



# **Aberdeenshire Local Development Plan 2023**

**Delivery Programme**  
**April 2023**

## CONTENTS

<b>1. INTRODUCTION</b>	<b>1</b>
<b>2. BACKGROUND</b>	<b>1</b>
<b>3. DEVELOPMENT INDUSTRY INPUT</b>	<b>2</b>
<b>4. POLICY ACTIONS</b>	<b>2</b>
<b>5. MASTERPLANS AND FRAMEWORKS</b>	<b>5</b>
<b>6. INTRODUCTION TO SITE SCHEDULES</b>	<b>10</b>
<b>7. TRANSPORTATION REQUIREMENTS</b>	<b>11</b>
<b>STRATEGIC PROJECTS</b>	<b>12</b>
- Strategic Transport Projects	12
- Strategic Water / Waste Water Project	16
- Strategic Healthcare Projects	17

## ALLOCATED SITES BY ADMINISTRATIVE AREA:

<b>BANFF AND BUCHAN</b>	<b>18</b>	<b>BUCHAN</b>	<b>49</b>
- Aberchirder	19	- Ardallie	50
- Banff	20	- Auchnagatt	51
- Cairnbulg/Inverallochy	21	- Boddam	53
- Cornhill	23	- Crimond	54
- Crudie	25	- Cruden Bay	55
- Fordyce	26	- Fetterangus	57
- Fraserburgh	27	- Hatton	59
- Gardenstown	32	- Longhaven	61
- Inverboyndie	33	- Longside	62
- Ladysbridge	34	- Longside Airfield	63
- Macduff	35	- Maud	64
- Memsie	37	- Mintlaw	66
- New Aberdour	39	- New Deer	70
- New Byth	40	- New Pitsligo	72
- Portsoy	41	- Old Deer	73
- Rathen	43	- Peterhead	74
- Rosehearty	44	- Rora	79
- Sandend	46	- St Combs	80
- Sandhaven and Pittulie	47	- St Fergus	82
- Whitehills	48	- Strichen	83
		- Stuartfield	84

<b>FORMARTINE</b>	<b>Page</b> <b>85</b>
- Balmedie	86
- Barthol Chapel	89
- Belhelvie	90
- Blackdog	91
- Cuminestown	93
- Ellon	94
- Foveran	98
- Fyvie	101
- Kirkton of Auchterless	102
- Methlick	103
- Newburgh	105
- Oldmeldrum	108
- Pitmedden	112
- Potterton	115
- Rashierieve	117
- Rothienorman	118
- St Katherines	120
- Tarves	121
- Tippetty	123
- Turriff	124
- Udney Green	127
- Udney Station	128
- West Pitmillan	129
- Ythanbank	130

<b>GARIOCH</b>	<b>Page</b> <b>131</b>
- Auchleven	132
- Blackburn	134
- Chapel of Garioch	136
- Cluny and Sauchen	137
- Dunecht	139
- Echt	140
- Hatton of Fintray	141
- Insch	142
- Inverurie	144
- Keithhall	152
- Kemnay	153
- Kingseat	155
- Kintore	156
- Meikle Wartle	160
- Midmar	161
- Millbank	162
- Newmachar	163
- Old Rayne	166
- Oyne	168
- Westhill	169

<b>KINCARDINE AND MEARNES</b>	<b>Page</b> <b>171</b>
- Auchenblae	172
- Blairs	173
- Chapelton	175
- Drumlithie	178
- Drumoak	179
- Edzell Woods and Newesk	180
- Fettercairn	182
- Findon	183
- Fordoun	184
- Gourdon	186
- Inverbervie	188
- Johnshaven	189
- Kirkton of Maryculter	190
- Laurencekirk	191
- Luthermuir	195
- Marykirk	197
- Marywell	198
- Newtonhill	200
- Park	202
- Portlethen	203
- Roadside of Kinneff	207
- St Cyrus	208
- Stonehaven	209
- Woodlands of Durris	213

	Page
<b>MARR</b>	<b>214</b>
- Aboyne	215
- Alford	217
- Banchory	220
- Cairnie	224
- Drumblade	225
- Finzean	226
- Forgue	227
- Glenkindie	228
- Huntly	229
- Inchmarlo	232
- Keig	234
- Kennethmont	235
- Kincardine O' Neil	236
- Logie Coldstone	238
- Lumphanan	239
- Lumsden	240
- Muir of Fowlis	241
- Rhynie	242
- Ruthven	243
- Strachan	244
- Tarland	245
- Torphins	247

## 1. Introduction

This Delivery Programme has been prepared to support the delivery of the Aberdeenshire Local Development Plan 2022 (LDP) which was adopted in February 2023. The Delivery Programme is a 'live' document which identifies the actions which will help implement the policies and proposals of the LDP.

This Delivery 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.

The Planning etc. (Scotland) Act 2006, as amended by the Planning (Scotland) Act 2019, requires a local planning authority to publish a Delivery Programme to accompany the Local Development Plan. The Town and Country Planning (Development Planning) (Scotland) Regulations 2008 outline that a Delivery 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.

The [Aberdeenshire Site Prospectus](#) has been created to complement the Delivery Programme and provides details of housing sites currently available for development with no named developer at this time. A new Site Prospectus is anticipated to be published in Autumn 2023.

## 2. Background

A Delivery 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 to promote sustainable growth;
- The name of the person/ organisation who is to carry out the action; and
- The broad timescale for carrying out each action.

The Delivery Programme is a key tool in helping to deliver allocated sites, particularly in demonstrating and evidencing the deliverability of land allocations and managing land supply to deliver the objectives of the LDP. There is a statutory requirement to publish the Delivery Programme bi-annually however it is the Councils intention to publish it on an annual basis. Between publications the Delivery Team can provide up to date information on any aspect of the Delivery Programme and help in taking forward sites for development including coordinating actions, providing advice and facilitating development.

### 3. Development Industry Input

Aberdeenshire Council and other public agencies play a role in facilitating delivery. However, implementation of the LDP 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 Delivery 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.

### 4. Policy Actions

The effective implementation of the LDP policies is essential to achieve the vision of the LDP. Following the adoption of the LDP additional advice and guidance has been provided in the form of non-statutory Planning Advice in order to ensure that policy is delivering the aims/objectives of the LDP.

Actions will be identified in relation to the each of the individual 9 policy areas:

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

In addition, the LDP will be supported by one piece of Supplementary Guidance. Supplementary Guidance on Developer Obligations and Affordable Housing will be published within 12-months of the LDP being adopted.

Table 1 provides an update on current and ongoing workstreams in relation to the policy areas.

Table 1 Policy Actions

Policy Area	Actions	Responsibility	Progress/Timescales
<b>Shaping Business Development</b>	<ol style="list-style-type: none"> <li>1. Preparation of Employment/ Business Land Audit</li> <li>2. Preparation of Town Centre Health Checks</li> <li>3. Preparation of Town Centre Strategy/ Strategies</li> <li>4. Planning Advice – Tourist Facilities</li> <li>5. Planning Advice – Energetica</li> </ol>	<ol style="list-style-type: none"> <li>1. Planning Information and Delivery</li> <li>2. Planning Information and Delivery</li> <li>3. Economic Development</li> <li>4. Planning Policy</li> <li>5. Planning Policy</li> </ol>	<ol style="list-style-type: none"> <li>1. Published Bi-Annually</li> <li>2. Published Annually/ Bi-Annually</li> <li>3. Ongoing</li> <li>4. Published</li> <li>5. Published</li> </ol>
<b>Shaping Development in the Countryside</b>	<ol style="list-style-type: none"> <li>1. Planning Advice Organic Growth of Settlements</li> </ol>	<ol style="list-style-type: none"> <li>1. Planning Policy</li> </ol>	<ol style="list-style-type: none"> <li>1. Ongoing</li> </ol>
<b>Shaping Homes &amp; Housing</b>	<ol style="list-style-type: none"> <li>1. Preparation of Housing Land Audit</li> <li>2. Supplementary Guidance Developer Obligations and Affordable Housing</li> <li>3. Planning Advice Residential Caravans</li> </ol>	<ol style="list-style-type: none"> <li>1. Planning Information and Delivery</li> <li>2. Planning Policy</li> <li>3. Planning Policy</li> </ol>	<ol style="list-style-type: none"> <li>1. Published Annually</li> <li>2. Ongoing</li> <li>3. Published</li> </ol>
<b>Shaping Places</b>	<ol style="list-style-type: none"> <li>1. Design Review Process</li> <li>2. Planning Advice – Masterplanning</li> <li>3. Planning Advice – SP=EED® (Successful Planning = Effective Engagement and Delivery) – Planning Advice for development management and prospective applicants</li> <li>4. Planning Advice – Securing Positive Effects for Biodiversity</li> <li>5. Preparation of Parks and Open Spaces Strategy</li> <li>6. Planning Advice – Allotments</li> <li>7. Planning Advice – Outdoor Access and Development</li> <li>8. Planning Advice – Pipeline and Hazardous Development Consultation Zones</li> </ol>	<ol style="list-style-type: none"> <li>1. Development Management</li> <li>2. Planning Policy</li> <li>3. Planning Policy</li> <li>4. Planning Policy</li> <li>5. Planning Policy</li> <li>6. Planning Policy</li> <li>7. Planning Policy</li> <li>8. Planning Policy</li> </ol>	<ol style="list-style-type: none"> <li>1. Ongoing</li> <li>2. Published</li> <li>3. Published</li> <li>4. Published</li> <li>5. Ongoing</li> <li>6. Published</li> <li>7. Published</li> <li>8. Published</li> </ol>

<b>Natural Heritage &amp; Landscape</b>	1. Planning Advice – Baseline Ecological Survey 2. Planning Advice – Securing Positive Effects for Biodiversity 3. Planning Advice – Aberdeenshire Forestry and Woodland Strategy	1. Planning Policy 2. Planning Policy 3. Planning Policy	1. Published 2. Published 3. Published
<b>The Historic Environment</b>	1. Conservation Area Management Plan or Appraisal	1. Environment Team	1. Ongoing
<b>Protecting Resources</b>	1. Planning Advice – Buffer Strip Guidance	1. Policy Team	1. Published
<b>Climate Change</b>	1. Planning Advice – Energy Statements	1. Policy Team	1. Published
<b>The Responsibilities of Developers</b>	1. Supplementary Guidance Developer Obligations and Affordable Housing	1. Policy Team	1. Ongoing



## 5. Masterplans and Development Frameworks

Policy P1 within ‘Shaping Places’ of the 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. Through the policy masterplans shall remain valid for a period of 5 years, unless planning permission for the development has been granted and implemented. However, it is noted within PA2023-09 Planning Advice Masterplanning that:

‘The materiality of masterplans that were agreed prior to the adoption of the Aberdeenshire Local Development Plan 2023 will remain valid without a time limit. However, planning applications must keep to these masterplans to comply with paragraph P1.2 in the Local Development Plan. If an older masterplan is updated and accordingly agreed, they will then remain valid for five years.’

The classification of each site allocated within the 2023 LDP is as follows:

Status	Progress
Agreed	Masterplan/Framework Agreed by Committee
Ongoing	Work actively being undertaken to progress site
No update	No information available at current time
New	Site newly allocated in the Local Development Plan 2023

Table 2.1 Development Frameworks

Settlement	Site (in LDP2023)	Previously Allocated (in LDP 2017)	Status
Peterhead	OP1		Agreed – October 2013
Mintlaw	OP1 & OP2		Agreed – January 2012
Ellon	OP1		Agreed – March 2015
Inverurie	OP4		Agreed – February 2013
Kintore	OP1		Agreed – September 2013
Newmachar	OP1 & OP3		Agreed – December 2012
Chapelton	OP1		Agreed – June 2012
Laurencekirk	OP1		Agreed - November 2013

Table 2.2 Masterplans

<b>Banff &amp; Buchan</b>	<b>Site (in LDP2023)</b>	<b>Previously Allocated (in LDP 2017)</b>	<b>Status</b>
<b>Banff</b>	OP1	OP1	Agreed
<b>Banff</b>	OP2	OP2	No update
<b>Cairnbulg/Inverallochy</b>	OP1	OP1	No update
<b>Cornhill</b>	OP2	Part OP1/ P3	New
<b>Fraserburgh</b>	OP1 and OP6	OP1 and OP6	Agreed – June 2016
<b>Fraserburgh</b>	OP2, OP3, OP5 and R1	OP2, OP3, OP5 and R1	Agreed – August 2014
<b>Macduff</b>	CC1	CC1	Ongoing
<b>New Aberdour</b>	OP1	OP1	No update
<b>Rosehearty</b>	OP1	OP1	No update

<b>Buchan</b>	<b>Site (in LDP2023)</b>	<b>Previously Allocated (in LDP 2017)</b>	<b>Status</b>
<b>Cruden Bay</b>	OP1 & OP2	OP1 & OP2	Agreed – September 2016
<b>Fetterangus</b>	OP1 & OP2	OP1 & OP2	No update
<b>Maud</b>	OP1	OP1 & OP2	No update
<b>Mintlaw</b>	OP1	OP1	Agreed – Agreed 2009
<b>Mintlaw</b>	OP2	OP2	Agreed – Agreed 2017
<b>New Pitsligo</b>	OP2	N/A	New Site
<b>Peterhead</b>	OP1	OP1	Agreed – October 2013
<b>St Combs</b>	OP1 & OP2	N/A	New Site / Ongoing (Part OP2)
<b>St Fergus</b>	OP1	OP1	No update

<b>Formartine</b>	<b>Site (in LDP2023)</b>	<b>Previously Allocated (in LDP 2017)</b>	<b>Status</b>
<b>Balmedie</b>	OP1 & OP2	OP1 & OP2	OP1 – Ongoing OP2 – Agreed – April 2020
<b>Balmedie</b>	OP3	OP3	Ongoing
<b>Blackdog</b>	OP1	OP1	Agreed – February 2013
<b>Cumineston</b>	OP1	N/A	New
<b>Ellon</b>	OP1	OP1	Ongoing
<b>Ellon</b>	OP2	OP2	Agreed – April 2020
<b>Ellon</b>	OP4	OP4	No update
<b>Foveran</b>	OP1 & OP2	OP1 & OP2	Agreed – September 2013
<b>Newburgh</b>	OP1	OP1	Agreed – March 2013
<b>Newburgh</b>	OP2	OP2	Agreed – March 2014
<b>Newburgh</b>	OP3	N/A	New
<b>Oldmeldrum</b>	OP2 & OP6	New Site and OP2	No update
<b>Oldmeldrum</b>	OP4	OP4	Under Construction
<b>Oldmeldrum</b>	OP5	N/A	New
<b>Pitmedden</b>	OP1	OP2	No update
<b>Pitmedden</b>	OP2	N/A	New
<b>Pitmedden</b>	OP3	N/A	New
<b>Potterton</b>	OP1	N/A	New
<b>Potterton</b>	OP2	N/A	New
<b>Tarves</b>	OP1	OP1	Agreed – February 2016
<b>Turriff</b>	OP1	OP1	Agreed – December 2016
<b>Turriff</b>	OP2	OP2	Agreed – November 2013
<b>Turriff</b>	OP3	OP5	No update

<b>Garioch</b>	<b>Site (in LDP2023)</b>	<b>Previously Allocated (in LDP 2017)</b>	<b>Status</b>
<b>Blackburn</b>	OP1	OP1 & P5	No update
<b>Cluny and Sauchen</b>	OP1	OP1	Agreed – October 2012
<b>Inverurie</b>	OP3	OP2	No update
<b>Inverurie</b>	OP5	OP4	Agreed – June 2013
<b>Inverurie</b>	OP6	OP11	Agreed – June 2013
<b>Inverurie</b>	OP11	OP14	No update
<b>Inverurie</b>	OP12	OP15	No update
<b>Inverurie</b>	OP15	N/A	New Site
<b>Inverurie</b>	OP16	N/A	New Site
<b>Kemnay</b>	OP3	N/A	New Site
<b>Kintore</b>	OP1	OP1	Agreed – June 2014
<b>Kintore</b>	OP2	OP2	No update
<b>Kintore</b>	OP3	OP5	No update
<b>Kintore</b>	OP4	Part OP1	Agreed – November 2013
<b>Newmachar</b>	OP1	OP1	Agreed – December 2012
<b>Newmachar</b>	OP2	OP2	Agreed – December 2012
<b>Newmachar</b>	OP3	OP3	No update
<b>Westhill</b>	OP3	Part of BUS	New Site

<b>Kincardine &amp; Mearns</b>	<b>Site (in LDP2023)</b>	<b>Previously Allocated (in LDP 2017)</b>	<b>Status</b>
<b>Blairs</b>	OP1	N/A	Ongoing
<b>Chapelton</b>	OP1	OP1	Phase 1 Agreed – June 2012
<b>Edzell Woods</b>	OP1	OP1	Agreed – April 2013
<b>Fettercairn</b>	OP1	OP1	No update
<b>Gourdon</b>	OP1	N/A	Ongoing

<b>Inverbervie</b>	OP1	OP1	Agreed – April 2015
<b>Laurencekirk</b>	OP1, OP3 & R3	OP1	Agreed – November 2013
<b>Laurencekirk</b>	OP6	N/A	Not currently required
<b>Laurencekirk</b>	OP8	OP1	Agreed – November 2013
<b>Luthermuir</b>	OP1 & OP2	OP1 and New Site	New Site
<b>Marywell</b>	BUS1 & BUS2	BUS1	No update
<b>Marywell</b>	OP1	N/A	New Site
<b>Newtonhill</b>	OP1	OP1	Agreed – March 2018
<b>Portlethen</b>	OP7	N/A	New Site (Ongoing)
<b>Roadside of Kinneff</b>	OP1	OP1	No update
<b>St Cyrus</b>	OP1	OP1	Agreed – September 2014
<b>Stonehaven</b>	OP1	OP1	Agreed – November 2018
<b>Stonehaven</b>	OP2, OP3, OP5 & OP6	OP2, OP3 and New Site	Agreed – April 2018
<b>Stonehaven</b>	OP7	OP5	No update

<b>Marr</b>	<b>Site (in LDP2023)</b>	<b>Previously Allocated (in LDP 2017)</b>	<b>Status</b>
<b>Aboyne</b>	OP1	OP1	Agreed – November 2014
<b>Alford</b>	OP4	OP4	No update
<b>Alford</b>	OP5	OP5	Agreed – October 2018
<b>Banchory</b>	OP2 & OP3	OP2 & OP3	Agreed – February 2020
<b>Banchory</b>	OP6	N/A	New Site
<b>Huntly</b>	OP1	BUS1	No update
<b>Huntly</b>	OP2	BUS1	Under Construction
<b>Inchmarlo</b>	OP1	OP1	Agreed – March 2015
<b>Inchmarlo</b>	OP2	N/A	New Site
<b>Kincardine O’Neil</b>	OP1	OP1	Agreed – January 2015
<b>Logie Coldstone</b>	OP1	OP1	No update

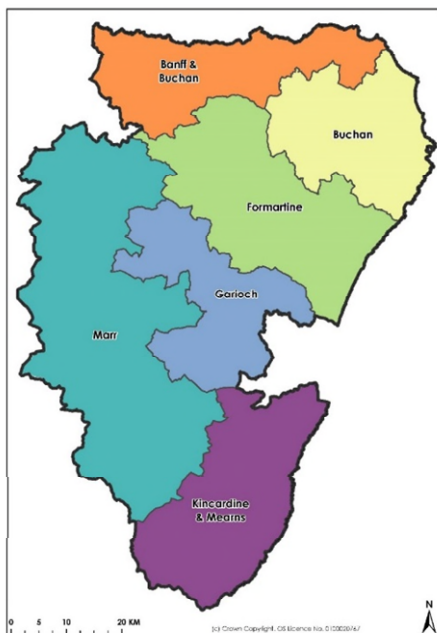
## 6. Introduction to Site Schedules

This section provides information on the actions required to deliver the spatial strategy contained within the LDP. The Delivery 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.

Map 1: Aberdeenshire Council Administrative Areas



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 a milestone for the identified action.

→ - indicates the period when a proposed action is to be undertaken.

✓ - indicates that an action has been completed.

### Responsibilities and Abbreviations

There are a number of organisations and terms that are used in the Delivery Programme frequently, as abbreviated below.

Table 4 Responsibilities

Organisation/ Aberdeenshire Council Team	Abbreviation
Aberdeenshire Health and Social Care Partnership	AHSCP
Delivery Team	DT
Developer/Landowner	D/O
Development Management	DM
Education	E
Environment Team	ENV
Flood Prevention Unit	FPU
Historic Environment Scotland	HES
Housing	H
Legal (including Developer Obligations)	L
NHS Grampian	NHS
Policy	P
Scottish Environment Protection Agency	SEPA
NatureScot	NS

Scottish Water	SW
Transport Scotland	TS
Transportation	T
Waste Services	W
Roads Development	R
Property Service	PR

Table 5 Abbreviations

<b>Term</b>	<b>Abbreviation</b>
Proposal of Application Notice	POAN
Planning Application	PA
Full Planning Permission	FPP
Planning Permission in Principle	PPP
Matters Specified in Conditions	MSC
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
Landscape and Visual Impact Assessment	LVIA
Construction Method Statement	CMS
Habitats Regulations Appraisal	HRA
Habitats Assessment	HA
Special Area of Conservation	SAC
Construction Start Date	SD
Marketing	M

## 7. Transportation Requirements

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

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

# STRATEGIC TRANSPORT PROJECTS

PROJECT	RESPONSIBLE		ACTIONS	TIMESCALE	NOTES
	LEAD	PARTICIPANT			
Aberdeen to Central Belt Rail Improvements	TS/ Network Rail	Aberdeenshire Council/ Nestrans	Work is underway to look at improving journey times from Aberdeen to the central belt. The work also interfaces with plans to electrify the line between Inverurie, Aberdeen and the Central Belt by 2034.	By 2034.	<p>Network Rail and Transport Scotland are now progressing a project for utilising the £200m of funding committed under the Memorandum of Understanding announced alongside the City Region Deal. Initial options include signalling work, improvements to track layouts at stations and passing loops for freight trains. The selection of options to be taken forward will have been completed by the end of 2021. The option selection is taking place in conjunction with work on the Outline Business Case. This first phase of work is due to be complete by 2026.</p> <p>The work also interfaces with plans to electrify the line between Inverurie, Aberdeen and the Central Belt by 2035.</p>



PROJECT	RESPONSIBLE		ACTIONS	TIMESCALE	NOTES
	LEAD	PARTICIPANT			
A96 Dualling Inverness to Aberdeen	TS		Transport Scotland completed Design Manual for Roads and Bridges (DMRB) Stage 1 assessment and strategic environmental assessment work along the length of the A96 with the outcome presented to the public at a series of exhibitions in May 2015. Following the appointment of AmeyArup as its Consultant in July 2017, the next stage of the design and assessment process for the A96 Dualling East of Huntly to Aberdeen scheme (A96 Dualling Eastern Section), has been completed and a preferred alignment for this section was announced late 2020. The detailed development and assessment of the preferred option has now commenced.	2030	<p>The Scottish Government is committed to dualling the A96 between Inverness and Aberdeen. Design work is well underway on the dualling programme. Further information on the A96 Dualling can be found on the transport Scotland website via this link <a href="http://www.transportscotland.gov.uk/a96dualling">http://www.transportscotland.gov.uk/a96dualling</a>.</p> <p>The A96 between Inverness and Aberdeen is currently undertaking a transparent, evidenced based review which has been commissioned by TS per the Bute House Cooperation Agreement signed in 2021. This review is looking at the future options for the corridor for all transport modes. This review will also include a climate compatibility assessment to assess the direct and indirect impacts on the climate and environment. In December 2022 the Initial Appraisal: Case for Change and the Stakeholder &amp; Public Consultation reports were published as part of this review. Whilst this work is ongoing, no further progress is being made regionally on the detailed development and assessment of the preferred option for Aberdeen to East of Huntly.</p>
Toll of Birness - A952/A90	TS	Aberdeenshire Council/ NESTRANS	A STAG Part 1 study has been completed by consultants commissioned by NESTRANS, as part of the wider Fraserburgh and Peterhead to Aberdeen Strategic Transport Study (FPASTS) and upgrade options are being considered.	Ongoing	<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> <p>Transport Scotland's Strategic Transport Projects Review (STPR2) considered improvements to the A90, including at the A90/A952 junction. However, the final STPR2 did not take forward any specific recommendations at this location. Actions related to Trunk Road work considering safety, reliability, resilience are included in STPR2, but are not associated with any specific schemes.</p> <p>The City Region Deal funded Strategic Transport Appraisal (see below for more information) is currently progressing an evidence review of previous work, in the anticipation of updating previous STAG based work on Ellon-Peterhead-Fraserburgh corridors.</p>

PROJECT	RESPONSIBLE		ACTIONS	TIMESCALE	NOTES
	LEAD	PARTICIPANT			
A90/ A937 Laurencekirk Junction Improvements	TS		<p>Transport Scotland received four objections to the scheme during the statutory consultation period. Transport Scotland continues to engage with objectors to resolve concerns where possible. If it is not possible to resolve all objections it may be necessary for a Public Local Inquiry to be held. As with all trunk road projects this is the appropriate forum for considering objections received and not withdrawn.</p> <p>The outcome of Aberdeenshire Council's structural assessment of Oatyhill Bridge, and specifically its decision to close the bridge has an impact on the delivery of the Laurencekirk scheme as currently proposed. Transport Scotland continues to work closely with Aberdeenshire Council, as the Roads Authority with responsibility for maintaining the bridge, and other affected parties, to bring forward a resolution to the issue.</p> <p>Construction of the scheme itself can only commence if the scheme is approved under the relevant statutory procedures and thereafter a timetable for its progress can be set.</p>	Ongoing	<p>In 2016 the Scottish Government announced £24 million for the design and construction of a new grade-separated junction at Laurencekirk as part of a package of additional investment alongside the Aberdeen City Region Deal.</p> <p>Transport Scotland appointed design consultants (AMEY) for the A90/A937 Laurencekirk Junction Improvement scheme in September 2016 to support progress of the design development and assessment phases based on the standards of good practice set by the Design Manual for Roads and Bridges (DMRB).</p> <p>The options from the DMRB Stage 2 assessment process were presented to the public at an exhibition in October 2017 with the preferred option announced in July 2018 at a series of public exhibitions. The preferred option consists of a south grade-separated junction with a full diamond layout and bridge over the A90 together with retention of the existing central reserve gaps at the Centre (B9120) and North (A937) junctions.</p> <p>The DMRB Stage 3 detailed development and assessment of the preferred option was completed, and draft Orders and an Environmental Impact Assessment Report were published on 19 December 2019. A public exhibition was held on 10 January 2020 to allow local communities and road users to view and comment on proposals for the scheme. The statutory consultation period closed on 14 February 2020.</p> <p>A partnership group with Aberdeenshire Council, Angus Council, Nestrans and Transport Scotland continue to meet on a regular basis to share information and support delivery of the improvement project.</p> <p>Further details of the project can be found at:  <a href="https://www.transport.gov.scot/projects/a90a937-laurencekirk-junction-improvement-scheme/">https://www.transport.gov.scot/projects/a90a937-laurencekirk-junction-improvement-scheme/</a></p>
Active Travel Action Plan	NESTRANS	Aberdeen City Council/ Aberdeenshire Council/ Sustrans	Nestrans, local authorities and partners delivering strategic walking and cycling routes throughout the region.	Ongoing	<p>Nestrans approved an Active Travel Action Plan in December 2014 to guide strategic development of active travel networks and policies.</p> <p>Nestrans have appointed consultants to conduct a thorough review of the current Active Travel Action Plan. This will inform further work to develop an up-to-date version of the Plan in 2023/24.</p>

PROJECT	RESPONSIBLE		ACTIONS	TIMESCALE	NOTES
	LEAD	PARTICIPANT			
Park and Ride / Interchange Projects	NESTRANS	Aberdeenshire Council/ TS	<p>Regional network of Park &amp; Ride facilities and promotion/marketing of these to be taken forward by Nestrans and operators.</p> <p>Ellon P&amp;R Expansion - Construction underway.</p> <p>Inverurie Interchange - discussions continue with Network Rail regarding land availability.</p>	<p>Ongoing</p> <p>2022</p>	<p>Ellon P&amp;R Expansion - Construction has commenced in 2021 for the extension of the Park And Ride and should be completed in 2022.</p> <p>Inverurie Interchange - Network Rail and Aberdeenshire Council continue dialogue on the future of the site and interchange project. There are now no barriers in terms of potential access to the land for the development of an interchange however there is a need to review the form and function of any interchange for current and future needs. There is no current funding opportunity to progress the project.</p>
Modelling Projects	NESTRANS	Aberdeenshire Council / Aberdeen City Council	ASAM19 model being completed following the opening of the AWPR.	2022	<p>Current model is ASAM14 which was updated to a new software platform, and takes into account revised proposed land use allocations.</p> <p>ASAM19 is now practically completed and is being used for a number of projects. The audit of the model and consequential adjustments are anticipated to be completed during 2023/24</p>
Strategic Appraisal Projects	NESTRANS, Aberdeenshire Council, Aberdeen City Council	TS, SDPA	<p>The scope of work includes:</p> <ul style="list-style-type: none"> <li>· addressing issues at key gateways into Aberdeen;</li> <li>· enabling safe, reliable and attractive connections (road and public transport) along key strategic corridors which promote economic growth;</li> <li>· tying together transport infrastructure and development planning/ management, on a city/region basis; and</li> <li>· facilitating the City Centre Masterplan.</li> </ul> <p>Proposals for the next five years of work on the Strategic Transport Appraisal were agreed by the City Region Deal Joint Committee in May 2021.</p> <p>One of the proposals includes appraisal and business case development (pending emerging outcomes of STPR2), for the A90(N)/A952 corridor linking Ellon to Peterhead and Fraserburgh other associated safety and reliability measures.</p>	Ongoing	<p>Work is underway to complete a Strategic Transport Appraisal, funded by the City Region Deal. In order to realise the full potential of the area, a strategic transport appraisal (part funded by UK Government and Scottish Government through Transport Scotland and supported by local partners) is taking a 20 year strategic view of the transport requirements of the area, across all modes including road and rail, based on Scottish Transport Appraisal Guidance. This work complements TS's STPR2 work, and the revised RTS.</p> <p>Programmes of work are:</p> <p>Finalisation of ASAM19 model, and use of the model to examine previously identified growth pressures on the network including the A944 Westhill corridor;</p> <p>Progression of business case work on the A90/A952 linking Ellon to Peterhead and Fraserburgh</p> <p>Progression of design and business case work on Wellington Road, focussing on the Hareness and Souterhead junctions</p> <p>Examination of future rail freight potential, and its consequences for rail freight terminals located to the south of Aberdeen station</p> <p>Investigation of Mobility Hubs across the region</p> <p>Development of Hydrogen re-fuelling facilities across the wider region, enabling a broader practical roll out of vehicles.</p>

# STRATEGIC WATER/ WASTE WATER PROJECTS

PROJECT	RESPONSIBLE		ACTIONS	TIMESCALE	NOTES
	LEAD	PARTICIPANT			
Strategic Water Modelling in the North East	SW		<p>Strategic Assessments allow Scottish Water to determine the potential impacts to the water and wastewater networks from development(s) over a specific area. This gives information that is useful for all stakeholders.</p> <p>Scottish Water uses the information provided by the Local Authority and other sources to inform the modelling work to ensure that both domestic and non-domestic future developments are seamlessly incorporated into the water and wastewater network. The modelling gives rise to two defined stages; stage 1 identifies any issues with the proposed connection(s) and stage 2 identifies the potential mitigation that is required to be carried out. Scottish Water has a pro-active and collaborative approach to working with the development community and the Local Authority.</p>		<p>This approach has been used successfully over the past few years for development assessments throughout the Aberdeen region, and will continue to be implemented for assessing future development needs. Scottish Water always encourages early engagement from the development community, as this will be key to the success of this new approach.</p>

# STRATEGIC HEALTH CARE PROJECTS

PROJECT	RESPONSIBLE		ACTIONS	TIMESCALE	NOTES
	LEAD	PARTICIPANT			
Banchory Medical Practice	NHS	AHSCP	A new joint health and social care facility is required. A preferred site has been identified in the LDP, still to be acquired.	5 - 10 years.	The current health centre has temporary buildings with a planning consent due to expire in August 2021, which will be extended.
Ellon Health Centre	NHS	AHSCP	A new Health Centre is required in Ellon. A site has been purchased and a business case being prepared.	5 - 10 years.	The current health centre has temporary buildings with a planning consent which will be extended.



**Banff & Buchan**

# ABERCHIRDER

## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	<b>NHS</b>	Development in Aberchirder, Sandend, Fordyce, Cornhill and Portsoy will need to contribute towards additional capacity at An Caorann Medical Practice.	
Waste Water (Aberchirder WWTW)	<b>SW</b>	A growth project was completed at Aberchirder WWTW in 2021.	
Water (Turriff WTW)	<b>SW,D</b>	Currently sufficient capacity. Local water mains reinforcement may be required.	Strategic appraisal underway for Turriff WTW to determine growth solution.

## SITE ACTIONS

### Aberchirder OP1: West of Cranna View (Private Landowner/c/o Keir & Co) - Previously OP1 Allocation: 45 homes

SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Roads	<b>D</b>	Access should be taken from Old Road with emergency link to Cranna View.										
Masterplan	<b>O</b>	Masterplan underway. Pre-application advice has been sought.										
Planning Application(s)	<b>D,DM</b>	FPP (APP/2022/0809) for Erection of 4 Dwellinghouses, refused March 2023.										

### Aberchirder BUS: Cornhill Road Allocation: 2.4ha employment land

SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Future Phases	<b>O</b>	Site partially developed. Remaining land not currently being marketed.										
Technical Assessments	<b>D,SEPA,FPU,ENV</b>	Due to the presence of a watercourse on its eastern edge, a Flood Risk Assessment may be required for the BUS site. A buffer strip will be required adjacent to the watercourse which should be integrated positively into the development.										

## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	<b>NHS</b>	Development in Banff, Macduff, Ladysbridge, Gardenstown, Crudie and Whitehills will need to contribute towards providing additional capacity at the recently consolidated Macduff Practice.	
Local Transportation Infrastructure	<b>D</b>	A link road will be required between A97 and A98 possibly through OP2 site.	
Waste Water (Moray/Banff/Macduff WWTW)	<b>D</b>	Sufficient capacity. Local sewer network reinforcement may be required for sites OP1 and OP2. Early engagement with Scottish Water is required. Possible sewer network analysis required. Foul only flows should be permitted to the existing sewers.	
Water (Turriff WTW)	<b>D,SW</b>	There is currently sufficient capacity at Turriff WTW. There are low pressure issues during peak times - developer should liaise with Scottish Water.	Strategic appraisal underway for Turriff WTW to determine growth solution.

## SITE ACTIONS

<b>Banff OP1: Goldenknowes (Springfield Properties/Castlehill Housing Association/Private Landowner) - Previously OP1</b> <b>Allocation: 400 homes, community facilities, leisure and retail units</b>												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	<b>D,DM</b>	Masterplan Agreed by Banff & Buchan Area Committee January 2015.	✓									
Planning Application(s)	<b>D,DM</b>	FPP (APP/2017/3244) for erection of 94 dwellinghouses and associated infrastructure, approved March 2019.	✓									
Site Construction	<b>D</b>	Part of the site relating to the erection of 94 dwellinghouses (APP/2017/3244) is now complete.	→									
Site Marketing	<b>O</b>	Owners to market the remainder of the site.										

<b>Banff OP2: Colleonard Road (Private Landowner) - Previously OP2</b> <b>Allocation: 200 homes</b>												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	<b>O,D</b>	Landowner to provide information on programming of site.										
Masterplan	<b>D,DM</b>	Preparation of overall Masterplan.										
Technical Assessments	<b>D</b>	To be prepared and input to masterplan.										
Water	<b>D,SW</b>	A 2" and a 6" cast iron water main traverses the OP2 site - Scottish Water should be contacted by the developer to ascertain whether a mains diversion is required.										



# CAIRNBULG/ INVERALLOCHY

## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	<b>NHS</b>	Development in Rosehearty, Memsie, Sandhaven, Rathen, Cairnbulg & Inverallochy, St Combs and Fraserburgh will require to contribute towards the extension of Saltoun Surgery or Finlayson Street Practice.	
Waste Water (Fraserburgh Phingask WWTW)	<b>D</b>	Sufficient capacity. Local sewer network reinforcement may be required. A WIA and mains upgrades may also be required.	
Water (Forehill WTW)	<b>D</b>	WIA required to look at strategic solution for settlement. Possible water treatment and mains upgrades may be required.	Undergoing growth with planned investment within 2015 – 2021 period.

## SITE ACTIONS

Cairnbulg/ Inverallochy OP1: South Of Allochy Road (GS Brown Construction Ltd/c/o Taylor Design Services) - Previously OP1 Allocation: 85 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	<b>D,O</b>	Preparation of overall Masterplan.										
Technical Assessments	<b>D,FPU</b>	A Flood Risk Assessment will be required for OP1 due to the risk of surface water flooding.										
Roads	<b>D,R</b>	Discussions to progress with Roads regarding access. 2 points of access will be required for this site. Development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.										
Planning Application(s)	<b>D,DM</b>	Progress with planning application. Pre-app discussions have been held.										

Cairnbulg/ Inverallochy OP2: Westhaven (Claymore Homes) Allocation: 43 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	<b>D,DM</b>	FPP (APP/2017/0478) Erection of 37 Dwellinghouses, Provision of Land for Future Affordable Housing, and Associated Landscaping and Infrastructure approved August 2018.	✓									
Planning Application(s)	<b>D,DM</b>	Various change of house type applications submitted and approved.										
Site Construction	<b>D</b>	Site is currently under construction.	→									

# CAIRNBULG/ INVERALLOCHY

Cairnbulg/ Inverallochy OP3: Land North of Rathen Road (c/o Baxter Design) Allocation: 30 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O	Landowner to advise of delivery programme.										
Technical Assessments	D,R	Road and footpath connection to OP2 to the east should be provided if possible. Provision for road access through site for potential future development to the north and footway connection required on the north side of Rathen Road linking to the existing network. Potential requirement for crossing facility on Rathen Road.										

# CORNHILL

## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	<b>NHS</b>	Development in Aberchirder, Sandend, Fordyce, Cornhill and Portsoy will need to contribute towards additional capacity at An Caorann Medical Practice.	
Waste Water (Cornhill WWTW)	<b>D,SW</b>	There is currently sufficient capacity at Cornhill WWTW however a growth project may be required. Early engagement with SW is encouraged. Local sewer reinforcement may be required and all foul drainage must go to public sewers. Early engagement with Scottish Water is encouraged. A growth project will be initiated once development meets Scottish Water's five growth criteria.	
Water (Turriff WTW)	<b>D,SW</b>	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.	Strategic appraisal underway for Turriff WTW to determine growth solution.

## SITE ACTIONS

Cornhill OP1: Midtown (Marshall Farms) - Previously OP1 Allocation: 8 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	<b>D,DM</b>	FPP (APP/2009/0900) granted for 8 houses in 2010.	✓									
Technical Assessments	<b>D</b>	There is a risk of flooding from a small watercourse and fields adjacent to OP1. A Flood Risk Assessment will be required.										
Roads	<b>D</b>	No direct access to be taken from A95, potential access off the B9023.										
Site Marketing	<b>D</b>	Landowner has advised that site is currently being marketed.	→									

# CORNHILL

Cornhill OP2: Land to the West of Midtown (Private Landowner) - Previously P3 Allocation: 63 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D,DM	A Masterplan will be required for the site to demonstrate integration with the existing settlement and to allow for a phased development of the site.										
Technical Assessments	D,R	Vehicle access from the A95 will require relocation of the existing speed limit and associated speed reduction measures, as well as frontage clearance to achieve visibility. Footways require to be extended along the A95 and B9023 into the site linking to the existing network.										
Technical Assessments	D,SW,FPU,ENV	A buffer strip will be required alongside the watercourse to the northeast of the site which should be integrated positively into the development. A Flood Risk Assessment will be required. A Water Impact Assessment will be required for the District Metered Area. Development on the site will be served from a trunk water main so 24 hour water storage will be required at each property.										

## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	<b>NHS</b>	Development in Banff, Macduff, Ladysbridge, Gardenstown, Crudie and Whitehills will need to contribute towards providing additional capacity at the recently consolidated Macduff Practice.	
Waste Water (Sunnybank Cottages Septic Tank)	<b>SW</b>	A growth project for waste water treatment may be required in order for the village to expand. A growth project will be initiated once development meets Scottish Water's five growth criteria. For mains water supply a growth project has been initiated. All new development will be served from a trunk water main so 24 hour water storage will be required at all properties. Early engagement with Scottish Water is recommended.	
Water (Turriff WTW)	<b>D,SW</b>	Sufficient capacity. Development will be served off trunk main so 24 hour water storage will be required at each property.	Strategic appraisal underway for Turriff WTW to determine growth solution.

## SITE ACTIONS

Crudie OP1: Land at Hawthorn Croft (Private Landowner/Private Landowner) - Previously OP1 Allocation: 10 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	<b>O</b>	Landowner considering options to deliver the site.										
Roads	<b>D,R</b>	Use of the existing A98 access (Hawthorn Crescent) is the preferred road access point rather than providing a new junction off the A98. Footway provision between the site and the school is required to be extended and upgraded, replacing a section that is currently delineated by road markings only.										

Crudie OP2: Hawthorn Crescent (Caledonia Homes/Carriag Homes Ltd/AJ Rennie (Builders) Ltd) - Previously OP1 Allocation: 9 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Marketing	<b>D,O</b>	Caledonia Homes currently marketing the remaining 8 plots. One plot built.	→									
Planning Application(s)	<b>D,DM</b>	PPP (APP/2005/0548) for Erection of 9 Dwellinghouses approved April 2005. FPP (APP/2022/0775) for Erection of Dwellinghouse (Plot 9) approved May 2022. FPP (APP/2022/0773) for Erection of Dwellinghouse (Plot 1) approved May 2022.	✓									

## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	<b>NHS</b>	Development in Aberchirder, Sandend, Fordyce, Cornhill and Portsoy will need to contribute towards additional capacity at An Caorann Medical Practice.	
Waste Water (Fordyce WWTW)	<b>D,SW</b>	All new development will be required to connect to the waste water network. Developers should seek early engagement with Scottish Water to identify the capacity of waste water infrastructure, and if required upgrade the facility. Development will be fed directly off trunk main, therefore 24 hour storage required at each property.	
Water (Turrieff WTW)	<b>SW,D</b>	Development will be served off trunk main so 24 hour water storage will be required at each property.	Strategic appraisal underway for Turrieff WTW to determine growth solution.

## SITE ACTIONS

Fordyce OP1: West Church Street (Private Landowner) - Previously OP1 Allocation: 5 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Programming	<b>O</b>	Landowner to programme the site for delivery.										
Roads	<b>D,R</b>	Access to be taken off School Road. Development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.										
Technical Assessments	<b>D,SEPA,FPU</b>	Parts of Fordyce are at risk of flooding from the Burn of Fordyce. A Flood Risk Assessment may be required.										

# FRASERBURGH

## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Community Facilities	<b>LS</b>	Site R4 Open space provision - Landscape Services to advise DM of any investment programme to deliver site 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 (Primary)	<b>E,D</b>	All residential development may be required to contribute towards the provision of additional primary school capacity.	
Healthcare	<b>NHS</b>	Development in Rosehearty, Memsie, Sandhaven, Rathen, Cairnbulg & Inverallochy, St Combs and Fraserburgh will require to contribute towards the extension of Saltoun Surgery or Finlayson Street Practice.	
Local Transportation Infrastructure	<b>D</b>	The severance effect of Boothby Road and Watermill Road (A98) should be taken into account in terms of permeability and connectivity with the existing settlement. All sites may be required to provide links/infrastructure/contributions to future Fraserburgh to Memsie, and Fraserburgh to Pittulie, strategic cycle routes. Future sites will have to consider the crossing of Boothby road.	
Waste Water (Fraserburgh Phingask WWTW)	<b>D</b>	Sufficient capacity. For sites OP1, OP2 and OP6 Scottish Water has indicated that a Water Impact Assessment and a Drainage Impact Assessment will be required. Local sewer reinforcement may also be required for sites OP1, OP2 and OP6. Early engagement with Scottish Water is required.	
Water (Turriff WTW)	<b>D,SW</b>	Sufficient capacity. WIA required to understand the impact on the water treatment works and network. Local water mains reinforcement may be required.	Strategic appraisal underway for Turriff WTW to determine growth solution.

## SITE ACTIONS

Fraserburgh OP1: Kirkton Development (Colaren Homes/Aberdeenshire Council) - Previously OP1 Allocation: 600 homes, and sites for education/community use, health centre and cemetery												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	<b>D,DM</b>	Masterplan approved by Banff and Buchan Area Committee November 2014.	✓									
Transportation	<b>D,TS</b>	Masterplan proposes access from Boothby Road for first phase rather than new arm on A90 roundabout. Transport Assessment / Statement to be produced and discussed with Transport Scotland for future phases.										
Planning Application(s)	<b>D,DM</b>	Phase 1 FPP (APP/2016/0618) for 120 Dwellinghouses, Provision of Land for Future Affordable Housing, Associated Landscaping/ Infrastructure approved December 2016.	✓									
Planning Application(s)	<b>D,DM</b>	Phase 2 FPP (APP/2021/0329) for Erection of 130 Dwellinghouses, Land for Affordable Houses, Open Space and Associated Infrastructure submitted February 2021, pending.	→									

# FRASERBURGH

## SITE ACTIONS

Fraserburgh OP1: Kirkton Development (Colaren Homes/Aberdeenshire Council) - Previously OP1 Allocation: 600 homes, and sites for education/community use, health centre and cemetery												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D,DM	Phase 1 FPP (APP/2022/0529) for Erection of 37 Dwellinghouses (Affordable) and Associated Infrastructure approved January 2023.		✓								
Planning Application(s)	D,DM	Various applications for change of house type submitted.										
Site Construction	D	Construction commenced in 2017.	→									
Employment Land	D,TS	Agree A90 roundabout access with Transport Scotland or alternative access from Boothby Road. Market employment land.										
Technical Assessments	D,SEPA	A detailed groundwater assessment and water features survey will be required to fully assess the suitability of this site as a cemetery.										

Fraserburgh OP2: Land To West Of Boothby Road (Claymore Homes/Aberdeenshire Council/Private Landowner) - Previously OP2 Allocation: 590 homes and land for two full size grass pitches with changing facilities												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D,DM	Masterplan approved by Banff and Buchan Area Committee August 2014. Future revision of the masterplan must ensure that the parcel of land to the south of R1, adjacent to 'Whinburn' at Greenbank of Phingask, is excluded.	✓									
Planning Application(s)	D,DM	PPP (APP/2012/1714) Development of Sheltered Housing and Nursing Home (Variation of Condition 3 of APP/2008/2813) approved October 2012. FPP (APP/2014/3296) for 52 houses on part of the site approved September 2015. FPP (APP/2016/0799) for 31 Dwellinghouses with Associated Access Roads and Landscaping (Phase 2) approved November 2016. FPP (APP/2016/3364) for 10 Dwellinghouses with Associated Access Roads, Infrastructure and Landscaping, approved March 2017. FPP (APP/2017/2388) for Erection of 4 Terraced Dwellinghouses (plots 127-130), approved November 2017. FPP (APP/2017/3040) for Erection of 4 Semi-Detached Dwellinghouses (plots 123-126), approved January 2018. FPP (APP/2020/1886) for Erection of 26 Dwellinghouses and Associated Infrastructure approved March 2022.	✓									
Planning Application(s)	D,DM	Various change of house type applications submitted/ approved.										
Technical Assessments	D,ENV	A buffer strip will be required alongside the watercourse running through the site and should be integrated positively into the development.										
Site Construction	D	Site construction has commenced.	→									



# FRASERBURGH

Fraserburgh OP2: Land To West Of Boothby Road (Claymore Homes/Aberdeenshire Council/Private Landowner) - Previously OP2 Allocation: 590 homes and land for two full size grass pitches with changing facilities												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Future Phases	H	The Council will take ownership of the land for affordable housing and begin construction of 26 affordable units in 2023.			→	→	→					

Fraserburgh OP3: Phingask - Previously OP3 Allocation: 16.5ha employment land with a link road to OP5												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D,DM	A Masterplan has been approved for this site in conjunction with OP2, R1 and OP5. It is anticipated that development of site OP3 may continue through development of parts of the site. However, a revised Masterplan may be required.	✓									
Technical Assessments	D,FPU,ENV	A Flood Risk Assessment will be required. Buffer strips are required to two drainage ditches in the site which should be integrated positively into the development.										
Technical Assessments	D,R	Vehicular access into the site is most likely to be taken off a new roundabout on the A98 and a link road from OP5. Access off the B9031 is possible, but it is unlikely to be appropriate for increased volumes in vehicular traffic. However, access arrangements, footway/cycleway and public transport provision are to be agreed through a Transport Assessment which should be carried out in conjunction with site OP5.										

Fraserburgh OP4: Land at Tyronhill Farm (Colaren Homes) Allocation: 30 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O	Landowner to advise of site delivery.										
Masterplan	D,DM	Due to the site's close proximity to OP1 it is expected that the development will accord with the approved Masterplan for OP1 with pedestrian access linking the two sites to ensure there is good connectivity and permeability between the two sites.										
Technical Assessments	D,FPU	A Flood Risk Assessment will be required due to surface water flood risk.										
Technical Assessments	D,R	A Transport Assessment for the OP1 Masterplan is to be reviewed and updated inclusive of this site.										

# FRASERBURGH

Fraserburgh OP5: Land to the East of Phingask Allocation: 10.13ha employment land with a link road to OP3												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D,DM	A Masterplan has been approved for this site in conjunction with OP2, R1 and OP3. It is anticipated that development of site OP5 may continue through development of parts of the site. A revised Masterplan may be required.	✓									
Technical Assessments	D,FPU	A Flood Risk Assessment will be required.										
Technical Assessments	D,R	Access arrangements, footway/cycleway and public transport provision are to be agreed through a Transport Assessment which should be carried out in conjunction with site OP3.										

Fraserburgh OP6: Land within Kirkton Development Allocation: 4ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D,DM	A Masterplan was agreed in 2014 for the whole of site OP1 and OP6 to demonstrate integration with the existing town, and to set out where the school, health centre, cemetery and employment land will be accommodated on the site. Subsequently, an updated Masterplan was agreed in 2016.	✓									
Technical Assessments	D,R	A Transport Strategy will be required to determine access footway, cycleway and public transport requirements.										

Fraserburgh CC1: South Harbour Road Commercial Centre - Previously CC1 Allocation: Bulky comparison outlets												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D,DM	FPP (APP/2020/1852) for Erection of Buildings for Mixed Use Development Comprising Office (Class 2), Business Office/Light Industry (Class 4) and General Industrial (Class 5) approved November 2022.	✓									
Technical Assessments	D,SEPA,FPU,ENV	A FRA will be required for this site and a buffer strip will be required alongside the watercourse on the western boundary and should be integrated positively into the development.										

# FRASERBURGH

Fraserburgh BUS1: Fairney Business Park Allocation: 16.5ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	<b>D</b>	Existing industrial park - partially developed. Some land currently being marketed.	✓									

Fraserburgh BUS3: Land at Watermill Road - Previously BUS2 Allocation: 10.5ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	<b>D</b>	Masterplan agreed in line with Fraserburgh OP2 site, August 2014.	✓									

# GARDENSTOWN

## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	<b>NHS</b>	Development in Banff, Macduff, Ladysbridge, Gardenstown, Crudie and Whitehills will need to contribute towards providing additional capacity at the recently consolidated Macduff Practice.	
Waste Water (Gardenstown WWTW)	<b>D</b>	Strictly no surface water to sewer from all new developments due to risk of flooding in the village. There is limited capacity at Gardenstown WWTW. A growth project will be initiated once development meets Scottish Water's five growth criteria. Additional caution will be required for the provision of SUDS due to recent problems with landslips in Gardenstown.	
Water (Turriff WTW)	<b>SW</b>	Sufficient capacity.	Strategic appraisal underway for Turriff WTW to determine growth solution.

## SITE ACTIONS

### Gardenstown OP1: Braegowan/ Morven View Road (Private Landowner/c/o Mantell Ritchie) - Previously OP1 Allocation: 25 homes

SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	<b>D,O,DM</b>	PPP (APP/2014/2686) for housing development, approved July 2020.	✓									
Matters Specified in Conditions Application(s)	<b>O</b>	MSC application to be submitted.		→	→							
Roads	<b>D</b>	Access to be taken off Braegowan Road/Morgan View.										

### Gardenstown OP2: Bracoden Road/ Knowhead (Private Landowner) - Previously OP2 Allocation: 11 homes

SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	<b>DM</b>	PPP (APP/2009/2772) granted for 11 houses in 2006 and MSC in 2011. Application (APP/2012/1877) to vary Condition 3 was withdrawn. Consent deemed to have commenced however no houses developed as yet.	✓									
Site Construction	<b>D</b>	Start site construction.										
Roads	<b>D</b>	Access to be taken off Bracoden Road.										

# INVERBOYNDIE

## SITE ACTIONS

Inverboyndie BUS: Inverboyndie Industrial Estate Allocation: 7ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O	Existing industrial park which is partially developed.										
Planning Application(s)	D,DM	Further applications to come forward for phase 2 as and when demand arises.										

# LADYSBRIDGE

## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Community Facilities	<b>D</b>	All residential development may be required to contribute towards facilities that serve the community, or towards facilities in the wider catchment area at Banff. These may be identified in the Community Plan or relevant Community Action Plan.	
Education (Primary)	<b>D,E</b>	All residential development may be required to contribute to the provision of additional capacity at Whitehills Primary School.	
Healthcare	<b>D,NHS</b>	Development in Banff, Macduff, Ladysbridge, Gardenstown, Crudie and Whitehills will need to contribute towards providing additional capacity at the recently consolidated Macduff Practice or a new health centre in Macduff.	
Local Transportation Infrastructure	<b>D,R</b>	All residential development may be required to contribute towards the provision of a public footway connecting Ladysbridge to Whitehills.	
Waste Management	<b>D,W</b>	All developments must comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15.	
Waste Water (Banff/MacDuff PFI)	<b>D,SW</b>	Sewer network investigations may be required. All development will be required to connect to the public waste water network.	
Water (Turriff WTW)		Strategic appraisal underway for Turriff WTW to determine growth solution.	

## SITE ACTIONS

Ladysbridge OP1: Phase 5, Ladysbridge Village (Ladysbridge Village Ltd) Allocation: 35 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Matters Specified in Conditions Application(s)	<b>D,DM</b>	MSC (APP/2022/0811) for Condition 1a-f of Planning Permission in Principle Reference APP/2019/0569 for Erection of 35 Dwellinghouses, approved June 2022. MSC (APP/2022/2077) for Condition 1a-f of Planning Permission in Principle Reference APP/2019/0569 for Erection of 35 Dwellinghouses at Plots 120A And 120B, approved December 2022.	✓									
Site Construction	<b>D</b>	Site is currently under construction and is expected to be complete in 2027.	→	→	→	→	→	→	→	→	→	▲

## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	<b>NHS</b>	Development in Banff, Macduff, Ladysbridge, Gardenstown, Crudie and Whitehills will need to contribute towards providing additional capacity at the recently consolidated Macduff Practice.	
Local Transportation Infrastructure	<b>D</b>	Provision should be made for vehicular access through the BUS site to allow for potential future growth of the settlement to the south of BUS. Vehicular access to be designed in such a way to provide provision for residential access to land to the south.	
Waste Water (Moray/Banff/Macduff WWTW)	<b>D</b>	Sufficient capacity. Sewer network investigations may be required. Water treatment and mains upgrades may be required including a WIA.	
Water (Turriff WTW)	<b>SW</b>	Sufficient capacity.	Strategic appraisal underway for Turriff WTW to determine growth solution.

## SITE ACTIONS

Macduff OP1: Land South of Corskie Drive (Private Landowner) Allocation: 22 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	<b>O</b>	Landowner to provide update on site delivery.										
Technical Assessments	<b>D,R</b>	A Transport Assessment will be required in conjunction with the adjacent site CC1. Vehicular access is to be taken from the B9026, to include shared access with CC1 and a through route to the west of the site which should be safeguarded to allow for future development of the settlement to the west.										
Technical Assessments	<b>D,SEPA,FPU,ENV</b>	A buffer strip will be required alongside the Gelly Burn on the southern boundary which should be integrated positively into the development and provide biodiversity enhancement of the riparian habitat. The buffer strip is adjacent to an area identified at risk from flooding from the Gelly Burn and could form part of the open space obligations for the site. A Flood Risk Assessment will be required. A Habitat Survey may also be required to confirm if any protected species are within licensable distance.										

# MACDUFF

Macduff CC1: Corskie Drive/B9026 Commercial Centre Allocation: 2.5 hectares for large format stores and a healthcare facility, with a link road												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	<b>D</b>	A site of 0.8 hectares is required for a healthcare facility. A Masterplan will be required to identify a suitable location for the healthcare facility, which does not compromise the deliverability of sites OP1 or CC1.										
Site Delivery	<b>D</b>	Site will be developed when required.										
Planning Application(s)	<b>D,DM</b>	FPP (APP/2021/2526) for Erection of Retail Foodstore (Class 1) with Associated Car Parking, Access, Landscaping and Associated Works submitted November 2021, pending.	→									
Technical Assessments	<b>D,SEPA,FPU,ENV</b>	A FRA will be required for this site and a buffer strip will be required alongside the Gelly Burn on the southern boundary and should be integrated positively into the development. A Habitat Survey may be required to confirm if any protected species are within licensable distance. A landscape buffer is also required between CC1 and OP1 to separate the retail land from housing and provide visual mitigation.										
Technical Assessments	<b>D,R</b>	A Transport Assessment will be required in conjunction with site OP1. Vehicular access is to be taken from the B9026 providing shared access with site OP1 and a through route to the west of the site which should be safeguarded to allow for future expansion of the settlement westwards.										

Macduff BUS: Law of Doune and Tarlair Industrial Estate - Previously BUS Allocation: 30.5ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	<b>D,O</b>	The majority of the Tarlair Business Park will be developed in the coming years. The rest of the allocation will be developed if demand is identified.										
Planning Application(s)	<b>D</b>	FPP (APP/2017/0012) for Council Depot and Welfare Facilities approved June 2017.	✓									
Site Construction	<b>D</b>	Site construction ongoing.	→									



## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Primary)	E,D	All residential development may be required to contribute to the provision of additional capacity at Rathen Primary School.	
Healthcare	NHS	Development in Rosehearty, Memsie, Sandhaven, Rathen, Cairnbulg & Inverallochy, St Combs and Fraserburgh will require to contribute towards the extension of Saltoun Surgery or Finlayson Street Practice.	
Local Transportation Infrastructure	D	A new access from the A981 may be required into site OP2 connecting internally to Westcroft Close. New bus stops may be required on the A981. New footway provision will be required on the B9032 to link site OP1 with the existing network.	
Waste Water (Memsie Cairn Stone Septic Tank)	SW,D,SEPA	All developers must contact Scottish Water to request a connection to the public sewerage system to ensure that a growth project is initiated for the necessary upgrade the public sewerage facilities. All foul drainage must go to public sewers. It should be noted that Memsie is within SEPA's Waste Water Drainage Consultation Area. Any application for individual houses must be accompanied by a site investigation that complies with Section 3.9 of the Domestic Technical Handbook. There is insufficient capacity at Memsie Cairn Stone septic tank to serve OP2. Due to limited flows in the receiving watercourse for this treatment plant, additional private treatment for OP2 may not be possible. Until a growth project can be implemented for the whole settlement, development during the Plan period may be limited at this site.	
Water (Turriff WTW)	SW	Sufficient capacity. Development will be fed directly off trunk main, therefore 24 hour storage required at each property.	Strategic appraisal underway for Turriff WTW to determine growth solution.

## SITE ACTIONS

Memsie OP1: Crossroads (Private Landowner) - Previously OP1 Allocation: 15 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	Site is being marketed and a planning application will be progressed thereafter.										
Roads	D,R	Access to site OP1 required from B9032 as no direct access allowed onto A981.										
Technical Assessments	D,SEPA,FPU,ENV	Archaeological Survey, Drainage Impact Assessment, and Flood Risk Assessment must be carried out on the development site as a whole.										

# MEMSIE

Memsie OP2: Land North of Cairn Close (Claymore Homes) Allocation: 20 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
POAN	D,DM	POAN (ENQ/2022/1919) for Erection of 35 Dwellinghouses and Associated Infrastructure agreed January 2023.		✓								
Planning Application(s)	D,DM	FPP (APP/2023/0562) for Erection of 35 Dwellinghouses and Associated Infrastructure submitted March 2023, pending.		→								
Technical Assessments	D,ENV	Strategic landscape buffer strips are required to be planted to the north and along the eastern boundaries of the site.										

# NEW ABERDOUR

## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	<b>NHS</b>	Development in New Aberdour, New Deer, Strichen, New Byth, Maud and New Pitsligo will require to contribute towards additional capacity of the Central Buchan Practice.	
Waste Water (New Aberdour WWTW)	<b>SW</b>	There is limited capacity at New Aberdour WWTW. Developers should engage with Scottish Water as early as possible. Local sewer network reinforcement may be required for site OP1. Scottish Water will initiate a growth project, should demand from committed development exceed available capacity, once development meets their five growth criteria. Local sewer reinforcement may be required for OP1.	
Water (Turriff WTW)	<b>D,SW</b>	Sufficient capacity. Local water mains reinforcement may be required depending on outcome of Flow & Pressure test or Water Impact Assessment.	Strategic appraisal underway for Turriff WTW to determine growth solution.

## SITE ACTIONS

New Aberdour OP1: St Drostan's Lane (Private Landowner) - Previously OP1 Allocation: 48 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	<b>D</b>	A Masterplan will be required for the site to demonstrate integration with the existing settlement and to allow for a phased development of the site.										
Planning Application(s)	<b>D,DM</b>	PPP (APP/2018/2715) for a single house approved February 2019. PPP (APP/2019/1360) for a single house approved July 2019. PPP (APP/2021/0860) for a single house approved June 2021. PPP (APP/2021/2051) for Plot 3 approved December 2021. PPP (APP/2023/0339) for a single house (renewal of APP/2019/1360) submitted February 2023, pending.		→								
Roads	<b>D,R</b>	Pedestrian/cycle links to be provided to high street from site OP1 - D to consider as part of the planning application. Gordon Lane should be brought up to adoptable standards. There is an opportunity for minor/ emergency access to be taken from a lane lit by two street lights between Elphin Street and St Drostan's Lane.										
Technical Assessments	<b>D,ENV</b>	A buffer strip will be required alongside the watercourse on the eastern boundary and should be integrated positively into the development. This could also form part of the open space obligations for this site.										
Site Construction	<b>D</b>	The plots are under construction.										

# NEW BYTH

## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	<b>NHS</b>	Development in New Aberdour, New Deer, Strichen, New Byth, Maud and New Pitsligo will require to contribute towards additional capacity of the Central Buchan Practice.	
Waste Water (New Byth WWTW)	<b>D,SW</b>	There is limited capacity at New Byth WWTW. Scottish Water will initiate a growth project, should demand exceed available capacity, once one development meets the 5 growth criteria.	
Water (Turrieff WTW)	<b>SW</b>	Sufficient capacity.	Strategic appraisal underway for Turrieff WTW to determine growth solution.

## SITE ACTIONS

New Byth OP1: Former New Byth Primary School (Private Landowner) - Previously OP2 Allocation: 12 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Programming	<b>O</b>	Landowner to provide update on site delivery.										
Roads	<b>D,R</b>	Private road will need to be upgraded to adoptable standards once development proceeds.										

## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	<b>NHS</b>	Development in Aberchirder, Sandend, Fordyce, Cornhill and Portsoy will need to contribute towards additional capacity at An Caorann Medical Practice.	
Local Transportation Infrastructure	<b>D</b>	Sites OP1 and OP2 may be required to consider the cumulative total inclusive of existing units served from Park Road and a secondary access provided, in line with Aberdeenshire Council Standards for Road Adoption.	
Waste Water (Portsoy Screening Station)	<b>D,SW</b>	Currently sufficient capacity however, a growth project will be initiated, should demand exceed available capacity, once one development meets the 5 growth criteria. DIA is required to establish the hydraulic capacity. All development may be required to contribute towards local sewer mains reinforcement depending on the outcome of network analysis.	
Water (Turriff WTW)		Sufficient capacity. Local water mains reinforcement may be required depending on outcome of Flow & Pressure test or Water Impact Assessment.	Strategic appraisal underway for Turriff WTW to determine growth solution.

## SITE ACTIONS

### Portsoy OP1: Target Road (Private Landowner) - Previously OP1 Allocation: 10 homes

SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Marketing	<b>D</b>	Market site for development.										
Planning Application(s)	<b>D</b>	Submit planning application.										

### Portsoy OP2: Depot, Park Road (Private Landowner) - Previously OP2 Allocation: 6 homes

SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Marketing	<b>D</b>	Market Site.										
Planning Application(s)	<b>D</b>	Submit planning application.										

# PORTSOY

Portsoy OP3: Former Campbell Hospital (Sanctuary Scotland Housing Association) - Previously OP5 Allocation: 44 affordable homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D,DM	FPP (APP/2017/0923) for 44 affordable units, approved August 2018.	✓									
Site Construction	D	The site construction has been completed.	→	✓								

# RATHEN

## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Primary)	E,D	All residential development may be required to contribute to the provision of additional capacity at Rathen Primary School.	
Healthcare	NHS	Development in Rosehearty, Memsie, Sandhaven, Rathen, Cairnbulg & Inverallochy, St Combs and Fraserburgh will require to contribute towards the extension of Saltoun Surgery or Finlayson Street Practice.	
Waste Water (no public WWTW)	D,SEPA,SW	No public wastewater treatment available. Rathen lies within a SEPA Waste Water Drainage Consultation Area. SEPA will require full site investigations for all private waste water proposals. Scottish Water have indicated that they will adopt a private waste water treatment works built to serve the development on OP1 site, provided it is compliant with their specification and is meeting discharge consent.	
Water (Turriff WTW (& Partially Forehill WTW))	D	WIA required.	Strategic appraisal underway for Turriff WTW to determine growth solution.

## SITE ACTIONS

Rathen OP1: Bridge of Rathen (Colaren Homes) - Previously OP1 Allocation: 10 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	PPP (APP/2014/3903) application for 6 houses approved November 2015 . FPP application (APP/2016/0603) for 10 houses approved May 2017. FPP (APP/2020/1113) for Erection of 10 Dwellinghouses, Associated Roads & Drainage Infrastructure (Change of House Types to 6 Dwellinghouses, 4 Additional Units and Amended Layout to Planning Permission Reference APP/2016/0603) approved September 2021. FPP (APP/2022/1642) for Erection of 2 Dwellinghouses (Amended Layout to APP/2016/0603 as amended by APP/2020/1113) submitted August 2022, pending.	→									
Technical Assessments	D,SW	There is no public waste water infrastructure in Rathen. Rathen lies with a SEPA Waste Water Drainage Consultation Area. SEPA will require full site investigations for all private waste water proposals.	▲									
Site Construction	D	Site construction commenced.	▲									

## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	<b>NHS</b>	Development in Rosehearty, Memsie, Sandhaven, Rathen, Cairnbulg & Inverallochy, St Combs and Fraserburgh will require to contribute towards the extension of Saltoun Surgery or Finlayson Street Practice.	
Local Transportation Infrastructure	<b>D</b>	Cairnhill Road is required to be upgraded in line with Aberdeenshire Council Standard for Road Adoption for any future development beyond Ritchie Road. Cumulative totals, inclusive of existing units served by Ritchie Road, need to meet the Standard. Developments will be required to provide links/infrastructure/contributions to a future Sandhaven to Rosehearty strategic cycle route.	
Waste Water (Fraserburgh Phingask WWTW)	<b>D</b>	Sufficient Capacity. Sewer network reinforcement may be required for delivery of site OP1.	
Water (Turriff WTW)	<b>D,SW</b>	Sufficient capacity. Local water mains reinforcement may be required depending on outcome of Flow & Pressure test or Water Impact Assessment.	Strategic appraisal underway for Turriff WTW to determine growth solution.

## SITE ACTIONS

Rosehearty OP1: South of Ritchie Road (c/o Baxter Design) - Previously OP1 Allocation: 49 homes and small business units												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	<b>O,D,DM</b>	Preparation of overall Masterplan.										
Site Marketing	<b>O</b>	Site owner marketing the site of development		▲								
Planning Application(s)	<b>O,D,DM</b>	Submission of planning application. Landowner may proceed with development on a plot by plot basis.										
Technical Assessments	<b>D,SEPA,FPU,ENV</b>	FRA may be required. A buffer strip will be required alongside the watercourse and should be integrated positively into the development.										
Transportation	<b>D,R</b>	For OP1 site, main access is from Pitsligo Road. 2nd access required connecting into Cairnhill Road. Private track would need to be adoptable if it serves more than 5 properties.										



# ROSEHEARTY

Rosehearty OP2: Murison Drive (Private Landowner) - Previously OP2 Allocation: 10 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	O,D,DM	Planning application to be submitted.										
Technical Assessments	D,SEPA,FPU,ENV	FRA may be required. A buffer strip will be required alongside the watercourse and should be integrated positively into the development.										
Transportation	D,R	Access to be taken off Murison Drive.										

Rosehearty OP3: Cairnhill Road/adj Bowling Green (Private Landowner) - Previously OP4 Allocation: 10 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Marketing	O	Landowner currently marketing the site for development.										
Transportation	D,R	Private track needs to be to adoptable standards if it serves more than 5 properties.										

# SANDEND

## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	<b>NHS</b>	Development in Aberchirder, Sandend, Fordyce, Cornhill and Portsoy will need to contribute towards additional capacity at An Caorann Medical Practice.	
Waste Water (Sandend ST)	<b>SW</b>	All new development will be required to connect to the waste water network. Developers should seek early engagement with Scottish Water to identify the capacity of waste water infrastructure, and if required upgrade the facility.	
Water (Turrieff WTW)	<b>D,SW</b>	Local mains reinforcement may be required.	Strategic appraisal underway for Turrieff WTW to determine growth solution.

## SITE ACTIONS

Sandend OP1: Rear Of Seaview Road (Ossipee Ltd) - Previously OP1 Allocation: 8 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	<b>O,D</b>	Submit a new Planning Application.										

# SANDHAVEN

## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	<b>NHS</b>	Development in Rosehearty, Memsie, Sandhaven, Rathen, Cairnbulg & Inverallochy, St Combs and Fraserburgh will require to contribute towards the extension of Saltoun Surgery or Finlayson Street Practice.	
Local Transportation Infrastructure	<b>R</b>	St Magnus Road recently widened and gap site left for access to site.	
Waste Water (Fraserburgh Phingask WWTW)	<b>D,SW</b>	Sufficient capacity. Local network reinforcement may be required.	
Water (Turriff WTW)	<b>D,SW</b>	Local mains reinforcement may be required.	Strategic appraisal underway for Turriff WTW to determine growth solution.

## SITE ACTIONS

Sandhaven OP1: St Magnus Road, land opposite Caird Place (Private Landowner) - Previously OP1 Allocation: 31 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	<b>D</b>	Ground assessments required.	→									
Technical Assessments	<b>D,R</b>	Road access to the site would be achieved from St Magnus Road primarily through an existing gap site. An internal loop road should be provided with two links to St Magnus Road. In order to provide the opportunity to develop west of this site, consideration should be given to providing at least two vehicle access points along the western boundary into the adjacent field.										

# WHITEHILLS

## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Primary)	<b>D,E</b>	All residential development may be required to contribute to the provision of additional capacity at Whitehills Primary School.	
Healthcare	<b>NHS</b>	Development in Banff, Macduff, Ladysbridge, Gardenstown, Crudie and Whitehills will need to contribute towards providing additional capacity at the recently consolidated Macduff Practice.	
Waste Water (Moray/Banff/Macduff WWTW)	<b>D</b>	All new development will be required to connect to the waste water network. Developers should seek early engagement with Scottish Water to identify the capacity of waste water infrastructure, and if required upgrade the facility.	
Water (Turriff WTW)	<b>SW</b>	Sufficient capacity.	Strategic appraisal underway for Turriff WTW to determine growth solution.

## SITE ACTIONS

Whitehills OP1: Knock Street (Private Landowner) - Previously OP1 Allocation: 30 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Programming	<b>O</b>	Landowner to programme the site for delivery.										
Technical Assessments	<b>D,R</b>	Access from Knock Street to be to the standard required for Aberdeenshire Road adoption with footways each side.										



**Buchan**

# ARDALLIE

## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	<b>NHS</b>	Development in Cruden Bay, Hatton, Ardallie, and Longhaven will require to contribute towards the provision of additional capacity of Cruden Medical Group Facilities or a new health centre in Cruden Bay.	
Waste Water (no public WWTW)	<b>D,SEPA,SW</b>	No public waste water treatment available. Any development will require to be connected to a single waste water treatment plant of sufficient capacity. The treatment plant must be installed to a standard that can be adopted by Scottish Water. This area is part of the Water of Cruden catchment, which discharges directly onto the designated Bathing Water at Curden Bay. The Bathing Water at Cruden Bay is currently classified as "Poor".	
Water (Forehill WTW)	<b>D</b>	There is capacity at Forehill WTW. Water mains extension may be required.	

## SITE ACTIONS

Ardallie OP1: Land at Nether Backhill (Private Landowner/c/o Baxter Design) - Previously OP1 Allocation: 10 homes and 0.3ha employment land (6 small units)												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	<b>D</b>	Five plots have planning consent, further applications for the remaining plots expected.										
Planning Application(s)	<b>D,DM</b>	FPP (APP/2021/2064) for Erection of Dwellinghouse and Garage approved February 2022. FPP (APP/2022/0560 and APP/2022/0561) for plot 9 and 10 approved May 2022.	✓									
Site Construction	<b>D</b>	Construction ongoing and expected up to 2027.	→									▲

# AUCHNAGATT

## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Secondary)	<b>E</b>	All residential development may be required to contribute to the provision of additional capacity at Mintlaw Academy.	
Healthcare	<b>NHS</b>	Development in Fetterangus, Longside, Old Deer, Auchnagatt, Stuartfield and Mintlaw will require to contribute towards additional capacity at Mintlaw Surgery.	
Local Transportation Infrastructure	<b>D</b>	A strategy is required to address the connectivity issues caused by the A90 and the requirement for safe cycling on the A90 and within the village. An additional access to the A90 is required once the cumulative total of units served by Logie Road reaches 300 units.	
Waste Water (Auchnagatt and Annochie Place septic tank)	<b>SW</b>	There is no available WWTW capacity. Scottish Water will initiate a growth project once development meets the 5 growth criteria.	
Water (Turriff WTW)	<b>SW,D</b>	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.	Strategic appraisal underway for Turriff WTW to determine growth solution.

## SITE ACTIONS

Auchnagatt OP1: Land at North Braemo (Private Landowner/c/o Baxter Design) - Previously OP1 Allocation: 16 homes and 0.5ha employment land (8 small business units)													
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Planning Application(s)	D	Submit a new planning application.											
Technical Assessments	D,SEPA,FPU	A Flood Risk Assessment will be required for OP1 and its associated SUDS scheme.											
Technical Assessments	D,R	Future development of the site should incorporate two access points and a safe, lit continuous footway to the school is required and crossing facilities may be required on the A948 as part of this route.											

Auchnagatt OP2: Land at Anochie Place (Private Landowner) - Previously OP2 Allocation: 31 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Marketing	O	Site to be marketed.										
Planning Application(s)	O,D	Submit a planning application.										

# AUCHNAGATT

Auchnagatt OP2: Land at Anochie Place (Private Landowner) - Previously OP2 Allocation: 31 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Roads	D,R	Development of the site should incorporate two access points, via Annochie Place and the B9030 south of the former Post Office										
Technical Assessments	D,SEPA,FPU	FRA may be required.										



# BODDAM

## INFRASTRUCTURE

## Peterhead-Hatton SGA

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	<b>NHS</b>	Development in Peterhead, Boddam and Rora will require to contribute towards additional capacity at existing medical facilities or a new Health Centre in Peterhead.	
Waste Water (Peterhead WWTW)	<b>D</b>	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)	<b>D</b>	There is capacity at Forehill WTW. Local water mains reinforcement may be required.	

## SITE ACTIONS

**Boddam OP1: East of Inchmore Gardens (Private Landowner/c/o McWilliam Lippe Architects) - Previously OP2**  
**Allocation: 9 homes**

SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	<b>D,DM</b>	FPP (APP/2018/2578) for erection of 3 dwellinghouses approved May 2020.	✓									
Site Marketing	<b>O</b>	The plots are currently being marketed.										
Future Phases	<b>O</b>	A further single house plot is possible which would complete the site.										

## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Local Transportation Infrastructure	<b>D</b>	A strategy is required to address the connectivity issues caused by the A90 and the requirement for safe cycling on the A90 and within the village. An additional access to the A90 is required once the cumulative total of units served by Logie Road reaches 300 units	
Waste Water (Crimond Rattray Head WWTW)	<b>SW,D</b>	Currently sufficient capacity at Rattray Head WWTW. Wastewater network analysis required to assess the hydraulic capacity of the WWPS.	
Water (Forehill WTW)	<b>SW,D</b>	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 ACTIONS

Crimond OP1: Land West of Crimond Medical Centre (Crimond Charitable Trust) Allocation: 30 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	<b>O</b>	Landowner considering options for site delivery.										
Technical Assessments	<b>D,SEPA,FPU,ENV</b>	An FRA will be required. Buffer strips will be required along the watercourses and should be positively integrated into the open space to minimise flood risk and enhance the landscape and wildlife corridor.										

# CRUDEN BAY

## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	<b>NHS</b>	Development in Cruden Bay, Hatton, Ardallie and Longhaven will require to contribute towards the provision of additional capacity of Cruden Medical Group Facilities or a new health centre in Cruden Bay	
Local Transportation Infrastructure	<b>D</b>	The existing A90 junction at Auchiries should be upgraded to support any further development in Cruden Bay.	
Waste Water (Peterhead WWTW)	<b>SW</b>	There is sufficient capacity at Peterhead for waste water treatment works. However, sewer network investigations would be required to assess the capacity in pumping stations and pumping mains to ensure that the required capacity can be met.	
Water (Forehill WTW)	<b>D,SW</b>	Cowsrieve SR being upgraded. Developer should discuss their build out rate with SW.	

## SITE ACTIONS

Cruden Bay OP1: Land at Aulton Road (Claymore Homes) - Previously OP1 Allocation: 200 homes, 2ha employment land and community facilities												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	<b>D,DM</b>	Masterplan approved September 2016.	✓									
Planning Application(s)	<b>D,DM</b>	FPP (APP/2017/0050) for Erection of 150 Dwellinghouses, Provision of Land for Future Affordable Housing, Associated Landscaping and Infrastructure, approved August 2018.	✓									
Planning Application(s)	<b>D,DM</b>	FPP (APP/2019/0626) erection of 4 dwellinghouses and amendments to roundabout from previously approved (APP/2017/0050) approved September 2019.	✓									
Planning Application(s)	<b>D,DM</b>	Various change of house types submitted/ approved.										
Site Construction	<b>D</b>	Site construction commenced 2019, construction ongoing.	▲									

Cruden Bay OP2: South of Aulton Road (Private Landowner) - Previously OP2 Allocation: 31 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	<b>D,DM</b>	Masterplan approved September 2016.	✓									
Transportation	<b>D,TS,R</b>	Discussion with Transportation to agree design solution for new roundabout on the A975 is required.										
Planning Application(s)	<b>D</b>	Submit planning application.	▲									

# CRUDEN BAY

Cruden Bay OP2: South of Aulton Road (Private Landowner) - Previously OP2 Allocation: 31 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	D,SEPA,FPU	A FRA may be required due to the presence of small watercourses running through or adjacent to the site.										

# FETTERANGUS

## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Secondary)	<b>E</b>	All residential development may be required to contribute to the provision of additional capacity at Mintlaw Academy.	
Healthcare	<b>NHS</b>	Development in Fetterangus, Longside, Old Deer, Auchnagatt, Stuartfield and Mintlaw will require to contribute towards additional capacity at Mintlaw Surgery.	
Waste Water (Fetterangus WWTW)	<b>D,SW</b>	Limited capacity at WWTW. The need for a growth project is being monitored. SEPA will require all developments to connect to the public sewerage system.	
Water (Turriff WTW)	<b>D</b>	Local water mains reinforcement may be required depending on outcome of Flow & Pressure test or Water Impact Assessment.	Strategic appraisal underway for Turriff WTW to determine growth solution.

## SITE ACTIONS

Fetterangus OP1: Land North Of Ferguson Street (Private Landowner/JKR Contractors Ltd) - Previously OP1 Allocation: 26 homes													
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Planning Application(s)	D,DM	PPP (APP/2010/0568) for 10 houses, granted in February 2011.	✓										
Planning Application(s)	D,DM	FPP for single house plots APP/2015/1952, APP/2015/1766, APP/2017/1903, APP/2017/1902, APP/2017/1900, APP/2021/2206 approved.	✓										
Matters Specified in Conditions Application(s)	D,DM	MSC applications: APP/2011/2071, APP/2011/0762, APP/2013/0201, APP/2022/1431 approved.		✓									
Planning Application(s)	D,DM	FPP (APP/2020/2360) for Erection of 26 Dwellinghouses and Associated Works on the eastern portion of the site refused September 2022.											
Site Construction	D	The western portion of the site is being brought forward on plot by plot basis.	→										

Fetterangus OP2: Land Adjacent to Playing Fields (Private Landowner) - Previously OP2 Allocation: 27 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Marketing	O	The site is on the open market and site delivery is currently being considered by the landowner, self build plots may be an option.		→								
Masterplan	D,DM	A Masterplan is required to co-ordinate the development of OP1, OP2 and R1.										
Technical Assessments	O ,HES,SEPA,FPU,ENV	A Flood Risk Assessment may be required. Buffer strips along the watercourses will be required. Scheduled monuments are located at close proximity, therefore, consultation with HES must take place at an early stage in the planning application process.										

# FETTERANGUS

Fetterangus OP3: Land East of Gaval Street (AJ Rennie (Builders) Ltd) Allocation: 49 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	<b>O</b>	Landowner to provide an update on site delivery.										
Masterplan	<b>D,DM</b>	A site brief would be required to ensure the principles of placemaking are implemented along with biodiversity measures, active travel routes and open space, and retention of the tree line and hedges bordering the site.										
Technical Assessments	<b>D,R</b>	It is anticipated that the access shall be taken from Gavel Street.										
Technical Assessments	<b>D,SEPA,FPU</b>	A buffer strip will be required along the watercourse on the northern boundary of the site to protect the site from any flood risk.										

## INFRASTRUCTURE

## Peterhead-Hatton SGA

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	<b>NHS</b>	Development in Cruden Bay, Hatton, Ardallie, and Longhaven will require to contribute towards the provision of additional capacity of Cruden Medical Group Facilities or a new health centre in Cruden Bay.	
Local Transportation Infrastructure	<b>D</b>	Connectivity between OP3 and OP5 will be required.	
Waste Water (Hatton of Cruden WWTW)	<b>D</b>	The sewer network is currently subject to flooding and this would need to be investigated. Scottish Water must be consulted during the early stage of the planning process for all development.	
Waste Water (Hatton of Cruden WWTW)	<b>SW</b>	Currently insufficient capacity at WWTW. A growth project is underway.	Likely delivery is December 2022.
Water (Forehill WTW)	<b>D</b>	Local mains reinforcement may be required. Cowsrievie SR being upgraded. Developer should discuss their build out rate with SW.	

## SITE ACTIONS

Hatton OP1: Land off Northfield (Private Landowner) - Previously OP1 Allocation: 40 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	<b>O,D</b>	Landowner in discussions with a developer with a view to submitting a planning application soon.										
Technical Assessments	<b>D,R</b>	New vehicle access to be taken from Main Street with new footways on Main Street to connect to the existing network. Pedestrian access is also required on the east side connecting to Main Street/Northfield Gardens.										

# HATTON

Hatton OP2: Off Station Road (Hatton Vale) (Sentinel Properties Ltd) - Previously OP3&OP5 Allocation: 34 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D,DM	PPP (APP/2004/2977) granted 2009. PPP (APP/2020/1157) for Erection of 13 Dwellinghouses and Associated Infrastructure (Phase 2) approved February 2022.	✓									
Matters Specified in Conditions Application(s)	D,DM	MSC (APP/2015/1065) approved July 2016.	✓									
Site Construction	D	Construction underway and expected to be completed 2029.	→									▲



# LONGHAVEN

## INFRASTRUCTURE

## Peterhead-Hatton SGA

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	<b>NHS</b>	Development in Cruden Bay, Hatton, Ardallie, and Longhaven will require to contribute towards the provision of additional capacity of Cruden Medical Group Facilities or a new health centre in Cruden Bay.	
Local Transportation Infrastructure	<b>D,TS,T</b>	Upgrade to current A90 access required. Discuss with Transportation and Transport Scotland to agree solution.	
Waste Water	<b>D,SEPA,SW</b>	No public wastewater treatment available. It may be feasible to connect to Peterhead WWTW. Scottish Water is required to be consulted at the early stage of the planning process.	
Water (Forehill WTW)	<b>D,SW</b>	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 ACTIONS

Longhaven OP1: Land Adjacent to Longhaven School (c/o Tinto Architecture) - Previously OP1 Allocation: 30 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Marketing	<b>O</b>	Landowner currently seeking a developer for the site.										
Technical Assessments	<b>D,SEPA,FPU,ENV</b>	A Flood Risk Assessment may be required. A buffer strip will be required along the watercourse and should be integrated positively into the development.										
Technical Assessments	<b>D,TS,T,R</b>	The access track requires to be upgraded to an adoptable standard. An existing A90 access needs to be upgraded and a safe crossing point must be provided to the southbound bus halt.										

# LONGSIDE

## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Secondary)	<b>E</b>	All residential development may be required to contribute to the provision of additional capacity at Mintlaw Academy.	
Healthcare	<b>NHS</b>	Development in Fetterangus, Longside, Old Deer, Auchnagatt, Stuartfield and Mintlaw will require to contribute towards additional capacity at Mintlaw Surgery.	
Waste Water (Longside WWTW)	<b>SW</b>	Limited capacity at Longside WWTW. SW will raise a growth project once one development meets the 5 point criteria. The demand for the non-residential element will depend on the proposed business use and SW should be consulted at an early stage. Sewer network investigation may be required.	
Water (Turrieff WTW)	<b>D</b>	Developer should discuss their build out rate with SW.	Strategic appraisal underway for Turrieff WTW to determine growth solution.

## SITE ACTIONS

### Longside OP1: Land off Station Terrace (Unknown) Allocation: 30 homes

SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	<b>D</b>	Submit a planning application for the site.										
Matters Specified in Conditions Application(s)	<b>D,DM</b>	MSC (APP/2023/0553) for Condition 1 a-h of planning permission reference APP/2016/2040 for Erection of Dwellinghouse submitted March 2023, pending.		→								
Technical Assessments	<b>D</b> ,SEPA,SW,FPU,ENV	A Flood Risk Assessment may be required. Buffer strips will be required to mitigate flood risk and landscape impact and should be positively integrated into the open space. The public drainage infrastructure needs to be upgraded										
Technical Assessments	<b>D,R</b>	The existing Auchlee Farm Road needs to be upgraded to an adoptable standard and a Transport Statement is required.										

### Longside OP2: Land off Inverquhomery Road - Previously BUS Allocation: 1.5ha

SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	<b>O</b>	Landowner to provide an update on delivery.										
Technical Assessments	<b>D,SEPA,FPU</b>	A Flood Risk Assessment may be required due to surface water flooding events.										
Technical Assessments	<b>D,R</b>	Inverquhomery Road should be upgraded to an adoptable standard required for the level of development, complete with footway connections to the existing network.										

# LONGSIDE AIRFIELD

## SITE ACTIONS

Longside Airfield OP1: Longside Airfield Allocation: 124.86ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D	The site is partially developed. A number of previous applications submitted. Future applications for Use Class 6 uses to come forward dependent on demand.										

## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Secondary)	<b>E</b>	All residential development may be required to contribute to the provision of additional capacity at Mintlaw Academy.	
Healthcare	<b>NHS</b>	Development in New Aberdour, New Deer, Strichen, New Byth, Maud and New Pitsligo will require to contribute towards additional capacity of the Central Buchan Practice.	
Waste Water (Maud WWTW)	<b>SW</b>	There is capacity at Maud WWTW, however it is insufficient to treat all sites allocated for both Maud and New Deer. Scottish Water will initiate a growth project, should demand exceed available capacity, once one development meets the 5 growth criteria.	
Water (Turriff WTW)	<b>D,SW</b>	A WIA may be required for site OP1. 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.	Strategic appraisal underway for Turriff WTW to determine growth solution.

## SITE ACTIONS

Maud OP1: Land at Castle Road (Private Landowner/Aberdeenshire Council) - Previously OP1 and OP2 Allocation: 107 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Programming	<b>D</b>	Developer to provide a programme for delivering the site.										
Technical Assessments	<b>D,SEPA,SW,R,FPU,ENV</b>	TA, DIA, WIA, EA required. A Flood Risk Assessment may be required. A buffer strip is required adjacent to the watercourse within the site to be positively integrated within the development. The enhancement through renaturalisation and removal of redundant features will require to be investigated.										

Maud OP2: Land West of Castle Terrace (Private Landowner) Allocation: 30 homes (supported accommodation for the elderly)												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Programming	<b>O</b>	Landowner to provide an update on the programming of the site for delivery.										
Technical Assessments	<b>D,SEPA,SW,FPU,ENV</b>	FRA and DIA will be required. Areas shown to be at risk of flooding will be unsuitable for development. A buffer strip will be required along the length of the watercourse adjacent to the site, which should be integrated positively into the site. Opportunities to restore and enhance straightened watercourses should be investigated.										
Roads	<b>D,T,R</b>	Footpath permeability is required on Castle Road to link to the existing network. A potential upgrade is required to the existing north-bound stop. Access into the site should be taken from Castle Road and should co-ordinate with the access to the OP1 site.										

Maud OP3: Bank Road East (Private Landowner) - Previously OP3 Allocation: 10 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O,D	Landowner currently marketing site.	→									
Site Construction	D,O	Site being developed on a plot by plot basis, 1 plot left to develop. Anticipated completion is 2024.									▲	

## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Secondary)	<b>E</b>	Developers should seek to engage with the Council for major proposals establish capacity of Mintlaw Academy.	All residential development may be required to contribute to the provision of additional capacity at Mintlaw Academy.
Healthcare	<b>NHS</b>	Development in Fetterangus, Longside, Old Deer, Auchnagatt, Stuartfield and Mintlaw will require to contribute towards additional capacity at Mintlaw Surgery.	
Local Transportation Infrastructure	<b>TS,R</b>	All sites in Mintlaw will be required to make a contribution towards an upgrade of strategic infrastructure at the A90(T) / A952 Toll of Birness junction, if an impact is demonstrated.	
Waste Water (Mintlaw WWTW)	<b>D,SW</b>	A DIA is required. There is limited capacity at Mintlaw WWTW and a growth project is underway.	Likely delivery is Summer 2024.
Water (Turrieff WTW)	<b>D</b>	Water network investigations required.	Strategic appraisal underway for Turrieff WTW to determine growth solution.

## SITE ACTIONS

Mintlaw OP1: Land at Nether Aden (Bancon Homes) - Previously OP1 Allocation: 500 homes, business, community, services for the elderly, neighbourhood retail centre and 5ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Development Framework	<b>D,DM</b>	Development Framework agreed in 2012.	✓									
Masterplan	<b>D,DM</b>	Masterplan agreed at committee in September 2017.	✓									
Planning Application(s)	<b>D,DM</b>	PPP (APP/2017/2547) for 500 Dwellinghouses, Business, Community, Services for the Elderly, Retail and 5Ha of Employment Land approved April 2019. Several PPP applications (APP/2019/0324, APP/2019/0326, APP/2019/0327, APP/2019/0328) for individual plots approved December 2021.	✓									
Matters Specified in Conditions Application(s)	<b>D,DM</b>	MSC (APP/2019/0769) for Conditions 1, 2, 4, 7, 8, 9 and 10 approved October 2019.	✓									
Planning Application(s)	<b>D,DM</b>	FPP (APP/2020/1671) for Erection of 19 Dwellinghouses (Part Variation to Planning Permission Reference APP/2019/0769) approved November 2020.	✓									
Matters Specified in Conditions Application(s)	<b>D,DM</b>	MSC (APP/2022/2282) for Erection of 33 Dwellinghouses - Conditions 2, 7, 8, 9 and 10 of Planning Permission Reference APP/2017/2547 approved March 2023.		✓								
Site Construction	<b>D</b>	Site construction underway with an expected build rate of 24 - 30 units completed per year.	→									

<b>Mintlaw OP2: Land at Northwoods (Colaren Homes) - Previously OP2</b> <b>Allocation: 600 homes, a primary school and facilities for the elderly</b>												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Development Framework	<b>D,DM</b>	Development Framework agreed in 2012.	✓									
Masterplan	<b>D,DM</b>	Approval of masterplan in 2012 and updated masterplan in November 2016.	✓									
Planning Application(s)	<b>D,DM</b>	FPP (APP/2012/4136) for 86 houses approved December 2013. FPP (APP/2016/1606) (Phase B) for 100 No. Dwellinghouses and Associated Infrastructure approved March 2018. FPP (APP/2018/1138) Non Compliance with Condition 21 (Bus Stop) of APP/2016/1606 approved October 2018. FPP (APP/2018/2929) for Non Compliance with Conditions 17 (Play Equipment) and 20 (Bus Stops) of Planning Permission APP/2018/1138 approved December 2019. FPP (APP/2020/0937) for formation of access road approved December 2020. Multiple applications submitted/ approved for change in house type.	→									
Site Construction	<b>D</b>	Construction of Phase 1 complete. Construction of Phase 2 ongoing.										→

<b>Mintlaw OP3: Former Artlaw Crescent / Nether Aden Road (c/o Baxter Design) - Previously OP3</b> <b>Allocation: 20 homes</b>												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Marketing	<b>O</b>	Site currently being marketed.										
Programming	<b>D</b>	A planning application for initial phase is expected in 2023.		→								
Technical Assessments	<b>D,SEPA,FPU</b>	A Flood Risk Assessment may be required.										

<b>Mintlaw OP4: Land To South Of Sutherland Drive (Aberdeenshire Council) - Previously OP4</b> <b>Allocation: 34 homes</b>												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	<b>D,DM</b>	PPP (APP/2016/3352) for Erection of 73 Dwellinghouses and Associated Infrastructure approved July 2018.	✓									
Matters Specified in Conditions Application(s)	<b>D,DM</b>	FPP (APP/2021/1594) for Condition 1 (Siting, Layout, Design, Landscaping, Drainage, Access, Parking and Boundary Enclosures) approved July 2022.	✓									
Site Construction	<b>D</b>	Site construction expected from 2023 onwards.		→								

Mintlaw OP5: Land To South Of Nether Aden Road (Private Landowner) - Previously OP5 Allocation: 50 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	<b>D</b>	Masterplan agreed at committee in September 2017 but will have to be reviewed as development did not commence by October 2022.										
Technical Assessments	<b>D</b> ,SEPA,FPU,ENV	A Flood Risk Assessment may be required. Drainage assessment complete 2018. SEPA have advised that a buffer strip is required adjacent to the watercourse within the site (minimum 9m wide).										
Technical Assessments	<b>D</b> ,R	Nether Aden Road should be considered to be the main access and this requires to be upgraded to a single carriageway with adoptable footpath links. A path connecting Burnside Road to the school needs to be established. A Transport Statement is required.										
Site Delivery	<b>O</b>	Landowner to advise of delivery programme.										

Mintlaw OP6: Land North of Balring Road (Northwoods Business Park) Allocation: 9.87ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Marketing	<b>D</b>	Site marketing underway.										
Planning Application(s)	<b>D</b>	PPP (APP/2016/2264) for Formation of Business Park with Associated Infrastructure on part of the site approved March 2018. FPP (APP/2020/0937) for formation of access road approved December 2020. FPP (APP/2021/0906) for Erection of Office, Storage and Workshop with Associated Parking, 2.4m high Security Fencing, External Storage and Yard submitted May 2021, pending.	→									

Mintlaw BUS1: Newlands Road Allocation: 1ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	<b>O</b> ,D	Remainder of site available to be developed.										



Mintlaw BUS2: Mintlaw Industrial Estate Allocation: employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D,DM	FPP (APP/2022/0293) for Erection of Commercial Unit Class 4 (Business), 5 (General Industrial) & 6 (Storage or Distribution) submitted March 2022, pending.	→									

# NEW DEER

## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Secondary)	<b>E</b>	All residential development may be required to contribute to the provision of additional capacity at Mintlaw Academy.	
Healthcare	<b>NHS</b>	Development in New Aberdour, New Deer, Strichen, New Byth, Maud and New Pitsligo will require to contribute towards additional capacity of the Central Buchan Practice.	
Waste Water (Maud WWTW)	<b>SW</b>	There is capacity at Maud WWTW, however it is insufficient to treat all sites allocated for both Maud and New Deer. Scottish Water will initiate a growth project, should demand exceed available capacity, once one development meets the 5 growth criteria.	
Water (Turriff WTW)	<b>D,SW</b>	A WIA 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.	Strategic appraisal underway for Turriff WTW to determine growth solution.

## SITE ACTIONS

### New Deer OP1: Land at Fordyce Road (c/o Baxter Design) - Previously OP1 Allocation: 35 homes

SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Programming	<b>O</b>	Landowner to provide an update on programming for site delivery.										
Transportation	<b>D</b>	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) - Previously OP2 Allocation: 7 homes

SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	<b>D,DM</b>	PPP (APP/2011/2534) for 7 houses approved April 2013.	✓									
Matters Specified in Conditions Application(s)	<b>D,DM</b>	MSC for Plot 1 (APP/2015/1531) approved July 2015.	✓									
Planning Application(s)	<b>D</b>	Applications for remaining plots to come forward on a plot by plot basis.	▲									
Site Construction	<b>D</b>	Plot 1 commenced in 2016.	✓									
Planning Application(s)	<b>D,DM</b>	Application for further plot APP/2019/0879 approved July 2019.	✓									

# NEW DEER

New Deer OP3: Land at Auchreddie Croft (Private Landowner) - Previously OP3 Allocation: 30 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Programming	<b>O</b>	Landowner looking at options to develop the site.										
Technical Assessments	<b>O,FPU</b>	A DIA is required.										
Technical Assessments	<b>D,R</b>	It is anticipated that the development site would be accessed via Stoneybank Gardens which must be delivered to an adoptable standard.										

# NEW PITSLIGO

## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Secondary)	<b>E</b>	All residential development may be required to contribute to the provision of additional capacity at Mintlaw Academy.	
Healthcare	<b>NHS</b>	Development in New Aberdour, New Deer, Strichen, New Byth, Maud and New Pitsligo will require to contribute towards additional capacity of the Central Buchan Practice.	
Waste Water (New Pitsligo WWTW)	<b>SW</b>	There is limited capacity at New Pitsligo WWTW. SW will initiate a Growth Project once one development meets the 5 Criteria.	
Water (Turriff WTW)	<b>D,SW</b>	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.	Strategic appraisal underway for Turriff WTW to determine growth solution.

## SITE ACTIONS

New Pitsligo OP1: Alexander Bell Place (Private Landowner) - Previously OP1 Allocation: 12 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O	Design work is underway with plans expected to be submitted Q1 2023.		→								

New Pitsligo OP2: Land at Denedoch (Private Landowner/c/o Baxter Design) - Previously OP2 Allocation: 90 homes													
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Site Delivery	O	Landowner looking at development options for this site.											
Masterplan	D,DM	A Masterplan for the site will be required.											
Technical Assessments	D,R	It is anticipated that access to the site will be taken via School Brae and a second access from School Street.											

# OLD DEER

## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Secondary)	<b>E</b>	All residential development may be required to contribute to the provision of additional capacity at Mintlaw Academy.	
Healthcare	<b>NHS</b>	Development in Fetterangus, Longside, Old Deer, Auchnagatt, Stuartfield and Mintlaw will require to contribute towards additional capacity at Mintlaw Surgery.	
Waste Water (Stuartfield WWTW)	<b>D</b>	Local network reinforcement may be required.	
Waste Water (Stuartfield WWTW)	<b>SW</b>	There is currently limited capacity at Stuartfield WWTW. A growth project has been initiated.	Likely delivery is Summer 2024.
Water	<b>D</b>	Water network investigations and flow and pressure test required.	

## SITE ACTIONS

### Old Deer OP1: Land at Abbey Street (Church of Scotland) - Previously OP1 Allocation: 10 homes

SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Programming	<b>D</b>	Landowner to provide update on the programming for the delivery of the site.										
Technical Assessments	<b>D,R</b>	Access to the site should be taken from the southern boundary via the B9029.										

### Old Deer OP2: St Drostan's Eventide Home (JKR Contractors Ltd) - Previously OP2 Allocation: 17 homes

SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	<b>D,DM</b>	FPP (APP/2011/2807) for 17 units approved January 2013.	✓									
Planning Application(s)	<b>D,DM</b>	FPP (APP/2016/0578) for change of plot layout and house type to Planning Reference (APP/2011/2807), lapsed July 2019.										
Planning Application(s)	<b>D</b>	Submit new planning application.										
Technical Assessments	<b>D,R</b>	Access to the site should be taken via the existing access off Russell Street.										

# PETERHEAD

## INFRASTRUCTURE

## Peterhead-Hatton SGA

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Primary)	<b>E</b>	All residential development may be required to contribute towards the provision of additional primary school capacity.	
Education (Secondary)	<b>E</b>	The new community campus is currently in design stages.	
Healthcare	<b>NHS</b>	Development in Peterhead, Boddam and Rora will require to contribute towards additional capacity at existing medical facilities or a new Health Centre in Peterhead.	
Local Transportation Infrastructure	<b>D</b>	Development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision. Sites to the west of the A90 require to address issues with severance, connectivity and integration with the existing settlement caused by the trunk road.	
Waste Water (Peterhead WWTW)	<b>D,SW</b>	Sufficient capacity at Peterhead WWTW. DIA's may be required. The demand for wastewater capacity for the non-residential element will depend on business use and early engagement with SW is encouraged.	
Water (Forehill WTW)	<b>D,SW</b>	Cowsrieve SR being upgraded. Developer should discuss their build out rate with SW.	

## SITE ACTIONS

Peterhead OP1: Inverugie Meadows (Claymore Homes) - Previously OP1 Allocation: 1265 homes, community facilities and 4ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Development Framework	<b>DM</b>	Development Framework agreed October 2013.	✓									
Masterplan	<b>DM</b>	Masterplan agreed October 2016.	✓									
POAN	<b>D,DM</b>	POAN April 2016 (ENQ/2016/0866). POAN (ENQ/2021/1139) for Residential Mixed Use Development Comprising Circa 800 Residential Homes, a Local Neighbourhood Centre, Land reserved for Employment Purposes, a Primary School and a Possible Future Rail Halt, Associated Roads and Drainage Infrastructure, New Landscaping and Open Spaces and a Local Nature Reserve submitted July 2021.	✓									
Planning Application(s)	<b>D,DM</b>	PPP (APP/2022/0369) for Residential Mixed Use Development Comprising up to 800 Residential Homes (25% Affordable), a Local Neighbourhood Centre, Land Reserved for Employment Purposes, a Primary School and a Possible Future Rail Halt, Associated Roads and Drainage Infrastructure, New Landscaping and Open Spaces and a Local Nature Reserve, submitted March 2022, pending.	→									
Planning Application(s)	<b>D</b>	Submission of planning applications.	→									

# PETERHEAD

## SITE ACTIONS

<b>Peterhead OP1: Inverugie Meadows (Claymore Homes) - Previously OP1</b> <b>Allocation: 1265 homes, community facilities and 4ha employment land</b>												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	D,SEPA,SW,R,FPU ,ENV	Undertake EIA screening/scoping, TA, DIA, WIA, EA, FRA, LP. Buffer strips will be required alongside any waterbodies in or around the site and should be integrated positively into the development. Enhancement through renaturalisation and removal of redundant structures will require to be investigated. Enhanced SUDS measures may be required due to the proximity of the Drinking Water Protected Area. Technical assessments underway. Ongoing discussion on transport.										
Transportation	D,TS,T	Developers to agree upgrade requirements to A90 junctions through masterplan(s) and with Transport Scotland.										
Roads	D,TS	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.										

<b>Peterhead OP2: Wester Clerkhill (Greenacres) (Claymore Homes/Aberdeenshire Council) - Previously OP2</b> <b>Allocation: 210 homes</b>												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D,DM	Masterplan agreed by Buchan Area Committee in February 2013.	✓									
Planning Application(s)	D,DM	FPP (APP/2016/1507) for Residential Development (30 Housing Units) and Associated Works submitted by Aberdeenshire Council approved September 2016.	✓									
Planning Application(s)	D,DM	FPP (APP/2016/0720) for 222 dwellinghouses with associated infrastructure approved January 2017.	✓									
Planning Application(s)	D,DM	Amended road layout (APP/2017/0608) application approved July 2017.	✓									
Planning Application(s)	D,DM	Various applications approved for change of house types.	✓									
Planning Application(s)	D,DM	FPP (APP/2017/2759) for 10 dwellinghouses (increase from 4 to 10 dwellinghouses from previously approved APP/2016/0720), approved August 2018.	✓									
Planning Application(s)	D,DM	FPP (APP/2018/1811) for erection of 4 dwellinghouses (Amendment to Planning Permission Reference APP/2016/0720 for Plots 205 - 208, now known as Plots 207 - 210), approved September 2018.	✓									
Planning Application(s)	D,DM	FPP (APP/2019/1421) for erection of 11 dwellinghouses (Amendments to Planning Permission Reference APP/2016/0720), approved August 2019.	✓									

# PETERHEAD

Peterhead OP2: Wester Clerkhill (Greenacres) (Claymore Homes/Aberdeenshire Council) - Previously OP2 Allocation: 210 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D,DM	FPP (APP/2022/0407) for Erection of 11 Dwellinghouses, approved July 2022. Various applications submitted/ approved for change of house types.	✓									
Site Construction	D	Construction underway and expected to continue until 2024.	→					▲				

Peterhead OP3: Land at West Road (Sovereign Gate) (Muir Homes) - Previously OP3 Allocation: 225 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D,DM	PPP (APP/2009/2512) for 225 units, approved March 2015.	✓									
Planning Application(s)	D,DM	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.	✓									
Planning Application(s)	D,DM	FPP (APP/2018/2908) for Erection of 6 Dwellinghouses (Change of House Types to Plots 21, 25, 27, 32, 36 and 37), approved April 2019.	✓									
Site Construction	D	The site is currently under construction which is anticipated to be complete in 2028.	→									▲

Peterhead OP5: Land at Wellbank (South) - Previously OP6/ BUS 3 (Part) Allocation: 35.3ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	Site partially developed. Further application(s) expected.										
Technical Assessments	D,SEPA,FPU,ENV	FRA may be required. A buffer strip will be required alongside the watercourse within the site which should be positively integrated into the development.										



# PETERHEAD

Peterhead OP6: Land West of Damhead Way - Previously BUS3 (part) Allocation: 9.1ha commercial land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	D,SEPA,FPU,ENV	A Flood Risk Assessment will be required to determine a developable area and width of buffer strip required along the watercourse. It is likely that the buffer strip will need to be significantly wider than that provided by site P4 (protected land). Opportunities to restore and enhance the straightened watercourse should be investigated.										
Technical Assessments	D,R	A Transport Assessment may be required and access should be taken from the existing industrial site set to the east.										

Peterhead CC1: Upperton Industrial Estate - Previously CC1 Allocation: 9.5ha Commercial Centre												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D,DM	PPP (APP/2015/0739) for erection of retail shops, restaurants, hotel, petrol filling station, associated access, infrastructure and landscaping. Approved June 2016.	✓									
Planning Application(s)	D,DM	FPP (APP/2016/2867) for erection of restaurant and hotel lodge and associated infrastructure (amended design to previously approved APP/2016/1473) approved December 2016.	✓									
Planning Application(s)	D,DM	FPP (APP/2018/0042) for erection of petrol filling station, drive thru café/restaurant, associated landscaping and works approved August 2018.	✓									

Peterhead BUS3: Dales Industrial Estate - Previously BUS3 Allocation: employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Marketing	O	Aberdeenshire Council currently marketing two sites within the industrial estate.	→									
Planning Application(s)	D,DM	FPP (APP/2020/2441) for Erection of 2 Industrial Units (Use Class 5 - General Industry) - Plot 8 approved April 2021.	✓									
Planning Application(s)	D,DM	FPP (APP/2022/0706) For Erection of Workshop approved June 2022.	✓									
Planning Application(s)	D,DM	FPP (APP/2022/1505) for Change of Use of Agricultural Land to Class 5 (General Industrial) and Extension to Factory, Formation of Additional Car Parking and Associated Works approved September 2022.	✓									

# PETERHEAD

Peterhead BUS4/OP4: Land West of A90 (Energetica Industry Park) - Previously BUS3 Allocation: 11.6ha employment land (OP4 part)												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	D,TS,T,R	A Transport Assessment may be required detailing access proposals and measures for improving pedestrian, cycling and public transport connectivity. Access can be taken off one of the existing roads to the north. Transport Scotland must be consulted at an early stage in the preparation of planning applications in order to assess the impacts of development proposals on the trunk road network.										
Technical Assessments	D,SEPA,FPU	A Flood Risk Assessment may be required to assess surface water flooding on the site.										
Planning Application(s)	O	Discharge of conditions Formation of Access Road and Associated Infrastructure Without Compliance with Condition 1 (Access, Roads, Footpaths, Cyclepaths and Turning Areas) of Planning Permission Reference APP/2017/3216		✓								

## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	<b>NHS</b>	Development in Peterhead, Boddam and Rora will require to contribute towards additional capacity at existing medical facilities or a new Health Centre in Peterhead.	
Waste Water (No public WWTW)	<b>D,SEPA,SW</b>	No public waste water treatment is available. Any development will require to be connected to a single waste water treatment plant of sufficient capacity to accept waste water from all properties within the development. The treatment plant must be installed to a standard that can be adopted by Scottish Water.	
Water (Forehill WTW)	<b>D</b>	There is capacity at Forehill WTW.	

## SITE ACTIONS

Rora OP1: Land at The Park (Private Landowner) - Previously OP1 Allocation: 6 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	<b>O</b>	Planning consent expired. Submit new planning application.	▲									

# ST COMBS

## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	<b>NHS</b>	Development in Rosehearty, Memsie, Sandhaven, Rathen, Cairnbulg & Inverallochy, St Combs and Fraserburgh will require to contribute towards the extension of Saltoun Surgery or Finlayson Street Practice.	
Waste Water (Fraserburgh Phingask WWTW)	<b>D</b>	There is capacity at Fraserburgh WWTW. Sewer network reinforcement may be required.	
Water (Forehill WTW)	<b>D,SW</b>	Cowsrieve SR being upgraded. Developer should discuss their build out rate with SW. Pressure management may be required.	

## SITE ACTIONS

St Combs OP1: Site to West of Millburn Avenue (Aberdeenshire Council) Allocation: 30 homes (affordable homes)												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	<b>D,DM</b>	The land is adjacent to OP2, therefore, a Masterplan should be agreed prior to commencement of the development showing access arrangements for sites OP1 and OP2.										
Technical Assessments	<b>D,R</b>	A Transport Statement should demonstrate access into the site, accessibility and permeability for the combined OP1 and OP2 sites. Access should be taken from the High Street and this must be protected. A second vehicular access will be required with pedestrian permeability linking High Street and Milburn Avenue.										
Technical Assessments	<b>D,SEPA,FPU,ENV</b>	A Flood Risk Assessment may be required. A buffer strip will also be required along the watercourse on the northern boundary which should be integrated positively into the development. Enhancement through re-naturalisation and removal of any redundant structures will require to be investigated.										

St Combs OP2: Site to North of High Street (Claymore Homes) Allocation: 45 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	<b>D,DM</b>	FPP (APP/2019/1364) for Erection of 19 Dwellinghouses approved June 2020.	✓									
Planning Application(s)	<b>D,DM</b>	FPP (APP/2022/0865) for Erection of Dwellinghouse (Change of Housetype to Planning Permission Reference APP/2019/1364 for Erection of 19 Dwellinghouses and Land Set Aside for Affordable Housing (for 4 units) and Ancillary Infrastructure) approved June 2022.	✓									

# ST COMBS

St Combs OP2: Site to North of High Street (Claymore Homes) Allocation: 45 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D,DM	FPP (APP/2023/0469) for Erection of Dwellinghouse (Plot 28), submitted March 2023, pending.		→								
Site Construction	D	Part of the site is currently under construction.	→	→	→	→	→	→	→	→	→	▲
Masterplan	D,DM	The land is adjacent to OP1, therefore, a Masterplan should be agreed prior to commencement of the development showing access arrangements for sites OP1 and OP2.										
Technical Assessments	D,SEPA,FPU	A Flood Risk Assessment may be required due to the presence of surface water flooding.										
Technical Assessments	D,R	A Transport Statement should demonstrate access into the site, accessibility and permeability for the combined OP1 and OP2 sites. Access should be taken from the High Street and this must be protected. A second access will be required with pedestrian permeability linking High Street and Milburn Avenue.										

# ST FERGUS

## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Waste Water (St Fergus Scotston WWTW)	<b>D</b>	The capacity of the waste water pumping station may need to be upgraded.	
Water (Forehill WTW)	<b>D</b>	Local water mains reinforcement may be required. Cowsrieve SR being upgraded. Developer should discuss their build out rate with SW.	

## SITE ACTIONS

St Fergus OP1: South Of Newton Road (Duthie & Sons) - Previously OP1 Allocation: 38 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	<b>D,DM</b>	FPP (APP/2020/0227) for Erection of 20 Dwellinghouses and Associated Infrastructure, approved June 2020. FPP (APP/2022/1465) for Erection of 5 Dwellinghouses (Repositioning of Dwellinghouses to Include Access Ramps to Planning Permission Reference APP/2020/0227) approved December 2022.	✓									
Planning Application(s)	<b>O,DM</b>	FPP (APP/2021/2540) for Erection of 2 Dwellinghouses (subdivision of a plot with APP/2020/0227) approved September 2022. FPP (APP/2022/0205) for Erection of 3 Dwellinghouses approved March 2023.		✓								
Roads	<b>D</b>	Access to be taken from Kinloch Road to the south and a connection to Newton Road.										

# STRICHEN

## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Secondary)	<b>E</b>	All residential development may be required to contribute to the provision of additional capacity at Mintlaw Academy.	
Healthcare	<b>NHS</b>	Development in New Aberdour, New Deer, Strichen, New Byth, Maud and New Pitsligo will require to contribute towards additional capacity of the Central Buchan Practice.	
Waste Water (Strichen WWTW)	<b>D,SW</b>	There is limited capacity at Strichen WWTW. A growth project will be initiated once development meets Scottish Water's five growth criteria.	
Water (Turriff WTW)	<b>D,SW</b>	There is currently sufficient capacity at Turriff WTW.	Strategic appraisal underway for Turriff WTW to determine growth solution.

## SITE ACTIONS

Strichen OP1: West Of Burnshangie House (Private Landowner) - Previously OP3 Allocation: 18 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	<b>D</b>	FPP (APP/2018/2981) for Erection of 18 Dwellinghouses refused April 2020. Timescales for new application to be advised.										

Strichen OP2: Hospital Brae (Private Landowner/c/o Matthew Merchant) - Previously OP2 Allocation: 22 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	<b>D</b>	Site is currently on hold but progress expected from 2024 onwards. Units planned as follows: 2024 - 8 2025 - 7 2026 - 7.						→	→	→	→	→

# STUARTFIELD

## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Primary)	<b>E</b>	All residential development must contribute towards primary provision at Stuartfield Primary School.	
Education (Secondary)	<b>E</b>	All residential development may be required to contribute to the provision of additional capacity at Mintlaw Academy.	
Healthcare	<b>NHS</b>	Development in Fetterangus, Longside, Old Deer, Auchnagatt, Stuartfield and Mintlaw will require to contribute towards additional capacity at Mintlaw Surgery.	
Local Transportation Infrastructure		A new link road along the eastern side of the settlement may be required through site OP1, as illustrated indicatively on the site plan. Development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.	
Waste Water (Stuartfield WWTW)		Limited capacity available at Stuartfield WWTW. A growth project has been initiated.	Likely delivery is Winter 2024.
Water (Turrieff WTW)	<b>D,SW</b>	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.	Strategic appraisal underway for Turrieff WTW to determine growth solution.

## SITE ACTIONS

Stuartfield OP1: North of Knock Street (Colaren Homes) - Previously OP1 Allocation: 75 homes, sport and recreation facilities												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	<b>D,DM</b>	Overall Masterplan approved.	✓									
Planning Application(s)	<b>D,DM</b>	FPP (APP/2013/3020) for Phase 1a (11 dwellinghouses) approved April 2014.	✓									
Planning Application(s)	<b>D,DM</b>	FPP (APP/2015/0769) for 19 dwellinghouses approved October 2015.	✓									
Planning Application(s)	<b>D,DM</b>	FPP (APP/2016/1466) for 9 dwellinghouses approved November 2016.	✓									
Planning Application(s)	<b>D,DM</b>	Several change of house type applications submitted and approved (APP/2021/1979, APP/2022/2408 and APP/2022/2437).	→									
Site Construction	<b>D</b>	Site is under construction.	→									▲





**Formartine**

# BALMEDIE

## INFRASTRUCTURE

## Ellon-Blackdog SGA

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Primary)	<b>E</b>	School estate for this area is under review. All residential development may be required to contribute towards additional primary school capacity.	Review Ongoing
Healthcare	<b>NHS</b>	Development in Balmedie, Belhelvie, Blackdog and Potterton will require to contribute toward additional capacity at existing facilities. Development in Balmedie North, Foveran, Newburgh, Ythanbank and Ellon will require to contribute towards a new health centre at Ellon.	
Waste Water (Balmedie WWTW)	<b>D,SW</b>	There is sufficient capacity at Balmedie WWTW until 2034. Local sewer reinforcement and DIA may be required.	
Water (Invercannie / Mannofield/Turriff WTW)	<b>D,SW</b>	Local mains reinforcement may be required. An upgrade to the water supply infrastructure may be required and a WIA may be requested.	Invercannie/ Mannofield WTW is undergoing capital maintenance improvements with completion expected by Spring 2023. Strategic appraisal underway for Turriff WTW to determine growth solution.

## SITE ACTIONS

Balmedie OP1: Land at Balmedie South (Chap Group/ANM Group) - Previously OP1 Allocation: 80 homes, 11ha employment land, mixed commercial land, retail and hotel													
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Masterplan	D,DM	A single Masterplan will be required to incorporate sites OP1 and OP2.											
POAN	D,DM	POAN (ENQ/2017/1778) submitted October 2017.	✓										
Planning Application(s)	D	Submission of planning application.											
Technical Assessments	D,SEPA,R,FPU,ENV	Undertake TA, DIA, EA. A FRA may be required. A buffer strip will be required alongside the watercourse which should be positively integrated within the development. Enhancement of the watercourse through renaturalisation and removal of any redundant features should be investigated.											

Balmedie OP2: South of Chapelwell Park (Aberdeenshire Council/Castlehill Housing Association) - Previously OP2 Allocation: 220 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	DM,D	PPP (APP/2017/1045) for a residential development of 220 Units with Open Space and Associated Infrastructure approved July 2019.	✓									

# BALMEDIE

<b>Balmedie OP2: South of Chapelwell Park (Aberdeenshire Council/Castlehill Housing Association) - Previously OP2</b>											
<b>Allocation: 220 homes</b>											
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024			
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
POAN	D,DM	POAN (ENQ/2018/0192) for major residential development comprising the first phase of the wider proposal for 220 dwellings, submitted February 2018.	✓								
Matters Specified in Conditions Application(s)	DM,D	MSC (APP/2019/1724) for approval of Condition 1a (phasing), 1b (road hierarchy), 1c (landscaping scheme, 1d (design guide) and condition 2 (phase 1) parts 2a (layout and siting parts (i) to (vii)), 2b (roads and parking), 2c (pedestrian and cycle access), 2d (landscaping), 2e (archaeological works), 2f (drainage), 2g (SUDS), 2i (noise), 2j (design) and 2k (water supply) of planning permission in principle reference APP/2017/1045 for residential development of 220 units with open space and associated infrastructure, approved February 2021.	✓								
Site Delivery	D	Site start is expected in 2023.		→							

<b>Balmedie OP3: Menie (Trump International) - Previously OP3</b>											
<b>Allocation: 550 Dwellinghouses, Community Facilities, Class 1, 2, 3</b>											
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024			
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Masterplan	D,DM	Masterplan approved as part of APP/2010/0423.	✓								
Planning Application(s)	D,DM	PPP (APP/2006/4605) for golf course and resort development approved December 2008. MSC (APP/2010/0423) for masterplan and golf course approved June 2010.	✓								
Planning Application(s)	D,DM	FPP (APP/2015/2864) for erection of clubhouse, approved October 2014.	✓								
Planning Application(s)	D,DM	FPP (APP/2015/0919) for 30 Room Staff Accommodation Unit approved June 2015.	✓								
POAN	D,DM	POAN (ENQ/2015/0525) for 18 Hole Golf Course agreed April 2015.	✓								
Planning Application(s)	D,DM	FPP (APP/2015/2823) for construction of 18 hole golf course and ancillary facilities, approved October 2020.	✓								
Planning Application(s)	D,DM	FPP (APP/2015/0873) extension to MacLeod House approved July 2016 and APP/2015/0876 (LBC) extension to McLeod House, approved November 2016.	✓								
POAN	D,DM	POAN (ENQ/2015/0526) for Erection of 850 No. Residential Units, 1900 No. Leisure Accommodation Units with Ancillary Commercial Development submitted March 2015.	✓								
Planning Application(s)	D,DM	PPP (APP/2018/1814) for erection of 550 Dwellinghouses (Up to 500 Residential Units and a Minimum of 50 Leisure/Resort Units), Community Facilities (Class 10 Non-residential Institutions and Class 11 Assembly and Leisure), Development Falling Within Class 1 (Shops), Class 2 (Financial, Professional and Other Services), Class 3 (Food and Drink), Landscaping and supporting Infrastructure, approved February 2022.	→								

# BALMEDIE

Balmedie OP3: Menie (Trump International) - Previously OP3 Allocation: 550 Dwellinghouses, Community Facilities, Class 1, 2, 3												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	D,SEPA,FPU,ENV	FRA may be required. The small watercourses should be integrated as positive features of a green-blue network through the site.										
Transportation	D	Transportation requirements for OP3 have been outlined within the conditions for the PPP application.										

# BARTHOL CHAPEL

## INFRASTRUCTURE

## Aberdeen HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Secondary)	D,E	All residential development may be required to contribute towards the extension of Meldrum Academy to provide additional capacity.	
Healthcare	D,NHS	Development at Oldmeldrum, Meikle Wartle, Kirkton of Auchterless, Barthol Chapel, Fyvie, Rothienorman and St Katherines will require to contribute towards additional capacity at Fyvie/Oldmeldrum medical practice.	
Local Transportation Infrastructure	D,R	A safe walking route to school and passing places within the development should be provided. Assessment for street lighting provision should be undertaken. Development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.	
Sports and Recreation	D,LS	All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Barthol Chapel or towards facilities in the wider catchment area at Oldmeldrum. These may be identified in the Community Plan or relevant Community Action Plan.	
Waste Management	D,W	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.	
Waste Water	D,SW	There is no public waste water infrastructure in Barthol Chapel.	
Water (Turriff WTW)	D,SW	Strategic appraisal underway for Turriff WTW to determine growth solution.	

## SITE ACTIONS

Barthol Chapel OP1: Land at Barthol Chapel (c/o McWilliam Lippe Architects) Allocation: 5 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POS 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	A planning application is expected to be submitted by Spring 2023.		▲								
Technical Assessments	D,R	Early discussions are encouraged with Roads Development to discuss access issues. A safe walking route to school will be required to be provided.										
Technical Assessments	D ,SEPA,SW,FPU,ENV	Single individual waste water discharges would not be permitted. Early engagement with Scottish Water is advised. A FRA may be required. A buffer strip will be required adjacent to the watercourse which should be positively integrated into the development. The buffer strip will need to allow sufficient space for restoration of the Burn of Keith.										

# BELHELVE

## INFRASTRUCTURE

## Ellon-Blackdog SGA

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Primary)	<b>E</b>	School estate for this area is under review. All residential development may be required to contribute towards additional primary school capacity.	Review ongoing.
Healthcare	<b>NHS</b>	Development in Balmedie, Belhelvie, Blackdog and Potterton will require to contribute toward additional capacity at existing facilities.	
Local Transportation Infrastructure	<b>D</b>	"Contributions may be required for cumulative strategic transportation improvements including interventions on the A90 and in Aberdeen City. Allocated site OP1 will need to consider access and connectivity. Development may be required to contribute towards improved public transport infrastructure and the proposed Ellon – Balmedie strategic cycle route.	
Waste Water (Balmedie WWTW)	<b>SW</b>	There is sufficient capacity at Balmedie WWTW until 2034. DIA required. Early engagement with Scottish Water is encouraged.	
Water (Invercannie, Mannofield and Turriff)	<b>D,SW</b>	There is currently sufficient capacity. Development will connect directly off trunk main. 24 hour storage will be required. An upgrade to the water supply infrastructure may be required and a WIA may be requested.	Invercannie/ Mannofield WTW is undergoing capital maintenance improvements with completion expected by Spring 2023. Strategic appraisal underway for Turriff WTW to determine growth solution.

## SITE ACTIONS

Belhelvie OP1: East End of Park Terrace (Strathcarron Homes/c/o McWilliam Lippe Architects) - Previously OP1 Allocation: 14 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Roads	D	RCC will be required.										
Planning Application(s)	D,DM	FPP (APP/2018/0760) for Erection of 14 Dwellinghouses, Formation of Access and Open Green Space approved April 2019.	✓									
Site Marketing	D	To be marketed.										
Site Construction	D	Site is currently under construction.										

# BLACKDOG

## INFRASTRUCTURE

## Ellon-Blackdog SGA

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Primary)	<b>E</b>	School estate for this area is under review. All residential development may be required to contribute towards additional primary school capacity.	Review Ongoing
Healthcare	<b>NHS</b>	Development in Balmedie, Belhelvie, Blackdog and Potterton will require to contribute toward additional capacity at existing facilities.	
Local Transportation Infrastructure	<b>D</b>	Contributions may be required for cumulative strategic transportation improvements including interventions on the A90 and in Aberdeen City. Infrastructure proposals and development trigger points have been agreed through the planning consent and will come forward through subsequent Matters Specified in Conditions (MSC) applications. All development may be required to make contributions and connections to the proposed Ellon – Balmedie strategic cycle route.	
Waste Water (Strabathie WWTW)	<b>SW,D</b>	Limited capacity at Strabathie WWTW and Waste water capacity is being provided by converting existing treatment to a 'pump-away' system to the Aberdeen catchment. 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 (Invercannie / Mannofield/Turriff WTW)	<b>D,SW</b>	There is currently sufficient capacity. Local mains reinforcement may be required depending on the outcome of a WIA.	Invercannie/ Mannofield WTW is undergoing capital maintenance improvements with completion expected by Spring 2023. Strategic appraisal underway for Turriff WTW to determine growth solution.

## SITE ACTIONS

Blackdog OP1: Land at Blackdog (Kirkwood Homes/Aberdeenshire Council) - Previously OP1 Allocation: 600 homes, 4ha employment land and 7ha strategic reserve												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D,DM	Approval of masterplan by Formartine Area Committee February 2013.	✓									
Planning Application(s)	D,DM	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. FPP (APP/2016/0813) for Alterations and Extension to Approved AWPR/A90 Blackdog Junction to Form Dual Carriageway, Roundabout, Single Controlled Junction and Access Connections, approved November 2017. Several change of house type applications submitted and approved.	✓									

# BLACKDOG

## SITE ACTIONS

Blackdog OP1: Land at Blackdog (Kirkwood Homes/Aberdeenshire Council) - Previously OP1 Allocation: 600 homes, 4ha employment land and 7ha strategic reserve												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	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, approved June 2019.	✓									
Employment Land	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, approved December 2017.	✓									
Technical Assessments	D,SEPA,FPU,ENV	A FRA assessment will be required for future applications. Buffer strips will be required adjacent to the watercourses which should be positively integrated into the development. Enhancement of the watercourses through renaturalisation and removal of redundant structures should be investigated.										
Site Construction	D	Construction of first phase complete.	✓									
Planning Application(s)	D,DM	FPP (APP/2020/0349) for erection of 284 dwellinghouses and associated infrastructure and landscaping, approved October 2021. FPP (APP/2022/0598) for Erection of 44 Residential Units (Change of House Type from Previously Approved APP/2020/0349) approved June 2022. FPP (APP/2022/2672) for Erection of 32 Dwellinghouses (Change of Housetype and Plot Layout of Planning Permission Reference APP/2020/0349 for Erection of 284 Dwellinghouses and Associated Infrastructure and Landscaping), submitted January 2023, pending.	✓									
Planning Application(s)	D,DM	Modification/Discharge Planning Obligation (APP/2022/1235 and APP/2022/1240) for Section 75A Agreement to Delete Reference to Healthcare Obligations of APP/2015/1359 and APP/2017/0186 both refused July 2022. Appeals submitted.	→									
Planning Application(s)	D,DM	Modification/Discharge of Planning Obligation (APP/2022/1359) (Primary School Education Contributions) of Planning Permission Reference APP/2015/1359, refused August 2022. Appeal submitted.	→									



# CUMINESTOWN

## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	<b>NHS</b>	Development in Turriff and Cuminstown will require to contribute towards additional capacity for Turriff Medical Practice.	
Waste Water (Cuminstown WWTW)	<b>D,SW</b>	Sewer network investigations may be required. Limited capacity at Cuminstown WWTW. Foul and surface water pipes cross site OP1, from east to west. Early engagement with Scottish Water is required to ascertain whether a mains diversion is required. A growth project will be initiated once development meets Scottish Water's five growth criteria.	
Water (Turriff WTW)	<b>SW</b>	There is currently sufficient capacity.	Strategic appraisal underway for Turriff WTW to determine growth solution.

## SITE ACTIONS

Cuminstown OP1: Land to the north-west of Teuchar Road (Private Landowner/c/o Ryden) Allocation: 60 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	<b>D,DM</b>	A Masterplan will be required, which should consider the merits of incorporating opportunities for self-build plots into the development of the site.										
Site Delivery	<b>O</b>	In discussions with Developers to take the site forward.										
Technical Assessments	<b>D,SEPA,FPU,ENV</b>	A FRA will be required. A buffer strip adjacent to the watercourse should be provided and positively integrated into the development. An Archaeological Survey and DIA may also be required										

Cuminstown BUS: Cuminstown Industrial Estate - Previously BUS Allocation: 2.4ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	<b>D</b>	FPP (APP/2017/1014) for Erection of General Storage Building, approved June 2017.	✓									
Site Delivery	<b>O</b>	Existing industrial estate, partially developed.										

## INFRASTRUCTURE

## Ellon-Blackdog SGA

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Primary)	E,D	Developers should seek to engage with the Council for proposals of 10 homes or more to establish capacity of Meiklemill Primary School.	
Healthcare	NHS	Development in Balmedie North, Foveran, Newburgh, Ythanbank and Ellon will require to contribute towards a new health centre at Ellon.	
Local Transportation Infrastructure	D,TS,T	Contributions may be required for cumulative strategic transportation improvements including interventions on the A90 and in Aberdeen City. Development needs to assess the capacity on the A90, including at the B9005 and A948 roundabout junctions. Contributions and connectivity will may be required to the Ellon – Bridge of Don strategic cycle route.  Sites may be required to contribute towards improvements to the A90/A948 roundabout. Development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision. Development needs to assess capacity at the South Road/Riverside Road signal junction and provide mitigation as required	
Waste Water (Ellon WWTW)	SW	Scottish Water has completed a growth project at Ellon WWTW in 2022. A DIA may be required. Network investigations may be required as the demands of non-domestic developments will depend on the business use. Early engagement with Scottish Water is encouraged.	
Water (Invercarnie / Mannofield/Turriff WTW)	D,SEPA,SW	There is currently sufficient capacity. A Water Impact Assessment will be required to determine infrastructure required to support OP1 development.	Invercarnie/ Mannofield WTW is undergoing capital maintenance improvements with completion expected by Spring 2023. Strategic appraisal underway for Turriff WTW to determine growth solution.

## SITE ACTIONS

Ellon OP1: Cromleybank (Scotia Homes) - Previously OP1 Allocation: 980 homes, a new primary school and associated facilities, and 2ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Development Framework	D,DM	Development Framework agreed by Formartine Area Committee March 2015.	✓									
POAN	D,DM	POAN (ENQ/2017/0872) submitted and agreed May 2017.	✓									
Masterplan	D	Submission of updated Masterplan expected alongside planning application in 2023.			→							
Planning Application(s)	D,L	Planning application expected in 2023.			→							

## SITE ACTIONS

Ellon OP1: Cromleybank (Scotia Homes) - Previously OP1 Allocation: 980 homes, a new primary school and associated facilities, and 2ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	<b>D</b> ,TS,T,R,ENV	Assessments underway/complete, including FRA. Draft TA submitted - ongoing dialogue with D, T, R and TS. Buffer strips are required adjacent to watercourses within the site. The buffer strips will need to allow sufficient space for the River Ythan to follow its natural course. The smaller water courses have been historically straightened. Enhancement of these through renaturalisation and removal of any redundant features should be investigated.										

Ellon OP2: Former Academy and Academy Annex Site (Aberdeenshire Council) - Previously OP2 Allocation: Provisionally mixed use options are being explored including housing, affordable housing, community uses, and office space.												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Demolition	<b>O</b>	Site demolition commenced August 2016.	✓									
Planning Application(s)	<b>O</b> ,DM	FPP (APP/2020/1422) for Erection of 40 Dwellinghouses and Associated Infrastructure approved December 2020.	✓									
Planning Application(s)	<b>PR</b> ,DM	FPP (APP/2021/1187) for Erection of Office Accommodation and Community Facility and Associated Works, Approved March 2022.	▲									
Site Construction	<b>D</b>	Site started construction in April 2021. 40 units expected to be complete in Autumn 2022 with Phase 2 coming forward in 2023-2024.		→	→							
Transportation	<b>O</b> ,D	RCC or section 56 will be required after gaining planning permission.										
Technical Assessments	<b>D</b> ,FPU	There may be surface water flooding issues and this should be discussed with the Flood Prevention Unit.										

Ellon OP3: Hillhead Drive (Colaren Homes) - Previously OP3 Allocation: 10 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D,DM	FPP (APP/2014/2761) for 5 houses refused November 2014. Appeal to DPEA (PPA-110-2249) successful - planning consent granted October 2015.	✓									
Planning Application(s)	D,DM	FPP (APP/2017/3236) for Sub-Division of Plots 3 & 4 for Erection of 3 Dwellinghouses to Previously approved APP/2014/2761, approved March 2018. FPP (APP/2021/1101) for Change of Housetype from APP/2018/1734 approved August 2021. FPP (APP/2021/1651) for Erection of 2 Dwellinghouses (Change of House Type, Formation of Plot 7A and Amendment to Plot Layout including Relocation of Visitor Parking of APP/2014/2761) approved October 2021.	→									
Site Construction	D	Site currently under construction, completion expected by early 2023.	▲									

Ellon OP4: Balmacassie - Previously OP4 Allocation: 29ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	D	Technical assessments undertaken.	✓									
Planning Application(s)	D,DM	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) withdrawn September 2020.	▲									
Site Construction		To follow planning approval.	▲									

Ellon CC1: Waterton - Previously CC1 Allocation: 10,000m2 retail and leisure uses												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D	Developer to provide delivery programme.										
Roads	D	Access via A90. Link to P&R required.										

# ELLON

Ellon BUS: Ellon Commercial Park - Previously BUS1 Allocation: 39ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D,DM	FPP (APP/2017/1777) for Formation of a Recycling/Waste Centre including Erection of Shed and Associated Welfare Facilities, approved October 2017.	✓									
Planning Application(s)	D,DM	APP/2018/1035 for non compliance of condition 6 of APP/2017/1777 for waste recycling/waste approved July 2018.	✓									
Planning Application(s)	D,DM	FPP (APP/2022/0752) for Erection of Storage Facility (Class 6) and Associated Works, approved May 2022.	✓									
Technical Assessments	D,SEPA,FPU,ENV	A FRA is required. A buffer strip will be required adjacent to the watercourse which should be integrated positively within the development.										
Site Marketing	D	Remainder of the of site being marketed.	→									

# FOVERAN

## INFRASTRUCTURE

## Ellon-Blackdog SGA

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Primary)	<b>E</b>	School estate for this area is under review. All residential development may be required to contribute towards additional primary school capacity.	Review ongoing
Healthcare	<b>NHS</b>	Development in Balmedie North, Foveran, Newburgh, Ythanbank and Ellon will require to contribute towards a new health centre at Ellon.	
Waste Water (Blairythan Septic Tank)	<b>D,SW</b>	Local sewer reinforcement may be required. A growth project is underway, however unforeseen conditions has delayed completion. Early engagement with Scottish Water is advised to establish capacity. All development will be required to connect to the public waste water system.	Likely delivery early 2023.
Water (Invercannie / Mannofield/Turriff WTW)	<b>D,SW</b>	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.	
Water (Invercannie / Mannofield/Turriff WTW)	<b>SW</b>	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.	Invercannie/ Mannofield WTW is undergoing capital maintenance improvements with completion expected by Spring 2023. Strategic appraisal underway for Turriff WTW to determine growth solution.

## SITE ACTIONS

Foveran OP1: South of Westfield Farm (Harper & Cochrane Ltd) - Previously OP1 Allocation: 100 homes, 2ha employment land and 3ha strategic reserve												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	<b>D,DM</b>	Planning application for 50 dwellings (APP/2014/3845) approved October 2015.	✓									
Planning Application(s)	<b>D,DM</b>	FPP (APP/2015/3157) for Non Compliance with Condition 13 (Occupation) approved December 2015.	✓									
Transportation	<b>D</b>	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.	✓									
Technical Assessments	<b>D,SEPA,FPU,ENV</b>	A FRA may be required for future phases. A buffer strip will be required alongside the watercourse which should be positively integrated within the development.										
Site Construction	<b>D</b>	Construction has finished for the first phase of development.	✓									

# FOVERAN

Foveran OP2: West of Mcbey Way (c/o Halliday Fraser Munro/Harper & Cochrane Ltd) - Previously OP2 Allocation: 75 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D,DM	Masterplan agreed by Formartine Area Committee on September 2013.	✓									
Technical Assessments	D,HES,SEPA,FPU	A FRA may be required. A buffer strip adjacent to the Foveran Burn is required and should be positively integrated within the development.										
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 (Private Landowner) - Previously OP3 Allocation: 36 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	D,R	A joint Access Strategy will be required for OP3 and OP4 that connects the two sites internally, delivers two accesses to the B977 and also protects a future route west from the site linking to Blairlythan Terrace to the north.										
Technical Assessments	D,SEPA,FPU,ENV	A FRA may be required due to the presence of a small watercourse on the northern boundary that has been straightened. A buffer strip will be required adjacent to the watercourse which should be integrated positively into the development.										
Programming	O	Landowner to update on the programming of the site delivery.										

Foveran OP4: Site 2, Land at Blairlythan Terrace (Private Landowner) Allocation: 20 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	D,R	A joint Access Strategy will be required for OP3 and OP4 that connects the two sites internally, delivers two accesses to the B977 and also protects a future route west from the site linking to Blairlythan Terrace.										
Programming	O	Landowner to update on the programming of the site delivery.										

# FOVERAN

Foveran OP5: Land adjacent to former A90, North of Westfield Road (Private Landowner) Allocation: 14 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	<b>D</b> ,T,R	Consultation with the Council's Transportation Service will be required to be undertaken as the existing village speed limit will be required to be relocated to incorporate an access junction with suitable speed reduction measures.										
Technical Assessments	<b>D</b> ,ENV	A buffer strip will be required adjacent to the watercourse on the western boundary of the site which should be integrated positively into the development.										
Programming	<b>D</b>	Landowner to update on the programming of the site delivery.										



## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Community Facilities	<b>D</b>	All residential development may be required to contribute towards facilities that serve the community in Fyvie or towards facilities in the wider catchment area at Turriff. These may be identified in the Community Plan or relevant Community Action Plan.	
Healthcare	<b>D,NHS</b>	Development at Oldmeldrum, Meikle Wartle, Kirkton of Auchterless, Barthol Chapel, Fyvie, Rothienorman and St Katherines will require to contribute towards additional capacity at Fyvie/Oldmeldrum medical practice.	
Local Transportation Infrastructure	<b>D,R</b>	All development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.	
Sports and Recreation	<b>D</b>	All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Fyvie or towards facilities in the wider catchment area at Turriff. These may be identified in the Community Plan or relevant Community Action Plan.	
Waste Management	<b>D,W</b>	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.	
Waste Water Fyvie WWTW	<b>D,SW</b>	There is limited capacity at Fyvie WWTW to treat all sites allocated. Scottish Water will initiate a growth project, should demand from committed development exceed available capacity.	
Water (Turriff WTW)		Strategic appraisal underway for Turriff WTW to determine growth solution.	

## SITE ACTIONS

Fyvie OP1: Land North East of Peterwell Road (Private Landowner) Allocation: 30 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	<b>O</b>	Landowner to provide update on site delivery.										
Technical Assessments	<b>D,R,ENV</b>	Potential effects of development on the special qualities of the battlefield should be assessed. The assessment should consider the effects of development on key landscape characteristics, including cumulative effects. Access should be taken from Main Street and footway connections provided to link to the existing network.										

# KIRKTON OF AUCHTERLESS

## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	D,NHS	Development at Oldmeldrum, Meikle Wartle, Kirkton of Auchterless, Barthol Chapel, Fyvie, Rothienorman and St Katherines will require to contribute towards additional capacity at Fyvie/Oldmeldrum medical practice.	
Local Transportation Infrastructure	D,R	All development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.	
Sports and Recreation	D,LS	All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Kirkton of Auchterless or towards facilities in the wider catchment area at Turriff. These may be identified in the Community Plan or relevant Community Action Plan.	
Waste Management	D,W	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.	
Waste Water St Donan's Cottages Septic Tank	D,SW	An upgrade to St Donan's Cottages Septic Tank may be required as the septic tank has limited capacity. Private systems may not be feasible due to unsuitable ground conditions.	
Water (Turriff WTW)	D,SW	Strategic appraisal underway for Turriff WTW to determine growth solution.	

## SITE ACTIONS

Kirkton of Auchterless OP1: Small Site at Kirkton of Auchterless (Raemoir Properties Ltd) Allocation: 5 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Marketing	O	Site marketing is underway.										
Planning Application(s)	O	FPP (APP/2019/2921) for 2 dwellinghouses approved May 2020. Further planning application expected shortly.	✓									

# METHLICK

## INFRASTRUCTURE

## Aberdeen HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Primary)	<b>E</b>	Developers should seek to engage with the Council for proposals of 10 homes or more to establish capacity of Methlick Primary School.	
Education (Secondary)	<b>E</b>	All residential development may be required to contribute towards the extension of Meldrum Academy to provide additional capacity.	
Healthcare	<b>NHS</b>	Development in Tarves, Methlick, Udney Green and Pitmedden may be required to contribute towards additional capacity at Haddo Medical Group.	
Local Transportation Infrastructure	<b>D</b>	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.	
Waste Water (Methlick WWTW)	<b>SW</b>	Limited capacity at Methlick WWTW. The potential requirement for growth project is currently being monitored. DIA required.	
Water (Turriff WTW)	<b>D,SW</b>	There is currently sufficient capacity. Local mains reinforcement may be required.	Strategic appraisal underway for Turriff WTW to determine growth solution.

## SITE ACTIONS

Methlick OP1: Cottonhillock (Haddo Estate) - Previously OP1 Allocation: 20 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Roads	D,R	Manse Road will need widening.										
Technical Assessments	D,FPU	DIA, WIA, landscape plan. There may be surface water flooding issues and this should be discussed with the Flood Prevention Unit.										

Methlick OP2: West of Black Craigs (c/o Ryden/Annie Kenyon Developments Ltd) - Previously OP2 Allocation: 8 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D,DM	PPP (APP/2014/0219) for 5 houses was approved in June 2015. FPP (APP/2016/1334) for dwellinghouse, Detached Garage and Access Track, approved January 2017.	✓									
Planning Application(s)	D,DM	PPP (APP/2018/0950) for Non Compliance with Condition 2 (Time) of PPP APP/2014/0219 approved January 2019.	✓									
Planning Application(s)	D,DM	FPP (APP/2019/0879) for dwelling house, detached garage (Plot 3) approved July 2019. FPP (APP/2020/1643) for Erection of Dwellinghouse and Formation of Access Road (Plot 5) approved November 2020.	✓									

# METHLICK

Methlick OP2: West of Black Craigs (c/o Ryden/Annie Kenyon Developments Ltd) - Previously OP2 Allocation: 8 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D,DM	FPP (APP/2022/2056) for Erection of 2 Dwellinghouses (plot 2 and 3) (Amended Rear Garden Ground Levels to Planning Permission Reference APP/2020/0285) (Retrospective) approved.		✓								
Matters Specified in Conditions Application(s)	D	MSC/ further applications expected for remaining plots.	→									

Methlick OP3: Land at Sunnybrae Croft (Private Landowner) Allocation: 12 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	D,FPU	Surface water flooding will be required to be mitigated through appropriate drainage, specifically through SUDS and as part of the open space provision.										

# NEWBURGH

## INFRASTRUCTURE

## Aberdeen HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education	<b>E</b>	Developers should seek to engage with the Council for proposals of 10 homes or more to establish capacity of Newburgh Mathers Primary School.	
Healthcare	<b>NHS</b>	Development in Balmedie North, Foveran, Newburgh, Ythanbank and Ellon will require to contribute towards a new health centre at Ellon.	
Local Transportation Infrastructure	<b>D</b>	Development may be required to contribute to the Ellon to Newburgh strategic cycleway.	
Waste Water (Balmedie WWTW)	<b>D,SW</b>	There is sufficient capacity at Balmedie WWTW until 2034. Local sewer reinforcement may be required. DIA required. Private treatment works are unlikely to be authorised but engagement with SEPA is advised to discuss further. Early engagement with Scottish Water is strongly encouraged.	
Water (Invercarnie, Mannofield and Turriff)	<b>D,SW</b>	There is currently sufficient capacity. Local water mains reinforcement may be required and WIA required.	Invercarnie/ Mannofield WTW is undergoing capital maintenance improvements with completion expected by Spring 2023. Strategic appraisal underway for Turriff WTW to determine growth solution.

## SITE ACTIONS

Newburgh OP1: West of Airyhall View (Stewart Milne Homes) - Previously OP1 Allocation: 0.8ha Employment land & associated community facilities												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O,D	Options for the site and marketing ongoing.										
Technical Assessments	D ,SEPA,SW,FPU,ENV	FRA may be required. A buffer strip will be required adjacent to the watercourse south of the site which should be integrated positively into the development. Enhancement of the watercourse through renaturalisation and removal of any redundant features should be investigated. A WIA and DIA will also be required.										
Technical Assessments	D,T,R	Consultation with the Council’s Transportation Service will require to be undertaken as the existing speed limit on the B9000 will require to be relocated.										

Newburgh OP2: Knockhall Road (Scotia Homes/Grampian Housing Association) - Previously OP2 Allocation: 60 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D,DM	Masterplan agreed at Committee in March 2014.	✓									

# NEWBURGH

Newburgh OP2: Knockhall Road (Scotia Homes/Grampian Housing Association) - Previously OP2 Allocation: 60 homes											
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024			
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Planning Application(s)	D,DM	FPP (APP/2014/1408) approved at appeal (PPA-110-2252), October 2015.	✓								
Planning Application(s)	D,DM	FPP (APP/2017/1236) for the change of house type for 16 dwellinghouses approved September 2017.	✓								
Planning Application(s)	D,DM	FPP (APP/2018/3074) for Erection of 15 Dwellinghouses and Associated Infrastructure approved October 2019.	✓								
Site Construction	D	Construction complete June 2022.	✓								

Newburgh OP3: Land North of School Road, Mill of Newburgh (Stewart Milne Homes) Allocation: 160 homes											
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024			
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Masterplan	D,DM	A Materplan will be required.									
POAN	D,DM	POAN (ENQ/2022/1660) for Residential Development with Provision of Access, Landscaping, Open Space and Associated Works agreed November 2022.	✓								
Technical Assessments	D,SEPA,FPU,ENV	A FRA will be required. The SUDS scheme for this site will need to take into account the occurrence of historic downstream flooding events. A buffer strip will be required adjacent to the watercourse on the northern boundary which should be integrated positively into the development. Enhancement of the watercourse through re-naturalisation and removal of any redundant features should be investigated.									
Technical Assessments	D,TS,T,PR	Development of this site will support the first section of a vehicular link between the B9000 and the A975 to the north of Newburgh. Development would be required to be appraised to determine if there was potential impact on the Newburgh junction on the A90(T). Vehicle and pedestrian connectivity to OP2 will require to be incorporated into the site layout. New footway provision will be required on the B9000 School Road linking to the existing network.									

# NEWBURGH

Newburgh BUS: Newburgh Industrial Units - Previously BUS Allocation: 2.8ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	D,SEPA,FPU,ENV	FRA may be required due to the presence of a small watercourse along the southern boundary of the site. A buffer strip will be required adjacent to the watercourse which should be integrated positively into the development. Enhancement of the watercourse through renaturalisation and removal of any redundant features should be investigated.										
Site Delivery	D	Part of the site is developed.										

# OLDMELDRUM

## INFRASTRUCTURE

## Aberdeen HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Primary)	E,D	Developers should seek to engage with the Council for proposals of 10 homes or more to establish capacity of Meldrum Primary School.	
Education (Secondary)	E	All residential development may be required to contribute towards the extension of Meldrum Academy to provide additional capacity.	
Healthcare	NHS	Development at Oldmeldrum, Meikle Wartle, Kirkton of Auchterless, Barthol Chapel, Fyvie, Rothienorman and St Katherines will require to contribute towards additional capacity at Fyvie/Oldmeldrum medical practice.	
Waste Water (Oldmeldrum WWTW)	D,SW	Insufficient capacity at Oldmeldrum WWTW. A growth project is underway.	Likely delivery Summer 2026.
Water (Invercannie / Mannofield/Turriff WTW)	D,SW	There is currently sufficient capacity. Local water mains reinforcement may be required. A WIA and/or a Flow and Pressure Test will be required.	Invercannie/ Mannofield WTW is undergoing capital maintenance improvements with completion expected by Spring 2023. Strategic appraisal underway for Turriff WTW to determine growth solution.

## SITE ACTIONS

Oldmeldrum OP1: Land North of Distillery Road (Claymore Homes) - Previously OP1 Allocation: 49 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D,DM	Masterplan agreed March 2016.	✓									
Planning Application(s)	D,DM	FPP (APP/2019/1555) for 37 Dwellinghouses and 0.18Ha Set Aside for Affordable Housing approved March 2022.	✓									
Roads	D,R	2 vehicular access required. Potentially a boulevard type access, double width road.										
Technical Assessments	D,ENV	A buffer strip will be required alongside the watercourse which should be positively integrated into the development. Active travel linkages into and within the development will also be required. Links to the existing adopted core path to the west of the site should be included as part of the design.										
Site Construction	D	Site is under construction.										



# OLDMELDRUM

## Oldmeldrum OP2: Coutens (c/o McWilliam Lippe Architects) - Previously OP2 Allocation: 85 homes

SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D,DM	A single Masterplan will be required to incorporate OP2 and OP6.										
Site Delivery	O	Landowner will progress with bringing this site forward.										
Technical Assessments	D,SW,R,ENV	TA, WIA and DIA required. A buffer strip will be required alongside the watercourse which should be positively integrated into the development.										

## Oldmeldrum OP3: Land South of Millburn Road (Aberdeenshire Council) - Previously OP3 Allocation: 26 homes

SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Construction	D	Site construction completed April 2019.	✓									

## Oldmeldrum OP4: Land at Chapelpark (Scotia Homes/Grampian Housing Association) - Previously OP4 Allocation: 62 homes

SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D,DM	PPP (APP/2016/0898) for residential development of 35 units, transport interchange and road widening approved April 2017.	✓									
Matters Specified in Conditions Application(s)	D,DM	MSC (APP/2020/0761) for Condition 1 (Layout, Siting, External Appearance, Materials, Landscaping, Tree Protection, Levels, Cross Sections, Foul and Surface Water Drainage, Access, Car Parking, Vehicle Turning Area) for 62 Units of PPP APP/2016/0898 approved October 2020.	✓									
Planning Application(s)	D,DM	FPP (APP/2023/0225) for Erection of Dwellinghouse (Change of House Type to Planning Permission Reference APP/2020/0761) submitted March 2023, pending.										
Site Construction	D	Site construction underway.	→									

## Oldmeldrum OP5: Newbarns (Kirkwood Homes) Allocation: 146 homes

SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D	A Masterplan is being prepared.										

# OLDMELDRUM

Oldmeldrum OP5: Newbarns (Kirkwood Homes) Allocation: 146 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
POAN	D,DM	POAN (ENQ/2022/0698) for Residential Development of approximately 164 Dwellinghouses (including 25% Affordable Housing) and Associated Infrastructure, Landscaping and Open Space agreed June 2022.	✓									
Planning Application(s)	D	A planning application is being prepared with a view to submit early 2023.		→	→							
Technical Assessments	D,SEPA,FPU,ENV	A FRA, Phase 1 Habitat Survey and Peat Survey will be required. There is ancient woodland adjoining the northeast corner of the site which should be protected through a buffer strip. Buffer strips will also be required along the Burn of Keithfield/Raxton and the small watercourse along the eastern boundary and are to be positively integrated into the development. Part of the Burn of Keithfield/Raxton is currently downgraded to 'Poor' status due to its physical condition and therefore an enhancement of the watercourse through re-naturalisation and removal of any redundant features is a requirement of the development. Sustainable Drainage System mitigation is also likely to be required to address surface water flooding.										
Roads	D,R	Two vehicle accesses will be required, internally connected by way of a loop. Access from Park Lane and Newbarns will require these roads to meet adoptable standards relevant to the level of development, with footways. A new junction configuration is required at the Park Lane/Park Crescent/A947 junction.										

Oldmeldrum OP6: West of Coutens Allocation: 3.2ha of employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D,DM	A single Masterplan will be required to incorporate OP2 and OP6.										
Site Delivery	O	Landowner will progress with bringing this site forward.										
Technical Assessments	D,SEPA,SW,FPU,ENV	A WIA and FRA may be required. A buffer strip will be required along the small watercourse along the eastern boundary which is to be positively integrated into the development										
Technical Assessments	D,R	In conjunction with OP2, future development will be required to provide two accesses in case of emergencies. Two points of access will be required to the housing area. Coutens farm track should be upgraded to an adoptable standard relevant to the employment use on the site.										

# OLDMELDRUM

Oldmeldrum BUS: Oldmeldrum Business Park/ Meadows Industrial Estate Allocation: 28ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	<b>D</b>	Majority of the site is existing business park. Small supermarket recently completed. Some sites still to come forward.										
Technical Assessments	<b>D</b> ,SEPA,FPU,ENV	A FRA will be required. A buffer strip will be required alongside the watercourse. This part of the Meadow Burn is currently downgraded to Moderate status due to its physical condition which should be addressed through any development on the site.										

# PITMEDDEN

## INFRASTRUCTURE

## Aberdeen HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Primary)	<b>D,E</b>	All residential development may be required to contribute towards additional primary school capacity.	
Education (Secondary)	<b>E</b>	All residential development may be required to contribute towards the extension of Meldrum Academy to provide additional capacity.	
Healthcare	<b>NHS</b>	Development in Tarves, Methlick, Udney Green and Pitmedden may be required to contribute towards additional capacity at Haddo Medical Group.	
Local Transportation Infrastructure	<b>D</b>	Access and connectivity needs to be considered collectively across site OP2, and linked to the housing site adjacent to the medical centre. A potential route from the B9000 to the B999 through OP2 should be incorporated into the site	
Waste Water (Pitmedden WWTW)	<b>SW</b>	There is insufficient capacity to serve all allocated sites. SW will initiate a growth project, should demand exceed available capacity, once one development meets the 5 growth criteria. Scottish Water has indicated that a DIA will be required for all development sites.	
Water (Turriff WTW)	<b>D,SW</b>	There is currently sufficient capacity. A WIA will be required for development to mitigate impact on Raitshill Pitmedden Service Reservoir. Raitshill Pitmedden Service Reservoir has below 18 hours storage capacity.	Strategic appraisal underway for Turriff WTW to determine growth solution.

## SITE ACTIONS

Pitmedden OP1: Land at Bonnyton Farm (Kirkwood Homes) - Previously OP2 Allocation: 64 homes and public open space													
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POS 2024	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
POAN	D,DM	POAN (ENQ/2017/2042) for Residential Development and Associated Works agreed June 2018.	✓										
Planning Application(s)	D,DM	FPP (APP/2019/0753) for Erection of 64 Dwellinghouses with Associated Infrastructure, Landscaping and Open Space submitted April 2019. Approved on Appeal 9/7/20.	→										
Planning Application(s)	D,DM	FPP (APP/2022/1429) for Erection of 64 Dwellinghouses with Associated Infrastructure, Landscaping and Open Space Without Compliance with Condition 1 (Off-Site Road Improvement Works) of Planning Permission Reference APP/2019/0753 approved November 2022.	✓										
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.											

# PITMEDDEN

## SITE ACTIONS

Pitmedden OP1: Land at Bonnyton Farm (Kirkwood Homes) - Previously OP2 Allocation: 64 homes and public open space												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	D,SEPA,FPU,ENV	A FRA will be required. Buffer strips will be required adjacent to the watercourses surrounding the site which should be integrated positively into the development. Enhancement of these through renaturalisation and removal of any redundant features should be investigated.										
Site Demolition	D	Expected to start late 2021.	→									

Pitmedden OP2: Land Southwest of Pitmedden (Claymore Homes) Allocation: 100 homes and a community hub												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D,DM	A Masterplan will be required.										
POAN	D,DM	POAN (ENQ/2023/0434) for Housing Development with Associated Infrastructure, submitted March 2023.		→								
Technical Assessments	D,R	The site requires a vehicular access from the B999. Wider transportation requirements are to be determined through a Transport Assessment that takes all of the proposed allocations into account.										
Technical Assessments	D ,SEPA,SW,FPU,ENV	Buffer strips will be required adjacent to the watercourses running through the site, which should be integrated positively into the development. Enhancement of these through re-naturalisation and removal of any redundant features should be investigated. Part of the site is adjacent to an area predicted by SEPA to flood and may have pockets of localised drainage issues which could be mitigated through the provision of SUDS. A WIA will be required.										

# PITMEDDEN

Pitmedden OP3: Mill of Allathan (Private Landowner) Allocation: 68 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D,DM	A Masterplan will be required.										
Technical Assessments	D,R	An Access Strategy is required in order to deliver two accesses to OP3. Connectivity with site OP1 should be provided. Wider transportation requirements are to be determined through a Transport Assessment that takes all of the proposed allocations into account.										
Technical Assessments	D ,SEPA,SW,FPU,ENV	A WIA and FRA will be required. A buffer strip will be required adjacent to the watercourse on the northern boundary of the site, which should be integrated positively into the development.										

Pitmedden OP4: Land at Cloisterseat (Norman P Lawie Ltd) - Previously BUS2 Allocation: 10 homes and 0.8ha of employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O	Owner currently looking at options to develop the site.										
Technical Assessments	D,SEPA	An assessment of the well on site will be required and suitable mitigation put in place to ensure no pollution to ground water. There may have been a natural watercourse emanating from this well which is now culverted. Deculverting and enhancement of this watercourse should be investigated.										
Site Delivery	O,D	Owner currently looking at options to develop the site.										
Technical Assessments	SEPA,FPU	An assessment of the well on site will be required and suitable mitigation put in place to ensure no pollution to ground water. There may have been a natural watercourse emanating from this well which is now culverted. Deculverting and enhancement of this watercourse should be investigated.										

Pitmedden BUS: East Of Pitmedden House - Previously BUS1 Allocation: 1.77ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	FPP (APP/2015/0049) for Workshop with Yard and Fencing approved July 2015.	✓									
Technical Assessments	D,SEPA,FPU,ENV	A FRA may be required. A buffer strip will be required alongside the watercourse which should be positively integrated within the development.										
Site Delivery	O	Marketing the site and looking for a tennent for approved Workshop and yard. Looking at options to deliver the remainder of the site.										

# POTTERTON

## INFRASTRUCTURE

## Aberdeen HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Community Facilities	<b>D</b>	All residential development may be required to contribute towards facilities that serve the community in Potterton or towards facilities in the wider catchment area at Ellon. These may be identified in the Community Plan or relevant Community Action Plan.	
Education (Primary)	<b>D,E</b>	School estate for this area is under review. All residential development may be required to contribute towards additional primary school capacity.	
Healthcare	<b>D,NHS</b>	Development in Balmedie, Belhelvie, Blackdog and Potterton will require to contribute toward additional capacity at existing facilities.	
Local Transportation Infrastructure	<b>D,TS,R</b>	A route assessment of the B999 corridor to Bridge of Don and the C-classified corridor which runs to the northeast of the settlement to the Blackdog Junction, including the AWPR roundabout, should be provided to determine potential improvement works required to accommodate the overall expansion of Potterton	
Sports and Recreation	<b>D</b>	All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Potterton or towards facilities in the wider catchment area at Ellon. These may be identified in the Community Plan or relevant Community Action Plan.	
Waste Management	<b>D,W</b>	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.	
Waste Water (Balmedie WWTW)	<b>D,SW</b>	There is sufficient capacity at Balmedie WWTW until 2034. Network investigations may be required by new developments in Potterton. A DIA and WIA may be required. Early engagement with Scottish Water is encouraged.	
Water (Turriff WTW)		Strategic appraisal underway for Turriff WTW to determine growth solution.	

## SITE ACTIONS

Potterton OP1: Land North of Denview Road (Barratt North Scotland) Allocation: 172 homes and community facilities												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
POAN	<b>D,DM</b>	POAN (ENQ/2022/0367) for Residential Development with Open Space, Associated Community Uses and Infrastructure submitted March 2022.	✓									
Technical Assessments	<b>D,SEPA,R,FPU</b>	A TA taking all the settlement allocations into account is required to determine wider area impacts and accessibility infrastructure requirements associated with the overall expansion of Potterton. A FRA is required as surface water affects a large part of the site. Scottish Water has indicated that a DIA will be required.										

# POTTERTON

Potterton OP2: Land Northwest of Manse Road (Barratt North Scotland) Allocation: 61 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
POAN	D,DM	POAN (ENQ/2022/0367) for Residential Development with Open Space, Associated Community Uses and Infrastructure submitted March 2022.	✓									
Technical Assessments	D,SEPA,R,FPU,ENV	A TA taking all the settlement allocations into account is required to determine wider area impacts and accessibility infrastructure requirements associated with the overall expansion of Potterton. A FRA is required as surface water affects part of the site. A buffer strip will be required adjacent to the watercourse on the western boundary of the site which should be integrated positively into the development. Enhancement of this straightened watercourse through re-naturalisation and removal of any redundant features will require to be investigated.										



# RASHIERIEVE

## INFRASTRUCTURE

## Ellon-Blackdog SGA

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Waste Water	<b>SW</b>	There is no public wastewater treatment in Rashierieve Foveran. Any private treatment will require to be built to an adoptable standard. The preference would be for a single waste water treatment works serving the OP1 site with the capacity for SR1 to connect at a future date.	

## SITE ACTIONS

Rashierieve OP1: Land West of Rashierieve Cottages (Private Landowner) - Previously OP1 Allocation: 8 live/work residential units												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	<b>O,D</b>	Previous planning application withdrawn. Submit new planning application.										
Technical Assessments	<b>D,SEPA,FPU,ENV</b>	FRA may be required. A buffer strip will be required adjacent to the watercourse on the southern boundary of the site which should be integrated positively into the development. Enhancement of this straightened watercourse through renaturalisation and removal of any redundant features will require be investigated.										

# ROTHIENORMAN

## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Community Facilities	<b>D</b>	All residential development may be required to contribute towards facilities that serve the community in Rothienorman or towards facilities in the wider catchment area at Oldmeldrum. These may be identified in the Community Plan or relevant Community Action Plan.	
Education (Secondary)	<b>D,E</b>	All residential development may be required to contribute towards the extension of Meldrum Academy to provide additional capacity.	
Healthcare	<b>D,NHS</b>	Development at Oldmeldrum, Meikle Wartle, Kirkton of Auchterless, Barthol Chapel, Fyvie, Rothienorman and St Katherines will require to contribute towards additional capacity at Fyvie/Oldmeldrum medical practice.	
Local Transportation Infrastructure	<b>D,R</b>	Development may be required to contribute towards footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.	
Sports and Recreation	<b>D</b>	All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Rothienorman or towards facilities in the wider catchment area at Oldmeldrum. These may be identified in the Community Plan or relevant Community Action Plan.	
Waste Management	<b>D,W</b>	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.	
Waste Water (Rothienorman WWTW)	<b>D,SW</b>	There is limited capacity at Rothienorman WWTW and a growth project is underway in the planning stages.	Estimated completion Summer 2025.
Water (Turrieff WTW)		Strategic appraisal underway for Turrieff WTW to determine growth solution.	

## SITE ACTIONS

Rothienorman OP1: Site to West of Blackford Avenue (Aberdeenshire Council) Allocation: 12 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D,DM	FPP (APP/2020/1480) Erection of 12 Affordable Dwellinghouses and Flats, Approved March 2021.	✓									
Site Construction	D	Construction complete.	✓									

# ROTHIENORMAN

Rothienorman OP2: Site West of Forgue Road - Previously BUS Allocation: 1.5ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	D,SEPA,FPU,ENV	FRA may be required. A buffer strip will be required adjacent to the watercourse on the eastern boundary of the site which should be integrated positively into the development. Enhancement of this straightened watercourse through renaturalisation and removal of any redundant features require to be investigated.										

# ST KATHERINES

## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	<b>NHS</b>	Development at Oldmeldrum, Meikle Wartle, Kirkton of Auchterless, Barthol Chapel, Fyvie, Rothienorman and St Katherines will require to contribute towards additional capacity at Fyvie/Oldmeldrum medical practice.	
Local Transportation Infrastructure	<b>D,R</b>	All development must contribute to improvements to the junction with the A947. Speed reducing measures may also be required.	
Waste Water	<b>D,SEPA,SW</b>	There is no public wastewater treatment in St Katherines. SEPA would need to be consulted and full authorisation sought for relevant licensing of private treatment, although SEPA's preferred solution is for a single WWTP serving all properties built to adoptable standards.	
Water (Turriff WTW)	<b>D,SW</b>	There is currently sufficient capacity. A mains water extension is required. Development will connect directly to trunk main. 24 hour storage will be required. Mains extension required. Early engagement with SW is advised.	Strategic appraisal underway for Turriff WTW to determine growth solution.

## SITE ACTIONS

St Katherines OP1: Cromlet Park West (AJ Rennie (Builders) Ltd) - Previously OP1 Allocation: 15 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D,DM	FPP (APP/2019/0175) for Erection of 15 Dwellinghouses Including Associated Roads and Drainage Infrastructure, Formation of Public Footpath & Bus Layby, approved December 2020.	✓									
Roads	D,R	New access onto A947 will require speed reduction measures. U53S road to be widened, footway and speed limit to be extended across frontage of site.										
Site Construction	D	Site construction is expected to commence soon.						→				

## INFRASTRUCTURE

## Aberdeen HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Secondary)	<b>E</b>	All residential development may be required to contribute towards the extension of Meldrum Academy to provide additional capacity.	
Healthcare	<b>NHS</b>	Development in Tarves, Methlick, Udney Green and Pitmedden may be required to contribute towards additional capacity at Haddo Medical Group.	
Waste Water (Tarves WWTW)	<b>D,SW</b>	A growth project has been completed at Tarves WWTW.	Growth project completed 2022.
Water (Turriff WTW)	<b>D,SW</b>	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.	Strategic appraisal underway for Turriff WTW to determine growth solution.

## SITE ACTIONS

Tarves OP1: The Grange (Scotia Homes/Grampian Housing Association) - Previously OP1 Allocation: 113 homes, community facilities and 2ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	<b>D,DM</b>	Masterplan agreed at FAC in February 2016.	✓									
Planning Application(s)	<b>D,DM</b>	FPP (APP/2018/1262) for Erection of 113 Dwelling houses, Formation of Public Open Space and Associated Infrastructure granted on appeal.	✓									
Planning Application(s)	<b>D,DM</b>	FPP (APP/2019/1294) for 9 Dwellinghouses (Change of House Types) refused December 2019.	✓									
Site Construction	<b>D</b>	Construction is underway and expected to complete in 2025.	→									▲
Site Delivery	<b>O</b>	Landowner looking at options to deliver the employment land.										

Tarves OP2: Braiklay Park (Private Landowner) - Previously OP2 Allocation: 15 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Marketing	<b>O</b>	Site is being marketed for development by landowner.										
Technical Assessments	<b>R</b>	Access arrangements must be co-ordinated with accesses to sites OP1 and OP3 to ensure that development on all three sites may have satisfactory access. Junction works are required at Braiklay crossroads which would be required to be agreed with Aberdeenshire Council.										

# TARVES

Tarves OP3: Land at Braiklay Croft (Tarves Estate) - Previously OP3 Allocation: 19 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	<b>D</b> ,DM	FPP (APP/2015/1685) for 16 Detached houses and 3 Terraced houses, Car Parking and Amenity Areas approved September 2016.	✓									
Site Construction	<b>D</b>	Building warrant approved in November 2016. Construction expected to commence by 2023.		→								

# TIPPERTY

## SITE ACTIONS

Tipperty OP1: Site 1, Land East of Tipperty Industrial Estate Allocation: 0.76ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Programming	D	New site for 2023 LDP. Developer to update on the programming of the site delivery.										

Tipperty OP2: Land to the South of Tipperty Industrial Estate Allocation: 0.73ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Programming	D	New site for 2023 LDP. Developer to update on the programming of the site delivery.										

# TURRIFF

## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Primary)	<b>D</b>	All residential development must contribute towards primary provision at Turriff Primary School.	
Healthcare	<b>NHS</b>	Development in Turriff and Cuminestown will require to contribute towards additional capacity for Turriff Medical Practice.	
Waste Water (Turriff WWTW)	<b>SW</b>	There is currently insufficient capacity available at Turriff WWTW and a growth project is underway. Network investigations may be required at OP5 depending on business use and wastewater flows. DIA's will be required for OP1 and OP2 sites.	Likely delivery Autumn 2025.
Water (Turriff WTW)	<b>D,SW</b>	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.	Strategic appraisal underway for Turriff WTW to determine growth solution.

## SITE ACTIONS

Turriff OP1: Adjacent to Wood of Delgaty (JG Ironside Ltd/Parklands Development Ltd) - Previously OP1 Allocation: 450 homes, 10ha employment land, commercial land and community facilities												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	<b>D,DM</b>	Masterplan agreed June 2016.	✓									
Planning Application(s)	<b>D,DM</b>	FPP (APP/2017/1780) for Erection of 8 Dwellinghouses Without Compliance with Condition 1 (Time) of PPP APP/2013/1097, approved March 2019.	✓									
Planning Application(s)	<b>D,DM</b>	PPP (APP/2022/2062) for Erection of Care Home, 11 Dwellinghouses and Associated Works submitted November 2022, pending. Further planning application(s) to be submitted.	→									
Technical Assessments	<b>D,SEPA,SW,R,FPU,ENV</b>	TA, DIA, WIA, EA, LP, TS, FRA required. A buffer strip will be required alongside any watercourses and this should be integrated positively into the development as part of the bleu/ green infrastructure. Enhancement of any straightened watercourses through renaturalisation and removal of any redundant features will require to be investigated. Distributor Road options assessment to be undertaken. Further investigation required for area of ancient woodland. An Archaeology Survey will be required as the site includes the remains of a possible ring cairn.										

Turriff OP2: North Of Shannoeks View (Springfield Properties/Langstane Housing Association) - Previously OP2 Allocation: 227 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	<b>D</b>	Masterplan agreed November 2013.	✓									



# TURRIFF

Turriff OP2: North Of Shannocks View (Springfield Properties/Langstane Housing Association) - Previously OP2 Allocation: 227 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	FPP (APP/2016/3261) for Residential Development Consisting of 231 Dwellinghouses and Associated Infrastructure approved March 2022.	✓									
Roads	D	2 points of vehicular access will be required, access to be taken off the 'C' class road to the east of the site.										
Site Construction	D	Site construction expected to commence from 2023.							→			

Turriff OP3: Adjacent to Broomhill Road / Markethill Industrial Estate - Previously OP5 Allocation: 4.5ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D,O	Sites OP3, OP4, OP5 to prepare joint masterplan.										
Site Delivery	D,O	Site available for development but not actively being progressed at this time.										

Turriff OP4: South of Colly Stripe, Smiddyseat Road (Private Landowner) Allocation: 27 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O	The Landowner is speaking to developers and will advise of delivery programme.										

Turriff OP5: Land North of Cornfield Road (c/o Halliday Fraser Munro) Allocation: 40 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D,DM	FPP (APP/2022/0683) for Erection of 3 Dwellinghouses on southern part of the site, submitted April 2022, pending.										
Technical Assessments	D,T,R	Access will require to be provided from Cornfield Road and Riddoch Road and footway connections provided from the site to link with existing networks. A Transport Statement should be provided to determine an access strategy and assess the suitability of existing junctions accessing the site.										

# TURRIFF

Turriff BUS1: Markethill Industrial Estate - Previously BUS1												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D	Existing industrial estate.										

Turriff BUS2: Morrison Motors Allocation: 3.3ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O	Car dealership developed. Develop-able area still available.										

Turriff BUS3: Opposite Greengate Lodge Safeguarded for a hotel facility												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D	Market the site for sale or lease/develop site.										

# UDNY GREEN

## INFRASTRUCTURE

## Aberdeen HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Secondary)	<b>E</b>	All residential development may be required to contribute towards the extension of Meldrum Academy to provide additional capacity.	
Healthcare	<b>NHS</b>	Development in Tarves, Methlick, Udney Green and Pitmedden may be required to contribute towards additional capacity at Haddo Medical Group.	
Waste Water (Udney Green WWTW)	<b>D,SW</b>	A Growth Project has been initiated for Udney Green WWTW.	Likely delivery Autumn 2024.
Water (Turriff WTW)	<b>D,SW</b>	There is currently sufficient capacity at Turriff WTW. Local mains reinforcement may be required. A WIA will be required from any development to look at Raitshill Pitmedden Service Reservoir.	Strategic appraisal underway for Turriff WTW to determine growth solution.

## SITE ACTIONS

Udney Green OP1: Opposite Bronie House (Waterton Property Ltd) - Previously H1 Allocation: 15 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	<b>D</b>	Application for 12 houses (APP/2014/1180) allowed at appeal July 2015. FPP (APP/2016/1901) for 12 Dwellinghouses (Amendment to Previously Approved APP/2014/1180) approved October 2017. FPP (APP/2017/1057) for Erection of 3 Dwellinghouses allowed at appeal, February 2018. A change of house type application is expected before the expiry of current planning applications in March 2023.	✓	▲								
Site Construction	<b>D</b>	Site construction expected to commence 2023 onwards.			→							

# UDNY STATION

## INFRASTRUCTURE

## Aberdeen HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Secondary)	<b>E</b>	All residential development may be required to contribute towards the extension of Meldrum Academy to provide additional capacity.	
Healthcare	<b>NHS</b>	Development in Udney Station will require to contribute toward additional capacity at existing facilities serving the locality.	
Waste Water (Udney Station ST)	<b>SW</b>	A Growth Project has been initiated for Udney Station Septic Tank.	Likely delivery Summer 2024.
Water (Turriff WTW)	<b>SW,D</b>	There is currently sufficient capacity. Local mains reinforcement may be required.	Strategic appraisal underway for Turriff WTW to determine growth solution.

## SITE ACTIONS

Udny Station OP1: Woodlea East (JNF Developments Ltd/Claymore Homes) - Previously OP1 Allocation: 35 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
POAN	D,DM	POAN (ENQ/2018/1983) for residential and mixed use development, agreed January 2019.	✓									
Planning Application(s)	D,DM	FPP (APP/2020/1629) for erection of 43 residential units and 2 business units with associated open space, parking and infrastructure, approved November 2021.	✓									
Technical Assessments	D	TA, DIA, WIA and landscape plan to be completed.										

# WEST PITMILLAN

## SITE ACTIONS

West Pitmillan OP1: West Pitmillan - Previously OP1 Allocation: 3.1ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	<b>DM</b> ,D	FPP (APP/2018/1783) for Erection of Industrial Building, approved October 2018.	✓									
Transportation	<b>D</b>	Improvement works are required to the A90 junction to the south east of the OP1 site.										
Technical Assessments	<b>D</b> ,ENV	A buffer strip will be required adjacent to the watercourse which runs along the northern site boundary and should be integrated positively into the development. Enhancement of through renaturalisation and deculverting will be required to be investigated.										
Site Delivery	<b>O</b> ,D	Progressing with the southern part of OP1 on a plot by plot basis. Development on the northern section will follow the completion of the southern part.										

# YTHANBANK

## INFRASTRUCTURE

## Aberdeen HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	<b>NHS</b>	Development in Balmedie North, Foveran, Newburgh, Ythanbank and Ellon will require to contribute towards a new health centre at Ellon.	
Waste Water (No public WWTW)	<b>D,SEPA,SW</b>	There is no public WWTW in Ythanbank and the Ellon sewer system is located 4.9km away. SEPA would require a single WWTP to be installed to adoptable standards.	
Water (Invercannie, Mannofield and Turriff WTW)	<b>SW</b>	There is currently sufficient capacity, however early engagement with SW is advised.	Invercannie/ Mannofield WTW is undergoing capital maintenance improvements with completion expected by Spring 2023. Strategic appraisal underway for Turriff WTW to determine growth solution.

## SITE ACTIONS

Ythanbank OP1: Michaelmuir Croft (Private Landowner) Allocation: 5 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	<b>O,D</b>	Landowner to advise of site delivery.										
Technical Assessments	<b>D,SEPA,FPU</b>	Appropriate drainage such as Sustainable Drainage Systems may be required to mitigate against any surface water flooding. Further investigation of the well in the south west corner of the site will be required and potential pollution to groundwater mitigated. A private single waste water treatment plant, built to an adoptable standard, will be required for this site.										



**Garioch**

# AUCHLEVEN

## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Community Facilities	<b>D</b>	All residential development may be required to contribute towards facilities that serve the community in Auchleven or towards facilities in the wider catchment area at Insch. These may be identified in the Community Plan or relevant Community Action Plan.	
Education (Primary)	<b>D,E</b>	All residential development may be required to contribute towards additional capacity at Premnay Primary School.	
Healthcare	<b>D,NHS</b>	Development in Auchleven, Insch, Old Rayne and Oyne will require to contribute towards additional capacity at Insch Medical Practice.	
Local Transportation Infrastructure	<b>D,R</b>	Development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.	
Sports and Recreation	<b>D</b>	All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Auchleven or towards facilities in the wider catchment area at Insch. These may be identified in the Community Plan or relevant Community Action Plan.	
Waste Management	<b>D,W</b>	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.	
Waste Water Auchleven North Septic Tank	<b>D,SW</b>	A growth project is underway.	Anticipated completion Spring 2025.
Water (Turriff WTW)	<b>D,SW</b>	Strategic appraisal underway for Turriff WTW to determine growth solution.	

## SITE ACTIONS

Auchleven OP1: Auchleven Croft (Mortimers Way) (Carnoustie Links Development Ltd) Allocation: 5 homes (additional)												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Construction	<b>D</b>	Site construction commenced.										



# AUCHLEVEN

Auchleven OP2: Adjacent Premnay School (Private Landowner) Allocation: 9 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D,DM	PPP (APP/2015/0408) for Erection of 3 Dwellinghouses and Garages approved February 2016. PPP (APP/2015/0443) for Erection of 3 Dwellinghouses and Garages approved February 2016. FPP (APP/2017/2705) for Erection of 3 Dwellinghouses and Garages (Plots 1-3) approved February 2018. FPP (APP/2020/2406) for Erection of 2 Dwellinghouses and Garages (Plots 4 and 5) approved July 2021.										
Matters Specified in Conditions Application(s)	D,DM	MSC (APP/2019/0202) for Condition 1 a - g of Planning Permission APP/2015/0408 Erection of 3 Dwellinghouses and Garages (Plots 4-6) approved March 2019. MSC (APP/2019/0204) for Condition 1 a - g of Planning Permission APP/2015/0443 Erection of 3 Dwellinghouses and Garages (Plots 7-9) approved March 2019.										

# BLACKBURN

## INFRASTRUCTURE

## Inverurie-Blackburn SGA

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Primary)	<b>E</b>	All residential development may require to contribute towards the new Kinellar Primary School which was built with increased capacity in anticipation of new housing development.	
Healthcare	<b>NHS</b>	Development in Blackburn will require to contribute towards a new health centre in North Aberdeen.	
Local Transportation Infrastructure	<b>D,TS,T</b>	A distributor road, with the potential to upgrade to a bypass, will be required to the east of the settlement to relieve congestion in the town centre. All sites may be required to contribute proportionally to the first stages of this road. All development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision. A distributor road is required to the east of the settlement linking OP1 and OP54. A route assessment is required of the Mill of Colp road which is located to the southeast of the settlement, as far as the B9170 and all sites may be required to contribute proportionally to its upgrade to accommodate potential increased use through new development	
Waste Water (Inverurie WWTW)	<b>D,SW</b>	Local sewer reinforcement and DIA may be required.	
Waste Water (Inverurie WWTW)	<b>SW</b>	There is capacity at Inverurie WWTW. A DIA may be required.	
Water (Invercannie and Mannofield WTW)	<b>D,O</b>	WIA required as development crosses two water supply zones. Water demand will have an impact on network upgrades required. There is currently sufficient capacity.	WTW is undergoing capital maintenance improvements with completion expected by Spring 2023.

## SITE ACTIONS

Blackburn OP1: Caskieben (c/o Ryden) - Previously OP1 Allocation: 240 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	<b>D,SEPA,FPU,ENV</b>	Technical assessments to be progressed and submitted with planning application. FRA may be required. The Black Burn is currently downgraded to Moderate status due to its physical condition. Enhancement of the Burn through renaturalisation and removal of any redundant features will require to be investigated.	▲									
Transportation	<b>D</b>	Main access to be taken from the B973 beside the garage. Discussion should take place with Roads Development and Aberdeen City Council roads to discuss suitability of a second access.										
Masterplan	<b>D</b>	Masterplan required.				→						
Planning Application(s)	<b>D</b>	Submission of planning application following masterplanning process.				→						

# BLACKBURN

Blackburn BUS: Blackburn Ind Est / Westpark Business Pk - Previously BUS Allocation: 4.2ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	FPP (APP/2017/2476) for erection of warehouse and office building, approved December 2017.	✓									
Site Delivery	D	The site is partially developed.										

# CHAPEL OF GARIOCH

## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	<b>NHS</b>	Development in Inverurie, Keithhall, Kinmuck, Chapel of Garioch, and Daviot will require to contribute towards additional capacity in Inverurie.	
Waste Water (No public WWTW)	<b>D,SEPA,SW</b>	No public wastewater treatment available. SEPA has highlighted requirement for new WWTW. Full authorisation will be required from SEPA for any private treatment which will need to be built to an adoptable standard.	
Water (Invercannie, Mannofield and Turriff WTW)	<b>D,SW</b>	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.	Invercannie/ Mannofield WTW is undergoing capital maintenance improvements with completion expected by Spring 2023. Strategic appraisal underway for Turriff WTW to determine growth solution.

## SITE ACTIONS

Chapel of Garioch OP1: Land at Pitbee (Private Landowner) - Previously OP1 Allocation: 10 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	<b>D,DM</b>	FPP (APP/2014/3849) for 10 dwellings, approved February 2016.	✓									
Site Delivery	<b>D</b>	Site is currently being marketed.										
Site Construction	<b>D</b>	Substantive site start, groundworks underway.	✓									
Roads	<b>D,R</b>	Need for footway link to school and street lighting.										

# CLUNY/SAUCHEN

## INFRASTRUCTURE

## Aberdeen HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Primary)	<b>E</b>	Developers should seek to engage with the Council for proposals of 10 homes or more to establish capacity of Cluny Primary School.	
Education (Secondary)	<b>D,E</b>	Residential developments may be required to contribute towards additional capacity at Alford Academy.	
Healthcare	<b>NHS</b>	Development in Kemnay, Millbank, Monymusk, Sauchen and Cluny will require to continue towards additional capacity in Kemnay.	
Local Transportation Infrastructure	<b>T</b>	Pedestrian link to school to be provided. An upgrade of the Sauchen to Cluny road with new footway/cycle provision will be required.	
Waste Water (Sauchen WWTW)	<b>D,SEPA,SW</b>	There is capacity at Sauchen WWTW, however it is insufficient to treat all development allocated at Cluny and Sauchen. A growth project is underway. DIA required.	Likely delivery Autumn 2025.
Water (Invercannie, Mannofield and Turriff WTW)	<b>D</b>	There is currently sufficient capacity. Development connects directly off trunk main. Require 24 hours storage. Mains extension required with pressure management.	Invercannie/ Mannofield WTW is undergoing capital maintenance improvements with completion expected by Spring 2023. Strategic appraisal underway for Turriff WTW to determine growth solution.

## SITE ACTIONS

Cluny/Sauchen OP1: Main Street (Kirkwood Homes) - Previously OP1 Allocation: 76 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	<b>D,DM</b>	Masterplan agreed, October 2012.	✓									
Site Construction	<b>D</b>	First phase of construction complete.	✓									
Planning Application(s)	<b>D,DM</b>	FPP (APP/2019/2302) for erection of 27 residential dwellinghouses and associated infrastructure approved March 2020.	✓									
Planning Application(s)	<b>D,DM</b>	FPP (APP/2020/1259) for erection of 49 dwellinghouses and associated works, approved June 2021.	✓									
Planning Application(s)	<b>D,DM</b>	FPP (APP/2021/1688) for Erection of 49 Dwellinghouses and Associated Infrastructure (Phase 3) approved November 2021.	✓									
Planning Application(s)	<b>D,DM</b>	FPP (APP/2022/0354) for Erection of 5 Dwellinghouses (Change of House Types to APP/2021/1688) approved May 2022.	✓									
Site Delivery	<b>D</b>	Site is currently under construction with an expected completion Q4 2023.					▲					

# CLUNY/SAUCHEN

## SITE ACTIONS

Cluny/Sauchen OP1: Main Street (Kirkwood Homes) - Previously OP1 Allocation: 76 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	<b>D</b> ,SEPA,FPU,ENV	For the increase in capacity an updated FRA may be required to reflect any new information. A buffer strip will be required adjacent to the Cluny Burn which should be integrated positively into the development. The buffer strip will need to allow sufficient space for restoration of the straightened watercourse. Enhancement and removal of any redundant features will require to be investigated.										
Roads	<b>D</b>	Site will now require an emergency access point off Main Street due to the increase in allocation.										

# DUNECHT

## INFRASTRUCTURE

## Aberdeen HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Secondary)	<b>D,E</b>	Residential developments may be required to contribute towards additional capacity at Alford Academy.	
Waste Water (Dunecht WWTW)	<b>SW</b>	There is currently sufficient capacity at Dunecht WWTW.	
Water (Invercannie and Mannofield WTW)	<b>D</b>	Development connects directly off trunk main and requires 24 hours storage.	WTW is undergoing capital maintenance improvements with completion expected by Spring 2023.

## SITE ACTIONS

Dunecht OP1: Land West of Tillybrig (Kirkwood Homes) - Previously OP1 Allocation: 33 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
POAN	<b>D,DM</b>	POAN (ENQ/2018/0781) submitted May 2018.	✓									
Planning Application(s)	<b>D,DM</b>	FPP for erection of 33 Dwellinghouses, with Associated Infrastructure, Landscaping and Open Space, approved May 2019.	✓									
Site Construction	<b>D</b>	Site construction is complete.	✓									

## INFRASTRUCTURE

## Aberdeen HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Primary)	<b>D</b>	Residential developments may be required to contribute towards additional primary school capacity.	
Healthcare	<b>NHS</b>	Development in Finzean, Echt, Inchmarlo, Strachan, Drumoak, Crathes, Park, Midmar, Woodlands of Durris and Banchory will require to contribute towards a new health centre in Banchory.	
Waste Water (Echt WWTW)	<b>D,SW</b>	A growth project will be initiated once development meets Scottish Water's five growth criteria.	
Water (Invercannie WTW)	<b>D,SW</b>	Invercannie WTW is undergoing capital maintenance improvements with completion expected by Spring 2023.	

## SITE ACTIONS

Echt OP1: North of Forbes Park (Kirkwood Homes) Allocation: 25 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	<b>D,DM</b>	FPP (APP/2022/2257) for Erection of 25 Dwellinghouse, Associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space submitted October 2022, pending.	→									



# HATTON OF FINTRAY

## INFRASTRUCTURE

## Aberdeen HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	<b>NHS</b>	Development in Kintore and Hatton of Fintray will require to contribute towards additional capacity serving Kintore and Hatton of Fintray. A site for a new health centre may be required.	
Waste Water (Hatton of Fintray Septic Tank)	<b>SW</b>	A growth project will be initiated once development meets Scottish Water's five growth criteria. There is limited supply at Hatton of Fintray septic tank. Early engagement with Scottish Water is recommended.	
Water (Invercannie and Mannofield WTW)	<b>D</b>	Development connects directly off trunk main and requires 24 hours storage.	Invercannie/ Mannofield WTW is undergoing capital maintenance improvements with completion expected by Spring 2023.

## SITE ACTIONS

Hatton of Fintray OP1: North of B977 (Mtm Homes) - Previously OP1 Allocation: 16 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	<b>O,D</b>	Planning application to be submitted.										
Roads	<b>D</b>	Footway connections are required from site OP1 to Hatton of Fintray Primary School.										
Technical Assessments	<b>D,SEPA,FPU,ENV</b>	A FRA may be required. A buffer strip will be required adjacent to the watercourse on the western boundary which should be integrated positively into the development. The buffer strip will need to allow sufficient space for restoration of the straightened watercourse. Enhancement of these through renaturalisation and removal of any redundant features will be required to be investigated.										
Water	<b>D,SW</b>	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.										

## INFRASTRUCTURE

## Huntly-Pitcaple SGA

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Primary)	<b>E</b>	Residential developments may be required to contribute towards additional primary school capacity.	
Education (Secondary)	<b>E</b>	Residential developments may be required to contribute towards the replacement Inverurie Academy which is being built with increased capacity for future development.	
Healthcare	<b>NHS</b>	Development in Auchleven, Insch, Old Rayne and Oyne will require to contribute towards additional capacity at Insch Medical Practice.	
Waste Water (Insch WWTW)	<b>D</b>	There is currently sufficient capacity at Insch WWTW. A DIA may be required to address network issues. Early engagement with Scottish Water is recommended.	
Water (Invercarnie / Mannofield/Turriff WTW)	<b>D,SW</b>	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.	Invercarnie/ Mannofield WTW is undergoing capital maintenance improvements with completion expected by Spring 2023. Strategic appraisal underway for Turriff WTW to determine growth solution.

## SITE ACTIONS

Insch OP1: Land at North Road (Rothney West) (Drumrossie Land Co.) - Previously OP1 Allocation: 48 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D,DM	FPP (APP/2015/0634) for 48 units approved March 2016. Modification/Discharge Plng Obligation (APP/2020/2463) for Modification of Planning Obligations (Affordable Housing, Education, Sports, Recreation, Healthcare and Waste) of Planning Permission Reference APP/2015/0634 for Residential Development approved February 2021.	✓									
POAN	D,DM	POAN submitted (ENQ/2019/0854) Residential Development of 48 Dwellings Including Landscaping and Associated Infrastructure.	✓									
Site Construction	D,H	Construction commenced in 2022.	→									

# INSCH

Insch OP2: Hillview, South Road (Drumrossie Land Co./Castlehill Housing Association) - Previously OP3 Allocation: 8 homes											
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024			
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Planning Application(s)	D,DM	FPP (APP/2016/0966) for Erection of 8 houses approved May 2017. FPP (APP/2020/0996) for Erection of 10 Dwellinghouses including Associated Parking and Landscaping approved February 2021.	✓								
Site Construction	D	Site expected to be completed by March 2022.	▲								

Insch OP3: North of Insch Business Park - Previously OP4 Allocation: 5ha employment land											
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024			
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Site Marketing	O	To be marketed as self build plots (Class 4, 5 & 6).									
Planning Application(s)	D	FPP (APP/2019/0367) for Formation of Road, Drainage and SUDS for Future Serviced Plots Use Classes 4, 5 and 6 approved September 2019.	✓								
Technical Assessments	D,SEPA,FPU,ENV	FRA may be required. A buffer strip will be required adjacent to the watercourse on the western boundary which should be integrated positively into the development.									
Technical Assessments	D,R	Footpath provision is required to link to the existing network at Insch Business Park. A Transport Statement is required and should set out how the site will be accessed by non-car modes.									

Insch BUS: Insch Business Park, Muirheadless - Previously BUS											
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024			
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Planning Application(s)	D	FPP (APP/2019/0367) for formation of road, drainage and SUDS for future services plots use class 4,5 & 6, approved Sep 2019.	✓								

# INVERURIE

## INFRASTRUCTURE

## Inverurie-Blackburn SGA

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Primary)	<b>E</b>	All residential development in the Uryside catchment may be required to contribute towards primary provision in Inverurie. Developers should seek to engage with the Council for proposals of 10 homes or more to establish capacity of Strathburn and Kellands Primary School.	
Education (Secondary)	<b>E</b>	Residential developments may be required to contribute towards the replacement Inverurie Academy which is being built with increased capacity for future development.	
Healthcare	<b>NHS</b>	Development in Inverurie, Keithhall, Kinmuck, Chapel of Garioch, and Daviot will require to contribute towards additional capacity in Inverurie.	New health centre was completed in 2018.
Local Transportation Infrastructure (Howford Bridge)	<b>T,D</b>	Development may be required to contribute to strategic transport infrastructure Development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision. Contributions and connections will be required towards the Inverurie to Oldmeldrum and Inverurie to Kemnay strategic cycle routes. All development will be required to show links to the Inverurie Active Travel network.	
Local Transportation Infrastructure (A96 improvements)	<b>D,TS,T</b>	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.	These improvements are being progressed but delayed by requirement to stop up A96 pedestrian crossings.
Local Transportation Infrastructure (Grade Separated Junction for Crichtie)	<b>D,TS,T,LS</b>	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)	<b>SW</b>	There is available capacity at Inverurie WWTW. Local sewer reinforcement may be required.	
Water (Invercarnie and Mannofield WTW)	<b>D</b>	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.	Invercarnie/ Mannofield WTW is undergoing capital maintenance improvements with completion expected by Spring 2023.

## SITE ACTIONS

Inverurie SR1: Crichtie - Previously SR1 Allocation: 9.4ha of strategic reserve employment land (2027 - 2035)												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	<b>O,D</b>	Site will be brought forward in the long term if there is demand.										

# INVERURIE

Inverurie OP1: Conglass (Cala Homes) - Previously OP1 Allocation: 57 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D,DM	FPP (APP/2017/3188) for Residential Development and Associated Infrastructure, approved August 2018.	✓									
Site Construction	D	The site construction is now complete.	✓									

Inverurie OP2: Former Garioch Health Centre Mix of uses including housing and retail												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D,DM	FPP (APP/2022/0606) for Erection of Food Store (Class 1) and Associated Works, approved February 2023.		✓								

Inverurie OP3: Land at Harlaw Park (Private Landowner) - Previously OP2 Allocation: 50 homes (supported accommodation)												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D,DM	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.	✓									
Planning Application(s)	D,DM	FPP (APP/2017/0199) for Partial Demolition, Facade Retention and Rebuilding of Former Foundry Building to Form 12 Flats, approved September 2018.	✓									
Planning Application(s)	D,DM	APP/2018/1972 Modification of Planning Obligation (Affordable Housing Provision) of APP/2015/2470 approved September 2018.	✓									
Planning Application(s)	D,DM	FPP (APP/2019/2719) for demolition of buildings and erection of retail/commercial units and drive-thru (use classes 1, 2 and 3), formation of vehicular access, car parking, servicing and landscaping, refused May 2020.	✓									

# INVERURIE

<b>Inverurie OP4: Portstown (Malcolm Allan/Chap Homes) - Previously OP3 &amp; OP9</b> <b>Allocation: Mixed uses including 416 homes and commercial land</b>												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D,DM	FPP (APP/2017/1367) for 416 houses and 4 commercial units, approved April 2018.	✓									
Planning Application(s)	D,DM	FPP (APP/2019/1649) for Erection of 25 Dwellinghouses (Change of House Types to 18 Units, 7 Additional Units, and Amended Layout of Planning Permission ref. APP/2017/1367) approved September 2020.	✓									
Planning Application(s)	D,DM	FPP (APP/2019/2890) for erection of 12 dwellinghouses (change of house types/revised layout) (retrospective), approved February 2020.	✓									
Planning Application(s)	D,DM	FPP (APP/2020/0267) for erection of 25 dwellinghouses (change of house types to 22 units, 3 additional units and amended layout of planning permission reference APP/2017/1367), approved September 2020. Several FPP for Change of House Type Applications submitted and approved.	✓									
Site Construction	D	Construction on site is underway with expected completion in 2029.										▲

<b>Inverurie OP5: Crichtie (Dandara) - Previously OP4</b> <b>Allocation: 737 homes, including community facilities and a primary school</b>												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Development Framework	D	Framework agreed for Thainstone/Crichtie Area by Garioch Area Committee February 2013.	✓									
Masterplan	D,DM	Masterplan agreed by Garioch Area Committee June 2013.	✓									
Planning Application(s)	D	PPP (APP/2013/0267) for erection of 737 Dwellinghouses, Business and Industrial Development, Community Facilities including Primary School and Associated Infrastructure, approved December 2018.	✓									
Planning Application(s)	D,DM	PPP (APP/2021/0525) for Erection of 737 Dwellinghouses, Business and Industrial Development, Community Facilities including Primary School and Associated Infrastructure without Compliance with Conditions 1c (Foot and Cycle Path Connection) and 3 (Foot and Cycle Path Connection) of Planning Permission Reference APP/2013/0267 approved January 2023.		✓								
Matters Specified in Conditions Application(s)	D,DM	MSC (APP/2019/1489) for 737 houses submitted June 2019, pending.	→									
Water	D,SW	Water Impact and Drainage Impact Assessments will be required. The demand for water and wastewater capacity for the non-domestic element of this development will depend on the business use. Early engagement with Scottish Water required.										
Technical Assessments	D,SEPA,FPU	FRA will be required for the northern part of the site.										

# INVERURIE

Inverurie OP5: Crichtie (Dandara) - Previously OP4 Allocation: 737 homes, including community facilities and a primary school												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Construction	D	Construction on site is likely to start in 2024.						▲				

Inverurie OP6: Crichtie - Previously OP11 Allocation: 23.7ha of employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	DM	PPP (APP/2013/0267) for erection of 737 Dwellinghouses, Business and Industrial Development, Community Facilities including Primary School and Associated Infrastructure, approved December 2018.	✓									
Matters Specified in Conditions Application(s)	D,DM	MSC application(s) to be submitted.										

Inverurie OP7: Uryside Phase 2 (Barratt North Scotland/Malcolm Allan/Taylor Wimpey) - Previously OP7 & OP8 Allocation: 681 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D,DM	FPP (APP/2010/3002) for erection of 40 dwellinghouses and associated landscaping and roads layout, approved December 2013. Rest of the site (APP/2009/2542) for 611 houses granted at appeal, December 2013.	✓									
Planning Application(s)	D,DM	FPP (APP/2015/1213) for 64 houses (Change of House Type) approved May 2016.	✓									
Planning Application(s)	D,DM	FPP (APP/2017/1381) for erection of 125 Dwellinghouses (Change of House Types) and Associated Infrastructure and Landscaping, approved March 2018.	✓									
Planning Application(s)	D,DM	FPP (APP/2020/0275) for Erection of 24 Dwellinghouses with Associated Access Road and Parking (Change of House Types to Planning Reference APP/2009/2542), approved August 2020.	✓									
Planning Application(s)	D,DM	FPP (APP/2020/1713) for Erection of 237 Dwellinghouses with Associated Access Road, Open Space and Parking approved June 2022.	✓									
Planning Application(s)	D,DM	FPP (APP/2022/2567) for Erection of 7 Dwellinghouses (Amended House Types and Layout) to Planning Permission APP/2018/0456 submitted February 2023, pending.										
Site Construction	D	The site is under construction with an anticipated completion in 2030.	→	→	→	→	→	→	→	→	→	▲

# INVERURIE

Inverurie OP8: Former Hatchery, Blackhall Road (Malcolm Allan) Allocation: 64 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D,DM	FPP (APP/2022/1076) for Erection of Dwellinghouse (Change of House Type on Plot 22 previously approved under APP/2015/2899 and APP/2021/2854) approved June 2022.										
Site Construction	D	Site is currently under construction and is expected to be complete in 2025.										▲

Inverurie OP9: Adjacent to Axis Business Centre - Previously OP12 Allocation: 1.5ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	FPP (APP/2012/3648) for the formation of an access road and strategic landscaping, approved June 2013.	✓									
Site Delivery	D	Future applications for individual plots expected.										

Inverurie OP10: Thainstone - Previously OP13 / SR2 Allocation: 25.8ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D,DM	PPP (APP/2015/3793) for commercial development including class 4,5,6 granted at appeal June 2017.	✓									
Planning Application(s)	D,DM	FPP (APP/2015/3748) for formation of access road, approved September 2016. FPP (APP/2021/0686 ) for Commercial Development To include Class 4, 5 And 6 Uses with Associated Infrastructure and Landscaping: Non Compliance with Condition 8 of APP/2015/3793 approved June 2021.	✓									
POAN	D,DM	POAN (ENQ/2018/0267) for Business Start-Up Units and Key Depot Facility Providing Covered and External Storage, Vehicle Washing and Fuelling approved March 2018.	✓									
Planning Application(s)	D,DM	FPP (APP/2018/0428) for Abattoir and Meat Production Facility approved August 2018.	✓									
Matters Specified in Conditions Application(s)	D,DM	MSC (APP/2018/0140) for APP/2015/3793, Conditions 1a,b,c,d,e,f, 3, 13 approved October 2018.	✓									
Planning Application(s)	D,DM	FPP (APP/2018/2002) for Erection of Abattoir and Meat Production Facility with Associated Roads, Infrastructure and Landscaping Without Compliance with Condition 9 (Thainstone Roundabout Alterations), Condition 10 (Port Elphinstone Roundabout Alterations) and Condition 11 (Minute of Agreement of Port Elphinstone Roundabout Alterations) of APP/2018/0428, approved December 2018.	✓									
Site Construction	D	Site construction to start.										



# INVERURIE

Inverurie OP11: Pineshaw, Port Elphinstone (Mtm Homes) - Previously OP14 Allocation: 54 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	Planning application to be submitted.										
Water	D,SW	Water and sewer network reinforcement may be required. A new dedicated trunk water main is also required to supply southern Inverurie sites.										
Roads	D,R	Discussion to take place with Roads Development to determine the access proposals for the site.										
Technical Assessments	D,ENV	Wet habitats and buffers/ protection may be required.										

Inverurie OP12: North Street, Inverurie (ANM Group Ltd) - Previously OP15 Allocation: Mix of uses including 80 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	PPP (APP/2023/0242) for erection of demolition of abattoir and offices and erection of residential development, submitted January 2023, pending.										
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	D	Existing 100mm PVC pipework within the site to be cut and capped. Water and sewer network reinforcement may be required.										

Inverurie OP13/BUS7: Kirkwood Commercial Park, Thainstone - Previously OP16/BUS8 Allocation: 3.8ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D,DM	PPP (APP/2013/0170) for commercial/ employment development (Use Classes 4, 5 and 6) - approved June 2013. PPP (APP/2017/1398) for the redevelopment of the site and erection of buildings (Use Classes 4, 5 and 6), approved December 2017.	✓									
Matters Specified in Conditions Application(s)	D,DM	MSC (APP/2014/1994) for 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.	✓									
Planning Application(s)	D,DM	FPP (APP/2020/1324) for Erection of Energy from Waste Facility approved June 2021.	✓									

# INVERURIE

Inverurie OP13/BUS7: Kirkwood Commercial Park, Thainstone - Previously OP16/BUS8 Allocation: 3.8ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Construction	D	Site construction to start.										
Technical Assessments	D	FRA previously carried out. Development should accord with this FRA or any further study which supersedes it.										

Inverurie OP14: Land Northeast of Thainstone Roundabout - Previously BUS6 Allocation: a halting site for gypsy travellers and/or employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D,DM	PPP (APP/2013/3196) for Business, Industrial, Storage and Distribution, Hotel and Associated Infrastructure (Renewal of PPP APP/2008/1694) approved November 2015.	✓									
POAN	D,DM	POAN (ENQ/2018/1734) for erection of Industrial Business Units & Warehouses, submitted October 2018.	✓									
Planning Application(s)	D,DM	FPP (APP/2020/1034) for erection of 6 business units (Class 4) and associated car parking and roads, approved July 2021.	✓									

Inverurie OP15: Land West of Bennachie View Care Home (Cala Homes) Allocation: 130 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
POAN	D,DM	POAN covering OP15 and OP16 (ENQ/2022/1198) for Residential Development, supporting Commercial Uses, Landscaping, Open Space and Associated Works, agreed September 2022.										
Planning Application(s)	D,DM	FPP (APP/2022/2642) for Erection of 145 Dwellinghouses and 12 Flats, Commercial Space, Landscaping, Open Space, Road Layout and Associated Infrastructure covering OP15 and OP16, submitted January 2023, pending.		→								

# INVERURIE

Inverurie OP16: Land West of Conglass Cottages (Cala Homes) Allocation: mix of uses including 50 homes and 2ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
POAN	D,DM	POAN covering OP15 and OP16 (ENQ/2022/1198) for Residential Development, supporting Commercial Uses, Landscaping, Open Space and Associated Works, agreed September 2022.	✓									
Planning Application(s)	D,DM	FPP (APP/2022/2642) for Erection of 145 Dwellinghouses and 12 Flats, Commercial Space, Landscaping, Open Space, Road Layout and Associated Infrastructure covering OP15 and OP16, submitted January 2023, pending.		→								

Inverurie BUS3: Highclere Business Park - Previously BUS3 Allocation: 10 ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	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. FPP (APP/2022/2035) for Erection of Warehouse (Class 6) approved November 2022.	✓									
Site Delivery	D	Existing Business Park, further applications for change of use and new applications expected. Ongoing marketing of vacant plots/buildings.										

Inverurie BUS5: Crichtiebank Business Centre - Previously BUS5												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D	Site partially developed. Further applications for vacant land expected in the future.										

# KEITHALL

## INFRASTRUCTURE

## Aberdeen HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	<b>NHS</b>	Development in Inverurie, Keithhall, Kinmuck, Chapel of Garioch, and Daviot will require to contribute towards additional capacity in Inverurie.	
Waste Water (Inverurie WWTW)	<b>D,SW</b>	Local sewer reinforcement may be required. There is currently available capacity at Inverurie WWTW.	
Water (Invercarnie and Mannofield WTW)	<b>D,SW</b>	Local water mains reinforcement may be required. Kingshill District Service Reservoir will need to be assessed for its storage capacity.	Invercarnie/ Mannofield WTW is undergoing capital maintenance improvements with completion expected by Spring 2023.

## SITE ACTIONS

Keithall OP1: South Of Inverurie Rd (Church of Scotland) - Previously OP1 Allocation: 36 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Marketing	<b>O</b>	The Trustees are liaising with local parties with a view to placing the Keithhall Glebe on the market.	→									
Roads	<b>D,R</b>	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.										
Technical Assessments	<b>D,SEPA,FPU,ENV</b>	FRA may be required. A buffer strip will be required adjacent to the watercourse on the southern boundary which should be integrated positively into the development.										

## INFRASTRUCTURE

## Aberdeen HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Secondary)	<b>E</b>	All residential development may be required to contribute towards provision of capacity at Kemnay Academy.	
Healthcare	<b>NHS</b>	Development in Kemnay, Millbank, Monymusk, Sauchen and Cluny will require to continue towards additional capacity in Kemnay.	
Waste Water (Kemnay WWTW)	<b>D</b>	Available capacity. DIA required.	
Water (Invercarnie and Mannofield WTW)	<b>D</b>	There is currently sufficient capacity. Local mains reinforcement may be required depending on outcome of Flow & Pressure test or Water Impact Assessment.	Invercarnie/ Mannofield WTW is undergoing capital maintenance improvements with completion expected by Spring 2023.

## SITE ACTIONS

Kemnay OP1: West of Milton Meadows (Malcolm Allan) - Previously OP2 Allocation: 20 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	<b>D,DM</b>	FPP (APP/2019/0490) for Erection of 20 Dwellinghouses, Formation of Vehicular Access and Suds Basin approved July 2020. FPP (APP/2022/0506) for Erection of 4 Dwellinghouses (Change of Plot and Road Layout to Planning Permission APP/2019/0490), approved September 2022.	✓									
Site Construction	<b>D</b>	Site construction has commenced.	→									

Kemnay OP2: Birley Bush Depot Allocation: 1ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Roads	<b>D,R</b>	Upgrade to the junction on the B993 will be required and existing access road to adoptable standard with footway connection to the existing network.										
Water	<b>D,SW</b>	Capacity may be limited depending on use, early engagement with Scottish Water is recommended.										

# KEMNAY

**Kemnay OP3: Land to the east of Stuart Crescent (Chap Group/c/o Norr) - Previously BUS2**  
**Allocation: 65 homes**

SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D,DM	A Masterplan is required.										
Technical Assessments	D,SEPA,SW,R,FPU ,ENV	TA, DIA, FRA and LVIA may be required.										

**Kemnay BUS1: Quithie Road**  
**Allocation: 8.5ha employment land**

SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O	Site partially in use.										

# KINGSEAT

## INFRASTRUCTURE

## Aberdeen HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Community Facilities	<b>D</b>	All residential development may be required to contribute towards facilities that serve the community in Kingseat or towards facilities in the wider catchment area at Newmachar. These may be identified in the Community Plan or relevant Community Action Plan.	
Education (Primary)	<b>D,E</b>	Developers should seek to engage with the Council for proposals of 10 homes or more to establish capacity of Newmachar Primary School.	
Healthcare	<b>D,NHS</b>	Development in Newmachar and Kingseat will require to contribute towards health services in north Aberdeen.	
Local Transportation Infrastructure	<b>D,R</b>	Development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.	
Sports and Recreation	<b>D</b>	All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Kingseat or towards facilities in the wider catchment area at Newmachar. These may be identified in the Community Plan or relevant Community Action Plan.	
Waste Management	<b>D,W</b>	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.	
Waste Water Newmachar WWTW	<b>D,SW</b>	A Growth Project has been initiated and early engagement with Scottish Water is required to discuss build out plans of any sites.	Expected delivery late Autumn 2024.
Water (Turriff WTW)		Strategic appraisal underway for Turriff WTW to determine growth solution.	

## SITE ACTIONS

Kingseat OP1: Former Kingseat Hospital Allocation: housing land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Programming	<b>O</b>	Landowner to provide a updated programme to bring the site forward for delivery.										

# KINTORE

## INFRASTRUCTURE

## Inverurie-Blackburn SGA

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Primary)	<b>E</b>	Residential developments may be required to contribute towards additional primary school capacity at Midmill Primary School.	
Education (Secondary)	<b>D</b>	All residential development may be required to contribute towards provision of capacity at Kemnay Academy.	
Healthcare	<b>NHS,D</b>	Development in Kintore and Hatton of Fintray will require to contribute towards additional capacity serving Kintore and Hatton of Fintray. A site for a new health centre may be required.	
Local Transportation Infrastructure	<b>D,TS,T</b>	Development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision. Contribution and connection is required to the A96 strategic cycle route. A new distributor road link is required between the Kintore East site and the B987 to bypass the existing Tumulus Way junction. The B987 will require upgrading as far as the A96 junction. Due to the accumulation of development at Kintore Business Park, a Transport Assessment may be required for any future development at BUS1.	
Waste Management	<b>D,W</b>	Additional recycling point to be identified as part of site OP1.	
Waste Water (Inverurie WWTW)	<b>SW</b>	There is currently available capacity at Inverurie WWTW. A DIA will be required. Early engagement with Scottish Water is recommended.	
Water (Invercarnie and Mannofield WTW)	<b>D,SW</b>	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.	Invercarnie/ Mannofield WTW is undergoing capital maintenance improvements with completion expected by Spring 2023.

## SITE ACTIONS

Kintore OP1: Kintore East (Residential) (Kintore Consortium/Barratt North Scotland/Kirkwood Homes/Malcolm Allan) - Previously OP1 Allocation: 1000 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Development Framework	D	Development framework agreed.	✓									
Masterplan	D,DM	Masterplan approved by Garioch Area Committee June 2014.	✓									
Planning Application(s)	D,DM	PPP application (APP/2013/3830) for 600 Dwellinghouses, approved September 2015. FPP (APP/2014/1953) for supermarket approved August 2014. FPP (APP/2015/3048) for Offices, Workshops and Store, approved July 2016. FPP (APP/2015/3773) for Offices, Workshop and Warehouse approved October 2016.	✓									
Matters Specified in Conditions Application(s)	D,DM	MSC (APP/2016/1330) and (APP/2016/2046) for APP/2013/3830 submitted May and August 2016 respectively, pending.	→									



## SITE ACTIONS

Kintore OP1: Kintore East (Residential) (Kintore Consortium/Barratt North Scotland/Kirkwood Homes/Malcolm Allan) - Previously OP1 Allocation: 1000 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D,DM	Application under Section 42 (APP/2022/0283) for Residential Development comprising of 600 Dwellinghouses, Neighbourhood Centre, Landscaping, Open Space and Associated Infrastructure Without Compliance with Conditions 3 (Dwellinghouse Occupation Date), 4 (Dwellinghouse Occupation until Kintore Primary School opened), 9 (Formation of Access to Supermarket consented under APP/2014/1953 to be formed), 12 (Construction in the Floodplain); and Amendments to the Wording of Conditions 1 and 2 (Timing and Content of MSC submission), 5 (Energy Statement Submission), 6 (Remediation Work Phasing), 7 (Landscaping), 8 (Archaeology), 11 (Approved Use Class of Neighbourhood Centre/Community Facilities) and 13 (Foul Sewerage Details); (Change to Condition numbering) 10 (Travel Plan Phasing), 14 (Public Transport Strategy Phasing) and 15 (Junction Improvement Works Submission) of Planning Permission Reference APP/2013/3830 submitted February 2022, pending.	→									
Technical Assessments	D,SEPA,R,FPU,ENV	Should the extant permission lapse any new development may require an updated FRA to be submitted. Any new Masterplan should highlight buffer strips will be required adjacent to the Tuach Burn and the small watercourses through the site and should be integrated positively into the development. The buffer strips will need to allow sufficient space for restoration of the straightened watercourses. Enhancement of these through renaturalisation and removal of any redundant features will be required to be investigated. An updated TA should determine the extent of new infrastructure required.										
Site Construction	D	Start site construction, anticipated from 2025 onwards.										→

Kintore OP2: Woodside Croft, Town Park (Scotia/Midmill Consortium) - Previously OP2 Allocation: 150 homes to enable the development of Gauch Hill Town Park												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D,DM	PPP (APP/2004/3532) for residential development as enabling development for a town park and associated facilities approved February 2015 for EH1 and R2. APP/2017/0288 Non Compliance with Condition 4 of Planning Permission Reference APP/2004/3532 approved March 2019. Modification/Discharge Png Obligation (APP/2021/0422) for Section 75 Agreement For APP/2004/3532 refused June 2021.	▲									
Technical Assessments	D,SEPA,FPU,ENV	FRA may be required. A buffer strip will be required adjacent to the watercourse on the northern boundary which should be integrated positively into the development.										

# KINTORE

Kintore OP3: Kintore South - Previously OP5 Allocation: A mix of uses including offices and community facilities												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D,DM	Masterplan is being prepared.										
Technical Assessments	D,T	TA underway and to be agreed with Roads Development.										
Planning Application(s)	D	Planning applications will follow agreement of masterplan.										

Kintore OP4: Midmill Business Park (AJC Homes) - Previously OP1 Allocation: 20 ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D	Site partially developed, some developable area still remains.										

Kintore OP5: Kintore East (Commercial and Community) Allocation: Commercial and Community Uses												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Development Framework	D	A Development Framework for the wider Kintore East development (including sites OP1 and OP4) was approved in September 2013.	✓									
Planning Application(s)	D	FPP (APP/2014/1953) for a supermarket approved August 2014.	✓									
Roads	D,R	A new distributor link is required to the B987 with upgrades to the B987 and A96 roundabouts provided as required. An updated Transport Assessment incorporating an Access Strategy, Public Transport Strategy and Walking/Cycling Strategy should determine the extent of new infrastructure required.										

Kintore OP6: Land Adjacent to Woodside Croft (Scotia Homes) Allocation: 24 affordable homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	PPP (APP/2004/3532) Residential Development as Enabling Development for a Town Park and Associated Facilities approved February 2015. PPP (APP/2017/0288) Non Compliance with Condition 4 of Planning Permission Reference APP/2004/3532 approved March 2019.	✓									
Site Delivery	D	Scheme is currently being redesigned as part of the wider development.										

# KINTORE

Kintore OP7: South of Northern Road-A96 (RMB Developments/c/o McWilliam Lippe Architects) Allocation: Mix of uses including 32 homes, retail and employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O	Proposals for this site are underway.										

Kintore OP7/BUS2: South of Northern Road - A96 - Previously BUS2 Allocation: Mix of uses including 32 homes, retail and employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D	Enquiries are being received from interested parties. The eastern portion of the site has been developed for the new Kintore Railway which opened in October 2020.										
Masterplan	D	A masterplan will be required for any housing element of the allocated site.										
Technical Assessments	D,SEPA,FPU,ENV	FRA may be required. A buffer strip will be required adjacent to the watercourse on the northern boundary which should be integrated positively into the development.										

# MEIKLE WARTLE

## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Community Facilities	<b>D</b>	All residential development may be required to contribute towards facilities that serve the community in Meikle Wartle or towards facilities in the wider catchment area at Oldmeldrum. These may be identified in the Community Plan or relevant Community Action Plan.	
Education (Secondary)	<b>D,E</b>	All residential development may be required to contribute towards the extension of Meldrum Academy to provide additional capacity.	
Healthcare	<b>D,NHS</b>	Development at Oldmeldrum, Meikle Wartle, Kirkton of Auchterless, Barthol Chapel, Fyvie, Rothienorman and St Katherines will require to contribute towards additional capacity at Fyvie/Oldmeldrum medical practice.	
Local Transportation Infrastructure	<b>D,R</b>	Development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.	
Sports and Recreation	<b>D</b>	All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Meikle Wartle or towards facilities in the wider catchment area at Oldmeldrum. These may be identified in the Community Plan or relevant Community Action Plan.	
Waste Management	<b>D,W</b>	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.	
Waste Water (Meikle Wartle WWTW)	<b>D,SW</b>	A growth project will be initiated once development meets Scottish Water's five growth criteria.	
Water (Turrieff WTW)	<b>D,SW</b>	Strategic appraisal underway for Turrieff WTW to determine growth solution.	

## SITE ACTIONS

Meikle Wartle OP1: Land North of Meikle Wartle (Unknown) Allocation: 12 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Programming	<b>O,D</b>	Landowner/ Developer to provide update on programming to bring the site forward for delivery.										
Technical Assessments	<b>D,R</b>	Provision for a car park associated with the hall (R1) should be included in delivering the site. Footway connections to the existing network will be required. Provision for waste water treatment requires to be confirmed.										

# MIDMAR

## INFRASTRUCTURE

## Aberdeen HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Community Facilities	<b>D</b>	All residential development may be required to contribute towards facilities that serve the community in Midmar or towards facilities in the wider catchment area at Alford. These may be identified in the Community Plan or relevant Community Action Plan.	
Education (Secondary)	<b>D,E</b>	Residential developments may be required to contribute towards the provision of additional capacity at Alford Academy.	
Healthcare	<b>D,NHS</b>	Development in Finzean, Echt, Inchmarlo, Strachan, Drumoak, Crathes, Park, Midmar, Woodlands of Durris and Banchory will require to contribute towards a new health centre in Banchory.	
Local Transportation Infrastructure	<b>D,R</b>	Development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.	
Sports and Recreation	<b>D</b>	All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Midmar or towards facilities in the wider catchment area at Alford. These may be identified in the Community Plan or relevant Community Action Plan.	
Waste Management	<b>D,W</b>	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.	
Waste Water Midmar Housing Septic Tank	<b>D,SW</b>	A growth project will be initiated once development meets Scottish Water's five growth criteria.	
Water (Invercannie WTW)	<b>D</b>	WTW is undergoing capital maintenance improvements with completion expected by Spring 2023.	

## SITE ACTIONS

Midmar OP1: Roadside of Corsindae (Callan Homes) Allocation: 12 houses												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Programming	<b>D</b>	Developer to provide an update on programming for bringing the site forward for delivery.										
Technical Assessments	<b>D,R,FPU</b>	Footway connections to the existing network will be required. Provision of waste water treatment will require to be confirmed.										

# MILLBANK

## INFRASTRUCTURE

## Aberdeen HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education	E,D	Developers should seek to engage with the Council for proposals of 10 homes or more to establish capacity of Cluny Primary School.	
Healthcare	NHS	Development in Kemnay, Millbank, Monymusk, Sauchen and Cluny will require to continue towards additional capacity in Kemnay.	
Local Transportation Infrastructure	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	No capacity at Anvil Terrace Septic Tank. Scottish Water will raise a growth project once one development meets the 5 Growth Criteria. Early engagement with Scottish Water is encouraged.	
Water (Invercannie, Mannofield and Turriff WTW)	D,SW	There is currently sufficient capacity at WTW, however, the pump fed Meikle Ley reservoir is at capacity.	Invercannie/ Mannofield WTW is undergoing capital maintenance improvements with completion expected by Spring 2023. Strategic appraisal underway for Turriff WTW to determine growth solution.

## SITE ACTIONS

Millbank OP1: Land at Millbank Crossroads (Cluny Estates) - Previously OP1 Allocation: 30 homes and 270m2 employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	FPP (APP/2020/2569) for Erection of 33 Dwellinghouses and 3 Use Class 4 (Business) Units with Associated Infrastructure approved June 2022.	✓									
Technical Assessments	D,SEPA,FPU,ENV	A FRA may be required. Buffer strip required for watercourse.										

# NEWMACHAR

## INFRASTRUCTURE

## Aberdeen HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Primary)	<b>E</b>	Developers should seek to engage with the Council for proposals of 10 homes or more to establish capacity of Newmachar Primary School.	
Healthcare	<b>NHS</b>	Development in Newmachar and Kingseat will require to contribute towards health services in north Aberdeen.	
Local Transportation Infrastructure	<b>D</b>	Contributions to an eastern distributor road are required from all development. Direct pedestrian/cycle access is required onto the Formartine and Buchan Way. Access and upgrades of the A947, B979 and Hillbrae Way are required	
Waste Water (Newmachar WWTW)	<b>SW</b>	Limited capacity available at Newmachar WWTW. SW have initiated a growth project. Capacity has not been allowed for new development and therefore compliance is required with Scottish Water's five growth criteria for new proposals beyond existing allocations. Early engagement with Scottish Water recommended.	Likely delivery is Autumn 2024.
Water (Invercarnie, Mannofield and Turriff)	<b>SW,D</b>	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.	Invercarnie/ Mannofield WTW is undergoing capital maintenance improvements with completion expected by Spring 2023. Strategic appraisal underway for Turriff WTW to determine growth solution.

## SITE ACTIONS

Newmachar OP1: Hillbrae Way (Scotia Homes) - Previously OP1 Allocation: 340 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D,DM	PPP APP/2016/2794 for residential development of 340 houses, primary education and associated infrastructure: non compliance with condition 3 (max no of houses and phasing) of PPP APP/2012/3943 (approved November 2014), approved June 2017.	✓									
Planning Application(s)	D,DM	MSC (APP/2017/1399) approved December 2018.  Modification/Discharge Plng Obligation (APP/2021/0572) for Discharge of Planning Obligation (Clauses 5 and 6 of the S75 Agreement) of APP/2016/2794 Residential Development, Primary Education Provision and Associated Infrastructure including Roads and Drainage: Non Compliance with Condition 3 (Maximum No. of Dwellinghouses and Phasing) of APP/2012/3943 and APP/2012/3943 Residential Development, Primary Education Provision and Associated Infrastructure including Roads and Drainage, approved June 2021.	✓									

# NEWMACHAR

## SITE ACTIONS

Newmachar OP1: Hillbrae Way (Scotia Homes) - Previously OP1 Allocation: 340 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Matters Specified in Conditions Application(s)	D,DM	MSC (APP/2020/1959) for Condition 1 (c) Design and Position of Public Recycling Facility of Planning Permission in Principle Reference APP/2016/2794 for Residential Development, Primary Education Provision and Associated Infrastructure including Roads and Drainage: Non Compliance with Condition 3 (Maximum No. of Dwellinghouses and Phasing) approved March 2021. MSC (APP/2022/1636) Non-Compliance with Condition 3 (Maximum No. of Dwellinghouses and Phasing) of Planning Permission in Principle Reference APP/2012/3943 submitted September 2022, pending.	✓									
Technical Assessments	D,SEPA,FPU,ENV	Should the extant planning permission lapse a revised FRA and Masterplan may be required. Any new Masterplan will be required to review the buffer strip provision adjacent to the watercourse and the possible enhancement of the watercourse through renaturalisation and removal of any redundant features.										

Newmachar OP2: Corseduck Road (Ph2) (Linden Partnership/Cala Homes) - Previously OP2 Allocation: 130 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
POAN	D,DM	POAN (ENQ/2022/1420) for Residential Development and Associated Infrastructure, Landscaping and Open Space, agreed October 2022.										
Planning Application(s)	D,DM	FPP (APP/2013/2757) for 70 units approved August 2014.	✓									
Planning Application(s)	D,DM	FPP (APP/2023/0024) for Erection of 93 Dwellinghouses, 24 Flats, Landscaping, Open Space and Associated Infrastructure, submitted January 2023, pending.		→								
Roads	D,R	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 Construction	D	First phase of construction complete (70 units).										

Newmachar OP3: Redwood Cottage - Previously OP3 Allocation: 11.1ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Development Framework	D	Development Framework for the site, joint with OP1, agreed December 2012.	✓									
Masterplan	D,DM	A Masterplan will be required.										



# NEWMACHAR

Newmachar OP3: Redwood Cottage - Previously OP3 Allocation: 11.1ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Programming	O,D	Landowner/ agent to provide update on site delivery.										
Technical Assessments	D,SEPA,FPU,ENV	FRA may be required. A buffer strip will be required adjacent to the watercourse running through the site which should be integrated positively into the development. The buffer strip will need to allow sufficient space for restoration of the straightened watercourse. Enhancement of these through renaturalisation and removal of any redundant features will be required to be investigated.										

# OLD RAYNE

## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Primary)	<b>E</b>	All residential development must contribute to the provision of additional capacity at the primary school.	
Education (Secondary)	<b>E</b>	All residential development may be required to contribute towards the extension of Meldrum Academy to provide additional capacity.	
Healthcare	<b>NHS</b>	Development in Auchleven, Insch, Old Rayne and Oyne will require to contribute towards additional capacity at Insch Medical Practice.	
Waste Water (Old Rayne WWTW)	<b>SW</b>	There is currently sufficient capacity.	
Water (Invercarnie, Mannofield and Turriff WTW)	<b>D,SW</b>	There is currently sufficient capacity. A WIA will be required. Westhill Oyne Service Reservoir has below 18 hours storage capacity.	Invercarnie/ Mannofield WTW is undergoing capital maintenance improvements with completion expected by Spring 2023. Strategic appraisal underway for Turriff WTW to determine growth solution.

## SITE ACTIONS

Old Rayne OP1: Land North of Pitmachie Farm (Unknown) Allocation: 10 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	<b>D,SEPA,FPU</b>	The northeast boundary of the site is in an area identified at fluvial flood risk. A FRA may be required.										
Roads	<b>D,R</b>	A safe route to the primary school needs to be provided, with safe provision at the Lawrence Road/A96 junction.										

Old Rayne OP2: Barreldykes (Ian Duncan Developments Ltd) - Previously OP2 Allocation: 30 homes, 0.3h employment land and retail uses												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	<b>D,DM</b>	Submission of planning application expected late 2022. FPP (APP/2022/2318) for Erection of 30 Dwellinghouses, Business Unit (Class 4), Retail Unit (Class 1) Associated Infrastructure and Footbridge submitted November 2022, pending.	→									
Technical Assessments	<b>D,SEPA,FPU</b>	Revised FRA will be required.										

# OLD RAYNE

Old Rayne OP2: Barreldykes (Ian Duncan Developments Ltd) - Previously OP2 Allocation: 30 homes, 0.3h employment land and retail uses												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Roads	D,R	Footway link to school required and connectivity to the rest of the settlement required. Discussion should take place with Roads Development.										
Site Construction	D	Site construction is likely to start in 2023.					▲					

## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Secondary)	<b>E</b>	Residential developments may be required to contribute towards the replacement Inverurie Academy which is being built with increased capacity for future development.	
Healthcare	<b>NHS</b>	Development in Auchleven, Insch, Old Rayne and Oyne will require to contribute towards additional capacity at Insch Medical Practice.	
Waste Management	<b>W</b>	All development must contribute towards a household waste recycling centre in the Inverurie area.	
Waste Water No public WWTW	<b>D,SW</b>	There is limited capacity at Oyne septic tank. A growth project will be initiated once development meets Scottish Water's five growth criteria. Oyne lies with a SEPA Waste Water Drainage Consultation Area. Therefore, site investigations will be required for any private system, which will be required to be built to an adoptable standard to allow connection once the growth project is complete. Early engagement with SW is advised.	
Water (Invercannie, Mannofield and Turriff WTW)	<b>D</b>	A WIA will be required to identify mitigation for both the network and the reservoir. Westhill Oyne Service Reservoir has below 18 hours storage capacity.	Invercannie/ Mannofield WTW is undergoing capital maintenance improvements with completion expected by Spring 2023. Strategic appraisal underway for Turriff WTW to determine growth solution.

## SITE ACTIONS

Oyne OP1: Former Archaeolink Site (Aberdeenshire Council) - Previously OP1 Allocation: 10 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Marketing	PR	Site is currently being marketed and discussions are ongoing with regards to potential development of the site.	→									
Technical Assessments	D,SW	A Water Impact Assessment will be required to establish the status of Oyne Service Reservoir and consider any mitigation works required. Early engagement with Scottish Water is recommended in this respect.										

# WESTHILL

## INFRASTRUCTURE

## Aberdeen HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Waste Water (Nigg WWTW)	SW,D	There is currently sufficient capacity at Nigg WWTW. DIA required.	
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.	Invercarnie/ Mannofield WTW is undergoing capital maintenance improvements with completion expected by Spring 2023.

## SITE ACTIONS

### Westhill OP1: Strawberry Field Road (Private Landowner/c/o Norr) - Previously OP1 Allocation: 10 homes

SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D,DM	FPP (APP/2020/0684) for Erection of 6 Dwellinghouses and a Convenience Store approved December 2020.	✓									
Site Construction	D	Construction expected from 2024 onwards.										

### Westhill OP2: Burnland (Cala Homes) Allocation: 38 homes and commercial/retail uses

SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D,DM	FPP (APP/2022/1062) for Erection of 50 Dwellinghouses, Landscaping, Open Space and Associated Infrastructure Including Demolition of Farmhouse and Steading submitted May 2022, pending.	→									
Site Construction	D	Site construction programme to commence in 2024 and is expected to complete in 2025.										

### Westhill OP3: Land at Former Blockworks Site (First Endeavour LLP) Allocation: 63 affordable homes

SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D,DM	FPP (APP/2020/2249) Erection of 7 Dwellinghouses and 56 Flats with Associated Infrastructure approved at appeal April 2021.	✓									
Site Construction	D	Site construction is underway and nearing completion.					▲					

# WESTHILL

Westhill BUS: Arnhall/Silvertrees Business Parks Allocation: 86.5ha employment												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	<b>D</b>	Majority of site plots now have planning consent. Site construction to be completed on a plot by plot basis.										
Planning Application(s)	<b>D,DM</b>	FPP (APP/2020/0846) for Erection of 4 Commercial Units (Class 5 and 6) with Associated Yard, Car Parking and Landscaping approved July 2020. FPP (APP/2022/2010) for Erection of Retail Warehouse (Class 1) to Include Internal Mezzanine, External Projects Area, Car Park and Associated Works, submitted October 2022, pending. FPP (APP/2022/1918) Formation of Electric Vehicle Charging Station and Associated Infrastructure, Erection of Fencing, Landscaping and Seating Area, submitted October 2022, pending.	✓									



**Kincardine & Mearns**

# AUCHENBLAE

## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Secondary)	<b>D</b>	All residential development may be required to contribute to the provision of additional capacity at Mearns Academy.	
Healthcare	<b>NHS</b>	Development in Auchenblae and Drumlithie will require to contribute towards additional capacity of Auchenblae medical centre.	
Waste Water (Laurencekirk WWTW)	<b>SW</b>	A growth project at Laurencekirk WWTW has been completed. An upgrade will be required if the proposed population growth is beyond the design criteria for the Laurencekirk WWTW. Local water mains reinforcement may be required.	
Water (Whitehilllocks WTW)	<b>D</b>	Available capacity.	

## SITE ACTIONS

Auchenblae OP1: Land South Of Mackenzie Ave (DLB (Scotland) Ltd) - Previously OP2/OP3 Allocation: 25 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	<b>D,DM</b>	FPP (APP/2015/3181) for 25 houses allowed at appeal in October 2017.	✓									
Site Marketing	<b>O</b>	Site currently being marketed.	→									
Site Construction	<b>D</b>	Starts of works made on site, permission implemented.		▲								



# BLAIRS

## INFRASTRUCTURE

## Aberdeen HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Community Facilities	<b>D</b>	All residential development may be required to contribute towards facilities that serve the community in Blairs or towards facilities in the wider catchment area at Portlethen. These may be identified in the Community Plan or relevant Community Action Plan.	
Education (Primary)	<b>D,E</b>	Residential developments may be required to contribute towards additional primary school capacity at Lairhillock Primary School.	
Healthcare	<b>D,NHS</b>	Development at Blairs and Kirkton of Maryculter will require to contribute towards additional capacity serving the locality.	
Local Transportation Infrastructure	<b>D,R</b>	A footbridge across the River Dee with cycle path provision linking to the Deeside Way, in agreement with Aberdeen City Council is required	
Waste Management	<b>D,W</b>	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.	
Waste Water Nigg WWTW	<b>D,SW</b>	There is currently sufficient capacity at Nigg WWTW. A DIA will be required, which may be possible to add to ongoing Aberdeen Strategic Drainage Impact Assessment.	
Water (Invercannie WTW)	<b>D</b>	WTW is undergoing capital maintenance improvements with completion expected by Spring 2023.	

## SITE ACTIONS

Blairs OP1: Blairs College Estate (Muir Homes) Allocation: 325 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	<b>D,DM</b>	PPP (APP/2006/4973) for redevelopment of residential institution to hotel conference centre and ancillary buildings and steadings into residential/holiday accommodation, residential development (220 dwellings and 60 affordable dwellings), formation of golf course, equestrian centre, with associated landscaping and infrastructure, approved November 2010.	✓									
Planning Application(s)	<b>D,DM</b>	FPP (APP/2013/1291) for erection of 44 houses and garages (Enabling Development for Approved Footbridge), approved February 2014.	✓									
Matters Specified in Conditions Application(s)	<b>D,DM</b>	MSC (APP/2013/1292) for APP/2006/4973, approved April 2014.	✓									

## SITE ACTIONS

Blairs OP1: Blairs College Estate (Muir Homes) Allocation: 325 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	<b>D,DM</b>	FPP (APP/2015/1337) for erection of combined foot/cycle bridge crossing (twin tower cable stay structure) with associated access steps and ramps, elevated walkway, compensatory flood storage and maintenance access (to comply with condition 40, parts (a) and (c) of PPP APP/2006/4973) without complying with condition 1 of APP/2011/3837, approved June 2015.	✓									
Planning Application(s)	<b>D,DM</b>	FPP (APP/2019/1656) for redevelopment of residential institution to hotel conference centre and ancillary buildings and steadings into residential/holiday accommodation, residential development (220 dwellings and 60 affordable dwellings), formation of golf course, equestrian centre, all together with associated landscaping and infrastructure without compliance with condition 1 (time) of planning permission APP/2006/4973 approved December 2019.	✓									
Matters Specified in Conditions Application(s)	<b>D,DM</b>	MSC (APP/2020/0159) for Conditions 3 (Design), 7 (Landscaping), 11 (Waste), 14 (Enclosure), 15 (Lighting), 16 (Access), 17 (Biodiversity Action Plan), 18 (Sustainability), 24 (Water), 25 (Drainage), 26 (SUDs), 38 (Travel Plan) of APP/2019/1656 Without Compliance with Condition 1 (Time) of APP/2006/4973 approved October 2020.	✓									
Matters Specified in Conditions Application(s)	<b>D,DM</b>	MSC (APP/2021/2687) for Condition 3b (Levels Survey), 3c (Disposal of Foul and Surface Water) 3d (Siting, Design and Materials) 3e (Roads, Footpaths and Cycleways) 3f (Details of Screen Walls/Fencing), 3g (Micro-climate) and 3H (Landscaping) of APP/2019/1656 withdrawn December 2022.										
Site Construction	<b>D</b>	Site construction is underway.	→									

# CHAPELTON

## INFRASTRUCTURE

## Portlethen-Stonehaven SGA

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education Primary provision	<b>E</b>	First Primary School required after 489th house. Residential developments will be required to contribute towards the provision of a primary school in Chapelton.	
Healthcare	<b>NHS,D</b>	Development at Chapelton will require to contribute towards healthcare provision.	
Local Transportation Infrastructure	<b>D,TS</b>	Contributions may be required for major new road infrastructure. Significant alterations to A road and trunk road junctions will be required	By 803rd unit, 2023 onwards.
Local Transportation Infrastructure Bruntland Road/ Badentoy interchange	<b>TS,D,T</b>	Progress with statutory requirements for closure of central reserve at Bruntland Road.	Ongoing.
Local Transportation Infrastructure Bruntland Road/ Badentoy interchange	<b>TS,D,T</b>	Closure of A90 central reserve (by 266th house).	Anticipated autumn 2019.
Local Transportation Infrastructure Bruntland Road/ Badentoy interchange	<b>D,TS,T</b>	Amendments to Badentoy interchange (by 266th house).	Anticipated autumn 2019.
Local Transportation Infrastructure Bourtreesbush / Bruntland Road New Interchange	<b>D,TS</b>	Detailed design of junction at Bourtreesbush by 1744th unit.	Work ongoing.
Local Transportation Infrastructure Bourtreesbush / Bruntland Road New Interchange	<b>TS,D</b>	Progress with statutory requirements for new interchange.	
Local Transportation Infrastructure Bourtreesbush / Bruntland Road New Interchange	<b>D,TS</b>	Delivery of new interchange at Bourtreesbush (by 1744th house).	
Waste Management	<b>W,D</b>	Land for waste to be transferred to Council on completion of 4000th unit.	
Waste Water (Nigg WWTW)	<b>D,SW</b>	Sufficient treatment capacity at Nigg WWTW. A temporary Pumping Station and tank have been installed by the developer which provides for the first 259 units. A waste water pumping station to Cove will be required. Capacity is available up 850 to units. Network (WWPS) upgrades are required after this trigger point. A DIA will also be required.	

# CHAPELTON

## INFRASTRUCTURE

## Portlethen-Stonehaven SGA

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Water (Invercarnie and Mannofield WTW)	D,SW	A new reservoir is being provided during 2019 to accommodate up to 802 units (phase 1A). After that further network upgrades are required.	WTW is undergoing capital maintenance improvements with completion expected by Spring 2023.

## SITE ACTIONS

Chapelton OP1: Chapelton (Elsick Dev Co Ltd/A&J Stephen/AJC Homes/Places for People/Snowdrop Developments Ltd) - Previously M1 Allocation: Mix of uses including 4045 homes, up to 11.5ha employment land and 11ha identified as strategic reserve												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Development Framework	D	Development Framework agreed.	✓									
Masterplan	D,DM	Overall masterplan and phase 1 masterplan agreed. Phase 2 Masterplan and Phase 3 Masterplan.	▲									
Planning Application(s)	D,DM	PPP (APP/2011/3100) New Settlement Comprising Residential (up to 4045 units), Commercial, Retail and Community Facilities, with Associated Landscaping, Open Space, Drainage and Roads Infrastructure and Services approved October 2013. FPP for Phase 1A(APP/2011/3103) Comprising 802 Dwellinghouses, Retail and Commercial Floorspace, Civic Buildings and Associated Landscaping, Open Space, Drainage and Roads Infrastructure and Services approved October 2013. Modification of the Planning Obligation (APP/2014/4424) (Strategic Transport Fund Contributions) refused March 2015, allowed on appeal April 2016. FPP (APP/2021/0248) for Erection of dwellinghouses (Change of House Type and Garage Type to Planning Permission Reference APP/2011/3103) plots 41 And 42, Murray Street approved March 2021. FPP (APP/2021/0575) for Erection of 8 Retail Container Units (Class 1), Associated Landscaping, Parking and Drainage approved May 2021. FPP (APP/2021/1534) for Erection of 4 Retail Container Units approved August 2021.	→									
Matters Specified in Conditions Application(s)	D,DM	APP/2019/2512 – Burgess Gardens approved February 2020. APP/2019/2515 – East Of Naismith Drive And Greenlaw Road approved February 2020. APP/2019/2922 – Quarryline Street approved January 2021. APP/2020/0587 – Moray Place/ North Of Murdoch Lane approved September 2020. APP/2020/1996 – Nether Cairnhill Drive approved November 2020. APP/2021/0489 – Phase 1A East Of Naismith Drive And Greenlaw Road approved May 2021. APP/2021/1588 – Moray Place South (amends 2020/0587) approved August 2021. APP/2021/1117 – Jack Lane, approved January 2022. APP/2022/1965 – Land at Moray Place (north), Naismith Drive and Rothesay Street (Block 1) submitted October 2022, pending. APP/2022/2271 Landale Court (Phase 2), Greenlaw Road, approved January 2023.	→									

# CHAPELTON

## SITE ACTIONS

Chapelton OP1: Chapelton (Elsick Dev Co Ltd/A&J Stephen/AJC Homes/Places for People/Snowdrop Developments Ltd) - Previously M1 Allocation: Mix of uses including 4045 homes, up to 11.5ha employment land and 11ha identified as strategic reserve												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Construction	D	Construction of Phase 1A ongoing.										
Future Phases	D	Submission of planning application for Phase 1B.	→									
Technical Assessments	D,SEPA,FPU,ENV	FRA may be required for future phases. For future phases buffer strips will be required adjacent to all watercourses running through the site which should be integrated positively into the development. Enhancement of these watercourses through renaturalisation and removal of any redundant features will require to be investigated.										

# DRUMLITHIE

## INFRASTRUCTURE

## Aberdeen HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	<b>NHS</b>	Development in Auchenblae and Drumlithie will require to contribute towards additional capacity of Auchenblae medical centre.	
Local Transportation Infrastructure	<b>D,T</b>	Second road access for site OP1 is desirable.	
Waste Water (Drumlithie WWTW)	<b>D</b>	Sufficient capacity for currently allocated sites (foul only). A project was completed in 2019 to understand the available capacity.	
Water (Whitehillocks WTW)	<b>D</b>	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 ACTIONS

**Drumlithie OP1: Adjacent to the Bowling Green (Altair Construction & Development) - Previously OP1**  
**Allocation: Mix of used including 30 homes and 0.5h employment land**

SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	<b>D,DM</b>	Phase One - FPP (APP/2013/2288) for 15 houses approved March 2018.	✓									
Roads	<b>D,R</b>	Second access with Phase 2 desirable. Footway and lighting to be extended along frontage of the site.										
Technical Assessments	<b>D,SEPA,FPU,ENV</b>	Should the extant permission lapse an updated FRA may be required. A buffer strip will be required adjacent to the burn to the north of the site which should be integrated positively into the development. Enhancement of this straightened watercourse through renaturalisation and removal of any redundant features will require to be investigated.										
Site Construction	<b>D</b>	Construction to commence.										
Future Phases	<b>D</b>	Consider Phase Two application.										

# DRUMOAK

## INFRASTRUCTURE

## Aberdeen HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education	<b>E</b>	Replacement Drumoak Primary School completed February 2016.	
Healthcare	<b>NHS</b>	Development in Finzean, Echt, Inchmarlo, Strachan, Drumoak, Crathes, Park, Midmar, Woodlands of Durris and Banchory will require to contribute towards a new health centre in Banchory.	
Waste Water (Drumoak WWTW)	<b>SW</b>	A growth project has been completed at Drumoak WWTW which included capacity for site OP1.	
Water (Invercannie and Mannofield WTW)	<b>SW</b>	There is currently sufficient capacity.	WTW is undergoing capital maintenance improvements with completion expected by Spring 2023.

## SITE ACTIONS

Drumoak OP1: Land to the North of Sunnyside Farm (Stewart Milne Homes) - Previously OP1 Allocation: 11 homes (remainder)												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	<b>D</b>	First phase of the site is complete.	✓									
Planning Application(s)	<b>D,DM</b>	FPP (APP/2014/3232) for 11 houses approved by the Local Review Body February 2018.	✓									
Planning Application(s)	<b>D,DM</b>	Modification/Discharge PIng Obligation (APP/2020/1955) for (Secondary Education Contributions) of Planning Permission Reference APP/2014/3232 for Erection of 11 Dwellinghouses approved December 2020.	✓									
Site Construction	<b>D</b>	Site construction for phase two still to be started. Developer currently considering options.	▲									

# EDZELL WOODS

## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Secondary)	<b>E</b>	All residential development may be required to contribute to the provision of additional capacity at Mearns Academy.	
Healthcare	<b>NHS</b>	Development in Laurencekirk, Edzell Woods, Luthermuir, Fettercairn, Fordoun, and Marykirk will require to contribute towards additional capacity of Laurencekirk Medical Group.	
Local Transportation Infrastructure	<b>D</b>	OP1 S75 includes triggers for improvements to C2K/ A90 junction. These works have been agreed with Transport Scotland and initial phases completed in advance of the site coming forward.	
Waste Water	<b>D,SEPA,SW</b>	There are no public sewers at Edzell Woods, only private treatment. Private sewage works owned by Edzell Woods Owners Group are nearby. The nearest public WWTW is in Edzell, approx. 2km away. Contributions will be required for an upgrade to the existing treatment works or for a new pumping station to connect to the public waste water treatment works at Edzell. Please note this is a SEPA Waste Water Drainage Consultation Area.	
Water (Whitehilllocks WTW)	<b>D</b>	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 ACTIONS

Edzell Woods OP1: Newesk (Carnegie Base Services) - Previously OP1 Allocation: Mix of uses including 300 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	<b>D,DM</b>	Masterplan agreed.	✓									
Planning Application(s)	<b>D,DM</b>	PPP application for 300 units (APP/2012/0037) approved January 2017.	✓									
Matters Specified in Conditions Application(s)	<b>D,DM</b>	MSC (APP/2021/0107) for Condition 2 a) (Levels and Cross Section). b) (Drainage Plan), d) (Water Features Survey), i) (Layout, Siting, and Design), o) (Programme of Archaeological Works), q) Construction Method Statement), r) (Contamination Site Investigation Reports), s) (Soil Radiation Report), 6 (SUDS), 9 (SUDS), 10 (Class 6 Storage and Distribution), 18 (Constructions Method Statement),19 (Contaminated Land Report), 21 (Radiological Survey) of Planning Permission in Principle Reference APP/2012/0037 for Residential Development, Recreation/Open Space Areas, Retail, Commercial, Business, Community Facilities, General Industrial and Storage and Distribution approved March 2021.	✓									
Site Marketing	<b>D</b>	The site is currently being marketed.										



# EDZELL WOODS

## SITE ACTIONS

Edzell Woods OP1: Newesk (Carnegie Base Services) - Previously OP1 Allocation: Mix of uses including 300 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Employment Land	D,DM	FPP for industrial storage building (APP/2015/2241) approved December 2015.	✓									

Edzell Woods OP2 / BUS: Edzell Business Base - Previously OP1 Allocation: 53ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D	A masterplan for this site, OP1 and the BUS site was approved by Kincardine and Mearns Area Committee 2013. PPP (APP/2012/0037) for Residential Development, Recreation/Open Space Areas, Retail, Commercial, Business, Community Facilities, General Industrial and Storage and Distribution approved January 2017.										

Edzell Woods BUS: Edzell Woods Allocation: Safeguarded for business use												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D,DM	A masterplan for this site, OP1 and the BUS site was approved by Kincardine and Mearns Area Committee 2013. PPP (APP/2012/0037) for Residential Development, Recreation/Open Space Areas, Retail, Commercial, Business, Community Facilities, General Industrial and Storage and Distribution approved January 2017. Detailed consent granted and built for several employment units on the BUS designation.										
Planning Application(s)	D,DM	FPP (APP/2023/0426) for Erection of Wind Turbine (Hub Height 45 metres) Total Height 68.5 metres and Associated Infrastructure submitted March 2023, pending.		→								

# FETTERCAIRN

## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Secondary)	<b>E</b>	All residential development may be required to contribute to the provision of additional capacity at Mearns Academy.	
Healthcare	<b>NHS</b>	Development in Laurencekirk, Edzell Woods, Luthermuir, Fettercairn, Fordoun, and Marykirk will require to contribute towards additional capacity of Laurencekirk Medical Group.	
Waste Water (Fettercairn WWTW)	<b>SW</b>	Limited capacity at Fettercairn WWTW. New connections are currently being managed through operational means. There is a project underway to look at future upgrades.	
Water (Whitehillocks WTW)	<b>SW</b>	There is available capacity at Whitehillocks WTW.	

## SITE ACTIONS

Fettercairn OP1: Land to North West of Fettercairn (Fettercairn Estate) - Previously OP1 Allocation: 60 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	<b>D,DT</b>	A Masterplan will be required.										
Programming	<b>O,D</b>	Through the LDP site has increased from 40 units to 60 units. Landowner to provide update on the programming to bring the site forward for delivery.										
Roads	<b>D</b>	2 access points will be required (1 emergency access).										
Technical Assessments	<b>D,SEPA,FPU,ENV</b>	A FRA is required. A buffer strip will be required adjacent to the watercourse on site which should be integrated positively into the development. Enhancement of the watercourse through any renaturalisation and removal of any redundant features will require to be investigated.										

# FINDON

## INFRASTRUCTURE

## Aberdeen HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Community Facilities	<b>D</b>	All residential development may be required to contribute towards facilities that serve the community in Findon or towards facilities in the wider catchment area at Portlethen. These may be identified in the Community Plan or relevant Community Action Plan.	
Education (Secondary)	<b>D,E</b>	All residential development may be required to contribute to the provision of additional capacity at Portlethen Academy.	
Healthcare	<b>D,NHS</b>	Development in Findon, Portlethen, Marywell and Newtonhill will require to contribute towards the extension of Portlethen Medical Centre.	
Local Transportation Infrastructure	<b>D,R</b>	Development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision. Contributions may be required for the Aberdeen-Stonehaven strategic cycle route.	
Sports and Recreation	<b>D</b>	All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Findon or towards facilities in the wider catchment area at Portlethen. These may be identified in the Community Plan or relevant Community Action Plan.	
Waste Management	<b>D,W</b>	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.	
Waste Water (Nigg PFI WWTW)	<b>D,SW</b>	Sufficient capacity. Local sewer reinforcement and DIA may be required.	
Water (Invercannie WTW)	<b>D,SW</b>	Invercannie WTW is undergoing capital maintenance improvements with completion expected by Spring 2023.	

## SITE ACTIONS

Findon OP1: Land South of Earnshuegh Terrace (Private Landowner) Allocation: 11 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Programming	<b>O</b>	Landowner to provide details as to programming of site.										
Roads	<b>D,R</b>	Access should only be taken from the west side of Old Inn Road, which leads to Earnshuegh Place to avoid road capacity/safety issues. Development needs to take into account cumulative totals of housing with respect to the existing road hierarchy and provide access to the site to meet the required standards for road adoption.										

# FORDOUN

## INFRASTRUCTURE

## South of Drumlithie-Laurencekirk SGA

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Primary)	<b>E</b>	Developers should seek to engage with the Council for proposals of 3 homes or more to establish capacity of Redmyre Primary School.	
Education (Secondary)	<b>E</b>	All residential development may be required to contribute to the provision of additional capacity at Mearns Academy.	
Healthcare	<b>NHS</b>	Development in Laurencekirk, Edzell Woods, Luthermuir, Fettercairn, Fordoun, and Marykirk will require to contribute towards additional capacity of Laurencekirk Medical Group.	
Waste Water (Laurencekirk WWTW)	<b>SW</b>	A growth project at Laurencekirk WWTW has been completed.	
Water (Whitehillocks WTW)	<b>D</b>	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 OP1. Scottish Water should be contacted by the developer to ascertain whether a diversion will be required.	

## SITE ACTIONS

Fordoun OP1: Station Road (To be confirmed/c/o Harry McNab) - Previously OP1 Allocation: 15 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	<b>D,DM</b>	PPP (APP/2019/0497) for residential development (17 houses) agreed October 2020. Application for Section 42 (APP/2023/0003) for Residential Development Without Compliance with Conditions 4 (Emergency Access Road) and 5 (Public Footpath) of Planning Permission Reference APP/2019/0497, submitted January 2023, pending.	✓									

Fordoun BUS1: Land at Auchenblae Rd - Previously BUS Safeguarded for business uses												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Roads	<b>D</b>	Any upgrade should consider secondary linked access to provide 2 points of access as opposed to emergency access.										
Site Delivery	<b>D</b>	Developer considering options for the site.										

# FORDOUN

Fordoun BUS2: Fordoun Aerodrome Allocation: safeguarded for business uses.												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	FPP (APP/2005/4113) for erection of sawmill, approved May 2006.	✓									
Planning Application(s)	D	FPP (APP/2007/0541) for formation/expansion of pipe storage facility, approved November 2007.	✓									
Planning Application(s)		FPP (APP/2007/1983) for erection of offices associated with existing pipe storage facility, approved March 2008.	✓									
Planning Application(s)	D	FPP (APP/2007/3747) for erection of warehouse/storage facility, approved March 2008.	✓									
Planning Application(s)	D	FPP (APP/2013/0822) for phase 3 extension to existing pipeyard, installation of lighting, formation of bunding and access road, approved September 2013.	✓									
Planning Application(s)	D	FPP (APP/2009/1283) for change of use from agricultural to class 5 (general industrial), approved July 2014.	✓									
Planning Application(s)	D	FPP (APP/2014/1943) for change of use from former airfield to class 6 (storage and distribution) including alterations to access and site levelling, approved August 2014.	✓									

# GOURDON

## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Community Facilities	<b>D</b>	All residential development may be required to contribute towards facilities that serve the community in Gourdon or towards facilities in the wider catchment area at Laurencekirk or Stonehaven. These may be identified in the Community Plan or relevant Community Action Plan.	
Healthcare	<b>NHS</b>	Development in Gourdon, Johnshaven, Inverbervie, Roadside of Kinneff and St Cyrus will require to contribute towards additional capacity at Inverbervie Medical Group.	
Local Transportation Infrastructure	<b>D,R</b>	Development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.	
Sports and Recreation	<b>D</b>	All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Gourdon or towards facilities in the wider catchment area at Stonehaven. These may be identified in the Community Plan or relevant Community Action Plan.	
Waste Management	<b>D,W</b>	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.	
Waste Water (Nether Knox WWTW)	<b>D,SW</b>	Sewage pumping stations in St Cyrus and Johnshaven are to be part of a growth project that requires to be delivered.	
Water (Whitehillocks WTW)	<b>D</b>	There is available capacity at Whitehillocks WTW. Local mains reinforcement may be required.	

## SITE ACTIONS

Gourdon OP1: Land at Braehead (Fotheringham Property Devs Ltd) Allocation: 49 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D,DM	FPP (APP/2022/2125) for Erection of 49 Dwellinghouses and Associated Infrastructure submitted October 2022, pending.	→									

Gourdon OP2: East of Linton Business Park - Previously OP1 Allocation: 5.2h employment land													
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Site Delivery	D	Site to be progressed after BUS site.											

# GOURDON

Gourdon BUS: Linton Business Park - Previously BUS Allocation: 4.4ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	FPP (APP/2015/3496) for erection of an office building, approved February 2016.	✓									
Site Marketing	PR	Continue marketing remainder of site.										

# INVERBERVIE

## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Primary)	<b>E</b>	Developers of major and unallocated sites should seek to engage to establish capacity of Bervie Primary.	
Healthcare	<b>NHS</b>	Development in Gourdon, Johnshaven, Inverbervie, Roadside of Kinneff and St Cyrus will require to contribute towards additional capacity at Inverbervie Medical Group.	
Waste Water (Nether Knox STW)	<b>D</b>	Sewage pumping stations in St Cyrus and Johnshaven are to be part of a growth project that requires to be delivered. A DIA 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 would recommend an early submission of a PDE to establish capacity.	
Water (Whitehillocks WTW)	<b>D</b>	Water network investigations may be required to determine whether network reinforcement is required at OP1 site. Developments above the 55m contour can only be accommodated by being served from the Knoxhill Water Supply Zone.	

## SITE ACTIONS

Inverbervie OP1: Land to the South of West Park (GS Brown Construction Ltd) - Previously OP1 Allocation: 200 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	<b>D,DM</b>	Masterplan agreed at K&M Area Committee April 2015.	✓									
POAN	<b>D,DM</b>	POAN (ENQ/2022/1006) for Residential Development (Up to 120 Units), New Access Road, Play Area Drainage and Landscaping agreed July 2022.	✓									
Technical Assessments	<b>D,ENV</b>	A buffer strip will be required adjacent to the watercourse on the south east boundary which should be integrated positively into the development.										
Planning Application(s)	<b>D</b>	Submit planning application.										



# JOHNHAVEN

## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	<b>NHS</b>	Development in Gourdon, Johnshaven, Inverbervie, Roadside of Kinneff and St Cyrus will require to contribute towards additional capacity at Inverbervie Medical Group.	
Local Transportation Infrastructure	<b>D</b>	Contributions may be required for junction improvements and road upgrade to the local road into Johnshaven.	
Waste Water (Nether Knox WWTW)	<b>D</b>	Sewage pumping stations in St Cyrus and Johnshaven are to be part of a growth project that requires to be delivered. A DIA 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 would recommend an early submission of a PDE to establish capacity.	
Water (Whitehillocks WTW)	<b>D</b>	There is available capacity at Whitehillocks WTW. Water network investigations may be required.	

## SITE ACTIONS

Johnshaven OP1: Golden Acre (Fotheringham Property Devs Ltd) - Previously OP1 Allocation: 67 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
POAN	<b>D,DM</b>	POAN for the erection of 71 dwellinghouses submitted February 2019.	✓									
Planning Application(s)	<b>D,DM</b>	FPP (APP/2019/2255) for erection of 71 dwellinghouses, approved December 2020. Several change of house type applications submitted/ approved.	→									
Site Construction	<b>D</b>	The site is under construction.	→									
Roads	<b>D</b>	Junction improvements and road upgrade to local road (offsite works). Second emergency access required. Footway improvements along the old railway line required.										

# KIRKTON OF MARYCULTER

## INFRASTRUCTURE

## Aberdeen HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Secondary)	<b>D,E</b>	Residential developments may be required to contribute towards additional capacity for Banchory Academy.	
Healthcare	<b>NHS</b>	Development at Blairs and Kirkton of Maryculter will require to contribute towards additional capacity serving the locality.	
Waste Water (Maryculter WWTW)	<b>D,SW</b>	Insufficient capacity at Maryculter WWTW. Developer in discussions with Scottish Water.	
Water (Invercarnie and Mannofield WTW)	<b>SW</b>	There is currently sufficient capacity.	Invercarnie/ Mannofield WTW is undergoing capital maintenance improvements with completion expected by Spring 2023.

## SITE ACTIONS

### Kirkton of Maryculter OP1: Land off Polston Road (Goldcrest Highland Ltd) - Previously OP1 Allocation: 6 homes

SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	<b>D,DM</b>	PPP (APP/2012/1208) for 6 No. Dwellinghouses, Formation of Access and Layby, and Road Widening approved June 2015.	✓									
Matters Specified in Conditions Application(s)	<b>D,DM</b>	MSC (APP/2018/0084) approved May 2018.	✓									
Planning Application(s)	<b>D,DM</b>	FPP (APP/2020/1946) for change of layout to Plot 3 approved March 2021.	✓									
Site Construction	<b>D</b>	Construction underway.	→									

# LAURENCEKIRK

## INFRASTRUCTURE

## South of Drumlithie-Laurencekirk SGA

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Primary)	<b>E</b>	Residential developments may be required to contribute towards additional primary school capacity.	
Education (Secondary)	<b>E</b>	All residential development may be required to contribute to the provision of additional capacity at Mearns Academy.	
Healthcare	<b>NHS</b>	Development in Laurencekirk, Edzell Woods, Luthermuir, Fettercairn, Fordoun, and Marykirk will require to contribute towards additional capacity of Laurencekirk Medical Group.	
Local Transportation Infrastructure	<b>D</b>	Contributions will be sought for a section of distributor road around Laurencekirk (from the Fordoun Road to the A90) and junction (A90) improvements.	
Local Transportation Infrastructure	<b>D,TS,T</b>	The preferred option consists of a south grade-separated junction with a full diamond layout and bridge over the A90 together with retention of the existing central reserve gaps at the Centre (B9120) and North (A937) junctions. An agreement has been reached on phased delivery of improvements to accommodate early release of housing prior to delivery of new South Junction on A90. Assessment has identified longer term improvements required at the North Junction.	
Local Transportation Infrastructure	<b>D</b>	Site OP1: Safe route to school will require upgrade of Station road. Site OP1: Provision of pedestrian links to new Secondary School Campus and upgrade of footways on Station Road.	
Local Transportation Infrastructure	<b>D,T</b>	Site OP1: Road crossing over railway and distributor road to be agreed as part of phasing plan.	
Waste Water (Laurencekirk WWTW)	<b>SW</b>	A growth project at Laurencekirk WWTW has been completed.	
Waste Water (Laurencekirk WWTW)	<b>D</b>	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)	<b>D</b>	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.	

# LAURENCEKIRK

## SITE ACTIONS

Laurencekirk OP1: North Laurencekirk (To be confirmed) - Previously OP1 Allocation: 310 homes													
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Development Framework	D,DM	Development Framework agreed November 2013.	✓										
Masterplan	D,DM	Phase 1 Masterplan approved November 2013.	✓										
Planning Application(s)	D,DM	FPP (APP/2014/4094) for 310 dwellings, approved December 2016.	✓										
Planning Application(s)	D	New application to be submitted.											
Technical Assessments	D,SEPA,FPU,ENV	FRA may be required. A buffer strip will be required adjacent to the watercourses running though the site which should be integrated positively into the development. Enhancement of the straightened watercourses through renaturalisation and removal of any redundant features will require to be investigated.											

Laurencekirk OP2: Off Blackiemuir Avenue (Muir Homes) - Previously OP2 Allocation: 210 homes													
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Planning Application(s)	D,DM	FPP (APP/2008/1644) granted October 2012.	✓										
Planning Application(s)	D,DM	Various applications for change of house types approved.	✓										
Planning Application(s)	D,DM	FPP (APP/2018/3108) for Erection of 27 Dwellinghouses and 8 Flats (Change of House Types) to (Phase 2 Affordables) of Planning Permission APP/2008/1644, approved April 2019.	✓										
Site Construction	D	Site is currently under construction with an anticipated completion date of 2023.	→	→	→	→	▲						

Laurencekirk OP3: Land North of Fordoun Road - Previously OP1 Allocation: 247 homes													
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Development Framework	D	Development Framework agreed November 2013.	✓										
Masterplan	D	Phase 1 Masterplan, agreed November 2013.	✓										
Planning Application(s)	D	FPP (APP/2016/1203) for erection of 247 dwellinghouses with associated landscaping and parking, refused by KMAC in October 2017, approved on appeal May 2019.	✓										

# LAURENCEKIRK

Laurencekirk OP4: Land North of Gardenston Street (Muir Homes) Allocation: 20 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Programming	D	New site allocated in the 2023 LDP. Developer progressing programming for bringing the site forward.										
Planning Application(s)	D,DM	FPP (APP/2023/0550) for Erection of 28 Dwellinghouses, Formation of Open Space, Associated Landscaping and Access submitted April 2023, pending.			→							

Laurencekirk OP5: Land South of Gardenston Street (Unknown) Allocation: 11 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	Newly allocated site in the 2023 LDP. Developer to progress with programming the site. It is anticipated that an application will be submitted to allow the site to commence in 2026.										

Laurencekirk OP6: Land South of High Street (Scotia Homes) Allocation: mix of uses including 100 homes and 0.8h employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	Newly allocated site in the 2023 LDP. APP/2010/2822 for erection of 77 residential dwellings and 8 commercial units approved August 2016 and has been lawfully implemented.	✓									

Laurencekirk OP7: Land West of Fordoun Road (Private Landowner) Allocation: 15 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D	This is a newly allocated site within the 2023 LDP. The site is coming forward on a plot by plot basis. Five plots have been completed to date.										
Planning Application(s)	D,DM	FPP (APP/2023/0173) for Erection of Dwellinghouse (Plot 5) submitted February 2023, pending.										

# LAURENCEKIRK

Laurencekirk OP8: Land East of Laurencekirk - Previously OP1 Allocation: 11ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Development Framework	D	Development Framework agreed November 2013.	✓									
Masterplan	D	Masterplan      Phase 1 Masterplan approved November 2013.	✓									

# LUTHERMUIR

## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Secondary)	<b>E</b>	All residential development may be required to contribute to the provision of additional capacity at Mearns Academy.	
Healthcare	<b>NHS</b>	Development in Laurencekirk, Edzell Woods, Luthermuir, Fettercairn, Fordoun, and Marykirk will require to contribute towards additional capacity of Laurencekirk Medical Group.	
Waste Water (Luthermuir Septic Tank)	<b>SW</b>	Limited capacity in Luthermuir septic tank, early engagement with SW is advised. SW will initiate a growth project if required.	
Water (Whitehillocks WTW)	<b>D</b>	There is available capacity at Whitehillocks WTW. Local mains reinforcement may be required.	

## SITE ACTIONS

Luthermuir OP1: The Chapel (c/o Murray Architects) - Previously OP1 Allocation: 31 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	<b>D</b>	Masterplan expected by end 2021.	▲									
Planning Application(s)	<b>D</b>	Developer to submit planning application.										
Technical Assessments	<b>D,SEPA,FPU,ENV</b>	FRA required. Drainage work being undertaken. SEPA has requested that there is no built development over the active culvert nor any additional culverting. A buffer strip will be required adjacent to the watercourse on the boundary which should be integrated positively into the development. Enhancement of the straightened watercourse through renaturalisation and removal of any redundant features will require to be investigated.										
Roads	<b>D,R</b>	Ensure connectivity in masterplan. Discussions have taken place with the Roads department.										

# LUTHERMUIR

Luthermuir OP2: South Of Newbigging Cottages (Unknown) Allocation: 25 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	<b>O</b>	Landowner to provide update on site delivery.										
Roads	<b>D,R</b>	The site should take access from School Road and provide access to site OP1.										
Technical Assessments	<b>DM,SEPA,FPU,ENV</b>	A FRA will be required. The enhancement of the watercourse through re-naturalisation and the removal of any redundant features including culverts should be investigated and should be supported in a FRA. No development will be permissible on the culverted part of the watercourse.										

Luthermuir OP3: Land North of Church Road (Private Landowner) Allocation: 13 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	<b>O,DM</b>	Landowner looking to seek pre-application advice prior to submission of planning application.		→	→	→	→					
Technical Assessments	<b>D,R,ENV</b>	The site should take access from Church Road, with additional land required at Rose Cottage to widen the road to an adoptable standard. If alternative access is proposed, the Scots Pine trees that are protected under a TPO at Muirfoot must be safeguarded. An Archaeological Survey may also be required.										



# MARYKIRK

## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Secondary)	<b>E</b>	All residential development may be required to contribute to the provision of additional capacity at Mearns Academy.	
Healthcare	<b>NHS</b>	Development in Laurencekirk, Edzell Woods, Luthermuir, Fettercairn, Fordoun, and Marykirk will require to contribute towards additional capacity of Laurencekirk Medical Group.	
Waste Water (Marykirk WWTW)	<b>SW</b>	There is insufficient capacity at Marykirk WWTW and a growth project is underway.	Likely delivery is Winter 2026.
Water (Whitehillocks WTW)	<b>D</b>	There is available capacity at Whitehillocks WTW. Local mains reinforcement may be required.	

## SITE ACTIONS

Marykirk OP1: Land to the West of Marykirk (Fotheringham Property Devs Ltd/c/o Halliday Fraser Munro) - Previously OP1 Allocation: 30 homes and 0.5ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	<b>D,DM</b>	FPP (APP/2018/2118) for 27 Dwellinghouses with Associated Access Road, SUDS and Open Space, approved at KMAC January 2019.	✓									
Planning Application(s)	<b>D,DM</b>	APP/2019/1625 July 2019 FPP for Erection of 6 Dwellinghouses (Change of House Type) and Amendment to Number of Plots and Positions of Previously Approved APP/2018/2118	✓									
Site Construction	<b>D</b>	Site construction complete.	✓									

# MARYWELL

## INFRASTRUCTURE

## Portlethen-Stonehaven SGA

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Community Facilities	<b>D</b>	All residential development may be required to contribute towards facilities that serve the community in Marywell or towards facilities in the wider catchment area at Portlethen. These may be identified in the Community Plan or relevant Community Action Plan.	
Education (Primary)	<b>D,E</b>	Residential developments may be required to contribute towards additional primary school capacity.	
Healthcare	<b>NHS</b>	Development in Findon, Portlethen, Marywell and Newtonhill will require to contribute towards the extension of Portlethen Medical Centre.	
Local Transportation Infrastructure	<b>D,TS,T</b>	Contributions may be required for cumulative strategic transportation improvements including interventions on the A92(T) and in Aberdeen City. Contributions and connectivity will may be required to the Aberdeen-Stonehaven strategic cycle route	
Sports and Recreation	<b>D</b>	All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Marywell or towards facilities in the wider catchment area at Portlethen. These may be identified in the Community Plan or relevant Community Action Plan.	
Waste Management	<b>D,W</b>	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.	
Waste Water (Nigg WWTW)	<b>D</b>	Sufficient capacity. Local sewer reinforcement and DIA may be required.	
Water (Invercannie and Mannofield WTW)	<b>D,SW</b>	There is currently sufficient capacity. Local water network reinforcement may be required.	WTW is undergoing capital maintenance improvements with completion expected by Spring 2023.

## SITE ACTIONS

Marywell OP1: Land East of Old Stonehaven Road (Unknown) Allocation: 52 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	<b>D,DM</b>	A Masterplan is required for the site.										
Technical Assessments	<b>D,SEPA,SW,FPU</b>	A DIA will be required. A FRA may be required and any surface water flooding should be addressed with appropriate SuDS measures.										

# MARYWELL

## SITE ACTIONS

Marywell OP1: Land East of Old Stonehaven Road (Unknown) Allocation: 52 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	D,ENV	The site contains peatland habitat and there is Lowland Raised Peatbog nearby. Development should avoid these areas and a buffer strip next to any bog land will be required.										

Marywell BUS 1 and BUS 2: Cairnrobin - Previously BUS Allocation: Business uses												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	D,SEPA,FPU,ENV	FRA may be required. A buffer strip will be required adjacent to the watercourse on the boundary which should be integrated positively into the development. Enhancement of the straightened watercourse through renaturalisation and removal of any redundant features will require to be investigated.										
Site Delivery	O	Site partially in use for pipe storage.										
Planning Application(s)	D,DM	APP/2011/2678 (of Outline Planning Permission Reference APP/2002/0026 for Business, Industrial and Leisure Development) - pending. APP/2012/1847 (Full Planning Permission for Construction of Access Road) - pending.	→									
Planning Application(s)	D	FPP (APP/2018/0771) Formation of Business Park (Class 4, 5, 6, 7, 8 and 11) Including Alteration of Existing Access Road, Junction and Accesses Without Compliance with Condition 1 (Time) of Planning Permission Reference APP/2015/0539 approved October 2018.	✓									
Matters Specified in Conditions Application(s)	D,DM	MSC (APP/2019/2656) for Condition 3 a), b), c), 4), 6), 10), 11) of APP/2018/0771 for Formation of Business Park (Class 4, 5, 6, 7, 8, and 11) Including Alteration of Existing Access Road, Junction and Accesses approved January 2020. MSC (APP/2020/0965) for Condition 10 (Construction Method Statement) for the Erection of a Warehouse (Class 6) with Ancillary Office Accommodation (Class 4), Associated Car Parking, Van Storage, Cycle Parking, Landscaping and Infrastructure Works Under Reference APP/2018/0771 approved July 2020.	✓									

# NEWTONHILL

## INFRASTRUCTURE

## Portlethen-Stonehaven SGA

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	<b>NHS</b>	Development in Findon, Portlethen, Marywell and Newtonhill will require to contribute towards the extension of Portlethen Medical Centre.	
Local Transportation Infrastructure	<b>D,R</b>	Link road between Park Place and Cairnhill Drive required to provide second access. Discussion ongoing with regard to delivery of link road.	
Waste Water (Nigg WWTW)	<b>D</b>	Sufficient capacity. Local sewer reinforcement and DIA may be required.	
Water (Invercarnie and Mannofield WTW)	<b>D</b>	There is currently sufficient capacity. Local mains reinforcement may be required.	Invercarnie/ Mannofield WTW is undergoing capital maintenance improvements with completion expected by Spring 2023.

## SITE ACTIONS

Newtonhill OP1: Park Place (Barratt/Polmuir Properties) - Previously OP1 Allocation: 121 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	<b>D,DM</b>	Masterplan was agreed at March 2018 committee.	✓									
Planning Application(s)	<b>D,DM</b>	FPP (APP/2018/1213) for erection of 121 Dwellinghouses allowed at appeal.	✓									
Technical Assessments	<b>D,R,FPU</b>	TA, DIA, Environmental Assessment. An assessment of the well in the north east corner of the site will be required. The development will need to ensure there is no detrimental impact to groundwater.										
Site Construction	<b>D</b>	Site construction underway, site completion expected 2023.					→					

Newtonhill OP2: Land to West of A92 - Previously OP2 Allocation: 12.1ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	<b>D</b>	Anticipated programme 2024 onwards.	▲									

# NEWTONHILL

Newtonhill OP3: West Monduff - Previously BUS Allocation: 6.5ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	<b>D</b>	FPP (APP/2009/2526) for Workshop/Warehouse/ Associated Offices granted March 2013.	✓									
Planning Application(s)	<b>D,DM</b>	FPP (APP/2018/2155) for Erection of Workshop and 4 8m High Flood Lights, Formation of Yard and Landscaped Bunds and Alterations to Access submitted September 2018, approved Nov 2018.	✓									
Technical Assessments	<b>D,SEPA,FPU,ENV</b>	FRA may be required. A buffer strip will be required adjacent to the watercourse on the boundary which should be integrated positively into the development. Enhancement of the straightened watercourse through renaturalisation and removal of any redundant features should be investigated.										
Site Construction	<b>D</b>	On-site construction has yet to commence.										
Future Phases	<b>D</b>	Further development to be considered.										

# PARK

## INFRASTRUCTURE

## Aberdeen HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Secondary)	<b>D,E</b>	Residential developments may be required to contribute towards additional capacity for Banchory Academy.	
Healthcare	<b>NHS,D</b>	Development in Finzean, Echt, Inchmarlo, Strachan, Drumoak, Crathes, Park, Midmar, Woodlands of Durris and Banchory will require to contribute towards a new health centre in Banchory.	
Waste Water (Drumoak WWTW)	<b>D,SW</b>	No public wastewater treatment available in Park, however there is sufficient capacity at Drumoak WWTW, approximately 1.3km away.	
Water (Invercannie and Mannofield WTW)	<b>SW</b>	There is currently sufficient capacity.	Invercannie/ Mannofield WTW is undergoing capital maintenance improvements with completion expected by Spring 2023.

## SITE ACTIONS

Park OP1: Land to the West of Park Village Hall (Private Landowner) - Previously OP1 Allocation: 13 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	<b>D</b>	Site investigation works are currently being undertaken.	→									
Planning Application(s)	<b>D</b>	Submit Planning Application.				→	→					
Roads	<b>D,T,R</b>	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.										

# PORTLETHEN

## INFRASTRUCTURE

## Portlethen-Stonehaven SGA

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Primary)	D,E	Residential developments may be required to contribute towards additional primary school capacity.	
Education (Secondary)	D,E	All residential development may be required to contribute to the provision of additional capacity at Portlethen Academy.	
Healthcare	D,NHS	Development in Findon, Portlethen, Marywell and Newtonhill will require to contribute towards the extension of Portlethen Medical Centre.	
Local Transportation Infrastructure	D,R	Contributions will be required to upgrade the Findon A92(T) grade separated junction. Development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision. Contributions may be required towards the Aberdeen-Stonehaven strategic cycle route. Contributions to a link road from Hillside to Badentoy Industrial Estate may be required. Contributions may be sought for a new park and ride facility and the upgrade of the link road to Badentoy Industrial Estate.	
Waste Water (Nigg WWTW)	D,SW	There is currently sufficient capacity at Nigg WWTW. A DIA may be required. Local sewer 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.	Invercarnie/ Mannofield WTW is undergoing capital maintenance improvements with completion expected by Spring 2023.
Community Facilities	D	All residential development may be required to contribute towards facilities that serve the community in Portlethen. These may be identified in the Community Plan or relevant Community Action Plan.	
Waste Management	D,W	All developments will be required to comply with the standards for recycling and waste facilities, and development may be required to contribute towards strategic recycling and waste infrastructure that benefit residents within its catchment, as set out in Appendix 15 of the LDP.	

## SITE ACTIONS

Portlethen OP1: Schoolhill (Stewart Milne Homes) Allocation: 176 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D,DM	FPP (APP/2016/0934) for Erection of 175 Dwellinghouses with Associated Access, Infrastructure and Landscaping submitted April 2016, pending.	→									

# PORTLETHEN

Portlethen OP2: Land to NW of Badentoy - Previously OP1 Allocation: 6.5ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	<b>D</b>	DIA, TA, NIA, EIA, landscape plan, access plan required.										
Planning Application(s)	<b>D</b>	Submit planning application.										

Portlethen OP3/ OP4: Fairview/ Fairview Central - Previously OP2 Allocation: 5.5ha Class 6 Storage (OP3) and 10ha employment land (OP4)												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Existing Site	<b>D</b>	The majority of the site is currently in use.										
Planning Application(s)	<b>D</b>	On part of OP3, FPP (APP/2020/0430) for temporary change of use of agricultural land to class 6 (storage and distribution) including formation of hardstanding, approved August 2020.	✓									
Planning Application(s)	<b>D,DM</b>	On part of OP4, FPP (APP/2022/1697) for Installation of 3MWp Solar PV Array, 5MW Battery Energy Storage System, Hydrogen Production Facility and Associated Infrastructure (solar farm to power operations of the existing adjacent recycling centre and power the hydrogen facility) submitted August 2022, pending.	→									

Portlethen OP5: Land South of Portlethen Club House Allocation: Health fitness club												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	<b>D</b> ,SEPA,SW,FPU,ENV	FRA, LVIA and HA may be required. DIA will be required.										
Technical Assessments	<b>D,T,R</b>	Access from Badentoy Road must take into account the proposed A92(T) junction arrangement for Badentoy being delivered as part of the Chapleton development, and potential queuing on Badentoy Road. An assessment of the junction is required as part of a Transport Assessment, incorporating the impacts of the OP6 site.										



# PORTLETHEN

Portlethen OP6: Land East of Badentoy Allocation: Garden centre and restaurant (2500m2)												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	D,SW,FPU,ENV	A LVIA and HA may be required. DIA will be required.										
Technical Assessments	D,T,R	Access from Badentoy Road must take into account the proposed A92(T) junction arrangement for Badentoy being delivered as part of the Chapleton development, and potential queuing on Badentoy Road. An assessment of the junction is required as part of a Transport Assessment, incorporating the impacts of the OP5 site.										

Portlethen OP7: Land North of Thistle Drive (Taylor Wimpey) Allocation: 300 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
POAN	D,DM	POAN (ENQ/2022/1556) for Residential Development and Associated Landscaping and Infrastructure submitted November 2022.	✓									
Planning Application(s)	D	Submit Planning Application.										

Portlethen BUS1: Badentoy Industrial Estate - Previously BUS1 Allocation: 100ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	FPP (APP/2015/1755) (covering part of site) for major change of use of agricultural land to Class 4, Class 5 and Class 6 Erection of warehouse and office, formation of wash bay, storage yard, access and parking, approved September 2015. 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.	✓									
Planning Application(s)	DM,D	FPP (APP/2018/2310) for erection of 7 Business Units (Class 4 - Business), approved November 2018.	✓									
Matters Specified in Conditions Application(s)	D	MSC (APP/2015/3837) for phase 1B, approved February 2016.	✓									
Future Phases	D	Submit further applications for undeveloped sites.										

# PORTLETHEN

Portlethen BUS2: City South Business Park - Previously BUS2 Allocation: 23.5ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	<b>D,DM</b>	FPP (APP/2018/2848) for Erection of Roadside Services Incorporating Petrol Filling Station, Drive Thru Restaurant and Drive Thru Coffee Shop and Associated Access, Parking and Landscaping approved July 2019.	✓									
Matters Specified in Conditions Application(s)	<b>D</b>	MSC (APP/2017/1391) Conditions 1, 6, 7, 16, 22, 27, 28 and 30 of Outline Planning Permission Reference APP/2000/0006 for erection of 19 business units and associated parking, approved February 2018.	✓									
Matters Specified in Conditions Application(s)	<b>D</b>	MSC (APP/2020/2172) for Condition 1 (General Layout of Business Park, Means of Access and Landscaping), 6 (Landscaping), 7 (Fencing/Mean of Enclosure), 16 (Routing of Construction Traffic), 22 (Pedestrian and Cycle Links), 27 (Travel Plan), 28 (Pedestrian/Cycle Route), 30 (Cycle Routes) of Planning Permission in Principle APP/2000/0006 for Residential Development Including Neighbourhood Shops and Business Park at Phase 3 (Starter Units II) submitted November 2020, pending.	▲									
Planning Application(s)	<b>D,DM</b>	PPP (APP/2020/2452) for Residential Development Including Neighbourhood Shops and Business Park Without Compliance with Condition 1 (Time) of Planning Permission Reference APP/2014/1747 submitted December 2020, pending.	→									
Site Construction	<b>D</b>	First phase of site complete.	✓									
Future Phases	<b>D</b>	Further phases to come forward via separate planning applications.										

# ROADSIDE OF KINNEFF

## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	<b>NHS</b>	Development in Gourdon, Johnshaven, Inverbervie, Roadside of Kinneff and St Cyrus will require to contribute towards additional capacity at Inverbervie Medical Group.	
Local Transportation Infrastructure	<b>D,R</b>	Upgrade of local road and footway.	
Waste Water (Kinneff WWTW)	<b>D,SW</b>	There is currently no available capacity at the WWTW. A growth project would be initiated once the 5 growth criteria were met. SEPA will need to be consulted and full authorisation sought for relevant licensing of private treatment. DIA required.	
Water (Whitehillocks WTW)	<b>D</b>	Capacity available at Whitehillocks WTW. Local mains reinforcement may be required.	

## SITE ACTIONS

Roadside of Kinneff OP1: Land to the West of Roadside of Kinneff (Private Landowner) - Previously OP1 Allocation: 46 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	<b>D,DM</b>	A Masterplan will be required.										
Technical Assessments	<b>D,SEPA,SW,FPU</b>	A temporary waste water system, as an interim measure, would only be considered by SEPA if a Scottish Water growth project has been initiated. A DIA will be required.										
Programming	<b>O</b>	Landowner to provide an update on site delivery.										

# ST CYRUS

## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Primary)	<b>E</b>	Developers should seek to engage with the Council for proposals of 3 homes or more to establish capacity of St Cyrus Primary School.	
Education (Secondary)	<b>E</b>	All residential development may be required to contribute to the provision of additional capacity at Mearns Academy.	
Healthcare	<b>NHS</b>	Development in Gourdon, Johnshaven, Inverbervie, Roadside of Kinneff and St Cyrus will require to contribute towards additional capacity at Inverbervie Medical Group.	
Waste Water (Nether Knox WWTW)	<b>D,SW</b>	Sewage pumping stations in St Cyrus and Johnshaven are to be part of a growth project that requires to be delivered. A DIA 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 would recommend an early submission of a PDE to establish capacity.	
Water (Whitehillocks WTW)	<b>D</b>	There is available capacity at Whitehillocks WTW. Local water mains reinforcement may be required. Increase in storage required for service reservoir.	

## SITE ACTIONS

St Cyrus OP1: Roadside (Snowdrop Developments Ltd) - Previously OP1 Allocation: 125 homes and approx. 1.15ha employment and retail uses												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	<b>D,DM</b>	Masterplan agreed by Kincardine and Mearns Area Committee September 2014.	✓									
Planning Application(s)	<b>D,DM</b>	FPP (APP/2018/0686) for 125 houses approved June 2019. Change of house type applications submitted/ approved.	✓									
Site Construction	<b>D</b>	The site is currently under construction with an anticipated finish date of 2028.	→	→	→	→	→	→	→	→	→	▲

# STONEHAVEN

## INFRASTRUCTURE

## Portlethen-Stonehaven SGA

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Primary)	<b>E</b>	Early engagement with Education is encouraged particularly medium to large residential schemes.	
Healthcare	<b>NHS</b>	Development in Stonehaven will require to contribute additional capacity at Stonehaven Medical Group.	
Waste Water (Nigg WWTW)	<b>D</b>	There is available capacity at Nigg WWTW. Local Sewer reinforcement and DIA may be required.	
Water (Whitehilllocks WTW)	<b>D,SW</b>	Local mains reinforcement may be required depending on outcome of Flow & Pressure test or Water Impact Assessment.	

## SITE ACTIONS

Stonehaven OP1: Carron Den (Stewart Milne Homes) - Previously OP1 Allocation: 155 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D	PPP (APP/2007/4949) and MSC (APP/2014/2470) approved October 2014.										
Planning Application(s)	D,DM	FPP (APP/2016/1986) for Erection of 142 Dwellinghouses and Associated Infrastructure (change to housing mix) refused October 2017. Allowed at appeal (PPA-110-2346) November 2018. Several change of house type applications submitted/ approved.	✓									
Site Construction	D	Site construction has commenced. Affordable housing element completed in 2020.									→	

Stonehaven OP2: Ury House East Lodge (FM Ury Ltd/Kirkwood Homes) - Previously OP2 Allocation: 212 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D,DM	A masterplan was prepared in 2014. A new masterplan is required for Ury Estate to take account of consented, existing and new allocated sites, including non-residential developments and infrastructure requirements, to ensure a holistic approach to delivery is taken.	✓									
Planning Application(s)	D,DM	FPP for 84 dwellings (APP/2014/3297) approved April 2015. FPP for Link Road and Drainage Infrastructure (APP/2015/2163), approved January 2016. FPP (APP/2019/1961) for Erection of 33 Dwellinghouses and Associated Infrastructure withdrawn February 2022.	✓									

# STONEHAVEN

Stonehaven OP2: Ury House East Lodge (FM Ury Ltd/Kirkwood Homes) - Previously OP2 Allocation: 212 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Matters Specified in Conditions Application(s)	<b>D,DM</b>	MSC (APP/2014/1970) application for 86 dwellings approved August 2014.										
Roads	<b>D</b>	Link road connecting Slug Road and Netherley Road under construction.	→									
Technical Assessments	<b>D,SEPA,FPU,ENV</b>	FRA may be required. A buffer strip will be required adjacent to the Cowie Water and its tributaries which should be integrated positively into the development.										
Site Construction	<b>D</b>	Construction underway although could stall due to delay in constructing the link road.	→									

Stonehaven OP3: Ury House, Blue Lodge (FM Ury Ltd) - Previously OP3 Allocation: Housing unspecified												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	<b>D</b>	A new masterplan is required for Ury Estate to take account of consented, existing and new allocated sites, including non-residential developments and infrastructure requirements, to ensure a holistic approach to delivery is taken.										
Planning Application(s)	<b>D,DM</b>	FPP (APP/2012/1617) for 24 dwellinghouses and (APP/2012/1616) for 27 dwellinghouses approved by ISC in August 2014.	✓									
Planning Application(s)	<b>D,DM</b>	FPP (APP/2018/0667) for Erection of 27 Dwellinghouses (Renewal of Planning Permission APP/2012/1616) approved January 2020. FPP (APP/2021/1841) change of house type for plot 16 approved September 2021. FPP (APP/2022/1426) for Erection of 34 Dwellinghouses (Change of House Types to Planning Permission References APP/2012/1616, APP/2012/1617 and APP/2018/0667) submitted July 2022, pending.	✓									
Roads	<b>D,R</b>	Link road connecting Slug Road and Netherley Road under construction.	→									
Technical Assessments	<b>D,SEPA,FPU,ENV</b>	FRA may be required. A buffer strip will be required adjacent to the watercourse which should be integrated positively into the development.										
Site Construction	<b>D</b>	Construction is expected to commence in 2023 at a build out rate of 12 units per year.										

# STONEHAVEN

Stonehaven OP4: Land adjacent to Kirktown of Fetteresso (GS Brown Construction Ltd) - Previously OP4 Allocation: 50 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D,DM	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. FPP (APP/2021/1771) for Erection of Dwellinghouse (Change of House Type to Planning Permission Reference APP/2014/2178) approved December 2021.	✓									
Site Construction	D	Construction underway since September 2015 and affordable housing units are completed.	→									

Stonehaven OP5: Land at East Lodge (Kirkwood Homes/Ury Estate Limited) Allocation: 60 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D	Discussions are underway with regards to planning strategy and delivery of the Masterplan.										
Roads	D,R	Local road network enhanced through provision of link road between A957 and B979 as part of wider Ury Estate Masterplan.										
Technical Assessments	D,SW,FPU,ENV	A buffer strip will be required adjacent to the watercourse, which should be integrated positively into the development. A DIA will be required.										

Stonehaven OP6: Mackie Village, Ury Estate (Hillcrest Homes) Allocation: 91 affordable homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D,DM	FPP (APP/2015/0541) for 91 affordable homes approved March 2019.	✓									
Site Construction	D	Site construction is underway with completions expected 2024/ 2025.						→	→	→	→	→

# STONEHAVEN

Stonehaven OP7: East Newtonleys - Previously OP5 Allocation: 7ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D,DM	PPP (APP/2014/3671) for Formation of Business Park approved October 2016.	✓									
Matters Specified in Conditions Application(s)	D,DM	MSC (APP/2019/1949) for Condition 1 a) (Layout and Siting) b) (External Appearance and Finishing Materials), c) (Landscaping and Tree Protection), d) (Levels and Cross Sections), e) (Disposal of Foul and Surface Water), f) (Street Engineering and Quality Audit for Road Network), g) (Road/Pedestrian/Cycle Layout), h) (Car Parking/Vehicle Turning Area), 4 (Protection and Enhancement of the Water Environment) of Planning Permission in Principle APP/2014/3671 for Formation of Business Land (Classes 4, 5 and 6) and Associated Access, Drainage and Landscaping approved September 2022.	✓									
Site Marketing	D	Marketing continuing for the site.										

Stonehaven BUS2: East Newtonleys Allocation: 14.5ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	D	APP/2003/1551 Formation of Business and Industrial Park (Class 4, 5 & 6 Use) approved April 2007 and implemented although no on-site works have been undertaken since. Delivery of this site will follow OP7 as the proposed roundabout will serve both sites.										

Stonehaven BUS3: Redcloak - Previously BUS3 Allocation: 1ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	D	FRA may be required.										
Site Delivery	O,D	Landowner/ developer to advise how the site will be delivered.										



# WOODLANDS OF DURRIS

## INFRASTRUCTURE

## Aberdeen HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Secondary)	E,D	Residential developments may be required to contribute towards additional capacity for Banchory Academy.	
Healthcare	NHS	Development in Finzean, Echt, Inchmarlo, Strachan, Drumoak, Crathes, Park, Midmar, Woodlands of Durris and Banchory will require to contribute towards a new health centre in Banchory.	
Waste Water (Durris WWTW)	SW	There is currently no available capacity at Durris WWTW. A Capital Maintenance project is underway.	Due for completion by Spring 2026.
Water (Invercannie and Mannofield WTW)	SW	There is currently sufficient capacity.	Invercannie/ Mannofield WTW is undergoing capital maintenance improvements with completion expected by Spring 2023.

## SITE ACTIONS

Woodlands of Durris OP1: Land Northwest of Clune Gardens (To be confirmed) Allocation: 27 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Roads	D,R	Access should be taken from Clune Gardens to the south of this site. Pedestrian links required to ensure safe routes to school.										
Technical Assessments	D,SEPA,FPU,ENV	DIA will be required. HRA and CMS required to consider potential effects on the River Dee Special Area of Conservation. Connection to public sewer required.										



**Marr**

## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Primary)	<b>E</b>	Developers of unallocated sites should seek to engage to establish capacity of Aboyne Primary.	
Education (Secondary)	<b>D,E</b>	Residential developments may be required to contribute towards additional capacity at Aboyne Academy.	
Healthcare	<b>NHS</b>	Development in Aboyne, Kincardine O'Neil, Tarland and Logie Coldstone will require to contribute to additional capacity at Aboyne health centre.	
Waste Water (Aboyne WWTW)	<b>SW</b>	There is limited capacity at Aboyne WWTW however capital maintenance is currently underway. Early engagement with Scottish Water is advised.	Ongoing Capital Maintenance project is due to conclude Spring 2023.
Water (Invercannie WTW)	<b>D</b>	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.	WTW is undergoing capital maintenance improvements with completion expected by Spring 2023.

## SITE ACTIONS

Aboyne OP1: Land to west of Tarland Road (AJC Homes) - Previously M1/OP1 Allocation: Mixed uses including 175 homes and employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	<b>D,DM</b>	Masterplan agreed by Marr Area Committee on November 2014.	✓									
POAN	<b>D,DM</b>	POAN (ENQ/2015/1839) for Major residential Development as Phase 5 of the Castle Park Development submitted October 2015.	✓									
Planning Application(s)	<b>D,DM</b>	FPP (APP/2017/1243) for mixed use development comprising 129 houses, 38 flats, commercial mixed use, 42 bed care home, nursery, landscaping and associated infrastructure, approved March 2020.	✓									
Planning Application(s)	<b>D,DM</b>	FPP (APP/2022/0342) for Mixed Use Development Comprising 129 Houses, 38 Flats, Commercial Mixed Use, 42 Bed Care Home, Nursery, Landscaping and Associated Infrastructure Without Compliance with Condition 12 (Compensatory Planting) of Planning Permission Reference APP/2017/1243, approved April 2022.	✓									
Roads	<b>D,R</b>	Two points of access. TA or transport statement required for OP1 site. Industrial uses on OP1 would require additional access.										
Technical Assessments	<b>D,SEPA,FPU,ENV</b>	DIA required. A small watercourse runs along the boundary site OP1. A FRA may be required. A buffer strip will be required adjacent to the watercourse which should be positively integrated into the development. Enhancement of the watercourse through renaturalisation and removal of any redundant features should be investigated.										

Aboyne OP2: North of Kinord Drive (Phase 4) (AJC Homes/AJC Homes/AJC Homes) - Previously EH1/OP2 Allocation:181 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D,DM	FPP (APP/2021/1215) for Erection of 11 Dwellinghouses (Change of House Types from Previously Approved APP/2008/3443), approved July 2021. FPP (APP/2022/0707) for Erection of 29 Dwellinghouses (Change of House Type and Plot Layouts to Planning Permission Reference APP/2008/3443), approved June 2022. FPP (APP/2022/0944) for Erection of Dwellinghouse (Change of House Type from Previously Approved APP/2021/1215), approved June 2022. FPP (APP/2022/1875) for Erection of 3 Dwellinghouses (Amendment to Planning Permission Reference APP/2008/3443) approved October 2022.										

## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Primary)	<b>E</b>	Residential developments may be required to contribute towards additional primary school capacity.	
Education (Secondary)	<b>E</b>	Residential developments may be required to contribute towards additional capacity at Alford Academy.	
Healthcare	<b>NHS</b>	Development in Alford, Glenkindie, Keig, Kirkton of Tough, Muir of Fowlis and Towie will require to contribute towards additional capacity at Alford Medical Practice.	
Waste Water (Alford WWTW)	<b>SW</b>	A growth project has been completed in 2022 by Scottish Water.	
Water (Invercannie & Mannofield WTW)	<b>D</b>	Trunk main serving Alford at capacity. Further water network investigations required and likely that part 3 assets will require to be upgraded.	WTW is undergoing capital maintenance improvements with completion expected by Spring 2023.

## SITE ACTIONS

Alford OP1: School Campus Site (Aberdeenshire Council/Parklands Development Ltd) - Previously M1/OP1 Allocation: Mix of uses including 30 homes, 1.2ha employment land and community uses												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	<b>PR,DM</b>	FPP (APP/2016/0055) for partial demolition of Academy, Primary and Swimming Pool approved March 2016.	✓									
Site Delivery	<b>PR</b>	Demolition complete. A Men's Shed, community orchard and allotments have been developed on the site.										
Planning Application(s)	<b>D,DM</b>	PPP (APP/2022/2063) for Erection of Care Home, 17 Dwellinghouses and Associated Works submitted October 2022, pending.	→									
Technical Assessments	<b>PR,SEPA,FPU,ENV</b>	SEPA have advised that an FRA will be required to assess risk from Buckie Burn. A buffer strip will be required adjacent to the watercourse and should be integrated as a positive feature of the development. Enhancement of the watercourse through renaturalisation and removal of any redundant features should be investigated.										
Site Marketing	<b>PR</b>	Site currently being marketed.	→									
Employment Land	<b>PR</b>	Employment land is being marketed.	→									

**Alford OP2: Land at Wellheads (Kirkwood Homes) - Previously M2/OP2**  
**Allocation: 1ha of employment land and community uses**

SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D,DM	FPP (APP/2011/0328) for Mixed Use Development: 0.72ha of Serviced Employment Land, 3 Technology Units, A Business Centre, A Household Waste Recycling Centre, 44 Residential Units (10 Flats & 34 Dwellinghouses), a 0.47ha Serviced Site Capable of Accommodating a 60 Bedroom Care Home and a Childrens Nursery and Roads, Drainage and Landscaping Infrastructure approved April 2013. Modification of Planning Obligation of Planning Permission Reference APP/2011/0328 Mixed Use Development: 0.72ha of Serviced Employment Land, 3 Technology Units, A Business Centre, A Household Waste Recycling Centre, 44 Residential Units (10 Flats & 34 Dwellinghouses), a 0.47ha Serviced Site Capable of Accommodating a 60 Bedroom Care Home and a Childrens Nursery and Roads, Drainage and Landscaping Infrastructure submitted February 2023, pending.										

**Alford OP3: Greystone Road (Silver Birches) (Stewart Milne Homes/Kirkwood Homes/Kirkwood Homes) - Previously EH1/OP3**  
**Allocation: 259 homes**

SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D,DM	FPP (APP/2008/1895) for 198 houses approved September 2010. FPP (APP/2016/3412) for change of house types, approved February 2017. FPP (APP/2016/2329) for 61 houses in northern part of site approved July 2018. FPP (APP/2020/1364) for Erection of 42 Dwellinghouses and Associated Works (Amendment to Previous Application APP/2016/2329) approved December 2020. FPP (APP/2021/0797) for Erection of 18 Dwellinghouses (Change of House Type of Planning Permission Reference APP/2020/1364) approved May 2021.	✓									
Planning Application(s)	D,DM	FPP (APP/2021/1669) for erection of two dwellinghouses approved December 2021.	→									
Site Construction	D	Construction Started on Site - completion expected by 2023					▲					

**Alford OP4: Kingsford Road Phase 3 (Private Landowner) - Previously EH2/OP4**  
**Allocation: 85 homes**

SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D	A Masterplan is required.										
Existing Site	O,D	Landowner in discussion with developer.	→									
Planning Application(s)	D,O	Previous consent now expired, work underway to submit Planning Application.	→									

# ALFORD

Alford OP4: Kingsford Road Phase 3 (Private Landowner) - Previously EH2/OP4 Allocation: 85 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Roads	D,R	Footway connection are required to the north of the site. Kingsford Road is required to be upgraded to the relevant adoptable standard, including footways, along its length to at least as far as Fraser Road. The existing junction layout of Kingsford Road/Greystone Road/Main Street (A944) may be required to be reconfigured.										
Technical Assessments	D,SEPA,FPU,ENV	A landscape buffer, the extent of which to be determined through the Masterplan, should be provided to the west of the site to separate the development from the core of the Battle of Alford battlefield with further planting throughout the development to integrate the site into the landscape. A FRA may be required. Enhancement of the straightened watercourse through re-naturalisation and removal of any redundant features should be										

Alford OP5: Wellheads, East of Castle Road (Kirkwood Homes/Osprey Housing) - Previously OP5 Allocation: 60 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D,O	Masterplan agreed October 2018.	✓									
Planning Application(s)	D,O,DM	POAN (ENQ/2016/1758) for Residential Development and Associated Infrastructure agreed September 2016.	✓									
Planning Application(s)	D,DM	FPP (APP/2021/1709) for Erection of 55 Dwellinghouses and Associated Infrastructure approved January 2022.	✓									
Site Construction	D	Site construction underway.	▲	→								
Roads	D,R	Castle Road will need to be widened across the frontage of the site and a footway introduced.										
Technical Assessments	D,ENV	A buffer alongside the watercourse is required. Enhancement of the straightened watercourse through renaturalisation and removal of any redundant features should be investigated.										

Alford : East of Parkview (Scotia Homes/Individuals/Individuals/Stewart Milne Homes/Private Landowner/Individuals/Stewart Milne) Allocation: 1.2ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	D	A Transport Statement is required to detail the access and connectivity of any proposal.										

# BANCHORY

## INFRASTRUCTURE

## Aberdeen HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Primary)	<b>E</b>	Residential development in the Hill of Banchory catchment area may be required to contribute towards additional primary school capacity. There is expected to be sufficient capacity at Banchory Primary School during the LDP period.	
Education (Secondary)	<b>D</b>	Residential developments may be required to contribute towards additional capacity for Banchory Academy.	
Healthcare	<b>NHS</b>	Development in Finzean, Echt, Inchmarlo, Strachan, Drumoak, Crathes, Park, Midmar, Woodlands of Durris and Banchory will require to contribute towards a new health centre in Banchory.	Project identified in NHS asset management plan.
Local Transportation Infrastructure	<b>D</b>	Assessment required to determine impact on junctions along A93.	
Local Transportation Infrastructure	<b>T</b>	Progress with delivery of park and ride. Design brief being finalised and work on submission of a planning application underway.	
Waste Water (Banchory WWTW)	<b>D</b>	Wastewater network investigations required to establish whether local network upgrades may be required.	
Waste Water (Banchory WWTW)	<b>SW</b>	A growth project has been initiated at Banchory WWTW.	Likely delivery is Spring 2023.
Water (Invercannie WTW)	<b>D</b>	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.	WTW is undergoing capital maintenance improvements with completion expected by Spring 2023.

## SITE ACTIONS

Banchory OP1: East Banchory/ Woodend Eco Village (North Banchory Company) - Previously OP1 Allocation: Mix of uses including a 32 home demonstration eco-village, tourism uses, and community uses including playing field, all-weather pitch and a park and ride facility												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D,DM	FPP (APP/2019/1306) for Erection of 32 Dwellinghouses, Detached Garages and Installation of Air Source Heat Pumps, and Associated Infrastructure, Landscaping and Open Space approved November 2021. FPP (APP/2022/2529) for Erection of 14 Dwellings (Change to House Position for Plot 15 & Plot 24 and Subdivision of Plots 25-32 to Create an Additional 4 Dwellinghouses of Planning Permission APP/2019/1306) submitted December 2022, pending. FPP (APP/2022/2686) for Full Planning Permission for Erection of Dwellinghouse (Change of House Type and Plot Layout) of Planning Permission APP/2019/1306 (Plot 21) approved February 2023.	✓									



# BANCHORY

## SITE ACTIONS

<b>Banchory OP1: East Banchory/ Woodend Eco Village (North Banchory Company) - Previously OP1</b> <b>Allocation: Mix of uses including a 32 home demonstration eco-village, tourism uses, and community uses including playing field, all-weather pitch and a park and ride facility</b>												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	D,SEPA,FPU,ENV	FRA may be required to assess flood risk from small watercourse on northern edge of site and ephemeral stream flow paths within the site. Buffer strips will be required adjacent to the watercourses and should be integrated as a positive feature of the development. Enhancement of the straightened watercourses through renaturalisation and removal of any redundant features should be investigated.										
Roads	D	Progress with delivery of park and ride. Design brief being finalised and work on submission of a planning application underway.										
Site Construction	D	Site construction to commence from 2023 onwards.		→								

<b>Banchory OP2: Lochside of Leys East (Bancon Homes/Bancon Homes/Bancon Homes) - Previously OP2</b> <b>Allocation: Mix of uses including 345 homes and 2ha of business land</b>												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	D	Masterplan agreed Marr Area Committee March 2015.	✓									
Planning Application(s)	D	PPP application (APP/2014/1973) Mixed Use Development (Comprising of 390 Dwellinghouses and Commercial and Business Development) approved August 2017. FPP (APP/2018/2796) for non compliance with Condition 18 (Traffic Mitigation Signals) of Planning Permission APP/2014/1973 approved March 2019. FPP (APP/2019/0693) for Mixed Use Development Without Compliance with Condition 16 (Roundabout on the A980 Raemoir Road) of Planning Permission APP/2018/2796 refused August 2019.	✓									
Matters Specified in Conditions Application(s)	D	MSC application (APP/2018/0863) approved September 2018. MSC (APP/2020/0167) approved May 2020.	✓									
Technical Assessments	D,SEPA,FPU,ENV	FRA will be required. Enhancement of the straightened watercourses through renaturalisation and removal of any redundant features should be investigated.										
Site Construction	D	Site construction commenced March 2019.	→									

# BANCHORY

<b>Banchory OP3: Lochside of Leys (West Phase 2c) (North Banchory Company/Cala Homes/c/o THE Architecture &amp; Planning) - Previously OP3</b>											
<b>Allocation: 50 homes</b>											
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024			
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Masterplan	D,DM	Masterplan agreed Marr Area Committee March 2015.	✓								
POAN	D,DM	POAN (ENQ/2022/1434) for Major Residential Development with Associated Infrastructure and Landscaping submitted October 2022.	✓								
Planning Application(s)	D	Revised planning application expected.									

<b>Banchory OP4: Hill of Banchory (Private Landowner) - Previously OP4</b>											
<b>Allocation: 15 homes</b>											
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024			
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Technical Assessments	O,SEPA,FPU,ENV	FRA required. A soil survey has been completed. The electricity cables are to be undergrounded. SW discussions are ongoing. A buffer strip will be required adjacent to the watercourse and should be integrated as a positive feature of the development. Enhancement of the watercourse and removal of any redundant features should be investigated.									
Planning Application(s)	O,DM	FPP (APP/2018/2493) for 15 Dwellinghouses and Garages approved July 2020.	→								

<b>Banchory OP5: Hill of Banchory East - Previously BUS2</b>											
<b>Allocation: 5.5ha retail land (class 1)</b>											
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024			
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
POAN	D,DM	POAN (ENQ/2022/1316) for Erection of Major Retail-led Development with Drive Thru Cafe, Car Park with Additional EV Charging Hub Including Landscaping and Engineering Works agreed September 2022.	✓								
Planning Application(s)	D,DM	FPP (APP/2022/2690) for Erection of 3 Retail Units (Class 1), Cafe Unit (Class 3) with Associated Drive Thru Lane and Provision of Surface Car Parking with an Additional EV Charging Hub, Landscaping and Ancillary Works approved March 2023.		✓							

<b>Banchory OP6: Land at former Glen O'Dee Hospital (Forbes Homes/c/o Ryden)</b>											
<b>Allocation: 40 homes</b>											
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024			
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Masterplan	D,DM	A Masterplan is required.									

# BANCHORY

<b>Banchory OP6: Land at former Glen O'Dee Hospital (Forbes Homes/c/o Ryden)</b> <b>Allocation: 40 homes</b>												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Roads	D,R	Corsee Road will be required to be upgraded to the relevant adoptable standard with a continuous footway connection to the existing network at Roscobie Park. Public Transport accessibility to be set out in Transport Statement.										
Technical Assessments	D,SEPA,FPU,ENV	A Habitat and Ecological Survey and Mitigation Plan should accompany application. HRA, CMS and DIA required.										
Planning Application(s)	D,DM	Masterplan/ planning application anticipated to be submitted.					▲					

<b>Banchory OP7: Land at Upper Arbeadie Road (c/o Knight Frank)</b> <b>Allocation: 42 homes</b>												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	D,SEPA,R,FPU,ENV	TA, DIA, Landscape Appraisal, Tree Survey and Habitat and Ecological Survey and Mitigation Plan required. Proposals subject to HRA to consider potential effects on River Dee SAC. CMS may be required.										

<b>Banchory BUS1: Hill Of Banchory - Previously BUS1</b> <b>Allocation: 10.8ha employment land</b>												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D,DM	APP/2019/1905 for Erection of Office and Workshop (Use Classes 4 - Business, 5 - General Industrial and 6 - Storage and Distribution) approved October 2019. APP/2019/2762 for Erection of 18 starter units (Use Classes, 4,5 & 6) and associated parking, hard standing and landscaping (amendment to APP/2018/2988) approved January 2020. APP/2019/2895 for Erection of Pre/After School Building (Class 10), Formation of Access and Associated Landscaping approved May 2020. APP/2021/0210 for Erection of General Industrial Building and Erection of Fencing approved March 2021.										
Future Phases	D	Several plots available for development.										

## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	<b>NHS</b>	Development in Cairnie, Drumblade, Forgue, Glass, Ruthven and Huntly will require to contribute towards additional capacity at Huntly health centre.	
Waste Water (Cairnie WWTW)	<b>SW,D</b>	There is capacity available to facilitate OP1. Should further capacity be required a growth project will be initiated. Combined sewer within site. SW should be contacted to ascertain whether a sewer diversion is required.	
Water (Turriff WTW)	<b>SW</b>	Growth project may be required in future to meet allocated growth.	Strategic appraisal underway for Turriff WTW to determine growth solution.

## SITE ACTIONS

Cairnie OP1: Land opposite Hall Cottages (Private Landowner) - Previously OP1 Allocation: 8 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	<b>D,DM</b>	FPP (APP/2012/2852) for erection of 8 dwellinghouses approved January 2014 . APP/2016/2594 for non-compliance with Time Condition, approved January 2017.	✓									
Site Marketing	<b>D</b>	Site currently being marketed.										
Site Construction	<b>D</b>	Site start has been made. Will recommence following marketing.	→									

# DRUMBLADE

## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (primary)	<b>D</b>	Developers should seek to engage with the Council for proposals of 5 homes or more to establish capacity of Drumblade Primary School.	
Healthcare	<b>NHS</b>	Development in Cairnie, Drumblade, Forgue, Glass, Ruthven and Huntly will require to contribute towards additional capacity at Huntly health centre.	
Waste Water	<b>D,SEPA,SW</b>	No public wastewater treatment available in Drumblade. SEPA would need to be consulted and full authorisation sought for relevant licensing of private treatment for any additional development.	
Water (Craighead WTW)	<b>D</b>	Capacity available. Local mains reinforcement may be required.	

## SITE ACTIONS

Drumblade OP1: Land to Southwest of Drumblade Primary School (Private Landowner) Allocation: 5 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	<b>O</b>	Landowner to provide update on site delivery.										
Roads	<b>D,R</b>	A footway allowing for safe crossing to the primary school should be provided.										

## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Secondary)	<b>E</b>	Residential developments may be required to contribute towards additional capacity at Aboyne Academy.	
Healthcare	<b>NHS</b>	Development in Finzean, Echt, Inchmarlo, Strachan, Drumoak, Crathes, Park, Midmar, Woodlands of Durris and Banchory will require to contribute towards a new health centre in Banchory.	
Waste Water	<b>D,SEPA,SW</b>	There is no public WWTW in Finzean.	
Water (Invercannie & Mannofield)	<b>D</b>	Capacity available. Local mains reinforcement may be required.	WTW is undergoing capital maintenance improvements with completion expected by Spring 2023.

## SITE ACTIONS

Finzean OP1: Site to East of Finzean Village Hall (Private Landowner) Allocation: 8 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Programming	<b>O</b>	Landowner to provide update on site delivery. Currently considering options.										
Technical Assessments	<b>D,ENV</b>	A landscape buffer should be provided to the east and north of this site to screen the development on approach to the village. HRA required to consider potential effects on the River Dee SAC. CMS may be required.										
Roads	<b>D,R</b>	The existing village speed limit on the public road to the front of the site may require relocation with appropriate speed reduction measures put in place.										

## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	<b>NHS</b>	Development in Cairnie, Drumblade, Forgue, Glass, Ruthven and Huntly will require to contribute towards additional capacity at Huntly health centre.	
Waste Water	<b>D,SEPA,SW</b>	No public sewers in the area.	
Water (Turrieff WTW)	<b>D,SW</b>	Water Main crossing OP2 site. Growth project may be required to accommodate future development.	Strategic appraisal underway for Turrieff WTW to determine growth solution.

## SITE ACTIONS

Forgue OP1: Land to East of the Rectory (BMF Group) - Previously OP1 Allocation: 5 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Marketing	O	Site is currently being marketed.										
Roads	D	Pedestrian routes to school is required.										

Forgue OP2: Chapelhill (Land to west and south of Forgue school) (BMF Group) - Previously OP2 Allocation: 5 homes													
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024	
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Planning Application(s)	D,DM	PPP application (APP/2012/0430) for 4 units approved in July 2013. Application (APP/2016/1498) to renew planning consent approved February 2017, now lapsed. New planning application will be required.											
Site Marketing	O	Site is currently being marketed.											
Technical Assessments	D,SEPA,FPU,ENV	Should extant permission expire a FRA may be required. A buffer strip will be required adjacent to the watercourse and should be integrated as a positive feature of the development. Enhancement of the straightened watercourse through renaturalisation and removal of any redundant features should be investigated.											
Site Construction	D	Site is expected to be built plot by plot.											

## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	<b>NHS</b>	Development in Alford, Glenkindie, Keig, Kirkton of Tough, Muir of Fowlis and Towie will require to contribute towards additional capacity at Alford Medical Practice.	
Local Transportation Infrastructure	<b>D</b>	A roadside lay-by and footway is required along the frontage of OP1.	
Waste Water (Donview Septic Tank)	<b>SW,D</b>	Available capacity. Early engagement advised, it is recommended that a PDE is submitted. SW will start a growth project, should demand exceed capacity, once one development meets the 5 point growth criteria.	
Water (Lumsden WTW)	<b>SW,D</b>	Local water mains reinforcement may be required. Available capacity.	

## SITE ACTIONS

Glenkindie OP1: West of Glenkindie Bowling Club (Frogmore (Scotland) Ltd) - Previously OP1 Allocation: 6 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	<b>D,DM</b>	FPP (APP/2017/3208) for Erection of Dwellinghouse and Detached Garage approved May 2018.	✓									
Planning Application(s)	<b>D,DM</b>	PPP (APP/2018/2616) for erection of 3 Dwellinghouses and Formation of Access, submitted November 2018, approved January 2019.	→									
Site Construction	<b>D</b>	Site construction has started.	→									



## INFRASTRUCTURE

## Huntly-Pitcaple SGA

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	<b>NHS</b>	Development in Cairnie, Drumblade, Forge, Glass, Ruthven and Huntly will require to contribute towards additional capacity at Huntly health centre.	
Waste Water (Huntly WWTW)	<b>D</b>	There is capacity at Huntly WWTW. The demand for wastewater capacity for the non-residential allocations will depend on the business use. Early engagement with SW is encouraged.	
Water (Craighead WTW)	<b>D</b>	Capacity available. Local mains reinforcement may be required.	

## SITE ACTIONS

Huntly OP1: Land at Steven Road (Private Landowner) - Previously BUS1 Allocation: 50 affordable homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	<b>D,R,FPU</b>	DIA and TS required.										

Huntly OP2: Deveron Road (Morrison Construction/Aberdeenshire Council) - Previously BUS1 Allocation: 52 affordable homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	<b>D,DM</b>	FPP (APP/2019/0953) for Erection of 20 Flats and 17 Dwellinghouses with Associated Infrastructure and Landscaping approved April 2020. FPP (APP/2022/1730) Change of Flat Type and Plot Layout to plots 20 - 27, approved December 2022. FPP (APP/2022/1731) Change of House Type and Plot Layout to plots 28 - 34, approved December 2022.	✓									
Technical Assessments	<b>DM,R,FPU</b>	DIA and TS required.										
Site Construction	<b>D</b>	Site is under construction. Anticipated completion Q4 2023.	→				▲					

Huntly OP3: Land Adjacent to Linnorie - Previously OP6 Allocation: 4.5ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O	Part of the site is currently under lease. Additional uses are being pursued.										
Technical Assessments	D,SEPA,FPU,ENV	FRA may be required. A buffer strip will be required adjacent to the watercourse on site and should be integrated as a positive feature of the development. Enhancement of the straightened watercourse and removal of any redundant features should be investigated.										
Roads	D,R	TA required.										

Huntly OP4: Land Adjacent to Linnorie Business Park Allocation: 0.34ha Employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O	Discussions are taking place with potential occupiers for a number of units on the site. It is hoped that agreements will be in place shortly and construction may commence in 2023 once permissions are in place.		→								
Planning Application(s)	D,DM	FPP (APP/2018/2779) for Change of Use from Agricultural Land to Storage and Distribution (Class 6) approved January 2019.	✓									
Water	D,SW	The demand for water and waste water capacity for non-domestic development will depend on the business uses proposed. Early engagement is encouraged.										
Roads	D,R	TA required.										

Huntly OP5: The Ward Allocation: Business park including Class 2 (Financial, Professional and other services) and Class 4 (Business) Uses												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O	Site partially in use with some areas still available to develop.										
Planning Application(s)	D,DM	PPP (APP/2017/0783) for Formation of Business Park to Include Class 2 (Financial, Professional and Other Services) and Class 4 (Business) Uses approved by LRB appeal December 2017.	✓									
Planning Application(s)	D,DM	FPP (APP/2023/0305) for Erection of Two Class 3 Food and Drink Units with Drive Thru Element (Sui Generis), Erection of Electric Vehicle Charging Hub with Canopy, Car Parking and Associated Works submitted March 2023, pending.		→								

Huntly OP5: The Ward Allocation: Business park including Class 2 (Financial, Professional and other services) and Class 4 (Business) Uses												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	<b>D</b> ,SEPA,SW,FPU,ENV	A FRA may be required. A buffer strip will be required adjacent to the watercourse on site and should be integrated as a positive feature of the development. Enhancement of the straightened watercourse and removal of any redundant features should be investigated. The demand for water and waste water capacity for non-domestic development will depend on the business uses proposed. Early engagement is encouraged.										

# INCHMARLO

## INFRASTRUCTURE

## Aberdeen HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	<b>NHS</b>	Development in Finzean, Echt, Inchmarlo, Strachan, Drumoak, Crathes, Park, Midmar, Woodlands of Durris and Banchory will require to contribute towards a new health centre in Banchory.	
Waste Water (Inchmarlo Septic Tank)	<b>SW</b>	There is limited capacity in Inchmarlo, a growth project is underway.	Likely delivery Summer 2026.
Water (Invercannie WTW)	<b>SW,D</b>	Capacity available, growth project required for future development. Local mains reinforcement may be required.	Invercannie/ Mannofield WTW is undergoing capital maintenance improvements with completion expected by Spring 2023.

## SITE ACTIONS

Inchmarlo OP1: Inchmarlo Continuing Care Community (Skene Enterprises) - Previously OP1 Allocation: 60 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	<b>D,DM</b>	Masterplan agreed March 2015.	✓									
Planning Application(s)	<b>D,DM</b>	FPP for first phase of 8 dwellings (APP/2014/3864) approved January 2015. FPP (APP/2016/1082) for 4 Dwellinghouses (Second Phase) approved July 2016. FPP (APP/2022/2580) for for Erection of 6 Dwellinghouses including Roads, Landscaping and Service / Drainage Works withdrawn February 2023.	✓									
Site Construction	<b>D</b>	The first and second phase of construction is complete.	✓									
Future Phases	<b>D</b>	Submission of planning applications for future phases. An updated FRA may be required.	→									

Inchmarlo OP2: Land Southeast of Glencommon Wood (Skene Enterprises) Allocation: 120 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	<b>D</b>	A masterplan and feasibility studies are underway. It is anticipated that development will commence in 2024 with an estimated build out rate of 25 units per annum.										

# INCHMARLO

Inchmarlo OP3: Land at East Mains and Auldeer Wood (Kirkwood Homes/Osprey Housing/Frank Burnett Ltd) Allocation: Mix of uses including 85 homes, tourism, leisure and business (Hotel and Hotel Lodges)												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D,DM	FPP (APP/2021/0247) for Tourism, Leisure, Hotel and Lodges and 95 Residential Units and Associated Infrastructure (Amendments to detail approved under APP/2011/2402) approved November 2021.	✓									
Matters Specified in Conditions Application(s)	D,DM	MSC (APP/2015/2262) Masterplan and Design Brief and conditions for all OP3 approved December 2015. MSC (APP/2015/2350) at Land at East Mains approved April 2016. MSC (APP/2015/2355) at Auldeer Wood approved December 2015. MSC (APP/2015/2351) at Land north of Inchmarlo Home Farm approved December 2015.	✓									

## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	<b>NHS</b>	Development in Alford, Glenkindie, Keig, Kirkton of Tough, Muir of Fowlis and Towie will require to contribute towards additional capacity at Alford Medical Practice.	
Local Transportation Infrastructure	<b>R,D</b>	Safe route to school required from site OP1.	
Waste Water (Keig Septic Tank)	<b>SW</b>	There is limited capacity within Keig Septic Tank. A private treatment system has been installed and will be adopted by Scottish Water once it meets the appropriate specifications. Early engagement with SW is advised.	
Water (Invercannie WTW)	<b>D</b>	Capacity Available, growth project required for future development.	Invercannie/ Mannofield WTW is undergoing capital maintenance improvements with completion expected by Spring 2023.

## SITE ACTIONS

Keig OP1: Land North of Braehead (Clark Developments Ltd) - Previously OP2 Allocation: 13 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	<b>D,DM</b>	FPP (APP/2007/0860) for 11 homes approved. Several change of house type applications submitted/ approved.	✓									
Site Construction	<b>D</b>	Development coming forward on plot by plot basis.	→									

# KENNETHMONT

## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	<b>NHS</b>	Development in Rhynie, Lumsden, Clatt, Gartly, and Kennethmont will require to contribute towards additional capacity at Rhynie Surgery.	
Local Transportation Infrastructure	<b>D</b>	Footways are required along the frontage of OP1 and OP3.	
Waste Water (Kennethmont WWTW)	<b>SW</b>	A growth project is underway at Kennethmont WWTW, which will take into account all known domestic development up to 2027. FPP (APP/2020/2256) for Upgrading to Wastewater Treatment Works including New SAF Plant, Sludge Tank and HST Tank and Alterations to Access approved April 2021.	Likely delivery Summer 2023.
Water (Invercannie, Mannofield & Turriff)	<b>SW,D</b>	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.	Invercannie/ Mannofield WTW is undergoing capital maintenance improvements with completion expected by Spring 2023. Strategic appraisal underway for Turriff WTW to determine growth solution.

## SITE ACTIONS

Kennethmont OP1: Land south of B9002 (c/o John Wink Design) - Previously OP1 Allocation: 32 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	O,D,DM	FPP (APP/2019/0711) for erection of 32 dwellinghouses and associated infrastructure approved September 2020.	✓									

Kennethmont OP2: Opposite School - Previously OP3 Allocation: 0.7ha Employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O	Landowner to provide update on delivery.										
Roads	D,R	A footway is required along the frontage of the site. A TS is required showing details of accessibility to the site.										

# KINCARDINE O'NEIL

## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Secondary)	<b>D</b>	Residential developments may be required to contribute towards additional capacity at Aboyne Academy.	
Healthcare	<b>D,NHS</b>	Development in Aboyne, Kincardine O'Neil, Tarland and Logie Coldstone will require to contribute to additional capacity at Aboyne health centre.	
Waste Water (Kincardine O'Neil WWTW)	<b>SW</b>	Limited capacity available. A growth project is likely to be required for additional development.	
Water (Invercannie WTW)	<b>SW</b>	Capacity available. Growth project may be required for future development.	Invercannie/ Mannofield WTW is undergoing capital maintenance improvements with completion expected by Spring 2023.

## SITE ACTIONS

Kincardine O'Neil OP1: Land at Haugh Farm - Previously OP1 Allocation: 0.3ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Masterplan	<b>D,DM</b>	Masterplan agreed by Marr Area Committee in December 2014.										
Technical Assessments	<b>D,SEPA,R,FPU,ENV</b>	TS required. FRA may be required. HRA required to consider potential effects on River Dee SAC and CMS may be required.										
Water	<b>D,SW</b>	The demand for water and waste water capacity for non-domestic development will depend on the business uses proposed. Early engagement is encouraged.										

Kincardine O'Neil OP2: Cook School/Passing Trade Site Allocation: Retail/café/services												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Technical Assessments	<b>D,SEPA,R,FPU,ENV</b>	TS required. Hydromorphological Assessment required to determine the likelihood of the River Dee adjusting its course at this location. HRA required to consider potential effects on the River Dee SAC.										
Water	<b>D,SW</b>	The demand for water and waste water capacity for non-domestic development will depend on the business uses proposed. Early engagement is encouraged.										



# KINCARDINE O'NEIL

Kincardine O'Neil OP3: Gallowhill Road (Church of Scotland) - Previously OP3 Allocation: 8 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Marketing	O	Landowner to market site for development.										
Technical Assessments	D,SEPA,FPU,ENV	A FRA will be required to determine the developable area. A buffer strip will be required and will need to allow sufficient space for restoration of the Neil Burn. Enhancement of the straightened watercourse and removal of any redundant features will be required to be investigated. HRA required to consider potential effects on the River Dee SAC and CMS may be required.										

Kincardine O'Neil BUS: Willowbank - Previously OP4 Allocation: 0.8ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Employment Land	O	Site currently in use.										

# LOGIE COLDSTONE

## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Secondary)	<b>D</b>	Residential developments may be required to contribute towards additional capacity at Aboyne Academy.	
Healthcare	<b>NHS</b>	Development in Aboyne, Kincardine O'Neil, Tarland and Logie Coldstone will require to contribute to additional capacity at Aboyne health centre.	
Waste Water (Logie Coldstone WWTW)	<b>D,SW</b>	There is limited capacity available. A growth project will be initiated once development meets Scottish Water's criteria.	
Water (Ballater WTW)	<b>D</b>	Capacity Available. Local mains reinforcement may be required.	

## SITE ACTIONS

Logie Coldstone OP1: Adjacent Diamond Jubilee Hall (Private Landowner) - Previously OP1 Allocation: 10 homes and community uses												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	O,D	Planning Application to be submitted.										
Technical Assessments	D,SEPA,FPU,ENV	FRA may be required. HRA required to consider potential effects on the River Dee SAC and CMS may be required.										
Roads	D,R	A footway is required along the frontage of the site connecting the development to the primary school.										

# LUMPHANAN

## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Secondary)	<b>D</b>	Residential developments may be required to contribute towards additional capacity at Aboyne Academy.	
Healthcare	<b>NHS</b>	Development in Torphins and Lumphanan will require to contribute towards additional capacity at Torphins Health and Resource Centre.	
Waste Water (Lumphanan WWTW)	<b>SW,D</b>	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)	<b>SW</b>	Capacity available. Growth project may be required for future development.	Invercarnie/ Mannofield WTW is undergoing capital maintenance improvements with completion expected by Spring 2023.

## SITE ACTIONS

Lumphanan OP1: Land at Milan Park (Private Landowner) - Previously OP1 Allocation: 26 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	<b>D,DM</b>	PPP (APP/2020/1919) for Erection of 3 Dwellinghouses including Formation of Access approved December 2020.	✓									
Technical Assessments	<b>D,SEPA,FPU,ENV</b>	FRA may be required. A buffer strip will be required adjacent to the watercourse on the western boundary and should be integrated as a positive feature of the development. Enhancement of the straightened watercourse and removal of any redundant features will be required to be investigated.										

INFRASTRUCTURE

Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	NHS	Development in Rhynie, Lumsden, Clatt, Gartly, and Kennethmont will require to contribute towards additional capacity at Rhynie Surgery.	
Waste Water (Lumsden WWTW)	SW	Insufficient WWTW capacity. SW will initiate a growth project once one development meets 5 growth criteria.	
Water (Lumsden WTW)	D	Local water mains reinforcement may be required.	

SITE ACTIONS

Lumsden BUS: Lumsden - Previously BUS Allocation: 0.27ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	O	Landowner to advise of delivery programme.										

# MUIR OF FOWLIS

## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	<b>NHS</b>	Development in Alford, Glenkindie, Keig, Kirkton of Tough, Muir of Fowlis and Towie will require to contribute towards additional capacity at Alford Medical Practice.	
Waste Water (Ladymill WWTW)	<b>SW,DM</b>	Ladymill WWTW has no capacity available. A growth project will be initiated once development meets Scottish Water's five growth criteria.	
Water (Invercannie & Mannofield WTW)	<b>D</b>	Available capacity.	Invercannie/ Mannofield WTW is undergoing capital maintenance improvements with completion expected by Spring 2023.

## SITE ACTIONS

### Muir of Fowlis OP1: Opposite The Manse (Private Landowner) - Previously OP1 Allocation: 6 homes

SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Marketing	<b>O</b>	Site currently being marketed.										
Technical Assessments	<b>D,SEPA,FPU</b>	A FRA may be required.										

### Muir of Fowlis BUS: Muir Of Fowlis - Previously BUS Allocation: 0.8 ha employment land

SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	<b>D</b>	Site partially developed.										

## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	<b>NHS</b>	Development in Rhynie, Lumsden, Clatt, Gartly, and Kennethmont will require to contribute towards additional capacity at Rhynie Surgery.	
Local Transportation Infrastructure	<b>D</b>	Pedestrian/cycle links required throughout the settlement. Road into OP1 and OP2 will require to be adoptable standard.	
Waste Water (Rhynie WWTW)	<b>SW</b>	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	<b>D</b>	WIA required. Non domestic uses require discussion with SW. Local mains reinforcement may be required.	

## SITE ACTIONS

Rhynie OP1: Essie Road (Kearn Developments Ltd) - Previously OP2 Allocation: 34 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	<b>O</b>	Landowner to provide delivery update.										
Planning Application(s)	<b>D,DM</b>	FPP (APP/2006/2033) for Erection of 34 Dwellinghouses and Garages approved April 2008. FPP (APP/2020/0522) for Plot 4 (change of house type) approved October 2020.	✓									
Roads	<b>D</b>	Road into OP1 will require to be adoptable standard.										
Site Construction	<b>D</b>	Coming forward on a plot by plot basis. Construction commenced, three dwellinghouses built.										

Rhynie BUS: Rhynie Richmond Avenue East - Previously BUS Allocation: 1.6ha employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Site Delivery	<b>D</b>	Site partially in use and remainder currently being marketed.	→									

## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	<b>NHS</b>	Development in Cairnie, Drumblade, Forge, Glass, Ruthven and Huntly will require to contribute towards additional capacity at Huntly health centre.	
Waste Water (Ruthven Housing ST)	<b>SW</b>	There is sufficient capacity at Ruthven Housing Septic Tank, however a growth project may be required in the future.	
Water (Turriff WTW)	<b>SW,D</b>	Capacity available.	Strategic appraisal underway for Turriff WTW to determine growth solution.

## SITE ACTIONS

Ruthven OP1: School Road (Private Landowner) - Previously OP1 Allocation: 8 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	<b>D,DM</b>	FPP (APP/2015/2790) for Erection of 8 Dwellinghouses approved February 2016.	✓									
Site Marketing	<b>D</b>	Owner considering options. Site is currently being marketed.	→									

# STRACHAN

## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Healthcare	<b>NHS</b>	Development in Finzean, Echt, Inchmarlo, Strachan, Drumoak, Crathes, Park, Midmar, Woodlands of Durris and Banchory will require to contribute towards a new health centre in Banchory.	
Waste Water (Banchory WWTW)	<b>SW</b>	There is currently capacity available at Banchory WWTW for existing development. A growth project will be initiated once development meets Scottish Water's five growth criteria.	
Water (Invercannie & Mannofield WTW)	<b>D</b>	Local mains reinforcement may be required. Growth project required for future development in area once 5 criteria are met.	Invercannie/ Mannofield WTW is undergoing capital maintenance improvements with completion expected by Spring 2023.

## SITE ACTIONS

Strachan OP1: Gateside Farm (Castleglen Land Search Ltd) - Previously OP1 Allocation: 15 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	<b>D,DM</b>	FPP (APP/2015/2137) for 16 dwellings approved August 2017.	✓									
Site Construction	<b>D</b>	Site cleared. Commence site construction with first units to be delivered 2024.						→	→	→	→	→
Technical Assessments	<b>D,SEPA,FPU,ENV</b>	FRA may be required in the event of a further planning application being submitted. A buffer strip will be required adjacent to the watercourse on the western boundary and should be integrated as a positive feature of the development. Enhancement of the straightened watercourse and removal of any redundant features will be required to be investigated. A CMS will be required to take account of the potential impacts of the qualifying interests of the River Dee SAC.										



## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education (Secondary)	<b>D</b>	Residential developments may be required to contribute towards additional capacity at Aboyne Academy.	
Healthcare	<b>NHS</b>	Development in Aboyne, Kincardine O'Neil, Tarland and Logie Coldstone will require to contribute to additional capacity at Aboyne health centre.	
Waste Water (Tarland WWTW)	<b>SW</b>	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)	<b>D</b>	Available capacity. Local mains reinforcement may be required.	

## SITE ACTIONS

Tarland OP1: Land at MacRobert Trust Estate Yard (The MacRobert Trust) - Previously BUS Allocation: Mix of uses including 10 live/work units and employment land												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	<b>D,DM</b>	FPP (APP/2022/0702) for Erection of 3 Business Units (Classes 4 and 6) approved September 2022. FPP (APP/2022/1930) for Erection of 8 Flats Staff Accommodation and 8 Storage Sheds, Formation of Access to Existing Yard (on part of site) submitted September 2022, pending.	→									
Planning Application(s)	<b>D,DM</b>	Site currently in use. FPP (APP/2018/1598) for Erection of Industrial Buildings (Class 5) and Formation of Entrance to Yard Area withdrawn March 2019.	→									

Tarland OP2: Land adjacent to Alastrean House (The MacRobert Trust) - Previously OP2 Allocation: 10 houses as part of the Continuing Care Community												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	<b>D</b>	Planning Application to be submitted.										
Roads	<b>D,R</b>	For more than 5 units the road would require to be of adoptable standard.										
Technical Assessments	<b>D,SEPA,FPU,ENV</b>	A FRA may be required. A buffer strip will be required adjacent to the watercourse running through the site and should be integrated as a positive feature of the development. Enhancement of the watercourse and removal of any redundant features will be required to be investigated. HRA required to consider potential effects on the River Dee SAC and CMS may be required.										

Tarland OP3: Village Farm (The MacRobert Trust/Tarland Development Group) - Previously OP3 Allocation: 36 homes												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	D,DM	FPP (APP/2011/4027) approved May 2015 for 36 dwellinghouses, lapsed May 2018. Submission of new planning application.										
Planning Application(s)	D,O	Community group and landowner no longer considering this site, alternative options being considered.	→									
Technical Assessments	D,SEPA,FPU,ENV	A FRA may be required. A buffer strip will be required adjacent to the watercourse which should be integrated as a positive feature of the development. Enhancement of the watercourse and removal of any redundant features will be required to be investigated. HRA will be required to consider potential effects on the River Dee SAC and CMS may be required.										

## INFRASTRUCTURE

## Rural HMA Local Growth

SECTORS	RESPONSIBILITY	ACTIONS	TIMESCALE / NOTES
Education	<b>D</b>	Residential developments may be required to contribute towards additional capacity at Aboyne Academy.	
Healthcare	<b>NHS</b>	Development in Torphins and Lumphanan will require to contribute towards additional capacity at Torphins Health and Resource Centre.	
Waste Water (Torphins WWTW)	<b>D,SW</b>	There is limited capacity available, however early engagement regarding the business uses is advisable. Should demand exceed available capacity Scottish Water will initiate a growth project, once one development meets the 5 criteria.	
Water (Invercannie WTW)	<b>D,SW</b>	Available Capacity. Local mains reinforcement may be required.	Invercannie/ Mannofield WTW is undergoing capital maintenance improvements with completion expected by Spring 2023.

## SITE ACTIONS

Torphins OP1: Station Garage (Private Landowner/c/o Matthew Merchant) - Previously OP1 Allocation: Mix of uses including 47 homes and a business park												
SECTORS	RESPONSIBILITY	ACTIONS	PRE 2023	2023				2024				POST 2024
				Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Planning Application(s)	<b>D,DM</b>	FPP (APP/2016/3455) for demolition of existing building and erection of residential development - 33 houses and 14 flats, approved November 2019.	✓									
Planning Application(s)	<b>D,DM</b>	FPP (APP/2015/2860) for employment uses taking access through this site - approved June 2016.	✓									
Technical Assessments	<b>D,SEPA,FPU,ENV</b>	Should the extant permission expire an updated FRA may be required. The Beltie Burn that borders the southern boundary is at Bad status due to its poor physical condition. Any development will be required to investigate the restoration and enhancement of the burn. HRA will be required to consider potential effects on the River Dee SAC and a CMS may be required.										