



From mountain to sea

Housing Sites

100-500 homes





BANFF

OP1: Goldenknowes

Settlement Information:

Population	4,020
Primary School Catchment	Banff Primary
Secondary School Catchment	Banff Academy

Allocation:

400 homes

Site size:

Approximately 17.37 hectares

Site Description:

Banff offers a great level of services within the town including recently developed sports facilities which are within walking distance. The site is located along the western edge of Banff the site is currently a mixture of scrub land and land that is in agricultural use. The site is undulating with ground rising up from the coast before dropping off to towards the school. The site has a great view to the north of the Moray Coast which should be utilised.

Delivery considerations:

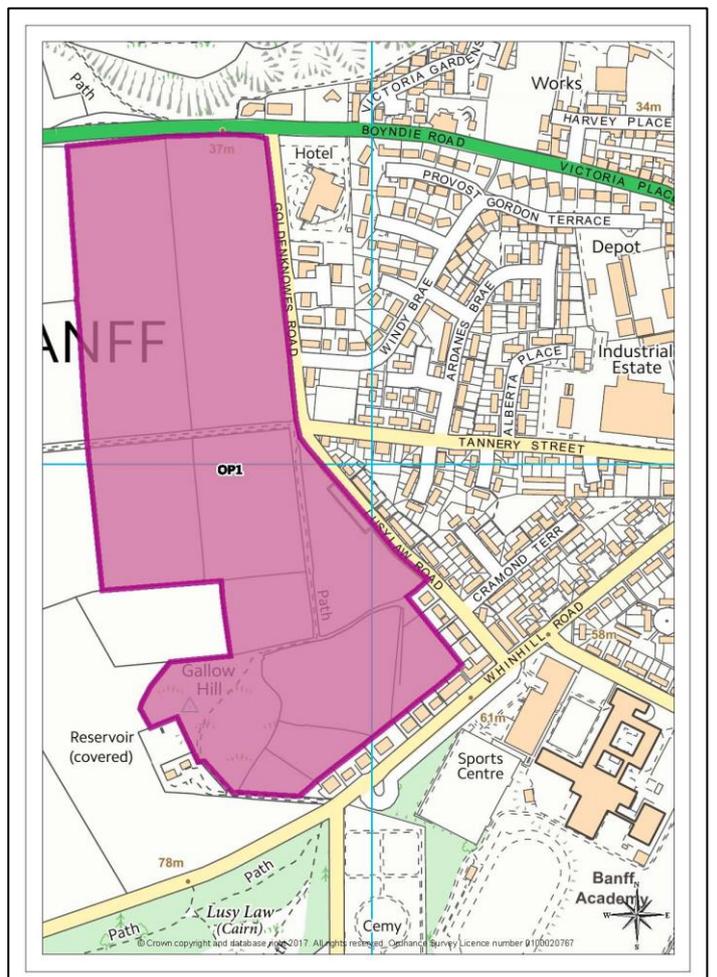
- A masterplan has been approved for the site. It is anticipated that the site will be developed in phases. Planning permission has been granted for part of the site for 94 houses (APP/2017/3244).
- Given sites location on the edge of the settlement appropriate landscaping should be used to integrate the development within the landscape and smooth the transition between the open countryside and the settlement.
- Access points are available from Goldenknowes Road and Lusylaw Road.
- It is expected that 100 affordable houses will be provided on site by the developer, integrated into the design of the development, which should include a range of detached, semi-detached and terraced house types.
- This site is not solely allocated for housing it is also allocated for community facilities, leisure and retail units. The community facilities should include a grass pitch. The retail uses should also be those associated with a neighbourhood centre.
- Two of Scottish Water's cast iron water main pipes cross the site and may need to be diverted.
- 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 Banff Settlement Statement in the Aberdeenshire Local Development Plan 2017 but to note contributions will be sought for waste and health facilities.

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BANFF

OP2: Colleonard Road

Settlement Information:

Population	4,020
Primary School Catchment	Banff Primary
Secondary School Catchment	Banff Academy

Allocation:

295 homes

Site size:

Approximately 18.16 hectares

Site Description:

The site is situated to the west of Banff, north of the conservation area and Duff House Gardens and Designed Landscape. This corner of Banff is heavily wooded, and the site presents an opportunity to link Lusylaw Wood and Wrack Wood which provides an attractive setting for the site. The south west corner of the site with the A97 is level with the road but then moving east the site rises. The site slopes from north to south and is currently used for agricultural uses. There is a tree lined track which runs north to south through the site splitting the site but also provides a nice landscape feature.

Delivery considerations:

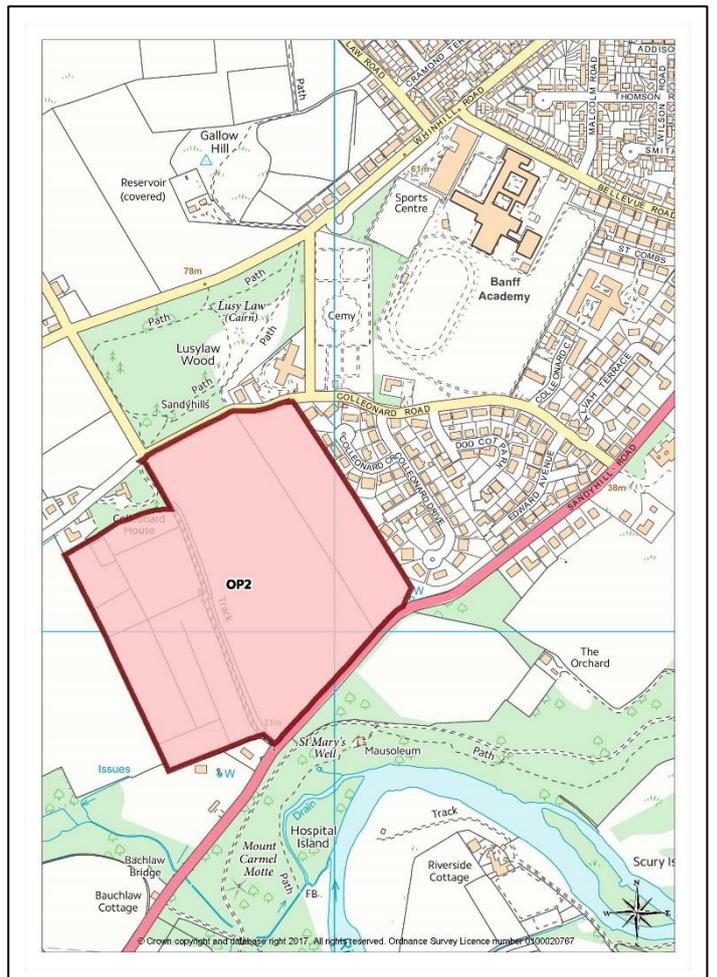
- A masterplan will be required for the whole of this site to demonstrate the inclusion of the strategic landscaping requirement and integration with the wider town. The masterplan would then allow the site to be developed on a phased basis.
- Vehicular access to the site is likely to be from the adopted public rounds surrounding the site including Colleonard Road.
- Two core paths are located in close proximity to the north of the site which provides an opportunity to link the site up with the wider path network of the town.
- There is an opportunity to exploit the southern aspect of the hill slope when designing the layout of the site. The site should also be sympathetic to the style of existing houses along Colleonard Crescent and Colleonard Drive.
- It is expected that 73 affordable houses will be provided on site by the developer, integrated into the design of the development, which should provide a mix of housing tenures.
- 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 Banff Settlement Statement in the Aberdeenshire Local Development Plan 2017 but to note contributions will be sought for waste and health facilities.

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HUNTLY

OP1: Land to the north and east of Pirriesmill

Settlement Information:

Population	4,720
Primary School Catchment	Gordon Primary
Secondary School Catchment	The Gordon Schools

Allocation:

485 homes

Site size:

Approximately 48 hectares

Site Description:

Huntly is an historic town with excellent schools, services and shops as well as an active community. It benefits from easy access to Aberdeen and Inverness via rail or the A96, both of which have plans to be upgraded. The site is situated to the east of Huntly with the River Bogie forming the most westerly boundary. The site is bisected by the railway line and at present. The western portion of the site (top photo) is generally flat and the eastern portion (2nd photo) slopes upwards from the railway line to the popular Battlehill Woods. This large and attractive site is best visited to fully appreciate its potential.

Delivery considerations:

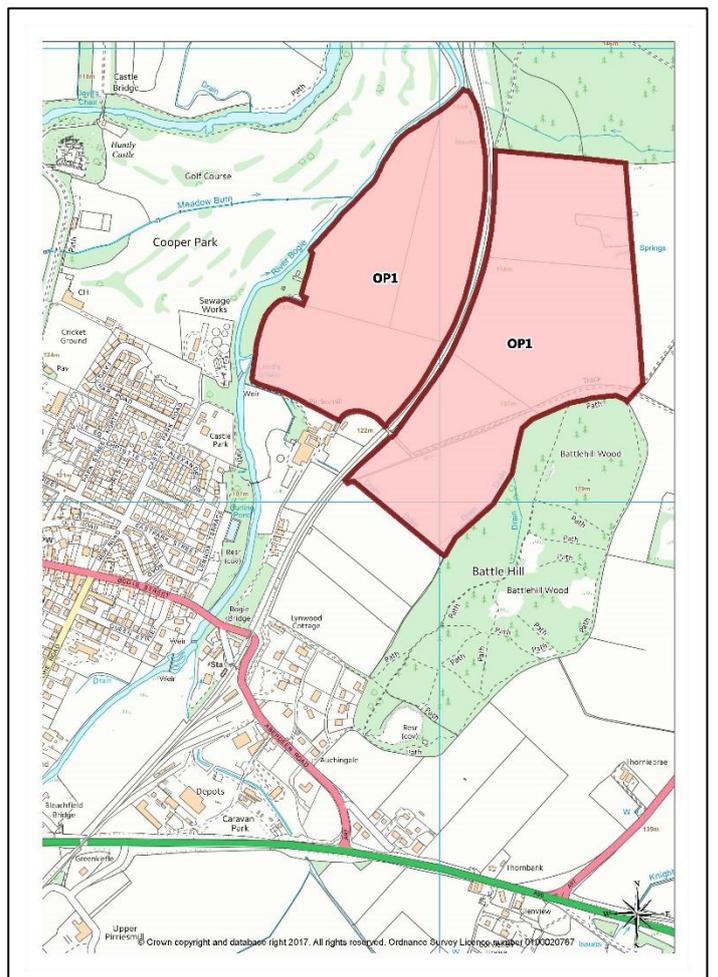
- 121 affordable houses should be provided onsite by the developer.
- Part of site OP1 is within the indicative flood plain and it also has a number of drainage channels and springs, therefore site drainage and flood risk will be required.
- The layout of the site should take advantage, but not detract from the value of Battlehill as a key feature of the settlement. Woodland planting and access/recreation paths could be incorporated in the south-eastern boundary to screen the development and integrate the development to the setting of Battlehill, as well as contributing to the open space requirement of the site and linking the site with site OP2.
- There is an existing railway bridge crossing that will require to be upgraded to serve the development.
- A masterplan will be required for the site and should be prepared in conjunction with site OP2 and OP3.
- Development of the site will require infrastructure to pump waste water across the river as there are no sewers along the east of the River Bogie although the burden of this could be shared with OP2 and OP3.
- 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 Huntly Settlement Statement in the Aberdeenshire Local Development Plan 2017 but to note contributions will be sought for health facilities and secondary education.

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HUNTLY

OP2: Land at Ward Farm

Settlement Information:

Population	4,720
Primary School Catchment	Gordon Primary
Secondary School Catchment	The Gordon Schools

Allocation:

105 homes

Site size:

Approximately 9.1 hectares

Site Description:

Huntly is an historic town with excellent schools, services and shops and an active community. It benefits from easy access to Aberdeen and Inverness via rail or the A96, both of which have plans to be upgraded. The site is situated to the east of Huntly, close to the railway station. The site is currently in agricultural use and slopes down from the edge of Battlehill to the railway line which forms the western boundary. Existing housing is located to the south and mature beech trees surround the site. This large and attractive site is best visited to fully appreciate its potential.

Delivery considerations:

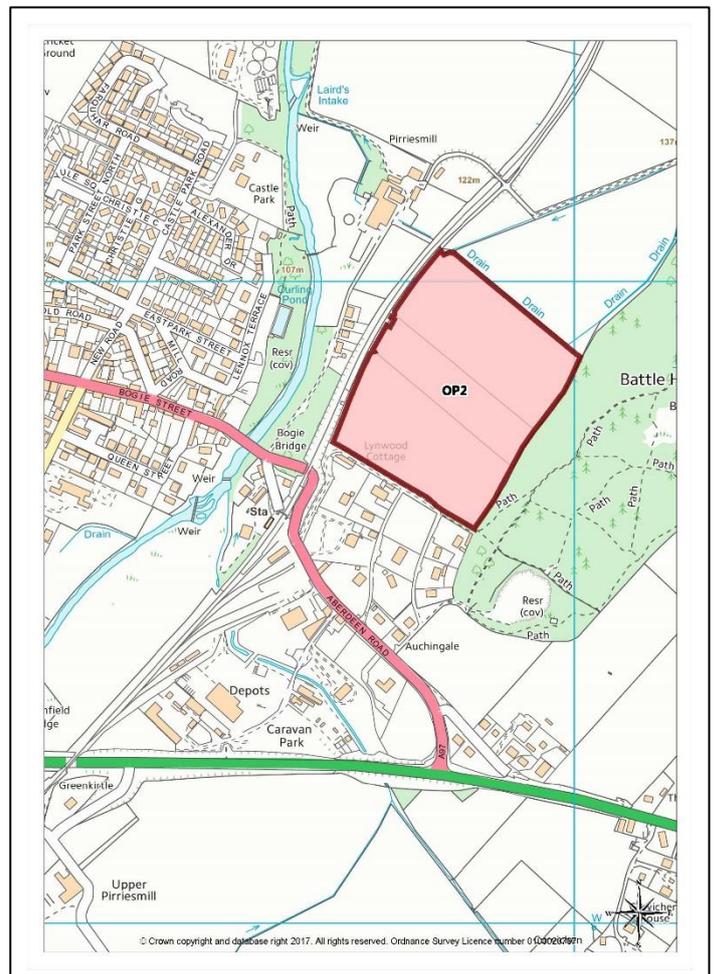
- It is expected that at least 26 affordable houses will be provided onsite by the developer, integrated into the design of the development which should include a range of detached and semi-detached houses as well as flats.
- The layout of the site should take advantage, but not detract from the value of Battlehill as a key feature of the settlement. Woodland planting and access/recreation paths could be incorporated in the eastern boundary to screen the development and integrate the development to the setting of Battlehill, as well as contributing to the open space requirement of the site and linking the site with site OP1.
- A masterplan will be required for the site and should be prepared in conjunction with site OP1 and OP3.
- Development of the site will require infrastructure to pump waste water across the river as there are no sewers along the east of the River Bogie although the burden of this could be shared with OP1 and OP3.
- 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 Huntly Settlement Statement in the Aberdeenshire Local Development Plan 2017 but to note contributions will be sought for health facilities and secondary education.

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PORTSOY

OP3: Drum Road

Settlement Information:

Population	1,730
Primary School Catchment	Portsoy Primary
Secondary School Catchment	Banff Academy

Allocation:

125 homes

Site size:

Approximately 15.0 hectares

Site Description:

The town of Portsoy is an attractive fishing town with a large conservation area towards the eastern side of the settlement. The site is situated to the south west of Portsoy within the settlement boundary as defined in the Local Development Plan. The site is flat to the south but gently undulating to the north of the site and is currently in agricultural use.

Delivery considerations:

- This site will consolidate the development around Durn Drive within Portsoy.
- Access could be taken from Durn Avenue to the south, secondary accesses will be needed as development exceeds 50 properties.
- Consideration should be given to linking the layout of this site with the OP4 site.
- A core path runs along the northern boundary of the site which provides an opportunity to connect the site to the wider path network.
- A masterplan will be required to demonstrate integration with the existing settlement, proposed access routes and to ensure that risk of flooding from the Soy Burn is accommodated. This would then allow the site to be developed on a phased basis.
- A Flood Risk Assessment may be required. Also, adequate attenuation in SUDS to address surface water flooding from the Soy Burn will be required.
- Design of new houses should be sympathetic to the style of existing houses that neighbour the development site and not detract from the setting of the Portsoy Conservation Area.
- 31 affordable houses should be provided on site by the developer, integrated into the design of the development which provide a mix of housing tenures.
- 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.

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