one development meets the 5 growth criteria.	
Water (Invercarnie, Mannofield and Turriff)	D, SW	There is currently sufficient capacity. Development will connect directly off trunk main. 24 hour storage will be required. Mains reinforcement may be required following a WIA for the District Metered Area.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Belhelvie OP1: East End of Park Terrace (c/o William Lippe)
Allocation: 10 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D	FPP (APP/2018/0760) for Erection of 14 Dwellinghouses, Formation of Access and Open Green Space submitted April 2018, pending.			▲	▲						
Site construction	D	Following planning approval and marketing.					▲	▲	▲	▲		
Roads	D	RCC would be required once planning permission was granted.										

BLACKDOG

ELLON TO BLACKDOG SGA AHMA

INFRASTRUCTURE

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education	E	Balmedie Primary School has a working capacity until 2020. School estate for this area is under review. All residential development must contribute to a new primary school in the catchment area.	Review ongoing
Health	NHS	Development will require to contribute towards a new health centre or extending existing practices.	
Waste Water (Strabathie WWTW)	SW, D	Limited capacity at Strabathie WWTW. SW will initiate a growth project when one development meets the 5 criteria. DIA required. The demand for water and wastewater capacity for the non-domestic element of this development will depend on the business use. Early engagement with Scottish Water is always encouraged.	Likely delivery 2021-2027.
Water (Invercarnie / Mannofield/Turriff WTW)	D, SW	There is currently sufficient capacity. Local mains reinforcement may be required depending on the outcome of a WIA.	Undergoing growth with planned investment within 2015 – 2021 period.
Transportation	D	PPP application outlines transportation requirements and thresholds have been set with regards to access points and maintenance works.	

SITE INFORMATION

Blackdog OP1: Land at Blackdog (c/o Knight Frank)

Allocation: 600 homes, 4ha employment land and 7ha strategic reserve

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	✓	Approval of masterplan by Formartine Area Committee February 2013.	✓									
Planning Applications	✓	PPP (APP/2014/0102) for 48 dwellings approved October 2014.	✓									
	✓	FPP (APP/2015/1359) for 48 Dwellinghouses and Associated Roads and Drainage Infrastructure approved April 2016.	✓									
	✓	FPP (APP/2015/2558) for SUDS and Drainage Infrastructure approved September 2015.	✓									
	✓	PPP (APP/2016/0766) for Mixed Use Development Comprising Town Centre Including Regional Food Hall, Retail, Leisure and Class 3 Uses; Business and, Industrial uses (Classes 4, 5 and 6); Alterations to Access from A90 Roundabout, Local Access, Landscaping, Car Parking, Cycle and, Pedestrian Facilities and Low Carbon Infrastructure, approved December 2017.	✓									
	D, DM	PPP (APP/2016/0767) for 550 Dwellinghouses, Education and Community Use and Associated Infrastructure Including Access, Landscaping, Car Parking, Cycle and Pedestrian Facilities and Low Carbon submitted March 2016, pending.				▲	▲					
	✓	FPP (APP/2016/0813) for Alterations and Extension to Approved AWPR/A90 Blackdog Junction to Form Dual Carriageway, Roundabout, Single Controlled Junction and Access Connections, approved November 2017.	✓									
	✓	FPP (APP/2016/2556) for 5 houses (Change of House Type and Amendments to Road and Drainage Layout from APP/2015/1359) submitted September 2016, approved December 2016.	✓									
	✓	FPP (APP/2017/0186) for Erection of 19 Dwellinghouses including Associated Roads and Drainage Infrastructure (Change of House Types and Amendments to Road and Drainage Layout from Previously Approved APP/2015/1359), approved March 2017.	✓									
	✓	FPP (APP/2017/1662) for Erection of 4 Dwellinghouses (Change of House Types for Plots 34, 35, 38 & 39 of Previously Approved APP/2017/0186), approved November 2017.	✓									
Construction	D	Construction of initial 48 units is underway.	✓									

CUMINESTOWN

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health		Development in Cuminestown will require to contribute towards an extension of Turriff Medical Practice.	
Waste Water (Cuminestown WWTW)	D	Sewer network investigations may be required.	
	SW	Limited capacity at Cuminestown WWTW. SW will initiate a growth project when one development meets 5 criteria.	
Water (Turriff WTW)	SW	There is currently sufficient capacity.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Cuminestown OP1: Chapel Brae West (Private Landowner)

Allocation: 50 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Marketing	D/O	Landowner marketing site.	▲	▲	▲	▲	▲					
Planning Application	✓	MSC (APP/2015/1953) approved October 2015 relating to Condition 2 of PPP (APP/2010/2472 for 5 houses) (siting, design, site levels, means of access, drainage and external appearance and landscaping).	✓									
	✓	MSC (APP/2015/3061) relating to Condition 3 (Landscaping) approved November 2015.	✓									
Transportation	D	Access to the site shall be taken from Chapel Brae. No access shall be taken off Kirk Brae onto High Street.										

Cuminestown BUS: Industrial Estate

Allocation: 2.4ha employment land

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	FPP (APP/2017/1014) for Erection of General Storage Building, approved June 2017.	✓									
Site Construction	D	Currently ongoing		▲	▲							
Existing industrial estate	D	Partially developed.	✓									

DAVIOT

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	All residential development must contribute towards additional capacity in Inverurie.	
Waste Water (Daviot WWTW)	SW	There is sufficient capacity at Daviot WWTW to serve the sites allocated in the LDP.	
Water (Invercarnie, Mannofield and Turriff WTW)	D, SW	There is currently sufficient capacity. Development will connect directly off trunk main. 24 hour storage will be required. Mains reinforcement may be required.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Daviot OP1: Land to south east (c/o William Lippe Architects)

Allocation: 8 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	FPP (APP/2013/3783) for 8 dwellings approved February 2015.	✓									
	✓	FPP (APP/2016/314) for change of house types approved March 2017.	✓									
Site Construction	✓	Construction has started on site and will continue following change of house type application.	✓									

INFRASTRUCTURE

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education	E, D	Initial phases of development can be accommodated in current primary schools. Education to monitor.	
Health	NHS	Development in Ellon will require to contribute towards a new health centre at Ellon.	
Transport	D, T, TS	Possible improvements to Hospital Rd / Station Rd junction, A90/A920 (southern A90) roundabout, A90/B005 (Northern A90) roundabout. Contributions will be required towards local improvements to the A90/A948 roundabout. Either a vehicular crossing over the River Ythan or an additional east-west link road will be required.	
Waste Water (Ellon WWTW)	SW	Scottish Water has initiated a growth project at Ellon WWTW. FPP (APP/2018/0739) for upgrading of Ellon Wastewater Treatment Works approved May 2018. Developers are encouraged to engage with Scottish Water as early as possible to discuss the needs of their development.	Likely delivery 2020-2022.
	D, SW, SEPA	A Drainage Impact Assessment required to determine infrastructure required to support OP1 development. Any temporary treatment will require approval from SEPA.	
	D, SW, SEPA	Network investigations may be required as the demands of non-domestic developments will depend on the business use. Early engagement with Scottish Water is encouraged.	
Water (Invercarnie / Mannofield/Turriff WTW)	D, SW, SEPA	There is currently sufficient capacity. A Water Impact Assessment will be required to determine infrastructure required to support OP1 development.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Ellon OP1: Cromleybank (Scotia Homes North Ltd)											
Allocation: 980 homes, a new primary school and associated facilities, and 2ha employment land											
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019			
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Development Framework	✓	Development Framework agreed by Formartine Area Committee March 2015.	✓								
Masterplan	D	Submission of Masterplan expected alongside planning application.						▲			
Technical Assessments	D	Assessments underway/complete, including FRA. Draft TA submitted - ongoing dialogue with D, T, R and TS. SEPA have advised that a buffer strip is required adjacent to watercourses within the site.	▲	▲	▲	▲	▲				
Planning Application	✓	POAN (ENQ/2014/2536) submitted October 2014.	✓								
	✓	POAN (ENQ/2017/0872) submitted and agreed May 2017.	✓								
	D	Planning application expected in Jan 2019.						▲	▲		

Ellon OP2: Former Academy and Academy Annex Site (Aberdeenshire Council)												
Allocation: Provisionally mixed use options are being explored including housing, affordable housing, community uses, and office space.												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site works	✓	Site demolition commenced August 2016.	✓									
Planning application	D/O	Options currently being considered and planning application expected 2019.						▲	▲	▲	▲	
Transportation	D/O	RCC or section 56 will be required after gaining planning permission.										

Ellon OP3: Hillhead Drive (Raemoir Homes c/o Kevin O'Brien Architects)												
Allocation: 5 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning application	✓	FPP (APP/2014/2761) for 5 houses refused November 2014. Appeal to DPEA (PPA-110-2249) successful - planning consent granted October 2015.	✓									
	D/ DM	FPP (APP/2017/3236) for Sub-Division of Plots 3 & 4 for Erection of 3 Dwellinghouses to Previously approved APP/2014/2761, approved March 2018.		✓								
Site Construction	✓	Site currently under construction.	✓									

Ellon OP4: Balmacassie (c/o Knight Frank)												
Allocation: 9ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	✓	Technical assessments undertaken.	✓									
Planning Application	D, DM	Planning application (APP/2013/0816) approved April 2016. PPP (APP/2015/3235) for Creation of New Business Park including Class 4 (Office), 5 (General Industrial), 6 (Storage & Distribution) and Ancillary Uses such as Class 7 (Hotel) approved April 2017. Awaiting conclusion of s75, expected by the end of 2018.	▲	▲	▲	▲	▲					
Construction	D	To follow planning approval.					▲					

Ellon CC1: Waterton (Balmacassie) (Stewart Milne)												
Allocation: 10,000 m2 for retail and leisure uses												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D	New allocation - application anticipated late 2018/early 2019.					▲	▲				
Roads	D, R	Access via A90. Link to P&R required.										

Ellon BUS: Ellon Commercial Park (M Bruce & Partners)												
Allocation: 39ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning application	✓	FPP(APP/2017/1777) for Formation of a Recycling/Waste Centre including Erection of Shed and Associated Welfare Facilities, approved October 2017.	✓									
	D,DM	APP/2018/1035 for non compliance of condition 6 of APP/2017/1777 for waste recycling/waste submitted June 2018, pending.				▲	▲					
Site Delivery	D	Agent to identify proposals for remaining space. Remainder of the of site being marketed.		▲	▲	▲	▲	▲				

FOVERAN

ELLON TO BLACKDOG SGA AHMA

INFRASTRUCTURE

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education	E	Foveran Primary School forecast to go over capacity. Education to consider options.	Review ongoing
Health	NHS	Development in Foveran will require to contribute towards a new health centre at Ellon.	
Transport	D, T	No new accesses onto former A90 until Balmedie - Tippetty is in place and road is de-trunked. Construction access arrangements in place.	De-trunk expected April 2019
Waste Water (Blairythan Septic Tank)	D, SW	Local sewer reinforcement may be required.	
	SW	A growth project has been initiated at Blairythan Terrace Septic Tank. All domestic allocations in the current LDP will be included.	Likely delivery 2020-2022.
Water (Invercarnie / Mannofield/Turriff WTW)	D, SW	Local mains reinforcement may be required. A 12" trunk main runs through part of the OP1 site. Scottish Water should be contacted by the developer to ascertain whether this will impact on the layout of their site. A major wayleave may be required at either side of the main.	
	SW	There is currently sufficient capacity. The demand for water and wastewater capacity for the non-domestic element of the developments will depend on the business use. Early engagement with SW is always encouraged.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Foveran OP1: South of Westfield Farm (Scotia Homes) Allocation: 100 homes, 2ha employment land and 3ha strategic reserve												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	✓	Masterplan agreed by Formartine Area Committee on September 2013.	✓									
Planning Application	✓	Planning application for 50 dwellings (APP/2014/3845) approved October 2015.	✓									
	✓	FPP (APP/2015/3157) for Non Compliance with Condition 13 (Occupation) approved December 2015.	✓									
Site Construction	✓	Construction has commenced on site and is estimated to continue until 2019.		▲	▲	▲	▲	▲	▲	▲	▲	
Transportation	D, TS	Cutercullen Road requires to be widened across the frontage of the OP1 site. The site has consent for 50 houses any expansion to this would require the construction of a right turn lane on the A90, this should be discussed with Transport Scotland.										

Foveran OP2: West of McBey Way (c/o Halliday Fraser Munro)												
Allocation: 75 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	✓	Masterplan agreed by Formartine Area Committee on September 2013.	✓									
Planning Application	D	Submission of planning application is expected late 2018.				▲	▲					
Technical Assessments	D	A buffer strip adjacent to the Foveran Burn should be provided.										
Transportation	D	Road to the south requires to be widened across the frontage of the site and 2 points of access will be required.										

Foveran OP3: South of Turin Way (Blairythian Partnership)												
Allocation: 1.5ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O/D	Options for delivering the site currently being appraised.										▲
Transportation	O/D	No new access until A90 is de-trunked. No access should be taken from Blairythian Terrace.										▲

GARMOND

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health		Development in Garmond will require to contribute towards an extension of Turriff Medical Practice.	
Waste Water	D, SW, SEPA	No public wastewater treatment available. SEPA would need to be consulted and full authorisation sought for relevant licensing of private treatment, although SEPA's preferred solution is for a single WWTP serving all properties.	
Water (Turriff WTW)	SW	There is currently sufficient capacity.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Garmond OP1: Garmond North (Private Landowner)

Allocation: 10 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D/O	Landowner considering options for the site, but intends to submit a planning application late 2018 early 2019.					▲	▲				

METHLICK

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	Development will require to contribute towards additional capacity at Haddo Medical Group.	
Waste Water (Methlick WWTW)	SW	Insufficient capacity at Methlick WWTW. SW will initiate a growth project once development meets 5 criteria.	Likely delivery 2021-2027.
Water (Turriff WTW)	D, SW	There is currently sufficient capacity. Local mains reinforcement may be required.	Undergoing growth with planned investment within 2015 – 2021 period.
Transportation	D	Manse Road requires to be widened and a passing place formed along the frontage of the site. Depending on numbers of residential units, an emergency access may be required.	

SITE INFORMATION

Methlick OP1: Cottonhillock (Haddo Estate)

Allocation: 20 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Roads	D	Manse Road will need widening.										▲
Technical Assessments	D	DIA, WIA, landscape plan, consultation statement to be completed.										▲
Planning Application	D	Submission of application expected by 2021.										▲

Methlick OP2: West of Black Craigs (c/o Willie Lippe)

Allocation: 5 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	PPP (APP/2014/0219) for 5 houses was approved in June 2015.	✓									
	D, DM	PPP (APP/2018/0950) for Non Compliance with Condition 2 (Time) of PPP APP/2014/0219 submitted April 2018, pending.			▲	▲	▲					
	✓	FPP (APP/2016/1334) for dwellinghouse, Detached Garage and Access Track, approved January 2017.	✓									

NEWBURGH

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	Development will require to contribute towards a new health centre at Ellon.	
Waste Water (Balmedie WWTW)	D, SW	There is insufficient capacity at Balmedie WWTW to treat all sites allocated at Balmedie, Belhelvie, Newburgh and Potterton. Scottish Water will initiate a growth project, should demand exceed available capacity, once one development meets the 5 growth criteria. Early engagement with Scottish Water is always encouraged. Local sewer reinforcement may be required.	
Water (Invercannie, Mannofield and Turriff)	D, SW	There is currently sufficient capacity. Local water mains reinforcement may be required. No issues regarding reservoir capacity.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Newburgh OP1: West of Airyhall View

Allocation: 0.8ha Employment land & associated community facilities

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O/D	Options for the site and marketing ongoing.										▲

Newburgh OP2: Knockhall Road (Scotia Homes)

Allocation: 60 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	✓	Masterplan agreed at Committee in March 2014.	✓									
Planning Application	✓	FPP (APP/2014/1408) refused September 2014. Appeal submitted to DPEA (PPA-110-2252). Appeal sustained April 2015. Decision issued October 2015.	✓									
	✓	FPP (APP/2017/1236) for the change of house type for 16 dwellinghouses, including 9 affordable housing units, approved September 2017.	✓									
Site construction	D	Commence site construction end of 2018 with build out expected up to 2020.				▲	▲	▲	▲	▲	▲	▲

Newburgh BUS1: Newburgh Industrial Units

Allocation: 2.8ha employment land

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D	Part of the site is developed.	✓									

OLDMELDRUM

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education (secondary)	E, D	All residential development must contribute towards additional capacity at Meldrum Academy.	
Health	NHS	Development at Oldmeldrum will require to contribute towards a reconfiguration of Oldmeldrum medical practice to allow for additional capacity.	
Transport	T/D	Masterplan process to identify solution for local road network in discussion with Roads Development.	
Waste water (Oldmeldrum WWTW)	D, SW	Local sewer reinforcement may be required. Foul and Surface Water pipes are within the boundary of the OP3 site. Scottish Water should be contacted by the developer to ascertain whether diversions are required.	
	SW	Insufficient capacity at Oldmeldrum WWTW. Local mains upgrades may be required. Project to be initiated to understand the available capacity.	Likely delivery 2022-2023.
Water (Invercannie / Mannofield/Turriff WTW)	D, SW	There is currently sufficient capacity. Local water mains reinforcement may be required depending on outcome of a WIA. No issues regarding reservoir capacity.	Undergoing growth with planned investment within 2015 – 2021 period. Modelling to be undertaken by SW in Q4 2018/ Q1 2019.

SITE INFORMATION

Oldmeldrum OP1: Land north of Distillery Road (Claymore Homes) Allocation: 50 homes and community facilities												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	✓	Masterplan agreed March 2016.	✓									
Planning Application	D, DM	New planning application anticipated 2018.				▲	▲					
Transportation	D	2 vehicular access required. Potentially a boulevard type access, double width road.										
Site Construction	D	Estimated to commence in 2019.						▲	▲	▲	▲	▲

Oldmeldrum OP2: West of Coutens Park (Willie Lippe) Allocation: 50 homes and 4.2ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D	A revised bid has been submitted for 85 houses and depending on the outcome of the bid assessment process, the site will be progressed as such.			▲	▲	▲					
Technical Assessments	D	Assessments to be undertaken - TA, DIA and FRA.										

Oldmeldrum OP3: Land south of Millburn Road (Aberdeenshire Council) Allocation: 40 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	FPP (APP/2016/2444) for Erection of 26 No. Dwellinghouses approved February 2017. FPP (APP/2017/0559) for Change of House Types to 4 Plots (Plots 14, 15, 16 & 17) approved May 2017. FPP for 26 Dwellinghouses Without Compliance with Condition 10 (Waste Water) of APP/2017/1716 approved October 2017.	✓									
Site Construction	✓	Site under construction, anticipated completion of development in 2018.					▲					

Oldmeldrum OP4: Land at Chapelpark (William Lippe Architects Ltd) Allocation: 35 homes and transport interchange												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	PPP (APP/2016/0898) for residential development of 35 units, transport interchange and road widening approved April 2017.	✓									
	D/ DM	MSC application(s) to be submitted. Expected by end 2018.					▲					
Technical Assessments	D	SEPA would need to be consulted and full authorisation sought for relevant licensing of temporary private treatment, however local conditions may not be favourable for this.										
Transportation	D	Additional and/or improved pedestrian crossing facilities on the A947 and public transport hub may be required.										

Oldmeldrum BUS: Colpy Road Industrial Estate, Oldmeldrum Business Park, North Meadows Industrial Estate, Barra Industrial Estate 2007-2023: 28 ha												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D	Majority of the site is existing business park. Some sites still to come forward.										
Planning Application	✓	FPP (APP/2016/1426) for retail development approved September 2016.	✓									
	✓	FPP (APP/2017/1770) for Retail Development Without Compliance with Condition 7 (Class 1 Retail) of Planning Permission Reference APP/2016/1426 approved October 2017.	✓									

PITMEDDEN AND MILLDALE

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	Development will require to contribute towards additional capacity at Haddo Medical Group.	
Waste Water (Pitmedden WWTW)	SW	There is insufficient capacity to serve all allocated sites. Scottish Water will initiate a growth project, should demand exceed available capacity, once one development meets the 5 growth criteria.	
Water (Turriff WTW)	D, SW	There is currently sufficient capacity. A WIA will be required. Raitshill Pitmedden Service Reservoir has below 18 hours storage capacity.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Pitmedden OP1: Adjacent to the Medical Centre (Claymore Homes) Allocation: 14 homes and community facilities												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning application	✓	APP/2016/0609 for 14 houses approved February 2017.	✓									
	✓	APP/2017/0537 - Change of house type approved September 2017.	✓									
	D, DM	FPP (APP/2018/1155) for Sub Division of Plot 7 for Erection of 2 Dwellinghouses submitted May 2018, pending.			▲	▲	▲					
	D, DM	FPP (APP/2018/1207) for change of house type submitted June 2018, pending.			▲	▲	▲					
Site Construction	D	Expected to be complete mid 2019.				▲	▲	▲	▲			

Pitmedden OP2: Land at Bonnyton Farm (Kirkwood Homes c/o Ryden) Allocation: 64 homes and public open space												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	POAN (ENQ/2017/2042) for Residential Development and Associated Works agreed June 2018.			✓							
	D, DM	Submit planning application, expected late 2018.					▲	▲				
Technical Assessments	D	A large buffer strip adjacent to the Bronie Burn (minimum 8m wide) will be required and a flood risk assessment may be required.										
Transportation	D	2 points of vehicular access required for the site. Forming an access point to the north of site (Bonnyton Road) is not acceptable. Other options to be considered. Possible 20mph restriction at School, depending on access points.										
Site Construction	D	Construction anticipated in early 2019.							▲			

Pitmedden BUS1 (Norse Ltd) Allocation: 1.8ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning application	✓	FPP (APP/2015/0049) for Workshop with Yard and Fencing approved July 2015.	✓									
Site Delivery	D	Marketing the site and looking for a tenant for approved Workshop and yard. Looking at options to deliver the remainder of the site.				▲	▲					

Pitmedden BUS2: Cloisterseat (Norman P Lawie) Allocation: 1.5ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O, D	Owner currently looking at options to develop the site				▲	▲					

RASHIERIEVE FOVERAN

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Transportation	D, T	No new accesses onto former A90 until Balmedie - Tippetty is in place and road is de-trunked. Construction access arrangements in place.	De-trunk expected April 2019
Waste Water	SW	There is no public wastewater treatment in Rashierieve Foveran. It is expected that development sites will connect to the public sewerage system at Foveran when the upgrade work is completed.	

SITE INFORMATION

Rashierieve OP1: Land west of Rashierieve Cottages (Private Landowners)

Allocation: 2ha employment land

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	O/D	Submission of planning application.										▲

ROTHIENORMAN

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water (Rothienorman WWTW)	SW	There is available capacity at Rothienorman WWTW. A growth project was delivered in 2013. Further growth may be required in the future.	Likely delivery 2021-2027.

SITE INFORMATION

Rothienorman BUS: South of Kinbroom House Allocation: 1.5ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D/O	Developer or landowner to provide update on the progress at this site.										

ST KATHERINES

INFRASTRUCTURE

RHMA

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

SITE INFORMATION

St Katherines OP1: Cromlet Park West (c/o Baxter Design)

Allocation: 5 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Roads	D, R	New access onto A947 will require speed reduction measures. U53S road to be widened, footway and speed limit to be extended across frontage of site.										
Planning application	✓	PPP (APP/2013/2501) for 15 houses approved May 2015, lapsed May 2018.										
	D	Submission of new planning application.						▲	▲	▲		
Site Construction	D	Start site construction.										

TARVES

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	Development will require to contribute towards additional capacity at Haddo Medical Group.	
Transport	T/D	Solutions for local road network have been agreed through the Masterplan for OP1.	
Waste Water (Tarves WWTW)	SW/D	There is limited capacity at Tarves WWTW and not enough to meet all demand from the sites in the LDP. A growth project will be promoted, if required, once one development meets the 5 Growth Criteria. Local wastewater mains reinforcement may be required.	Likely delivery 2021-2027.
Water (Turriff WTW)	D, SW	There is currently sufficient capacity. The demand for water and wastewater capacity for the non-domestic element of any development will depend on the business use. Early engagement with Scottish Water is always encouraged. Local mains reinforcement may be required depending on the outcome of a WIA.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Tarves OP1: Duthie Road (Scotia Homes)

Allocation: 100 homes, community facilities and 3ha employment land

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	✓	Masterplan agreed at FAC in February 2016.	✓									
Planning Application	✓	POAN (ENQ/2017/1984) for residential development incorporating mixed use, associated infrastructure and open space, agreed December 2017.	✓									
	D, DM	FPP (APP/2018/1262) for Erection of 113 Dwellinghouses, Formation of Public Open Space and Associated Infrastructure submitted June 2018, pending.				▲	▲	▲	▲			
Technical Assessments	D	DIA, TA, consultation statement and landscape plan submitted with planning application.				✓						
Site Delivery	O	Landowner looking at options to deliver the employment land.										▲

Tarves OP2: Braiklay Park (Private Landowner)

Allocation: 10 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D	Site is being marketed for development by landowner.	▲									

Tarves OP3: Land at Braiklay Croft (Tarves Estate) Allocation: 1.3ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	FPP (APP/2015/1685) for 16 Detached houses and 3 Terraced houses, Car Parking and Amenity Areas approved September 2016.	✓									
Site Construction	D	Start construction works. Building warrant approved in November 2016.										▲

TURRIF

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education	✓	All residential development must contribute towards primary provision at Markethill Primary School.	
Health	NHS	Development in Turriff will require to contribute towards an extension to Turriff Medical Practice.	
Transport	T/D	Solutions for local road network have been agreed through the Masterplan process for OP1.	
Waste Water (Turriff WWTW)	SW	There is currently insufficient capacity available at Turriff WWTW to meet the demands of all development allocated in the LDP. Scottish Water will initiate a growth project, should demand exceed available capacity, once one development meets the 5 growth criteria.	Likely delivery 2021-2027.
	D	Network investigations may be required at the OP3, OP4 and OP5 sites depending on business use and wastewater flows. Drainage Impact Assessments will be required for OP1 and OP2 sites.	
Water (Turriff WTW)	D, SW	There is currently sufficient capacity at Turriff WTW. Local mains reinforcement may be required depending on the outcome of a WIA. There could be potential issues with surface water at the OP3, OP4 and OP5 sites.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Turriff OP1: Adjacent to Wood of Delgaty (c/o James G Ironside Limited)												
Allocation: 450 homes, a new primary school and associated facilities, a new distributor road and 10 ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	✓	Masterplan agreed June 2016.	✓									
Technical Assessments	D	To be completed. TA, DIA, WIA, EA, LP, AP, TS. Distributor Road options assessment to be undertaken. Further investigation required for area of ancient woodland.										
Planning Application	✓	POAN (ENQ/2015/1428) submitted Aug 2015 for Mixed-Use Development to include up to 450 homes, 10ha Employment Land and Community and Leisure facilities.	✓									
	D/DM	FPP (APP/2017/1780) for Erection of 8 Dwellinghouses Without Compliance with Condition 1 (Time) of PPP APP/2013/1097, submitted July 2017, pending.	▲	▲	▲	▲	▲					
	D	Planning application expected by late 2019.								▲	▲	

Turriff OP2: North of Shannocks View (Springfield Properties PLC) Allocation: 150 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	✓	Masterplan agreed November 2013.	✓									
Technical Assessments	D	To be completed. Access to be resolved.	▲	▲	▲	▲	▲					
Planning Application	✓	POAN (ENQ/2016/1659) agreed August 2016.	✓									
	D, DM	FPP (APP/2016/3261) for Residential Development Consisting of 231 Dwellinghouses and Associated Infrastructure submitted December 2016, pending.	▲	▲	▲	▲	▲					
Transportation	D	2 points of vehicular access will be required, but to access to be taken off the 'C' class road to the east of the site.										

Turriff OP3: North east of Markethill Industrial Estate (c/o James Paul Associates) Allocation: 1ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D, DM	Sites OP3, OP4, OP5 to prepare joint masterplan.		▲	▲	▲	▲					
Marketing Site	D	Ongoing.										

Turriff OP4: East of Markethill Industrial Estate (c/o James Paul Associates) Allocation: 1.7ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D, DM	Sites OP3, OP4, OP5 to prepare joint masterplan.		▲	▲	▲	▲					
Site Delivery	D	Planning approval has been granted for the formation of an access road to the site and work has commenced.										

Turriff OP5: Adjacent to Broomhill Road / Markethill Industrial Estate (Aberdeenshire Council) Allocation: 4.5ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D, DM	Sites OP3, OP4, OP5 to prepare joint masterplan.		▲	▲	▲	▲					
Site Delivery	D	Masterplan to be discussed with other landowners.										

Turriff BUS1: Markethill Industrial Estate (Aberdeenshire Council) Allocation: 19 ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	✓	Existing industrial estate.	✓									

Turriff BUS2 (Morrison Motors (Turriff)) Allocation: 3.3ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Existing business	✓	Car dealership developed.	✓									

Turriff BUS3 (c/o James G Ironside Limited) Allocation: 2.3ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D	Market the site for sale or lease/develop site.										

UDNY GREEN

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	Development will require to contribute towards additional capacity at Haddo Medical Group.	
Waste Water (Udny Green WWTW)	SW, D	A WIA will be required from any development to look at Raitshill Pitmedden Service Reservoir. A Growth Project has been initiated for Udny Green WWTW.	Likely delivery 2023-2025.
Water (Turriff WTW)	D	There is currently sufficient capacity at Turriff WTW. Local mains reinforcement may be required.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Udny Green OP1: Opposite Bronie House (Waterton Property Ltd c/o Sutherland & Co Architects Ltd)

Allocation: 15 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	Application for 12 houses (APP/2014/1180) allowed at appeal July 2015. FPP (APP/2016/1901) for 12 Dwellinghouses (Amendment to Previously Approved APP/2014/1180) approved October 2017. FPP (APP/2017/1057) for Erection of 3 Dwellinghouses allowed at appeal, February 2018.		✓								
Site Construction	D	Commence site construction.						▲	▲	▲	▲	

UDNY STATION

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	Development in Balmedie, Belhelvie, Blackdog and Potterton will require to contribute towards a new health centre at Balmedie or extending existing practices.	
Waste Water (Udny Station WWTW)	SW	A Growth Project has been initiated for Udny Station WWTW. All domestic allocations from the current LDP have been included.	Likely delivery 2023-2025.
Water (Turriff WTW)	SW, D	There is currently sufficient capacity. Local mains reinforcement may be required.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Udny Station OP1: Woodlea East (Private Landowner)												
Allocation: 35 homes and 1ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	D, DM	TA, DIA, WIA and landscape plan to be completed.								▲	▲	▲
Planning Application	D, DM	FPP (APP/2017/0489) for 25 residential Units and Associated Open Space, Parking and Infrastructure refused at FAC November 2017. Submit new planning application.										▲

WEST PITMILLAN

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste water	D, SW, SEPA	There is no public WWTW in West Pitmillan. It is expected that development sites will connect to the public sewerage system at Foveran when the upgrade work is completed.	
Water	D, SW	Development will connect directly off the trunk main. 24 hour water storage will be required on site. A mains extension with pressure management is also required.	

SITE INFORMATION

AHMA

West Pitmillan OP1: West Pitmillan (Westhill Development Company Ltd)												
Allocation: 3.1ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	PPP (APP/2009/0753) for industrial units and store yards, approved October 2012 and MSC applications (APP/2014/1130 & APP/2013/1876), approved November 2013.	✓									
Site Construction	L/D	One unit complete on the site. Progress with southern part of OP1 on a plot by plot basis. Development on the northern section will follow the completion of the southern part.		▲	▲	▲	▲	▲	▲	▲	▲	
Transportation	D	Improvement works are required to the A90 junction to the south east of the OP1 site.										

YTHANBANK

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	Development in Ythanbank will require to contribute towards a new health centre in Ellon.	
Waste water	D, SW, SEPA	There is no public WWTW in Ythanbank and the Ellon sewer system is located 4.9km away. SEPA would need to be consulted and full authorisation and relevant licensing sought for private treatment.	
Water (Invercannie, Mannofield and Turriff WTW)	SW	There is currently sufficient capacity.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Ythanbank OP1: West of B9005 (c/o Taylor Design Services)

Allocation: 10 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Construction	✓	Site under construction. Being developed on a plot by plot basis.	✓									



GARIOCH

BLACKBURN

BLACKBURN TO INVERURIE SGA AHMA

INFRASTRUCTURE

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education (Kinellar PS replacement)	PR	The new primary school (APP/2016/1540) will open in August 2018. All residential development must contribute towards primary provision at Blackburn Primary School.	Estimated to open 2018/2019 school session.
Health	NHS	All residential development must contribute towards a new health centre in North Aberdeen.	
Transport	D, T	Main access from B973 taking into account the adjacent A96 trunk road access. Secondary access from minor road on east side of site. Minor road, under Aberdeen City Council's control would require upgrading as appropriate.	
Waste Water (Inverurie WWTW)	O/D	Local sewer reinforcement may be required.	
	SW	There is currently available capacity at Inverurie WWTW, however it is insufficient to treat all development allocated at Blackburn, Inverurie, Keithhall and Kintore. A Capital Maintenance project has been triggered at Inverurie WWTW which will deliver growth.	
Water (Invercarnie and Mannofield WTW)	O/D	WIA required as development crosses two water supply zones. Water demand will have an impact on network upgrades required. There is currently sufficient capacity.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Blackburn OP1: Caskieben (Private Landowner)

Allocation: 50 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 201	2018				2019				Post 201
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	O/D	Preparation of masterplan underway, expected by the end of 2018.					▲	▲				
Technical Assessments	O/D	Technical assessments to be progressed and submitted with planning application.						▲	▲			
Planning Application	O/D	Submission of planning application dependant on masterplanning process.							▲	▲		
Roads / Transport	D	Main access to be taken from the B973 beside the garage. Discussion should take place with Roads Development and Aberdeen City Council roads to discuss suitability of a second access.										

Blackburn BUS: Blackburn Industrial Estate

Allocation: 4.2ha employment land

SECTORS	RESPONSIBLE	ACTIONS	Pre 201	2018				2019				Post 201
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D	Partially developed. FPP (APP/2016/2741) for Erection of Cafe with Drive Through Facility and Associated Parking approved December 2016, now built. APP/2017/2476 Erection of Warehouse and Office Building approved December 2017.	✓									

CHAPEL OF GARIOCH

INFRASTRUCTURE

RHMA

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

SITE INFORMATION

Chapel of Garioch OP1: Land at Pitbee (c/o Wardle Evans)

Allocation: 10 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Roads	D	Need for footway link to school and street lighting.										
Planning Application	✓	FPP (APP/2014/3849) for 10 dwellings, approved February 2016.	✓									
Site Delivery	D	Site is currently being marketed.										
Site Construction	O	Construction to commence prior to expiration of planning consent.					▲	▲				

Chapel of Garioch OP2: The Glebe (General Trustees of the Church of Scotland)

Allocation: 15 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Roads	D	Connectivity to the settlement required.										
Site Delivery	O	Landowner currently considering options and discussing with congregation.			▲	▲	▲	▲				

CLUNY AND SAUCHEN

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education (Primary)	E	Developers should seek to engage with the Council for proposals of 3 homes or more to establish capacity of Sauchen Primary School.	
Health	NHS	All residential development will require to continue towards additional capacity in Kemnay.	
Transport	T	Pedestrian link to school to be provided. An upgrade of the Sauchen to Cluny road with new footway/cycle provision will be required.	
Waste Water (Sauchen WWTW)	D, SEPA, SW	There is capacity at Sauchen WWTW, however it is insufficient to treat all development allocated at Cluny and Sauchen. Scottish Water will initiate a growth project, should demand exceed available capacity, once one development meets the 5 growth criteria. Site OP2 is 0.6km away from Sauchen WWTW. SEPA would need to be consulted and full authorisation sought for relevant licensing if development to have private treatment.	Likely delivery 2021-2027.
Water (Invercarnie, Mannofield and Turriff WTW)	D	There is currently sufficient capacity. Development connects directly off trunk main. Require 24 hours storage. Mains extension required with pressure management.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

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

Allocation: 99 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	✓	Masterplan agreed.	✓									
Planning Application	✓	FPP (APP/2012/4176) for 23 houses approved May 2013.	✓									
	✓	FPP (APP/2016/0169) for 27 houses approved July 2017.				✓						
	D, DM	POAN (ENQ/2018/0921) for residential development and associated works, submitted May 2018.			▲	▲						
Site Start	✓	First phase of construction complete.	✓									
	D	Start next phase of construction.						▲	▲			
Technical Assessments	D, SEPA	For the increase in capacity an updated FRA may be required to reflect any new information.										
Transportation	D	Site will now require an emergency access point off Main Street due to the increase in allocation.										

DUNECHT

INFRASTRUCTURE

AHMA

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

SITE INFORMATION

Dunecht OP1: Land west of School (Dunecht Estates/ Kirkwood Homes) Allocation: 24 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	PPP (APP/2011/2651) for 24 units approved in May 2014.	✓									
	✓	MSC (APP/2017/0695) approved in October 2017.	✓									
	D, DM	POAN (ENQ/2018/0781) submitted May 2018.			▲	▲						
Site Start	D	Commence on site.						▲	▲			

HATTON OF FINTRAY

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education (Primary)	E	Developers should seek to engage with the Council for proposals of 3 homes or more to establish capacity of Hatton of Fintray Primary School.	
Health	NHS	All residential development must contribute towards an extension or a new health centre in Kintore.	
Waste Water (Hatton of Fintray Septic Tank)	SW	Sufficient capacity at Hatton of Fintray Septic Tank to accommodate this site.	
Water (Invercarnie and Mannofield WTW)	D	Development connects directly off trunk main and requires 24 hours storage.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Hatton of Fintray OP1: North of B977 (MTM Holdings Limited c/o William Lippe Architects Ltd)
Allocation: 8 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Transport (Local)	D	Footway connections are required from site OP1 to Hatton of Fintray Primary School.										
Water	D, SW	A 100mm PVC water main crosses the middle of the site from east to west. Scottish Water should be contacted by the developer to discuss whether a mains diversion is required.										
Planning application	O/D	Planning application to be submitted.								▲	▲	▲

INSCH

HUNTLY TO PITCAPLE SGA RHMA

INFRASTRUCTURE

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education	E	All residential development must contribute to additional primary capacity at Insch Primary School. All residential development must contribute towards provision of additional capacity at Inverurie Academy.	
Health	NHS	All residential development will require to contribute towards additional capacity at Insch Medical Practice.	
Waste Water (Insch WWTW)	D	There is currently sufficient capacity at Insch WWTW. A Drainage Impact Assessment may be required to address network issues.	
Water (Invercarnie / Mannofield/Turriff WTW)	D SW	The water trunk main going into Insch will require substantial Part 3 upgrade. A joint Water Impact Assessment of all the developments in Insch would be preferable. There is currently sufficient capacity.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Insch OP1: Land at North Road (Drumrossie Land Development Company)

Allocation: 48 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	FPP (APP/2015/0634) for 48 units approved March 2016.	✓									
Site Construction	D	Construction expected to commence in 2019.						▲	▲	▲	▲	

Insch OP2: Land at South Road (c/o Jim Ironside)

Allocation: 12 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D, DM	PPP (APP/2014/1334) for residential development, refused December 2015.	✓									
	D	Landowner currently considering options for the site.										

Insch OP3: Hillview, South Road (Tor Ecosse) Allocation: 10 homes													
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Planning application	✓	FPP (APP/2016/0966) for Erection of 8 houses approved May 2017.	✓										
Site Construction	D	Works expected to commence on site in 2019.						▲	▲				

Insch OP4: North of Insch Business Park (Aberdeenshire Council) Allocation: 5ha employment land													
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Site Marketing	O	To be marketed as self build plots (Class 4, 5 & 6).											

Insch BUS: Insch Business Park (Aberdeenshire Council / PDG Helicopters, Andrew Cowie Construction, G & S Fabritech) Allocation: 9.5ha employment land													
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Site Delivery	D	Industrial Estate principally developed. Aberdeenshire Council marketing areas within the northern portion.											
Site Construction	D	Works expected to commence on site in 2019 (Aberdeenshire Council area).							▲	▲			

INVERURIE

BLACKBURN TO INVERURIE SGA AHMA

INFRASTRUCTURE

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education (Strathburn PS and Uryside PS)	E	All residential development must contribute towards primary provision at Uryside Primary School.	
Education (New PS at Crichtie)	✓	Consideration of PS options. The location and size of the proposed school site has been agreed within Crichtie site and has been identified within masterplan for site OP4.	
	D, PR, E	Acquisition and progress with design for PS.	
Education (Inverurie Academy)	E	FPP (APP/2017/2136) for Erection of Inverurie Campus, comprising Education, Community and Sports Facilities, Formation of Car Park and Associated Infrastructure approved December 2017.	Completion expected 2020.
Health	NHS	All residential development must contribute towards a new health centre in Inverurie.	New health centre is under construction, to be complete by 2018.
Transport (Howford Bridge)	T, D	Programming of bridge widening to be determined. Design underway.	Timescale is linked to speed of development at Uryside.
Transport (A96 improvements)	D, T, TS	Transport Scotland has placed limits on the development that can be brought forward prior to delivery of a grade separated junction on the A96 at Port Elphinstone Roundabout, but this level of development will still have to deliver short/medium term improvements to the existing at grade junctions.	Estimated to begin 2019.
Transport (Grade Separated Junction for Crichtie)	D, T, TS, L	Design of new grade separated junction to replace Thainstone and Port Elphinstone Roundabouts has to include underpass to Port Elphinstone.	After 300 units
Waste Water (Inverurie WWTW)	D	Local sewer reinforcement may be required.	
	SW	There is currently available capacity at Inverurie WWTW, however it is insufficient to treat all development allocated at Blackburn, Inverurie, Keithhall and Kintore. A Capital Maintenance project has been triggered at Inverurie WWTW which will deliver growth.	Likely delivery is 2019/2020.
Water (Invercarnie and Mannofield WTW)	D	Local water mains reinforcement may be required. A new dedicated trunk water main is also required to supply southern Inverurie sites. There is currently sufficient capacity.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Inverurie OP1: Conglass (Cala Homes)													
Allocation: Mix of uses including 58 homes and 0.35 ha of employment land													
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019	Post
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Masterplan	D	Masterplan to be submitted for agreement.				▲	▲						
Technical Assessments	D	Technical assessments to be completed as part of masterplan and planning application.				▲	▲	▲					
Roads	D	Second access onto C120C (Old A96) has been agreed.											
Water	D, SW	Local water mains reinforcement may be required. The demand for water and wastewater capacity for the non-domestic element of this development will depend on the business use. Early engagement with Scottish Water required.											
Planning Application	✓	Submission of POAN (ENQ/2017/3188) approved September 2017.	✓										
	D	FPP (APP/2017/3188) for Residential Development and Associated Infrastructure, received December 2017, pending.	▲	▲	▲	▲	▲						
Site Construction	D	Start on site.						▲	▲				

Inverurie OP2: Inverurie Town Centre (Ferguson Group, Aberdeenshire Council)													
Allocation: Mix of uses including 180 homes, 0.5 ha of employment land, community facilities and a variety of retail uses													
SECTORS	RESPONSIBLE	ACTIONS	Pre 201	2018				2019				Post 201	Post
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Loco Works - Carriage Building	✓	FPP (APP/2015/2375) and LBC (APP/2015/2376) for COU from Incidental Office Space within Approved Heritage Centre to Accommodation approved September 2015. Complete.	✓										
Loco Works - Platform House	✓	FPP (APP/2009/0358) for 23 flats granted April 2010. Complete.	✓										
Loco Works - Foundry Building	✓	FPP (APP/2015/2470) and LBC (APP/2015/2471) for Partial demolition, Façade retention and Rebuilding of Part Former Foundry Building to Form 34 Independent Living Flats with associated landscaping and infrastructure works approved January 2017. FPP (APP/2015/2474) & LBC (APP/2015/2475) for Partial demolition, Facade Retention and rebuilding of Former Foundry Building to Form 20 short term accommodation units approved January 2017. Construction to commence.						▲	▲				
	D/DM	FPP (APP/2017/0199) for Partial Demolition, Facade Retention and Rebuilding of Former Foundry Building to Form 12 Flats, submitted February 2017, pending.	▲	▲	▲	▲	▲						

Inverurie OP3: Phase 2 Portstown (Malcolm Allan Housebuilders Ltd. and Chap Group)													
Allocation: 250 homes													
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019	Post
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Planning Application	✓	FPP (APP/2008/4145) for 253 houses and 4 commercial units allowed at appeal.	✓										
	✓	FPP (APP/2017/1367) for 416 houses and 4 commercial units, approved April 2018.			✓								
Site Construction	D	Construction start anticipated by 2021.											▲

Inverurie OP4: Crichie (Dandara)													
Allocation: 737 homes, including community facilities and a primary school													
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019	Post
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Development Framework	✓	Framework agreed for Thainstone/Crichie Area by Garioch Area Committee February 2013.	✓										
Masterplan	✓	Masterplan agreed by Garioch Area Committee June 2013.	✓										
Water / Waste Water	D, SW	Water Impact and Drainage Impact Assessments will be required. The demand for water and wastewater capacity for the non-domestic element of this development will depend on the business use. Early engagement with Scottish Water required.											
Planning Application	D, DM	PPP (APP/2013/0267) submitted in February 2013. Decision notice to be released.				▲	▲						
	D, DM	MSC application(s) to be submitted once decision notice released.						▲	▲				

Inverurie OP6: Conglass Cottages (Bancon Developments)													
Allocation: 27 homes													
SECTORS	RESPONSIBLE	ACTIONS	Pre 201	2018				2019				Post 201	Post
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Planning Application	✓	FPP (APP/2013/2283) for 31 units approved Sep 2014 . Applications APP/2015/0216, APP/2015/0198 for change of house type approved July 2016.	✓										
	✓	FPP (APP/2016/1841) for 65 Residential Units and Associated Open Space, Parking and Infrastructure, approved March 2017.	✓										
Site Construction	D	Construction underway up to 2019.		▲	▲	▲	▲	▲	▲	▲	▲		

Inverurie OP7: Uryside Phase 2, North (Barratt North Scotland)													
Allocation: 150 homes													
SECTORS	RESPONSIBLE	ACTIONS	Pre 201	2018				2019				Post 2019	Post
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Planning Application	✓	FPP (APP/2009/2542) granted at appeal December 2013.	✓										
	✓	FPP (APP/2017/1381) for erection of 125 Dwellinghouses (Change of House Types) and Associated Infrastructure and Landscaping, approved March 2018.		✓									
	D, DM	FPP (APP/2018/0456) for Erection of 9 Dwellinghouses, 2 Garages, Alterations to Existing Farmhouse and Erection of Garage submitted May 2018, pending.			▲	▲							
Site Construction	D	Start on site, following build out of OP8.											▲

Inverurie OP8: Uryside Phase 2 (Barratt North Scotland, Malcolm Allan Housebuilders)													
Allocation: 465 homes													
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019	Post
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Planning Application	✓	Permission for portion of site granted December 2013, remainder of the site granted at appeal.	✓										
	✓	FPP (APP/2015/1213) for 64 houses (Change of House Type) approved May 2016.	✓										
Site Construction	✓	Construction started Q1 of 2014.	✓										

Inverurie OP9: Portstown Phase 1 (Malcolm Allan Housebuilders Ltd and Chap Group)													
Allocation: 175 homes													
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019	Post
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Planning Application	✓	Permission for portion of the site granted December 2013.	✓										
	✓	FPP (APP/2017/1367) for 416 houses and 4 commercial units, approved April 2018.			✓								
Site Construction	✓	Construction started on previous application.	✓										

Inverurie OP10: Blackhall Road, Westgate South (Malcolm Allan Housebuilders)													
Allocation: A mix of uses including 250 homes and up to 3.6 ha of employment land													
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019	Post
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Planning Application	✓	FPP (APP/2011/2682) for Erection of 221 residential units approved October 2013.	✓										
	✓	Application (APP/2015/1656) for change of house types, approved May 2016.	✓										
	✓	FPP (APP/2017/1879) for change of house types approved March 2018.		✓									
	✓	FPP (APP/2018/0698) for 11 dwellinghouses (change of house types to plot 190 & 198 and change to house positions and boundaries on remaining 9 plots) approved June 2018.			✓								
	D, DM	FPP (APP/2018/1495) for Erection of 33 Dwellinghouses (Change of House Types & Layout) submitted June 2018, pending.			▲	▲	▲						
Site Construction	✓	Site Infrastructure commenced in September 2013.	✓										

Inverurie OP11: Crichtie (Crichtie Developments Ltd / Dandara)													
Allocation: 23.7ha (of which 5ha is high quality business use)													
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019	Post
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Planning Application	D, DM	PPP (APP/2013/0267) submitted in February 2013. Decision notice to be released.				▲	▲						
	D, DM	MSC application(s) to be submitted once decision notice released.						▲	▲				

Inverurie OP12: Adjacent to Axis Business Centre (ANM Group Ltd)													
Allocation: 1.5ha employment land													
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019	Post
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Planning Application	✓	FPP (APP/2012/3648) for the formation of an access road and strategic landscaping, approved June 2013. Future applications for individual plots expected.	✓										

Inverurie OP13: Thainstone (ANM Group Ltd)													
Allocation: 10ha employment land													
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019	Post
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Planning Application	✓	PPP (APP/2015/3793) for commercial development including class 4,5,6 granted at appeal June 2018. Also includes site SR2.			✓								
	✓	FPP (APP/2015/3748) for formation of access road, approved September 2016.	✓										
	D, DM	MSC (APP/2018/0140) for Conditions 1a,b,c,d,e,f, 3, 13 submitted February 2018, pending.		▲	▲	▲	▲						
	D, DM	FPP (APP/2018/0428) for Abattoir and Meat Production Facility submitted March 2018, pending.		▲	▲	▲	▲						
	✓	POAN (ENQ/2018/0267) for Business Start-Up Units and Key Depot Facility Providing Covered and External Storage, Vehicle Washing and Fuelling submitted March 2018.		✓									
Site Construction	D	Site construction to start.					▲	▲					

Inverurie OP14: Pineshaw, Port Elphinstone (MTM Homes) Allocation: 25 homes													
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Water / Waste Water	D	Water and sewer network reinforcement may be required. A new dedicated trunk water main is also required to supply southern Inverurie sites.											
Planning Application	D	Planning application to be submitted.											▲
Roads	D	Discussion to take place with Roads Development to determine the access proposals for the site.											

Inverurie OP15: North Street, Inverurie (ANM Group) Allocation: Mix of uses including 80 homes													
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Technical Assessments	D	To be undertaken alongside MSC applications. SEPA have advised that an existing Pollution Prevention and Control (PPC) licence (PPC/N/0020024) is in place for this site. The permit surrender process should be completed before the site is developed.											
Water / Waste Water	D	Existing 100mm PVC pipework within the site to be cut and capped. Water and sewer network reinforcement may be required.											
Planning Application	D, DM	Application to demolish abattoir and erect residential development pending (APP/2014/2245) - awaiting S75.	▲	▲	▲	▲	▲						

Inverurie OP16: Kirkwood Commercial Park, Thainstone Allocation: 3.8ha employment land													
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Planning Application	✓	PPP (APP/2013/0170) for commercial/ employment development (Use Classes 4, 5 and 6) - approved June 2013.	✓										
	✓	APP/2014/1994 Conditions 3 (Layout and Siting, External Appearance, Landscaping, Ground and Floor Levels, Foul and Surface Water Disposal, Means of Access, Car Parking/Turning Area and Waste Management) and Condition 7 (Surface Water Drainage) of PPP APP/2013/0170 (part of site only) - approved October 2014.	✓										
Site Construction	D	Site construction to start.						▲	▲				

Inverurie SR1 Crichtie (Dandara)												
Allocation: 9.4ha strategic reserve employment land (2027-2035)												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O/D	Site will be brought forward in the long term if there is demand.										

Inverurie SR2 Thainstone (ANM Group)												
Allocation: 17ha strategic reserve employment land (2027-2035)												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	PPP (APP/2015/3793) for commercial development including class 4,5,6 granted at appeal June 2017. Also includes site OP13.	✓									
	✓	POAN (ENQ/2015/1870) covering part of site for Erection of Abattoir and Meat Production Facility and Associated Infrastructure submitted October 2015.	✓									
	D	FPP(APP/2018/0428) for Erection of Abattoir and Meat Production Facility with Associated Roads, Infrastructure and Landscaping, submitted March 2018, pending.		▲	▲	▲	▲					
	D, DM	FPP (APP/2018/0428) Erection of Abattoir and Meat Production Facility with Associated Roads, Infrastructure and Landscaping, submitted March 2018, pending.		▲	▲	▲	▲					
	✓	POAN (ENQ/2018/0267) for Erection of Business Start-Up Units and Key Depot Facility Providing Covered and External Storage, Vehicle Washing and Fuelling with Associated Welfare Facilities and Car Parking submitted March 2018.		✓								

Inverurie BUS3: Highclere Business Park												
Allocation: 10 ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Existing Business Park	✓	APP/2014/3979 approved for demolition of Fairholme House and erection of warehouse and Offices. FPP (APP/2016/2809) for Change of Use of Storage Building (Use Class 6) to Trampoline Arena (Use Class 11), approved February 2017.	✓									

Inverurie BUS5: Crichtiebank Business Centre												
Allocation: 10ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D	Partially developed.										

Inverurie BUS6 (Kilbride Resources Ltd) Allocation: 3.5ha employment land													
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019	Post
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Planning Application	✓	PPP (APP/2013/3196) for Business, Industrial, Storage and Distribution, Hotel and Associated Infrastructure (Renewal of PPP APP/2008/1694) approved November 2015.	✓										

Inverurie BUS7 (Kirkwood) Allocation: 1ha employment land													
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019	Post
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Existing Industrial Site	✓	Site in use as storage.											

Inverurie BUS8 (Kirkwood) Allocation: 20ha employment land													
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019	Post
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Existing Industrial Site	✓	POAN agreed for gas turbine testing and workshop (ENQ/2014/2710).	✓										
Planning Application	✓	PPP (APP/2017/1398) for the redevelopment of the site and erection of buildings (Use Classes 4, 5 and 6), approved December 2017.	✓										

Inverurie BUS9 (ANM Marts Ltd) Allocation: 30.5ha employment land													
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019	Post
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Partially developed	D	Sites still to come forward, further applications expected.											

Inverurie BUS10 (Scotframe) Allocation: 0.7ha employment land													
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019	Post
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Site Delivery	D	Landowner to advise on site delivery programme.											

KEITHHALL

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	All residential development must contribute towards additional capacity in Inverurie.	
Waste Water (Inverurie WWTW)	D	Local sewer reinforcement may be required.	
	SW	There is currently available capacity at Inverurie WWTW, however it is insufficient to treat all development allocated at Blackburn, Inverurie, Keithhall and Kintore. A Capital Maintenance project has been triggered at Inverurie WWTW which will deliver growth.	Delivery spring 2019.
Water (Invercarnie and Mannofield WTW)	D	Local water mains reinforcement may be required. Kingshill District Service Reservoir will need to be assessed for its storage capacity.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Keithhall OP1: South of Inverurie Road (The Church of Scotland General Trustees) Allocation: 15 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O/D	Landowner will progress with development from 2019 onwards.						▲	▲	▲	▲	▲
Roads	D	Access to be taken off the B993, Improved pedestrian links to the school from the site is required. Further discussions should take place with Roads Development to discuss speed limits and traffic calming measures.										

KEMNAY

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	All residential development will require to continue towards additional capacity in Kemnay.	
Waste Water (Kemnay WWTW)	D	There is currently sufficient capacity at Kemnay WWTW. Local sewer reinforcement may be required depending on outcome of network analysis.	
Water (Invercarnie and Mannofield WTW)	D	There is currently sufficient capacity. Local mains reinforcement may be required depending on outcome of Flow & Pressure test or Water Impact Assessment.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Kemnay OP1: East of Greystone Road (Barratt East Scotland Ltd)
Allocation: 65 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	FPP (APP/2015/1107) for 66 Dwellinghouses approved August 2016.	✓									
Site Construction	✓	Site under construction, to be completed in 2019.									▲	

Kemnay OP2: West of Milton Meadows (Norman P Lawie Ltd)
Allocation: 20 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	D, SW	Developer to discuss with Scottish Water mains water and drainage availability.	▲	▲	▲	▲	▲					
Planning Application	D, DM	Developer to start pre-app discussions with Planning Service, timescales to be confirmed.	▲	▲	▲	▲	▲					

Kemnay BUS1: Quithie Road (c/o HFM)
Allocation: 8.5ha employment land

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D	Developer to advise how the site is to be progressed.	▲	▲	▲	▲	▲					

Kemnay BUS2: Fyfe Park (c/o HFM)
Allocation: 3.5ha employment land

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D	Development has commenced through formation of the access road (APP/2010/2772).	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲

KINMUCK

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	All residential development must contribute towards additional capacity in Inverurie.	
Waste Water	D, SEPA, SW	No public wastewater treatment available. SEPA are unlikely to consent any further applications for individual discharge. SEPA will require a single WWTP serving the remaining development.	
Water (Invercannie and Mannofield WTW)	D	Local mains reinforcement may be required depending on outcome of Flow & Pressure test or Water Impact Assessment.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Kinmuck OP1: Carpenters Croft (Claymore Homes)												
Allocation: 10 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	FPP (APP/2013/1164) application for 7 dwellings, approved March 2015 .	✓									
	✓	FPP (APP/2015/1597) for Change in House Types, approved March 2016.	✓									
Site Construction	✓	Construction completed.		✓								

KINTORE

BLACKBURN TO INVERURIE SGA AHMA

INFRASTRUCTURE

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education (Secondary)	E	All residential development must contribute towards additional secondary school capacity.	
Health	NHS, D	All residential development must contribute towards an extension or a new health centre in Kintore. A site for the health centre may be required.	
Transport (Improvements to Broomhill Roundabout)	D, T, TS	Discussions and work underway on Broomhill Roundabout improvements. Final scheme design to be agreed with TS, a single scheme which serves both developments (OP1 & OP5) would be desirable.	
	D/T	Acquisition of land potentially required to accommodate roundabout design.	
	D/T	B994 (Kemnay Road) junction with B987 road will require to be upgraded. Discussion should take place with Roads Development.	
Waste	W, D	Additional recycling point to be identified as part of site OP1.	
Waste Water (Inverurie WWTW)	SW/D	There is currently available capacity at Inverurie WWTW, however it is insufficient to treat all development allocated at Blackburn, Inverurie, Keithhall and Kintore. A Capital Maintenance project has been triggered at Inverurie WWTW which will deliver growth.	
Water (Invercarnie and Mannofield WTW)	SW D	There is currently sufficient capacity. A Water Impact Assessment will be required. Storage and trunk main needs to be assessed. Local water mains reinforcement may be required.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Kintore OP1: Kintore East (Kintore Consortium: Barratt North Scotland, Kirkwood Homes Ltd, Malcolm Allan Housebuilders)
Allocation: A mix of uses including 600 homes and employment land

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Development Framework	✓	Development framework agreed	✓									
Masterplan	✓	Masterplan approved by Garioch Area Committee June 2014.	✓									
Planning Application	✓	PPP application (APP/2013/3830) for 600 Dwellinghouses, Neighbourhood Centre, Landscaping, Open Space and Associated Infrastructure, approved September 2015.	✓									
	D, DM	MSC application submitted August 2016 (APP/2016/2046), pending.	▲	▲	▲	▲						
	✓	FPP (APP/2014/1953) for supermarket approved August 2014.	✓									
	✓	FPP (APP/2015/3048) for Offices, Workshops and Store, approved July 2016. FPP (APP/2015/3773) for Offices, Workshop and Warehouse approved October 2016.	✓									
Site Construction	D	Start site construction, anticipated from 2019 onwards.						▲	▲	▲	▲	▲

Kintore OP2, OP3, OP4: Woodside Croft, Town Park (Cala Homes, Scotia, Tor Ecosse, AJC Homes) Allocation: 207 homes (to enable the development of Gauch Hill Town Park)												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
OP2 (EH1) (Cala Homes / Scotia)	✓	PPP (APP/2004/3532) for residential development as enabling development for a town park and associated facilities approved February 2015 for EH1 and R2.	✓									
	✓	MSC (APP/2015/1189) submitted May 2015 by CALA, withdrawn February 2017.	✓									
	D, DM	APP/2017/0288 Non Compliance with Condition 4 of Planning Permission Reference APP/2004/3532, submitted February 2017, pending.	▲	▲	▲	▲						
	D	Construction anticipated to commence in 2018/ 2019.					▲	▲	▲	▲	▲	▲
OP3 (EH2) (Tor Ecosse)	✓	Under construction, nearly complete.	✓									
OP4 (EH3) (AJC Homes)	✓	Site completed.	✓									

Kintore OP5: Kintore South (c/o Halliday Fraser Munro) Allocation: A mix of uses including offices, community facilities and, subject to the findings of a Retail Impact Assessment, a supermarket (subject to a Retail Impact Assessment)												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D, DM	Masterplan is being prepared.	▲	▲	▲	▲	▲	▲				
Technical Assessments	D	TA underway and to be agreed with Roads Development.										
Planning Application	D, DM	Planning applications will follow agreement of masterplan.						▲	▲	▲	▲	

Kintore BUS2 (Private landowner) Allocation: 0.7ha employment land, housing												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D	Enquiries are being received from interested parties. The eastern portion of the site is to be used for the new Kintore Railway.										
Masterplan	D	A masterplan will be required for any housing element of the allocated site.										

Kintore BUS4 (Kintore Consortium: Barratt North Scotland, Kirkwood Homes Ltd, Malcolm Allan Housebuilders) Allocation: 5 ha (5ha SR) employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	FPP (APP/2015/3773) for Offices, Workshop and Warehouse with Associated Yard Space, Car Parking Area, Landscaping and Drainage approved October 2016.	✓									

MILLBANK

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education (primary)	E, D	Developers should seek to engage with the Council for proposals of 3 homes or more to establish capacity of Sauchen Primary School.	
Transport	D	Access to A944 to be agreed. Further discussions should take place with Roads Development regarding speed limits and traffic calming measures.	
Waste Water (Anvil Terrace ST)	SW	Insufficient capacity at Anvil Terrace Septic Tank. Scottish Water will raise a growth project once one development meets the 5 Growth Criteria.	
Water (Invercannie, Mannofield and Turriff WTW)	SW	There is currently sufficient capacity. The pump fed Meikle Ley reservoir is at capacity.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Millbank OP1: Land at Millbank Crossroads (Millbank Regeneration Joint Venture / Cluny Estates)												
Allocation: 35 homes, employment land and community facilities												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D, DM	A planning application is to be submitted. Programme to be confirmed.										
Technical Assessments	D	Buffer strip required for watercourse.										

NEWMACHAR

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	All residential development must contribute towards health services serving Newmachar.	
Education (Primary)	E	Development must continue towards additional primary school provision in Newmachar.	
Waste Water (Newmachar WWTW)	SW	Limited capacity available at Newmachar WWTW. DIA / WIA completed. SW have initiated a growth project.	Likely timescale for delivery is 2020-2022.
Water (Invercannie, Mannofield and Turriff)	SW/ D	There is currently sufficient capacity. WIA required to determine impact of development on service reservoir. Bigger pumps may be required due to cumulative effects of development.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Newmachar OP1: Hillbrae Way (Stewart Milne Homes, Kirkwood Homes)

Allocation: 300 homes and community facilities to include an additional primary school

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	PPP APP/2016/2794 for residential development of 340 houses, primary education and associated infrastructure: non compliance with condition 3 (max no of houses and phasing) of PPP APP/2012/3943 (approved November 2014), approved June 2017.	✓									
	D, DM	Determine MSC (APP/2017/1399) submitted July 2017, pending	▲	▲	▲	▲	▲					

Newmachar OP2: Corseduck Road (Barratt North East Scotland)

Allocation: 165 homes and community facilities

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	FPP (APP/2013/2757) for 70 units approved August 2014.	✓									
	D	Submit Phase 2 application.										
Roads	D	Road to the west that leads to the A947 is not considered suitable, if used it will require junction improvements and widening. Discussion on access for Phase 2 required.										
Site Start	✓	First phases of construction complete (70 units).	✓									

Newmachar OP3: Redwood Cottage (Kirkwood Homes)

Allocation: 5ha employment land

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O/D	Landowner/ agent to provide update on site delivery.										

OLD RAYNE

INFRASTRUCTURE

RHMA

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

SITE INFORMATION

Old Rayne OP1: East of School (L&W Properties Ltd)

Allocation: 10 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Roads	D	Footway link to school required and connectivity to the rest of the settlement required. Discussion should take place with Roads Development.										
Technical assessment	✓	Archaeological Assessment required.										
Site Delivery	D	Developer to provide programme for delivery of site.				▲	▲					

Old Rayne OP2: Barreldykes (Ian Duncan Architects)

Allocation: 30 homes, business use and retail use

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D, DM	Submission of planning application expected late 2018.					▲	▲				
Technical Assessments	D	FRA may be required.										
Roads	D	Footway link to school required and connectivity to the rest of the settlement required. Discussion should take place with Roads Development.										
Site Delivery	D	Delivery of the site expected 2019.									▲	▲

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education (Secondary)	E	All residential development must contribute towards provision of capacity at Inverurie Academy.	
Health	NHS	All residential development will require to contribute towards additional capacity at Inch Medical Practice.	
Waste	W	All development must contribute towards a household waste recycling centre in the Inverurie area.	
Waste Water (Oyne Housing ST)	SW/D	There is currently limited capacity at Oyne Housing ST. Scottish Water will initiate a growth project, should demand exceed available capacity, once one development meets the 5 growth criteria.	
Water (Invercarnie, Mannofield and Turriff WTW)	D	A WIA will be required to identify mitigation for both the network and the reservoir. Westhill Oyne Service Reservoir has below 18 hours storage capacity.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Oyne OP1: Former Archaeolink site (Aberdeenshire Council) Allocation: 10 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site marketing	AC	Site is currently being marketed and discussions are ongoing with regards to potential development of the site.		▲	▲	▲	▲					

Oyne BUS: Former Archaeolink site (Aberdeenshire Council) Allocation: 1.2Ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site marketing	AC	Site is currently being marketed and discussions are ongoing with regards to potential development of the site.		▲	▲	▲						

WESTHILL

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water (Nigg WWTW)	SW/D	There is currently sufficient capacity at Nigg WWTW. Sewer network reinforcement may be required.	A growth project is ongoing, in the early stages (2017).
Water (Invercannie and Mannofield WTW)	SW D	There is currently sufficient capacity. A Water Impact Assessment may be required as Westhill storage tank is nearing capacity.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Westhill OP1: Strawberry Field Road (c/o Archial)

Allocation: 10 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	PPP (APP/2010/0289) for 10 Houses and Associated Infrastructure approved May 2016.	✓									
	✓	APP/2016/1352 Modification of Planning Obligation (Affordable Housing Provision) approved July 2017.	✓									
	✓	PPP (APP/2017/0447) for 10 Houses and Associated Infrastructure: Non Compliance with Condition 5 of APP/2010/0289 approved July 2017.	✓									
Site Start	D	Construction likely to commence in 2019.								▲	▲	▲

Westhill OP2: Arnhall Gateway (Westhill Development Company Ltd)

Allocation: 4.4ha employment land

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning applications	D, DM	Applications APP/2006/2551, APP/2014/2981, APP/2014/1065, APP/2014/1356, APP/2014/3000, APP/2014/3917, APP/2015/0322, APP/2013/2276, APP/2014/4313 approved. APP/2017/2868 approved February 2018. APP/2018/1384 - access road for future phases submitted June 2018, pending.			▲	▲						
	✓	Matters specified in conditions (APP/2013/3019) for application APP/2006/2551 and planning application for 5 Office buildings (APP/2013/3560) both allowed at appeal following refusal (APPEAL/2014/0015 and APPEAL/2014/0016).	✓									
Site Construction	✓	Construction ongoing.	✓									

Westhill BUS: Westhill Business Park, Westhill Industrial Estate, Arnhall Business Park, Silvertrees Business Park (Various owners)													
Allocation: 86.5ha employment													
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Business Park, Industrial Estate, Arnhall Business park	✓	Existing business/industry parks. FPP (APP/2017/0835) for 7 Industrial Workshop Units and Car Parking approved September 2017.	✓										
Silvertrees Business Park	✓	FPP (APP/2015/3777), approved April 2016. FPP (APP/2015/2653), approved February 2016. Majority of site plots now have planning consent. Site construction to be completed on a plot by plot basis.	✓										
Planning Application	✓	FPP for extension to existing Premier Inn hotel to provide 21 additional bedrooms, associated landscaping and car parking (APP/2015/1788) approved August 2015.	✓										



KINCARDINE &
MEARNS

AUCHENBLAE

INFRASTRUCTURE

RHMA

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

SITE INFORMATION

Auchenblae OP1: Land east of Glenfarquhar Road (c/o Murray Architects)

Allocation: Mixed use of 75 homes and a minimum of 1ha of employment land

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D	Preparation of masterplan underway.										
Technical Assessments	D	FRA, DIA and Transport Statement required.										
Transport	D	Transport statement required for OP1. Two points of access required. U53S road to be widened, footway and speed limit to be extended across frontage of site.										
Planning Application	D	Planning application to be submitted.										

Auchenblae OP2: Land south of Mackenzie Avenue (DLB Scotland Ltd)

Allocation: 5 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	FPP (APP/2015/3181) for 25 houses allowed at appeal in October 2017.	✓									
Site Construction	D	Site start expected in 2019.						▲				

Auchenblae OP3: South of Mackenzie Avenue (DLB Scotland Ltd)

Allocation: 10 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	FPP (APP/2015/3181) for 25 houses allowed at appeal in October 2017.	✓									
Site Construction	D	Site start expected in 2019.						▲				

CHAPELTON

PORTLETHEN TO STONEHAVEN SGA AHMA

INFRASTRUCTURE

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education Primary School	E/PR	First Primary School required after 489th house. Initial phases accommodated in Newtonhill Primary School.	2021 / 2022 dependent on build out rates and school roll.
	PR, E	Gateway Stage 1 Process (Inception) underway.	
	PR, D	Gateway Stage 2 Process (Design).	
Education Academy Provision	E, D	Discussion and agreement on phasing and academy solution.	
	PR, D	Design new Academy.	
Health	✓	Phase 1 provision to be discussed and agreed with NHS Grampian. Neighbourhood health unit after 500 units. All residential development must contribute towards a new medical practice.	
Transport	✓	Construction of park and choose completed.	
	D, TS	Amendments to merge lane on A90.	By 803rd unit, 2023 onwards.
- Bruntland Road/ Badentoy interchange	TS, T, D	Progress with statutory requirements for closure of central reserve at Bruntland Road.	Ongoing.
	TS, T, D	Closure of A90 central reserve (by 266th house).	Anticipated autumn 2019.
	D, TS, T	Amendments to Badentoy interchange (by 266th house).	Anticipated autumn 2019.
- Bourtreebush / Bruntland Road New Interchange	D, TS	Detailed design of junction at Bourtreebush by 1744th unit.	Work ongoing.
	TS, D	Progress with statutory requirements for new interchange.	
	D, TS	Delivery of new interchange at Bourtreebush (by 1744th house).	
Waste	W, D	Land for waste to be transferred to Council on completion of 4000th unit.	
Waste Water (Nigg WWTW)	SW	Sufficient treatment capacity at Nigg WWTW.	
	D	A temporary Pumping Station and tank have been installed by the developer which provides for the first 259 units. Capacity is available up 850 to units. Network (WWPS) upgrades are required after this trigger point.	
Water (Invercannie and Mannofield WTW)	SW/D	A new reservoir is being provided during 2019 to accommodate up to 802 units (phase 1A). After that further network upgrades are required.	During 2019.
	SW	There is currently sufficient capacity.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Chapelton OP1: Chapelton (Elsick Development Company)

Allocation: Mix of uses including 4045 homes, up to 11.5ha employment land and 11ha identified as strategic reserve

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Development Framework	✓	Development Framework agreed.	✓									
Masterplan	✓	Overall masterplan and phase 1 masterplan agreed.	✓									
	D	Phase 2 Masterplan and Phase 3 Masterplan.										▲
Planning Applications	✓	PPP (APP/2011/3100) New Settlement Comprising Residential (up to 4045 units), Commercial, Retail and Community Facilities, with Associated Landscaping, Open Space, Drainage and Roads Infrastructure and Services approved October 2013.	✓									
	✓	FPP for Phase 1A(APP/2011/3103) Comprising 802 Dwellinghouses, Retail and Commercial Floorspace, Civic Buildings and Associated Landscaping, Open Space, Drainage and Roads Infrastructure and Services approved October 2013.	✓									
	✓	Modification of the Planning Obligation (APP/2014/4424) (Strategic Transport Fund Contributions) refused March 2015, allowed on appeal April 2016.	✓									
	D	Submission of planning application for Phase 1B.								▲	▲	▲
Matters Specified in Conditions Applications - Phase 1A	✓	Tranche 2 Site A - APP/2015/3729, APP/2015/1380, APP/2017/2587 approved.	✓									
	✓	Tranche 2 Site B - APP/2015/2916, APP/2015/1395, APP/2016/1344, APP/2016/0687, APP/2016/0689 approved.	✓									
	✓	Tranche 2, Site C - APP/2015/1655, APP/2016/3379 approved.	✓									
	✓	APP/2015/2078 for Condition 3a,e,h and Condition 6a,b,d,e,h,j approved August 2015.	✓									
	✓	APP/2016/1730 for Condition 14 approved October 2016.	✓									
	✓	Liddell Park And Hut - APP/2016/3361, approved February 2017.	✓									
	✓	Retirement Village - APP/2016/2986 for Conditions 3a,b,c,e,f,g,h,j,k,l, 4, 6, 8, 21, 22, 25a,b, 32 approved December 2016. APP/2017/0488 for Conditions 3a,b,f,g,h,j,k,l, 6a,b,c,d,e,f,g, 8, approved April 2017. APP/2017/1676 for Conditions 3a,b,c,e,f,g,h,j,k,l, 4, 6a,b,c,d,e,f,g,h,i,j, 8, 25 and APP/2017/1616 for Conditions 3b 17, 36, 37, approved August 2017.	✓									
	✓	APP/2017/0887 for Tranche 2, Plots 114-116, 129-132, approved June 2017.	✓									
	✓	APP/2017/1694 Phase 1A, 1B And Stage 2 for Condition 24 approved July 2017.	✓									
	✓	APP/2017/1693 for Conditions 3c, 6h, 7a,b,c,d,e,f, 14, 15, 19, 20, 27, 30, 31, 33 approved August 2017.	✓									
	✓	APP/2017/1695 for Conditions 21 and 22 approved August 2017.	✓									
	✓	APP/2017/2238 for Conditions 3b, 17, 36 and 37 approved October 2017.	✓									
	✓	APP/2017/2315 for Conditions 3a,b,f,g,h,j,l, 6, 8 for Plots 92-96B, approved July 2018.				✓						
	✓	Pharmacy - APP/2018/0082, approved June 2018.	✓									
Construction	✓	Construction of Phase 1a ongoing.	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲

DRUMLITHIE

DRUMLITHIE TO LAURENCEKIRK SGA

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	Development will require to contribute towards an extension of Auchenblae Medical Centre.	
Transport	D, T	Second road access for site OP1 is desirable.	
Waste Water (Drumlithie WWTW)	D	A growth project is required. A project is to be initiated to understand the available capacity.	Likely delivery is 2022-2024.
Water (Whitehillocks WTW)	D	There is available capacity at Whitehillocks WTW. There is a surface water pipe crossing the OP1 site. Scottish Water should be contacted by the developer to ascertain whether a diversion will be required.	

SITE INFORMATION

Drumlithie OP1: Adjacent to the Bowling Green (Peterkin Homes Ltd) Allocation: Mix of used including 30 homes and 0.5ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	Phase One - FPP (APP/2013/2288) for 15 houses approved March 2018.	✓									
	D	Consider Phase Two application.						▲	▲			
Roads	D	Second access with Phase 2 desirable. Footway and lighting to be extended along frontage of the site.										

DRUMOAK

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education	E	Replacement Drumoak Primary School completed February 2016.	
Health	NHS	All development must contribute towards a new health centre in Banchory.	Project identified in NHS asset management plan.
Waste Water (Drumoak WWTW)	SW	A growth project has just been completed at Drumoak WWTW which included capacity for site OP1 in the 2012 LDP.	
Water (Invercarnie and Mannofield WTW)	SW	There is currently sufficient capacity.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Drumoak OP1: Land to the north of Sunnyside Farm (Stewart Milne Homes)

Allocation: 44 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Delivery	✓	First phase of the site is complete.	✓									
Planning application	✓	FPP (APP/2014/3232) for 11 houses approved by the Local Review Body February 2018.		✓								
Site Construction	D	Start on site.						▲	▲			

EDZELL WOODS AND NEWESK

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education	E	All residential development will be required to contribute to the provision of additional capacity at Mearns Academy.	
Health	NHS	Development will require to contribute towards an extension to Laurencekirk Medical Group.	
Transport	✓	OP1 s75 includes triggers for improvements to C2K/ A90 junction. These works have been agreed with Transport Scotland and completed in advance of the site coming forward.	
Waste Water	D, SW, SEPA	There are no public sewers at Edzell Woods. Private sewage works owned by Edzell Woods Owners Group are nearby. The nearest public WWTW is in Edzell, approx. 2km away.	
Water (Whitehillocks WTW)	D	There is currently sufficient capacity at the service reservoir to serve this residential development. If there is in excess of 150hu then additional storage may be required to maintain security of supply. Local mains reinforcement may be required, depending on outcome of WIA or flow and pressure test.	

SITE INFORMATION

Edzell Woods and Newesk OP1: Newesk (Carnegie Base Services)

Allocation: 300 homes and employment land

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	✓	Masterplan agreed.	✓									
Planning Application	✓	PPP application for 300 units (APP/2012/0037) approved January 2017.	✓									
	O	Submit MSC application(s). Expected by the end of 2018.					▲					
Market Site	O	The site is currently being marketed.		▲	▲	▲	▲					
Site construction	D	Commence site construction following MSC.								▲	▲	▲
Employment Land	✓	FPP for industrial storage building (APP/2015/2241) approved December 2015.	✓									

FETTERCAIRN

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education	E	All residential development must contribute to the provision of additional capacity at Mearns Academy.	
Health	NHS	All residential development must contribute towards an extension to Laurencekirk Medical Group.	
Waste Water (Fettercairn WWTW)	SW	Limited capacity at Fettercairn WWTW. New connections are being managed through Operational means. Developers should submit a PDE to establish capacity at the works prior to any proposed development.	
Water (Whitehillocks WTW)	SW	There is available capacity at Whitehillocks WTW.	

SITE INFORMATION

Fettercairn OP1: Land to the north west of Fettercairn (Fettercairn Estate C/O Savills)

Allocation: 40 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Programming	O	Landowner in discussion regarding options for the site.				▲	▲					
Transport	D	2 access points will be required (1 emergency access).										
Technical Assessments	D	FRA required.										
Planning Application	D	Submit Planning Application.							▲	▲		

FORDOUN

DRUMLITHIE TO LAURENCEKIRK SGA RHMA

INFRASTRUCTURE

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education	E	All residential development must contribute to the provision of additional capacity at Mearns Academy.	
Health	NHS	All residential development must contribute towards an extension to Laurencekirk Medical Group.	
Waste Water (Laurencekirk WWTW)	SW	A growth project at Laurencekirk WWTW is in the final stages of completion. It took into account all domestic allocations in the current LDP up to 2020.	
Water (Whitehillocks WTW)	D	There is available capacity at Whitehillocks WTW. Local water mains reinforcement may be required. There is also a surface water pipe cutting across the middle of this site. Scottish Water should be contacted by the developer to ascertain whether a diversion will be required.	

SITE INFORMATION

Fordoun OP1: Station Road (Private Landowner)

Allocation: 15 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	D	DIA, WIA and NIA to be completed for planning application.										
Site Delivery	O	Options being looked at to bring forward the site				▲	▲					

Fordoun BUS: Station Road (DLB Scotland Ltd)

Allocation: 1.6ha employment land

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning application	D	Developer considering options for the site.										
Roads	D	Any upgrade should consider secondary linked access to provide 2 points of access as opposed to emergency access.										

GOURDON

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	All residential development must contribute towards an extension to Inverbervie Medical Group.	
Waste Water (Nether Knox WWTW)	D	A Drainage Impact Assessment may be required, depending on the nature and volume of discharge, to establish if the Sewage Pumping Station can cope with additional flows to storage capacity etc. This is especially relevant for any developments that are not providing betterment to the system.	
	SW	SW would recommend an early submission of a PDE to establish capacity.	
Water (Whitehillocks WTW)	D	There is available capacity at Whitehillocks WTW. Local mains reinforcement may be required.	

SITE INFORMATION

Gourdon OP1: East of Linton Business Park (Private Landowner)											
Allocation: Employment land with strategic landscape buffer to the east of the site											
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019			
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Site Marketing	D	Site to be progressed after BUS site.									

Gourdon BUS: Linton Business Park (Aberdeenshire Council (T&I Property))											
Allocation: 4.4ha employment land											
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019			
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Planning application	✓	FPP (APP/2015/3496) for erection of an office building, approved February 2016.	✓								
Site marketing	PR	Continue marketing remainder of site.									

INVERBERVIE

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education	E	All residential development must contribute to the provision of additional capacity at Bervie Primary School.	
Health	NHS	All residential development must contribute towards an extension to Inverbervie Medical Group.	
Waste Water (Nether Knox STW)	D	A Drainage Impact Assessment may be required, depending on the nature and volume of discharge, to establish if the Sewage Pumping Station can cope with additional flows to storage capacity etc. This is especially relevant for any developments that are not providing betterment to the system.	
	SW	SW would recommend an early submission of a PDE to establish capacity.	
Water (Whitehillocks WTW)	D	Water flow and pressure test required for H1 site. Water network investigations may be required to determine whether network reinforcement is required at OP1 site. Developments above the 55m contour can only be accommodated by being served from the Knoxhill Water Supply Zone.	

SITE INFORMATION

Inverbervie OP1: Land to the south of West Park (Peterkin Homes) Allocation: 200 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
POAN	✓	Amended POAN (ENQ/2017/1103) submitted, pending.	✓									
Masterplan	✓	Masterplan agreed at K&M Area Committee April 2015.	✓									
Technical Assessments	D	Submit technical assessments as part of planning application.							▲	▲	▲	
Planning Application	D	Submit planning application.							▲	▲	▲	

JOHNHAVEN

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	All residential development must contribute towards an extension to Inverbervie Medical Group.	
Waste Water (Nether Knox WWTW)	D	A Drainage Impact Assessment may be required depending on the nature and volume of discharge, especially for any developments that are not providing betterment to the system, to establish if the Sewage Pumping Station could cope with additional flows to the storage capacity etc.	
	SW	SW would recommend an early submission of a PDE to establish capacity.	
Water	D	There is available capacity at Whitehillocks WTW. Water network investigations may be required.	

SITE INFORMATION

Johnshaven OP1: Golden Acre (Fotheringham Properties Ltd)

Allocation: 67 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Roads	D, R	Junction improvements and road upgrade to local road (offsite works). Second emergency access required. Footway improvements along the old railway line required.										
Planning Application	D	Submit planning application.				▲	▲					

KIRKTON OF MARYCULTER

INFRASTRUCTURE

AHMA

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

SITE INFORMATION

Kirkton of Maryculter OP1: Land off Polston Road (Goldcrest Highland Ltd)												
Allocation: 6 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	PPP approved June 2015 (APP/2012/1208).	✓									
	✓	MSC (APP/2018/0084) approved May 2018.			✓							
Site Construction	D	Commence construction, expected 2019 onwards.						▲	▲	▲	▲	▲

LAURENCEKIRK

DRUMLITHIE TO LAURENCEKIRK SGA RHMA

INFRASTRUCTURE

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education	E	Extension to Laurencekirk Primary School completed.	
	E	All residential development must contribute to the provision of additional capacity at Mearns Academy.	
Health	NHS	All residential development must contribute towards an extension to Laurencekirk Medical Group.	
Transport	D	Contributions will be sought for a section of distributor road around Laurencekirk (from the Fordoun Road to the A90) and junction (A90) improvements.	
	TS, NESTRAN's, T	Access to Laurencekirk' study identified southern junction as being preferred option for upgrade to grade separated. Scottish Government funding of £24m has been announced February 2016.	Decision on preferred option due Summer 2018.
	D	Site OP1: Safe route to school will require upgrade of Station road.	
	D, T	Site OP1: Road crossing over railway and distributor road to be agreed as part of phasing plan.	
	D	Site OP1: Provision of pedestrian links to new Secondary School Campus and upgrade of footways on Station Road.	
Waste Water (Laurencekirk WWTW)	SW	A growth project at Laurencekirk WWTW has been completed. It took into account all domestic allocations in the current LDP up to 2020.	
	D	A DIA will be required for the OP1 site. Sewer reinforcement may be required. The demand for water and wastewater capacity for the non-domestic element of this development will depend on the business use.	
Water (Whitehillocks WTW)	D	There is available capacity at Whitehillocks WTW. Strategic WIA will be required for all sites. About 1.6km of existing main needs to be replaced so that it can cope with the higher flows and pressures needed to support any further expansion in the town. The Service Reservoir is also nearing capacity and will require to be enlarged to accommodate further growth to maintain storage levels/Security of Supply. Water main may need upsizing.	

SITE INFORMATION

Laurencekirk OP1: North Laurencekirk (Kirkwood Homes and Barratt Homes)												
Allocation: 885 homes, approx. 11ha employment land & approx. 16ha strategic reserve												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Development Framework	✓	Approval of Development Framework.	✓									
Masterplan	✓	Approval of phase 1 Masterplan.	✓									
	D	Develop masterplan for future phases.		▲	▲	▲	▲	▲	▲	▲	▲	▲
Technical Assessments	✓	TA, drainage assessment, flood assessment, contaminated land, archaeology, SER, road safety audit - for phase 1.	✓									
Planning Application	✓	FPP for Kirkwood's portion of phase 1, 310 dwellings (APP/2014/4094), approved December 2016.	✓									
	D, DM	FPP (APP/2016/1203) for erection of 247 dwellinghouses with associated landscaping and parking, refused by KMAC in October 2017. Site appealed to Scottish Government with reporter minded to approve subject to a S75, June 2018.			▲	▲						
Site Construction	D	Commence construction of phase 1.						▲	▲	▲		

Laurencekirk OP2: Off Blackiemuir Ave/East of Westmuir (Muir Homes)												
Allocation: 210 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning application	✓	FPP (APP/2008/1644) granted October 2012.	✓									
	✓	Various applications for change of house types approved.	✓									
Site Start	✓	Site is currently under construction.	✓									

Laurencekirk OP3: Gavrocklea Phase 2 (Private landowner)												
Allocation: 10 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O/D	Landowner is looking at options for bringing forward the site.										▲

LUTHERMUIR

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education	E	All residential development must contribute to the provision of additional capacity at Mearns Academy.	
Health	NHS	All residential development must contribute towards an extension to Laurencekirk Medical Group.	
Waste Water (Luthermuir Septic Tank)	SW	Limited capacity in Luthermuir septic tank. SW will initiate a growth project if required.	
Water (Whitehillocks WTW)	D	There is available capacity at Whitehillocks WTW. Local mains reinforcement may be required.	

SITE INFORMATION

Luthermuir OP1: The Chapel, Luthermuir (c/o Murray Architects)

Allocation: Mix of uses including 25 homes, small-scale retail and employment land

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D	Masterplan for sites OP1 (M1) & OP2 (M2) in draft stages. Initial Masterplan meeting held. Initial public consultations have taken place.	▲	▲	▲	▲	▲	▲				
Technical Assessments	D	FRA required. Drainage work being undertaken.	▲	▲	▲	▲						
Roads	D	Ensure connectivity in masterplan. Discussions have taken place with the Roads department.										
Planning Application	D/ DM	Developer to submit planning application.										

Luthermuir OP2: Land at Aberluthnott Church (c/o Murray Architects)

Allocation: Mix of uses including 25 homes, small-scale retail and employment land

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D	Masterplan for sites OP1 & OP2 in draft stages. Initial Masterplan meeting held. Initial public consultations have taken place.	▲	▲	▲	▲	▲	▲				
Technical Assessments	D	FRA required. Drainage work being undertaken.	▲	▲	▲	▲						
Planning Application	D/ DM	Developer to submit planning application.										

MARYKIRK

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education	E	All residential development must contribute to the provision of additional capacity at Mearns Academy. Early engagement is also encouraged for any residential development due to limited capacity at Marykirk Primary School.	
Health	NHS	All residential development must contribute towards an extension to Laurencekirk Medical Group.	
Waste Water (Marykirk WWTW)	SW	Insufficient capacity at Marykirk WWTW, SW will initiate a growth project if required, once one development meets the 5 Growth Criteria.	Likely delivery is 2021-2027.
Water (Whitehillocks WTW)	D	There is available capacity at Whitehillocks WTW. Local mains reinforcement may be required.	

SITE INFORMATION

Marykirk OP1: Land to the west of Marykirk (c/o Halliday Fraser Munro) Allocation: 30 homes with employment land and local retail uses												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	FPP (APP/2013/0063) for 30 dwellings approved September 2016.	✓									
Site Construction	D	Commence construction.										▲

INFRASTRUCTURE

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Transport	D	Upgrade of the Findon grade separated junction may be required.	
Waste Water (Nigg WWTW)	D	Sufficient capacity. Local sewer reinforcement may be required.	
Water (Invercarnie and Mannofield WTW)	SW D	There is currently sufficient capacity. Local water network reinforcement may be required.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Marywell BUS1: Cairnrobin (Ashley Group Ltd, Cairnlea Developments, Ridale Developments Ltd)

Allocation: 104ha employment land

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D, DM	APP/2011/2678 (of Outline Planning Permission Reference APP/2002/0026 for Business, Industrial and Leisure Development) - pending.	▲	▲	▲	▲	▲	▲				
	D, DM	APP/2012/1847 (Full Planning Permission for Construction of Access Road) - pending.	▲	▲	▲	▲	▲	▲				
	✓	APP/2014/2870 Erection of Storage end Distribution Building approved June 2015, APP/2015/0412 - variation of time conditions related to APP/2011/2052 approved April 2015 & APP/2015/0539 - variation of time conditions related to APP/2007/2350 approved April 2015.	✓									
	✓	APP/2014/2487 (MSC for APP/2001/0008 - Gateway Business Park) - approved October 2014.	✓									
	✓	FPP for erection of industrial building and associated modular unit (APP/2015/1862) by Cairnrobin Property Company Ltd approved November 2015.	✓									
	✓	FPP for erection of workshop, office, and yard (ref: APP/2015/2192) approved December 2015. Erection of Workshop (Ref: APP/2016/0378) (Amendment to Previously Approved APP/2015/2192) approved March 16.	✓									
	✓	FPP application for Formation of New Access Road (APP/2015/2221) approved September 2015.	✓									
	✓	POAN (ENQ/2015/1567) for Erection of Inspection Facility, Offices, Pipe yard and Parking submitted August 2015.	✓									
	✓	FPP (APP/2016/0742) for Formation of Internal Roads Layout, Landscaping and Engineering Works approved May 2016.	✓									

MILL OF URAS

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	Developments will require to contribute towards the reconfiguration or an extension of Stonehaven Medical Group.	
Waste Water	D/ SW/ SEPA	There is no public sewerage system for Mill Of Uras. The developer should liaise with SW and SEPA to determine the appropriate solution.	
Water (Whitehillocks WTW)	D	There is available capacity at Whitehillocks WTW. Local mains reinforcement may be required.	

SITE INFORMATION

Mill of Uras OP1: Mill of Uras Paddock (c/o Rydens) Allocation: 5 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	D	A FRA may be required to assess the risk on the neighbouring properties.										
Planning application	D	Submit a planning application.				▲	▲					
Roads	D	Layby provision for school bus is required at the access point.										

NEWTONHILL

PORTLETHEN TO STONEHAVEN SGA AHMA

INFRASTRUCTURE

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	All residential development must contribute towards the extension of Portlethen Medical Centre.	Extension now completed.
Transport	D, T	Link road between Park Place and Cairnhill Drive required to provide second access. Discussion	
Waste Water (Nigg WWTW)	D	Sufficient capacity. Local sewer reinforcement may be required.	
Water (Invercannie and Mannofield WTW)	SW	There is currently sufficient capacity. Local mains reinforcement may be required.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Newtonhill OP1: Park Place (Barratt North Scotland, Polmuir Properties) Allocation: 70 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	✓	Masterplan was agreed at March 2018 committee.		✓								
Technical Assessments	D	TA, DIA, Environmental Assessment.										
Planning Application	D	FPP (APP/2017/1408) for 123 Dwellinghouses and 8 Flats withdrawn February 2018.										
	DM / D	FPP (APP/2018/1213) for erection of 121 Dwellinghouses submitted May 2018, pending.			▲	▲	▲					

Newtonhill OP2: Land to the West of the A90 (Elsick Development Company) Allocation: 12.1ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D	Anticipated programme 2021 onwards.										▲

Newtonhill BUS1 (A&D Developments (Scotland) Ltd) Allocation: 8ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	FPP (APP/2009/2526) for Workshop/Warehouse/Associated Offices granted March 2013.	✓									
Construction start	D	On-site construction has yet to commence.										
Future Phases	D	Further development to be considered.										

PARK

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	All development must contribute towards a new health centre in Banchory.	Project identified in NHS asset management plan.
Waste Water (Drumoak WWTW)	D, SW	No public wastewater treatment available in Park, however there is sufficient capacity at Drumoak WWTW, approximately 1.3km away.	
Water (Invercarnie and Mannofield WTW)	SW	There is currently sufficient capacity.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Park OP1: Land to the west of Park Village Hall (c/o Gerry Robb Architects)

Allocation: 6 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	D	Initial tree survey, topographical survey carried out pre 2018. An updated tree survey is currently in progress.			▲	▲						
Roads	D	If access is to come off the A93, the footway, lighting and speed limit will need to be extended. 100M of spacing between access roads will be required on the A93. To be discussed with Roads Development.										
Planning Application	O/D	Planning application to be submitted.				▲	▲					

PORTLETHEN

PORTLETHEN TO STONEHAVEN SGA AHMA

INFRASTRUCTURE

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education	E	All residential development must contribute towards the provision of additional primary school capacity at Hillside Primary.	
Transport	T	Contributions will be sought for the upgrade of the link road to Badentoy Industrial Estate.	
Health	NHS	All residential development must contribute towards the extension of Portlethen Medical Centre.	Extension now complete.
Waste Water (Nigg WWTW)	D	Sufficient capacity. Local network reinforcement may be required.	
Water (Invercannie and Mannofield WTW)	D	Local mains reinforcement may be required depending on outcome of Flow & Pressure test or Water Impact Assessment. There is currently sufficient capacity.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Portlethen OP1: Land to North west of Badentoy (c/o Dandara) Allocation: 6.5ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	D	DIA, TA, NIA, EIA, landscape plan, access plan.										
Planning Application	D, DM	Submit planning application.										

Portlethen OP2: Fairview (A & M Smith Skip Hire Limited) Allocation: 15.5ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Existing site	✓	Site is currently in use.	✓									

Portlethen BUS1: Badentoy Industrial Estate Extension (Badentoy Developments Ltd/Dandara)												
Allocation: 100ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D, DM	Submit further applications for undeveloped sites.										
	✓	FPP (APP/2015/1755) (covering part of site) for major change of use of agricultural land to Class 4, Class 5 and Class 6 Erection of warehouse and office, formation of wash bay, storage yard, access and parking, approved September 2015.	✓									
	✓	MSC application for phase 1B approved February 2016 (APP/2015/3837).	✓									
	✓	FPP (APP/2016/0943) for Change of Use of Agricultural Land to Class 4 (Business), Class 5 (General Industrial) and Class 6 (Storage and Distribution), Erection of Warehouse and Office, Storage Yard, Access and Associated Car Parking approved July 2016.	✓									
	✓	FPP (APP/2016/1749) for Erection of Inspection Facility, Warehouse and Reconfiguration of Existing Pipe Storage Yard approved September 2016.	✓									
Portlethen BUS2: City South Business Park (Dandara)												
Allocation: 23.5ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning applications	D, DM	Further phases to come forward via separate planning applications.										
	✓	MSC (APP/2017/1391) Conditions 1, 6, 7, 16, 22, 27, 28 and 30 of Outline Planning Permission Reference APP/2000/0006 for erection of 19 business units and associated parking, approved February 2018.	✓									
Site Construction	✓	First phase of site complete.	✓									

ROADSIDE OF KINNEFF

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	All residential development must contribute towards an extension to Inverbervie Medical Group.	
Transport	D, T	Upgrade of local road and footway	
Waste Water (Kinneff WWTW)	SW	Early engagement should be made with Scottish Water to seek capacity at the WWTW.	
Water (Whitehillocks WTW)	D	Capacity available at Whitehillocks WTW. Local mains reinforcement may be required.	

SITE INFORMATION

Roadside of Kinneff OP1: Land to the west of Roadside of Kinneff (Private Landowner)												
Allocation: Mix of uses including 30 homes and small-scale retail use												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D, DM	Submission of a planning application.				▲	▲					

ST CYRUS

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education	E	All residential development must contribute to the provision of additional capacity at St Cyrus Primary School and Mearns Academy.	
Health	NHS	All residential development must contribute towards an extension to Inverbervie Medical Group.	
Waste Water (Nether Knox WWTW)	D	A Drainage Impact Assessment may be required depending on the nature and volume of discharge, especially for any developments that are not providing betterment to the system, to establish if the Sewage Pumping Station could cope with additional flows to the storage capacity etc.	
	SW	SW would recommend an early submission of a PDE to establish capacity.	
Water (Whitehillocks WTW)	D	Local water mains reinforcement may be required. Increase in storage required for service reservoir.	

SITE INFORMATION

St Cyrus OP1: Roadside (Snowdrop Developments)											
Allocation: 125 homes and approx. 2ha employment and retail uses											
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019			
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Masterplan	✓	Masterplan agreed by Kincardine and Mearns Area Committee September 2014.	✓								
Roads	D, T	Safe route to school required.									
Planning Application	D/ DM	FPP (APP/2018/0686) for 125 houses submitted March 2018, pending.		▲	▲	▲	▲				

STONEHAVEN

PORTLETHEN TO STONEHAVEN SGA AHMA

INFRASTRUCTURE

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education	E	Early engagement with Education is encouraged particularly medium to large residential schemes within the Dunnottar Primary School catchment.	
Health	NHS	Development will require to contribute towards the reconfiguration or an extension of Stonehaven Medical Group.	
Waste Water (Nigg WWTW)	D	There is available capacity at Nigg WWTW. Local sewer reinforcement may be required.	
Water (Whitehillocks WTW)	D	Local mains reinforcement may be required depending on outcome of Flow & Pressure test or Water Impact Assessment.	
	D	For OP3 site, there is a 6" SI water main crossing the site. Scottish Water should be contacted by the developer to ascertain whether this will have an impact on how this site is developed.	

SITE INFORMATION

Stonehaven OP1: Carron Den (Stewart Milne Homes & Churchill Homes) Allocation: 110 homes											
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019			
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Planning Application	✓	PPP (APP/2007/4949) and MSC (APP/2014/2470) approved October 2014.	✓								
	DM	FPP (APP/2016/1986) for Erection of 142 Dwellinghouses and Associated Infrastructure (change to housing mix) refused October 2017. Awaiting appeal outcome (PPA-110-2346).				▲					
	D, DM	FPP (APP/2017/0996) for Erection of 10 Dwellinghouses and Garages submitted April 2017, pending.	▲	▲	▲	▲	▲				
Construction Start Date	✓	Site under construction.	✓								

Stonehaven OP2: Ury House East Lodge (FM Ury Ltd & Kirkwood Homes)												
Allocation: 205 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	✓	A masterplan was prepared in 2014.	✓									
Transport	D	Link road connecting Slug Road and Netherley Road required prior to 100th house.										
Planning Application	✓	FPP for 84 dwellings (APP/2014/3297) approved April 2015.	✓									
	✓	MSC application for 86 dwellings approved August 2014 (APP/2014/1970) MSC application for 10 dwellings approved February 2015 (APP/2014/3284).	✓									
	✓	FPP for Link Road and Drainage Infrastructure (APP/2015/2163), approved January 2016.	✓									
	✓	FPP (APP/2015/2710) & LBC (APP/2015/2711) for Alterations & Reinstatement of Derelict mansion House for Use as Hotel with Associated works approved October 2015.	✓									
	✓	FPP (APP/2015/3081) for Formation of Junction and Access Road and Associated Infrastructure Works without complying with Condition 4, approved November 15.	✓									
	✓	FPP (APP/2015/3126) for Change in House Types for Plots 35, 38, 40, 41, 42 and 57 submitted October 2015, approved November 2015.	✓									
	✓	FPP (APP/2016/0015) for junction/access road (without complying with Condition 4 (prior to more than 50 units occupancy) as per APP/2014/1722 consent) approved March 2016.	✓									
	✓	FPP (APP/2015/3840) (located on edge of H2 site) for 32 No. dwellinghouses and associated infrastructure (Phase 1) withdrawn November 2017.	✓									
	✓	MSC (APP/2016/0311) for Conditions 3, 11, 12, 14 and 23 (Noise levels) of Previously Approved PPP APP/2007/2015 - approved March 2016.	✓									
	✓	FPP (APP/2016/2728) for Erection of 10 Dwellinghouses (Amendment to Previously Approved APP/2014/3284) approved March 2017.	✓									
	D/ DM	FPP (APP/2018/0121) for Erection of 26 Dwellinghouses and 21 Flats and Associated Infrastructure submitted February 2018, pending (affordable housing).		▲	▲	▲						
Construction	✓	Construction underway. In the region of 60 units completed in June 2018.	✓									

Stonehaven OP3: Ury House (FM Ury Ltd)												
Allocation: 25 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning application	✓	FPP for 51 dwellings (APP/2012/1616 and APP/2012/1617) approved April 2015.	✓									
	✓	POAN (ENQ/2017/0920) for 99 houses as enabling development submitted May 2017.	✓									
	D/DM	FPP (APP/2018/0667) for Erection of 27 Dwellinghouses (Renewal of Planning Permission APP/2012/1616) submitted March 2018, pending.		▲	▲	▲						
Transport	D	Link road connecting Slug Road and Netherley Road required prior to 100th house.										
Site Start	✓	Construction underway.	✓									

Stonehaven OP4: Land adjacent to Kirkton of Fetteresso (c/o Knight Frank)												
Allocation: 50 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	FPP for 49 dwellinghouses (APP/2014/2178), approved September 2015.	✓									
	✓	APP/2016/0458 Modification/Discharge Planning Obligation for Modification of Planning Obligation (Affordable Housing Provision) refused April 2016.	✓									
Site Construction	✓	Construction started September 2015. 12 affordable housing units completed to date.	✓									

Stonehaven OP5: East Newtonleys (Bancon)												
Allocation: 7ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	PPP (APP/2014/3671) for formation of business park - approved October 2016.	✓									
Site Construction	D	Developer to provide programme for site construction.										

Stonehaven BUS2: East Newtonleys (Bancon)												
Allocation: 14.5ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Construction	D	APP/2003/1551 Formation of Business and Industrial Park (Class 4, 5 & 6 Use) approved April 2007 and implemented although no on-site works have been undertaken.										

Stonehaven BUS3: Redcloak (c/o Savills)												
Allocation: 1ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical assessments	D	FRA may be required.										
Planning Application	D	Submit Planning Application.										

WOODLANDS OF DURRIS

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	All residential development must contribute towards the extension of Portlethen Medical centre.	Extension is underway, due to be complete May 2017.
Waste Water (Durrus WWTW)	SW	There is currently no available capacity at Durrus WWTW. Growth is planned within the 2015 - 2021 investment period.	Likely delivery 2019-2021.
Water (Invercarnie and Mannofield WTW)	SW	There is currently sufficient capacity.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Woodlands of Durrus OP1: Woodlands of Durrus (Kirkwood Homes) Allocation: 30 homes											
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019			
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Planning Application	✓	MSC application (APP/2014/4355) and application for Formation of Drainage Infrastructure and SUDS Including Change of Use of Agricultural Land, Relating to Associated Housing Development (APP/2015/1241), approved June 2015.	✓								
	D, DM	FPP (APP/2017/2182) application for amended house types for plots 8-13 & 21-23, submitted August 2017, pending.	▲	▲	▲	▲	▲				
Construction Start	✓	Site construction started May 2016.	✓								



MARR

ABOYNE

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education	E	Planning permission for extension to Primary approved November 2015 (APP/2015/2977).	Extension completed Spring 2017.
	D	Development must contribute providing additional capacity at Aboyne Academy.	
Health	NHS	All residential development must to contribute to an extension of Aboyne health centre.	
Waste Water (Aboyne WWTW)	SW	Aboyne WWTW is at capacity and a growth project has been initiated.	Likely delivery is 2020-2023.
Water (Invercannie WTW)	D	There are water mains crossing site OP1 from north to south. Scottish Water should be contacted by the developer to ascertain whether mains diversions are required.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Aboyne OP1: Land to west of Tarland Road (AJC Homes Scotland Ltd)

Allocation: Mixed uses including 175 homes and employment land

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Roads	D, T	Two points of access. TA or transport statement required for OP1 site. Industrial uses on OP1 would require additional access.										
Masterplan	✓	Masterplan agreed by Marr Area Committee on November 2014.	✓									
Technical Assessments	D	Updates of technical assessments. DIA required.			▲	▲	▲	▲				
Planning Application	✓	POAN (ENQ/2015/1839) for Major residential Development as Phase 5 of the Castle Park Development submitted October 2015.	✓									
	D	Planning application (APP/2017/1243) for 143 houses, 41 flats, 3 business units, care home and nursery - pending June 2018.				▲	▲	▲				
Site Start	D	Construction start date.										

Aboyne OP2: Tarland Road / North of Kinord Drive (AJC and Bancon)

Allocation: 135 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	APP/2008/3443 for 130 units, approved October 2010 and APP/2006/4327 for 46 units, approved April 2015.	✓									
	D/ DM	FPP (APP/2018/0022) for Erection of 19 Dwellinghouses, Installation of 3 Underground Gas Tanks and Associated Infrastructure, pending June 2018.				▲	▲	▲				
Site Start	✓	Site under construction.	✓									

ALFORD

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	All residential development must contribute to an extension to Alford Medical Practice.	
Waste Water (Alford WWTW)	SW	A growth project has been initiated by SW.	Likely delivery is 2020-2022.
Water (Invercarnie & Mannofield WTW)	D	Trunk main serving Alford at capacity. Further water network investigations required and likely that part 3 assets will require to be upgraded.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Alford OP1: School Campus Site (Aberdeenshire Council (IS Property))												
Allocation: Mix of uses including 30 homes, 1.2ha employment land and community uses												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	D	SEPA have advised that an FRA will be required to assess risk from Buckie Burn.										
Marketing	D	Site currently being marketed.		▲	▲	▲	▲	▲	▲	▲	▲	
Planning Application	✓	FPP (APP/2016/0055) for partial demolition of Academy, Primary and Swimming Pool approved March 2016.	✓									

Alford OP2: Wellheads (Kirkwood Homes)												
Allocation: Mix of uses including 44 homes, 1ha employment land and community uses												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	FPP (APP/2016/3042) for 27 Dwellinghouses, Associated Roads and Drainage Infrastructure (Phase 2A) approved February 2017.	✓									
Site Delivery	D	Employment allocation to be progressed.										
Construction	✓	Housing construction complete.	✓									

Alford OP3: Greystone Road (Kirkwood Homes)												
Allocation: 165 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	FPP (APP/2008/1895) for 198 houses approved September 2010.	✓									
	✓	FPP (APP/2016/2329) for 61 houses in northern part of site approved July 2018.				✓						
	✓	FPP (APP/2016/3412) for change of house types, approved February 2017.	✓									
Site Construction	✓	Construction Started on Site - completion expected by 2020.										▲

Alford OP4: Kingsford Road (Private Landowner) Allocation: 85 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D/O	Previous consent now expired, work underway to submit Planning Application				▲	▲					
Roads	D	Footway connection are required to the north of the site.										

Alford OP5: Land at Wellheads, east of Castle Road (Kirkwood Homes c/o Knight Frank) Allocation: 60 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Programming	D/O	A masterplan meeting was held in November 2017. The masterplan is expected to be submitted in summer 2018.				▲	▲					
Planning Application	D/O	Following successful masterplan, planning application expected late 2018 early 2019.					▲	▲				
Roads	D	Castle Road will need to be widened across the frontage of the site and a footway introduced.										

BANCHORY

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education (primary)	E	All residential development must contribute towards provision of additional capacity at Hill of Banchory Primary.	
Health	NHS	All residential development must contribute to a new health centre in Banchory.	Project identified in NHS asset management plan.
Transport	D	Assessment required to determine impact on junctions along A93.	
	T	Progress with delivery of park and ride. Design brief being finalised and work on submission of a planning application underway	Full planning to be submitted by the end of 2018 with work on site anticipated by 2019.
Waste Water (Banchory WWTW)	D	Wastewater network investigations required to establish whether local network upgrades may be required.	
	SW	A growth project has been initiated at Banchory WWTW.	Likely delivery is 2022-2023.
Water (Invercannie WTW)	D	Network upgrades including growth project may be required to facilitate further development. The developer may be required to carry out a Water Impact Assessment to assess the impact of their development and ensure there is no detrimental impact on existing customers.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Banchory OP1: East Banchory / Eco Village (North Banchory Company)
Allocation: Mix of uses including a 30 home demonstration eco-village, tourism uses, and community uses including playing field, one full size football pitch and a park and ride facility

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
POAN	✓	POAN submitted in October 2012.	✓									
Technical Assessments	D	Technical assessments underway. Currently finalising the Design Brief.			▲	▲	▲	▲	▲			
Planning Application	D/ DM	Submit planning application. Architects currently working on plans and application expected in 2018.				▲	▲	▲	▲			
Site Construction	D	Anticipated to begin on first units in 2019.										▲

Banchory OP2 / OP3: Lochside of Leys (Bancon Developments Ltd) Allocation: Mix of uses including 345 homes and 2ha of business land (OP2) and 50 homes (OP3)												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	✓	Masterplan agreed Marr Area Committee March 2015	✓									
Planning Application	✓	PPP application (APP/2014/1973) approved August 2017.	✓									
	D/ DM	MSC application (APP/2018/0863) submitted May 2018, pending.			▲	▲	▲					
Site Start	D	Commence site construction - expected to start in early 2019.							▲			

Banchory OP4: Hill of Banchory (Private Landowner) Allocation: 15 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O/D	To be brought forward by landowner in the short term, discussions with developers are ongoing.	▲	▲	▲	▲	▲					
Technical Assessments	O/D	FRA required. A soil survey has been completed. The electricity cables are to be undergrounded in Summer 2018. SW discussions are ongoing.			▲	▲	▲					
Planning Application	O/D	An application is expected by the end of 2018.					▲	▲				

Banchory BUS1 (Bancon Developments Ltd) Allocation: 10.8ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Applications	✓	Various applications approved through the site including: Car Wash, Microbrewery, Biomass Energy Centre, Nursery, Catering Unit, 3 x Business Units, & 2 office buildings.	✓									
Development of remainder of site	D	Agreements are in place with end-users, or interest has been expressed, for the remainder of the site. Development of the remainder is therefore expected imminently.	▲	▲	▲	▲	▲					

Banchory BUS2 (Bancon Developments Ltd) Allocation: 5.5ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	POAN (ENQ/2017/1972) for Class 1 Retail Development and Café/Restaurant with associated access, parking, landscaping and engineering works, submitted November 2017.	✓									
	D	The site is expected to be subject of a FPP application shortly.				▲						

CAIRNIE

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	All residential development must contribute towards an extension to Huntly health centre.	
Waste water (Cairnie WWTW)	D	Combined sewer within site. SW should be contacted to ascertain whether a sewer diversion is required.	
	SW	Insufficient capacity at Cairnie WWTW. SW will raise a growth project when one development meets the 5 Growth Criteria.	
Water (Turriff WTW)	SW	Growth project may be required in future to meet allocated growth.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Cairnie OP1: Land opposite Hall Cottages (Strathdee Properties Ltd) Allocation: 8 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning application	✓	FPP (APP/2012/2852) for erection of 8 dwellinghouses approved January 2014 . APP/2016/2594 for non-compliance with Time Condition, approved January 2017.	✓									
	✓	APP/2017/1394 Modification of Planning Obligation of Planning Permission APP/2016/2594 refused July 2017.	✓									
Marketing	D/O	Site currently being marketed.		▲	▲	▲	▲					
Site Construction	D	Site start has been made. Will recommence following marketing.						▲	▲			

INFRASTRUCTURE

RHMA

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

SITE INFORMATION

Clatt OP1: Land opposite Hall (Private Landowner)
Allocation: 5 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O/D	Owner / developer to bring forward proposals when there is a demand for housing in this area.										
Roads	D	Pedestrian access to the school should be considered.										

CRATHES

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	All residential development must contribute to a new health centre in Banchory.	Project identified in NHS asset management plan.
Waste Water	SW/D	No public treatment available.	
Water (Invercarnie & Mannofield)	SW	Capacity available. Potential future growth project required.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Crathes OP1: Land south of Railway Station (Stewart Milne Homes)												
Allocation: 45 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	Planning consent for 45 dwellings granted on appeal (PPA-110-2206), January 2014.	✓									
Site Construction	✓	Site under construction. Completion expected by the end of 2019.		▲	▲	▲	▲	▲	▲	▲	▲	

DRUMBLADE

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	All residential development must contribute towards an extension of Huntly health centre.	
Waste Water	D, SW, SEPA	No public wastewater treatment available in Drumblade. SEPA would need to be consulted and full authorisation sought for relevant licensing of private treatment for any additional development.	
Water (Craighead WTW)	D	Capacity available. Local mains reinforcement may be required.	

SITE INFORMATION

Drumblade OP1: Land opposite school (Graham Mitchell Architects)

Allocation: 5 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	FPP for 5 dwellings (APP/2012/2828) approved November 2014.	✓									
Site Start	✓	Site is under construction.	✓									

DRUMDELGIE

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	Development in Drumdelgie will require to contribute towards an extension of Huntly health centre.	
Transport	D/R	Speed reduction improvements required.	
Waste Water	D, SW, SEPA	No public sewers. SEPA would need to be consulted and full authorisation sought for relevant licensing of private treatment, although SEPA's preferred solution is for a single WWTP serving all properties.	
Water (Craighead)	D	Capacity available. Local mains reinforcement may be required.	

SITE INFORMATION

Drumdelgie OP1: Drumdelgie Calf Unit (Private Landowner) Allocation: 7 homes (and 2 holiday units)												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D	FPP for 7 dwellings and 2 holiday units (APP/2012/0721) approved March 2014 has now expired. New planning application to be submitted.										
Roads	D	Footway required along the frontage of the site.										

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education	D	Development must contribute providing additional capacity at Aboyne Academy.	
Health	NHS	All residential development must contribute towards a new health centre in Banchory.	Project identified in NHS asset management plan.
Waste Water	D, SW, SEPA	There is no public WWTW in Finzean.	
Water (Invercarnie & Mannofield)	D	Capacity available. Local mains reinforcement may be required.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Finzean OP1: Land at Hall Wood Adjacent to Pinewood (Finzean Estate Partnership)												
Allocation: 10 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	Planning application (APP/2013/3863) approved September 2015. FPP (APP/2015/2567) for 9 Dwellinghouses and Garages approved May 2016.	✓									
Site Construction	✓	Under construction.	✓									

FORGUE

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	All residential development must contribute towards an extension of Huntly Health Centre.	
Waste Water	D, SW, SEPA	No public sewers in the area.	
Water (Turriff WTW)	D/SW	Water Main crossing OP2 site. Growth project may be required to accommodate future development.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Forge OP1: Land to East of the Rectory (The BMF Group)

Allocation: 5 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Marketing	O	Site is currently being marketed.	▲	▲	▲	▲	▲	▲	▲	▲	▲	
Roads	D/O	Pedestrian routes to school is required.										

Forge OP2: Chapelhill (The BMF Group / Bognie Trustees)

Allocation: 5 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	✓	PPP application (APP/2012/0430) for 4 units approved in July 2013. Application (APP/2016/1498) to renew planning consent approved February 2017.	✓									
Site Marketing	O	Site is currently being marketed.	▲	▲	▲	▲	▲	▲	▲	▲	▲	
Site Construction	D	Site is expected to be built plot by plot.										

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	All residential development will require to contribute towards additional capacity at Rhynie Surgery.	
Waste Water (Gartly WWTW)	D	Local sewer network reinforcement may be required.	
	SW	Sufficient WWTW capacity at Gartly WWTW.	
Water (Invercannie, Mannofield and Turriff WTW)	D	WIA required.	Undergoing growth with planned investment within 2015 – 2021 period.
Roads	D	Walking routes to the school should be enhanced.	

SITE INFORMATION

Gartly OP1: Land adjacent to Railway (c/o ANM Group)												
Allocation: 5 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D	Planning application to be submitted. Site being marketed.						▲	▲	▲	▲	
Roads	D	A footway is required along the frontage of the OP1 site.										
Technical Assessments	D	A flood risk assessment may be required.										

GLASS

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	All residential development must contribute towards an extension of Huntly health centre.	
Waste Water	D, SW, SEPA	No public sewers in the area.	
Water (Craighead)	D	Capacity available but local water mains reinforcement may be required.	
Roads	D	Enhance walking routes to school.	

SITE INFORMATION

Glass OP1: Land at Invermarkie Farm (Invermarkie Estate)

Allocation: 5 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D/O	Owner intending to submit an application within the life of the LDP.				▲	▲	▲	▲	▲	▲	▲

GLENKINDIE

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	All residential development must contribute to an extension to Alford Medical Practice.	
Waste Water (Donview Septic Tank)	SW, D	Available capacity. Early engagement advised, it is recommended that a PDE is submitted.	
Water (Lumsden WTW)	SW, D	Local water mains reinforcement may be required. Available capacity.	
Roads	D	A roadside lay-by and footway is required along the frontage of OP1.	

SITE INFORMATION

Glenkindie OP1: Land to the West of Glenkindie Bowling Club (Frogmore (Scotland) Ltd. c/o Barton Wilmore)												
Allocation: 6 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	D, SEPA	A flood risk assessment may be required.										
Planning Application	D, DM	PPP (APP/2017/1439) for 3 dwellinghouses, withdrawn.										
	D, DM	FPP (APP/2017/3208) for Erection of Dwellinghouse and Detached Garage approved May 2018.			✓							

INFRASTRUCTURE

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	All residential development must contribute towards an extension of Huntly health centre.	
Transport	D, TS, T	Developers to discuss MP, TA with TS and T.	
	D, T	Developers to discuss local roads access in development of MP with T.	
Waste Water (Huntly WWTW)	✓	A growth project was completed in 2014.	
	D/O	DIA required for Sites OP1 and OP2.	
Water (Craighead WTW)	D/O	WIA required for site OP1 and OP2.	

SITE INFORMATION

Huntly OP1: Land to the North and West of Pirriesmill (Private Landowner) Allocation: 485 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Marketing	D/O	Site being marketed.	▲	▲	▲	▲	▲					
Masterplan	D/O	Masterplan to be prepared to show delivery of OP1, OP2 and OP3 sites.										
Planning Application	D/O	Submission of planning application.										

Huntly OP2: Land at Ward Farm (Private Landowner) Allocation: 105 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Marketing	D/O	Site being marketed.	▲	▲	▲	▲	▲					
Masterplan	D/O	Masterplan to be prepared to show delivery of OP1, OP2 and OP3 sites.										
Planning Application	D/O	Submission of planning application.										

Huntly OP3: Land at Bogie Bridge (Private Landowner) Allocation: 31 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Marketing	D/O	Site being marketed.	▲	▲	▲	▲	▲					
Masterplan	D/O	Masterplan to be prepared to show delivery of OP1, OP2 and OP3 sites.										
Planning Application	D/O	Submission of planning application.										

Huntly OP4: Land at Aberdeen Road (Private Landowner) Allocation: 40 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Transportation	TS/T	Discussions required with TS and T due to proximity to A96.										
Site Delivery	D/O	Site constrained by marketability and infrastructure (access and drainage).										

Huntly OP5: Old Toll Road (Private Landowner) Allocation: 10 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Transportation	TS/T	Discussions required with TS and T due to proximity to A96.										
Site Delivery	D/O	Site constrained by marketability and infrastructure (access and drainage).										

Huntly OP6 (c/o Graham Mitchell Architects) Allocation: 4.5ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D	Discussions taking place with potential developer.										

Huntly BUS1 (Aberdeenshire Council) Allocation: 17ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	AC	Contractor appointed. Planning for serviced plots to be progressed.				▲	▲	▲	▲			

INCHMARLO

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	All residential development must contribute towards a new health centre in Banchory.	Project identified in NHS asset management plan.
Waste Water (Inchmarlo Septic Tank)	SW	This site will go to Inchmarlo ST, which all other development outwith this community will go into Banchory or require private treatment. Banchory WWTW will require a growth project to meet the demands of all allocations in the current LDP. was provided by and for the retirement community. They have a private sewer network and Scottish Water operates the plant.	Inchmarlo ST growth project likely delivery 2021-2027.
Water (Invercannie WTW)	SW/D	Capacity available, growth project required for future development. Local mains reinforcement may be required	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Inchmarlo OP1: Inchmarlo Continuing Care Community (Skene Enterprises) Allocation: 60 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	✓	Masterplan agreed March 2015.	✓									
Planning Application	✓	FPP for first phase of 8 dwellings (APP/2014/3864) approved 19/01/2015. Started construction October 2015.	✓									
	✓	FPP (APP/2016/1082) for 4 Dwellinghouses (Second Phase) approved July 2016.	✓									
	D, DM	Submission of planning applications for future phases.								▲	▲	▲

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	All residential development must contribute to an extension of Alford Medical Practice.	
Transport	R	Safe route to school required from site OP1.	
Waste Water (Keig Septic Tank)	SW	Insufficient capacity. SW will initiate a growth project once development meets 5 point criteria.	
Water (Invercarnie)	D	Capacity Available, growth project required for future development.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Keig OP1: Land North Lawrence Cottages (Private Landowner)

Allocation: 5 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O	Landowner currently looking at options to develop the land.										▲

Keig OP2: Land North of Braehead (Clark Developments Ltd)

Allocation: 11 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	✓	FPP (APP/2007/0860) for 11 homes approved. Development coming forward on plot by plot basis.	✓									
Technical Assessments	D, SEPA	SEPA would seek assurance that options for upgrading Keig STW had been considered and agreed prior to the development proceeding.										
Site Construction	D/O	This is ongoing with completion expected by the end of 2019.		▲	▲	▲	▲	▲	▲	▲	▲	

KENNETHMONT

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	All residential development will require to contribute towards additional capacity at Rhynie Surgery.	
Waste Water (Kennethmont WWTW)	SW	A growth project has been triggered at Kennethmont WWTW, which will take into account all known domestic development up to 2027.	Likely delivery is 2021-2023.
Water (Invercarnie, Mannofield & Turriff)	SW/D	Capacity available. Growth project required for future development. There is a 125mm MDPE water main to the north of the OP1 and E1 sites and a 150mm sewer running along the north boundaries of the sites. Should a diversion be required it will be to the developer's cost.	Undergoing growth with planned investment within 2015 – 2021 period.
Roads	D	Footways are required along the frontage of OP1 and OP3.	

SITE INFORMATION

Kennethmont OP1: South of B9002 (c/o John Wink Design)

Allocation: 30 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D	Pre-application discussions ongoing and a masterplan meeting was held in August 2017.				▲	▲					
Planning Application	D, DM	Submission of a planning application.					▲	▲				

Kennethmont OP2: Land adjacent to Rannes Public Hall (Private Landowner)

Allocation: 5 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	FPP (APP/2015/2060) for 4 dwellings approved February 2016.	✓									
Site Construction	✓	Site under construction.	✓									

Kennethmont OP3: Opposite the School (Private Landowner)

Allocation: 0.6ha employment land

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D	Obtain update on delivery.										

KINCARDINE O'NEIL

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education (Secondary)	D	Development must contribute providing additional capacity at Aboyne Academy.	
Health	NHS	All residential development must contribute towards an extension of Aboyne health centre.	
Waste Water (Kincardine O'Neil WWTW)	SW	Limited capacity. Growth is planned within the 2015 - 2021 investment period. Non domestic uses to be discussed with SW.	
Water (Invercarnie)	SW	Capacity available. Growth project may be required for future development.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Kincardine O'Neil OP1: Land at Haugh Farm (Kincardine Estate)

Allocation: Mix of uses including 8 homes and employment land

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	Planning application (APP/2015/1117) for 43 dwellings approved March 2016.	✓									
	✓	FPP (APP/2015/2478) for SUDS Basin and Associated Discharge Pipework to serve proposed Housing Development (APP/2015/1117) approved October 2015.	✓									
Site Construction	✓	Site is under construction.	✓									

Kincardine O'Neil OP2: Land west of Canmore Place (Kincardine Estate)

Allocation: 20 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D, DM	See OP1.										

Kincardine O'Neil OP3: Land at Gallowhill Road (Church of Scotland General Trustees)

Allocation: 8 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Marketing	D	Market the site for development.				▲	▲	▲	▲			

Kincardine O'Neil OP4: Land at Willowbank (Private Landowner)

Allocation: 0.8ha employment land

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Existing	✓	Site currently in use.	✓									

LOGIE COLDSTONE

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education (Secondary)	D	Development must contribute providing additional capacity at Aboyne Academy.	
Health	NHS	All residential development must contribute to an extension of Aboyne health centre.	
Waste Water (Logie Coldstone)	D, SW	Logie Coldstone Waste Water Treatment Works has limited capacity. A growth project will be initiated once development meets Scottish Water's criteria. Local water mains reinforcement may be required to facilitate new development.	
Water (Ballater WTW)	D	Capacity Available. Local mains reinforcement may be required.	
Roads	D	A footway is required along the frontage of OP1 leading to the school.	

SITE INFORMATION

Logie Coldstone OP1: Land adjacent to Diamond Jubilee Hall (Private Landowner)

Allocation: Mix of uses including 25 homes and community uses

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	O	Planning Application to be submitted.							▲	▲	▲	▲

LUMPHANAN

INFRASTRUCTURE

RHMA

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

SITE INFORMATION

RHMA

Lumphanan OP1: Land at Millan Park (Private Landowner) Allocation: 26 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	D	A buffer strip will be required to the small watercourse along the eastern boundary of the site. An FRA may also be required.										
Planning Application	✓	FPP (APP/2012/3746) and FPP (APP/2015/3539) granted, January 2013 and December 2015, respectively, for non-compliance with Time Condition.	✓									
	D	Further application to renew existing consent expected in 2018.				▲	▲					
Roads	D	Emergency access may be required. Discussions will need to take place with Roads Development.	✓									

LUMSDEN

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	All residential development will require to contribute towards additional capacity at Rhynie Surgery.	
Waste Water (Lumsden WWTW)	SW	Insufficient WWTW capacity. SW will initiate a growth project once one development meets 5 growth criteria.	
Water (Lumsden WTW)	D	Local water mains reinforcement may be required. Water main crossing site, diversion maybe required at cost to developer.	

SITE INFORMATION

Lumsden OP1: Land at Smithy Lane (Private Landowner)

Allocation: 30 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O	Owner to contact Council to discuss plans in the future.										▲
Roads	D, R	Early engagement should take place with Roads Development regarding the proposed access for the site.										▲

Lumsden OP2: Land east of Main Street (Aberdeenshire Council)

Allocation: 6 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	AC	Delivery is likely to be post 2019.										▲

Lumsden BUS (Private Landowner)

Allocation: 0.27ha employment land

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O	Landowner to advise of delivery programme.										

MONYMUSK

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	Developments will require to continue towards reconfiguration of existing centre or a replacement health centre in Kemnay.	
Water (Invercannie WTW)	D	Available Capacity. Local mains reinforcement may be required.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Monymusk OP1: Land west of Monymusk School (Monymusk Land Company / Kirkwood Homes) Allocation: 43 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	FPP (APP/2013/3644) granted for 44 units (inc 11 affordable) March 2014.	✓									
Site Construction	✓	Site under construction, to be completed by the end of 2019.				▲	▲	▲	▲	▲	▲	

MUIR OF FOWLIS

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	All residential development must contribute to an extension of Alford Medical Practice.	
Waste Water (Ladymill WWTW)	SW, D	It is advised that the applicant completes a Pre-Development Enquiry (PDE) Form in the early stages to determine capacity.	
Water (Invercarnie & Mannofield WTW)	D	Capacity Available, growth project required for future development.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Muir of Fowlis OP1 - Land Opposite the Manse (Private landowner)											
Allocation: 6 homes											
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019			
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Market Site	O	Site presently being marketed.			▲	▲	▲				
Planning Application	O	Have indicated construction 2020-2021.									▲

Muir of Fowlis BUS1											
Allocation: 0.8 ha employment land											
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019			
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Site Delivery	D	Site partially developed.	✓								

RHYNIE

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	All residential development will require to contribute towards additional capacity at Rhynie Surgery.	
Transport	D	Pedestrian/cycle links required throughout the settlement.	
Roads	D, R	Road into OP1 and OP2 will require to be adoptable standard.	
Waste Water (Rhynie WWTW)	SW	There is limited capacity available at Rhynie WWTW. Should additional capacity be required then a growth project will be initiated once one developer meets the 5 Growth Criteria.	
Water	D	WIA required. Non domestic uses require discussion with SW. Local mains reinforcement may be required.	

SITE INFORMATION

Rhynie OP1: Land north of Richmond Avenue (John Wink Design) Allocation: Mix of uses including 25 homes and 0.6 ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O	Landowner to provide update on anticipated delivery timescales.										

Rhynie OP2: Land at Essie Road (Kearn Developments Ltd) Allocation: 34 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Roads	D, R	Road into OP1 (M1) will require to be adoptable standard.										
Planning Application	✓	Planning permission granted (APP/2006/2033) for 34 homes which are coming forward on a plot by plot basis. Developer is currently seeking permission for 2-3 units on site.	✓									

Rhynie BUS (Aberdeenshire Council) Allocation: 1.6ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D	Site partially in use.										

RUTHVEN

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	All residential development will require to contribute towards an extension of Huntly health centre.	
Waste Water (Ruthven Housing ST)	SW	Sufficient capacity for 8 houses.	
Water (Turriff WTW)	SW	Capacity available. Should additional capacity be required then a growth project will be initiated once one developer meets our 5 Growth Criteria.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Ruthven OP1: School Road (Private Landowner)												
Allocation: 8 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	FPP (APP/2015/2790) for Erection of 8 Dwellinghouses approved February 2016.	✓									
Site Delivery	D	Site is currently being marketed.				▲	▲	▲				

STRACHAN

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	All residential development must contribute towards a new health centre in Banchory.	
Waste Water (Banchory WWTW)	SW	Limited Capacity available. Growth project required for future development once 5 criteria are met.	
Water (Invercarnie & Mannofield)	D	Local mains reinforcement may be required. Growth project required for future development in area once 5 criteria are met.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Strachan OP1: Land at Gateside Cottage (Castleglen Land Search Ltd)												
Allocation: 15 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D	FPP (APP/2015/2137) for 16 dwellings approved August 2017.	✓									
Site Construction	D, DM	Commence site construction.				▲	▲	▲				

TARLAND

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education	D	Development must contribute providing additional capacity at Aboyne Academy.	
Health	NHS	Developments will require to contribute to an extension of Aboyne health centre.	
Waste Water (Tarland WWTW)	SW	Tarland WWTW has limited available capacity. Should additional capacity be required then a growth project will be initiated by SW once one developer meets the 5 Growth Criteria. Local sewer reinforcement required.	
Water (Ballater WTW)	D	Available capacity. Local mains reinforcement may be required.	

SITE INFORMATION

Tarland OP1: Glendeskry (The MacRobert Trust)

Allocation: Mix of uses including 50 homes and 1ha employment land

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D/O	Submission of Masterplan.										▲
Planning Application	D/O	Planning Application to be submitted.										▲
Technical Assessments	D/O	A flood risk assessment may be required.										
Roads	D, R	Road to be widened along the frontage and the footway should connect to Mill Road. Road required to be of an adoptable standard.										

Tarland OP2: Land adjacent to Alastrean House (The Macrobert Trust)

Allocation: 10 houses as part of the Continuing Care Community

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D	Planning Application to be submitted.								▲	▲	
Transport - Site OP2	D	For more than 5 units the road would require to be of adoptable standard.										

Tarland OP3: Village Farm (The Macrobert Trust)

Allocation: 36 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	FPP (APP/2011/4027) approved May 2015 for 36 dwellinghouses, lapsed May 2018.	✓									
	D, DM	Submission of new planning application.							▲	▲	▲	

Tarland BUS1 (MacRobert Trust) Allocation: 1.5 ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	✓	Site currently in use.	✓									

TORPHINS

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education	D	Development must contribute providing additional capacity at Aboyne Academy.	
Health	NHS	All residential development may require to contribute toward the reconfiguration of Torphins Health and Resource Centre.	
Waste Water (Torphins WWTW)	D, SW	There is currently capacity available at Torphins WWTW, however early engagement regarding the business uses is advisable. Should demand exceed available capacity Scottish Water will initiate a growth project, once one development meets the 5 criteria.	
Water (Invercannie WTW)	D, SW	Available Capacity. Local mains reinforcement may be required.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Torphins OP1: Station Garage (c/o Matthew W Merchant)												
Allocation: Mix of uses including 48 homes and a business park												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019				Post 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical assessments	D, SEPA	A flood risk assessment may be required.										
Planning Application	D, DM	APP/2016/3455 for demolition of existing building and erection of residential development - 33 houses and 14 flats - pending approval.				▲	▲	▲				
	✓	FPP (APP/2015/2860) for employment uses taking access through this site - approved June 2016.	✓									

TOWIE

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	All residential development must contribute to an extension to Alford Medical Practice.	
Waste Water	D, SEPA, SW	No public sewers in the area.	
Water (Lumsden WTW)	SW	Capacity available at Lumsden WTW.	

SITE INFORMATION

Towie OP1: Land adjacent to the Hall (Private Landowner)											
Allocation: 5 homes											
SECTORS	RESPONSIBLE	ACTIONS	Pre 2018	2018				2019			
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Marketing	O	The site is currently being marketed.		▲	▲	▲	▲	▲	▲	▲	▲
Technical Assessments	D	Pre application FRA and archaeological evaluation required.									
Roads	D, R	A footway is required along the frontage of the OP1 site.									