



From mountain to sea

# Housing Site Prospectus

## Aberdeenshire Action Programme

March 2019







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## INTRODUCTION

The Aberdeenshire Housing Site Prospectus is produced by the Council's Delivery Team to complement the yearly publication of the Action Programme.

The Prospectus has been produced to provide developers with a collective list of available sites which have been allocated within the Local Development Plan (LDP) throughout Aberdeenshire.

Within this document the available sites are listed in alphabetical order split into categories dependant on the allocation size. These are the following categories:

- 0 - 10 homes
- 11 - 49 homes
- 50 – 99 homes
- 100+ homes

The Prospectus provides the following information on each of the allocated sites within the document and provides two photographs of the site and a map for reference.

### Settlement Information:

- Provides information on the population<sup>1</sup> and primary and secondary school catchments.

### Allocation:

- Identifies the number of houses that the site is allocated for within the LDP. These numbers are indicative, higher densities will be considered where infrastructure, open space and residential amenity can be accommodated.
- If this is something that you are considering please get in touch with the Delivery Team for further assistance and advice on infrastructure in the area.

### Site size:

- Gives an approximate site size.

### Site description:

- A brief site description containing information relating to the settlement along with information about the site including the topography of the site and current use.

### Delivery considerations:

- An overview of the delivery considerations which will need to be addressed to bring forward the sites. This sections also includes an indication of the potential areas where Developer Obligations may be required.

### Aberdeenshire Council Contact:

- This provides a contact name and number for a member of the Delivery Team who should be the first point of contact to discuss any questions relating to the site.

The principal focus of the Prospectus is to aid the delivery of the allocated sites within the LDP. In order to assist with the delivery, each site has a Delivery Team member to be the first point of contact for interested developers. At this point the Delivery Team will take the appropriate steps in contacting the landowner and facilitating any required meetings.

The information contained within this document is believed to be correct at the time of publishing but information is subject to change due to the progressive nature of development.

Please note that the Main Issues Report for the 2021 LDP which was published in January 2019 highlights a number of currently allocated sites are proposed to be removed from the next LDP. This may well be subject to change throughout the LDP process, however regardless of any potential change there is the opportunity to progress these sites within the lifetime of the current plan until 2021. The affected sites are identified within this

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<sup>1</sup> For settlements over 500 the information has been sourced from the National Records of Scotland (latest information 2012). The settlements of less than 500 are based on an estimate using the number of address points within the settlement boundary and the average household size.

document however, should you wish to clarify the current status please refer to the LDP website:

<https://www.aberdeenshire.gov.uk/planning/plans-and-policies/ldp-2021/>

The LDP does allocate mixed use developments some of which have been included within the Prospectus. However, it should be noted that the main focus of this prospectus is housing. The sites included in the prospectus which are allocated as a mixed use site are below. Details of their allocation can be found within the LDP.

- Auchenblae OP1
- Banff OP1
- Logie Coldstone OP1
- Longside OP1
- Luthermuir OP1
- Luthermuir OP2
- Rhynie OP1
- Roadside of Kinneff OP1
- Rosehearty OP1
- Tarland OP1

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