



From mountain to sea

Housing Sites

50 – 99 homes





AUCHENBLAE

OP1: Land east of Glenfarquhar Road

Settlement Information:

Population	1,250
Primary School Catchment	Auchenblae Primary
Secondary School Catchment	Mearns Academy

Allocation:

75 homes (although could be developed in smaller phases)

Site size:

Approximately 5.84 hectares

Site Description:

The site is situated to the north east of the settlement. Auchenblae has a range of facilities within walking distance of the site including a medical practice and the local primary school. The site slopes up to the north at the southern part of the site and then to the east at the northern part of the site. The site is currently a mixture of agricultural and scrub land. There is also currently a path that runs along the south of the site behind the current residential properties which could be linked to.

Site Development Brief:

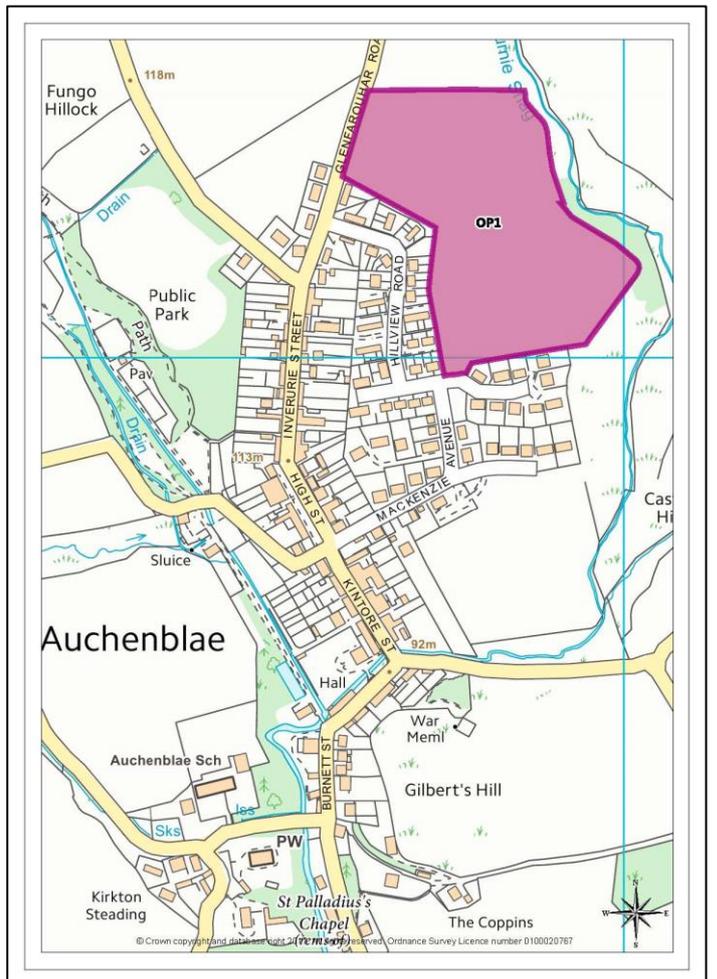
- A masterplan is required for this site. This could include a potential phasing scheme to show how the site could be developed in smaller phases.
- There is a requirement for an area of land to be provided for a recycling point.
- As the site is for over 50 houses, two points of vehicular access are required and these are likely to be from Glenfarquhar Road and Hillview Road.
- 18 affordable homes should be provided onsite by the developer, integrated into the design of the development providing a mix of house types to meet local need.
- Due to the sites proximity to the watercourse a flood risk assessment will be required although anecdotal evidence suggests that only the area to the north-east of the allocated site has the potential to be affected.
- A drainage impact assessment will also be required to ascertain the impact on the sewer network.
- As explained within the introduction, this site is proposed to be removed from the 2021 LDP. However, there is the opportunity to progress this site within the lifetime of the current LDP which could retain its future development potential.
- Developer Obligations will also be required to be paid when developing this site. A full list of infrastructure that is required for the settlement can be found in the Auchenblae Settlement Statement in the Aberdeenshire Local Development Plan 2017 but to note contributions will be sought for primary and secondary education.

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CAIRNBULG AND INVERALLOCHY

OP1: South of Allochy

Settlement Information:

Population	1,340
Primary School Catchment	Inverallochy Primary
Secondary School Catchment	Fraserburgh Academy

Allocation:

85 homes

Site size:

Approximately 3.89 hectares

Site Description:

The site is located on the southern edge of the settlements, on Cairnbulg Airfield and beside the golf course. The settlements are an attractive place to stay with plenty of facilities within walking distance of the site including the local primary school. The site is fairly flat with a slope at the south of the site. The land is currently being used for agricultural purposes and has a path located on the eastern edge of the site.

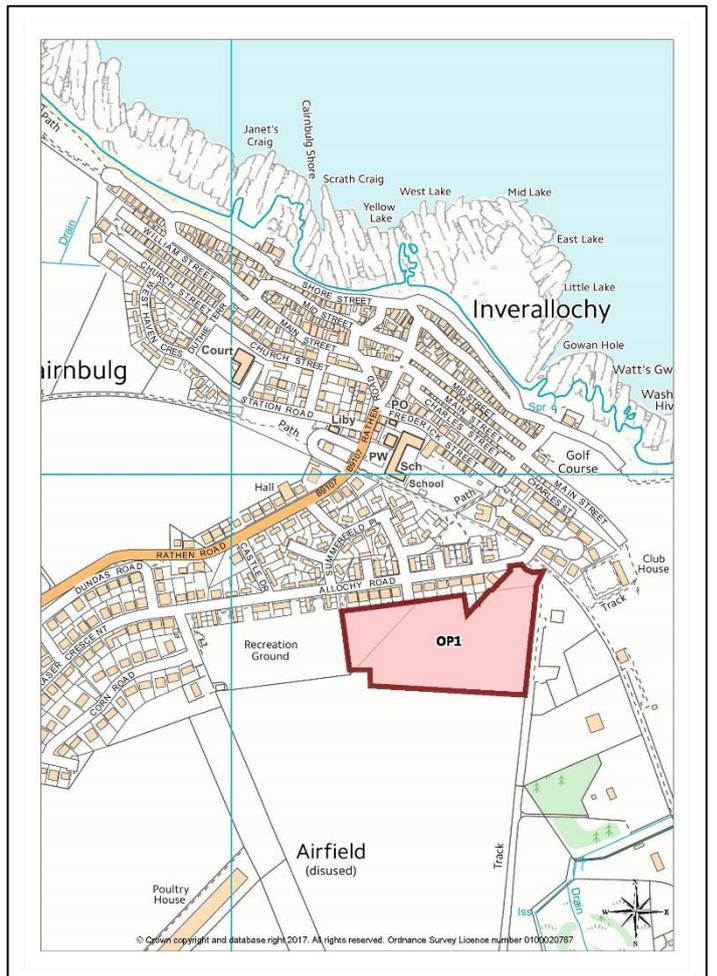
Delivery considerations:

- Given sites location on the edge of the settlement appropriate landscaping should be used to integrate the development within the landscape and smooth the transition between the open countryside and the settlement and to minimise potential adverse impacts on the setting of the settlements and the adjacent archaeological site.
- Vehicular access is likely to be taken from Allochy Road.
- Offsite open space contributions could be used to connect to and contribute towards the upgrading of the national coastal path, an adopted core path. This also provides an opportunity to connect the site with the wider network.
- A masterplan will be required to demonstrate integration with the existing settlements.
- 21 affordable homes should be provided onsite by the developer, integrated into the design of the development which includes a mix of housing tenures.
- A flood risk assessment may be required.
- Developer Obligations will also be required to be paid when developing this site. A full list of infrastructure that is required for the settlement can be found in the Cairnbulg and Inverallochy Settlement Statement in the Aberdeenshire Local Development Plan 2017 but to note contributions will be sought for health facilities.

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CUMINESTOWN

OP1: Chapel Brae West

Settlement Information:

Population	540
Primary School Catchment	Monquhitter Primary
Secondary School Catchment	Turriff Acadmey

Allocation:

50 homes

Site size:

Approximately 4.39 hectares

Site Description:

The site is located within the settlement close to existing services and facilities and is partly developed to the south which has created an established access. The rest of the site is currently in agricultural use and slopes down to the north. There is potential for this site to be either developed on a plot by plot basis or as a larger development.

Delivery considerations:

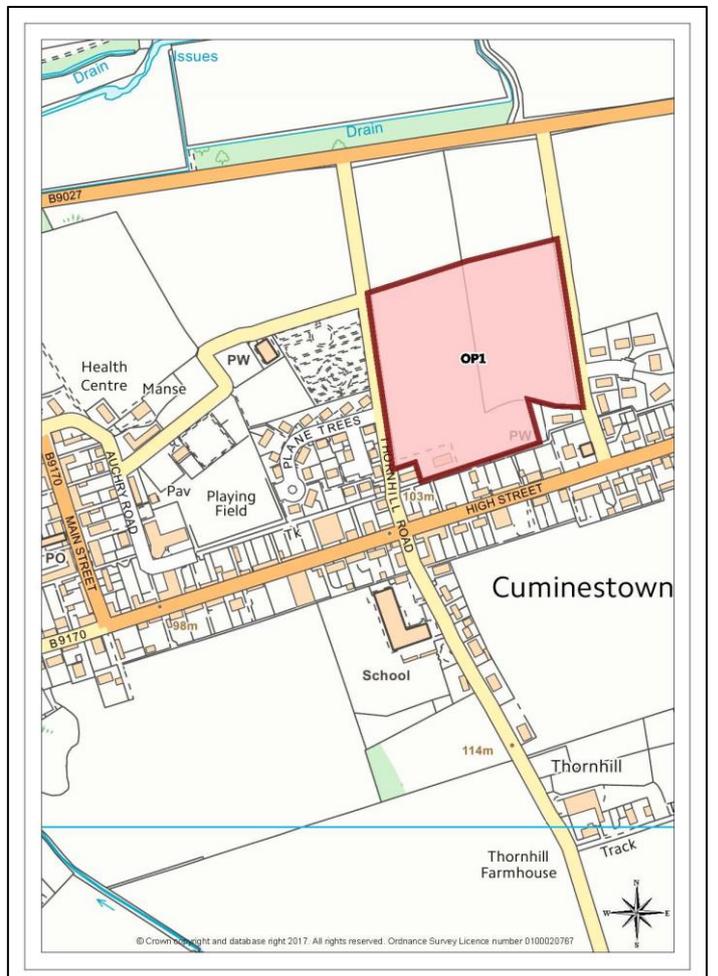
- Planning permission in principle granted for five houses on part of the site in July 2012 (APP/2010/2472).
- The site is served by two roads and this allows an opportunity to improve connectivity across the north of the village.
- Links to the existing adopted core paths running to the west of the site and throughout the village should be included as part of the design.
- 12 affordable houses should be provided on site by the developer, integrated into the design of the development.
- Foul and surface water pipes cross the middle of this site. Scottish Water should be contacted by the developer to ascertain whether a mains diversion is required.
- As explained within the introduction, this site is proposed to be removed from the 2021 LDP. However, there is the opportunity to progress this site within the lifetime of the current LDP which could retain its future development potential.
- Developer Obligations will also be required to be paid when developing this site. A full list of infrastructure that is required for the settlement can be found in the Cuminestown Settlement Statement in the Aberdeenshire Local Development Plan 2017.

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LONGSIDE

OP1: Land at Skinner Road

Settlement Information:

Population	960
Primary School Catchment	Longside Primary
Secondary School Catchment	Mintlaw Academy

Allocation:

73 homes

Site size:

Approximately 10.93 hectares

Site Description:

The large site is located on the western boundary of the village. Longside offers a range of services and facilities including the local primary school and golf course. Longside has recently had new development in the village and this site provides an opportunity for a continuation of this development. The site is gently sloping and is currently in agricultural use. There is an established access into the site from Skinner Road which can be used. The site has existing residential uses to the north and east with agricultural uses to the west of the site.

Delivery considerations:

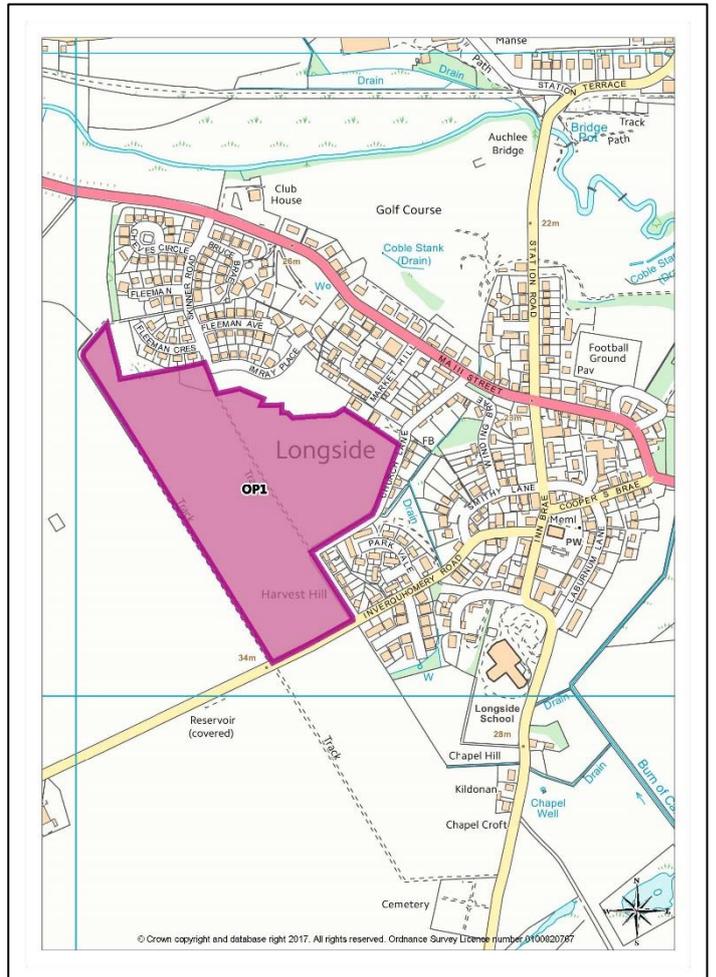
- A masterplan will be required for the site to show how the whole site will be developed out. This then allows for the site to be developed in phases.
- There are also opportunities to provide connections with the local core path network which runs along the south western site boundary.
- Given sites location on the edge of the settlement appropriate landscaping should be used to integrate the development within the landscape and smooth the transition between the open countryside and the settlement.
- 18 affordable houses should be provided on site by the developer, integrated into the design of the development.
- A flood risk assessment may be required.
- As explained within the introduction, this site is proposed to be removed from the 2021 LDP. However, there is the opportunity to progress this site within the lifetime of the current LDP which could retain its future development potential.
- Developer Obligations will also be required to be paid when developing this site. A full list of infrastructure that is required for the settlement can be found in the Longside Settlement Statement in the Aberdeenshire Local Development Plan 2017 but to note contributions will be sought for waste facilities and secondary education.

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MACDUFF

OP1: Law of Doune

Settlement Information:

Population	4,030
Primary School Catchment	Macduff Primary
Secondary School Catchment	Banff Academy

Allocation:

85 homes

Site size:

Approximately 6.07 hectares

Site Description:

The site is located on the edge of the settlement within easy walking distance of the town centre and services. The site is enclosed on three sides by housing developments and rises in two distinct parts towards a covered reservoir and sub-station on the south western edge of Macduff. The site has a fantastic outlook over Banff Bay. The use of the site is currently a mixture of scrub and agricultural land.

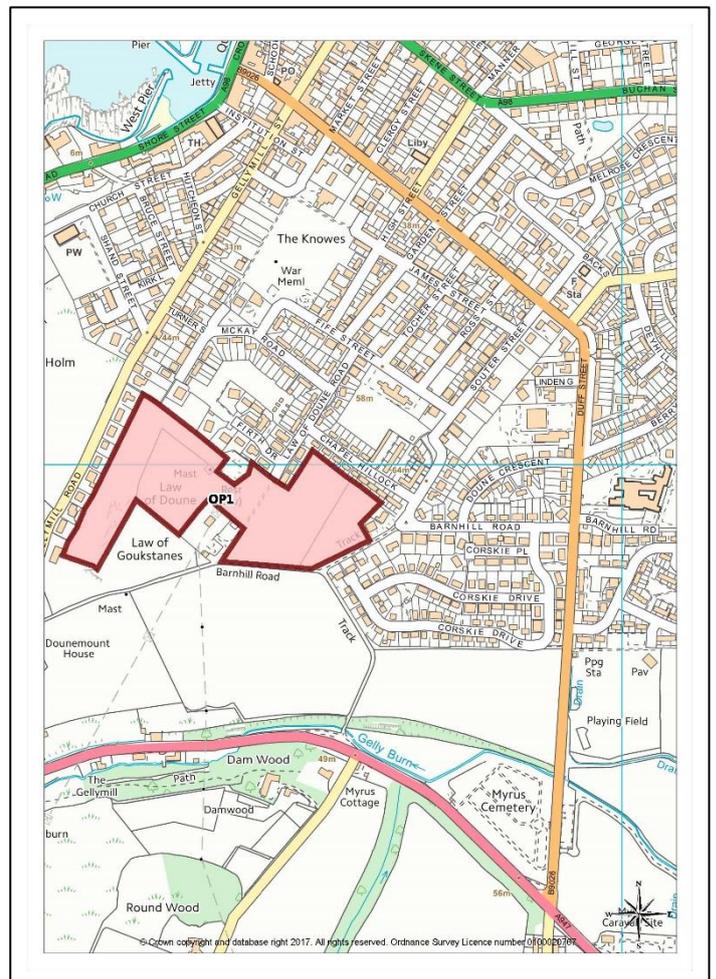
Delivery considerations:

- The Law of Doune Road is likely to provide the principal point of access, with Gellymill Road, Firth Drive and Barnhill Road providing potential pedestrian and emergency access opportunities.
- Core paths run along the southern boundary and in close proximity to the site which provide an opportunity to connect the site up with the wider network.
- A masterplan will be required for the site to demonstrate integration with the existing town and provides an opportunity to bring the site forward in phases.
- Development should be orientated to exploit the southern aspect of the hill slope.
- 21 affordable houses should be provided on site by the developer, integrated into the design of the development, which should include a range of detached, semi-detached and terrace houses so as to echo the design themes provided in the neighbouring streets.
- Developer Obligations will also be required to be paid when developing this site. A full list of infrastructure that is required for the settlement can be found in the Macduff Settlement Statement in the Aberdeenshire Local Development Plan 2017 but to note contributions will be sought for waste facilities and open space.

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MAUD

OP1: Land at Castle Road

Settlement Information:

Population	870
Primary School Catchment	Maud Primary
Secondary School Catchment	Mintlaw Academy

Allocation:

75 homes

Site size:

Approximately 8.33 hectares

Site Description:

The site lies to the north of the village. Maud offers a number of different facilities including the local primary school, bowling green and facilities at the old mart including a gym and café. The site is currently in agricultural use and slopes down towards the north of the site where there is a pond located.

Delivery considerations:

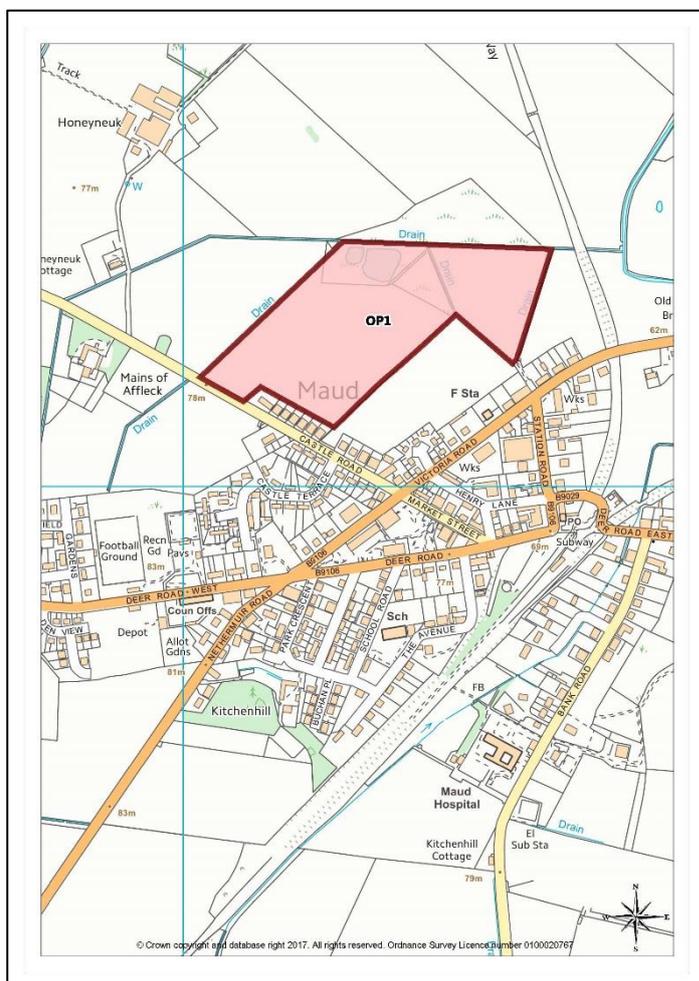
- It is anticipated that access will be taken via Castle Road.
- There is a need for a joint masterplan to be prepared for sites OP1 and OP2 to ensure that there is vehicular and pedestrian connectivity between the two sites and should also show vehicular access to the land to the northeast for any future development.
- A core path runs along the southern site boundary of the site which provides an opportunity to connect the site to the wider network of paths in the area.
- Given sites location on the edge of the settlement appropriate landscaping should be used to integrate the development within the landscape and smooth the transition between the open countryside and the settlement.
- There is an opportunity to utilise the pond in the northern section of the site as an area of open space or relating to SUDs.
- 8 affordable homes should be provided onsite by the developer, integrated into the design of the development.
- A flood risk assessment may be required.
- As explained within the introduction, this site is proposed to be removed from the 2021 LDP. However, there is the opportunity to progress this site within the lifetime of the current LDP which could retain its future development potential.
- Developer Obligations will also be required to be paid when developing this site. A full list of infrastructure that is required for the settlement can be found in the Maud Settlement Statement in the Aberdeenshire Local Development Plan 2017 but to note contributions will be sought for health and waste facilities.

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ROSEHEARTY

OP1: South of Ritchie Road

Settlement Information:

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

Allocation:

50 homes

Site size:

Approximately 4.18 hectares

Site Description:

Located along the southern edge of Rosehearty, the development site will provide a gateway to the village. The site is currently in agricultural use and rises up to the east of the site. There is a small stream which runs behind the residential properties to the north of the site which should be considered when designing the site layout.

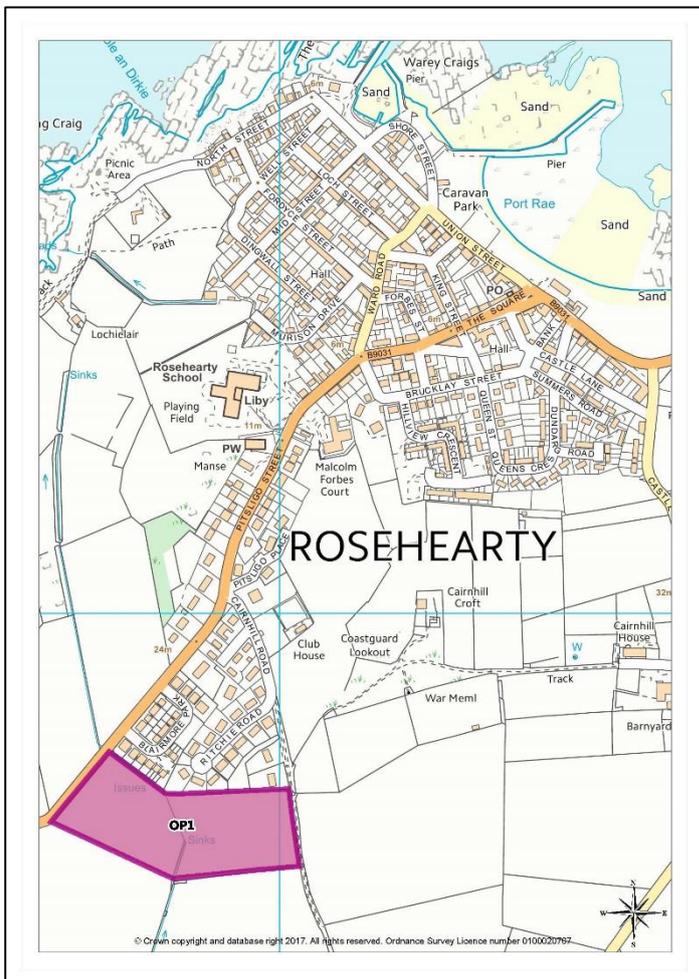
Delivery considerations:

- A masterplan will be required.
- Given sites location on the edge of the settlement appropriate landscaping should be used to integrate the development within the landscape and smooth the transition between the open countryside and the settlement. This landscaping could form part of the sites open space requirements.
- Buffer strips may be required alongside the watercourses that run along the northern boundary and through the centre of the site.
- The opportunity for future development is likely to be to the south of the village, between Pitsligo Street and Castle Street, and a link road should be provided through the site, which could double as secondary access to Cairnhill Road.
- 12 affordable houses should be provided on site by the developer, integrated into the design of the development which provide a mix of housing tenures.
- A Flood Risk Assessment may be required.
- Developer Obligations will also be required to be paid when developing this site. A full list of infrastructure that is required for the settlement can be found in the Rosehearty Settlement Statement in the Aberdeenshire Local Development Plan 2017 but to note contributions will be sought for health facilities and open space.

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TARLAND

OP1: Glendeskry

Settlement Information:

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

Allocation:

50 homes

Site size:

Approximately 4.83 hectares

Site Description:

Tarland is a small but active community located in beautiful surroundings, 5 miles to the north of Aboyne. This site is flat and currently in agricultural use. It is bound by housing to the north, east and west and the popular Drummy Woods to the south-west.

Delivery considerations:

- A core path runs through the local nature conservation site situated along the western edge of the site which provides an opportunity to connect the site up to the wider network.
- The siting and design of the site should allow for connectivity between the core path and recreation infrastructure such as paths and cycle ways through the site.
- Improvements to the junction on to Aberdeen Road should be considered as part of development proposals. These are likely to involve a new set of traffic signals.
- 12 affordable houses should be provided onsite by the developer.
- A flood risk assessment may be required.
- As explained within the introduction, this site is proposed to be removed from the 2021 LDP. However, there is the opportunity to progress this site within the lifetime of the current LDP which could retain its future development potential.
- Developer Obligations will also be required to be paid when developing this site. A full list of infrastructure that is required for the settlement can be found in the Tarland Settlement Statement in the Aberdeenshire Local Development Plan 2017 but to note contributions will be sought for waste facilities and secondary education.

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