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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

SHAPING ABERDEENSHIRE

CONTENTS

1. INTRODUCTION	Pg 1	BUCHAN	Pg 35	- Newburgh	Pg 76
2. POLICY ACTIONS	2	- Ardallie	35	- Oldmeldrum	77
3. MASTERPLANS AND FRAMEWORKS	4	- Auchnagatt	36	- Pitmedden and Milldale	79
4. INTRODUCTION TO SITE SCHEDULES	6	- Boddam	37	- Rashierieve Foveran	81
		- Crimond	38	- Rothienorman	82
STRATEGIC PROJECTS	7	- Cruden Bay	39	- St Katherines	83
- Strategic Transport Projects	7	- Fetterangus	41	- Tarves	84
- Strategic Water / Waste Water Project	9	- Hatton	42	- Turriff	86
- Strategic Healthcare Projects	9	- Longhaven	44	- Udney Green	89
		- Longside	45	- Udney Station	90
ALLOCATED SITES BY ADMINISTRATIVE AREA:		- Maud	46	- Westfield Foveran	91
BANFF AND BUCHAN	10	- Mintlaw	47	- Ythanbank	92
- Aberchirder	10	- New Deer	50		
- Banff	11	- New Pitsligo	51	GARIOCH	93
- Cairnbulg/Inverallochy	13	- Old Deer	52	- Blackburn	93
- Cornhill	14	- Peterhead	53	- Chapel of Garioch	94
- Crudie	15	- Rora	56	- Cluny/Sauchen	95
- Fordyce	16	- St Combs	57	- Dunecht	96
- Fraserburgh	17	- St Fergus	58	- Hatton of Fintray	97
- Gardenstown	20	- Strichen	59	- Insch	98
- Inverboyndie	21	- Stuartfield	61	- Inverurie	100
- Macduff	22			- Keithhall	107
- Memsie	23	FORMARTINE	62	- Kemnay	108
- New Aberdour	24	- Balmedie	62	- Kinmuck	110
- New Byth	25	- Belhelvie	64	- Kintore	111
- Portsoy	26	- Blackdog	65	- Millbank	113
- Rathen	28	- Cuminestown	67	- Newmachar	114
- Rosehearty	29	- Daviot	68	- Old Rayne	115
- Sandend	31	- Ellon	69	- Oyne	116
- Sandhaven	32	- Foveran	72	- Westhill	117
- Tyrie	33	- Garmond	74		
- Whitehills	34	- Methlick	75		

KINCARDINE AND MEARNES	Pg		Pg
- Auchenblae	119	- Drumdelgie	157
- Chapelton	121	- Finzean	158
- Drumlithie	123	- Forgue	159
- Drumoak	124	- Gartly	160
- Edzell Woods and Newesk	125	- Glass	161
- Fettercairn	126	- Glenkindie	162
- Fordoun	127	- Huntly	163
- Gourdon	128	- Inchmarlo	165
- Inverbervie	129	- Keig	166
- Johnshaven	130	- Kennethmont	167
- Kirktown of Maryculter	131	- Kincardine O' Neil	168
- Laurencekirk	132	- Logie Coldstone	170
- Luthermuir	134	- Lumphanan	171
- Marykirk	135	- Lumsden	172
- Marywell	136	- Monymusk	173
- Mill of Uras	137	- Muir of Fowlis	174
- Newtonill	138	- Rhynie	175
- Park	139	- Ruthven	176
- Portlethen	140	- Strachan	177
- Roadside of Kinneff	142	- Tarland	178
- St Cyrus	143	- Torphins	180
- Stonehaven	144	- Towie	181
- Woodlands of Durris	147		
MARR	148		
- Aboyne	148		
- Alford	149		
- Banchory	151		
- Cairnie	153		
- Clatt	154		
- Crathes	155		
- Drumblade	156		

1. Introduction

This Action Programme has been prepared to support the delivery of the Aberdeenshire Local Development Plan 2017 (LDP) which was adopted on 17 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

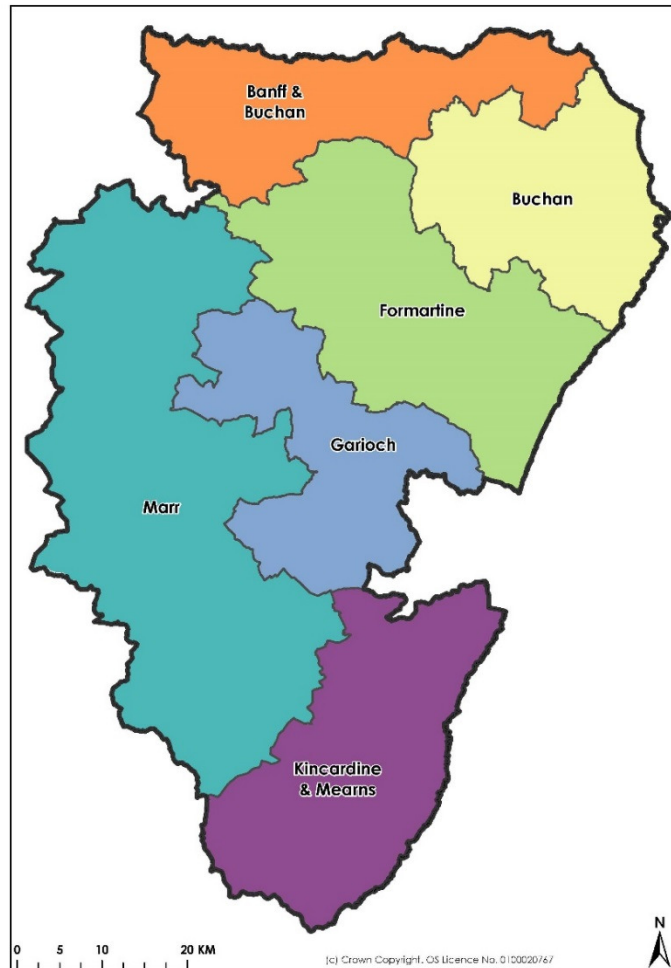
Aberdeenshire Council and other public agencies play a role in facilitating delivery. However, implementation of the Plan itself will rely on the development industry and housing market conditions. The Council is reliant on much of the information being provided by the development industry to support 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.

Opportunity Sites

All sites available for development are now referred to as "opportunity sites" (OP) within the 2017 LDP – previously referred to as "M" (mixed-use), "H" (housing), "EH" (existing housing) and "E" (employment) sites within the 2012 LDP. The Action Programme includes both the new and previous site references for convenience.

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. Production 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	Monitor Policy Implementation and Maintain and Update Supplementary Guidance	Local Development Plan Team and Planning Information and Delivery	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	Monitor Policy Implementation and Maintain and Update Supplementary Guidance	Local Development Plan Team and Planning Information and Delivery	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 and Maintain and Update Supplementary Guidance	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	Monitor Policy Implementation and Maintain and Update Supplementary Guidance	Local Development Plan Team and Planning Information and Delivery	Ongoing
The Responsibilities of Developers	Monitor Policy Implementation and Maintain and Update Supplementary Guidance	Local Development Plan Team and Planning Information and Delivery	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 (previously M1)	Agreed
Mintlaw	OP1 & OP2 (previously M1 & H1)	Agreed
Ellon	OP1 (previously M1)	Agreed
Inverurie	OP4 (previously H1)	Agreed
Kintore	OP1 (previously M1)	Agreed
Newmachar	OP1 & OP3 (previously M1)	Agreed
Chapelton	OP1 (previously M1)	Agreed
Laurencekirk	OP1 (previously M1)	Agreed

Table 2.2 Masterplans

Banff & Buchan	Site	Status
Aberchirder	OP2 (previously H2)	No update
Banff	OP1 (previously M1)	Agreed
Banff	OP2 (previously H1)	Ongoing
Cairnbulg/Inverallochy	OP1 (previously H2)	Ongoing
Fraserburgh	OP1 (previously M1)	Agreed
Fraserburgh	OP2 (previously H1/E1/BUS2/R4)	Agreed
Macduff	OP1 (previously EH1)	No update
Portsoy	OP3 (previously H3)	No update
Rosehearty	OP1 (previously M1)	No update
Whitehills	OP1 (previously H1)	No update

Buchan	Site	Status
Cruden Bay	OP1 & OP2 (previously M1 & H1)	Agreed
Fetterangus	OP1 & OP2 (previously H1 & H2)	Ongoing
Longside	OP1 (previously M1)	Ongoing
Maud	OP1 & OP2 (previously H1 & EH1)	No update
Mintlaw	OP1 (previously M1)	Ongoing
Mintlaw	OP2 (previously H1)	Agreed
Peterhead	OP1 (previously M1)	Agreed
Peterhead	OP2 (previously H1)	Agreed
Stuartfield	OP1 (previously H1)	Agreed
St Fergus	OP1 (previously H1)	Ongoing

Formartine	Site	Status
Balmedie	OP1 & OP2 (previously H1 & M1)	Ongoing
Blackdog	OP1 (previously M1)	Agreed
Ellon	OP1 (previously M1)	Ongoing
Foveran	OP1 (previously M1)	Agreed
Newburgh	OP1 (previously M1)	Agreed
Newburgh	OP2 (previously H1)	Agreed
Oldmeldrum	OP1 (previously M1)	Agreed
Oldmeldrum	OP2 (previously M2)	Agreed
Tarves	OP2 (previously M1)	Agreed
Turriff	OP1 (previously M1)	Agreed
Turriff	OP2 (previously EH1 & H1)	Agreed
Turriff	OP 3-5 (previously E1, E2 & E3)	No update

Garioch	Site	Status
Inverurie	OP1 (previously M1)	Ongoing
Inverurie	OP2 (previously M2)	Site being developed
Inverurie	OP4 (previously H1)	Agreed
Kemnay	OP1 (previously H1)	Agreed
Kintore	OP1 (previously M1)	Agreed
Newmachar	OP1 (previously M1)	Agreed
Newmachar	OP2 (previously H1)	Agreed
Sauchen/Cluny	OP1 (previously H1)	Agreed
Westhill	OP1 (previously H1)	Agreed

Kincardine & Mearns	Site	Status
Auchenblae	OP1 (previously M1)	Ongoing
Edzell Woods	OP1 (previously M1)	Agreed
Chapelton	OP1 (previously M1)	Phase 1 Agreed
Inverbervie	OP2 (previously H2)	Agreed
Laurencekirk	OP1 (previously M1)	Agreed
Newtonhill	OP1 (previously H1)	Ongoing
St Cyrus/Lochside	OP1 (previously M1)	Agreed
Stonehaven	OP1 (previously H1)	Agreed

Marr	Site	Status
Aboyne	OP1 (previously M1)	Agreed
Banchory	OP2 & OP3 (previously M2 & H2)	Agreed
Huntly	OP1 & OP2 (previously H1 & EH1)	No update
Inchmarlo	OP1 (previously H1)	Agreed
Kincardine O'Neil	OP2 (previously EH1)	Agreed
Monymusk	OP1 (previously EH1)	Agreed
Tarland	OP1 (previously M1)	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.

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

Other abbreviations have been used as follows:

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

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 Spring 2018 and is scheduled to open to traffic in winter 2017/18 Additional information and progress updates can be found at: https://www.transport.gov.scot/projects/aberdeen-western-peripheral-route-balmedie-to-tipperty/	Ongoing since end 2014. Due to open to traffic winter 2017/18	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 pahses 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 pahses 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; • signalling enhancements between Nairn and Elgin; • platform extensions at Insch and Elgin; • the relocation of Forres station; • loop extension of the track at Forres, and, • infrastructure to allow new stations at Dalcross and Kintore. The scheme is now expected to cost £330million and will complete by September 2019 (Infrastructure ready for use) with the full Revolution in Rail timetable from 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/aberdeen-inverness-rail-improvements .
New rail station at Kintore	TS	Network Rail/ Nestrans/ Aberdeenshire Council	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.

A96 dualling	TS		<p>Transport Scotland is currently progressing preliminary engineering and strategic environmental assessment work along the length of the A96. Tenders are being sought to conduct an assessment of route options for the dualling of the A96 between Aberdeen and Huntly. The contract for the design consultancy work is expected to be awarded later in 2017.</p> <p>A "preferred option" for the Aberdeenshire leg of the project will be confirmed in 2019.</p>	2030	<p>The Scottish Government is committed to dualling the A96 between Inverness and Aberdeen, involving the upgrade of 88 miles of single carriageway between the two cities. The Dualling programme will deliver a number benefits including improved journey time and reliability, improved connectivity and reduce the rate and severity of accidents. Work has now started between Nairn and Inverness and will eventually provide full dalling to improve connectivity between Scotland's two northernmost cities. This work is considering potential improvement strategy options to improve the route which meet the objectives of the programme and includes options within the Aberdeenshire area including at Inverurie. Further Updates on the project can be found on the transport Scotland website via this link http://www.transportscotland.gov.uk/a96dualling.</p>
Toll of Birness - A952/A90	D	TS/ R	<p>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.</p>	TA ongoing, discussions have been initiated.	
Laurencekirk Flyover	TS		<p>The Nestrans The Access to Laurencekirk study published in June 2015 identified a wide range of junction improvements. showed that an upgrade of Preliminary analysis of the study suggests that A90/A937 south junction to a grade-separated junction at the A90/A937 south junction was is the preferred most likely option for improving the A90 at Laurencekirk. The upgrade was identified following a detailed appraisal commissioned by Nestrans. The study aimed to determine a robust solution for access between the A90 Trunk Road and Laurencekirk and north Angus areas which would meet local objectives. Transport Scotland has appointed consulting engineers, Amey, to undertake a more detailed Stage 2 route option assessment work and to develop identify a preferred junction option, leading to the preparation and publication of draft road Orders. Nestrans has shared previous work and will be part of the Partnership Group overseeing the project along with Transport Scotland, Aberdeenshire and Angus Councils.</p>	Ongoing	<p>The preferred solution will improve capacity and reduce delay whilst satisfying the road safety concerns of local businesses and residents. The study has also identified stage 2 assessment will consider opportunities to improve safety at nearby junctions through closures or access restrictions, although the optimum arrangement will require to be determined through more detailed design and assessment work.</p> <p>An allocation of £24million funding was announced in January 2016 for to provide a Grade Separated junction at Laurencekirk, in January 2016 as part of the Scottish Government's additional package at the same time as City Region Deal.</p> <p>Further details in information bulletin available at https://www.transport.gov.scot/projects/a90-laurencekirk-junction-improvement-scheme/www.nestrans.org.uk.</p>
Energetica Multi-Modal Study	NEST RAN S	Aberdeen City Council/ Aberdeenshire Council	<p>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 Dec 2014.</p>	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..</p> <p>Further details in information bulletin available at www.nestrans.org.uk.</p>

Active Travel Action Plan	NEST RAN S	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.
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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. 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>		This approach has been used successfully over the past couple of years for development assessments throughout the Aberdeen region, and will continue to be implemented for assessing future development needs. Scottish Water always encourages early engagement from the development community, as this will be key to the success of this new approach.

STRATEGIC HEALTH CARE PROJECTS

PROJECT	RESPONSIBLE		ACTIONS	TIMESCALE	NOTES
	LEAD	PARTICIPANT			
Inverurie Health Hub	NHS		Planning Application (APP/2015/3163) approved June 2016. Construction Underway.	To be complete by 2018.	
Banchory Medical Practice	NHS		A new joint health and social care facility is required. A site has been identified in the LDP.		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		The Health Centre requires replacement or an extension. Sites are being considered.		The current health centre has temporary buildings with a planning consent due to expire in December 2018.



BANFF & BUCHAN

ABERCHIRDER

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	All residential development must contribute towards an extension of Aberchirder Medical Practice.	
Waste Water (Aberchirder WWTW)	SW	A growth project is being progressed at Aberchirder WWTW. Sites OP1 (H1) and OP2 (H2) have been included.	
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) - Previously H1

Allocation: 45 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Transport	D	For OP1 (H1) site, access is from Old Road and emergency link to Cranna View.										
Planning Application	D	Developer to provide information on deliverability and programming of site.										

Aberchirder OP2: Cornhill Road (Private Landowner) - Previously H2

Allocation: 65 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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).										
Planning Application	D	Planning Application to be submitted.										

Aberchirder BUS1: Aberchirder Industrial Estate (Aberdeenshire Council)

Allocation: 2.4ha employment land

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Partially Developed		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 (H1) 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 (M1) site.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Banff OP1: Goldenknowes (Aberdeenshire Council/ Private Landowner, currently no developer) - Previously M1

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

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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.	✓									
Marketing	O	Owner to market site.				▲	▲	▲				
Site Construction	D	Construction Start Date.										

Banff OP2: Colleonnard Road (Private Landowners) - Previously H1

Allocation: 295 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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 (H1) 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) - Previously EH1												
Allocation: 29 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning application	✓	APP/2009/3876 - FPP 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) - Previously EH2												
Allocation: 5 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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) - Previously H2

Allocation: 85 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D/O	Preparation of overall Masterplan.		▲	▲	▲	▲					
Marketing	O	Site is currently being marketed.										
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 (H2) 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) - Previously H3

Allocation: 10 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Construction	D	Construction commenced November 2013 and is nearing completion.		▲	▲	▲						

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) - Previously H1 Allocation: 25 homes and link road to site P3 from the B9023												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D	FPP granted for 8 houses in 2010 (APP/2009/0900). 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 early 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) - Previously EH1
Allocation: 14 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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.	
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) - Previously EH1

Allocation: 5 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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 or a permanent extension to one of the existing primary schools. Consultation on options is currently underway.	
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 Knight Frank) - Previously M1

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

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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.	✓									
Site Start	D	Commence development.				▲	▲					
Employment Land	D	Agree A90 roundabout access with Transport Scotland. Market employment land.										

Fraserburgh OP2: Land to the West of Boothby Road (Claymore Homes, Robertson Property, Aberdeenshire Council) - Previously H1 Allocation: 590 homes and land for two full size grass pitches with changing facilities												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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. Various change of house type applications approved.	✓									
	✓	FPP (APP/2016/0799) for 31 Dwellinghouses with Associated Access Roads and Landscaping (Phase 2) approved November 2016. Change of house type application approved (APP/2016/3180).	✓									
	✓	FPP (APP/2016/3364) for 10 Dwellinghouses with Associated Access Roads, Infrastructure and Landscaping, approved March 2017.		✓								
Site Construction	✓	Construction started.	✓									

Fraserburgh OP3: Phingask (Aberdeenshire Council) - Previously E1 Allocation: 16.5ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D	Programme to be delivered by the developer.										

Fraserburgh BUS1: Fairney Business Park (Aberdeenshire Council) Allocation: 16.5ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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 2017	2017				2018				Post 2018
				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 2017	2017				2018				Post 2018
				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 (Gardentown 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.	
Water (Turriff WTW)	SW	Sufficient capacity.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Gardentown OP1: Troup View (Private Landowner c/o Mantell Ritchie) - Previously EH1

Allocation: 25 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	O/D, DM	Determine planning application for housing development (APP/2014/2686).				▲	▲	▲				
Marketing	O	Landowner to market site once planning application approved.						▲	▲	▲		
Roads	D	Access to be taken off Braegowan Road/Morgan View.										

Gardentown OP2: Bracoden Road (Mantell Ritchie) - Previously EH2

Allocation: 11 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	PPP granted for 11 houses in 2006 and MSC in 2011 (APP/2009/2772). 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

Inverboyndie BUS1: Inverboyndie Industrial Estate (Various landowners) Allocation: 7ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site proposals	✓	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 (Turriff WTW)	SW	Sufficient capacity.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Macduff OP1: Law of Doune (Private Landowners) - Previously EH1
Allocation: 85 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D/DT	Delivery team to coordinate progress on masterplan.					▲	▲				
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 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D	This site will be developed if demand is identified that cannot be satisfied on existing site. Tarlair- The majority of the site is to be developed in the coming years.				▲	▲	▲	▲	▲	▲	▲

Macduff CC1: Corksie Drive (Private Landowner)
Allocation: 4ha for large format stores and land for a new health centre

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D	Site will be developed only if required.										

MEMSIE

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
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	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 Elaine Farquharson- Black) - Previously H2 Allocation: 15 homes											
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018			
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Planning Application	D	Site is being marketing 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 Drostans Lane (Private Landowner) - Previously H1 Allocation: 48 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D, DM	ENQ/2015/1544 submitted December 2015 for 15 units. Submit Planning Application.										
Transport	D	Pedestrian/cycle links to be provided to high street from site OP1 (H1) - 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 (Turriff WTW)	SW	Sufficient capacity.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

New Byth OP1: Bridge Street (Private Landowner) - Previously H1
Allocation: 6 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Programming	D	New site in 2017 LDP. 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 (Seafeld Estates) - Previously H1

Allocation: 10 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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) - Previously H2

Allocation: 6 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Marketing	D	Market Site.				▲	▲	▲	▲			
Planning application	D	Submit planning application.										

Portsoy OP3: Durn Road (Seafeld Estates) - Previously H3

Allocation: 125 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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).										
Transport	D	For site OP3 (H3), access from Soy Avenue and Durn Avenue.										

Portsoy OP4: Soy Avenue (Sanctuary Housing) - Previously EH1 Allocation: 9 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Programming	O/D	Owner/ developer to advise of intended programme.				▲	▲					
Technical Assessments	D	SEPA advise that flood risk assessment is required due to historical flooding records. Increased risk to flooding downstream and that there is a requirement for a buffer strip adjacent to the Soy Burn (minimum 6m wide).										

Portsoy OP5: Former Campbell Hospital (Private Landowner) Allocation: Mixed use including housing/employment												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D, DM	FPP (APP/2014/4191) for 22 residential units withdrawn July 2017. FPP (APP/2017/0923) for 44 affordable units, pending.		▲	▲	▲	▲					
Site Construction	D	Start site construction following planning approval.						▲	▲			

RATHEN

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 (no public WWTW)	D, SEPA	No public wastewater treatment available. SEPA would need to be consulted and full authorisation sought for relevant licensing of private treatment.	
Water (Turriff WTW (& Partially Forehill WTW))	D	Mini WIA required.	Undergoing growth for Turriff WTW with planned investment within 2015 – 2021 period.

SITE INFORMATION

Rathen OP1: Bridge of Rathen (Colaren Properties) - Previously H1 Allocation: 10 homes											
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018			
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Planning application	✓	PPP application for 6 houses approved November 2015 (APP/2014/3903). New FPP application (APP/2016/0603) for 10 houses approved May 2017.			✓						
Site Construction	D	Start site construction.				▲	▲				

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) - Previously M1

Allocation: 50 homes and 2ha employment land

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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 (M1) site, main access is from Pitsligo Road. 2nd access would be 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) - Previously H1

Allocation: 10 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning application	O/ D	Planning application to be submitted.										
Transport	D	OP2 (H1) would be served off Murison Dr.										
Technical Assessments	D	FRA may be required.										

Rosehearty OP3: Cairnhill Croft (Unknown) - Previously H2 Allocation: 40 homes											
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018			
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Waste Water	D	Sewer network reinforcement may be required.									
Transport	D	OP3 (H2) site is accessed from Hillview Crescent. Possible 2nd connection through Malcolm Forbes court.									

Rosehearty OP4: Cairnhill Road (Private landowners) - Previously H3 Allocation: 10 homes											
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018			
				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) - Previously EH1

Allocation: 8 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning application	O/ D	A previous planning application has lapsed. A new planning application to be submitted.					▲	▲	▲			

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) - Previously H1 Allocation: 31 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				2018 + 2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O	Site available for development. No developer as yet.										

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	Limited 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) - Previously EH1													
Allocation: 6 homes													
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018	
				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 (Seafield Estates) - Previously H1 Allocation: 30 homes											
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018			
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Site Delivery	D	Landowner/ agent to provide update on programming of 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 would need to be consulted and full authorisation sought for relevant licensing of private treatment.	
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) - Previously M1 Allocation: 10 homes and 0.3ha employment land (6 small units)												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	Site being developed on plot by plot basis. Several plots have planning consent. See online portal for further information on specific plots.	✓									
Transport	D/T	Road works completed and due to be adopted Q3 2017.				▲						

AUCHNAGATT

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	Development in Auchnagatt will require to contribute towards an extension to 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.	
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) - Previously M1
Allocation: 16 homes and 0.5ha employment land (8 small business units)

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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 (c/o Strutt & Parker)) - Previously H1
Allocation: 31 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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) - Previously H1

Allocation: 5 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O/D	Landowner entered into lease agreement for agricultural uses on this land due to marketability issues.										▲

Boddam OP2: East of Inchmore Gardens (William Lippe Architects Ltd) - Previously H2

Allocation: 9 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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) - Previously EH1

Allocation: 6 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	FPP for 11 homes approved January 2015 (APP/2013/2360) - revised housing layout.	✓									
Site Start	D	Commence site construction, estimated summer 2017.				▲	▲					

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) - Previously EH1												
Allocation: 25 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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) - Previously M1

Allocation: 200 homes, 2ha employment land and community facilities

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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, pending.				▲	▲					

Cruden Bay OP2: South of Aulton Road (c/o Ronald Bentley) - Previously H1

Allocation: 41 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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) - Previously EH1												
Allocation: 220 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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 market site.				▲	▲	▲	▲			

FETTERANGUS

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	Development must contribute towards an extension of 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.	
Water (Turrieff 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 Landowner) - Previously H1
Allocation: 26 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Programming	D	Landowner to provide information on deliverability and programming of second half of site or identify when it's to be marketed.										
Masterplan	D	Joint masterplan with OP2 (H2) and R2 required.										
Planning Application	✓	PPP granted in 2011 for 10 houses (APP/2010/0568).	✓									
Site Construction	D	Site being brought forward on plot by plot basis. To date 3 plots have been developed.	▲	▲	▲	▲	▲					

Fetterangus OP2: Land Adjacent to Playing Fields (Private Landowner) - Previously H2
Allocation: 27 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D	Joint masterplan with OP1 (H1) and R2 required.										
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. Growth is planned within the 2015 - 2021 investment period.	
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) - Previously H1 Allocation: 40 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	O/D	Landowner to advise of delivery programme, 2017 onwards.		▲	▲	▲	▲					

Hatton OP2: Land Adjacent to Park View (c/o Taylor Design Services) - Previously EH1 Allocation: 15 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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 (has been previously submitted and agreed). Works required to alter sewer line & backfill site to road level.										

Hatton OP3: Off Station Road (Private Landowner) - Previously EH2 Allocation: 21 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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) - Previously E1 Allocation: 0.8 ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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 2017	2017				2018				Post 2018
				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) - Previously H1 Allocation: 30 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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	Development will require to contribute towards an extension of 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) - Previously M1 Allocation: 73 homes, 1.7ha employment land and community facilities												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
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.	✓									
	D	Submission of future planning applications.										

Longside OP2: Land to the South of Skinner Road (Private Landowner) - Previously M1 Allocation: 17 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	FPP (APP/2010/3343) approved March 2015.	✓									
Site Start	✓	Site complete.	✓									

Longside BUS1 (Private Landowner)												
Allocation: 1.5 ha												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Delivery	D	Landowner to provide an update on delivery.										

MAUD

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	Development in Maud will require to contribute towards an extension of Mintlaw Surgery.	
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) - Previously H1
Allocation: 75 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2016	2016				2017				Post 2017
				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.										

Maud OP2: Land at Castle Road East (Aberdeenshire Council (Housing)) - Previously EH1
Allocation: 32 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	H	Joint masterplan with OP1 (H1) required.										

Maud OP3: Land at Bank Road East (Private Landowner) - Previously EH2
Allocation: 10 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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	All residential development must contribute towards increasing primary capacity within Mintlaw. Mintlaw and Pitfour Primary School are forecast to exceed capacity.	
Health	NHS	Development in Mintlaw will require to contribute towards an extension of 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.	Anticipated to be completed 2018.
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) - Previously M1												
Allocation: 500 homes, business, community, services for the elderly, neighbourhood retail centre and 5ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Development Framework	✓	Development Framework agreed in 2012.	✓									
Masterplan	D	Masterplan currently in progress.	▲	▲	▲	▲	▲					
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	Submission of PPP.					▲	▲	▲			

Mintlaw OP2: Land at Northwoods (Colaren Properties) - Previously H1												
Allocation: 600 homes and facilities for the elderly												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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.	✓									
	✓	Multiple applications submitted for change in house type.										
	D, DM	FPP (APP/2016/1606) (Phase B) for 100 No. Dwellinghouses and Associated Infrastructure approved at April 2017 committee - pending S75.			▲	▲	▲					
Roads	D/T	Site requires a roundabout at R2, street lighting along P7 boundary and improvements on the C513.										
Site Start	✓	Construction Ongoing.	✓									

Mintlaw OP3: Former Artlaw Crescent/Nether Aden Rd (c/o Baxter Design) - Previously H3												
Allocation: 20 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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.					▲	▲				
Site Start	D	Commence construction on site.						▲	▲			

Mintlaw OP4: South of Playing Fields (Castlehill Housing Association) - Previously EH2												
Allocation: 34 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D/ DM	PPP (APP/2016/3352) for Erection of 73 Dwellinghouses and Associated Infrastructure submitted December 16, pending.	▲	▲	▲	▲						
Transport	D	OP4 – link road required as part of plans.										

Mintlaw OP5: South of Nether Aden Road (c/o Baxter Design) - Previously EH3 Allocation: 50 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D	Masterplan currently in progress.	▲	▲	▲	▲	▲					
Technical Assessments	D	FRA required										
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.					▲	▲	▲			

Mintlaw BUS1: Newlands Road (Aberdeenshire Council, Claymore Homes) 2007-2023: 1 ha												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Proposals	✓	Much of site built out. Mintlaw Depot Strategy is underway (May 2017).	✓									

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 (Turrieff 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) - Previously H1

Allocation: 35 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	FPP (APP/2015/0866) for 35 houses, associated infrastructure and public open space refused November 2015. New FPP application (APP/2016/1990) approved March 2017.		✓								
Transport	D	For OP1 site, access from Fordyce Road and emergency link through Main Street.										

New Deer OP2: Land at Auchreddie Road East (c/o Baxter Design Ltd) - Previously H2

Allocation: 7 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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	Construction of Plot 1 is due to be completed mid-late 2017.				▲						

New Deer OP3: Land at Auchreddie Croft (Private Landowner) - Previously H3

Allocation: 40 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D	Submit planning application.						▲	▲	▲	▲	
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 (Turriff WTW)	D, SW	4" PVC water main crosses the middle of the OP1 site, from north to south. Scottish Water should be contacted to ascertain whether a mains diversion will be required.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

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

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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) - Previously EH2
Allocation: 10 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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) - Previously EH3
Allocation: 10 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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	Development in Old Deer will require to contribute towards an extension of Mintlaw Surgery.	
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) - Previously EH1

Allocation: 10 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2017
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Programming	D	Landowner not looking to develop site in the short term, likely to market site in 2018.						▲	▲	▲	▲	

Old Deer OP2: St Drostan's Eventide Home

Allocation: 17 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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 Erection of 12 Dwellinghouses (Change of Plot Layout and House Type to Planning Reference APP/2011/2807) approved July 2016.	✓									
Site Construction	✓	Site start made.	✓									

PETERHEAD

PETERHEAD TO HATTON SGA RHMA

INFRASTRUCTURE

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education (Primary School)	E	Site for primary school to be reserved within masterplan for site OP1. Primary school catchments were reviewed and new boundaries agreed in February 2015.	
Education (Secondary)	E	A site for a replacement academy has been earmarked within Council owned land. Consultation regarding this is underway.	
Health	NHS	Development in Peterhead will require to contribute towards a new health centre in Peterhead.	
Waste Water (Peterhead WWTW)	D, SW	Drainage Impact Assessment required for OP1, OP2 and OP4 sites. Wastewater network investigations may be required for OP3 site.	
Water (Forehill WTW)	D, SW	Cowsrieve SR being upgraded. Developer should discuss their build out rate with SW. WIA required for OP1 and OP2 and OP4 sites (considered as part of technical assessments). Water network investigations may be required for OP3 site.	

SITE INFORMATION

Peterhead OP1: Inverugie Meadows (c/o Knight Frank) - Previously M1 Allocation: 1265 homes, community facilities and 4ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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.	▲	▲	▲	▲						
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	Submit planning application following agreement of masterplan.			▲	▲	▲	▲				

Peterhead OP2: Wester Clerkhill (Private Landowner / Claymore Homes/ Aberdeenshire Council) - Previously H1												
Allocation: 250 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	✓	Masterplan agreed by Buchan Area Committee on 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.	✓									
	DM, D	Amended road layout (APP/2017/0608) application submitted March 2017, pending.		▲	▲							
	DM, D	FPP for 210 Dwellinghouses With Associated Infrastructure (Change of House Types to Plot 189 to Planning Reference APP/2016/0720) submitted May 2017, pending.			▲	▲						
Site Construction	AC	Construction of 30 Housing Units approved under APP/2016/1507 to commence 2018.							▲	▲		

Peterhead OP3: Land at West Road (Hermiston Securities) - Previously EH1												
Allocation: 225 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre- 2017	2017				2018				Post 2018
				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) - Previously EH2												
Allocation: 130 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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) - Previously EH3 Allocation: 185 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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 Dwellinghouses With Associated Infrastructure approved January 2017.		✓								
	DM, D	Change of house type (APP/2017/0399, APP/2017/0905) and amended road layout (APP/2017/0608) applications pending.		▲	▲	▲						
Site Start	✓	Construction commenced on north east of site.	✓									

Peterhead OP6: Land at Wellbank (Score Group plc) - Previously E1 Allocation: 16ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	PPP (APP/2015/0739) - Major for Erection of Retail Shops, Restaurants, Hotel, Petrol Filling Station, Associated Access, Infrastructure and Landscaping. Approved June 2016.	✓									
	D, DM	FPP (APP/2016/2867) for Erection of Restaurant and Hotel Lodge and Associated Infrastructure (Amended Design of Hotel Lodge to previously approved APP/2016/1473) submitted October 2016, pending.	▲	▲	▲	▲						

Peterhead BUS3: Dales Industrial Estate (Aberdeenshire Council; Wellbank (Score Group plc); Energetica Industry Park (Scottish Enterprise)) - Previously BUS3, 4, 5, 6 & 7 Allocation: 167ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Marketing	D	Aberdeenshire Council currently marketing parts of this site.	▲	▲	▲	▲	▲					
Planning Application	D	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. SEPA would need to be consulted and full authorisation sought for relevant licensing of private treatment.	
Water (Forehill WTW)	D	There is capacity at Forehill WTW.	

SITE INFORMATION

Rora OP1: Land at The Park (Private Landowner) - Previously H1

Allocation: 6 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	PPP (APP/2015/0056) for 6 dwellings approved April 2015.	✓									
	D	Submit MSC application.					▲	▲	▲			
Technical	D	SEPA licence may be required for private drainage.										
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	Cowsrieve 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) - Previously H1												
Allocation: 40 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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) - Previously EH1												
Allocation: 7 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	O	Site being developed as individual plots - six out of the seven plots consented and/or construction complete.	✓	▲	▲	▲	▲					

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) - Previously H1 Allocation: 55 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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) - Previously H1
Allocation: 28 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	O/D	PPP (APP/2009/2495) withdrawn June 2015.										
Site Delivery	O/D	Landownership constraints require to be resolved.										

Strichen OP2: Hospital Brae (Matthew Merchant)
Allocation: 22 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D	Submit planning application. Developer to advise of programme.										

Strichen OP3: West of Burnshangie House (Burnshangie Developments c/o Taylor Design Services) - Previously EH1
Allocation: 18 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Marketing	D	Site currently being marketed.		▲	▲	▲	▲					
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 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	FPP (APP/2014/3111) was approved January 2015 for 8 affordable homes (tied to the Richmond Farm development in Peterhead).	✓									
Site Construction	✓	Construction has commenced on site.	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲

STUARTFIELD

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education (Stuartfield Primary School)	E	Stuartfield Primary School is currently over capacity. There is temporary accommodation on site.	
Health	NHS	Development in Stuartfield will require to contribute towards an extension of 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. Growth is planned within the 2015 - 2021 investment period.	
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) - Previously H1
Allocation: 75 homes, sport and recreation facilities

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	✓	Approval of overall Masterplan.	✓									
Technical Assessments	✓	TA, DIA, EA, FRA, LP, TS required.	✓									
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	Two change of house type applications approved (APP/2016/0379 & APP/2015/3332). One change of house type application pending (APP/2017/0641).	✓									
Site Construction	✓	Construction on site has started.	✓									

Stuartfield OP2: North of Windhill Street (Private Landowner) - Previously EH2
Allocation: 5 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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 at Balmedie 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. Discussions to take place with operator. Any development in advance of junction upgrade to be discussed with Transport Scotland and operator.	
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.	
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) - Previously M1

Allocation: 50 homes, 5ha employment land and 7ha strategic reserve

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	D	Undertake TA, DIA, EA, FRA.										
Planning Application	D/O	Submission of planning application for part of the site expected late 2017/early 2018.					▲	▲				

Balmedie OP2: Land south of Chapelwell (Castlehill Housing Association and Aberdeenshire Council) - Previously H1

Allocation: 150 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D, DM	PPP (APP/2017/1045) submitted and pending decision.			▲	▲						

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 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	✓	Masterplan approved as part of APP/2010/0423.	✓									
Planning Application	✓	PPP granted December 2008 for golf course and resort development (APP/2006/4605). MSC granted June 2010 for masterplan and golf course (APP/2010/0423).	✓									
	✓	APP/2015/0873 (FPP) extension to MacLeod House approved July 2016 and APP/2015/0876 (LBC) extension to McLeod House, approved November 2016.	✓									
	✓	Full Planning Permission for Erection of 30 Room Staff Accommodation Unit Ancillary to Golf Resort (APP/2015/0919) submitted May 2015 and approved June 2015.	✓									
	✓	POAN (ENQ/2015/0525) for Construction of 18 Hole Golf Course submitted March 2015 and agreed April 2015.	▲	▲	▲	▲	▲					
	D, DM	FPP (APP/2015/2823) application submitted September 2015, pending.										
	✓	POAN (ENQ/2015/0526) for PPP for Erection of 850 No. Residential Units, 1900 No. Leisure Accommodation Units with Ancillary Commercial Development submitted March 2015.	✓									
	✓	Retrospective FPP (APP/2016/0278) for flagpole north of Macleod House approved Mar 2016. Retrospective FPP (APP/2016/0329) for flagpole south of clubhouse refused April 2016 and granted on appeal November 2016.	✓									
SEPA	D	FRA required to assess flood risk. 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 at Balmedie 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 (Invercannie, Mannofield and Turriff)	D, SW	There is currently sufficient capacity. Development will connect directly off trunk main. 24 hour storage will be required. Mains reinforcement may be required following a WIA for the District Metered Area.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Belhelvie OP1: East End of Park Terrace (c/o William Lippe) - Previously H1 Allocation: 10 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D	Submission of planning application.				▲						
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	Options for new primary school in the area under review.	Review ongoing
Health	NHS	Development will require to contribute towards a new health centre at Balmedie 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.	
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) - Previously M1
Allocation: 600 homes, 4ha employment land and 7ha strategic reserve

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2017
				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.	✓									
	D, DM	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 submitted March 2016, pending.	▲	▲	▲	▲	▲					
	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.	▲	▲	▲	▲	▲					
	D, DM	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 submitted April 2016, pending.	▲	▲	▲	▲	▲					
	D, DM	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.	✓									
	D, DM	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.		✓								
	D, DM	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), submitted July 2017, pending.				▲	▲					
Construction	D	Commence construction of initial 48 units.				▲	▲	▲				

CUMINESTOWN

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste Water (Cuminstown WWTW)	D	Sewer network investigations may be required.	
	SW	Limited capacity at Cuminstown 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

Cuminstown OP1: Chapel Brae West (private landowner) - Previously EH1 Allocation: 50 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Marketing	D/O	Landowner marketing site.	▲	▲	▲	▲	▲					
Planning Application	✓	MCS (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.	✓									
Site Construction	D	Commence construction on site.			▲	▲	▲	▲				
Transportation	D	Access to the site shall be taken from Chapel Brae. No access shall be taken off Kirk Brae onto High Street.										

Cuminstown BUS: Industrial Estate Allocation: 2.4ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Existing industrial estate	D	Partially developed.	▲	▲	▲	▲	▲					

DAVIOT

INFRASTRUCTURE

RHMA

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

SITE INFORMATION

Daviot OP1: Land to south east (c/o William Lippe Architects) - Previously H1
Allocation: 8 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	FPP approved for 8 dwellings (APP/2013/3783) in 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 (Primary School)	E, D	Initial phases of development can be accommodated in current schools. Education to monitor.	
(Secondary School)	✓	New academy opened August 2015.	
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. Developers are encouraged to engage with Scottish Water as early as possible to discuss the needs of their development.	Completion is currently programmed for 2018, but this could be subject to change as the project progresses.
	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 always 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) - Previously M1												
Allocation: 980 homes, a new primary school and associated facilities, and 2ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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 Transport Assessment submitted - ongoing dialogue with D, TR and TS.	▲	▲	▲	▲						
Planning Application	✓	POAN (ENQ/2014/2536) submitted October 2014.	✓									
	✓	POAN (ENQ/2017/0872) submitted and agreed May 2017.			✓							
	D	Planning application expected in September/October 2017.				▲	▲					

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 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	PR	Plans being progressed.		▲	▲	▲	▲	▲				
Site works	✓	Site demolition commenced August 2016.	✓									
Technical Assessments	D/O	Any temporary treatment will require approval from SEPA.										
Planning application	D/O	Options currently being considered and planning application expected 2018.						▲	▲	▲	▲	
Transportation	D/O	RCC will be required after gaining planning permission.										

Ellon OP3: Hillhead Drive (Raemoir Homes c/o Kevin O'Brien Architects) - Previously H1 Allocation: 5 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning application	✓	FPP for 5 houses (APP/2014/2761) refused November 2014. Appeal to DPEA (PPA-110-2249) successful - planning consent granted October 2015.	✓									
Site Construction	D	Site currently under construction.		▲	▲	▲	▲					

Ellon OP4: Balmacassie (c/o Knight Frank) - Previously E1 / SR1 Allocation: 9ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	✓	Technical assessments undertaken.	✓									
Planning Application	D, DM	Planning application (APP/2013/0816) was 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) submitted October 2015 and approved by Full Council April 2017. Awaiting conclusion of s75, expected November 2017.	▲	▲	▲	▲	▲					

Ellon CC1: Waterton (Balmacassie) (Stewart Milne) Allocation: 10,000 m2 for retail and leisure uses												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D	New allocation - application anticipated late 2017/early 2018.					▲	▲				
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 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D	Agent to identify proposals for remaining space. Application for the relocation of the HWRC approved May 2015 (APP/2015/0144). Application for new sour beer facility approved November 2016 (APP/2016/2650). 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, TS	Develop solutions for access(s) onto A90. No new accesses onto trunk road until Balmedie - Tippetty is in place and road is de-trunked. Construction access arrangements in place.	
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.	
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) - Previously M1 Allocation: 100 homes, 2ha employment land and 3ha strategic reserve												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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.	✓									
	D	Submission of planning application for the second phase is expected late 2017.				▲	▲					
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) - Previously EH2 Allocation: 75 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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 2017.				▲	▲					
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 (Blairrythan Partnership) - Previously E1 Allocation: 1.5ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning application	O/D	The timing for masterplan and application etc. will tie in with dualling of the A90.										▲
Transportation	O/D	No new access onto the A90, access should be taken from Blairrythan Terrace.										▲

GARMOND

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
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.	
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) - Previously H1 Allocation: 10 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Programming	D	Landowner to provide information on deliverability and programming of site or identify when it is to be marketed.										

METHLICK

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	Development will require to contribute towards the extension or reconfiguration of Haddo Medical Group to allow additional capacity.	
Waste Water (Methlick WWTW)	SW	Insufficient capacity at Methlick WWTW. SW will initiate a growth project once development meets 5 criteria.	
Water (Turrieff 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) - Previously H1

Allocation: 20 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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 2019.										▲

Methlick OP2: West of Black Craigs (c/o Willie Lippe) - Previously H2

Allocation: 5 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	PPP (APP/2014/0219) for 5 houses was approved in June 2015.	✓									
	D, DM	Site is being marketed and Further MSC applications to be submitted late 2017.				▲	▲	▲				
	✓	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 (Stewart Milne Homes) - Previously M1

Allocation: Community facilities and 0.8Ha employment land

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Start	✓	Site construction completed.	✓									

Newburgh OP2: Knockhall Road (Scotia Homes) - Previously H1

Allocation: 60 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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 housetype for 16 dwellinghouses, including 9 affordable housing units, submitted May 2017, pending decision.				▲						
Site Start	D	Commence on site. Estimated to commence construction in 2018.						▲				

Newburgh BUS1: Newburgh Industrial Units

Allocation: 2.8ha employment land

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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
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. Growth is planned within the 2015 - 2021 investment period. Local mains upgrades may be required.	Modelling to be undertaken by SW in Q4 2018/ Q1 2019.
Water (Invercarnie / 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 (Cala Homes) - Previously M1

Allocation: 50 homes and community facilities

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	✓	Masterplan agreed March 2016.	✓									
Planning Application	D, DM	New planning application anticipated 2017.				▲	▲					
Transportation	D	2 vehicular access required. Potentially a boulevard type access.										
Site Construction	D	Estimated to commence in 2018.										▲

Oldmeldrum OP2: West of Coutens Park (Willie Lippe) - Previously M2 Allocation: 50 homes and 4.2ha employment land											
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018			
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Masterplan	D	It is hoped that this will be progressed with a developer in 2017.			▲	▲	▲				
Technical Assessments	D	Assessments to be undertaken - TA, DIA and FRA.									
Planning Application	D	Application to be submitted following masterplan.									

Oldmeldrum OP3: Land south of Millburn Road (Aberdeenshire Council) - Previously H1 Allocation: 40 homes											
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018			
				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.			✓						
Site Construction	D	Anticipated completion of development in Spring 2018.				▲	▲	▲	▲		

Oldmeldrum OP4: Land at Chapelpark (William Lippe Architects Ltd) Allocation: 35 homes and transport interchange											
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018			
				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.				▲	▲	▲	▲		
Technical Assessments	D	SEPA would need to be consulted and full authorisation sought for relevant licensing of temporary private treatment.									
Transportation	D	Additional and/or improved pedestrian crossing facilities on the A947 may be required.									
Site Construction	D	Programme to be provided.									

Oldmeldrum BUS: Colpy Road Industrial Estate, Oldmeldrum Business Park, North Meadows Industrial Estate, Barra Industrial Estate 2007-2023: 28 ha											
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018			
				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 (including supermarket) approved September 2016.	✓								

PITMEDDEN AND MILLDALE

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	Development in Pitmedden will require to contribute towards the extension or reconfiguration of Haddo Medical Group to allow additional capacity.	
Waste Water (Pitmedden WWTW)	SW	Sufficient capacity at Pitmedden WWTW to serve OP1. A growth project may be required for additional developments.	
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) - Previously EH1

Allocation: 14 homes and community facilities

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning application	✓	APP/2016/0609 for 14 houses submitted in March 2016, approved February 2017.		✓								
	D, DM	APP/2017/0537 - Change of houstype submitted March 2017, pending.			▲	▲						
Site Construction	D	Expected to commence construction 2018.						▲	▲	▲	▲	

Pitmedden OP2: Land at Bonnyton Farm (Kirkwood Homes c/o Ryden)

Allocation: 64 homes and public open space

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D, DM	Application expected in late 2017.				▲	▲					
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 late 2018.								▲	▲	

Pitmedden BUS1 (Norse Ltd) Allocation: 1.8ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning application	✓	FPP (APP/2015/0049) for Workshop with Yard and Fencing approved July 2015.	✓									
Site Construction	D	Start site construction.				▲	▲					

Pitmedden BUS2: Cloisterseat (Norman P Lawie) Allocation: 1.5ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning application	✓	PPP (APP/2011/2880) for housing and business premises approved April 2014.	✓									

RASHIERIEVE FOVERAN

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Transportation	D, TS	Access to A90 once Balmedie - Tippetty upgrade in place and A90 access de-trunked.	
Waste Water	SW	There is no public wastewater treatment in Rashierieve Foveran. SEPA would need to be consulted and full authorisation sought for relevant licensing of private treatment.	

SITE INFORMATION

Rashierieve OP1: Land west of Rashierieve Cottages (Private Landowners) - Previously E1 Allocation: 2ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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.	

SITE INFORMATION

Rothienorman BUS: South of Kinbroom House Allocation: 1.5ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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 a reconfiguration of Fyvie Medical Practice to allow for additional capacity.	
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.	
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 Knight Frank) - Previously H1 Allocation: 5 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Roads	D, R	New access onto A947 will require speed reduction measures.										
Planning application	✓	PPP application (APP/2013/2501) for 15 houses approved May 2015.	✓									
	D	Submission of MSC application.				▲	▲	▲				
Site Construction	D	Start site construction.										

TARVES

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	Development in Tarves will require to contribute towards the extension or reconfiguration of Haddo Medical Group to allow additional capacity.	
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.	
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: The Grange (Private Landowner) - Previously M1

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

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	✓	Masterplan agreed at FAC in February 2016.	✓									
Planning Application	✓	POAN (ENQ/2015/0847) submitted May 2015.	✓									
	D, DM	Application to be submitted.						▲	▲	▲	▲	
Technical Assessments	D	DIA, consultation statement and landscape plan to be submitted with planning application.	▲	▲	▲	▲	▲					

Tarves OP2: Braiklay Park (Private Landowner) - Previously H1

Allocation: 10 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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 2017	2017				2018				Post 2018
				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.						▲	▲	▲	▲	

TURRIF

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education	✓	Replacement Markethill Primary School being progressed. Planning application for new school approved May 2015 (APP/2014/3110).	Will open for the new school year in August 2017.
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.	
	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

DATE INFORMATION

Turriff OP1: Adjacent to Wood of Delgaty (c/o James G Ironside Limited) - Previously M1												
Allocation: 450 homes, a new primary school and associated facilities, a new distributor road and 10 ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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	Planning application expected late 2017.				▲	▲					

Turriff OP2: North of Shannocks View (Springfield Properties PLC) - Previously H1 and EH1 Allocation: 150 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				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) submitted August 2016 and agreed.				✓						
	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) - Previously E1 Allocation: 1ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				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) - Previously E2 Allocation: 1.7ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				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) - Previously E3 Allocation: 4.5ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				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.										
Planning Application	D/O	Currently considering options regarding a planning application for this site.			▲	▲	▲					

Turriff BUS1: Markethill Industrial Estate (Aberdeenshire Council)												
Allocation: 19 ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	✓	Existing industrial estate. PPP (APP/2014/1727) for supermarket, approved March 2015.	✓									

Turriff BUS2 (Morrison Motors (Turriff))												
Allocation: 3.3ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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 2017	2017				2018				Post 2018
				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 must contribute towards the extension or reconfiguration of Haddo Medical Group to allow additional capacity.	
Waste water (Udny Green WWTW)	SW, D	A Water Impact Assessment will be required from any development to look at Raitshill Pitmedden Service Reservoir. A Growth Project has been initiated for Udny Green WWTW.	
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) - Previously H1
Allocation: 15 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D/ DM	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) submitted June 2016, pending. FPP (APP/2017/1057) for Erection of 3 Dwellinghouses submitted May 2017, pending.	▲	▲	▲	▲						
Site Construction	D	Commence site construction					▲					

UDNY STATION

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education	E	Contributions may be required towards additional secondary school provision at Meldrum Academy.	
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.	
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 (c/o Haliday Fraser Munro) - Previously M1 Allocation: 35 homes and 1ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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	Planning application APP/2017/0489 for 25 Residential Units and Associated Open Space, Parking and Infrastructure submitted March 2017 - pending.					▲	▲				

WEST PITMILLAN

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Waste water	D, SW, SEPA	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. There is no public Waste Water Treatment Works (WWTW) in West Pitmillan, Foveran is 1.4km away where a growth project is due to be started and the site should connect to this once the capacity is available. SEPA will need to be consulted and full authorisation and relevant licensing sought for private treatment.	

SITE INFORMATION

AHMA

West Pitmillan OP1: West Pitmillan (Westhill Development Company Ltd) - Previously E1/SR1 Allocation: 3.1ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	PPP granted October 2012 (APP/2009/0753) and MSC applications granted November 2013 (APP/2014/1130 & APP/2013/1876).	✓									
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) - Previously H1 Allocation: 10 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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	FPP (APP/2016/1540) for Demolition of Existing Primary School Buildings and Erection of New Primary School with Associated works approved September 2016.	Estimated to open 2018/2019 school session
Health	NHS	All residential development must contribute towards a new health centre in Bucksburn.	
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 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) - Previously M1 Allocation: 50 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	O/D	Preparation of draft masterplan.						▲	▲			
Technical Assessments	O/D	Technical assessments to be progressed and submitted with planning application.						▲	▲			
Planning Application	O/D	Submit planning application.							▲	▲	▲	
Roads / Transport	D	Main access to be taken from the B973 beside the garage. Discussion should take place with Roads Development to discuss suitability of a second access. No access should be taken from the road to the east of the site.										

Blackburn BUS: Blackburn Industrial Estate Allocation: 4.2ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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.	✓									

CHAPEL OF GARIOCH

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	All residential development must contribute towards a new health centre 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) - Previously H1

Allocation: 10 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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.										

Chapel of Garioch OP2: The Glebe (General Trustees of the Church of Scotland) - Previously H2

Allocation: 15 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O	Landowner currently considering options and discussing with congregation.			▲	▲	▲	▲				

CLUNY AND SAUCHEN

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education (Primary)	E	All residential development must contribute towards additional school provision at Sauchen Primary School.	
Health	NHS	Development in Cluny and Sauchen will require to continue towards reconfiguration of existing centre or a replacement health centre 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 (see P1).	
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.	
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) - Previously H1
Allocation: 99 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	✓	Masterplan agreed.	✓									
Planning Application	✓	FPP for 23 dwellings (APP/2012/4176) granted planning permission in May 2013.	✓									
	D, DM	FPP (APP/2016/0169) for 27 houses submitted January 2016, pending consideration.				▲	▲	▲				
Site Start	✓	First phase of construction complete.	✓									
Technical Assessments	D, SEPA	For the increase in capacity an updated FRA may be required to reflect any new information.										
Transpiration	D	Site will now require an additional 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 (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

Dunecht OP1: Land west of School (Dunecht Estates/ Kirkwood Homes) - Previously EH1 Allocation: 24 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	PPP granted for 24 units in May 2014 (APP/2011/2651).	✓									
	D, DM	Determine MSC application (APP/2017/0695).			▲	▲						
Site Start	D	Commence on site.						▲	▲	▲	▲	

HATTON OF FINTRAY

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education (Primary)	E	All residential development must contribute towards additional primary school capacity to serve Hatton of Fintray.	
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) - Previously H1												
Allocation: 8 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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.						▲	▲			

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	Development in Insch will require to contribute towards an extension of 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) - Previously H1
Allocation: 48 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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 2018.						▲	▲	▲	▲	

Insch OP2: Land at South Road (c/o Jim Ironside) - Previously H2
Allocation: 12 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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) - Previously H3 Allocation: 10 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning application	✓	FPP (APP/2016/0966) for Erection of 8 No. Dwellinghouses submitted April 2016, approved May 2017.			✓							

Insch OP4: North of Insch Business Park (Aberdeenshire Council) - Previously E1 Allocation: 5ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D	Industrial Estate principally developed. Aberdeenshire Council marketing areas within the northern portion.										

INVERURIE

BLACKBURN TO INVERURIE SGA AHMA

INFRASTRUCTURE

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education (Strathburn PS)	E	Rezoning exercise may follow completion of Uryside Primary School.	
Education (Market Place PS)	E	Relocation to new School at Uryside will take place following it's completion	Completion by 2017/2018
Education (Uryside PS)	✓	Planning application for Uryside Primary School (ref: APP/2014/2746) approved.	Completion by 2017/2018
	E	A rezoning exercise will follow the opening of Uryside Primary School.	Estimated to begin late 2017
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 H1.	
	D, PR, E	Acquisition and progress with design for PS.	
Education (Inverurie Academy)	E	Options being considered towards a new build Garioch Academy, in order to address capacity issues at Inverurie Academy.	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	Phasing of bridge widening to be determined.	
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 late 2016
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.	
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, Aberdeenshire Council) - previously M1 Allocation: Mix of uses including 58 homes and 0.35 ha of employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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) required.										
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.	✓									
	D	Submission of planning application.					▲	▲				
Site Construction	D	Start on site.										
Care Home	✓	Care home completed.	✓									

Inverurie OP2: Inverurie Town Centre (Ferguson Group, Aberdeenshire Council) - Previously M2 Allocation: Mix of uses including 180 homes, 0.5 ha of employment land, community facilities and a variety of retail uses												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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. Under construction.	✓									
Loco Works - Platform House	✓	FPP (APP/2009/0358) for 23 flats granted April 2010. Under construction.	✓									
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.			▲	▲	▲					
Rail Works/ Depot (Ferguson Modular Site)	D/L	PPP (APP/2010/1626) for mixed use development including 50 residential units and 6000sqm food store approved September 2014. Soon to expire. MSC required to be submitted.				▲						

Inverurie OP3: Phase 2 Portstown (Malcolm Allan Housebuilders Ltd. and Chap Group) - Previously M3 Allocation: 250 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	FPP (APP/2008/4145) for 253 houses and 4 commercial units allowed at appeal.	✓									
	D/DM	FPP (APP/2017/1367) for 416 houses and 4 commercial units, pending.					▲	▲				
Site Construction	✓	Construction started on previous application.	✓									

Inverurie OP4: Crichtie (Dandara) - Previously H1 Allocation: 737 homes, including community facilities and a primary school												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Development Framework	✓	Framework agreed for Thainstone/Crichtie 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 req.										
Planning Application	D, DM	PPP application (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) - Previously H3 Allocation: 27 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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	✓	Construction underway.	✓									

Inverurie OP7: Uryside Phase 2, North (Barratt North Scotland) - Previously H4 Allocation: 150 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	FPP (APP/2009/2542) granted at appeal December 2013.	✓									
Site Construction	D	Start on site, following build out of OP8 (EH1).										▲

Inverurie OP8: Uryside Phase 2 (Barratt North Scotland, Malcolm Allan Housebuilders) - previously EH1 Allocation: 465 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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	D	Construction started Q1 of 2014.	✓									

Inverurie OP9: Portstown Phase 1 (Malcolm Allan Housebuilders Ltd and Chap Group) - Previously EH2 Allocation: 175 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	Permission for portion of the site granted December 2013.	✓									
	D/DM	FPP (APP/2017/1367) for 416 houses and 4 commercial units, pending.					▲	▲				
Site Construction	✓	Construction started on previous application.	✓									

Inverurie OP10: Blackhall Road, Westgate South (Malcolm Allan Housebuilders) - Previously EH3 Allocation: A mix of uses including 250 homes and up to 3.6 ha of employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	FPP (APP/2011/2682) for Erection of 221 residential units granted October 2013.	✓									
	✓	Application (APP/2015/1656) for change of house types, approved May 2016.	✓									
Site Construction	✓	Site Infrastructure commenced in September 2013.	✓									

Inverurie OP11: Crichtie (Crichtie Developments Ltd / Dandara) - Previously E1 Allocation: 23.7ha (of which 5ha is high quality business use)												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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.							▲	▲	▲	
Site Construction	D	Start on site										

Inverurie OP12: Adjacent to Axis Business Centre (ANM Group Ltd) - Previously E2 Allocation: 1.5ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D	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) - Previously E3 Allocation: 10ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D, DM	PPP (APP/2015/3793) for commercial development including class 4,5,6 granted at appeal June 2017. Also includes site SR2.			✓							
	✓	FPP (APP/2015/3748) for Formation of access road, Drainage Infrastructure and Associated Works submitted January 2016, approved September 2016.	✓									
Site Construction	D	Site construction to start.					▲	▲				

Inverurie OP14: Pineshaw, Port Elphinstone (MTM Homes) Allocation: 25 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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. SEPA would need to be consulted and full authorisation sought for relevant licensing of temporary private treatment.										
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 2017	2017				2018				Post 2018
				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 network reinforcement may be required. 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 2017	2017				2018				Post 2018
				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 (Crichie) Allocation: 9.4ha strategic reserve employment land (2027-2035)												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	FPP (APP/2015/3748) for Formation of access road, Drainage Infrastructure and Associated Works, approved September 2016.	✓									
Site Start	D	Construction to commence.										

Inverurie SR2 (Thainstone) Allocation: 17ha strategic reserve employment land (2027-2035)												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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.										
	D	POAN (ENQ/2015/1870) covering part of site for Erection of Abattoir and Meat Production Facility and Associated Infrastructure submitted October 2015.	✓									

Inverurie BUS3: Highclere Business Park Allocation: 10 ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Existing Business Park	D, DM	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 2017	2017				2018				Post 2018
				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 2017	2017				2018				Post 2018
				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: 1 ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Existing Industrial Site	D	Site in use as storage.										

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

Inverurie BUS9 (ANM Marts Ltd) Allocation: 30.5ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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 2017	2017				2018				Post 2018
				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 a new health centre 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.	
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) - Previously H1 Allocation: 15 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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	Development in Cluny and Sauchen will require to continue towards reconfiguration of existing centre or a replacement health centre 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) - Previously H1

Allocation: 65 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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 2018.		▲	▲	▲	▲	▲	▲	▲	▲	

Kemnay OP2: West of Milton Meadows (Norman P Lawie Ltd) - Previously H2

Allocation: 20 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D	Part of the site is developed (car dealership).	✓									

Kemnay BUS2: Fyfe Park (c/o HFM) Allocation: 3.5ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D, DM	Continue with site proposals. Development on site has commenced through the formation of the access road approved under APP/2010/2772.	▲									

KINMUCK

INFRASTRUCTURE

AHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	All residential development must contribute towards a new health centre in Inverurie	
Waste Water (n/a)	D, SEPA, SW	No public wastewater treatment available. SEPA would need to be consulted and full authorisation and relevant licensing sought for private treatment.	
Water (Invercarnie 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) - Previously H1 Allocation: 10 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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	D	Construction has commenced on site and is expected to be completed May 2017			▲							

KINTORE

BLACKBURN TO INVERURIE SGA AHMA

INFRASTRUCTURE

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education (Kintore PS)	E/PR	Construction of new primary school underway. Completion 2016/2017 session.	Target January 2017.
Education (Garioch Academy Provision)	E	Consideration of academy requirements and options through school estate review currently being considered. 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 requires to be identified	
Transport (Improvements to Broomhill Roundabout)	D, T, TS	Discussions and work undertaken already on Broomhill Roundabout improvements. Final scheme design to be agreed with TS, a single scheme which serves both developments (OP1 & OP5)	
	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) - Previously M1												
Allocation: A mix of uses including 600 homes and employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
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/2015/3060) for Erection of Offices, Workshops and Store, approved November 2015.	✓									
Site Construction	D	Start site construction, anticipated from 2018 onwards.						▲	▲	▲	▲	

Kintore OP2, OP3, OP4: Woodside Croft, Town Park (Cala Homes, Scotia, Tor Ecosse, AJC Homes) - Previously EH1, EH2, EH3 Allocation: 207 homes (to enable the development of Gauch Hill Town Park)												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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.								▲	▲	▲
OP3 (EH2) (Tor Ecosse)	✓	Site completed.	✓									
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 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D, DM	Masterplan to be prepared		▲	▲	▲						
Technical Assessments	D	TA underway and to be agreed with Roads Development. SEPA would also need to be consulted and full authorisation sought for relevant licensing of temporary private treatment.										
Planning Application	D, DM	Timescales dependent on above.										

Kintore BUS2 (Private landowner) Allocation: 0.7ha employment land, housing												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D	Enquiries are being received from interested parties.										
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 2017	2017				2018				Post 2018
				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
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 (Invercarnie, 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) - Previously M1 Allocation: 35 homes, employment land and community facilities												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D, DM	A planning application is expected in Autumn 2017.				▲	▲					
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. SW have initiated a growth project.	DIA / WIA completed. 2019 at earliest for strategic modelling.
Water (Invercarnie, 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) - Previously M1

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

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	PPP APP/2016/2794 for Residential Development, 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	Submit a Matters Specified in Conditions application.				▲	▲	▲	▲			

Newmachar OP2: Corseduck Road (Barratt North East Scotland) - Previously H1

Allocation: 165 homes and community facilities

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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	✓	Start on-site works.	✓									

Newmachar OP3: Redwood Cottage (Kirkwood Homes) - Previously E1

Allocation: 5ha employment land

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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 must contribute towards an extension of 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) - Previously EH1

Allocation: 10 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D, DM	Submission of planning application expected late 2017/early 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 early 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 must contribute towards an extension of Inch Medical Practice.	
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 (Invercannie, Mannofield and Turriff WTW)	D	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

Oyne OP1: Former Archaeolink site (Aberdeenshire Council)

Allocation: 10 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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 2017	2017				2018				Post 2018
				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
Education (Primary)	E	Rezoning exercise completed Q1 2016 with changes taking effect from August 16.	
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 (Invercarnie and Mannofield WTW)	SW D	There is currently sufficient capacity. A Water Impact Assessment may be required as Westhill storage tank is nearing capacity.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Westhill OP1: Strawberry Field Road (c/o Archial) - Previously H2

Allocation: 10 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	PPP (APP/2010/0289) for 10 Houses and Associated Infrastructure approved May 2016.	✓									
	D, DM	APP/2016/1352 Modification of Planning Obligation (Affordable Housing Provision) submitted May 2016, pending.	▲	▲	▲	▲						
	D, DM	PPP (APP/2017/0447) for 10 Houses and Associated Infrastructure: Non Compliance with Condition 5 of APP/2010/0289 submitted February 2017, pending.		▲	▲	▲						
Site Start	D	To follow approval of MSC.										

Westhill OP2: Arnhall Gateway (Westhill Development Company Ltd) - Previously E1

Allocation: 4.4ha employment land

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning applications	✓	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.	✓									
	✓	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).	✓									

Westhill BUS: Westhill Business Park, Westhill Industrial Estate, Arnhall Business Park, Silvertrees Business Park (Various owners)												
Allocation: 86.5ha employment												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Business Park, Industrial Estate, Arnhall Business park	D, DM	Existing business/industry parks. FPP (APP/2017/0835) for 7 Industrial Workshop Units and Car Parking submitted April 2017, pending.			▲	▲						
Silvertrees Business Park	✓	FPP (APP/2015/3777), approved April 2016. FFP (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.	✓									



KINCARDINE &
MEARNS

AUCHENBLAE

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education	D	All residential development must contribute to the provision of additional capacity at Auchenblae Primary School and Mearns Academy.	
Health	NHS	Development will require to contribute towards an extension of Auchenblae Medical Centre.	
Waste Water (Laurencekirk WWTW)	D	A Drainage Impact Assessment will be required for the OP1 site to ascertain the impact on the sewer network.	
	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	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) - Previously M1

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

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D	Preparation of masterplan underway.										
Technical Assessments	D	FRA and Transport Statement required.										
Transport	D	Transport statement required for OP1. Two points of access required.										
Planning Application	D	Planning application to be submitted.										

Auchenblae OP2: Land south of Mackenzie Avenue (DLB Scotland Ltd) - Previously H1

Allocation: 5 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	D	FRA required.										
Roads	D	Site will require 1 access and 1 emergency access. The main access should come off the Aberdeen Road. Footway and lighting to be extended across the frontage of the site, extension to speed limit to be reviewed and discussed with Roads Development. Developer should consider connectivity to the rest of the settlement.										
Planning Application	D	FPP (APP/2015/3181) for 25 houses - Phases 2 and 3 (OP2 & OP3) refused December 2016. Appeal has been lodged, decision expected summer 2017.	▲	▲	▲	▲						
Site Construction	D	Site Start.										

Auchenblae OP3: South of Mackenzie Avenue (DLB Scotland Ltd) - Previously EH1 Allocation: 10 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	Permission for 15 dwellings granted November 2013 (APP/2008/0319).	✓									
	D	FPP (APP/2015/3181) for 25 houses - Phases 2 and 3 (OP2 & OP3) refused December 2016. Appeal has been lodged, decision expected summer 2017.	▲	▲	▲	▲						
Site Construction	D	Site Start.										

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.
	PR, E	Gateway Stage 1 Process (Inception) underway.	
	PR, D	Gateway Stage 2 Process (Design).	
	PR	Submission of planning application for new primary school.	
	E, L	Progression of re-zoning exercise to provide catchment for new PS.	
	PR/D	Delivery of primary school.	
	E, D	Ongoing discussions and review of school role forecasts to determine future primary school provision.	
Education Academy Provision	E, D	Discussion and agreement on phasing and academy solution.	
	PR, D	Design new Academy.	
	E	Progress with statutory procedures. Re-zoning.	
	PR, D	Delivery of 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
- Bruntland Road/ Badentoy interchange	TS, T, D	Progress with statutory requirements for closure of central reserve at Bruntland Road.	Ongoing, By 2017
	TS, T, D	Closure of A90 central reserve (by 266th house).	2018
	D, TS, T	Amendments to Badentoy interchange.	By 803rd unit
- 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 transfer transferred to Council on completion of 4000th unit.	
Waste Water (Nigg WWTW)	SW	Sufficient treatment capacity at Nigg WWTW.	
	D	Connection to Portlethen South Pumping Station (prior to any development). DIA will be required to understand impact of development on the network and pumping stations.	

Water (Invercarnie and Mannofield WTW)	D, SW	A temporary Pumping Station and tank have already been installed by the developer.	
	SW/D	Major network investment required, upgrades to water pumping station and new reservoir.	
	SW	There is currently sufficient capacity.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Chapelton OP1: Chapelton (Elsick Development Company) - Previously M1												
Allocation: Mix of uses including 4045 homes, up to 11.5ha employment land and 11ha identified as strategic reserve												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Development Framework	✓	Development Framework agreed.	✓									
Masterplan	✓	Overall masterplan and phase 1 masterplan agreed.	✓									
	D, DM	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.	✓									
	D	Submission of planning application for phase 1b.				▲	▲	▲	▲	▲	▲	▲
Matters Specified in Conditions Applications	✓	MSC for Phase 1a, Tranche 2 Site A - APP/2015/3729, APP/2015/1380.	✓									
	✓	MSC for Phase 1a, Tranche 2 Site B - APP/2015/2916, APP/2015/1395, APP/2016/1344, APP/2016/0687, APP/2016/0689.	✓									
	✓	MSC for Phase 1a, Tranche 2, Site C - APP/2015/1655, APP/2016/3379.	✓									
	✓	APP/2015/2078 for Condition 3 (a, e, h) and Condition 6 (a, b, d, e, h, j) approved August 2015. APP/2016/1730 for Condition 14 approved October 2016. APP/2016/2986 for Phase 1A, Stage 2, 82 Unit Retirement Village approved December 2016. APP/2016/3361 for Liddell Park And Hut, approved February 2017.	✓	✓								
	DM, D	MSC (APP/2017/0488) for Retirement Village submitted March 2017, pending.		▲	▲	▲						
	DM, D	MSC (APP/2017/0887) for Phase 1a, Tranche 2, Plots 114-116, 129-132, submitted April 2017, pending.			▲	▲						
	DM, D	APP/2017/1676 Retirement Village, APP/2017/1694 Phase 1A, 1B And Stage 2 for Condition 24 (Archaeology) and APP/2017/1695 Phase 1A for Conditions 21 and 22 (Ecology) submitted July 2017, pending.										
Construction	✓	Construction of Phase 1a ongoing.	✓									

DRUMLITHIE

DRUMLITHIE TO LAURENCEKIRK SGA AHMA

INFRASTRUCTURE

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	Growth is planned within the 2015 - 2021 investment period.	
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) - Previously M1 Allocation: Mix of used including 30 homes and 0.5ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D, DM	Phase One - FPP (APP/2013/2288) and technical assessments submitted July 2013 for 15 houses. Approved at Area Committee November 2016, S75 pending.				▲	▲					
	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 (Invercannie 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) - Previously H1 Allocation: 44 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Delivery	✓	First phase of the site is complete.	✓									
Planning application	D, DM	FPP (APP/2014/3232) for 11 houses granted planning permission by the Local Review Body subject to the conclusion of a S75 - pending June 2017.				▲	▲					
Site Construction	D	Start on site following the agreement of the S75.						▲	▲			

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	D, TS, T	Significant improvements to the C2K road will be required. OP1 s75 includes triggers for improvements to C2K/ A90 junction. Issues with incremental development coming forward without improvements.	
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) - Previously M1
Allocation: 300 homes and employment land

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	✓	Masterplan agreed.	✓									
Planning Application	✓	PPP application for 300 units (APP/2012/0037) approved January 2017.		✓								
	D/DM	Submit MSC application(s).										
	✓	FPP for industrial storage building (APP/2015/2241) approved December 2015.	✓									
Market Site	D	Landowner to market site following planning approval.		▲	▲	▲	▲					
Site construction	D	Commence site construction following MSC.										

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	Insufficient capacity at Fettercairn WWTW. A Growth Project has been initiated and will take into account all domestic development up to 2027.	Estimated to be completed by 2018.
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) - Previously H1

Allocation: 40 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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 (Alexander Adamson Ltd) - Previously H1 Allocation: 15 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	D	DIA, WIA and NIA to be completed for planning application.										

Fordoun BUS: Station Road (DLB Scotland Ltd) Allocation: 1.6ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning application	D	Developer considering options for the site.										
Roads	D	Emergency access through the BUS site to be upgraded.										

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	There is currently limited capacity at Nether Knox WWTW. Growth is planned within the 2015 - 2021 investment period.	
Water (Whitehillocks WTW)	D	There is available capacity at Whitehillocks WTW. Local mains reinforcement may be required.	

SITE INFORMATION

Gourdon OP2: East of Linton Business Park (Private Landowner) - Previously E1 Allocation: Employment land with strategic landscape buffer to the east of the site												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Marketing	D	Site being marketed.										

Gourdon BUS: Linton Business Park (Aberdeenshire Council (T&I Property)) Allocation: 4.4ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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	There is currently limited capacity at Nether Knox STW. Growth is planned within the 2015 - 2021 investment period.	
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 H2 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) - Previously H2 Allocation: 200 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				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	D	A Drainage Impact Assessment may be required depending on the nature and volume of discharge, especially for any developments that are not providing betterment to the system, to establish if the Sewage Pumping Station could cope with additional flows to the storage capacity etc.	
	SW	There is currently limited capacity at Nether Knox STW. Growth is planned within the 2015 - 2021 investment period.	
Water	D	There is available capacity at Whitehillocks WTW. Water network investigations may be required.	

SITE INFORMATION

Johnshaven OP1: Golden Acre (Brotherton Estate) - Previously EH1 Allocation: 67 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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) - Previously H1 Allocation: 6 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	PPP approved June 2015 (APP/2012/1208).	✓									
	D	Submit MSC application, currently being prepared (June 2017).				▲	▲					
Site Construction	D	Commence construction, expected late Spring 2018.						▲	▲	▲	▲	

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 Feb 2016.	Timescales for delivery unknown.
	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) - Previously M1

Allocation: 885 homes, approx. 11ha employment land & approx. 16ha strategic reserve

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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) submitted by Barratts May 2016 for Erection of 247 Dwellinghouses with Associated Landscaping and Parking - pending.			▲	▲	▲	▲				
Site Construction	D	Commence construction of phase 1.						▲	▲	▲		

Laurencekirk OP2: Off Blackiemuir Ave/East of Westmuir (Muir Homes) - Previously EH1

Allocation: 210 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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	✓	The site is currently under construction.	✓									

Laurencekirk OP3: Gavrocklea Phase 2 (Private landowner) - Previously EH2

Allocation: 10 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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) - Previously M1

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

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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) - Previously M2

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

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D	Masterplan for sites OP1 (M1) & OP2 (M2) drafted. Initial Masterplan meeting held. 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 (Whitehillocks WTW)	SW	Insufficient capacity at Marykirk WWTW, SW will initiate a growth project if required, once one development meets the 5 Growth Criteria.	
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) - Previously M1 Allocation: 30 homes with employment land and local retail uses												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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.										▲

MARYWELL

PORTLETHEN TO STONEHAVEN SGA

INFRASTRUCTURE

AHMA

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 2017	2017				2018				2018	Post 2018
				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	SW/D	Scottish Water to provide advice on Waste Water arrangements.	
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 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	D	A flood risk assessment may be required to assess the risk on the neighbouring properties.										
Planning application	D	Pre-application advice to be undertaken with a planning application following.				▲	▲					
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 is underway, due to be complete May 2017.
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 (Invercarnie 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) - Previously H1 Allocation: 70 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D	Masterplan to be presented at the August committee meeting for approval.				▲						
Technical Assessments	D	TA, DIA, Environmental Assessment	▲	▲	▲							
Planning Application	DM / D	FPP (APP/2017/1408) for erection of 123 Dwellinghouses and 8 Flats, Associated Infrastructure and Landscaping submitted June 2017, pending.				▲	▲	▲				

Newtonhill OP2: Land to the West of the A90 (Elsick Development Company) - Previously E1 Allocation: 12.1ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D	Submit planning application. Anticipated programme to be provided.										

Newtonhill BUS1 (A&D Developments (Scotland) Ltd) Allocation: 8ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	FPP (APP/2009/2526) for Workshop/Warehouse/Associated Offices granted March 2013.	✓									
Construction start	✓	Construction started on site.	✓									
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
Waste Water (Drumoak WWTW)	D, SW	No public wastewater treatment available in Park, however there is sufficient capacity at Drumoak WWTW, approximately 1.3km away.	
Water (Invercannie and Mannofield WTW)	SW	There is currently sufficient capacity.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Park OP1: Land to the west of Park Village Hall (c/o Gerry Robb Architects) - Previously H1 Allocation: 6 homes											
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018			
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Technical Assessments	D	Tree survey, topographical survey carried out. These may require to be updated depending on when the planning application is submitted.	✓								
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 in Portlethen. FPP application for new primary school (APP/2015/0929) approved October 2015.	
	E, PR	Construction is complete for the new Hillside Primary School.	
Transport	T	Contributions will be sought for a new park and ride facility and 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 is underway, due to be complete May 2017.
Waste Water (Nigg WWTW)	D	Sufficient capacity. Local network reinforcement may be required.	
Water (Invercarnie 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) - Previously E1
Allocation: 6.5ha employment land

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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) - Previously E2
Allocation: 15.5ha employment land

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D, DM	Submit further applications for undeveloped sites.										
	✓	FPP (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 submitted by Dandara (ref APP/2015/1755). 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 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning applications	D, DM	Further phases to come forward via separate planning applications.										
Site Construction	✓	Under construction.	✓									

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	SW	Early engagement should be made with Scottish Water to seek capacity at the WWTW. SEPA would need to be consulted and full authorisation sought for relevant licensing of private treatment.	
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 (Alexander Adamson Ltd) - Previously M1
Allocation: Mix of uses including 30 homes and small-scale retail use

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Programming	D	Delivery to contact landowner for update.				▲	▲					

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 (Netherknox 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	There is currently limited capacity at Nether Knox STW. Growth is planned within the 2015 - 2021 investment period.	
Water (Whitehillocks WTW)	D	Local water mains reinforcement may be required. Increase in storage required for service reservoir.	

SITE INFORMATION

St Cyrus OP1: Roadside (Ryden) - Previously M1

Allocation: 125 homes and approx. 2ha employment and retail uses

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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.										
Market Site	D	Site currently being marketed.	▲	▲	▲	▲	▲	▲				
Technical Assessments	D	Technical assessments to be completed as part of masterplan and subsequent planning application(s).										
Planning Application	D	Planning application to be submitted.										

STONEHAVEN

PORTLETHEN TO STONEHAVEN SGA AHMA

INFRASTRUCTURE

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Education	E	Dunnottar Primary School operating significantly over capacity. Rezoning exercise to take place.	
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, a pipe for discharging treated effluent runs from Stonehaven Highfield Septic Tank to Cowie Water. There is also a 6" SI water main crossing the site. Scottish Water should be contacted by the developer to ascertain whether this will have an impact on how this site is developed.	

SITE INFORMATION

Stonehaven OP1: Carron Den (Stewart Milne Homes & Churchill Homes) - Previously H1 Allocation: 110 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	PPP (APP/2007/4949) and MSC (APP/2014/2470) approved October 2014.	✓									
	D, DM	FPP (APP/2016/1986) for Erection of 147 Dwellinghouses and Associated Infrastructure (change to housing mix) submitted July 2016, pending.	▲	▲	▲	▲						
	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) - Previously H2												
Allocation: 205 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	✓	.Submission of masterplan.	✓									
Transport	D	Site OP2 and OP3 - Link road connecting Slug Road and Netherley Road required prior to 100th house, location of road to be discussed with Transportation.										
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 and access road (without complying with Condition 4 (prior to more than 50 units occupancy) as per APP/2014/1722 consent) approved March 2016.	✓									
	D/DM	FPP (APP/2015/3840) (located on edge of H2 site) for 32 No. dwellinghouses and associated infrastructure (Phase 1) submitted January 2015. approved at Infrastructure Services Committee in August 2016, currently awaiting delegated matters to be concluded.				▲	▲					
	✓	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) submitted October 16, approved March 2017.		✓								
Construction	✓	Construction underway.	✓									

Stonehaven OP3: Ury House (FM Ury Ltd) - Previously H3 Allocation: 25 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning application	✓	FPP for 51 dwellings (APP/2012/1616 and APP/2012/1617) approved April 2015.	✓									
	D/DM	POAN (ENQ/2017/0920) for 99 houses as enabling development submitted May 2017.			▲							
Transport	D	Site OP2 and OP3 - Link road connecting Slug Road and Netherley Road required prior to 100th house, location of road to be discussed with Transportation.										
Site Start	D	Construction underway.	✓									

Stonehaven OP4: Land adjacent to Kirkton of Fetteresso (c/o Knight Frank) - Previously H4 Allocation: 50 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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.	✓									

Stonehaven OP5: East Newtonleys (Bancon) - Previously E2 Allocation: 7ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	PPP (APP/2014/3671) for formation of business park - approved October 2016.	✓									

Stonehaven BUS2: East Newtonleys (Bancon) Allocation: 14.5ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Construction	D	Construction underway.	▲	▲	▲	▲	▲					

Stonehaven BUS3: Redcloak (c/o Savills) - Previously E1 Allocation: 1ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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.	
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) - Previously EH1
Allocation: 30 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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.	✓									
Roads		Footway connections are required onto the two main roads and into the school.										
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.	In early stages (2017), 2-5 yr programme.
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) - Previously M1

Allocation: Mixed uses including 175 homes and employment land

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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	D	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 2017.				▲	▲	▲				
Site Start	D	Construction start date.										

Aboyne OP2: Tarland Road / North of Kinord Drive (AJC and Bancon) - Previously EH1

Allocation: 135 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	APP/2008/3443 for 130 units and APP/2006/4327 for 46 units - approved.	✓									
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.	In early stages (2017), 2-5 yr programme.
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)) - Previously M1

Allocation: Mix of uses including 30 homes, 1.2ha employment land and community uses

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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	✓	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) - Previously M2

Allocation: Mix of uses including 44 homes, 1ha employment land and community uses

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D, DM	FPP (APP/2016/3042) for 27 Dwellinghouses, Associated Roads and Drainage Infrastructure (Phase 2A) approved February 2017.		✓								
Construction	D	Construction underway.	✓									

Alford OP3: Greystone Road (Kirkwood Homes) - Previously EH1

Allocation: 165 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	FPP (APP/2008/1895) for 198 houses approved September 2010.	✓									
	D, DM	FPP (APP/2016/2329) submitted for 61 houses in northern part of site September 2016, expected to go to Marr Area Committee Q3 2017.				▲	▲					
	✓	FPP (APP/2016/3412) for change of house types, approved February 2017.	✓									
Site Construction	✓	Construction Started on Site - completion of initial phase expected in 2017.				▲	▲					

Alford OP4: Kingsford Road (Private Landowner) - Previously EH2 Allocation: 85 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	PPP (APP/2005/2835) for residential development approved July 2010.	✓									
	D	MSC application(s) required.										
Roads	D	Footway connection are required to the north of the site.										
Site construction	D	Start site construction following marketing.										▲

Alford OP5: Land at Wellheads, east of Castle Road (Kirkwood Homes c/o Knight Frank) Allocation: 60 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Programming	D/O	A masterplan is expected late 2017 with planning applications submitted thereafter.				▲	▲					
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)	✓	Rezoning between Hill of Banchory Primary School and Banchory Primary School completed. Further rezoning may be required in the future to take account of future development.	
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. Update on timescales required.	
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.	To be completed mid 2018.
Water (Invercarnie WTW)	D	Network upgrades including growth project may be required to facilitate further development. The developer may be required to carry out a Water Impact Assessment to assess the impact of their development and ensure there is no detrimental impact on existing customers.	Undergoing growth with planned investment within 2015 – 2021 period.

SITE INFORMATION

Banchory OP1: East Banchory / Eco Village (North Banchory Company) - Previously M1												
Allocation: Mix of uses including a 30 home demonstration eco-village, tourism uses, and community uses including playing field, one full size football pitch and a park and ride facility												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				2019
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
POAN	✓	POAN submitted in October 2012.	✓									
Technical Assessments	D	Technical assessments underway.			▲	▲	▲	▲	▲			
Planning Application	D/ DM	Submit planning application. Architects currently working on plans.				▲	▲	▲	▲			
Site Construction	D	Anticipated to begin on first units in 2019.										▲

Banchory OP2 / OP3: Lochside of Leys (Bancon Developments Ltd) - Previously M2 / H2 Allocation: Mix of uses including 345 homes and 2ha of business land (OP2) and 50 homes (OP3)												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	✓	Masterplan agreed Marr Area Committee March 2015	✓									
Planning Application	D/ DM	PPP application submitted May 2014 (APP/2014/1973) - pending.	▲	▲	▲	▲						
Site Start	D	Commence site construction - programmed to start in 2020.										▲

Banchory OP4: Hill of Banchory (Private Land Owner) - Previously H1 Allocation: 15 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O/D	To be brought forward by landowner.			▲	▲	▲	▲	▲	▲	▲	
Technical Assessments	D	FRA										

Banchory BUS1 (Bancon Developments Ltd) Allocation: 10.8ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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	Marketing is underway.	▲	▲	▲	▲	▲					

Banchory BUS2 (Bancon Developments Ltd) Allocation: 5.5ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Development of remainder of site	D	Marketing is underway.	▲	▲	▲	▲	▲					

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) - Previously H1

Allocation: 8 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning application	✓	Planning Application granted in January 2014 (APP/2012/2852) for erection of 8 dwellinghouses. New application (APP/2016/2594) for non-compliance with Time Condition, approved January 2017.	✓									
	D/DM	Modification of Planning Obligation (Developer Contributions) of Planning Permission APP/2016/2594 submitted May 2017, pending.			▲	▲	▲					
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 the extension of Rhynie surgery to create additional capacity.	
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) - Previously H1

Allocation: 5 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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 (Invercannie & 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) - Previously EH1 Allocation: 45 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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.	✓									

DRUMBLADE

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 the capacity of Drumblade Primary School.	
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.	
Water (Craighead WTW)	D	Capacity available. Local mains reinforcement may be required.	

SITE INFORMATION

Drumblade OP1: Land opposite school (Graham Mitchell Architects) - Previously H1

Allocation: 5 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	FPP for 5 dwellings (APP/2012/2828) approved November 2014.	✓									
Site Start	✓	Site start has been made.		✓								

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.	
Water (Craighead)	D	Capacity available. Local mains reinforcement may be required.	

SITE INFORMATION

Drumdelgie OP1: Drumdelgie Calf Unit (Private Landowner) - Previously M1 Allocation: 7 homes (and 2 holiday units)												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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) - Previously H1 Allocation: 10 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	Planning application (APP/2013/3863) approved September 2015. New planning application (APP/2015/2567) approved May 2016.	✓									
Site Construction	✓	Under construction.	✓									

FORGUE

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 Forgue primary school.	
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

Forgue OP1: Land to East of the Rectory (The BMF Group) - Previously H1
Allocation: 5 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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.										

Forgue OP2: Chapelhill (The BMF Group / Bognie Trustees) - Previously EH1
Allocation: 5 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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 may require to contribute towards the extension of Rhynie Surgery to create additional capacity.	
Waste Water (Gartly WWTW)	D	Local sewer network reinforcement may be required.	
	SW	Sufficient WWTW capacity at Gartly WWTW.	
Water (Invercarnie, 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) - Previously H1 Allocation: 5 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D	Planning application to be submitted 2016. Site being marketed.						▲	▲	▲	▲	
Roads	D	A footway is required along the frontage of the OP1 site.										
Technical Assessments	D	A flood risk assesment 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) - Previously H1 Allocation: 5 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	D, SEPA	A flood risk assessment may be required.										
Site Delivery	D	Developer to submit programme for delivery of the site.				▲	▲					

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) - Previously H1
Allocation: 485 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Marketing	D/O	Site being marketed.	▲	▲	▲	▲	▲					
Masterplan	D/O	Preparation of Masterplan.										
Technical Assessments	D/O	Submission of technical assessments.										
Planning Application	D/O	Submission of planning application.										

Huntly OP2: Land at Ward Farm (Private Landowner) - Previously EH1
Allocation: 105 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Marketing	D/O	Site being marketed.	▲	▲	▲	▲	▲					
Masterplan	D/O	Preparation of Masterplan										
Technical Assessments	D/O	Submission of technical assessments.										
Planning Application	D/O	Submission of planning application.										

Huntly OP3: Land at Bogie Bridge (Private Landowner) - Previously EH2 Allocation: 31 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Marketing	D/O	Site being marketed.	▲	▲	▲	▲	▲					
Technical Assessments	D/O	FRA										
Planning Application	D/O	Application will likely include sites OP1 and OP2 along with this site.										

Huntly OP4: Land at Aberdeen Road (Private Landowner) - Previously EH3 Allocation: 40 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Programming	D/O	Site constrained by marketability and infrastructure (access and drainage).										

Huntly OP5: Old Toll Road (Private Landowner) - Previously EH4 Allocation: 10 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Programming	D/O	Site constrained by marketability and infrastructure (access and drainage).										
Roads	D	Discussion to take place with Roads Development regarding visibility requirements.										

Huntly OP6 (c/o Graham Mitchell Architects) - Previously E1 Allocation: 4.5ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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 2017	2017				2018				Post 2018
				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.	
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) - Previously H1 Allocation: 60 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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) - Previously H1

Allocation: 5 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O	Land currently leased for agriculture.										

Keig OP2: Land North of Braehead (Clark Developments Ltd) - Previously ch1 (ALP)

Allocation: 11 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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.										

KENNETHMONT

INFRASTRUCTURE

RHMA

SECTORS	RESPONSIBLE	ACTIONS	TIMESCALE / NOTES
Health	NHS	All residential development may require to contribute towards the extension of Rhynie Surgery to create additional capacity.	
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.	Initiated in Apr 2015.
Water (Invercannie, Mannofield & Turriff)	SW/D	Capacity available. Growth project required for future development. There is a 125mm MDPE water main to the north of the OP1 and E1 sites and a 150mm sewer running along the north boundaries of the sites. Should a diversion be required it will be to the developer's cost.	Undergoing growth with planned investment within 2015 – 2021 period.
Roads	D	Footways are required along the frontage of OP1 and OP3.	

SITE INFORMATION

Kennethmont OP1: South of B9002 (c/o John Wink Design) - Previously H1

Allocation: 30 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D	Discussions on going regarding pre-application advice.				▲	▲					

Kennethmont OP2: Land adjacent to Rannes Public Hall (Private Landowner) - Previously H2

Allocation: 5 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	FPP (APP/2015/2060) for 4 dwellings approved February 2016.	✓									
Site Construction	D	Start site construction.				▲	▲					

Kennethmont OP3: Opposite the School (Private Landowner) - Previously E1

Allocation: 0.6ha employment land

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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) - Previously M1
Allocation: Mix of uses including 8 homes and employment land

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	POAN submitted (ENQ/2014/2158). Planning application (APP/2015/1117) submitted May 2015 for 43 dwellings and formation of access 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	✓	Construction has commenced on site	✓									

Kincardine O'Neil OP2: Land west of Canmore Place (Kincardine Estate) - Previously EH1
Allocation: 20 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D, DM	See OP1 (M1)										

Kincardine O'Neil OP3: Land at Gallowhill Road (Church of Scotland General Trustees) - Previously EH2
Allocation: 8 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Marketing	D	Market the site for development.						▲	▲	▲	▲	

Kincardine O'Neil OP4: Land at Willowbank - Previously E1 Allocation: 0.8ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Existing	✓	Site 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) - Previously M1
Allocation: Mix of uses including 25 homes and community uses

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	O	Planning application to be submitted once market conditions improve in the area.							▲	▲	▲	▲

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 2017	2017				2018				Post 2018
				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	Submit MSC application.						▲	▲	▲	▲	
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	Development in Lumsden may require to contribute towards the extension of Rhynie medical practice to create additional capacity.	
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) - Previously H1
Allocation: 30 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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) - Previously EH1
Allocation: 6 homes

SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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 2017	2017				2018				Post 2018
				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.	
Waste Water (Monymusk WWTW)	D	Local sewer reinforcement may be required. Growth is planned within the 2015 - 2021 investment period.	
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) - Previously EH1												
Allocation: 43 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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 2018.				▲	▲	▲	▲	▲	▲	

MUIR OF FOWLIS

SITE INFORMATION

RHMA

Muir of Fowlis OP1 - Land Opposite the Manse (Private landowner)												
Allocation: 6 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Start Construction	✓	Construction complete.	✓									

Muir of Fowlis BUS1												
Allocation: 0.8 ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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 may require to contribute towards the extension of Rhynie Surgery to create extra capacity.	
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) - Previously M1 Allocation: Mix of uses including 25 homes and 0.6 ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	O	Submit planning application.										

Rhynie OP2: Land at Essie Road (Kearn Developments Ltd) - Previously EH1 Allocation: 34 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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.	✓									

Rhynie BUS (Aberdeenshire Council) Allocation: 1.6ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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 (Turrieff 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) - Previously EH1 Allocation: 8 homes											
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018			
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Planning Application	✓	FPP (APP/2015/2790) for Erection of 8 Dwellinghouses approved February 2016.	✓								
Site Construction	D	Start site construction.				▲	▲	▲			

STRACHAN

INFRASTRUCTURE

RHMA

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 (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) - Previously H1 Allocation: 15 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	D	FPP (APP/2015/2137) for 16 dwellings submitted July 2015 - recommended for approval at MAC May 2016 subject to S75.	▲	▲	▲	▲						
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) - Previously M1 Allocation: Mix of uses including 50 homes and 1ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D/O	Submission of Masterplan.										▲
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.										
Planning Application	D/O	Planning Application to be submitted.										▲

Tarland OP2: Land adjacent to Alastrean House (The MacRobert Trust) - Previously H1 Allocation: 10 houses as part of the Continuing Care Community												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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) - Previously EH1 Allocation: 36 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application	✓	FPP (APP/2011/4027) approved May 2015 for 36 dwellinghouses.	✓									
Site Construction	D	Commence site construction.							▲	▲		

Tarland BUS1 (MacRobert Trust)												
Allocation: 1.5 ha employment land												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D	Currently marketing this site. Planning applications will follow as required.										

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 (Invercarnie 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) - Previously BUS1 Allocation: Mix of uses including 48 homes and a business park												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				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.	✓									
Site construction	D	Start site construction.										

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) - Previously H1 Allocation: 5 homes												
SECTORS	RESPONSIBLE	ACTIONS	Pre 2017	2017				2018				Post 2018
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O	Landowner to discuss with planning and bring forward in the future.										▲
Technical Assessments	D	Pre application FRA and archaeological evaluation required.										
Roads	D, R	A footway is required along the frontage of the OP1 site.										