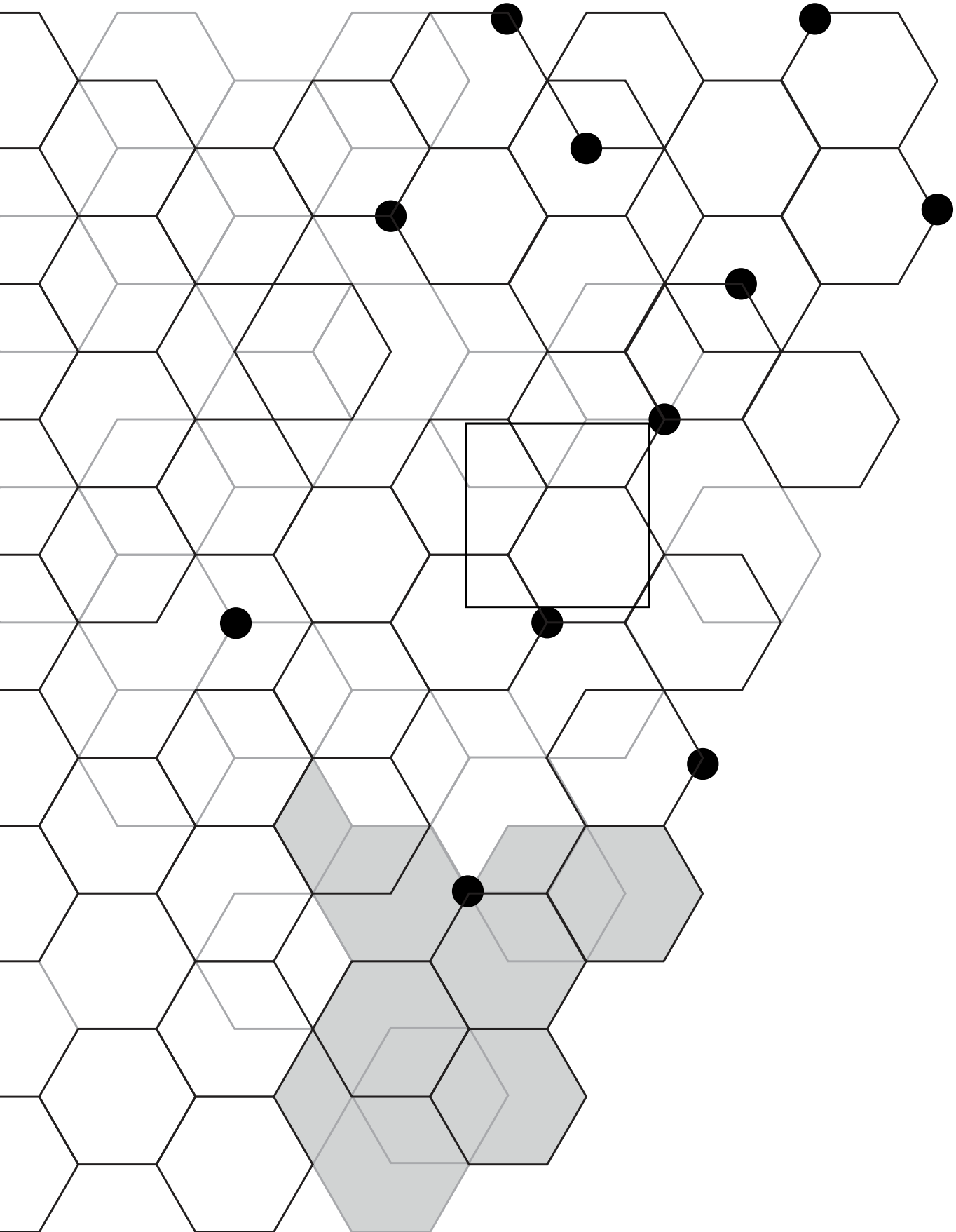


APPENDIX 7E
SETTLEMENT STATEMENTS
KINCARDINE AND MEARN'S



KINCARDINE & MEARN'S SETTLEMENT STATEMENTS CONTENTS

Settlement	p
Arbuthnott	634
Auchenblae	636
Blairs	640
Catterline	643
Chapelton	645
Cookney	649
Drumlithie	651
Drumoak	654
Durris Forest	657
Edzell Woods and Newesk	659
Fettercairn	663
Findon	667
Fordoun and Fordoun Aerodrome	670
Gourdon	674
Inverbervie	678
Johnshaven	682
Kirkton of Durris	686
Kirkton of Maryculter	688
Laurencekirk	691
Luthermuir	704
Marykirk	708
Marywell	711
Muchalls	715
Newtonhill	717
Park	722
Portlethen	724

Settlement	p
Portlethen Village	735
Roadside of Kinneff	737
St Cyrus	740
Stonehaven	744
West Cairnbeg	757
Woodlands of Durris	759

Map Key

	Settlement Boundary
	Protected Land
	Reserved Land
	Employment Land
	Housing Land
	Mixed Use Types
	Existing Employment Land (BUS)
	Strategic Reserve Employment Land
	Town Centres
	Green Belt
	Conservation Areas
	Existing Core Path

ARBUTHNOTT

Vision

Arbuthnott is a small village of houses located inland from Inverbervie. Part of the character is provided by the mix of older red granite bungalows with some newer two storey modern style houses. Arbuthnott is also home to the Grassic Gibbon Centre, which attracts visitors to the area. The B967 and Arbuthnott House Gardens and Designed Landscape to the south provides a natural buffer to development. This is not an issue for Arbuthnott as there is very limited development pressure, although the local community identified that there is a lack of new small-scale housing in the area.

Natural and Historic Environment

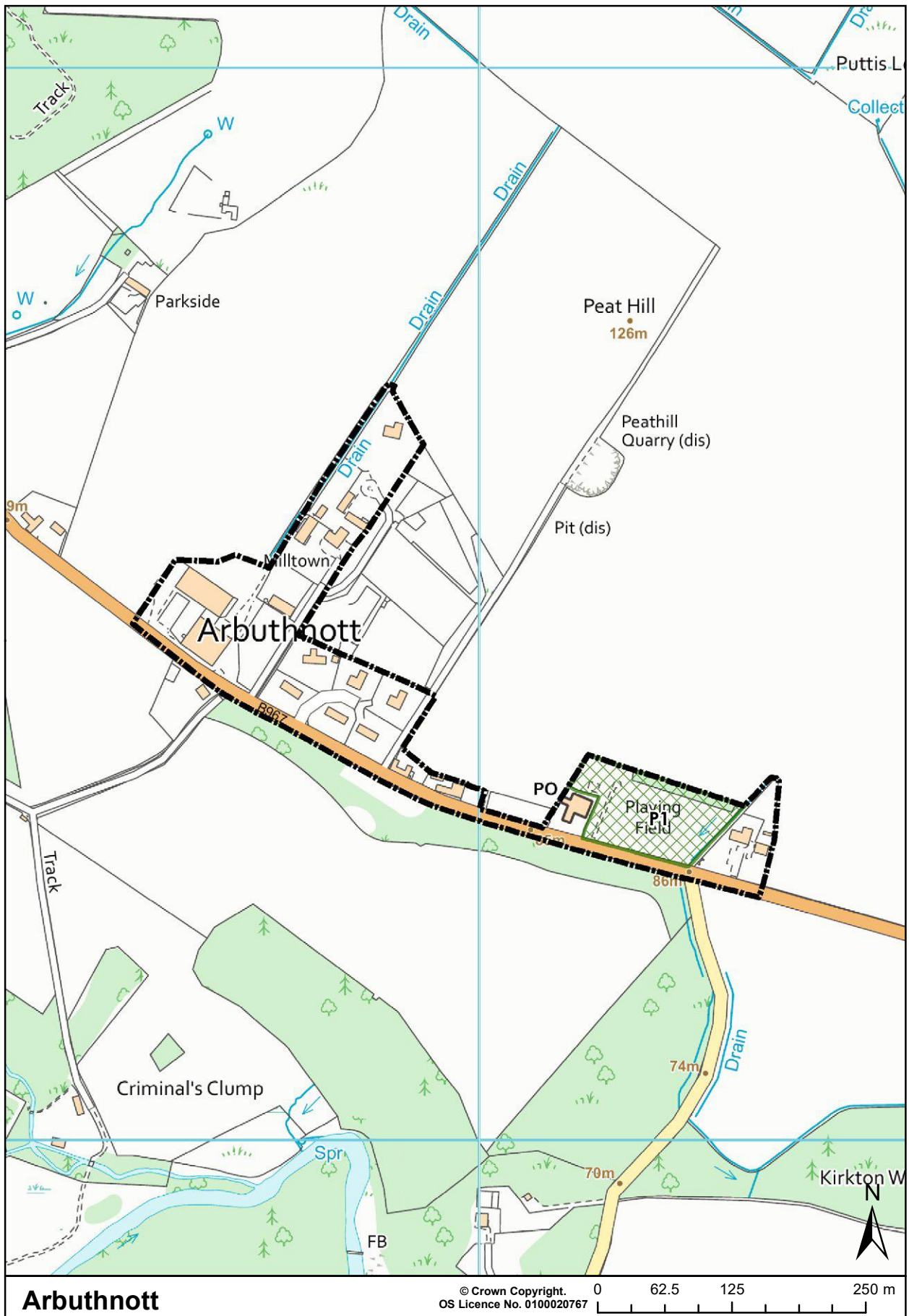
The Arbuthnott House Gardens and Designed Landscape are situated to the south of development on the southern side of the B967. There is also a scheduled monument of Arbuthnott House located to the south.

Settlement Features

Protected Land	
PI	To protect the playing fields and play area as amenities for the settlement.

Services and Infrastructure

- **Secondary education:** Residential development will be required to contribute to the provision of additional capacity at Mearns Academy.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Arbuthnott 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.
- **Sports and recreation facilities:** All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Arbuthnott 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.
- **Recycling and waste:** 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.



AUCHENBLAE

Vision

Auchenblae is a village that originally was elongated and linear in form. More recent developments have grown the village to the east with further allocated land for housing and employment uses. Listed buildings line the main streets and Auchenblae has open space within the village and areas of woodland that both screen the village from the surrounding area and add to its character. The village also has good connections with the open countryside.

There are many services within the settlement, and it is important that these are sustained. However, the primary school is already over capacity and has limited capacity to expand, and the limited parking around the town hall and the lack of social activities are issues for the local community. Nonetheless, it is important that there is a mix of house sizes and types provided within the housing allocations in order to meet the housing needs of the village. As such, only one allocation is supported, which already has planning permission.

Natural and Historic Environment

The Strathfinella Local Nature Conservation Site is located to the northwest of the settlement.

Settlement Features

Protected Land	
P1	To protect the park and woodland as amenities for the settlement, and to protect the area as a significant contribution to the character of the place and forming part of the green-blue network.
P2	To protect the public park and cemetery as amenities for the settlement and for their contribution to the character of the place.
P3	To protect the curling pond as an amenity for the settlement and as a significant contribution to the character of the place.
P4	To protect recreational open space as an amenity for the settlement.
P5	To protect Fordoun Parish Church and cemetery, and the remains of St Palladius's Chapel as amenities for the settlement and for their contribution to the character of the place.
P6	To protect the area as a significant contribution to the character of the place and forming part of the green-blue network.
Other Designations	
CA	Auchenblae Conservation Area.

Flood Risk

- Parts of Auchenblae are in an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Flood Risk Assessments may be required.
- Site OPI is at risk from fluvial flooding and a Flood Risk Assessment will be required.

Oil and Gas Pipelines

- Part of the settlement is within the Health and Safety Executive (HSE) consultation distance associated with one or more oil or gas pipelines in the vicinity. Developments within this distance must comply with Policy P4 Hazardous and Potentially Polluting Developments and Contaminated Land, and with the HSE “Land Use Planning Methodology”.

Services and Infrastructure

- **Local transport infrastructure:** Development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.
- **Primary education:** Residential development may be required to contribute towards the provision of additional primary school capacity in the settlement.
- **Secondary education:** All residential development will be required to contribute to the provision of additional capacity at Mearns Academy.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Auchenblae or towards facilities in the wider catchment area at Laurencekirk. These may be identified in the Community Plan or relevant Community Action Plan.
- **Sports and recreation facilities:** All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Auchenblae or towards facilities in the wider catchment area at Laurencekirk. These may be identified in the Community Plan or relevant Community Action Plan.
- **Recycling and waste:** 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.
- **Health and care facilities:** All residential development will be required to contribute towards the creation of additional capacity at Auchenblae Medical Centre.
- **Open space:** Contributions may be required for a sports field and play equipment provision.

Allocated Sites

OPI: Land South of Mackenzie Avenue

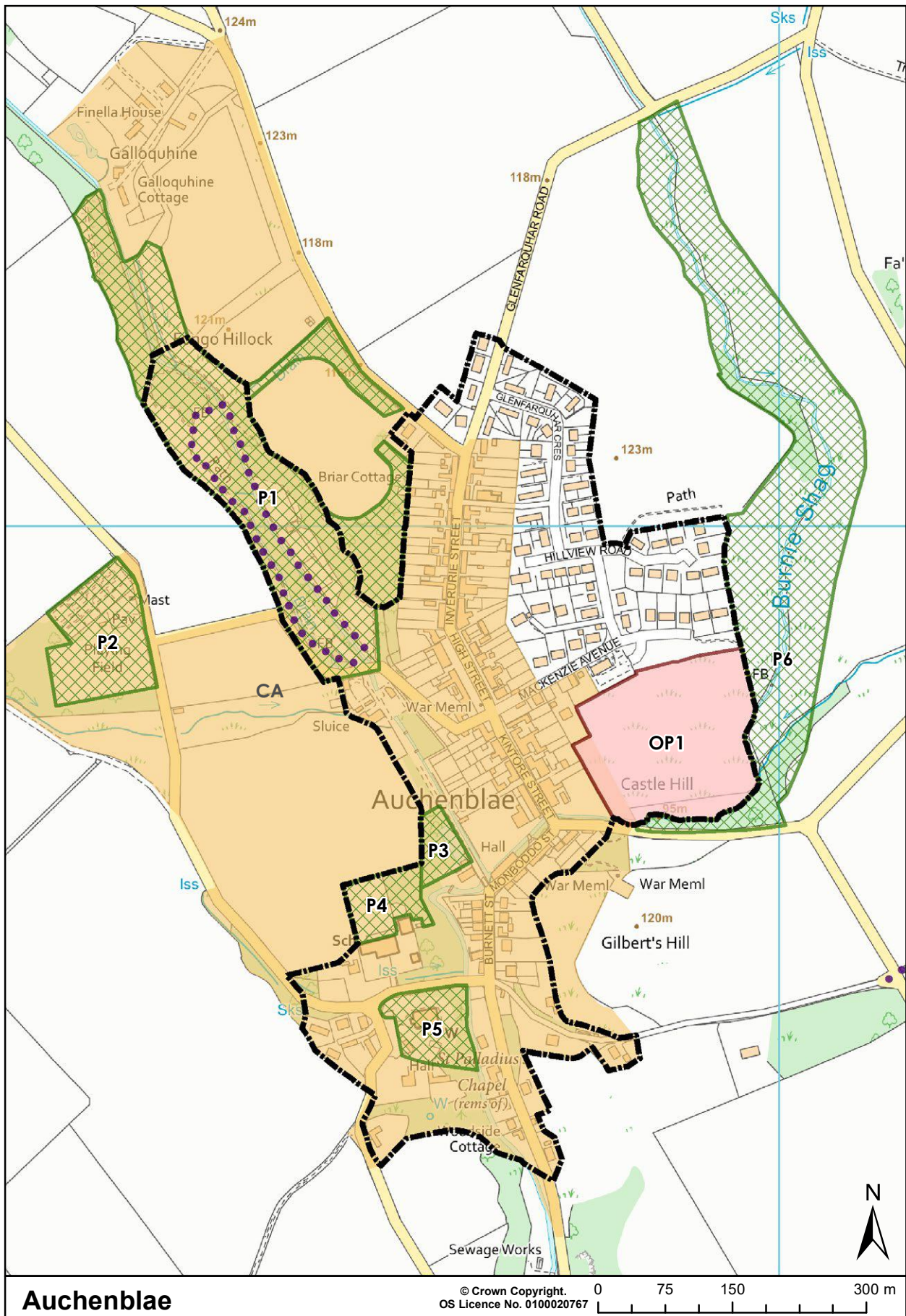
Allocation: 25 homes

This site was previously allocated as sites OP2 and OP3 in the LDP 2017. This site is slightly sloping from north to south with the Burnie Shag to the east, which means that a Flood Risk Assessment will be required. The site holds planning permission, which was granted in 2018 and development is anticipated to be completed in 2024.

Access should be taken from MacKenzie Avenue, and new development should respect the character and setting of the Auchenblae Conservation Area to the west of the site.

Buffer strips will be required adjacent to Hodden Burn and Burnie Shag, which should be integrated positively into the development. The tree belt to the south of the site (P6) will act as a screen to the development on approach on the Fordoun Road. Local mains reinforcement may also be required before development can begin on this site.

It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing.



BLAIRS

Vision

Blairs lies within the grounds of the former Blairs College and stretches to the banks of the River Dee, in between Aberdeen to the east and the Aberdeen Western Peripheral Route to the west. The college buildings are Category B Listed and the chapel is A Listed. Development has already begun at a new village called Riverside of Blairs, to enable the construction of a pedestrian bridge across the River Dee. The remainder of the estate has extant planning permission for 280 homes (to enable the restoration of the Menzies Apartments and theatre), residential/holiday accommodation, formation of a golf course, and an equestrian centre.

The area is surrounded by the Aberdeen green belt and to provide clarity, the housing element is identified in the Plan as an opportunity site.

Natural and Historic Environment

Blairs College comprises of several listed buildings. These are the new college (a Category B Listed Building) and is the largest of the buildings in the group, the new chapel (Category A), the old chapel (Category B), which is linked to the Menzies building (Category B), a Doocot (Category B), a walled garden and Gardeners Cottage (Category B), and the Lodge and gate piers (Category C).

The River Dee Special Area of Conservation (SAC), which includes all tributaries leading to the River Dee, is situated next to the site.

Flood Risk

- Parts of Blairs College Estate are in an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Flood Risk Assessments may be required.

Services and Infrastructure

- **Local transport infrastructure:** A footbridge across the River Dee with cycle path provision linking to the Deeside Way, in agreement with Aberdeen City Council is required. Development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.
- **Primary education:** All residential development may be required to contribute towards the provision of additional capacity at Lairhillock Primary School.
- **Community facilities:** 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.
- **Recycling and waste:** 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.

- **Health and care facilities:** All residential development will be required to contribute towards the creation of additional capacity at medical facilities serving the locality.

Allocated Sites

OPI: Blairs College Estate.

Allocation: 325 homes

This is a newly allocated site to enable the construction of a footbridge over the River Dee and the redevelopment of the former Blairs College, to the east of the site, which comprises of several listed buildings.

Planning Permission in Principle was granted in 2010 for the redevelopment of the residential institution to a hotel conference centre and ancillary buildings and steadings into residential/ holiday accommodation, 220 homes plus 60 affordable homes, formation of a golf course, and an equestrian centre. The planning approval extends beyond the allocated area and a Masterplan should be produced that takes account of this allocation, the consented non-residential developments and any infrastructure requirements to ensure a holistic approach to delivery is taken. The proposal would need to connect to a public sewer to mitigate effects on the River Dee SAC.

Matters Specified in Conditions has since been approved for 280 homes. In 2014, Full Planning Permission was granted on land next to the River Dee for 44 homes to enable the construction of a footbridge over the river. An additional house has since been approved in 2017, taking the total to 325 homes. Construction of the homes is expected to be completed by 2035.

The developer should enter into a Design Review Process, and a Conservation Plan will be required.

For future planning applications caveats will apply to protect against riverbank disturbance. Also, buffer strips will be required along watercourses, which are to be positively integrated into the development, including re-naturalisation of straightened watercourses. Prior to the completion of each phase, a Tree Survey will be required to be carried out.

A Flood Risk Assessment may be required. Scottish Water has indicated that a Drainage Impact Assessment will be required. A Construction Method Statement may also be required to take account of the potential impacts on the qualifying interests of the River Dee SAC.

It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need.

CATTERLINE

Vision

Catterline is set within a Conservation Area on the coast to the south of Stonehaven in Catterline Bay. This Conservation Area status is important in defining the character of the village and the surrounding area and should be preserved and maintained throughout the life of the Plan. The village has services appropriate to its role and function including a primary school, a restaurant, and a large playing field with a football pitch, as well as play equipment for younger children. Despite its location there seems little appetite for change in the village and so no new allocations are made.

Natural and Historic Environment

The Downie Point to Catterline Coast Local Nature Conservation Site is located to the east of the settlement. Also located to the east of the settlement is the Fowlsheugh Special Protection Area.

Settlement Features

Protected Land	
PI	To protect the playing field as an amenity for the settlement.
Other Designations	
CA	Catterline Conservation Area.

Flood Risk

- Parts of Catterline are in an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Flood Risk Assessments may be required.

Services and Infrastructure

- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Catterline or towards facilities in the wider catchment area at Stonehaven. These may be identified in the Community Plan or relevant Community Action Plan.
- **Sports and recreation facilities:** All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Catterline or towards facilities in the wider catchment area at Stonehaven. These may be identified in the Community Plan or relevant Community Action Plan.
- **Recycling and waste:** 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.



CHAPELTON

Vision

Chapelton is a new town, being developed to the west of Newtonhill. It is located within the Aberdeen Housing Market Area, part of the Strategic Growth Area and will have a major role in delivering development for the strategic housing and employment allowances over the next 20 years. When complete it will provide a mix of uses, including shops, parks, and schools.

Development has begun in line within an approved design framework. The town plan proposed that there is a mix of house types and there are spaces for formal and informal recreation in order to provide a sense of community. As the town develops, improvements will be required to the public transport network through the settlement.

Natural and Historic Environment

The Red Moss of Netherley Special Area of Conservation (SAC) is located to the west of the new town.

Settlement Features

Protected Land	
P1	To protect the proposed Community Wood as an amenity for the settlement.
P2	To protect the balancing pond associated with the development of Chapelton as an amenity for the settlement.
Reserved Land	
R1	Safeguarded for future public open space as part of the development of Chapelton.
Other Designations	
GB	Green Belt.

Flood Risk

- Site OPI is at risk from fluvial flooding and there are multiple watercourses on the site. A Flood Risk Assessment may be required.

Services and Infrastructure

- **Strategic transportation:** Contributions will be required for cumulative strategic transportation improvements including interventions on the A90(T) and in Aberdeen City, to be agreed through the conditions of a Transport Assessment.
- **Local transport infrastructure:** Contributions will be required for major new road infrastructure. Significant alterations to A road and trunk road junctions will be required. There is a need to provide excellent public transport links to and from the site.
- **Strategic drainage and water supply:** A waste water pumping station to Cove will be required.
- **Primary education:** All residential development will be required to contribute towards the provision of additional primary school capacity.
- **Secondary education:** All residential development may be required to contribute to the provision of additional capacity at Portlethen Academy.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Chapelton. These may be identified in the Community Plan or relevant Community Action Plan.
- **Sports and recreation facilities:** All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Chapelton. These may be identified in the Community Plan or relevant Community Action Plan.
- **Recycling and waste:** 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 I5.
- **Open Space:** Contributions may be required for 2.5ha of allotments, a woodland park, a recreational network and land for a cemetery, all as reflected in the Design Framework.

Allocated Sites

OPI: Chapelton

Allocation: Mix of uses including 4045 homes, up to 11.5ha employment land and 11ha identified as strategic reserve

This site was previously allocated as site OPI in the LDP 2017 and it reflects the area of land that has been granted Planning Permission in Principle. A Development Framework and the first phase Masterplan were agreed by Kincardine and Mearns Area Committee in June 2012. Subsequent Masterplans for later phases will be required. Planning applications within this first phase have been approved, including a retirement village. The first phase of the site is currently under construction. A primary school will be required after the 489th home. A neighbourhood health unit is required after the 500th home.

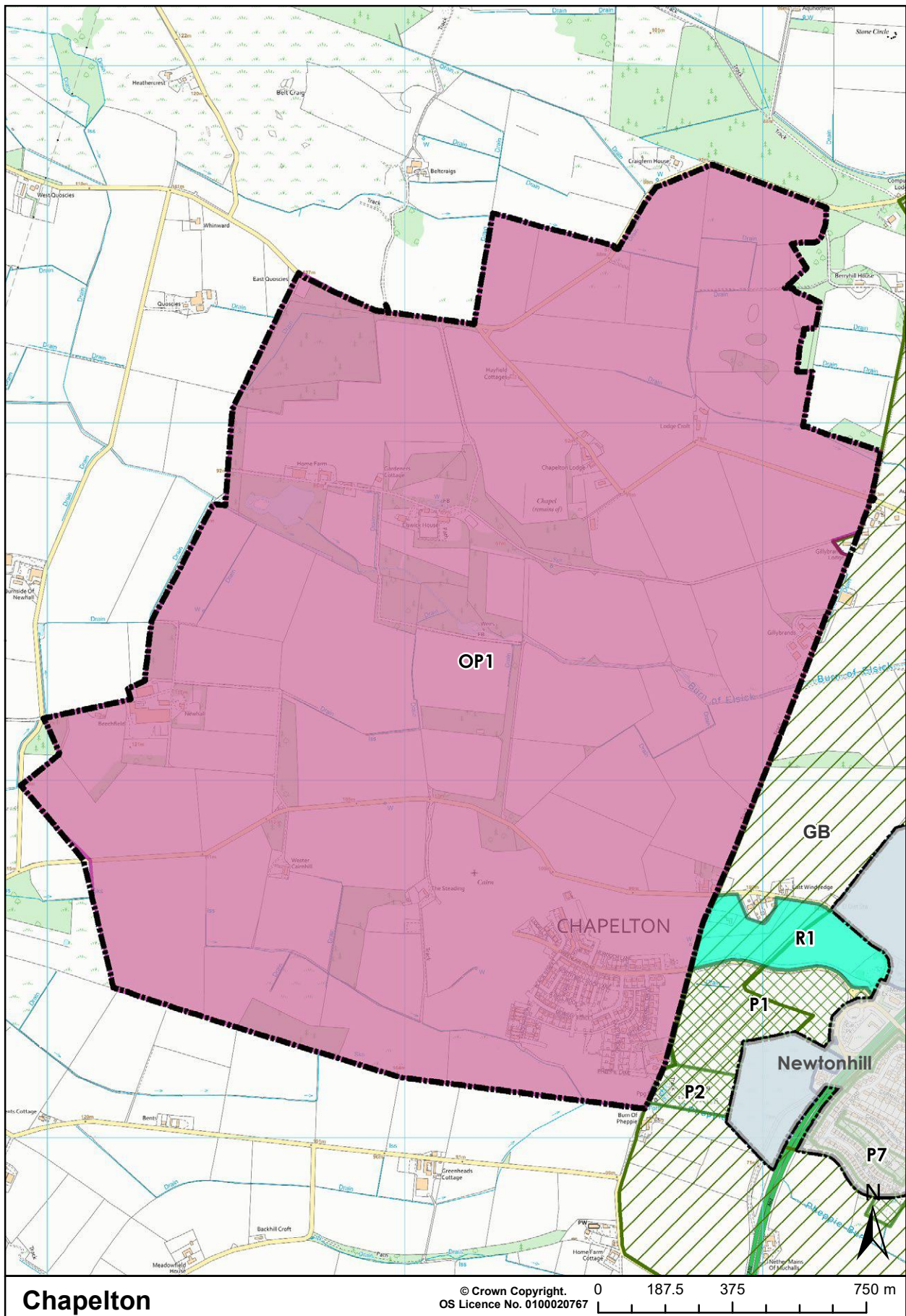
Within this site approximately 5 hectares of the employment land will be suitable for high quality businesses or company headquarters. There is also a requirement for a halting site for gypsy/travellers to be provided within the employment land. There is also 11 hectares of strategic reserve employment land within this site.

For future phases of development, buffer strips are required adjacent to all watercourses running through the site, to be integrated positively into the development, with enhancement watercourses through re-naturalisation and removal of any redundant features to be investigated. Appropriate assessments may be required due to the possible presence of wetlands and peat. Buffer strips will be required next to areas of woodland to reduce potential negative effects and provide biodiversity enhancement opportunities.

Scottish Water and the Scottish Environment Protection Agency have also indicated that for future phases, further assessments may be required including a Drainage Impact Assessment and a Flood Risk Assessment.

Early engagement is also encouraged with Scottish Water regarding the non-domestic element of this allocation as the demand for water and waste water capacity will depend on the business use.

It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be integrated into the design of the development to provide a mix of house types and sizes to meet local need.



COOKNEY

Vision

Cookney is a small village of houses and is located to the west of the Fastlink section of the Aberdeen Western Peripheral Route. Cookney is home to the listed Cookney Church, which provides a focal point to the village along with the war memorial and seating area. The cluster is screened when approaching the settlement from the east, and this should remain throughout the life of the Plan as there is limited pressure for housing development in the area. In addition, Cookney is not served by public waste water infrastructure.

Natural and Historic Environment

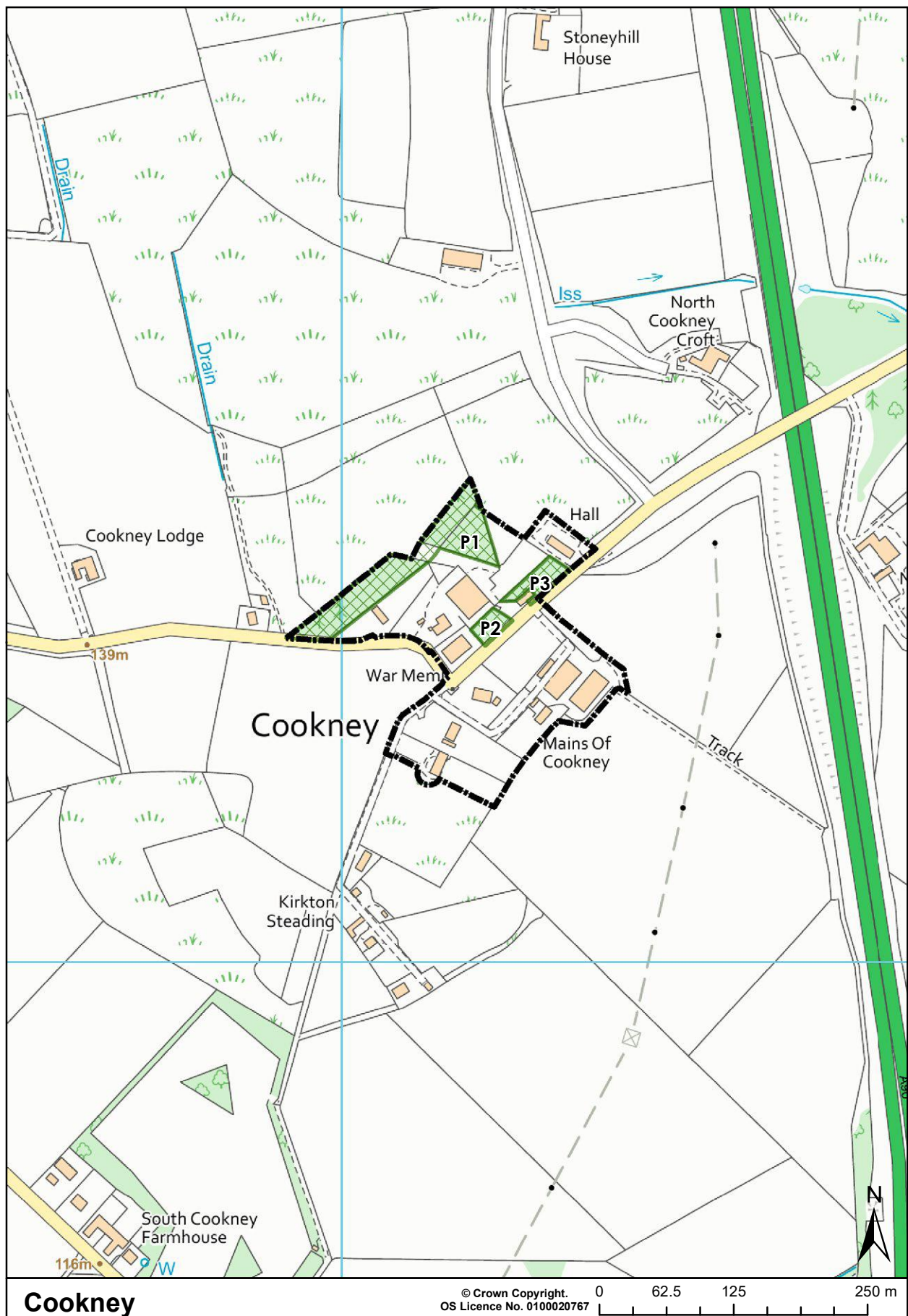
Located to the west of the development is the Red Moss, Netherley Local Nature Conservation Site and Site of Special Scientific Interest.

Settlement Features

Protected Land	
PI-P3	To protect the woodland as they are a significant contribution to the character of the place.

Services and Infrastructure

- **Primary education:** All residential development may be required to contribute towards the provision of additional capacity at Lairhillock Primary School.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Cookney or towards facilities in the wider catchment area at Portlethen. These may be identified in the Community Plan or relevant Community Action Plan.
- **Sports and recreation facilities:** All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Cookney or towards facilities in the wider catchment area at Portlethen. These may be identified in the Community Plan or relevant Community Action Plan.
- **Recycling and waste:** 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 I5.



DRUMLITHIE

Vision

Drumlithie retains the character of a Mearns weaving village with a historical core with many Category B and C Listed Buildings including weavers' cottages and the Drumlithie Steeple. The village is situated in the Strategic Growth Area and therefore plays its part in contributing to the housing and employment allowances. The roads within this area of the village are narrow and meander through the houses, keeping the traditional road layout and reinforcing this character. The newer development to the south of the village contrasts with the traditional settlement pattern. The village has a generous amount of open space particularly towards the western side of the village beside the school. It is important that further development within the village continues to provide open space provision. There is currently a village shop, hotel and primary school in the village and these important local services will be further sustained by the opportunity provided for further housing.

Settlement Features

Protected Land	
P1	To protect the woodland corridor and Millennium Garden as amenities for the settlement and forming part of the green-blue network.
P2	To protect recreational open space as an amenity for the settlement.
P3	To protect the village hall and bowling green as amenities for the settlement.
P4	To protect the cemetery as an amenity for the settlement and for contribution to the character of the place

Flood Risk

- Site OPI is located adjacent to a small watercourse and a Flood Risk Assessment may be required.

Oil and Gas Pipelines

- Part of the settlement is within the Health and Safety Executive (HSE) consultation distance associated with one or more oil or gas pipelines in the vicinity. Developments within this distance must comply with Policy P4 Hazardous and Potentially Polluting Developments and Contaminated Land, and with the HSE "Land Use Planning Methodology".

Services and Infrastructure

- **Local transport infrastructure:** Development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.
- **Strategic drainage and water supply:** A growth project has been initiated by Scottish Water at Drumlithie Waste Water Treatment Works. Sufficient capacity for foul only discharge.

- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Drumlithie or towards facilities in the wider catchment area at Stonehaven. These may be identified in the Community Plan or relevant Community Action Plan.
- **Sports and recreation facilities:** All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Drumlithie or towards facilities in the wider catchment area at Stonehaven. These may be identified in the Community Plan or relevant Community Action Plan.
- **Recycling and waste:** 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.
- **Health and care facilities:** All residential development will be required to contribute towards the creation of additional capacity at Auchenblae Medical Centre.

Allocated Sites

OPI: Adjacent to the Bowling Green

Allocation: 30 homes and 0.5ha employment land

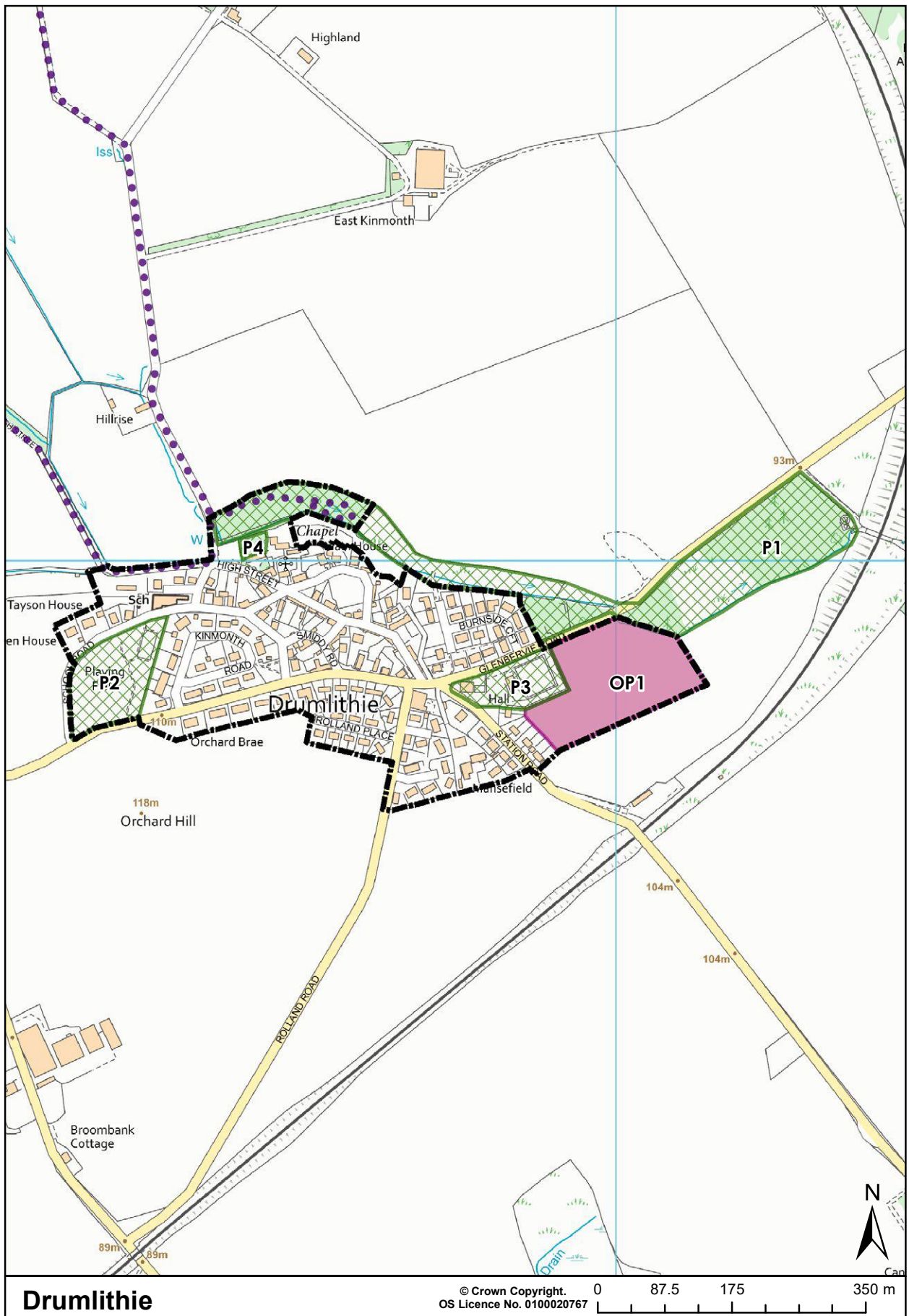
This site was previously allocated as site OPI in the LDP 2017. A planning application on part of the site was approved for 15 home/work units in March 2018. The layout of the site should also be completed in consultation with Scottish Water as there is a surface water pipe that crosses the site.

Upgrade of the adjacent existing unclassified road will be required to meet the standards for road adoption relative to the cumulative number of units, with footway provision to existing networks within the settlement ensuring there are safe routes to school. The approved planning application shows a footpath linking with Station Road.

Care should be taken when landscaping the site to try and screen the development on approach to the settlement from Station Road. A buffer strip will be required adjacent to the burn to the north of the site, which is integrated positively into the development. Enhancement of this straightened watercourse through re-naturalisation, and removal of any redundant features will require to be investigated. A Flood Risk Assessment may also be required.

It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing and be integrated into the design of the development providing a mix of house types to link with the core of the village.

Early engagement is also encouraged with Scottish Water regarding the non-domestic element of this allocation as the demand for water and waste water capacity will depend on the business use.



DRUMOAK

Vision

Drumoak is an area of high demand for housing and is located on the A93 with development to both the north and south of the road. A tree belt screens development when approaching the settlement from the east. There is a good choice of open space including a public park. The existing services of the post office, bowling green and hall are important to the overall sense of place in the village and are important to sustain. Scope for development in the village is constrained by pipelines running to the east and west of the settlement, and the need to reflect that development in this area is specifically for local needs rather than for wider strategic objectives.

The local community would welcome the provision of new small-scale housing and increased parking provision around the school, church and post office. However, they expressed concerns that the A93 is not a safe route to school for pupils who must cross it and that there are very few employment opportunities in the village.

Natural and Historic Environment

The River Dee Special Area of Conservation (SAC) and Local Nature Conservation Site are both located to the south of the settlement.

Settlement Features

Protected Land	
P1	To protect the area of woodland and existing screening of the settlement as amenities for the settlement and to protect the area as a significant contribution to the character of the area.
P2	To protect the bowling green and green space as amenities for the settlement.
P3	To protect the recreation area and playing fields as amenities for the settlement.
P4	To protect the woodland and the recreational area as amenities for the settlement and to protect the area as a significant contribution to the character of the place.
P5	To protect recreational open space as an amenity for the settlement.
P6	To protect the church and cemetery as an amenity for the settlement and for contribution to the character of the place.
Reserved Land	
R1	Reserved for a future cemetery expansion.

Oil and Gas Pipelines

- Part of the settlement is within the Health and Safety Executive (HSE) consultation distance associated with one or more oil or gas pipelines in the vicinity. Developments within this distance must comply with Policy P4 Hazardous and Potentially Polluting Developments and Contaminated Land, and with the HSE “Land Use Planning Methodology”.

Services and Infrastructure

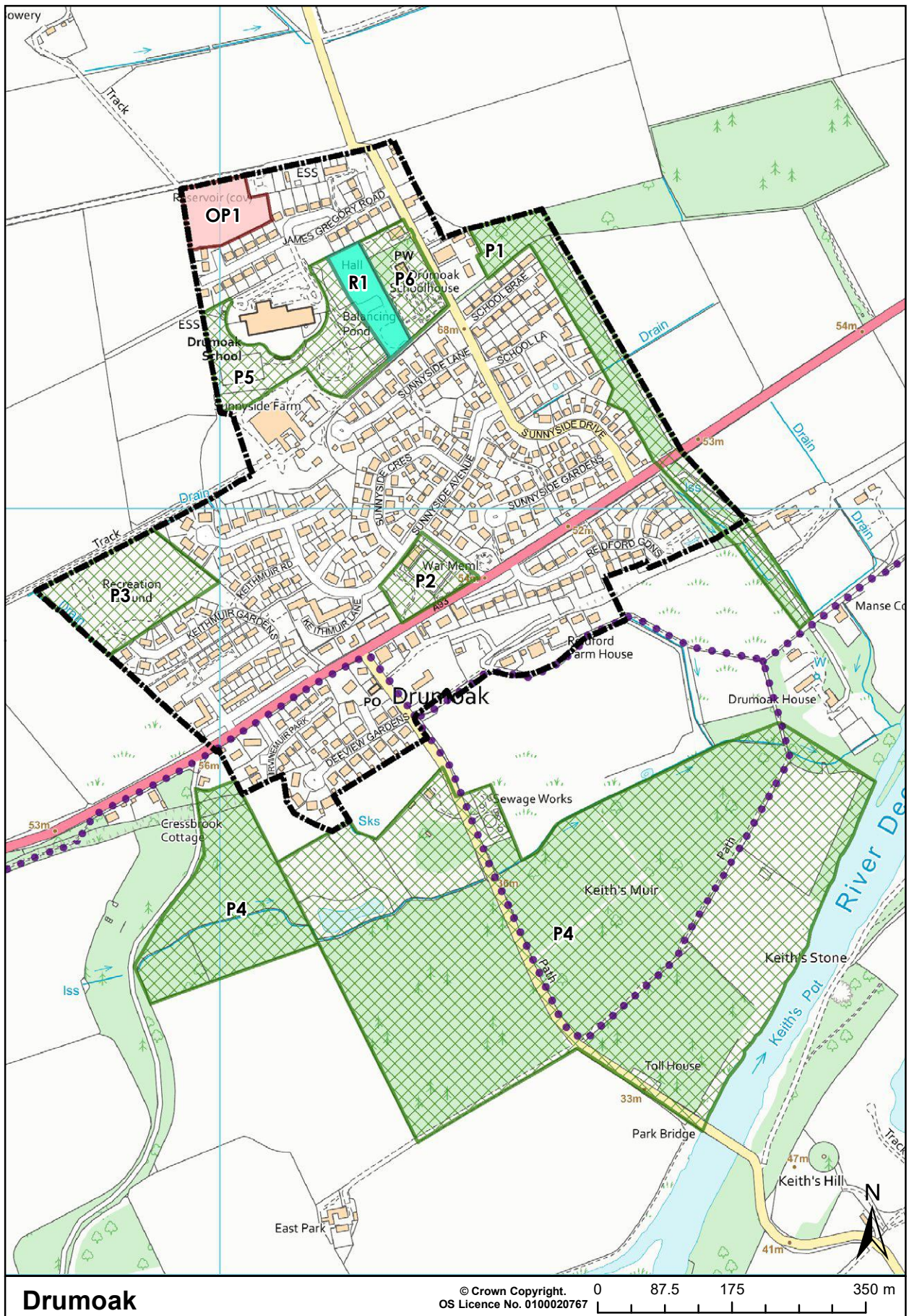
- **Local transport infrastructure:** Development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.
- **Strategic drainage and water supply:** The local waste water treatment works has limited capacity. A growth project will be initiated once development meets Scottish Water’s five growth criteria.
- **Secondary education:** Residential developments may be required to contribute towards the provision of additional capacity at Banchory Academy.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Drumoak or towards facilities in the wider catchment area at Banchory. These may be identified in the Community Plan or relevant Community Action Plan.
- **Sports and recreation facilities:** All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Drumoak or towards facilities in the wider catchment area at Banchory. These may be identified in the Community Plan or relevant Community Action Plan.
- **Recycling and waste:** 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.
- **Health and care facilities:** All residential development will be required to contribute towards a new health centre in Banchory. Contributions towards an additional pharmacy that serves the locality may be required.

Allocated Sites

OPI: Land to the North of Sunnyside Farm

Allocation: 11 homes

This site was previously allocated as site OPI in the LDP 2017. Full Planning Permission has been granted for 11 homes in 2018 and is expected to be completed in 2020.



DURRIS FOREST

Vision

Situated in the western half of Durris Forest, the reserved site formalises the preferred location of a regional mountain bike centre and ancillary recreational development. It is accessed from the A957 and is reasonably close to Aberdeen, Banchory and Stonehaven. The site is suitable for this type of development and whilst there are some natural and historic environment sensitivities, these can be managed through the planning process.

The reserved designation does not include ancillary tourist accommodation, which would be best delivered following the successful establishment of the facility, and these are better considered in a policy context rather than as an allocation.

Natural and Historic Environment

The Cairn-mon-earn scheduled burial cairn is located to the southeast of the site on the summit of Cairn-mon-earn hill.

The River Dee Special Area of Conservation (SAC), which includes tributaries of the River Dee (in this case the Burn of Sheecho), is located to the west of Durris Forest.

Settlement Features

Protected Land	
RI	<p>Safeguarded for outdoor recreation facilities associated with a sport/adventure centre. As approximately 50% of the site has Type 5 Peat, a Phase I Habitat Survey will be required. A Construction Method Statement may also be required. The site is in close proximity to the qualifying site and is likely to disturb the qualifying features through tourism/visits.</p> <p>Any impacts on the adjacent scheduled monument, Cairn-mon-earn, cairn, will need to be investigated and mitigated, including impacts on the recreation use around the cairn and how issues on its setting will be minimised. A buffer strip will be required adjacent to all woodland and watercourses running through/around the site, which should be integrated positively into the development. A Flood Risk Assessment may be required.</p>

Flood Risk

- Site RI has a small watercourse running through it and a Flood Risk Assessment may be required depending on the nature and location of the development.

Services and Infrastructure

- Recycling and waste:** 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 I5.

EDZELL WOODS AND NEWESK

Vision

Edzell Woods is located in the south of the Mearns near to the border with Angus Council and is located in the Rural Housing Market Area. Edzell Woods, the former housing for the Edzell Airbase, is a privately-owned estate. Within the residential development there is currently good access to open space, and it is important that this is continued through the development of OPI, Newesk. The infrastructure (roads, waste water and sewerage) in the village is currently maintained by the community, and there are significant infrastructure requirements to upgrade these to an adoptable standard. The local community would prefer that existing residents are able to be connected to any new waste water pipe, as part of the development of site OPI, which will feed into the waste water treatment works in Edzell.

Developing OPI Newesk will allow re-use of the previously developed land at the former Edzell RAF airfield. Within site OPI it is important that a mix of house types and sizes are provided in order to help to meet the local need for housing. Due to the scale of development it is also important that employment land opportunities continue to be provided.

Settlement Features

Protected Land	
P1	To protect the woodland as an amenity for the area.
P2	To protect the playing fields and recreational open space as an amenity for the area.
P3	To protect the woodland as an amenity for the area.
P4	To protect Edzell Woods as an amenity for the area.
P5	To protect the woodland as a significant contribution to the character of the place.
BUS	Safeguarded for business uses. The scale of development on this site must not exceed the allowances permitted under planning application APP/2012/0037 (see allocations OPI and OP2 for further information).

Flood Risk

- Parts of Edzell Woods are in an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Flood Risk Assessments may be required.
- Sites OP1 and OP2 are at risk from fluvial flooding and there are watercourses on both sites. Flood Risk Assessments may be required.

Oil and Gas Pipelines

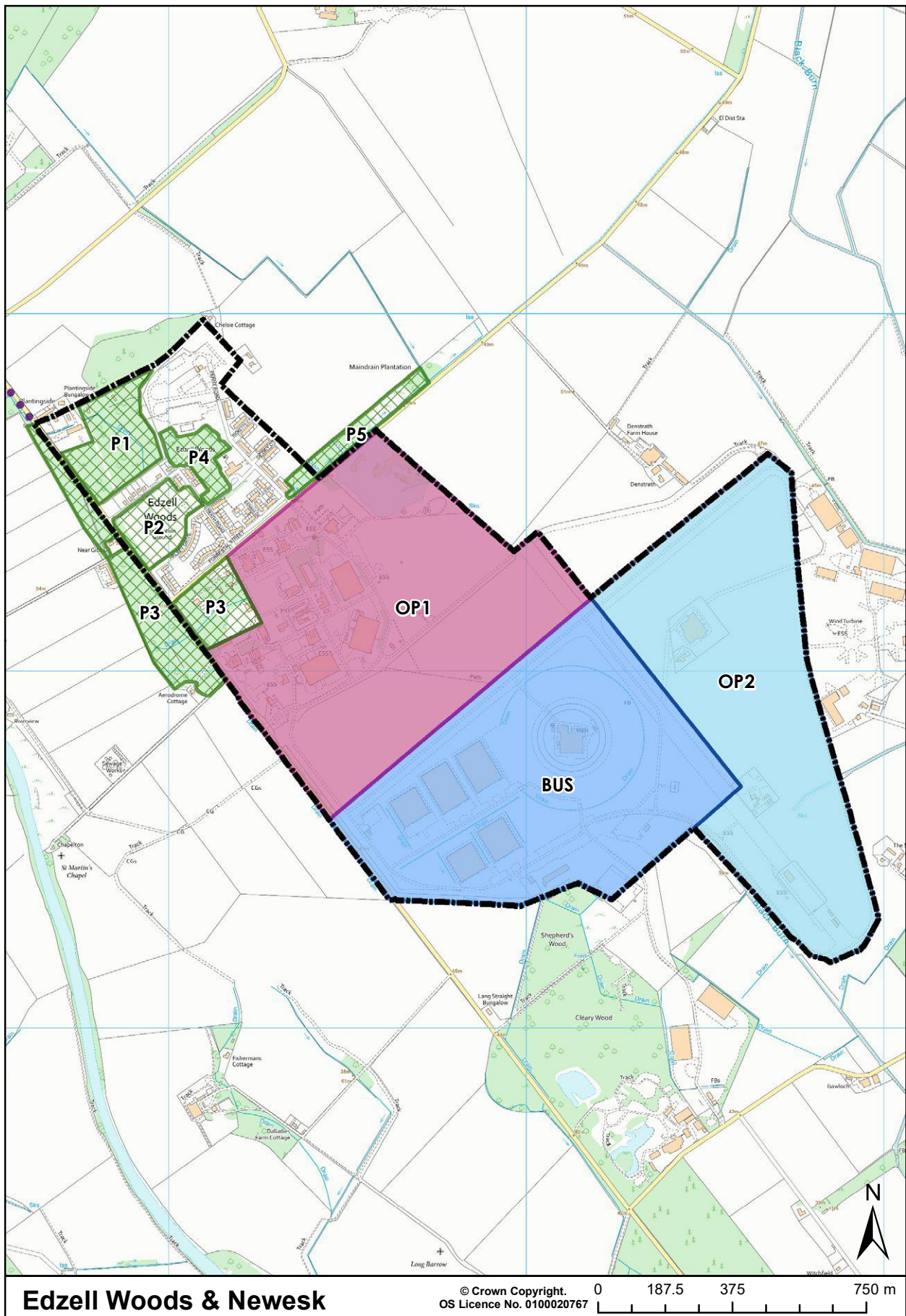
- Part of the settlement is within the Health and Safety Executive (HSE) consultation distance associated with one or more oil or gas pipelines in the vicinity. Developments within this distance must comply with Policy P4 Hazardous and Potentially Polluting Developments and Contaminated Land, and with the HSE “Land Use Planning Methodology”.

Services and Infrastructure

- **Local transport infrastructure:** Development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.
- **Strategic drainage and water supply:** Private waste water treatment works are proposed, and contributions will be required for the upgrade to the sewage works. There is insufficient supply at the service reservoir. Local mains reinforcement may be required.
- **Secondary education:** Residential development will be required to contribute to the provision of additional capacity at Mearns Academy.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Edzell Woods and Newesk or towards facilities in the wider catchment area at Laurencekirk. These may be identified in the Community Plan or relevant Community Action Plan.
- **Sports and recreation facilities:** All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Edzell Woods and Newesk or towards facilities in the wider catchment area at Laurencekirk. These may be identified in the Community Plan or relevant Community Action Plan.
- **Recycling and waste:** 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.
- **Health and care facilities:** All residential development will be required to contribute towards the creation of additional capacity at Laurencekirk Medical Group.

Allocated Sites

OPI: Newesk	OP2: Edzell Business Base
Allocation: Mix of uses including 300 homes	Allocation: 53ha employment land
<p>Site OPI was previously allocated as part of site OPI in the LDP 2017. OP2 is a newly allocated site. These sites are large and flat and are located close to the Angus border. A Masterplan for these sites, along with the BUS site, was approved by Kincardine and Mearns Area Committee in April 2013. Planning Permission in Principle was granted in January 2017 on all three sites, and detailed consent has been granted for several employment units on the BUS designation, which have been built.</p> <p>The approved planning consent for sites OPI, OP2 and BUS (planning application reference APP/2012/0037) only allows 300 homes, 1,000 square metres gross floor area of class 4 business use, 48,000 square metres gross floor area of class 5 industrial use, and 60,000 square metre gross floor area of class 6 storage and distribution uses. If any of these allowances are to be exceeded, a new Masterplan will be required to identify possible implications and solutions.</p> <p>Future development should ensure that appropriate access is taken to these sites. Transport Assessment updates and amendments will be required for new development proposals. Local road improvements and A90 junction designs will need to be agreed with the Council's Transportation Service. Provision of footpath and cycle ways along Forrestal Street connecting to existing networks within the settlement will be required.</p> <p>Early engagement is encouraged with Scottish Water due to there being no public waste water treatment available. Existing residents must be able to be connected to any new waste water pipe, as part of the development of the site. Early engagement is also encouraged with Scottish Water regarding the non-domestic element of allocation OP2 as the demand for water and waste water capacity will depend on the business use.</p> <p>Flood Risk Assessments may be required, including to assess the risk from Black Burn. Due to the scale of development it is important that consideration is given to providing appropriate open space provision throughout these sites.</p> <p>It is expected that site OPI will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need.</p>	



FETTERCAIRN

Vision

Fettercairn is located in open countryside at the intersection of five roads providing good links to and from the village. There is a distinctive landmark, the listed Royal Arch, which is situated to the south of the village on the B966, which is a clear reminder of the historical and architecture value of the area. Part of the village is characterised by its Conservation Area status and these elements define the “place” of Fettercairn. There is little open space in the centre of the village but there is a recreation ground to the southeast which provides much needed open space for the settlement.

Fettercairn Distillery provides local employment as well as attracting tourists into the area and is an important service that should be sustained. It is also important that through future development, local housing need can be met including housing that is suitable for both first time house buyers and the elderly. The local community would welcome improvements to the southern bypass that links the B966 and B974, as it is deemed not fit for purpose.

Natural and Historic Environment

There is a scheduled monument, Fettercairn House, to the east of the settlement.

Settlement Features

Protected Land	
P1	To protect the woodland corridor as a significant contribution to the character of the place and forming part of the green-blue network.
P2	To protect the recreation ground as an amenity for the area.
P3	To protect land for a riparian buffer as forming part of the green-blue network.
P4	To protect the food growing areas and open space as an amenity for the area.
P5	To protect the recreation open space as an amenity for the area.
P6	To protect the area of open space and woodland corridor that form part of the green-blue network.
P7	To protect the woodland as forming part of the green-blue network.
P8	To protect the cemetery as an amenity for the settlement and for contribution to the character of the place.
Reserved Land	
RI	Reserved for a road access into site OPI.
Other Designations	
CA	Fettercairn Conservation Area.

Flood Risk

- Parts of Fettercairn are in an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Sites OPI and P3 are at risk from fluvial flooding. A Flood Risk Assessment will be required.

Services and Infrastructure

- **Local transport infrastructure:** Development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.
- **Strategic drainage and water supply:** There is insufficient capacity at Fettercairn Waste Water Treatment Works. New connections are currently being managed through Operational means. A growth project could be initiated by Scottish Water at Fettercairn Waste Water Treatment Works to look at future upgrades.
- **Secondary education:** Residential development will be required to contribute to the provision of additional capacity at Mearns Academy.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Fettercairn or towards facilities in the wider catchment area at Laurencekirk. These may be identified in the Community Plan or relevant Community Action Plan.
- **Sports and recreation facilities:** All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Fettercairn or towards facilities in the wider catchment area at Laurencekirk. These may be identified in the Community Plan or relevant Community Action Plan.
- **Recycling and waste:** 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.
- **Health and care facilities:** All residential development will be required to contribute towards the creation of additional capacity at Laurencekirk Medical Group.

Allocated Sites

OPI: Land to the Northwest of Fettercairn

Allocation: 60 homes

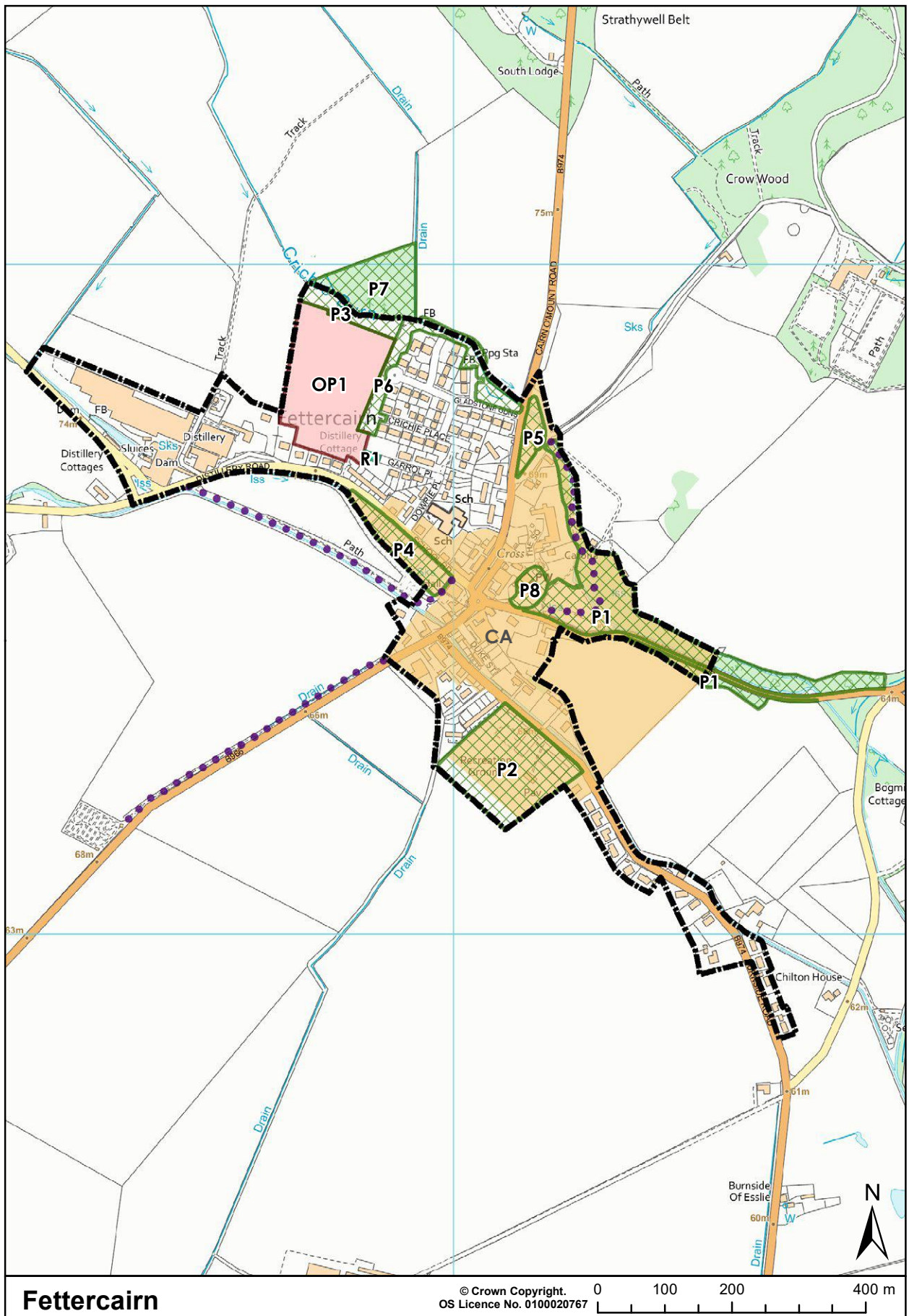
This site was previously allocated as site OPI in the LDP 2017 and has been extended towards Crichie Burn. A Masterplan will be required for this site.

Footpath links are important and should be provided to link with Distillery Road, Garrol Place and Gladstone Gardens, which in turn provides safe walking routes to school.

Two points of vehicular access must be provided to include an internal connection between both. For a phased development, access taken from Gladstone Gardens needs to take into account the cumulative totals that would arise in conjunction with existing development in terms of the Road Adoption Standards, i.e. up to 50 properties in total, prior to a secondary access being provided.

Protected land P3 is at risk from flooding and it provides an opportunity to form a riparian buffer strip adjacent to Crichie Burn, as part of the open space contribution that is required for this development. The buffer strip must be integrated positively into the development, and enhancement of the watercourse through any re-naturalisation and removal of any redundant features will require to be investigated. A Flood Risk Assessment will also be required. Strategic landscaping should be provided along the western edge to mitigate landscape and visual impacts.

It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development providing a mix of house types to meet local needs.



FINDON

Vision

Findon is a small village with no services, depending on Portlethen for its needs. It consists of a variety of mainly modern houses, which is fairly dense toward the western side of the village, and slightly more dispersed to the east. There is limited expansion potential due to risks associated with access to the A92(T) (formerly the A90). Narrow roads lead around the village with an area of open space at the centre. Part of the character comes from the properties that overlook the water and have their gable ends facing the water, with the properties behind fronting the water. It is important that any development in the village preserves this character.

Natural and Historic Environment

Findon Moor Site of Special Scientific Interest and Findon Local Nature Conservation Site are both located to the east of the settlement.

Settlement Features

Protected Land	
PI	To protect the area of open space for environmental improvements and to protect the area as a significant contribution to the character of the area.
Other Designations	
GB	Green Belt.

Flood Risk

- Parts of Findon are in an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Flood Risk Assessments may be required.

Services and Infrastructure

- **Local transport infrastructure:** 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.
- **Secondary education:** All residential development may be required to contribute to the provision of additional capacity at Portlethen Academy.
- **Community facilities:** 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.
- **Sports and recreation facilities:** 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.

- **Recycling and waste:** 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.

Allocated Sites

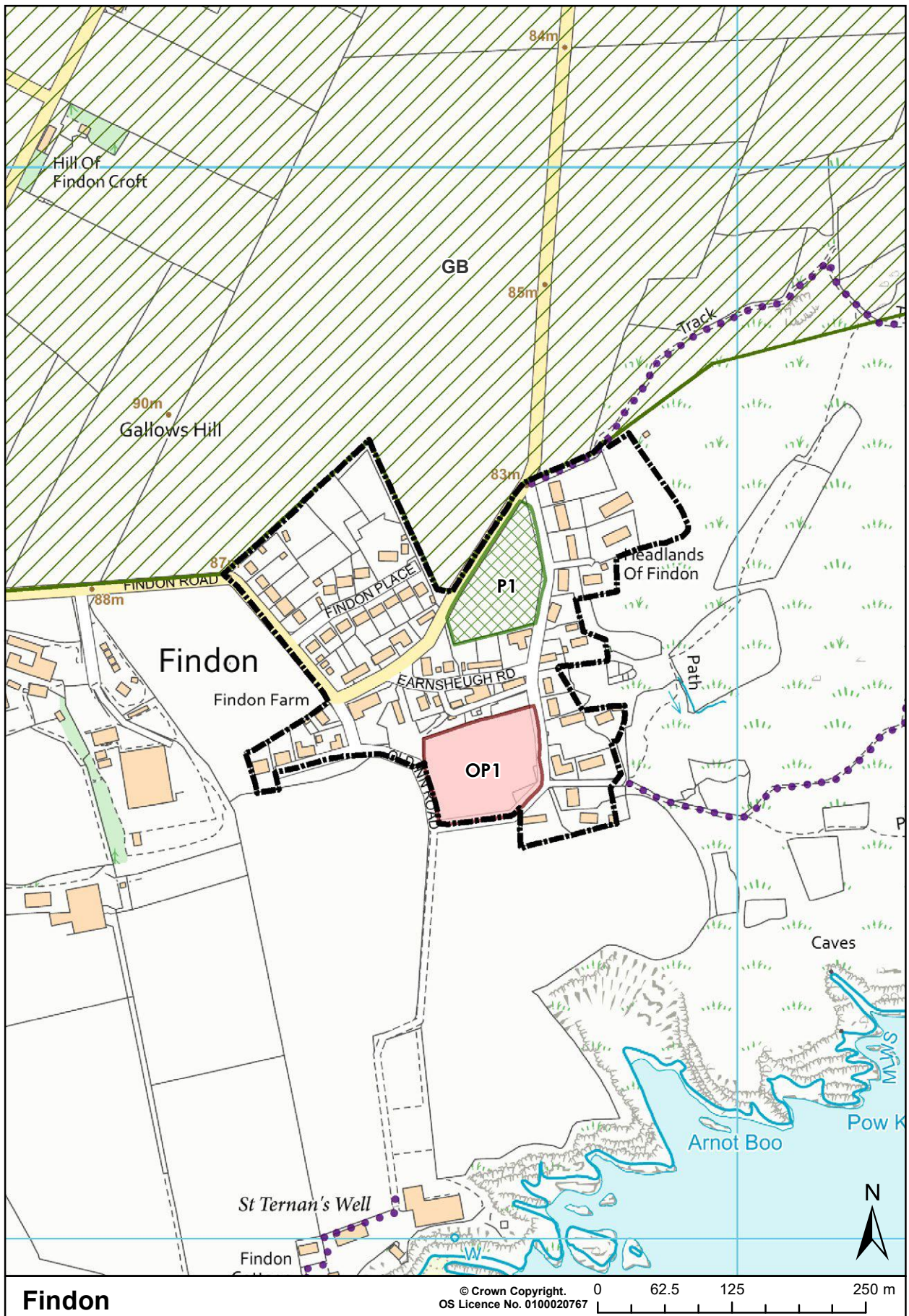
OPI: Land South of Earnsheugh Terrace

Allocation: 11 homes

This is a newly allocated site. Given the location of this site, active street frontages on existing roads are encouraged as much as possible. Access should only be taken from the west side of Old Inn Road, which leads to Earnsheugh 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.

Connections to the National Cycle Route 1 are encouraged from Old Inn Road.

It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing and be integrated into the design of the development to provide a mix of house types and sizes to meet local need.



FORDOUN AND FORDOUN AERODROME

Vision

Development in Fordoun is divided by both the railway and the trunk road, with a subway providing access to the primary school to the east of the village. The village is well screened from the A90 by a tree belt but is fairly visible when approaching from the Auchenblae direction, in particular the business site. The village has some existing services, including a hotel and primary school, and it is important to sustain the existing business development on the employment site for the benefit of the overall economy of the village.

Some of the hard standings at Fordoun Aerodrome are used for employment purposes, including storage, and land has been safeguarded for employment uses that reflects where planning permission has been granted to date. Any future proposals outwith this site will be assessed against relevant policies in this Plan.

Settlement Features

Protected Land	
P1	To protect the recreation ground as an amenity of the settlement.
P2	To protect the playground and open space as an amenity for the settlement.
P3	To protect the landscape buffer between the fabrication yard and Tochhill Road.
Other Designations	
BUS1	Safeguarded for business uses. A core path runs along the boundary of the site. Any upgrade should consider secondary linked access to provide two points of access, as opposed to emergency access. Connectivity with the adjacent housing development should be incorporated, providing an adopted road link between Toch-Hill Place to the west, and the adjacent minor road to the east. No access is to be taken to the site from Station Road. Public bus infrastructure should be provided.
BUS2	Safeguarded for business uses. A Transport Assessment may be required for new developments.

Oil and Gas Pipelines

- Part of the settlement and former aerodrome are within the Health and Safety Executive (HSE) consultation distance associated with one or more oil or gas pipelines in the vicinity. Developments within this distance must comply with Policy P4 Hazardous and Potentially Polluting Developments and Contaminated Land, and with the HSE “Land Use Planning Methodology”.

Services and Infrastructure

- Local transport infrastructure:** Development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.

- **Strategic drainage and water supply:** Local water mains reinforcement may be required.
- **Secondary education:** Residential development will be required to contribute to the provision of additional capacity at Mearns Academy.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Fordoun or towards facilities in the wider catchment area at Laurencekirk. These may be identified in the Community Plan or relevant Community Action Plan.
- **Sports and recreation facilities:** All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Fordoun or towards facilities in the wider catchment area at Laurencekirk. These may be identified in the Community Plan or relevant Community Action Plan.
- **Recycling and waste:** 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.
- **Health facilities:** All residential development will be required to contribute towards the creation of additional capacity at Laurencekirk Medical Group.

Allocated Sites

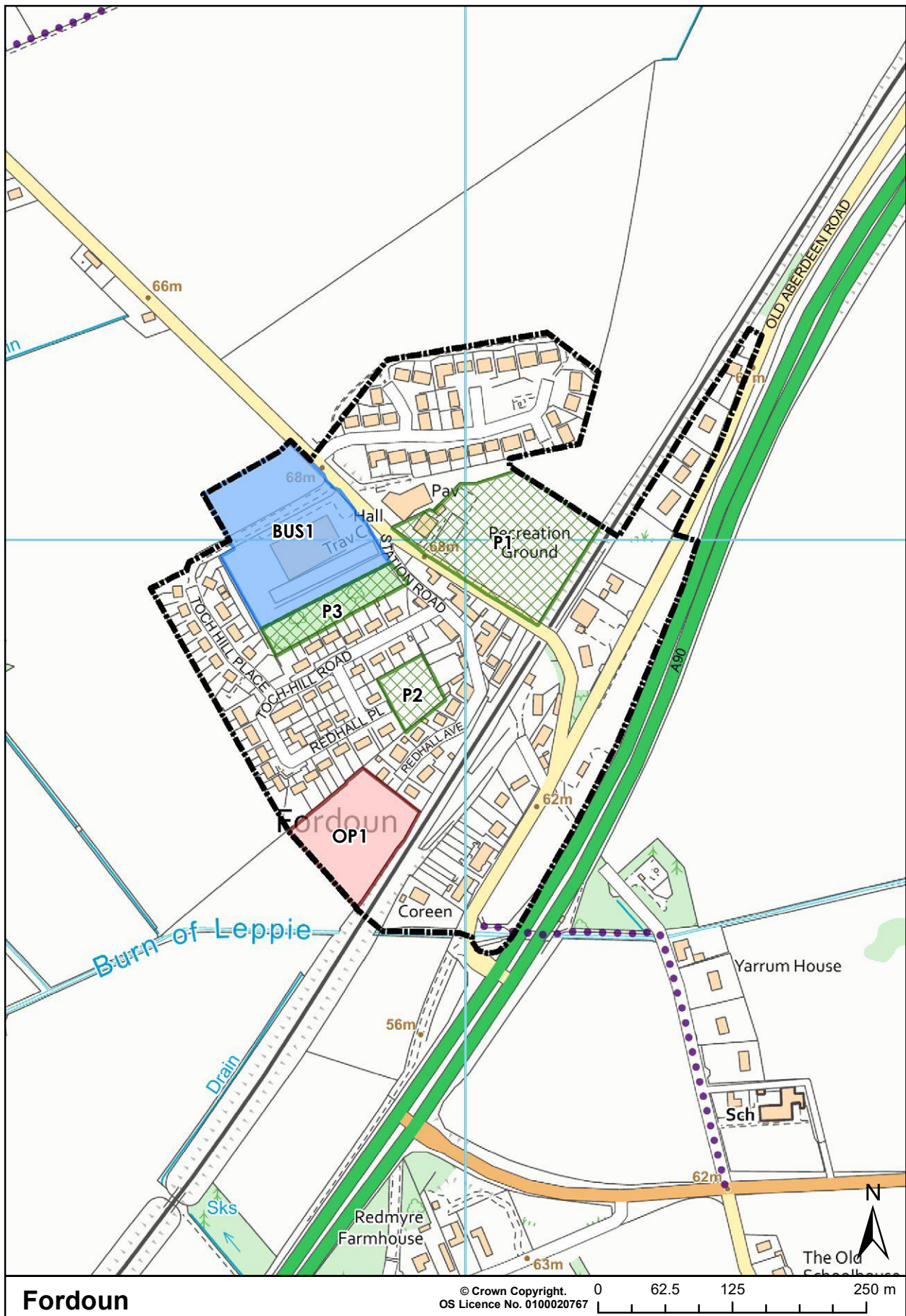
OPI: Station Road

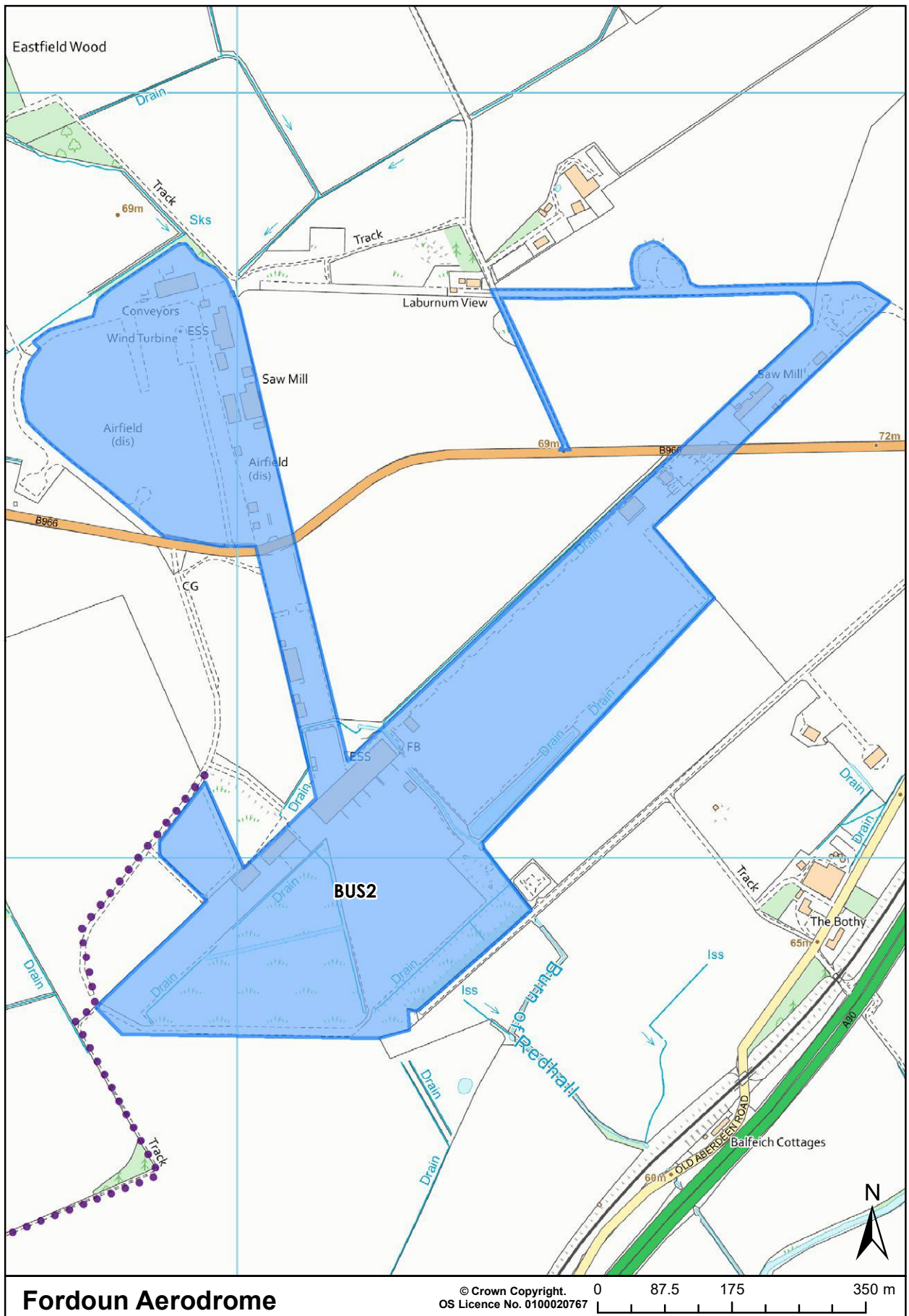
Allocation: 15 homes

This site was previously allocated as site OPI in the LDP 2017. The site remains the most logical location for the expansion of the settlement as it will round off development to the south. Development should be built using a material that is complementary to the existing houses on Station Road and Redhall Place. Maintaining the current level of screening of the settlement to the A90 is important and should be considered when designing the layout of the site. Footpath accessibility is important and links to current footpaths should be created to ensure a safe route to school.

In order for development to proceed, a secondary road access leading from Toch-Hill Place to the west, through the BUSI site to the existing minor road to the east needs to be completed prior to any further development being accessed from Station Road. The layout of the site should also be discussed with Scottish Water due to the presence of a water pipe crossing the site and to ascertain whether a mains diversion is required.

It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need.





GOURDON

Vision

Gourdon is one of several fishing villages located between Stonehaven and Montrose. It is characterised by traditional development located on the steep side of Gourdon Hill and accessed by narrow meandering roads, with more modern development visible from the A92.

Maintaining the character of the village in its coastal setting is an important objective, whilst also allowing further opportunity for development to meet local needs and sustain the primary school and shop. There are employment opportunities at Linton Business Park to the north of the village, and it is important that over the life of the Plan the business park continues to be promoted to ensure that Gourdon does not purely become a commuting village. There is an area of open space towards the centre of the village opposite the war memorial, which creates a focal point, and a park in the southeast corner.

The local community would welcome a place for people to socialise (e.g. café), traffic calming measures along The Brae, and a safe crossing for school pupils at the war memorial. There is also a desire to expand the harbour to allow tourism/small leisure craft boats. Car parking is deemed to be lacking, and land south of the war memorial and next to the recycle bins provide potential opportunities.

Natural and Historic Environment

The Inverbervie to Johnshaven Coast Local Nature Conservation Site is located to the east of the settlement.

Settlement Features

Protected Land	
P1	To protect the landscape buffer to mitigate impacts from the A92 on the village.
P2	To protect the recreation ground as an amenity for the settlement.
P3	To protect the landscape buffer as a significant contribution to the character of the place and to prevent coalescence between Gourdon and Inverbervie.
P4	To protect the recreation ground as an amenity for the settlement.
P5	To protect the amenity area as forming part of the green-blue network.
P6	To protect the cemetery as an amenity for the settlement and for contribution to the character of the place.

Reserved Land	
RI	Reserved for future cemetery expansion and car park.
Other Designations	
BUS	Safeguarded for business uses.

Flood Risk

- There is a record of flooding close to the BUS site. A Flood Risk Assessment may be required.
- Parts of the settlement may be at risk from coastal flooding.

Services and Infrastructure

- **Local transport infrastructure:** Development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.
- **Strategic drainage and water supply:** Sewage pumping stations in St Cyrus and Johnshaven are to be part of a growth project that requires to be delivered.
- **Community facilities:** 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.
- **Sports and recreation facilities:** 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.
- **Recycling and waste:** 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.
- **Health and care facilities:** All residential development will be required to contribute towards the creation of additional capacity at Inverbervie Medical Group. Contributions towards the expansion of existing pharmacy facilities in Inverbervie may be required.
- **Open Space:** Contributions may be required for the extension of the cemetery.

Allocated Sites

OPI: Land at Braehead

Allocation: 49 homes

This is a newly allocated site. This site is located on a prominent location that overlooks the sea, and development should be set back from Brae Road to at least the width of the existing cemetery. The design of the homes should also respect the distinctive character of Gourdon and its setting along the coastline. Due to the visual and landscape sensitivity of this site, a Masterplan will be required.

Development should be set back from the Inverbervie to Johnshaven Coast Local Nature Conservation Site, and if necessary, a strategic landscape buffer may be required to the east of the site.

Formal, lit pedestrian connectivity is required to link the development to the existing settlement, school and to the bus stop of the A92. A Transport Statement should address potential capacity issues with the A92 junction.

It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need.

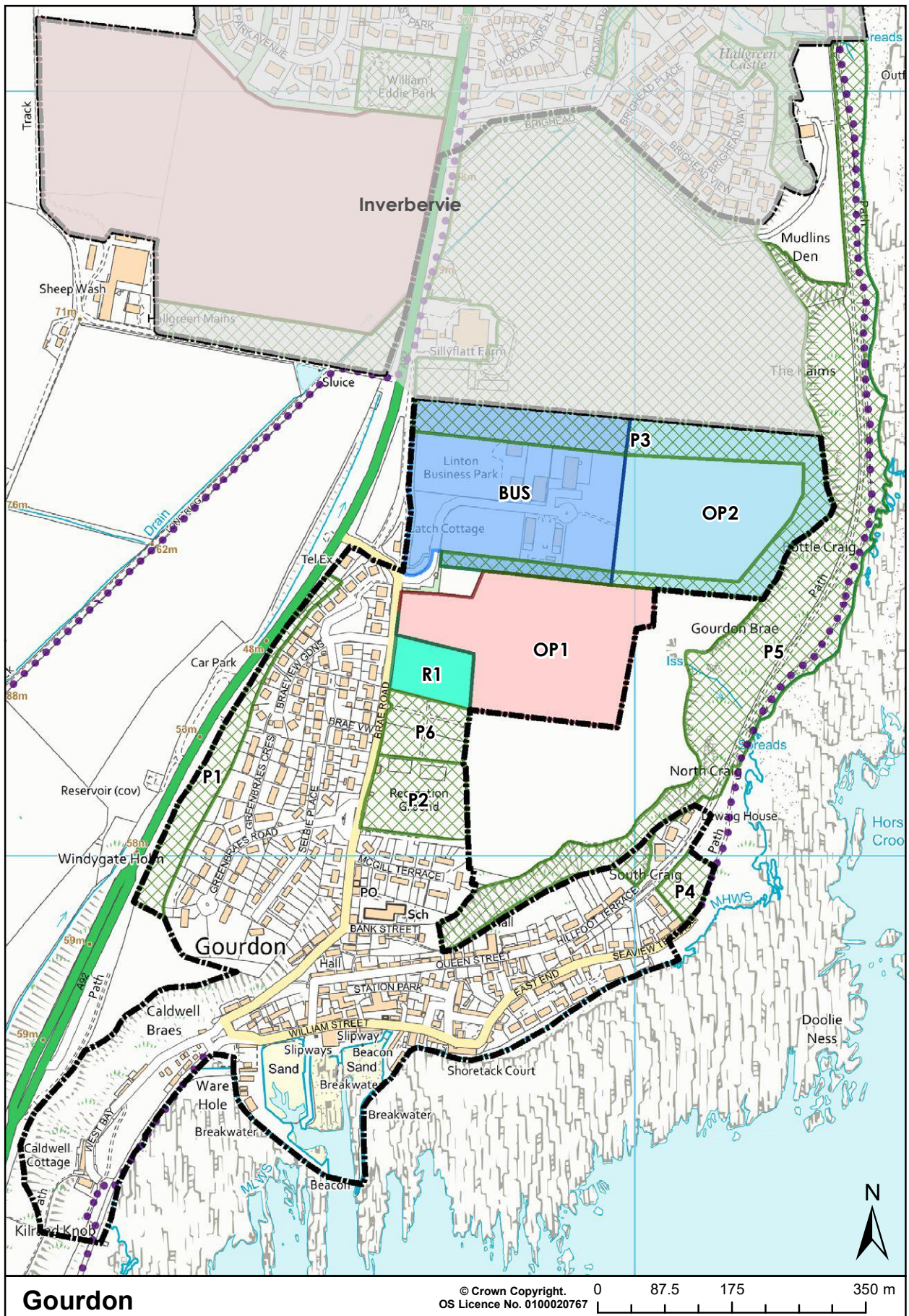
OP2: East of Linton Business Park

Allocation: 5.2ha employment land

This site was previously allocated as site OPI in the LDP 2017. The site is located to the north of the residential development of Gourdon and to the east of the BUS site. It is a flat site with no development currently on the site. A strategic landscape buffer will be required around the site to screen the development.

Access to the site will be taken through the BUS site connecting to the existing road layout within this site. Pedestrian, cycle and public transport accessibility should be addressed through a Transport Statement. Capacity issues at the A92 junction should also be assessed. When development occurs on OPI, the area of P3 should be enhanced to screen the allocated site.

Early engagement is also encouraged with Scottish Water as the demand for water and waste water capacity will depend on the business use.



INVERBERVIE

Vision

Inverbervie is accessed by the A92 providing good transport links for the town. The town is characterised by bungalows and 1 ½ storey properties along the main street with newer development to both the north and south of the town. Inverbervie is well equipped in terms of open space and facilities including a primary school, library, shops and sports facilities, which are appropriate for its role and function with the surrounding rural communities. It is important that over the Plan period that Inverbervie sustains the existing facilities as well as attracting new services and facilities into the town. Meeting local housing needs will be helped by the large allocation of 200 houses, which will be developed over the Plan period. It is important that within this development there is a mix of house types and sizes.

The local community would welcome the provision of more affordable housing, more car parking in the town centre, a safer road crossing to the school at King Street, a car park at Gourdon cemetery, and small business-ready employment units at Linton Business Park in Gourdon. There is also a desire from the community for a cycle route to be provided to Stonehaven and to prevent coalescence with Gourdon. However, concerns have been expressed over the lack of town centre uses and declining retail provision, and the long-term maintenance of the existing Jubilee Bridge over Bervie Water.

Natural and Historic Environment

The Inverbervie to Johnshaven Coast Local Nature Conservation Site is located to the east of the settlement.

Settlement Features

Protected Land	
P1	To protect the playing fields as amenities for the settlement.
P2	To protect recreational open space as an amenity for the settlement.
P3	To protect the recreation ground as an amenity for the settlement and to protect Bervie Bay as a significant contribution to the character of the place.
P4	To protect the William Eddie Park as amenities for the settlement.
P5	To protect the landscape buffer as a significant contribution to the character of the place.
P6	To protect the area of open space, landscape buffer and woodland shelter belt as a significant contribution to the character of the place and to prevent coalescence between Inverbervie and Gourdon.
P7 - P13	To protect these amenity areas as forming part of the green-blue network.
P14	To protect the cemetery as an amenity for the settlement and for contribution to the character of the place.

Flood Risk

- Parts of the settlement may be at risk from coastal flooding.

Services and Infrastructure

- **Local transport infrastructure:** Development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.
- **Strategic drainage and water supply:** Sewage pumping stations in St Cyrus and Johnshaven are to be part of a growth project that requires to be delivered. Water network investigations may be required for site OPI to determine if network reinforcement is required.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Inverbervie 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.
- **Sports and recreation facilities:** All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Inverbervie 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.
- **Recycling and waste:** 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.
- **Health and care facilities:** All residential development will be required to contribute towards the creation of additional capacity at Inverbervie Medical Group. Contributions may be required to extend existing pharmacy facilities.
- **Open space:** Contributions may be required for allotments and a full size grass pitch.

Allocated Sites

OPI: Land to the South of West Park

Allocation: 200 homes

This site was previously allocated as site OPI in the LDP 2017. The site is located to the south of Inverbervie and provides a large site for the future expansion of the town. The site requires a Masterplan and the first section of a new distributor road between the A92 and Townhead should be included within this site.

A Masterplan for the site was agreed by the Kincardine and Mearns Area Committee in April 2015, but it will need to be reviewed if development has not commenced on this site at the date of adoption of this Local Development Plan.

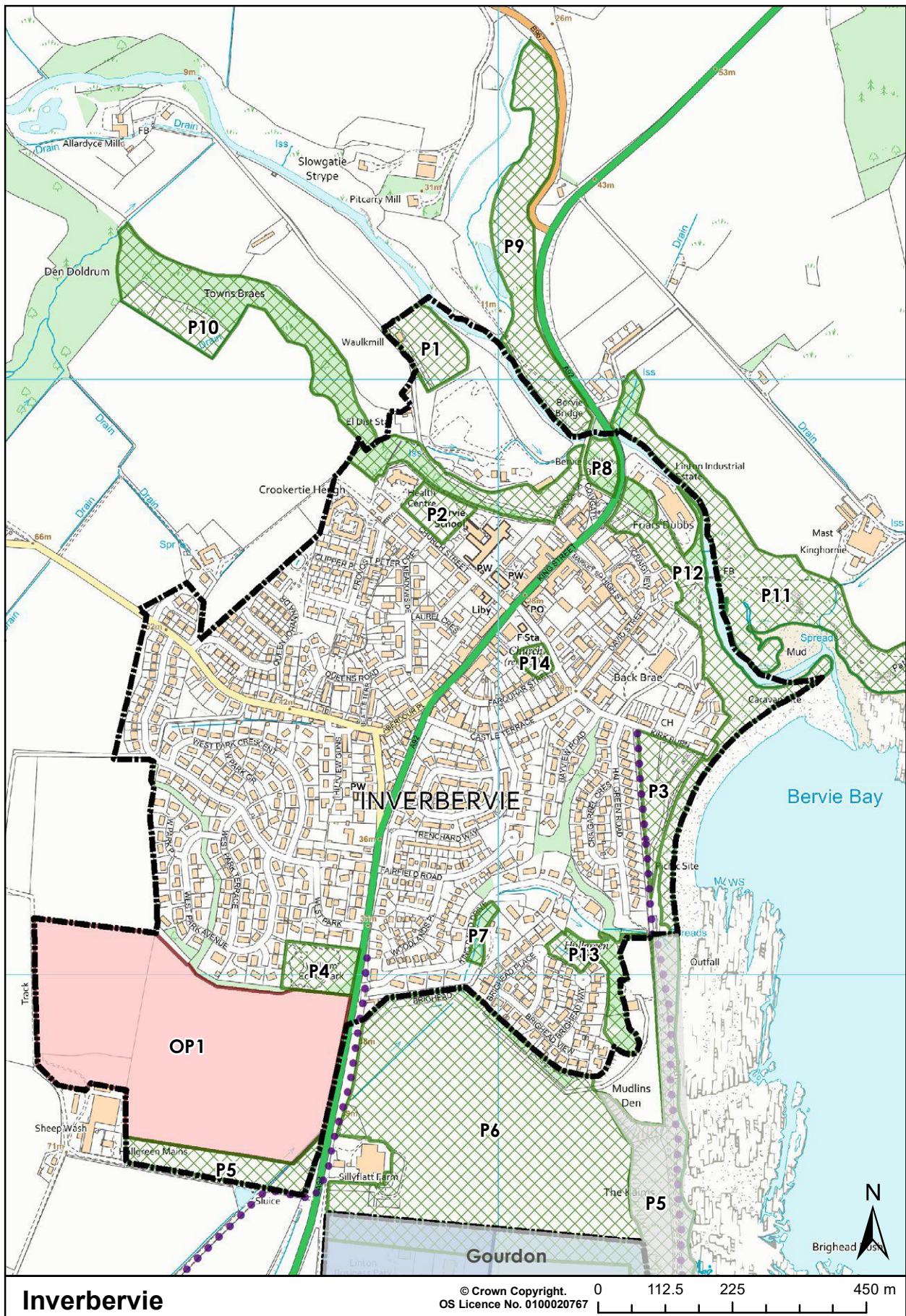
The site slopes up from road level towards the existing houses located on West Park Avenue. There are also some trees fronting the A92 and these could be kept and enhanced to create a screening of the development and integrated into the open space requirement. It should also be noted that a core path runs along the boundary of the site adjacent to the A92 and linkages could be made to these.

It is also important that this site provides footpath connectivity to the rest of the town through the existing housing development. A Transport Assessment is required, which should include details of measures to deliver connectivity with the existing settlement to the north via West Park, including formal footway/cycleway connections to the existing network on both sides of the A92. Future connectivity to the north of the site should also be protected.

There is also an overhead power cable that crosses this site, and this will need to be considered and appropriate action taken.

A buffer strip will be required adjacent to the watercourse on the southeast boundary, which should be integrated positively into the development.

It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to ensure that there is a mix of housing types and sizes to meet local needs.



JOHNHAVEN

Vision

Johnshaven is one of the traditional Mearns coastal fishing villages on a steep slope, which screens the majority of the village from the A92. The area close to the harbour has been designated as a Conservation Area to reflect the heritage and this helps define the character. Further housing opportunities to the northeast of the village will help sustain the existing services. Lathallan School is an important asset to the economic health of the community. There is limited open space within the village, particularly towards the harbour. However, there is a large area of open space to the east of the settlement beside the caravan site, and it is particularly important to protect this area. In addition, land south of the cemetery contributes to the setting of Johnshaven and should be protected.

The local community would welcome new medium-scale sheltered and affordable housing in the area. Brownfield sites in the village provide opportunities for new housing, and land is required to extend the cemetery, to provide a footpath from the existing cemetery to the A92, and for additional visitor parking at Fore Street.

Natural and Historic Environment

The Inverbervie to Johnshaven Coast Local Nature Conservation Site and St Cyrus Local Nature Conservation Site are both located to the east of the settlement.

Settlement Features

Protected Land	
P1	To protect the recreation ground at Wairds Park as an amenity for the settlement.
P2	To protect the recreation ground as an amenity for the settlement.
P3	To protect the area as a significant contribution to the character of the place.
P4	To protect the path along the route of the former railway line as an amenity for the settlement and forming part of the green-blue network.
P5	To protect the path as an amenity for the settlement and forming part of the green-blue network.
P6-8	To protect the coastline as forming part of the green-blue network.
P9	To protect the cemetery as an amenity for the settlement and for contribution to the character of the place.
Reserved Land	
R1	Reserved for educational uses associated with Lathallan School.
R2	Reserved for a future expansion of the cemetery.

Other Designations

CA

Johnshaven Conservation Area.

Flood Risk

- Parts of the settlement may be at risk from coastal flooding.

Services and Infrastructure

- **Local transport infrastructure:** Contributions will be required for junction improvements and road upgrade to the local road into Johnshaven. Development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.
- **Strategic drainage and water supply:** Sewage pumping stations in St Cyrus and Johnshaven are to be part of a growth project that requires to be delivered. Water network investigations may be required.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Johnshaven or towards facilities in the wider catchment area at Laurencekirk. These may be identified in the Community Plan or relevant Community Action Plan
- **Sports and recreation facilities:** All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Johnshaven or towards facilities in the wider catchment area at Laurencekirk. These may be identified in the Community Plan or relevant Community Action Plan.
- **Recycling and waste:** 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.
- **Health and care facilities:** All residential development will be required to contribute towards the creation of additional capacity at Inverbervie Medical Group. Contributions towards the expansion of existing pharmacy facilities in Inverbervie may be required.

Allocated Sites

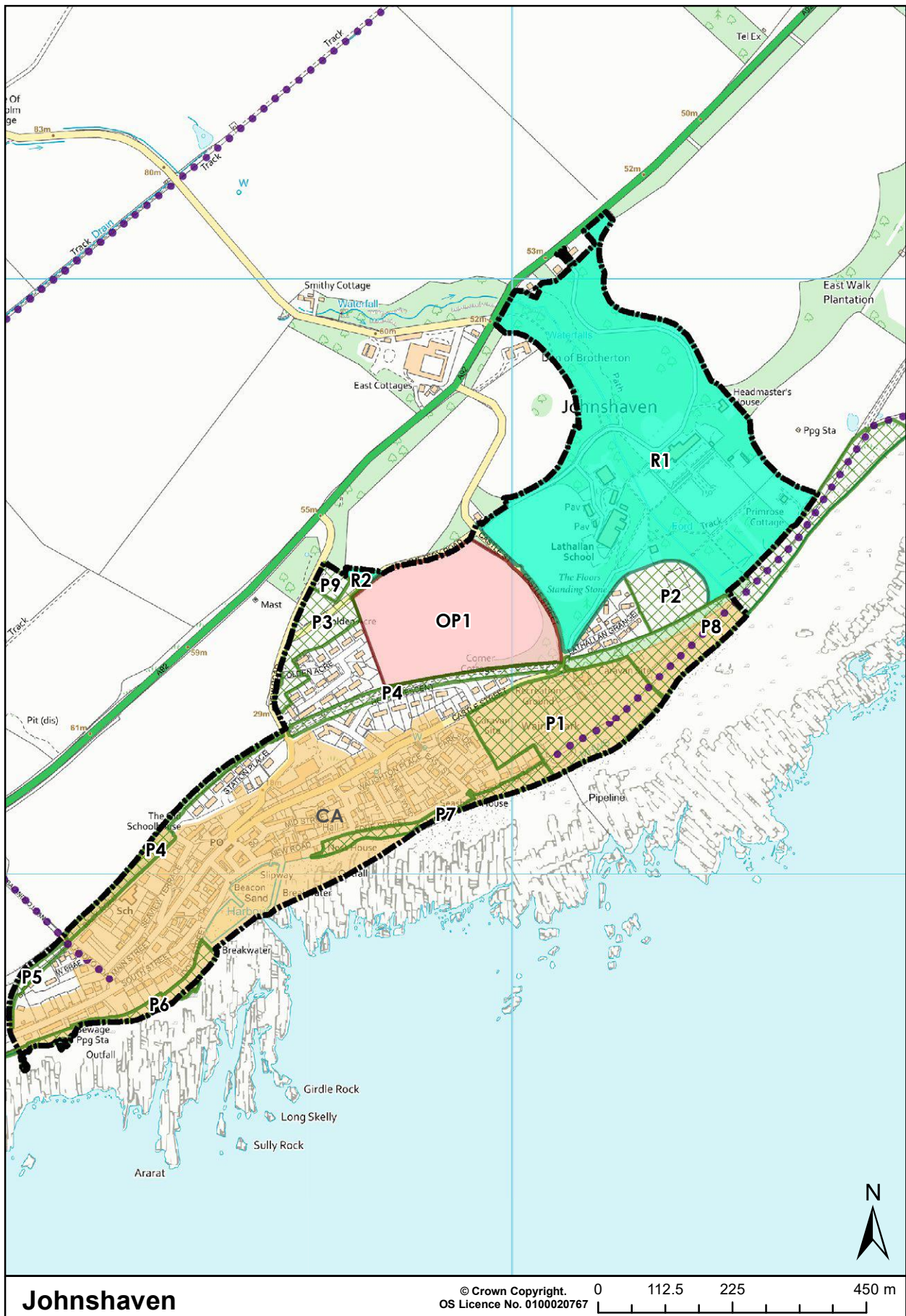
OPI: Golden Acre

Allocation: 67 homes

This site was previously allocated as site OPI in the LDP 2017. The site is located to the north of Johnshaven and slightly to the north of the Johnshaven Conservation Area. A Masterplan will be required for this site. A planning application for 71 homes is pending on this site.

Junction improvements and road upgrade to the local road (offsite works) will be required. Two points of vehicular access are required for the site. The road network leading to the site must meet the Standard for Road Adoption relative to the level of development proposed. Connectivity should be provided to the existing settlement by way of footways as well as to bus services on the A92. Footpath links should be created to connect with existing pathways along the former railway line. The site should also provide functional open space within the site, as open space within Johnshaven is limited and this is a good opportunity to improve this.

It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need.



KIRKTON OF DURRIS

Vision

Kirkton of Durriss is a small village of houses south of the River Dee on the B9077. There is tree coverage on both sides of the road when approaching from the west, which screens the village and helps define the character of the area. There is a large protected area which is important to the setting of Kirkton of Durriss and this should be maintained to conserve this area. Within this area there is a war memorial, which is at the junction leading to the hall providing a focal point. To encourage motorists to slow down when approaching the east side of the village on the B9077, the settlement boundary has been extended to include a gap site for future housing.

Natural and Historic Environment

The River Dee Special Area of Conservation runs through the settlement boundary and is located within a protected area. The River Dee Local Nature Conservation Site is also located to the north of Kirkton of Durriss.

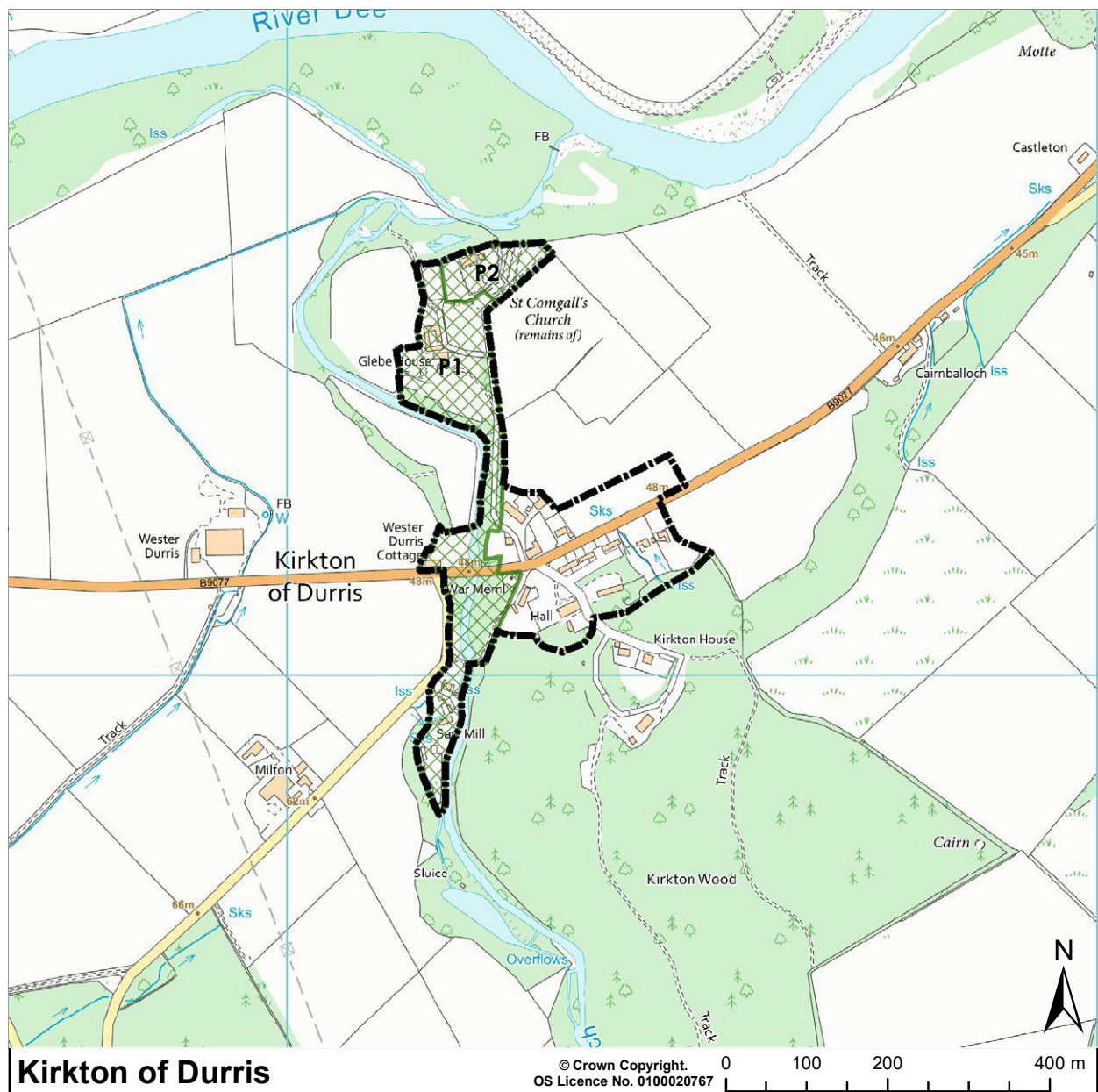
Settlement Features

Protected Land	
P1	To protect the area as a significant contribution to the character of the place and forming part of the green-blue network.
P2	To protect the cemetery as an amenity for the settlement, for contribution to the character of the place and forming part of the green-blue network.

Services and Infrastructure

- **Local transport infrastructure:** Development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.
- **Strategic drainage and water supply:** There is no public waste water treatment available. The Scottish Environment Protection Agency (SEPA) will need to be consulted and full authorisation sought for relevant licensing of private treatment.
- **Secondary education:** Residential development may be required to contribute towards the provision of additional capacity at Banchory Academy.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Kirkton of Durriss or towards facilities in the wider catchment area at Banchory. These may be identified in the Community Plan or relevant Community Action Plan.

- **Sports and recreation facilities:** All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Kirkton of Durris or towards facilities in the wider catchment area at Banchory. These may be identified in the Community Plan or relevant Community Action Plan.
- **Recycling and waste:** 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.



KIRKTON OF MARYCULTER

Vision

Kirkton of Maryculter is a small village of predominately housing. There is modern development to the east of the village across from the future housing site OPI. There is high development pressure within Kirkton of Maryculter, but in order to meet local housing need, including affordable housing, it is important that the opportunity site is developed over the Plan period. Other than the proposed housing site there is limited scope for further development as the village is surrounded by the green belt, which acts as a natural boundary of the settlement. However, there is a desire by the local community for a car park at Kirkton of Maryculter Wood to the south of the properties at Rosebank.

Natural and Historic Environment

The River Dee Special Area of Conservation, which includes all tributaries leading to the River Dee, is situated in close proximity to the settlement. The Kingcausie Local Nature Conservation Site is located to the south and east of the village.

Settlement Features

Protected Land	
PI	To protect the cemetery and church as amenities for the settlement, for contribution to the character of the place and forming part of the green-blue network.
Other Designations	
GB	Green Belt.

Services and Infrastructure

- **Local transport infrastructure:** Development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.
- **Strategic drainage and water supply:** There is currently insufficient capacity at Maryculter Waste Water Treatment Works. A growth project will be initiated once development meets Scottish Water's five growth criteria.
- **Primary education:** All residential development may be required to contribute towards the provision of additional capacity at Lairhillock Primary School.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Kirkton of Maryculter or towards facilities in the wider catchment area at Portlethen. These may be identified in the Community Plan or relevant Community Action Plan.

- **Sports and recreation facilities:** All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Kirkton of Maryculter or towards facilities in the wider catchment area at Portlethen. These may be identified in the Community Plan or relevant Community Action Plan.
- **Recycling and waste:** 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.
- **Health and care facilities:** All residential development will be required to contribute towards the creation of additional capacity at medical facilities serving the locality.

Allocated Sites

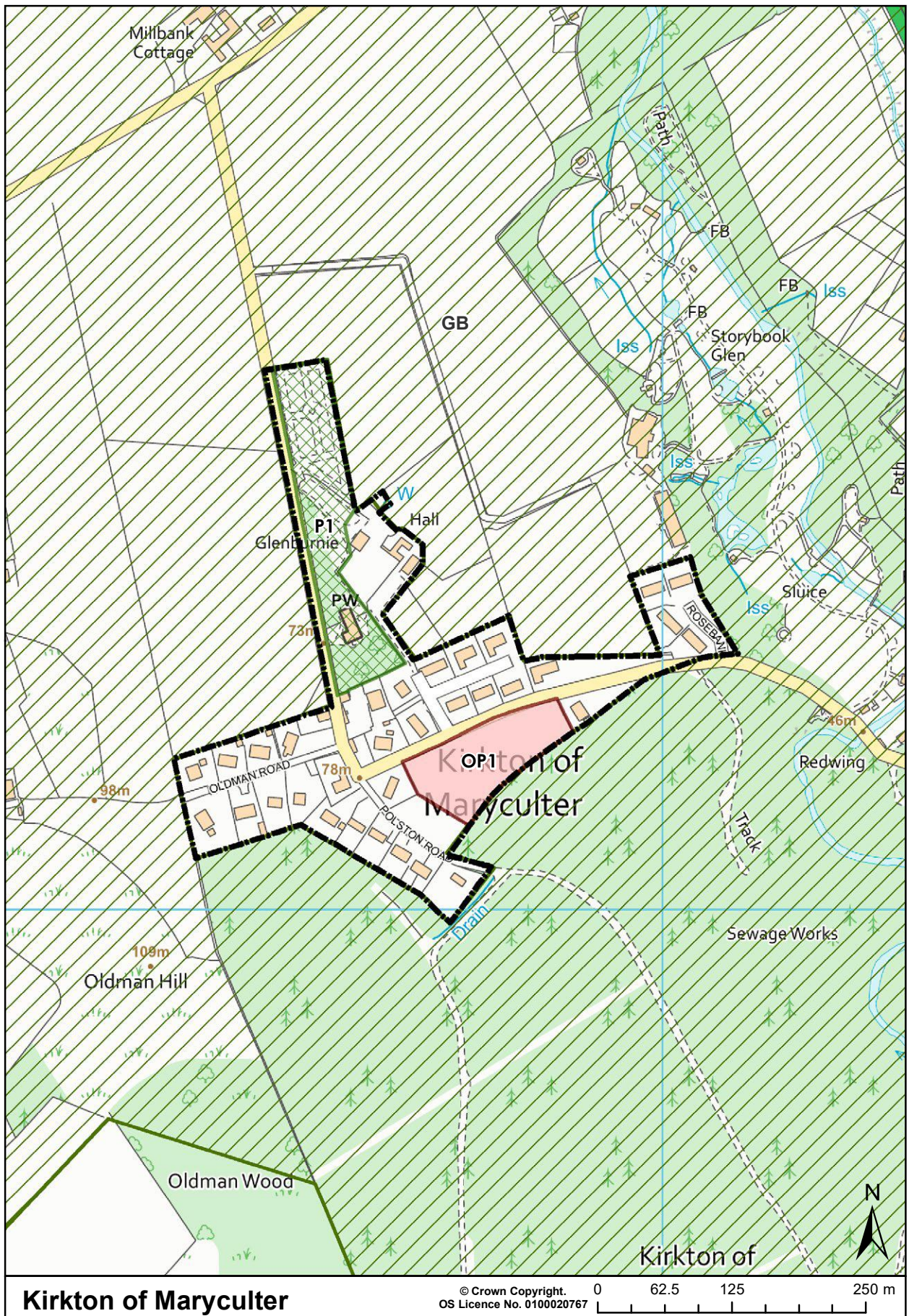
OPI: Land off Polston Road

Allocation: 6 homes

This site was previously allocated as site OPI in the LDP 2017. Planning Permission in Principle was granted in 2015. In 2018, Matters Specified in Conditions on design, servicing, landscaping and the energy statement was approved. It is anticipated that the site will be completed in 2021.

Connection to the existing footway network should be provided.

It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. The developer should engage with Aberdeenshire Council regarding delivery of this element as part of the planning application process.



Kirkton of Maryculter

© Crown Copyright.
OS Licence No. 0100020767

0 62.5 125 250 m

LAURENCEKIRK

Vision

Laurencekirk is located in the south of the Mearns and is an important service centre for the surrounding rural areas. The core of the settlement around the High Street is very linear in form and the properties are predominately sandstone. The newer development, which has expanded the village in recent years, takes the form of cul-de-sacs and curved roads, which is a noticeable change in character from the historic core. The town has a good variety of services and is also well equipped with open space throughout the town, and this should be continued through the larger allocations.

Laurencekirk is a key settlement in the Drumlithie to Laurencekirk Strategic Growth Area and as such plays an important role in delivering both strategic housing and employment allowances. However, there are significant road infrastructure issues that need to be resolved before allocated sites can be fully developed. Transport Scotland is upgrading the southern junction to address the issue of providing safe access to and from the A90, although the local community would prefer a grade separated junction on both the north and south junctions. A long-term vision for the settlement is the provision of a western distributor road, which will begin through the development of sites OPI and OP3. This will help to relieve town centre congestion.

The local community would welcome the provision of more affordable housing and rental accommodation, as well as improved local connectivity between new housing developments and the settlement, more self-build housing plots, more car parking in the centre of the town, and the retention of the former academy's playing field. In addition, they would welcome more business-ready employment units, along with larger plots to allow existing firms to expand.

Settlement Features

Protected Land	
P1	To protect the landscape buffer as an amenity for the settlement and to protect the area as a significant contribution to the character of the place.
P2	To protect the recreation ground as an amenity for the settlement and forming part of the green-blue network.
P3	To protect the playground and recreation ground as an amenity for the settlement.
P4	To protect Denlethen Woods as an amenity for the settlement and forming part of the green-blue network.
P5	To protect the area around Gaugers Burn as an amenity for the settlement and forming part of the green-blue network.
P6	To protect recreational open space as an amenity for the settlement.
P7	To protect the area as a significant contribution to the character of place.
P8	To protect this future woodland site as an amenity for the settlement.
P9	To protect recreational open space as an amenity for the settlement and to protect the area as a significant contribution to the character of the place.
P10	To protect the recreation ground as an amenity for the settlement and to protect the area as a significant contribution to the character of the place.
P11-P14	To protect these areas as forming part of the green-blue network.
P15	To protect the church and cemetery as an amenity for the settlement, for contribution to the character of the place, and forming part of the green-blue network.
P16	To protect the cemetery as an amenity for the settlement, for contribution to the character of the place, and forming part of the green-blue network.
Reserved Land	
R1	Reserved for cemetery expansion and to protect the existing cemetery.
R2	Reserved for community facilities on the former academy site.
R3	Reserved for primary school education and as a neighbourhood centre.
Other Designations	
TC	Laurencekirk Town Centre.
SRI	Reserved for 11.8 hectares of strategic employment land. This site was previously allocated as site OPI in the LDP 2017.

Flood Risk

- Parts of Laurencekirk are in an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment.
- Sites OP1, OP2, OP3, OP4, OP5, OP6, OP7, OP8 and R3 are adjacent to a small watercourse and site OP3 has a watercourse running through it.
- Site R1 is in close proximity to a watercourse and a Flood Risk Assessment may be required.
- A Flood Risk Assessment may be required for sites OP1, OP2, OP3, OP4, OP5, OP6, OP7 and OP8.

Oil and Gas Pipelines

- Part of the settlement is within the Health and Safety Executive (HSE) consultation distance associated with one or more oil or gas pipelines in the vicinity. Developments within this distance must comply with Policy P4 Hazardous and Potentially Polluting Developments and Contaminated Land, and with the HSE “Land Use Planning Methodology”.

Services and Infrastructure

- **Local transport infrastructure:** Where appropriate, contributions will be required for a section of distributor road around Laurencekirk (from the Fordoun Road to the A90) and a grade separated junction with the A90. As the need for this new junction arises only in part from planned new development, it is likely that a broader range of funding sources will be utilised beyond developer obligations. Development beyond existing consents will be restricted until the A90 grade separated junction to the south is delivered and an assessment is undertaken of the existing north A90 junction. All development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.
- **Strategic drainage and water supply:** A Strategic Water Impact Assessment of sites OP1-8 will be required. Any additional development in the town will require a large section of existing main to be upgraded. The service reservoir is also nearing capacity and will be required to be enlarged to accommodate further growth. Sewer reinforcement may be required.
- **Primary education:** Residential development may be required to contribute towards the provision of additional primary school capacity.
- **Secondary education:** All residential development will be required to contribute to the provision of additional capacity at Mearns Academy.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Laurencekirk. These may be identified in the Community Plan or relevant Community Action Plan.
- **Sports and recreation facilities:** All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Laurencekirk. These may be identified in the Community Plan or relevant Community Action Plan.

- **Recycling and waste:** 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.
- **Health and care facilities:** All residential development will be required to contribute towards the creation of additional capacity at Laurencekirk Medical Group.
- **Open space:** Contributions may be required for two community grass pitches and changing facilities and allotments.

Allocated Sites

OPI: North Laurencekirk

Allocation: 310 homes

Part of this site was previously allocated as site OPI in the LDP 2017. A Development Framework is required for sites OPI, OP3, OP8, R3 and SR1 and one was agreed by Kincardine and Mearns Area Committee in November 2013. A Masterplan for sites OPI, OP3 and R3 was agreed by Kincardine and Mearns Area Committee in November 2013, but it will need to be reviewed if development has not commenced on this site at the date of adoption of this Local Development Plan. Full Planning Permission was granted on site OPI in 2016.

Before development can commence on the site there are several assessments that need to be carried out including, a Transport Assessment, Water Impact Assessment, Landscape Plan and an Environmental Statement. A Flood Risk Assessment may also be required. Prior to the construction of the 200th home within the development, a further assessment of the operational performance of the A90/A937 Laurencekirk north Junction must be undertaken.

To relieve congestion in the town centre, part of the western distributor road must be provided within this site. Future development should ensure that appropriate vehicular access is provided for the site and this should be done in discussion with the Council's Transportation Service. Footpaths will require to be provided to ensure that there are safe routes to school, including the provision of pedestrian links to Laurencekirk Academy Campus and upgrade of footways on Station Road.

Within this site, open space should be provided, and this is important to ensure the overall amenity of the area. Buffer strips will be required adjacent to watercourses, which should be integrated positively into the development. Enhancement of the straightened watercourses through re-naturalisation and removal of any redundant features will require to be investigated.

It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need. Planning consent has been granted for 60 affordable homes.

OP2: Off Blackiemuir Ave/East of Westmuir

Allocation: 210 homes

This site was previously allocated as site OP2 in the LDP 2017. The site is located to the southwest of the settlement and slightly slopes away from Railway Road. The site was granted Full Planning Permission in October 2012 for 210 homes and is expected to be completed in 2024.

Future development should provide two access points, and these could be taken from Blackiemuir Avenue and Railway Road. Vehicular access should be provided into site OP4. In order to create safe routes to the town's existing facilities including the school, a footpath should be provided along Railway Road to link with existing footpaths on Blackiemuir Avenue.

A buffer strip will be required adjacent to the watercourse running through the site, which should be integrated positively into the development. Enhancement of the straightened watercourse through re-naturalisation and removal of any redundant features will require to be investigated. A Flood Risk Assessment may be required.

Open space provision is also important, and consideration should be given to the layout of this to possibly provide some screening of the development along the B9120. It should also be noted that there is a core path that runs along the southern boundary of the site adjacent to Railway Road. Connections from within the development should be made to link with this network.

OP3: Land North of Fordoun Road

Allocation: 247 homes

Part of this site was previously allocated as site OPI in the LDP 2017. A Development Framework is required for sites OPI, OP3, OP8, R3 and SR1 and one was agreed by Kincardine and Mearns Area Committee in November 2013. A Masterplan for sites OPI, OP3 and R3 was agreed by Kincardine and Mearns Area Committee in November 2013, but it will need to be reviewed if development has not commenced on this site at the date of adoption of this Local Development Plan. Full Planning Permission was granted in May 2019. Before development can commence on the site there are several assessments that need to be carried out including a Transport Assessment, Water Impact Assessment, Landscape Visual Impact Assessment and an Environmental Statement. A Flood Risk Assessment may also be required.

Development of this site is dependent on delivery of the A90 grade separated junction. Future development should ensure that appropriate vehicular access is provided for the site and this should be done in discussion with the Council's Transportation Service. To relieve congestion in the town centre, part of the western distributor road must be provided within this site. Footpaths will require to be provided to ensure that there are safe routes to school, including the provision of pedestrian links to Laurencekirk Academy Campus, upgrade of footways on Station Road, and improvement works to footways on Fordoun Road and the Conveth Place/ A937 junction will be required.

A buffer strip will be required adjacent to watercourse running through the site, which should be integrated positively into the development. Enhancement of the straightened watercourse through re-naturalisation and removal of any redundant features will require to be investigated. Within this site, open space should be provided, and this is important to ensure the overall amenity of the area.

It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need.

Development on this site must accord with Policy P4 Hazardous and Potentially Polluting Developments and Contaminated Land and the Health and Safety Executive "Land Use Planning Methodology", owing to the presence of one or more oil or gas pipelines in the vicinity.

OP4: Land North of Gardenston Street

Allocation: 20 homes

This is a newly allocated site. It is a flat site that lies immediately adjacent to site OP2 and vehicular access between these two sites must be provided. No vehicular access must be taken off Railway Road or Gardenston Street, unless they are upgraded (widened). Access must be taken through site OP2 and the layout of the development should be integrated with the design of OP2 to take into account the surrounding residential developments. The impact of the sub-station to the west of the site must be taken into consideration.

A Flood Risk Assessment may be required. Open space provision is also important, and a core path runs along the southwestern edge. Strategic landscaping along the core path to Denlethen Wood could help mitigate any visual and landscape effects.

It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing and be integrated into the design of the development to provide a mix of house types and sizes to meet local need.

OP5: Land South of Gardenston Street

Allocation: 11 homes

This is a newly allocated site. It lies between High Street and West Burnside and slopes down towards Gaugers Burn. Road access should be taken off these two streets to allow for good connectivity. Footway connection on the north side of the A937, connecting to the existing network, is required. This site is located on the southern gateway into Laurencekirk and the layout, siting and design must reflect this and not detract from the area. Strategic landscaping along the Gaugers Burn can provide an appropriate boundary treatment and the hedge should be retained along the High Street.

A buffer strip will be required along Gaugers Burn and should be integrated as a positive feature of the development. Enhancement of the straightened watercourse through re-naturalisation and removal of any redundant features will require to be investigated.

A Flood Risk Assessment will be required. A Phase 1 Habitats Survey should be undertaken to identify if protected species will be affected along Gaugers Burn.

It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing and be integrated into the design of the development to provide a mix of house types and sizes to meet local need.

OP6: Land South of High Street

Allocation: Mix of uses including 100 homes and 0.8ha employment land

This is a newly allocated site. Full Planning Permission for 77 homes and 8 commercial units (classes 4, 5 and 6 totalling 7745sqm) was granted on part of the site in August 2016 and has been lawfully implemented. However, this site cannot progress until the A90 grade separate junction adjacent to this site is completed. For the avoidance of doubt, a Masterplan will be required if a new planning application is submitted for the whole site or it is for a major development.

Two vehicular access points are required, which must take into account the proposed design for the A90 grade separation. Footway improvements are required on the A937, which may require widening works to the Gaugers Burn Bridge.

A buffer strip will be required adjacent to Gaugers Burn and should be integrated as a positive feature of the development. A Flood Risk Assessment will be required.

This site is located on the southern gateway into Laurencekirk and the layout, siting and design must reflect this and not detract from the area. Strategic landscaping will be required adjacent to the A90 to provide a landscape and visual buffer.

Early engagement is encouraged with Scottish Water regarding the non-domestic element of this allocation as the demand for water and waste water capacity will depend on the business use.

It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need.

OP7: Land West of Fordoun Road

Allocation: 15 homes

This is a newly allocated site. This site provides an opportunity for self-build homes, subject to planning permission being granted for the development site as a whole, not as separate individual plots. Planning permission for 7 homes has already been granted on the southern half of the site.

For self-build plots, the landowner would be responsible for ensuring that all infrastructure to service the plots is in place prior to any homes being constructed. This is to include waste water treatment, road access through the site to an adoptable standard and open space provision. In addition, all necessary site surveys and assessments deemed to be required through the planning process must also be carried out on the development site as a whole. A Flood Risk Assessment may also be required.

The development will require footway works to Fordoun Road, which may require widening of the existing railway bridge. Access to the site must work in conjunction with site OPI.

A buffer strip will be required adjacent to the watercourse, which should be integrated positively into the development.

It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need.

OP8: Land East of Laurencekirk

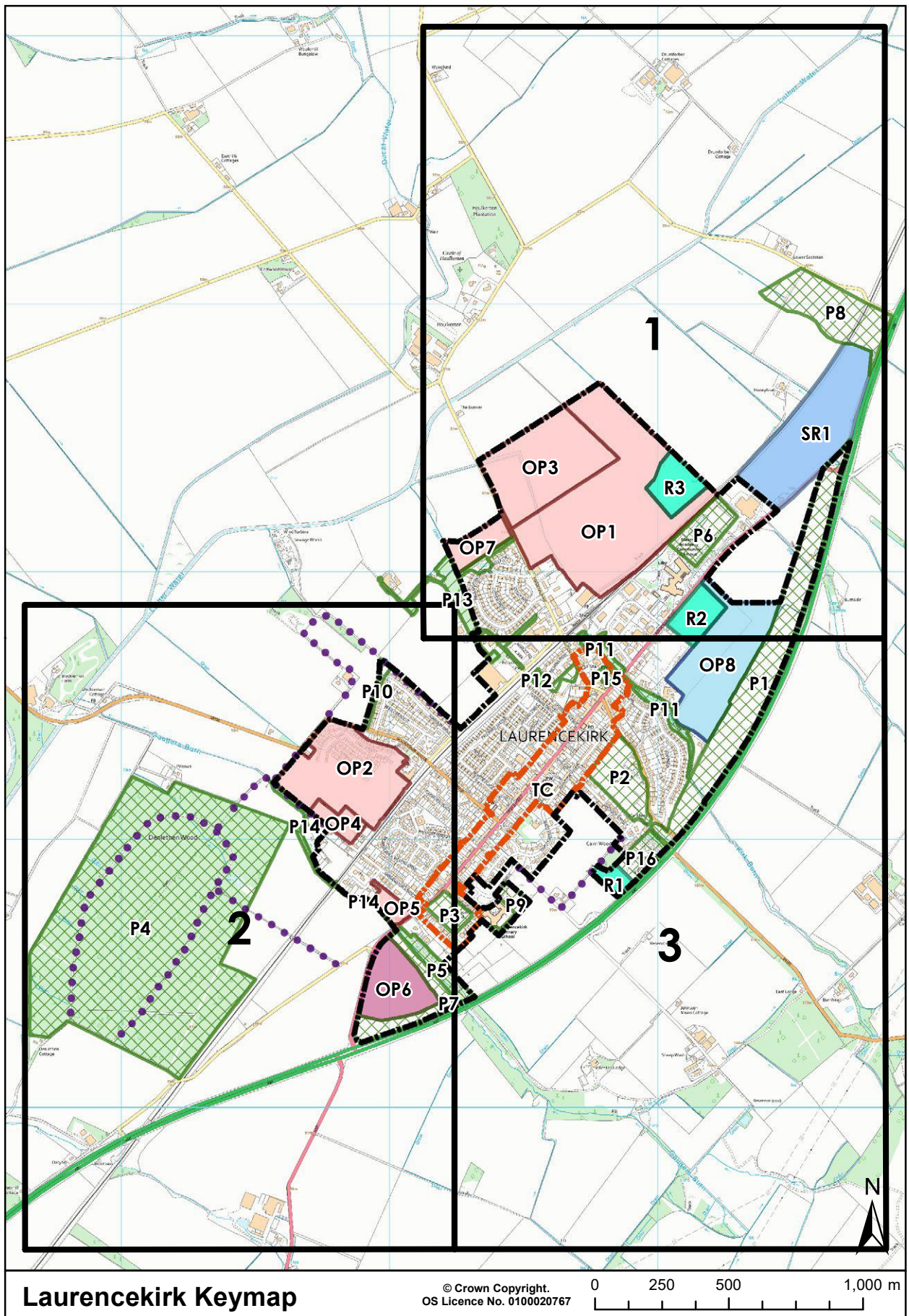
Allocation: 11 ha employment land

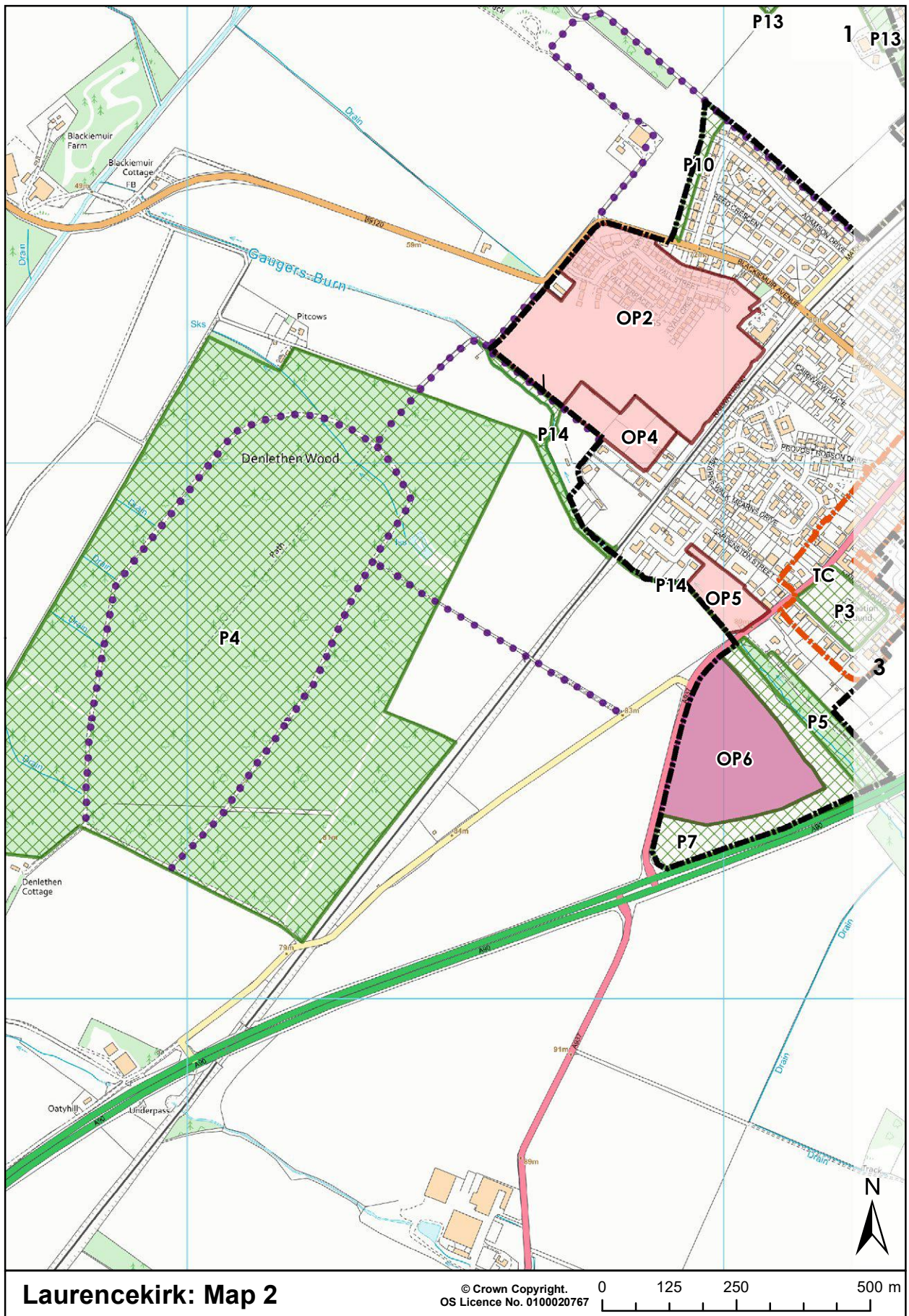
Part of this site was previously allocated as site OPI in the LDP 2017. A Development Framework is required for sites OPI, OP3, OP8, R3 and SR1 and one was agreed by Kincardine and Mearns Area Committee in November 2013. A Masterplan will be required for this site.

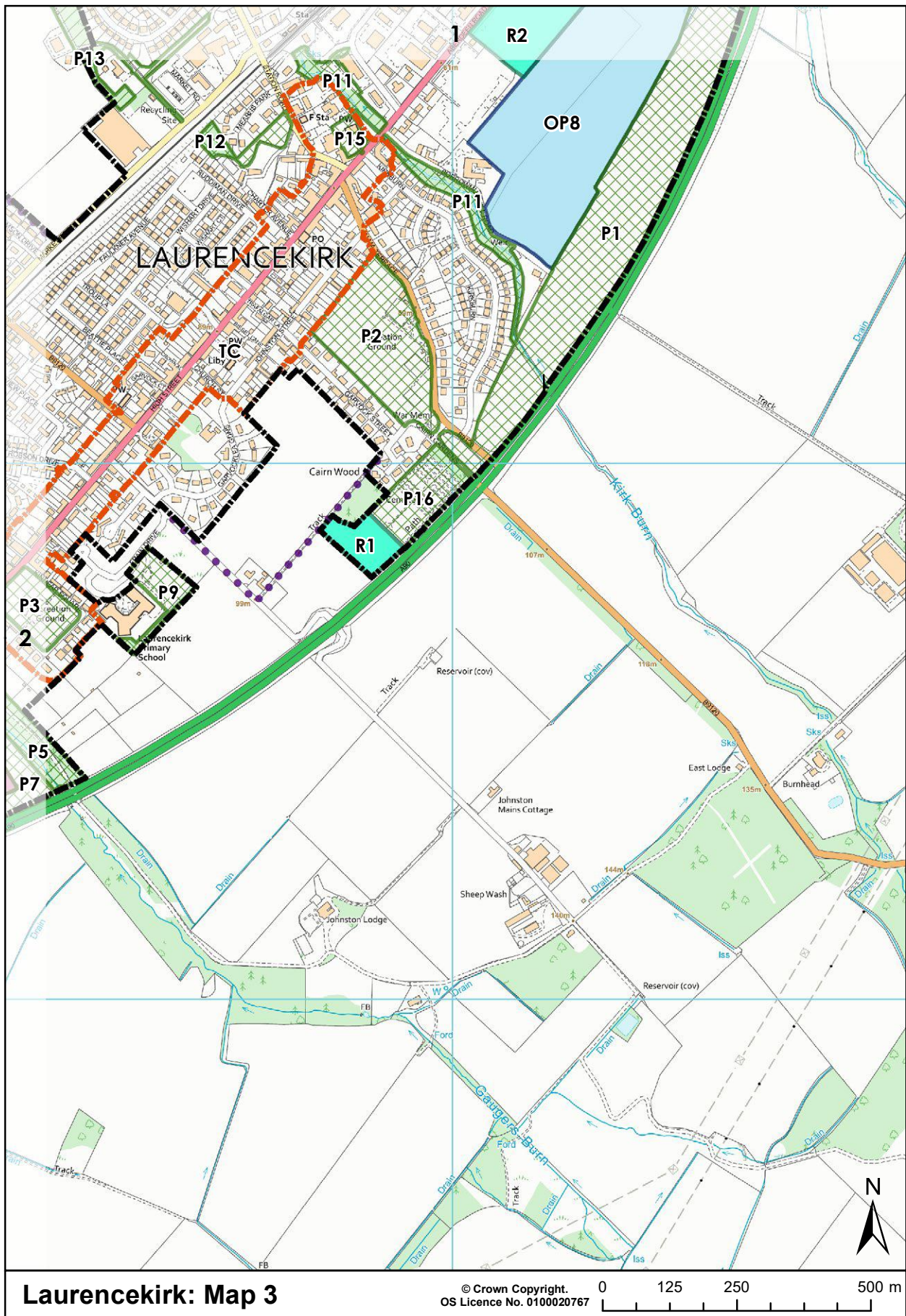
Before development can commence on the site there are several assessments that need to be carried out including, a Water Impact Assessment, Landscape and Visual Impact Assessment, and an Environmental Statement. A Flood Risk Assessment may be required. A Transport Assessment will also be required in order to determine access and connectivity; however, no access is to be taken via Borrowmuirhill Road.

Early engagement is also encouraged with Scottish Water as the demand for water and waste water capacity will depend on the business use.

Development on this site must accord with Policy P4 Hazardous and Potentially Polluting Developments and Contaminated Land and the Health and Safety Executive "Land Use Planning Methodology", owing to the presence of one or more oil or gas pipelines in the vicinity.







Laurencekirk: Map 3

© Crown Copyright.
OS Licence No. 0100020767

0 125 250 500 m

LUTHERMUIR

Vision

Luthermuir has developed on a flat area of open land with part of the settlement taking the form of a ribbon development elongating the village along School Road. To the east of the settlement and outwith the settlement boundary there is a large protected wooded area. There is also open space within the settlement which provides a focal point and is protected for this reason. While there is a desire to build houses closer to the school, there are no suitable sites, and two sites have been identified along the western edge of the settlement and another on the northern edge, which will help to maintain the local primary school.

Settlement Features

Protected Land	
P1	To protect the area as a significant contribution to the character of the place.
P2	To protect the playing fields as an amenity for the settlement.
P3	To protect recreational open space as an amenity for the settlement.

Flood Risk

- Sites OP1 and OP2 have a watercourse on the boundary of their site. Flood Risk Assessments will be required.

Oil and Gas Pipelines

- Part of the settlement is within the Health and Safety Executive (HSE) consultation distance associated with one or more oil or gas pipelines in the vicinity. Developments within this distance must comply with Policy P4 Hazardous and Potentially Polluting Developments and Contaminated Land, and with the HSE “Land Use Planning Methodology”.

Services and Infrastructure

- **Local transport infrastructure:** Development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.
- **Strategic drainage and water supply:** Limited capacity in Luthermuir septic tank. If required, a growth project will be initiated once development meets Scottish Water's five growth criteria. Local water mains reinforcement may be required.
- **Secondary education:** Residential development will be required to contribute to the provision of additional capacity at Mearns Academy.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Luthermuir or towards facilities in the wider catchment area at Laurencekirk. These may be identified in the Community Plan or relevant Community Action Plan.

- **Sports and recreation facilities:** All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Luthermuir or towards facilities in the wider catchment area at Laurencekirk. These may be identified in the Community Plan or relevant Community Action Plan.
- **Recycling and waste:** 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.
- **Health and care facilities:** All residential development will be required to contribute towards the creation of additional capacity at Laurencekirk Medical Group.

Allocated Sites

OPI: The Chapel

Allocation: 31 homes

This site was previously allocated as site OPI in the LDP 2017 for 25 homes, small-scale retail and employment land. It is a flat site located to the west of the settlement. A joint Masterplan is required for sites OPI and OP2. Access should be taken from School Road to the south of the site (via site OP2), or Church Road. Access to School Road via the OP2 site must take into account the cumulative total of dwellings with respect to Roads Standards. An emergency access will be required when the cumulative total of dwellings from the single point of access in the site to the south reaches 50 homes. All options should be discussed with the Council's Roads Service to ensure appropriate visibility splays are in place.

A buffer strip will be required adjacent to the minor watercourse, which should be integrated as a positive feature of the development. Enhancement of the straightened watercourse through re-naturalisation and removal of any redundant features will require to be investigated. There will be no built development over the active culvert nor any additional culverting. A Flood Risk Assessment will also be required. Tree removal should be kept to a minimum and any impact on the setting of the listed church and Muirton House should be mitigated appropriately (e.g. tree planting).

It is also important that this site provides footpaths to link to existing footpaths to allow a safe route to school as well as to other services. A core path also runs along the boundary of the site and connections should be made to link up with the network. A core path maintenance regime must also be agreed.

It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need.

OP2: Land South of Newbigging Cottages

Allocation: 25 homes

This is a newly allocated site. A joint Masterplan is required for sites OP1 and OP2. Full Planning Permission was granted for 25 homes in November 2017. The site should take access from School Road and provide access to site OP1. A core path also runs along the boundary of the site and a connection to it must be retained. A core path maintenance regime must also be agreed. A Flood Risk Assessment will be required.

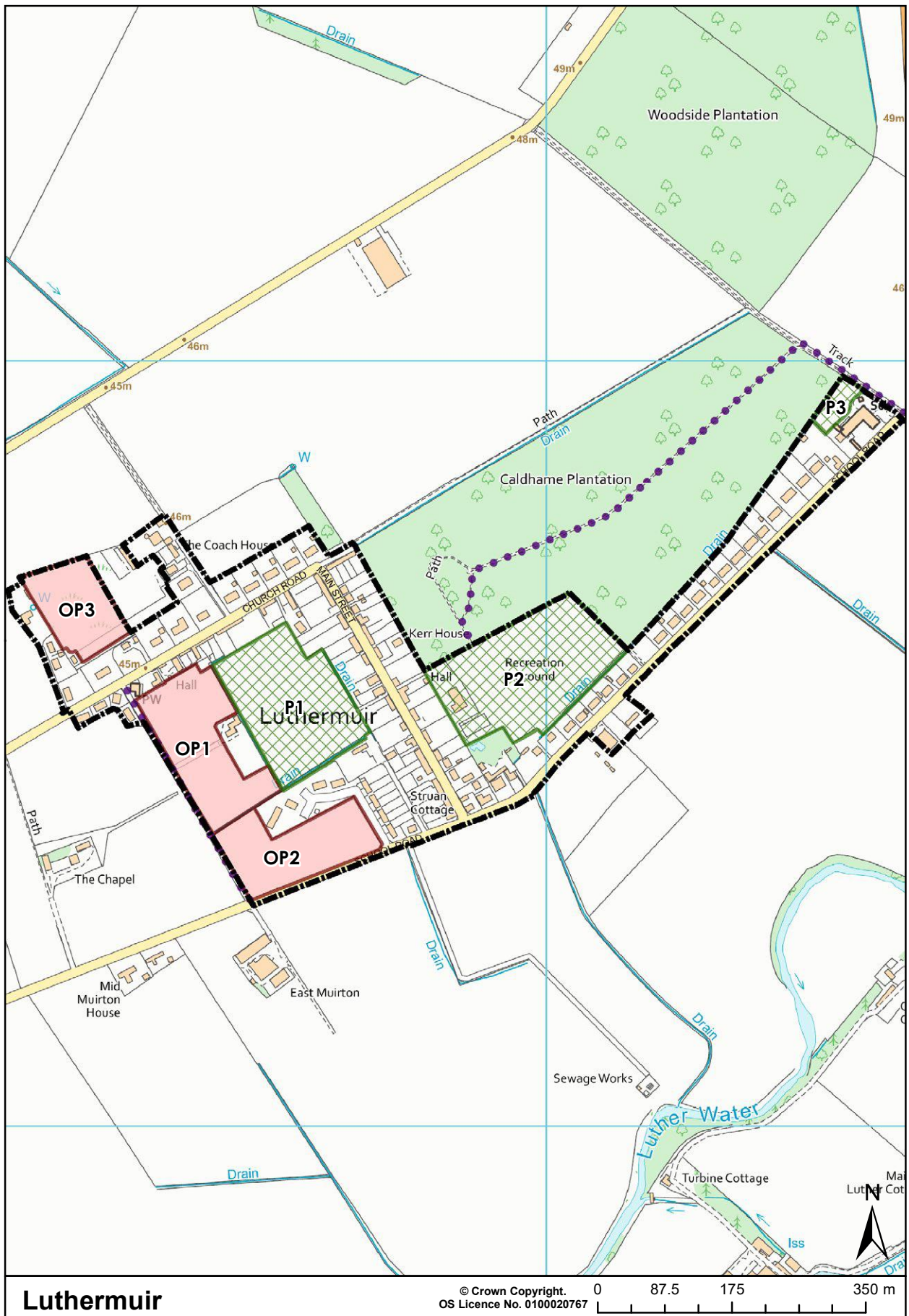
It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing and be integrated into the design of the development to provide a mix of house types and sizes to meet local need.

OP3: Land North of Church Road

Allocation: 13 homes

This is a newly allocated site. 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 Tree Preservation Order at Muirfoot must be safeguarded. An Archaeological Survey may also be required.

It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing and be integrated into the design of the development to provide a mix of house types and sizes to meet local need.



MARYKIRK

Vision

Marykirk is accessed by the A937 which runs through the centre of the village. There is modern development, which is visible on approach to the village from the north, with more traditional development in the centre of the village around the church. Flooding is a concern within Marykirk as it is situated in a potentially vulnerable area, which in turn limits the expansion of the settlement. There are limited services within Marykirk at present, but it is important to sustain these along with providing opportunities through the OPI site for further employment opportunities. However, the local community does not support further development along Kirktonhill Road as access off the A937 junction is on a tight corner. The local community have aspirations for a safer road crossing on the A937 at the Kirktonhill Road junction.

Settlement Features

Protected Land	
P1	To protect recreational open space as an amenity for the settlement and to protect the area as a significant contribution to the character of the place.
P2	To protect the parish church, graveyard and woodland buffer as amenities for the settlement, for contribution to the character of the place, and forming part of the green-blue network.
P3	To protect the riverside habitat as forming part of the green-blue network and to protect the area as a significant contribution to the character of the place.
P4	To protect an area of land as an amenity for the settlement.

Flood Risk

- Marykirk lies within an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Flood Risk Assessments may be required.
- Site OPI has a watercourse on the boundary of the site.

Oil and Gas Pipelines

- Part of the settlement is within the Health and Safety Executive (HSE) consultation distance associated with one or more oil or gas pipelines in the vicinity. Developments within this distance must comply with Policy P4 Hazardous and Potentially Polluting Developments and Contaminated Land, and with the HSE "Land Use Planning Methodology".

Services and Infrastructure

- **Local transport infrastructure:** Development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision.

- **Strategic drainage and water supply:** There is currently insufficient capacity at Marykirk Waste Water Treatment Works. Scottish Water will carry out a growth project to investigate additional capacity. Local water mains reinforcement may be required.
- **Primary education:** Residential development may be required to contribute towards the provision of additional primary school capacity.
- **Secondary education:** All residential development will be required to contribute to the provision of additional capacity at Mearns Academy.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Marykirk or towards facilities in the wider catchment area at Laurencekirk. These may be identified in the Community Plan or relevant Community Action Plan.
- **Sports and recreation facilities:** All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Marykirk or towards facilities in the wider catchment area at Laurencekirk. These may be identified in the Community Plan or relevant Community Action Plan.
- **Recycling and waste:** 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.
- **Health and care facilities:** All residential development will be required to contribute towards the creation of additional capacity at Laurencekirk Medical Group.

Allocated Sites

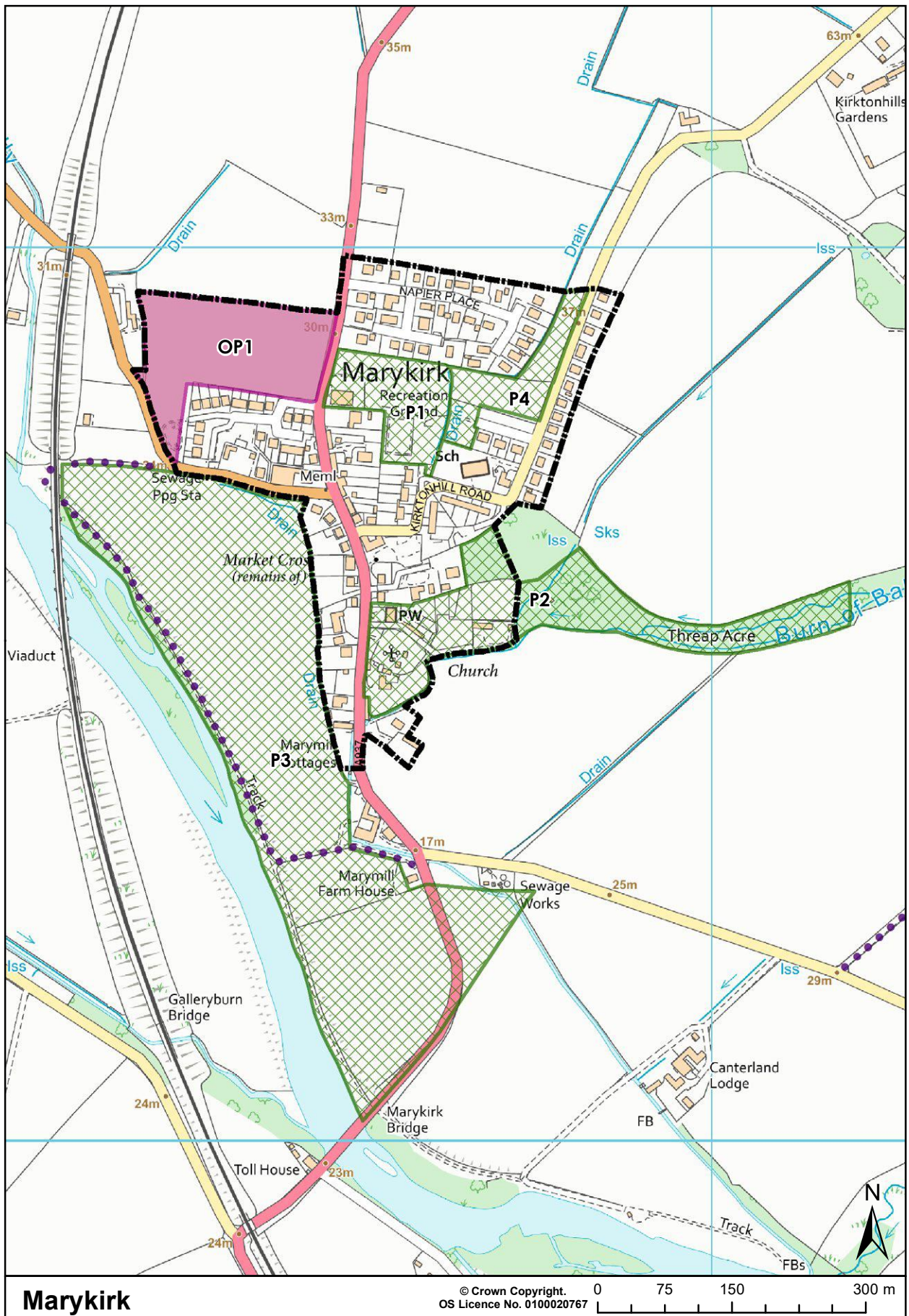
OPI: Land to the West of Marykirk

Allocation: 30 homes and 0.5ha employment land

The site was previously allocated as site OPI in the LDP 2017. The site gained Full Planning Permission for 27 homes in January 2019 and is under construction. It is due to be completed in 2022.

Future development should ensure that there is footpath connectivity with the existing settlement. A core path also runs to the south of the site and connections could be made to link up with the network. Consideration should also be given to appropriate screening of the employment land to the residential properties in the surrounding area.

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 re-naturalisation and removal of any redundant features will require to be investigated. A Flood Risk Assessment may be required. There is also a bus stop situated on the northeast boundary of the site



MARYWELL

Vision

Marywell has limited residential development compared to the large amount of employment land that is situated to the east of the housing. The settlement is surrounded by green belt, which limits the amount of growth that can be expected. While a modest amount of housing land has been identified, the main objective for Marywell is to provide provision for employment land and this can be provided through the BUS sites, which have been safeguarded for employment uses.

However, due to the scale and multiple owners of the BUS sites, a Masterplan will be required that shows the road network over both BUS designations. The local community has also expressed a desire for a path, which currently stops at the junction at Old Stonehaven Road and Wellington Road, to continue to the city boundary along Wellington Road.

Natural and Historic Environment

Lowland Raised Peatbogs are identified to the north and south of Marywell. Blanket bog/peat is identified to the north of the settlement.

Settlement Features

Protected Land	
P1	To protect the area as a significant contribution to the character of the place and to provide a landscape buffer.
P2	To protect the area as an amenity for the settlement.
P3 - P4	To protect the area as forming part of the green-blue network.
Other Designations	
BUS1	Safeguarded for business and class I I leisure uses. A Masterplan showing the road network between BUS1 and BUS2 will be required. A connection to the National Cycle Network I is 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 watercourses through re-naturalisation and removal of any redundant features will require to be investigated.
BUS2	Safeguarded for business uses. A Masterplan showing the road network between BUS1 and BUS2 will be required. A connection to the National Cycle Network I is required along with buffer strips adjacent to existing watercourses. Enhancement of the straightened watercourses through re-naturalisation and removal of any redundant features will require to be investigated.
GB	Green Belt.

Flood Risk

- Marywell lies within an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Flood Risk Assessments may be required.
- Part of site OPI is in an area potentially vulnerable to flooding. A Flood Risk Assessment may be required.
- The BUS sites are large sites and the potential for run off to adjacent areas should be considered. Flood risk from small watercourses should be assessed and a Flood Risk Assessment may be required.

Services and Infrastructure

- **Strategic transportation:** Contributions may be required for cumulative strategic transportation improvements including interventions on the A92(T) and in Aberdeen City. Contributions and connectivity will be required to the Aberdeen-Stonehaven strategic cycle route.
- **Strategic drainage and water supply:** The settlement is only partially connected to the sewerage network. Local sewer and water network reinforcements may be required.
- **Primary education:** Residential development may be required to contribute towards the provision of additional primary school capacity.
- **Secondary education:** All residential development may be required to contribute to the provision of additional capacity at Portlethen Academy.
- **Community facilities:** 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.
- **Sports and recreation facilities:** 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.
- **Recycling and waste:** 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 I5.
- **Health and care facilities:** All residential development will be required to contribute towards the creation of additional capacity at Portlethen Medical Centre.

Allocated Sites

OPI: Land East of Old Stonehaven Road

Allocation: 52 homes

This is a new housing site, which was previously within a BUS designation in the LDP 2017. A Masterplan will be required for this site. The site provides an opportunity to improve the area's sense of place and deliver some much needed 1-2 bedroom homes.

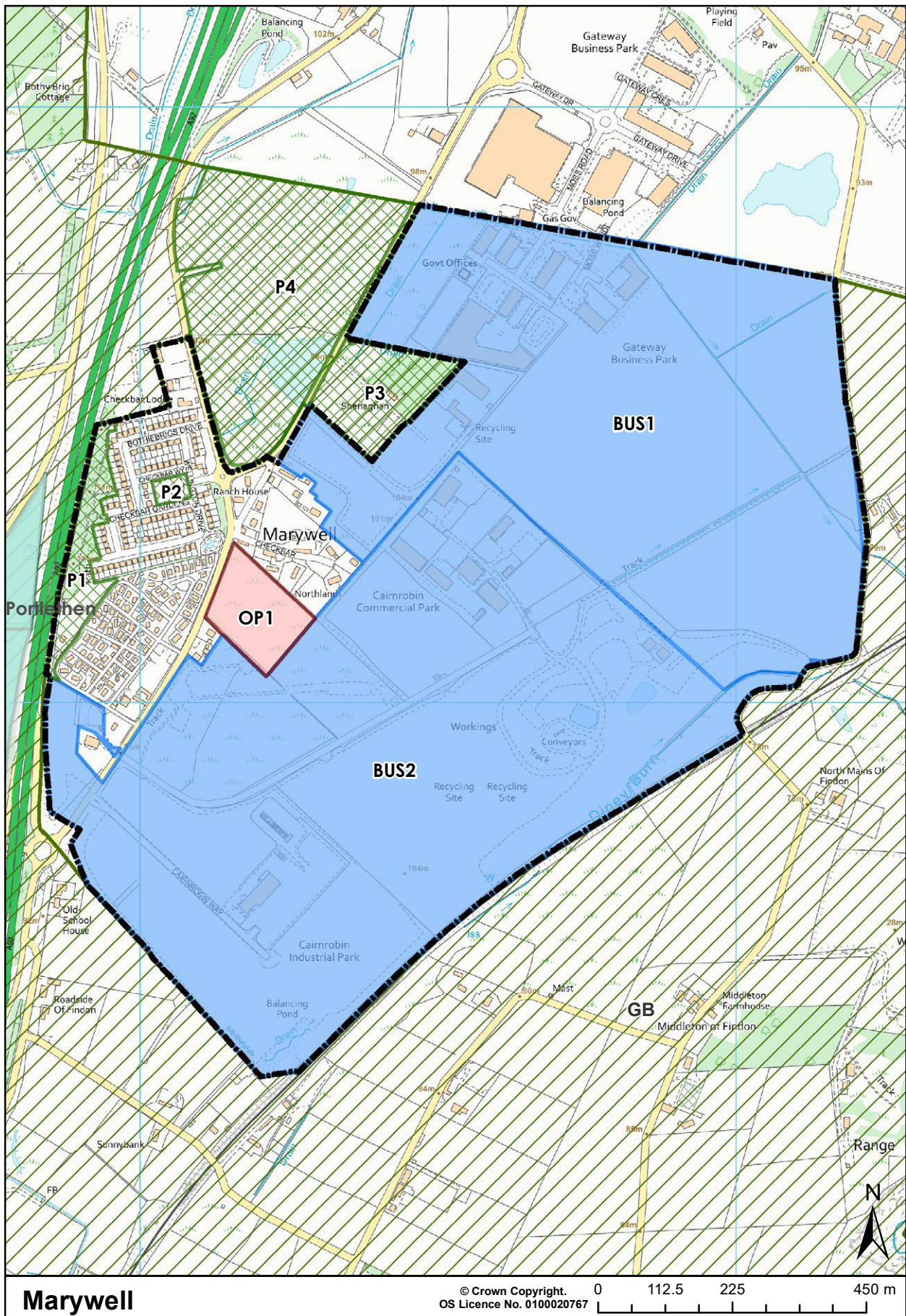
The positioning of new housing in this area must not constrain developments within the BUS2 site by way of noise/amenity issues.

A bus stop will be required, as well as two vehicular access points.

While there is sufficient capacity in the sewerage network for this development, Scottish Water has indicated that a Drainage Impact Assessment will be required.

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.

It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need.



MUCHALLS

Vision

Muchalls is set within a Conservation Area on the coast between Newtonhill and Stonehaven. The traditional build style within Muchalls is white terraced cottages and these typically face the sea. There has been more modern development within the village adding a range of house types, including detached and semi-detached modern cottages. Any infill development or extensions to existing properties will have to ensure that it is consistent with the character of the surrounding properties. Muchalls is well screened from the A92(T) and this should continue to be the case throughout the next Plan period. It is also important for the character of the village that it does not coalesce with Newtonhill and this should be monitored over the Plan period. There is no potential to extend the village at present due to the geometry of existing A92(T) junctions and the risks associated with accessing/leaving the trunk road.

The community have expressed the need to review car parking in the village and to identify a core path to Stonehaven, in order to improve access for pedestrian and cyclists. An active cycle way is being planned between Stonehaven and Aberdeen.

Natural and Historic Environment

The Muchalls to Stonehaven Coast Local Nature Conservation Site is located to the east of the village.

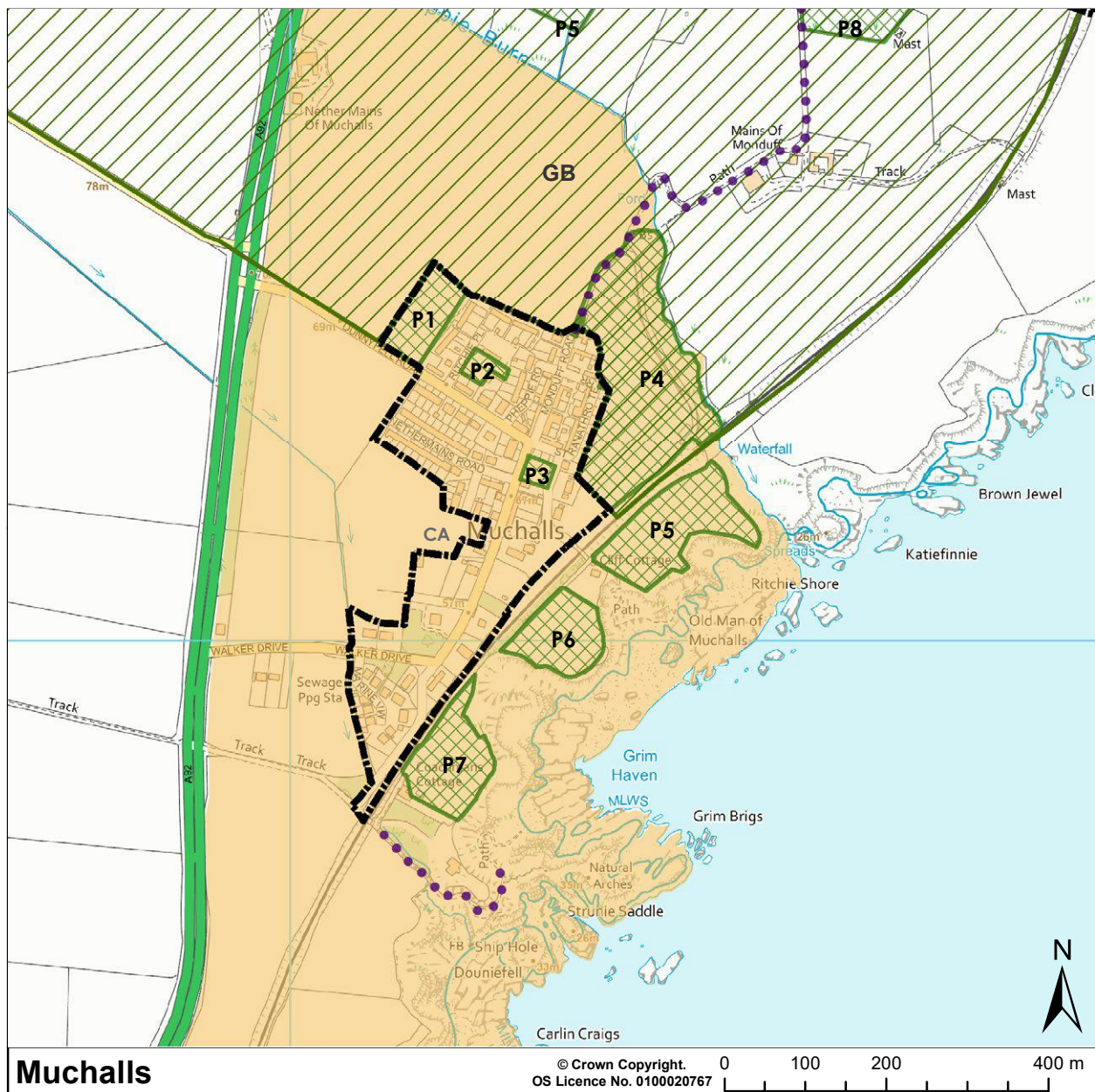
Settlement Features

Protected Land	
PI	To protect the playing field as an amenity for the settlement.
P2 - P3	To protect the area of open space as an amenity for the settlement.
P4 - P7	To protect the area as forming part of the green-blue network.
Other Designations	
CA	Muchalls Conservation Area.
GB	Green Belt.

Services and Infrastructure

- **Primary education:** Residential development may be required to contribute towards the provision of additional primary school capacity.
- **Secondary education:** All residential development may be required to contribute to the provision of additional capacity at Portlethen Academy.

- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Muchalls or towards facilities in the wider catchment area at Portlethen. These may be identified in the Community Plan or relevant Community Action Plan.
- **Sports and recreation facilities:** All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Muchalls or towards facilities in the wider catchment area at Portlethen. These may be identified in the Community Plan or relevant Community Action Plan.
- **Recycling and waste:** 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 I5.



NEWTONHILL

Vision

Newtonhill lies adjacent to the A92(T), approximately 16km south of Aberdeen. The historic core is located on the coast and has some vernacular properties. The settlement has expanded significantly over the years towards the A92(T), and this modern high density detached and semi-detached pattern of development changes the character from that of the historic core. As Newtonhill is within the Aberdeen Housing Market Area and the Strategic Growth Area it is important that there is provision of employment land to contribute towards the strategic allowance. Providing housing choice is also an important aspect within the Strategic Growth Area and the future opportunity housing site can help to contribute to this, and to improve road access to the south. It is also important for Newtonhill to avoid coalescence with Muchalls as each have differing characters and should remain separate.

The local community would welcome further provision of recreation facilities for teenagers and the elderly, and more car parking in the centre of Newtonhill. There are protected areas of open space to the south of Newtonhill, but more open space to the north of the settlement is desired. In addition, improved pedestrian connectivity between Cammachmore, Newtonhill and Portlethen would be welcomed, and more paths should be created/maintained to improve the enjoyment of the area's natural open space. An active cycle way is being planned from Newtonhill to Aberdeen.

Natural and Historic Environment

The Portlethen Village to Newtonhill Coast Local Nature Conservation Site is located to the east of the village.

Settlement Features

Protected Land	
P1	To protect the playground and playing fields as amenities for the settlement and forming part of the green-blue network.
P2	To protect the area of open space and allotments as amenities for the settlement and forming part of the green-blue network.
P3	To protect the recreation ground as an amenity for the settlement and forming part of the green-blue network.
P4 - P5	To protect the area as a significant contribution to the character of the place and provide a landscape buffer.
P6	To protect recreational open space as an amenity for the settlement and to protect the area as a significant contribution to the character of the place.
P7	To protect the area of open space as an amenity for the settlement and forming part of the green-blue network.
P8 - P10	To protect the area as forming part of the green-blue network.

Other Designations

GB

Green Belt.

Flood Risk

- There is a record of flooding close to the OP3 site. A Flood Risk Assessment may be required.
- Parts of the settlement may be at risk from coastal flooding.

Services and Infrastructure

- **Strategic transportation:** 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.
- **Strategic drainage and water supply:** Local sewer and water mains reinforcements may be required.
- **Primary education:** Residential development may be required to contribute towards the provision of additional primary school capacity.
- **Secondary education:** All residential development may be required to contribute to the provision of additional capacity at Portlethen Academy.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Newtonhill or towards facilities in the wider catchment area at Portlethen. These may be identified in the Community Plan or relevant Community Action Plan.
- **Sports and recreation facilities:** All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Newtonhill or towards facilities in the wider catchment area at Portlethen. These may be identified in the Community Plan or relevant Community Action Plan.
- **Recycling and waste:** 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.
- **Health and care facilities:** All residential development will be required to contribute towards the creation of additional capacity at Portlethen Medical Centre.

Allocated Sites

OPI: Park Place

Allocation: 121 homes

This site was previously allocated as site OPI in the LDP 2017. A Masterplan was agreed by the Kincardine and Mearns Area Committee on 20 March 2018, but will need to be reviewed if development has not commenced on this site by 20 March 2023. Full Planning Permission was granted in August 2019. The development is expected to be completed in 2022.

A Transport Assessment has identified the requirement for two points of access due to the scale of the development entailing the linking of Cairnhill Drive and Park Place. This link road is required to be in place prior to any development on the site. Footway linkages to Newtonhill Road will be required.

When developing this site, it is important that consideration is also given at the same time to ensuring that the P4 landscape buffer is developed to ensure that there is screening between this development and Muchalls. A core path also runs along the boundary and through the site, and connections should be made to link up with the network.

An assessment of the well in the northeast corner of the site will be required, as will the need to ensure there will be no detrimental impact to groundwater. Scottish Water has indicated that a Drainage Impact Assessment will be required.

It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need.

OP2: Land to the West of the A92

Allocation: 12.1ha employment land

This site was previously allocated as site OP2 in the LDP 2017. Future development should ensure that there is appropriate screening of the development to both the residential areas of Chapelton and Newtonhill. A core path also runs along the boundary of the site and connections should be made to link up with the network.

Direct access to the A92 is unlikely to be permitted, nor access taken through any adjacent sites that are part of the Chapelton committed development. Access via Harecraig Road will be dependent on capacity at Newtonhill junction, and likely to be dependent on infrastructure provided as part of the Chapelton development.

Early engagement is also encouraged with Scottish Water as the demand for water and waste water capacity will depend on the business use.

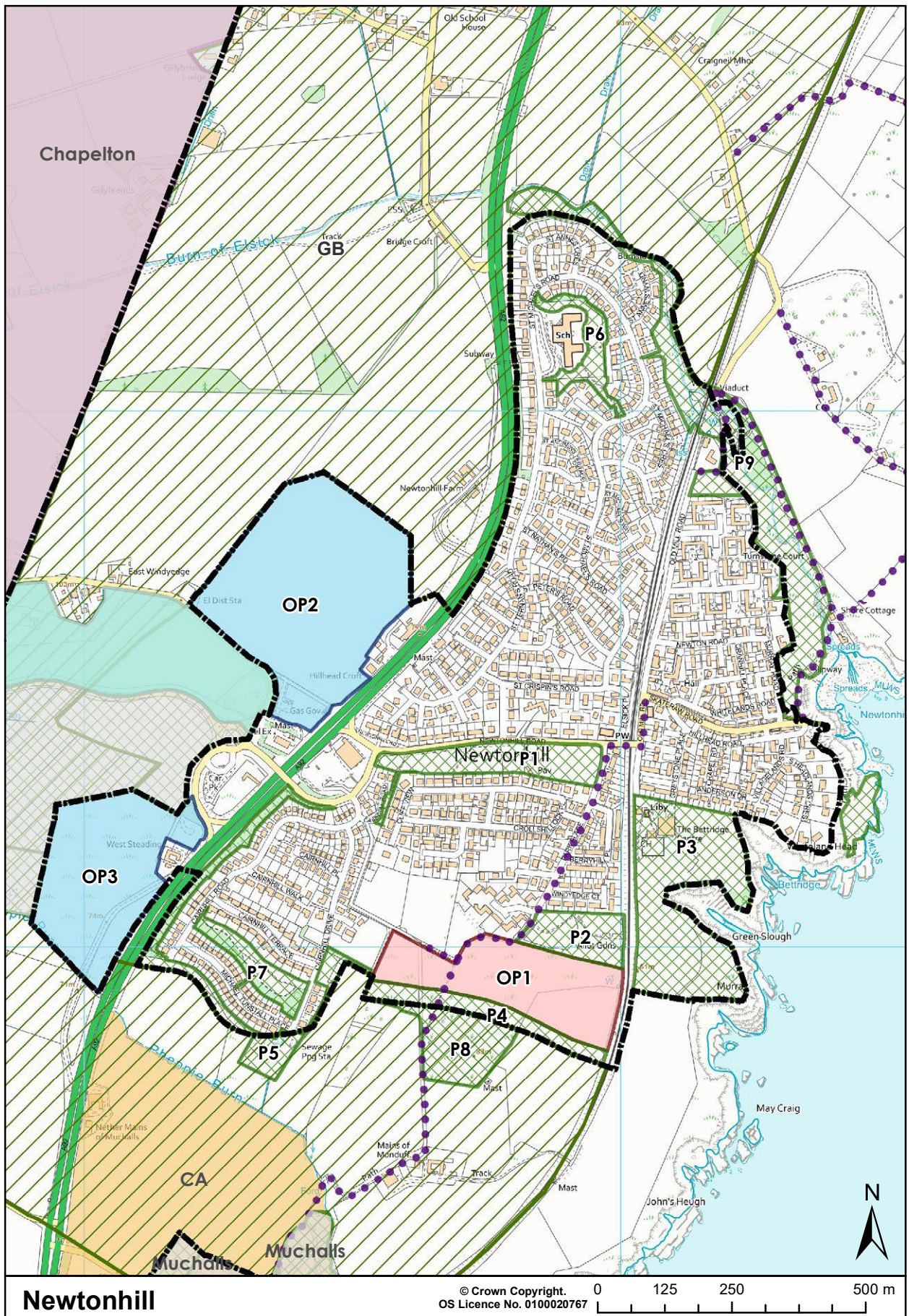
OP3: West Monduff

Allocation: 6.5ha employment land

This site was previously safeguarded for business uses (BUS) in the LDP 2017. Future development should ensure that there is appropriate screening of the development to both the residential areas of Chapelton and Newtonhill.

Early engagement is also encouraged with Scottish Water as the demand for water and waste water capacity will depend on the business use. A Flood Risk Assessment may also be required.

A buffer strip will be required adjacent to the watercourse on the boundary of the site, which should be integrated positively into the development. Tree loss should be minimised. Enhancement of the straightened watercourse through re-naturalisation and removal of any redundant features will require to be investigated.



PARK

Vision

Park is accessed via the A93 and is a small village in close proximity to Drumoak where the residents use the education facilities along with other services. Park has a shop, which is important to maintain. The development of the housing site OPI over the Plan period will help to maintain these services in the village and at Drumoak.

Natural and Historic Environment

The River Dee Special Area of Conservation (SAC), which includes all tributaries leading to the River Dee, is situated in close proximity to the settlement.

Oil and Gas Pipelines

- Part of the settlement is within the Health and Safety Executive (HSE) consultation distance associated with one or more oil or gas pipelines in the vicinity. Developments within this distance must comply with Policy P4 Hazardous and Potentially Polluting Developments and Contaminated Land, and with the HSE “Land Use Planning Methodology”.

Services and Infrastructure

- **Local transport infrastructure:** Development may be required to contribute to footway extensions, upgrades and crossing facilities, cycle infrastructure and public transport provision. Contributions may also be required for the Aberdeen-Stonehaven strategic cycle route.
- **Strategic drainage and water supply:** There is no public waste water treatment available in Park. Drumoak Waste Water Treatment Works is approximately 1.3km away, but has limited capacity and a growth project will be initiated once development meets Scottish Water’s five growth criteria. Scottish Environment Protection Agency (SEPA) will need to be consulted and full authorisation sought for relevant licensing of any private treatment.
- **Secondary education:** Residential developments may be required to contribute towards the provision of additional capacity at Banchory Academy.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Park or towards facilities in the wider catchment area at Banchory. These may be identified in the Community Plan or relevant Community Action Plan.
- **Sports and recreation facilities:** All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Park or towards facilities in the wider catchment area at Banchory. These may be identified in the Community Plan or relevant Community Action Plan.
- **Recycling and waste:** 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.

- **Health and care facilities:** All development will be required to contribute towards a new health centre in Banchory.

Allocated Sites

OPI: Land to the West of Park Village Hall

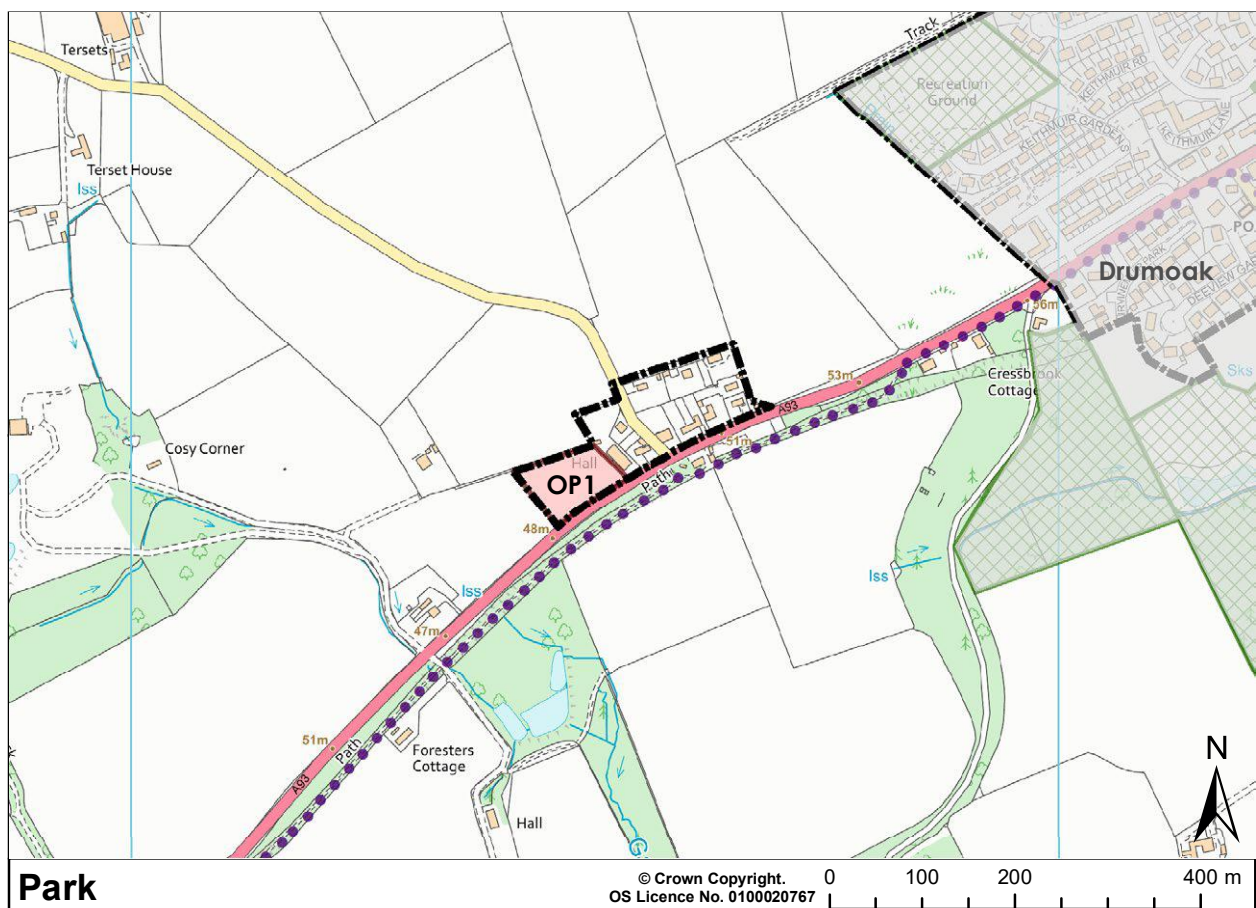
Allocation: 13 homes

This site was previously allocated as site OPI in the LDP 2017. Discussions will need to take place with the Council's Transportation Service if access is proposed from the A93 and meets specific criteria including junction spacing and visibility. New footway links to the existing network will be required, including provision for connectivity to bus stops.

Connection to Drumoak Waste Water Treatment Works should be sought. A Construction Method Statement may be required to take account of the potential impacts to the qualifying interests of the River Dee SAC.

Existing trees fronting the A93 should be retained and preferably enhanced, as a feature that contributes to Park's sense of place.

It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing and be integrated into the design of the development to provide a mix of house types and sizes to meet local need. The developer should engage with Aberdeenshire Council regarding delivery of this element as part of the planning application process.



PORTLETHEN

Vision

Portlethen is mainly set between the A92(T) and the Aberdeen railway line, but there has been more recent development at Hillside and Badentoy Industrial Park, to the west of the A92(T). There is a good mix of property types within Portlethen including bungalows, 1 ½ storeys and more modern detached homes. The town is relatively densely built with fairly limited open space within the main part of the town although the town does benefit from a large area of open space to the southwest in Portlethen Moss. Restoration and enhancement of the Findon Burn is a potential key project in building flood resilience and to enhance open space along the burn corridor.

The town has a good provision of services, but they are scattered across three different retail centres. The local community would welcome a place for people to meet in the town centre and extending the town centre west of the A92(T) for a mix of uses may help to address this issue. The community would also welcome further provision of play and recreation equipment for older children.

Portlethen is situated in the Aberdeen Housing Market Area and the Strategic Growth Area and as a result there is strong development pressure for both residential as well as employment uses. Portlethen is an important town for providing services to the surrounding smaller villages. Providing employment opportunities is particularly important for the town and this can be achieved over the life of the Plan through development of the two employment sites.

This town is defined as an Integrated Transport Town by the Local Transport Strategy. An active cycle route has been provided between Aberdeen and Portlethen. However, there are local road infrastructure requirements that will need to be upgraded over the life of the Plan, which provides better connections to the Badentoy Industrial Estate. In addition, Transport Scotland has highlighted that recent Transport Assessments have shown that the Findon A92(T) junction is at capacity, which will impact on future development, especially to the northwest of the town.

Natural and Historic Environment

The Portlethen Moss Local Nature Conservation Site is located to the southwest of the settlement.

Settlement Features

Protected Land	
P1	To protect Nicol Park as an amenity for the settlement.
P2	To protect the woodland as an amenity for the settlement and forming part of the green-blue network.
P3	To protect recreational open space as an amenity for the settlement.
P4	To protect Portlethen Moss as an amenity for the settlement and forming part of the green-blue network.

P5	To protect the golf course as an amenity for the town and forming part of the green-blue network.
P6	To protect the setting of the stone circle as an amenity for the settlement.
P7	To protect the church and cemetery as an amenity for the settlement and for contribution to the character of the place.
P8	To protect recreational open space as an amenity for the settlement.
P9 - P11	To protect the area of open space as an amenity for the settlement and forming part of the green-blue network.
P12 - P13	To protect the area as forming part of the green-blue network.
Reserved Land	
R1	Safeguarded for a Park and Ride facility.
R2	Reserved for a lorry park.
R3	Reserved for Hillside Primary School extension, if required.
Other Designations	
BUS1	Safeguarded for business uses. There is a core path on the boundary of the site and connections could be made to this.
BUS2	Safeguarded for business uses.
TC	Portlethen Town Centre.
GB	Green Belt.

Flood Risk

- Portlethen lies within an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Flood Risk Assessments may be required.
- Sites OP3 and OP4 are at risk from flooding due to one or more watercourses running through the site. A Flood Risk Assessment will be required.
- Due to the presence of a watercourse in close proximity to site R1, a Flood Risk Assessment may be required.
- Sites OP5, BUS1 and BUS2 have a watercourse within or next the site that may be a source of flood risk. A Flood Risk Assessment may be required.

Services and Infrastructure

- **Strategic transportation:** Contributions will be required to upgrade the Findon A92(T) grade separated junction.
- **Local transport infrastructure:** 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 Hillhead to Badentoy Industrial Estate. Contributions will be sought for a new park and ride facility and the upgrade of the link road to Badentoy Industrial Estate.
- **Strategic drainage and water supply:** Local sewer network reinforcement may be required. Local mains reinforcement may be required depending on outcome of Flow and Pressure test or Water Impact Assessment.
- **Primary education:** Residential development may be required to contribute towards the provision of additional primary school capacity.
- **Secondary education:** All residential development may be required to contribute to the provision of additional capacity at Portlethen Academy.
- **Community facilities:** 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.
- **Sports and recreation facilities:** All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Portlethen. These may be identified in the Community Plan or relevant Community Action Plan.
- **Recycling and waste:** 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.
- **Health and care facilities:** All residential development will be required to contribute towards additional capacity at Portlethen Medical Centre.

Allocated Sites

OPI: Schoolhill

Allocation: 176 homes

This is a newly allocated site. This site is located on a gap site within the Hillside housing development. Planning Permission is currently pending on this site. A Transport Assessment may be required to set out the wider infrastructure requirements, and contributions may be required to improve the A92(T) Findon trunk road junction. This will need to be investigated. Connectivity with the existing homes and Hillside Primary School is required. Scottish Water has indicated that a Drainage Impact Assessment will be required.

It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need.

OP2: Land to Northwest of Badentoy

Allocation: 6.5ha employment land

This site was allocated as site OPI in the LDP 2017. This site is a relatively flat site and is located to the northwest of the settlement and is an extension of the BUSI site located to the east. Access to the site could possibly be taken from the road to the north but connections may also be able to be taken through the BUS site. Discussion should take place with the Council's Transportation Service regarding access. There is a core path on the boundary of the site and connections could be made to this.

There are a number of technical assessments that will be required before development can start including Environmental Impact Assessment, Transport Assessment, Flood Risk Assessment, Landscape Plan and Contaminated Land Assessment. Scottish Water has indicated that a Drainage Impact Assessment will be required.

OP3: Fairview Central

Allocation: 5.5ha employment land (Class 6 Storage)

This site was previously allocated within site OP2 in the LDP 2017. This site is located to the north of Portlethen and to the west of the A92(T). A Masterplan showing the road network between sites OP3 and OP4 will be required.

There are a number of technical assessments that will be required before development can start including Environmental Impact Assessment, Transport Assessment, Flood Risk Assessment, and a Landscape and Visual Impact Assessment. Scottish Water has indicated that a Drainage Impact Assessment will be required. There could be peatland to the north of the site and a Habitats Assessment will be required. The Transport Assessment is required to detail how the site will be connected by footway, cycleway and public transport, and assess traffic impact at Findon A92(T) interchange, accounting for all currently committed development at Hillside and Mains of Cairnrobin.

A buffer strip will be required adjacent to the watercourse and should be integrated as a positive feature of the development. Development should avoid areas of peat and a buffer strip will be required.

OP4: Fairview

Allocation: 10ha employment land

This allocation, which is split over two sites, was previously allocated as site OP2 in the LDP 2017. This site is located to the north of Portlethen and to the west of the A92(T). A Masterplan showing the road network between sites OP3 and OP4 will be required.

The employment site is allocated for an area of search for waste facilities and associated employment uses. There are a number of technical assessments that will be required before development can start including Environmental Impact Assessment, Transport Assessment, Flood Risk Assessment, Landscape and Visual Impact Assessment and Contaminated Land Assessment. Scottish Water has indicated that a Drainage Impact Assessment will be required. There could be peatland to the north of the site and a Habitats Assessment will be required.

A Transport Assessment is required to detail how the site will be connected by footway, cycleway and public transport, and assess traffic impact at Findon A92(T) interchange, accounting for all currently committed development at Hillside and Mains of Cairnrobin.

A buffer strip will be required adjacent to the watercourse and should be integrated as a positive feature of the development.

OP5: Land South of Portlethen Club House

Allocation: Health fitness club

This is a newly allocated site. There are a number of technical assessments that may be required before development can start including, Transport Assessment, Flood Risk Assessment, a Landscape and Visual Impact Assessment, and a Habitats Assessment. Scottish Water has indicated that a Drainage Impact Assessment will be required.

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. Footway connections to Badentoy should be provided with potential contribution to Portlethen-Badentoy cycleway.

A 40-metre tree buffer adjacent to the golf course will be required.

OP6: Land East of Badentoy

Allocation: Food retail (1100m²) and drive thru restaurant (450m²) or a garden centre and restaurant (2500m²)

This is a newly allocated site. There are a number of technical assessments that may be required before development can start including, Transport Assessment, a Landscape and Visual Impact Assessment, and a Habitats Assessment. Scottish Water has indicated that a Drainage Impact Assessment will be required.

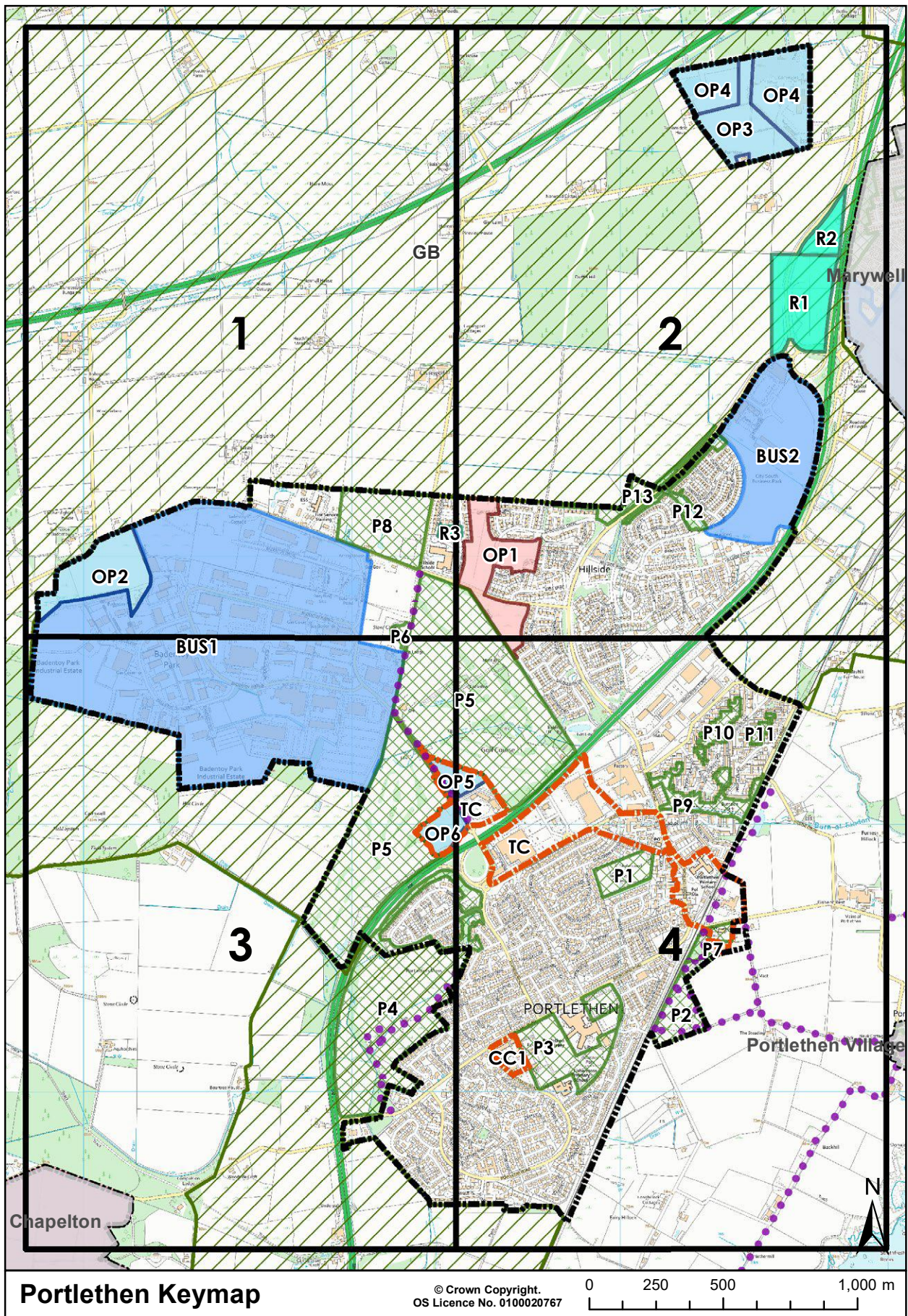
Access from Badentoy Road must take into account the proposed A92(T) junction arrangement for Badentoy being delivered as part of the Chapleton development, and potential queuing on Badentoy Road. An assessment of the junction is required as part of a Transport Assessment, incorporating the impacts of the OP5 site. Footway connections to Badentoy should be provided with potential contribution to Portlethen-Badentoy cycleway.

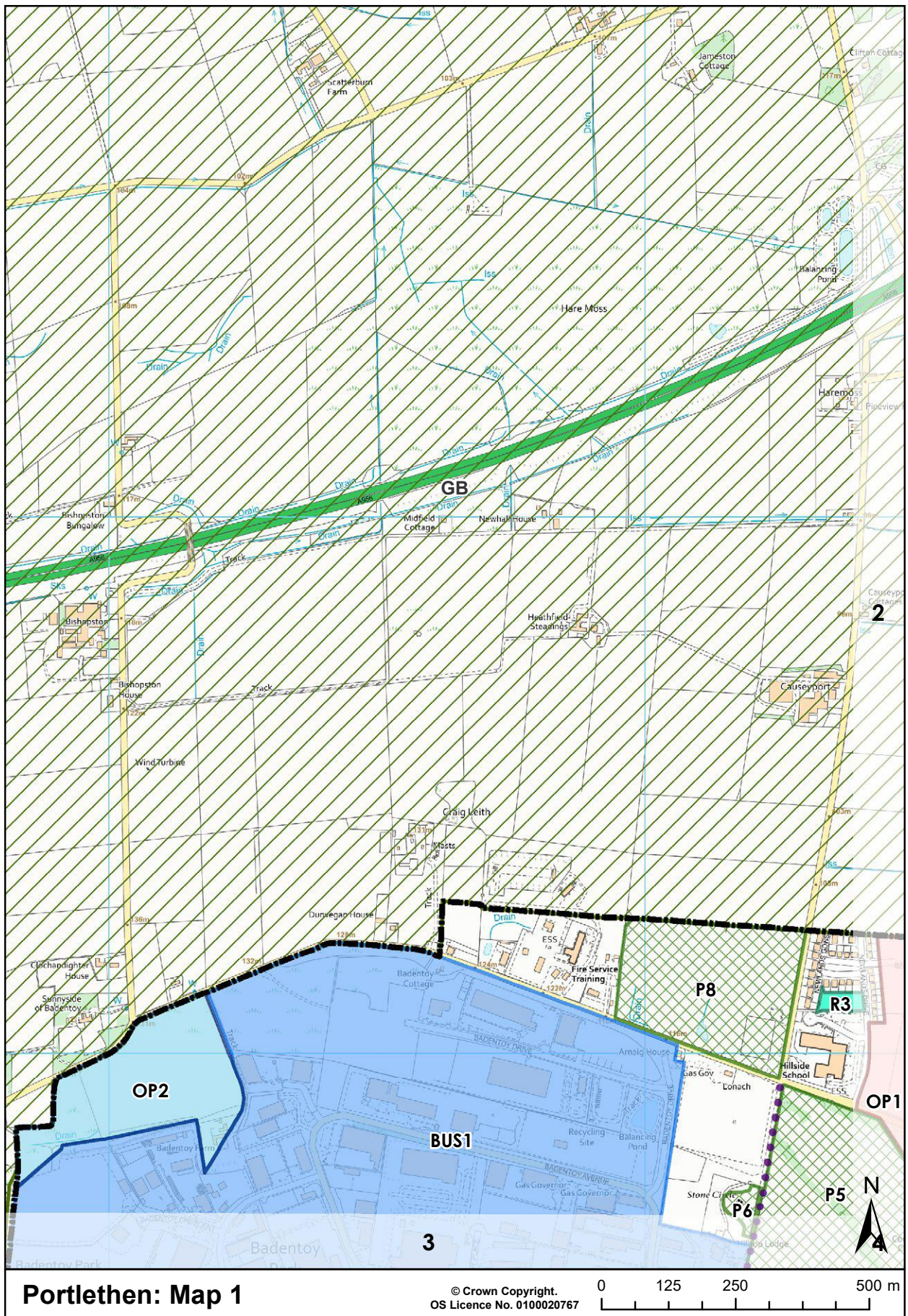
A 40-metre tree buffer adjacent to the golf course will be required.

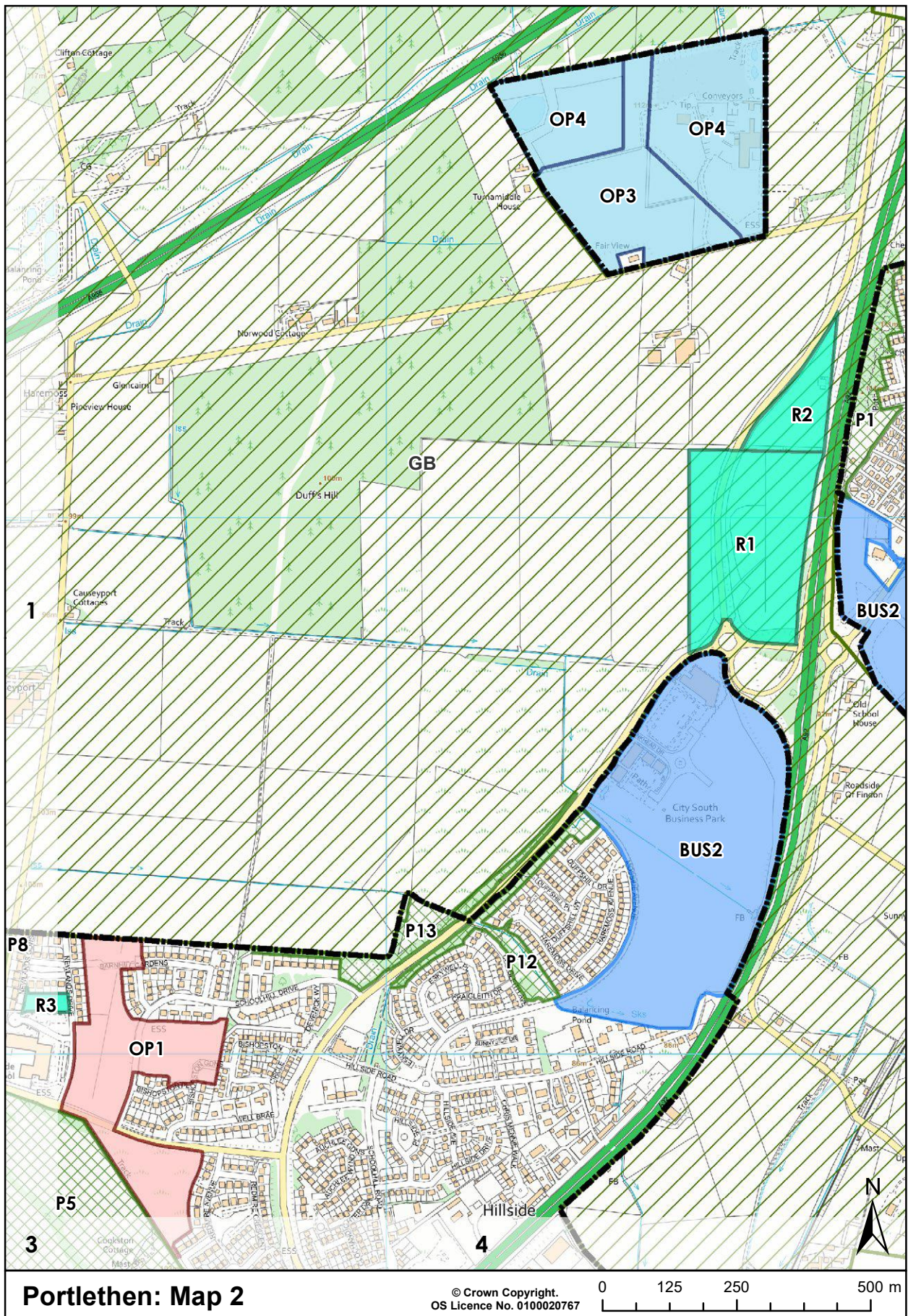
CCI: The Green

Allocation: Commercial, retail and community uses

This is an existing neighbourhood centre. Most of the site is developed, but there are some small-scale infill development opportunities remaining. A Transport Assessment is expected to be required, together with contributions to strategic and local development, two access points, and a travel plan.







PORTLETHEN VILLAGE

Vision

Portlethen Village is a small village located on the coast and is approached by a narrow road which slopes down towards the sea. The village is predominately housing and is characterised by having mainly bungalows and 1 ½ storey houses. Of the 1 ½ storey houses there are a number that have large dormer windows which again gives a distinct character to the area. Portlethen Village relies on Portlethen to the east for services including education. However, the village does have some open space, which provides a play area for children and a good amenity area, and there is a desire to improve the core path provision in the area. There is limited development pressure for Portlethen Village, but it is important to preserve the amenity of the village with any additional infill developments or extensions to properties being in keeping with the character of the village.

Natural and Historic Environment

The Portlethen Village to Newtonhill Coast Local Nature Conservation Site is located to the east of the village.

Settlement Features

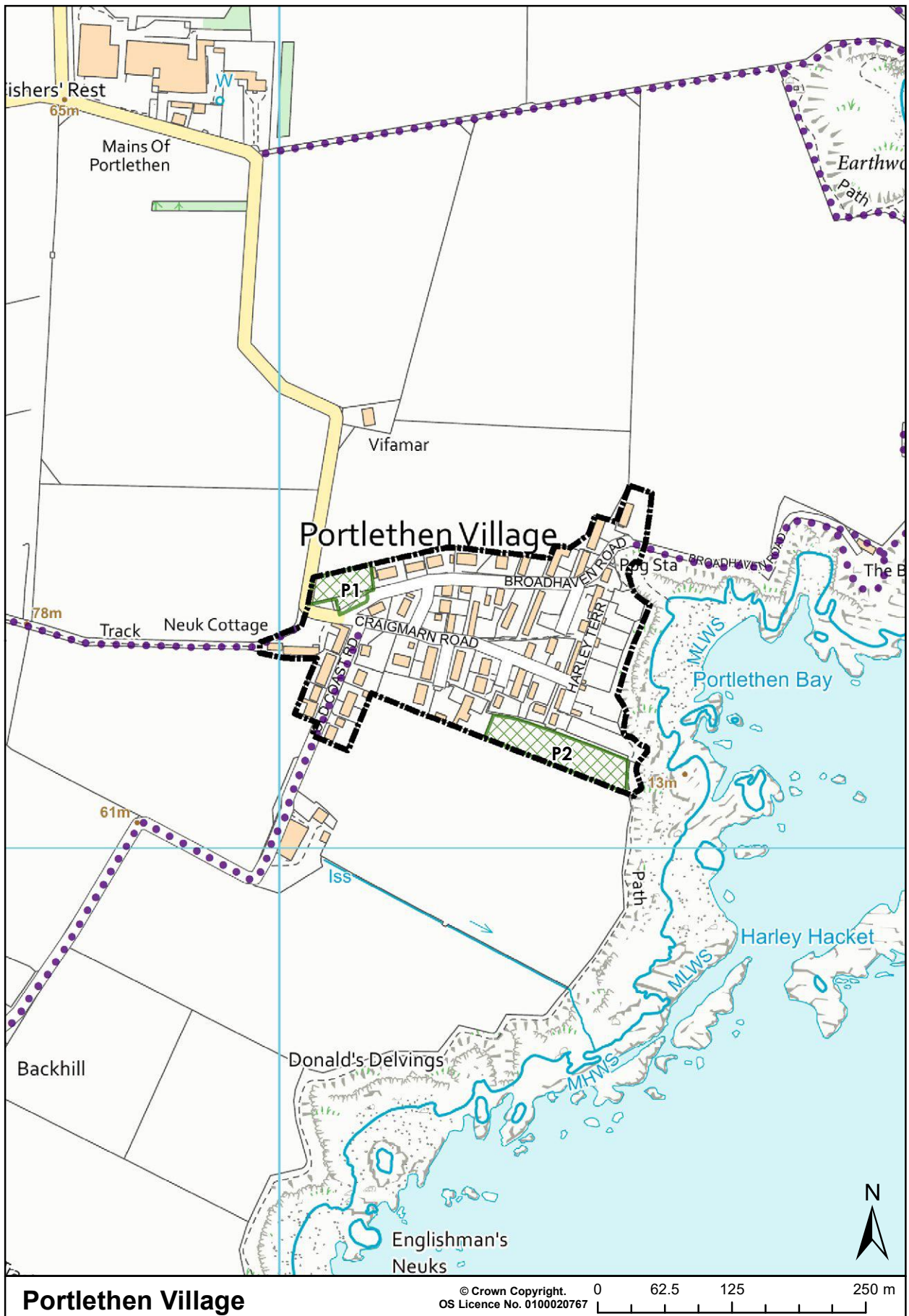
Protected Land	
P1	To protect the play area as an amenity for the settlement.
P2	To protect the area as a significant contribution to the character of the place.

Flood Risk

- Portlethen Village lies within an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Flood Risk Assessments may be required.

Services and Infrastructure

- Secondary education:** All residential development may be required to contribute to the provision of additional capacity at Portlethen Academy.
- Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Portlethen Village or towards facilities in the wider catchment area at Portlethen. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities:** All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Portlethen Village or towards facilities in the wider catchment area at Portlethen. These may be identified in the Community Plan or relevant Community Action Plan.
- Recycling and waste:** 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



ROADSIDE OF KINNEFF

Vision

Roadside of Kinneff is located on the A92 so the village benefits from good transport links. Development has occurred mostly to the west of the A92 and consists mainly of bungalows to the edge of the settlement with a few larger detached properties located towards the centre of the village. The village is fairly elongated and linear in form, but the opportunity for further development will grow the village to the west rather than elongating the village any further. There are limited services and it is important for the village to maintain the local primary school, as this provides a service for the village as well as the surrounding rural area. This can be helped with the proposed housing allocation. However, a better footpath or route to Kinneff Primary School is required.

Settlement Features

Protected Land	
P1	To protect the playing fields as amenities for the settlement.
P2	To protect the area as a significant contribution to the character of the place and provide a landscape buffer.

Services and Infrastructure

- **Local transport infrastructure:** Development may be required to contribute to footway extensions, road and footway upgrades and crossing facilities, cycle infrastructure and public transport provision. Contributions may be required for the Aberdeen-Stonehaven strategic cycle route.
- **Strategic drainage and water supply:** There is no capacity available at Kinneff Waste Water Treatment Works. A growth project will be initiated once development meets Scottish Water's five growth criteria. Scottish Environment Protection Agency (SEPA) will need to be consulted and full authorisation sought for relevant licensing of private treatment. Local mains reinforcement may also be required.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Roadside of Kinneff or towards facilities in the wider catchment area at Stonehaven. These may be identified in the Community Plan or relevant Community Action Plan.
- **Sports and recreation facilities:** All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Roadside of Kinneff or towards facilities in the wider catchment area at Stonehaven. These may be identified in the Community Plan or relevant Community Action Plan.

- **Recycling and waste:** 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.
- **Health and care facilities:** All residential development will be required to contribute towards the creation of additional capacity at Inverbervie Medical Group. Contributions towards the expansion of existing pharmacy facilities may be required.

Allocated Sites

OPI: Land to the West of Roadside of Kinneff

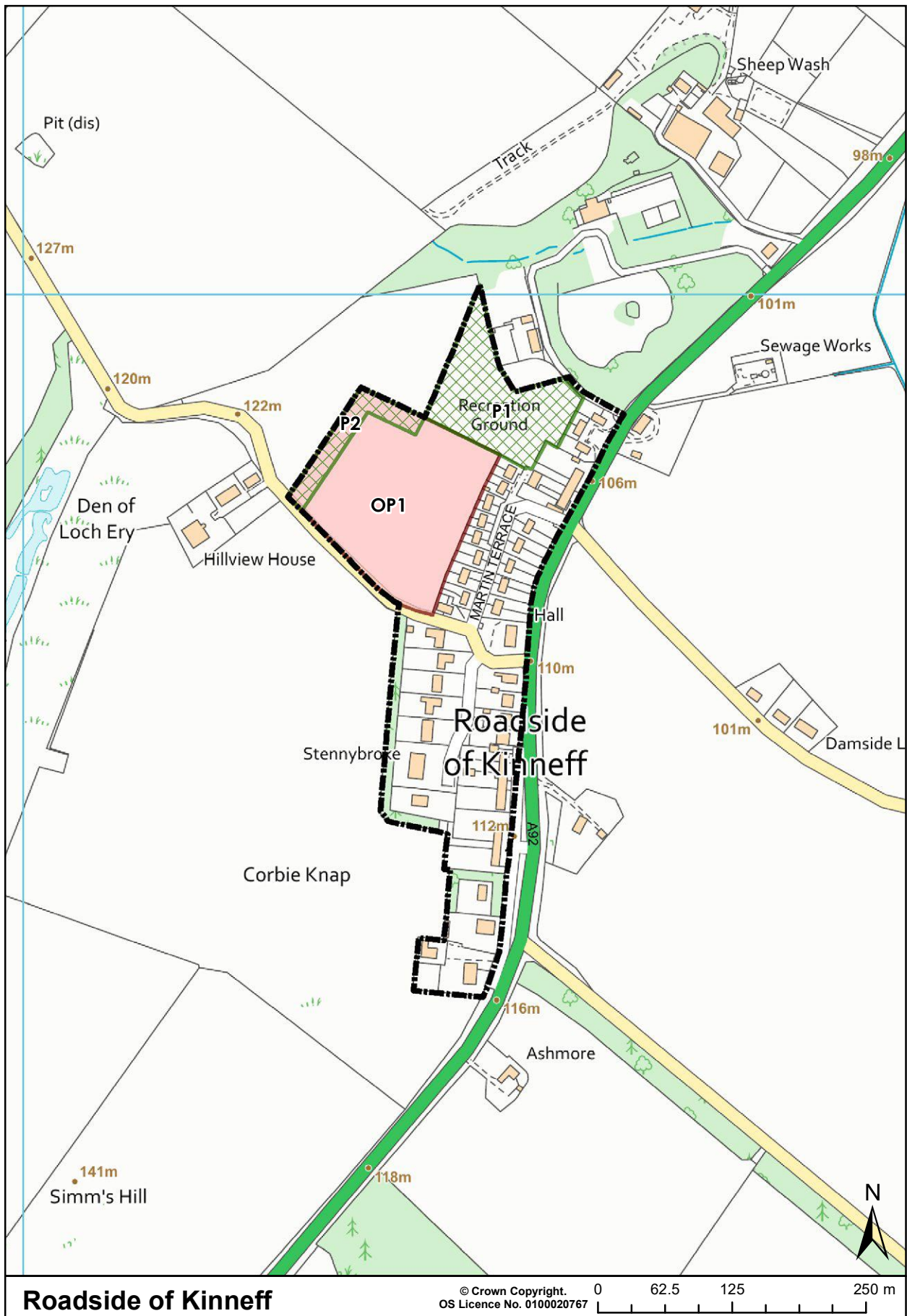
Allocation: 46 homes

This site was previously allocated as site OPI in the LDP 2017. The site is situated to the east of the playing fields and pathways, so this should be designed into the layout of the development. The site is slightly sloping towards the north of the site and the site also slopes along the roadside with a drop from road level to the site level at parts. Due to the size of the site, a Masterplan will be required.

The proposal will need to contribute to active travel facilities to the primary school, and the minor road that leads from the A92 and the settlement to the end of this site will need to be upgraded with a footway to ensure that there is a safe route for pedestrians to the existing settlement facilities. Connectivity with the adjacent housing should be provided. Strategic landscaping will also be required along the north, west and possibly the southern boundary. Given the location of this site, active street frontages are encouraged along the northern, southern and western boundaries.

The local waste water treatment works is at capacity. A temporary waste water system, as an interim measure, would only be considered by SEPA if a Scottish Water growth project has been initiated. Scottish Water has indicated that a Drainage Impact Assessment will be required.

It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types similar to the mix of house types on Martin Terrace.



ST CYRUS

Vision

Formerly known as Ecclesgreig, meaning the Church of the Grig, St Cyrus is located on the main coastal road to Aberdeen, which provides good transport links north and south. The traditional development is a mixture of single and 1 ½ storey cottages along the main street with a number of larger more modern properties in the surrounding streets. One characteristic of the houses in St Cyrus is the dormers on the cottages and this has been incorporated into some of the newer developments, which maintains the character of the village.

St Cyrus has some services within the village including a primary school, small shop and a hotel, and these are maintained by the current housing, but will be further maintained by the opportunity for future housing, which will meet the needs of St Cyrus. It is also important for the village to attract new facilities and provide employment opportunities, which can both be achieved through the opportunity of the mixed-use site OPI.

The local community would welcome further provision of small scale and affordable housing and that new homes fit in with the character of existing buildings. The community would also welcome improved pedestrian safety around the primary school and a safer road crossing on the A92.

Natural and Historic Environment

The St Cyrus National Nature Reserve and St Cyrus and Kinnaber Links Site of Special Scientific Interest (SSSI) are to the southeast of the village, and the St Cyrus Local Nature Conservation Site is located to the east.

Settlement Features

Protected Land	
P1	To protect the recreation ground and play area as amenities for the settlement.
P2	To protect the parish church and graveyard as an amenity for the settlement and for contribution to the character of the place.
P3	To protect the amenity area and landscape buffer as amenities for the settlement.
P4	To protect the area as a significant contribution to the character of the place and provide a landscape buffer.
P5	To protect recreational open space as an amenity for the settlement.
P6	To protect the play area as an amenity for the settlement.

Flood Risk

- A Flood Risk Assessment will be required for site OPI.

Services and Infrastructure

- **Local transport infrastructure:** 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.
- **Strategic drainage and water supply:** Sewage pumping stations in St Cyrus and Johnshaven are to be part of a growth project that requires to be delivered. Local water mains reinforcement may be required. Increase in storage required for service reservoir.
- **Primary education:** Residential development may be required to contribute towards the provision of additional primary school capacity.
- **Secondary education:** All residential development will be required to contribute to the provision of additional capacity at Mearns Academy.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in St Cyrus or towards facilities in the wider catchment area at Laurencekirk. These may be identified in the Community Plan or relevant Community Action Plan.
- **Sports and recreation facilities:** All residential development may be required to contribute to indoor and outdoor sports and learning facilities in St Cyrus or towards facilities in the wider catchment area at Laurencekirk. These may be identified in the Community Plan or relevant Community Action Plan.
- **Recycling and waste:** 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 I5.
- **Health and care facilities:** All residential development will be required to contribute towards the creation of additional capacity at Inverbervie Medical Group. Contributions towards the expansion of existing pharmacy facilities may be required.

Allocated Sites

OPI: Roadside

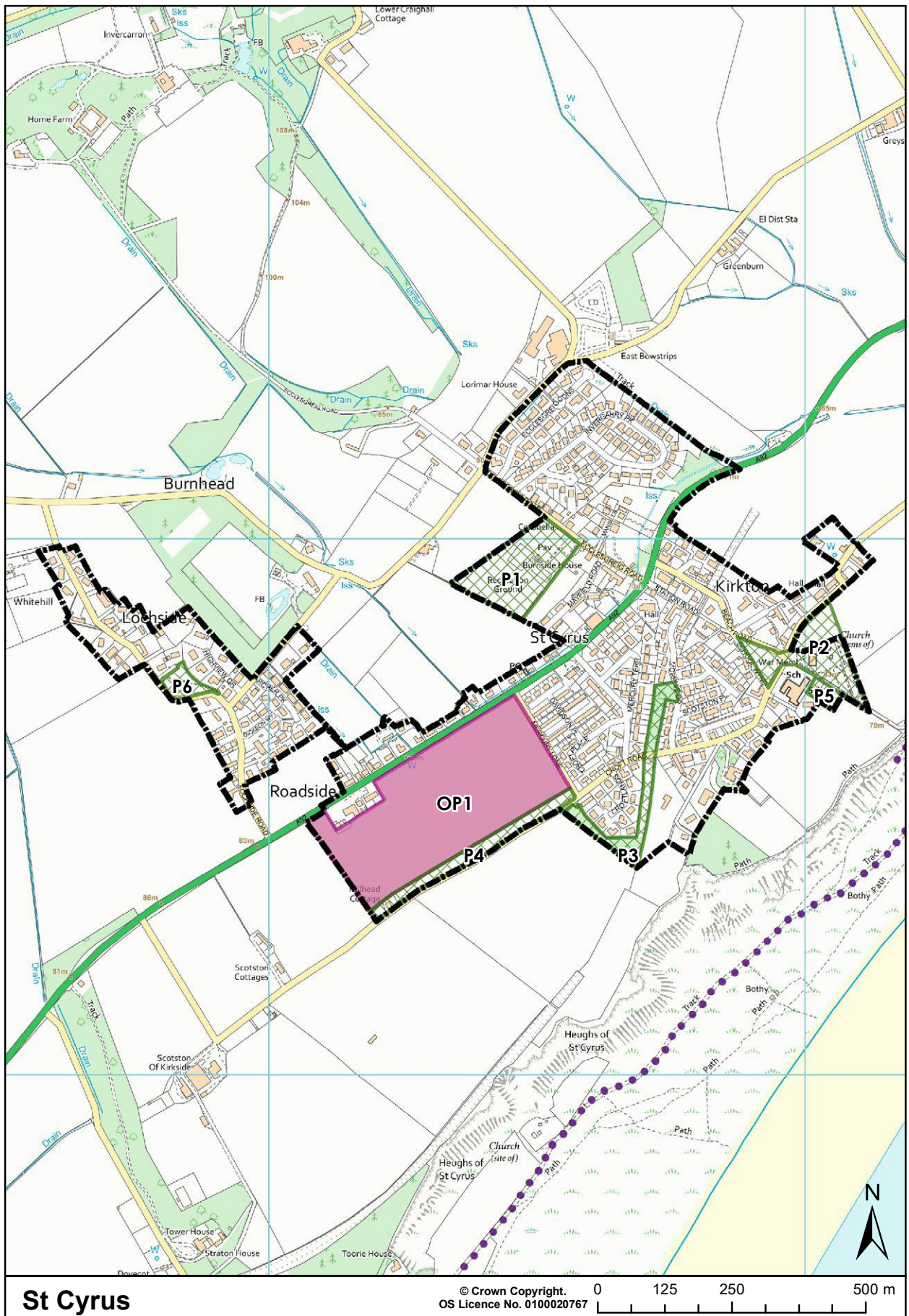
Allocation: 125 homes and approx. 1.15ha employment and retail uses

This site was previously allocated as site OPI in the LDP 2017. A Masterplan for this site was agreed by Kincardine and Mearns Area Committee in September 2018. Full Planning Permission was granted for 125 homes in June 2019 and construction on this site has begun. It is anticipated that the housing element will be completed in 2027.

The site will require two road accesses, and in order to provide safe routes to facilities and the school, a footpath should be provided along the A92. Due to the scale of the site usable open space is required, which can be utilised by the community.

The site is also required to include retail and employment uses. This in turn will provide more local employment and bring more facilities into the area. However, local mains reinforcement may be required.

Early engagement is also encouraged with Scottish Water regarding the non-domestic element of this allocation as the demand for water and waste water capacity will depend on the business use.



STONEHAVEN

Vision

Stonehaven is located on the coast with a Conservation Area stretching along part of the coastline. The Stonehaven Conservation Area has two distinct character areas. The new town follows a grid format, which is predominately town houses that front directly onto streets and has the market square at its centre. The old town emanates from the harbour with a more meandering street pattern and has a strong vernacular character of a fishing village. The Kirkton of Fetteresso Conservation Area's special character comes largely from its retained separation from the larger settlement of Stonehaven.

Away from the coast, a mix of house types is introduced including semi-detached, detached and town houses, which generally step away from the grid layout. A mix of house types is important to be maintained through future development and the inclusion of affordable housing is particularly important.

Stonehaven is an important sub-regional service centre, and its town centre provides a variety of services. Therefore, it is important that Stonehaven is enhanced throughout the Plan period. Stonehaven has a strong demand for development and is located in the Strategic Growth Area and the Aberdeen Housing Market Area. As such, it plays an important role in delivering strategic housing allowances. There is demand for a supermarket within the town and planning permission for a 3750m² supermarket at the Ury Estate adjacent to the A957 Slug Road has been granted and will be built as the Ury Estate development progresses. There is limited open space within the centre of the town, but there are larger areas of open space to the edge of the town both to the north and south, and these are vital to the overall amenity of the town. Flooding is also a serious issue in Stonehaven and future development will need to take account of this.

The local community would welcome further provision of small scale and affordable housing, employment opportunities, and facilities for teenagers, the elderly and those less able to meet and engage. There is also an aspiration to replace Dunnottar Primary School and Mackie Academy, to improve existing facilities and pedestrian safety at the junction at Evan Street and Market Square, and to increase car park provision for visitors and at the train station. An active cycle way is being planned between Stonehaven and Aberdeen. In addition, there is a desire to protect the natural skyline around Stonehaven from development.

Natural and Historic Environment

The Muchalls to Stonehaven Coast Local Nature Conservation Site is located to the east of the town. There are also several Scheduled Monuments located around the edge of the town, namely Dunnottar Castle to the southeast, St Ciaran's Church in Kirkton of Fetteresso, World War Two defence structures along Cowie Water, and St Mary's Church and Castle of Cowie to the northeast of Stonehaven. The listed war memorial is also visually prominent to the southeast of the settlement.

Settlement Features

Protected Land	
P1	To protect the parkland as an amenity for the settlement and forming part of the green-blue network.
P2	To protect the area for amenity uses for the settlement.
P3	To protect recreational open space as an amenity for the settlement.
P4	To protect Dunnottar Woodland as an amenity for the settlement and forming part of the green-blue network.
P5	To protect the area for amenity uses for the settlement.
P6	To protect recreational open space as an amenity for the settlement.
P7	To protect the St Ciaran's Church and cemetery as an amenity for the settlement and for contribution to the character of the place.
P8	To protect Farrochie Park as an amenity for the settlement and forming part of the green-blue network.
P9	To protect the area as a significant contribution to the character of the place and to provide a landscape buffer.
P10	To protect recreational open space as an amenity for the settlement and forming part of the green-blue network.
P11	To protect Mineralwell Park, Baird Park and other open space, including allotments, as amenities for the settlement and forming part of the green-blue network.
P12	To protect this area as forming part of the green-blue network.
P13	To protect the cemetery as an amenity for the settlement and for contribution to the character of the place.
P14	To protect this area as forming part of the green-blue network.
Reserved Land	
R1	Reserved for an extension to Fetteresso Cemetery.

Other Designations	
BUS1	Safeguarded for business uses.
BUS2	Safeguarded for business uses. There is a core path on the boundary of the site and connections could be made to this. Tree belts should be retained.
BUS3	Safeguarded for business uses. Development on this site must accord with Policy P4 Hazardous and Potentially Polluting Developments and Contaminated Land and the Health and Safety Executive “Land Use Planning Methodology”, owing to the presence of one or more oil or gas pipelines in the vicinity.
TC	Stonehaven Town Centre.
CA1	Stonehaven Conservation Area.
CA2	Kirktown of Fetteresso Conservation Area.

Flood Risk

- Stonehaven lies within an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Flood Risk Assessments may be required.
- Parts of the settlement may be at risk from coastal flooding.
- Site OP1 is at risk from fluvial flooding and is adjacent to a small watercourse. A Flood Risk Assessment may be required.
- Site OP2 is at risk from fluvial flooding and has a small watercourse running through the site. A Flood Risk Assessment may be required.
- Site OP3 and BUS3 are adjacent to a small watercourse. A Flood Risk Assessment may be required.
- Site OP6 is adjacent to land at risk from flooding and Cowie Water. A Flood Risk Assessment may be required.

Oil and Gas Pipelines

- Part of the settlement is within the Health and Safety Executive (HSE) consultation distance associated with one or more oil or gas pipelines in the vicinity. Developments within this distance must comply with Policy P4 Hazardous and Potentially Polluting Developments and Contaminated Land, and with the HSE “Land Use Planning Methodology”.

Services and Infrastructure

- **Local transport infrastructure:** 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.

- **Strategic drainage and water supply:** Local sewer reinforcement, local mains water reinforcement and Water Impact Assessments may be required.
- **Primary education:** Residential development may be required to contribute towards the provision of additional primary school capacity.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Stonehaven, including the upgrade of existing leisure facilities where their capacity will be exceeded. These may be identified in the Community Plan or relevant Community Action Plan.
- **Sports and recreation facilities:** All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Stonehaven. These may be identified in the Community Plan or relevant Community Action Plan.
- **Recycling and waste:** 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.
- **Health and care facilities:** all residential development will be required to contribute towards the creation of additional capacity at Stonehaven Medical Group. Contributions towards the expansion of existing pharmacy facilities may be required.
- **Open Space:** Contributions may be required for a cemetery extension, two grass pitches and land for allotments.

Allocated Sites

OPI: Carron Den

Allocation: 155 homes

This site was previously allocated as site OPI in the LDP 2017. The site is located to the south of Stonehaven adjacent to the A92 with Dunnottar Woods located to the south of the site. Planning Permission in Principle was granted for 109 homes in 2013, with only one main road access, and included a Masterplan. In November 2018, a planning application for 142 homes was granted planning permission with a revised Masterplan. The later planning application excludes thirteen homes that were granted consent under the original planning permission, thereby increasing the total to 155 homes. Construction has begun, and it is anticipated that this site will be completed in 2024.

The affordable houses should be delivered in the early phases of the development.

A buffer strip will be required adjacent to the watercourse, which should be integrated positively into the development.

OP2: Ury House, East Lodge

Allocation: 212 homes

Part of this site was previously allocated as site OP2 in the LDP 2017. The site is allocated to enable the redevelopment of Ury House. The site is located to the north of Stonehaven and is separated from the town by the A90. Part of this site was granted Planning Permission in Principle in December 2011, and subsequent planning applications have been submitted across the whole site to deliver 179 homes. The first phase of 85 homes is under construction and it is anticipated that the full development will be completed in 2024.

Given the number of planning applications already consented, a revised Masterplan for the Ury Estate would be beneficial before further planning consents are granted.

Future development should ensure that appropriate access is gained for the site and this should be considered in consultation with the Council's Transportation Service. A link road connecting the A957 Slug Road and the B979 Netherley Road is required to serve the Ury Estate development and a new junction arrangement for connection to Netherley Road may be required. This site should provide access to site OP5.

Consideration should also be given to providing footpath linkages with Stonehaven as well as providing safe routes to School. A core path runs along the boundary and through the site and connections should be made to the network. Public Transport services should be delivered with construction of the link road in accordance with the site-wide Public Transport Strategy.

A Flood Risk Assessment may be required for this site. A buffer strip will be required adjacent to the Cowie Water and its tributaries, which should be integrated positively into the development. Scottish Water has also indicated that a Drainage Impact Assessment will be required.

It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing.

OP3: Ury House, Blue Lodge

Allocation: 99 homes

Part of this site was previously allocated for 25 homes as site OP3 in the LDP 2017. The site is located to the north of Stonehaven and is separated from the main development by the A90. The site was allocated in the LDP 2012 to enable the redevelopment of Ury House. The site currently has Full Planning Permission for 51 homes, but this allocation would increase this number to improve the density of the site.

Given the number of planning applications already consented, a revised Masterplan for the Ury Estate would be beneficial before further planning consents are granted.

Future development should ensure that appropriate access is gained for the site and this should be considered in consultation with the Council's Transportation Service. A link road connecting the A957 Slug Road and the B979 Netherley Road is required to serve the Ury Estate development and a new junction arrangement for connection to Netherley Road may be required.

Public Transport services should be delivered with construction of the link road in accordance with the site-wide Public Transport Strategy.

It is also important that consideration is given to possible footpath linkages with the main development of Stonehaven. A core path runs along the boundary of the site and connections should be made to the network.

Due consideration of the layout and design of the proposed landscaping and homes must be given in relation to the historic assets in the area, including Ury House, and the scheduled Cowie Line, pill box and anti-tank blocks.

Development should exclude riparian and ancient woodland, and a buffer strip of at least 12 metres from Cowie Water will be required. A buffer strip will be required adjacent to the small watercourse, which should be integrated positively into the development. Culverting of watercourses must be avoided.

A Flood Risk Assessment may be required. There is a pipe and a water main crossing the site and Scottish Water should be contacted by the developer to ascertain whether this will have an impact on how the site is developed. Scottish Water has also indicated that a Drainage Impact Assessment will be required.

It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing.

Development on this site must accord with Policy P4 Hazardous and Potentially Polluting Developments and Contaminated Land and the Health and Safety Executive "Land Use Planning Methodology", owing to the presence of one or more oil or gas pipelines in the vicinity.

OP4: Land Adjacent to Kirktown of Fetteresso

Allocation: 50 homes

This site was previously allocated as site OP4 in the LDP 2017. The site gained Full Planning Permission in September 2015 for 49 houses including 12 affordable homes. Construction on this site has begun and it is anticipated that the site will be completed in 2023.

OP5: Land at East Lodge

Allocation: 60 homes

This is a newly allocated site. As a new site, a Masterplan will be required, which forms part of the wider Ury Estate Masterplan.

Future development should ensure that appropriate access is gained for the site and this should be considered in consultation with the Council's Transportation Service. A link road connecting the A957 Slug Road and the B979 Netherley Road is required to serve the Ury Estate development and a new junction arrangement for connection to Netherley Road may be required. Access and connectivity must be integrated with site OP2.

Public transport services should be delivered with the construction of the link road in accordance with the site-wide Public Transport Strategy.

A buffer strip will be required adjacent to the watercourse, which should be integrated positively into the development. Strategic landscaping will be required along the northern boundary, the minimum area of this is identified as site P9. Scottish Water has also indicated that a Drainage Impact Assessment will be required.

It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need.

Development on this site must accord with Policy P4 Hazardous and Potentially Polluting Developments and Contaminated Land and the Health and Safety Executive "Land Use Planning Methodology", owing to the presence of one or more oil or gas pipelines in the vicinity.

OP6: Mackie Village Ury Estate

Allocation: 91 affordable homes

Part of this site was previously allocated as site OP2 in the LDP 2017. This site gained Full Planning Permission in March 2019 for 91 affordable homes to provide the off-site affordable housing required by the original enabling development housing for Ury House, and the consented development at North Lodge for 90 homes and a golf course (planning application reference APP/2015/0541). Construction on this site has begun.

Given the number of planning applications already consented, a revised Masterplan for the Ury Estate would be beneficial before further planning consents are granted.

A buffer strip will be required adjacent to the Cowie Water, which should be integrated positively into the development. Strategic landscaping will also be required along the southern boundary, which runs parallel to the A90. A Flood Risk Assessment may also be required.

Development on this site must accord with Policy P4 Hazardous and Potentially Polluting Developments and Contaminated Land and the Health and Safety Executive "Land Use Planning Methodology", owing to the presence of one or more oil or gas pipelines in the vicinity.

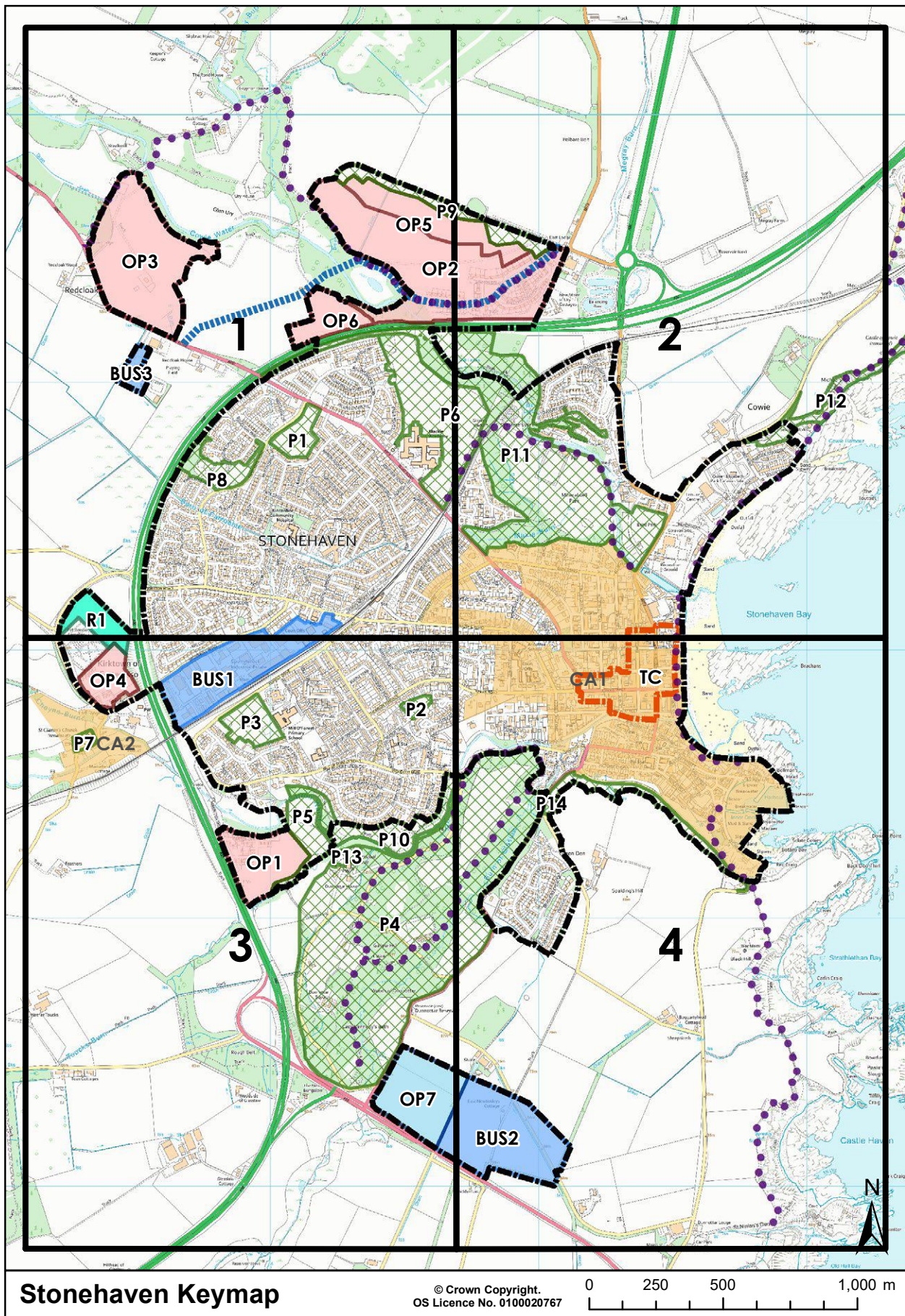
OP7: East Newtonleys

Allocation: 7ha employment land

This site was previously allocated as site OP5 in the LDP 2017. The site is a fairly flat site and is located to the south of Stonehaven and is bound to the south by the A92. A landscape buffer should be provided to the west of this site to screen the development from Dunnottar Woods. Planning Permission in Principle was granted in October 2016.

Discussions should take place with the Council's Transportation Service to ensure there is a suitable access arrangement from the A92 into this site, and to ensure that pedestrian, cycle and public transport connectivity to Stonehaven can be delivered. The route for a future road link to Braehead should be protected through the site, in line with the site Masterplan. This site should provide access to BUS2.

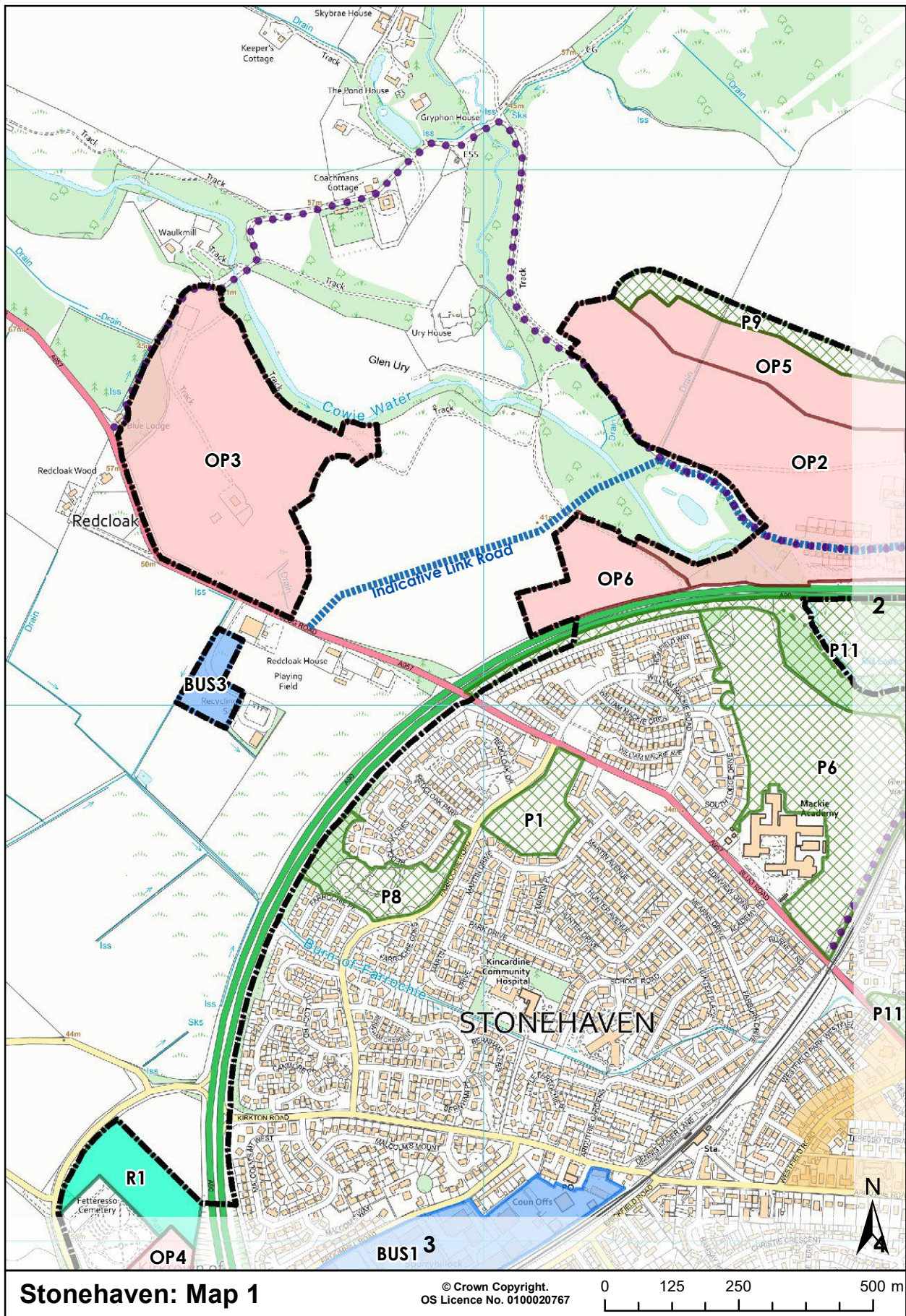
Scottish Water has also indicated that a Drainage Impact Assessment will be required.

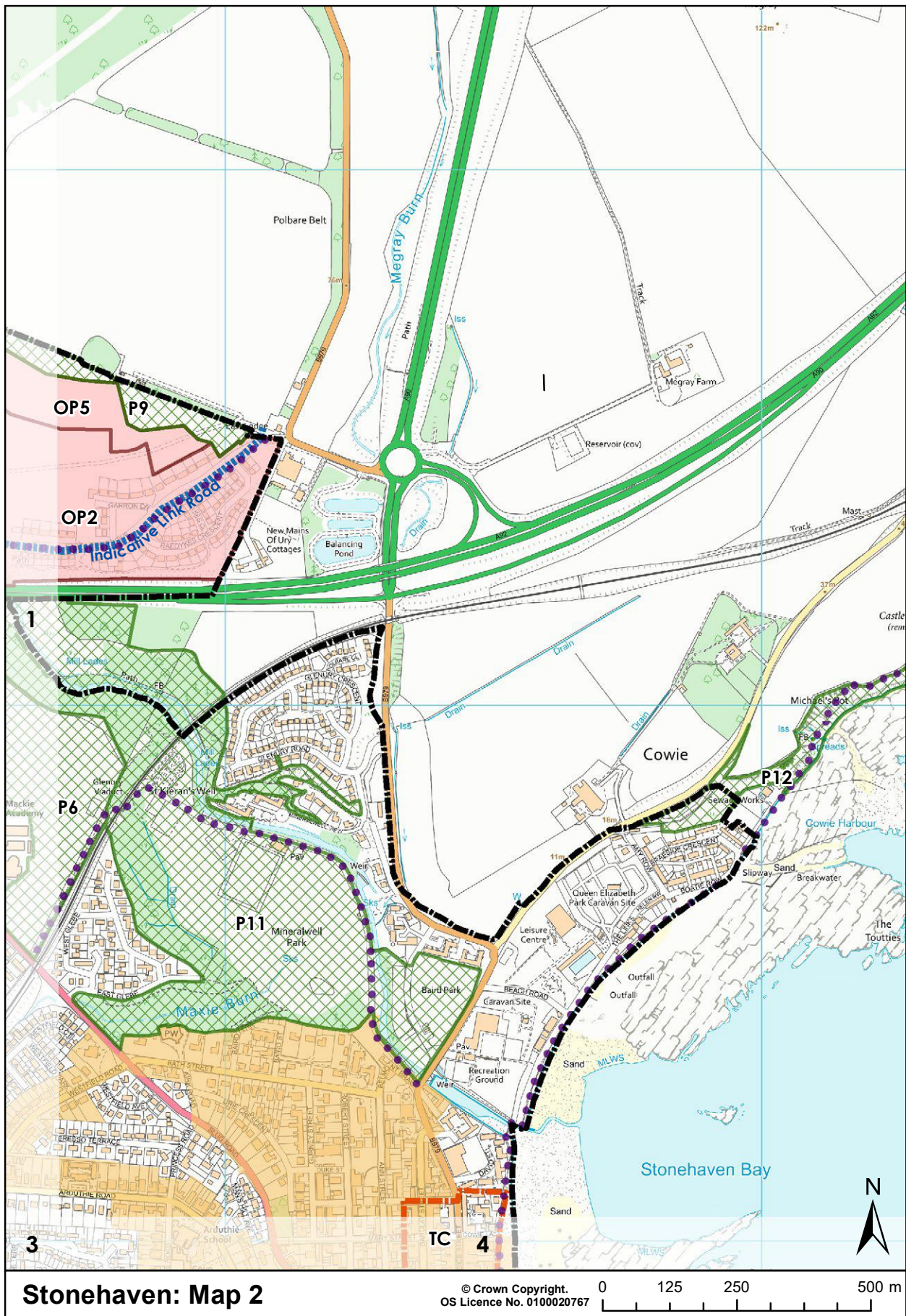


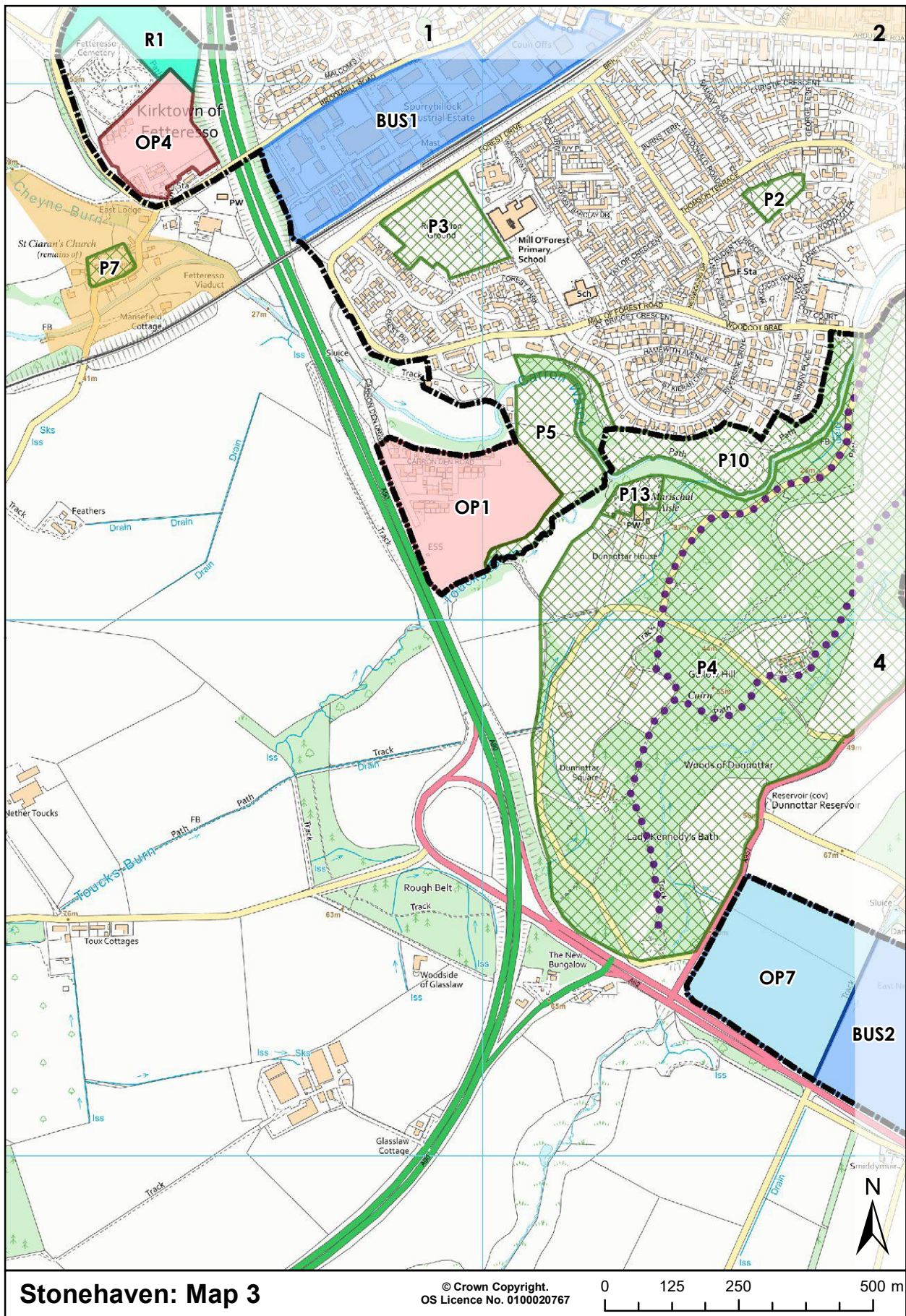
Stonehaven Keymap

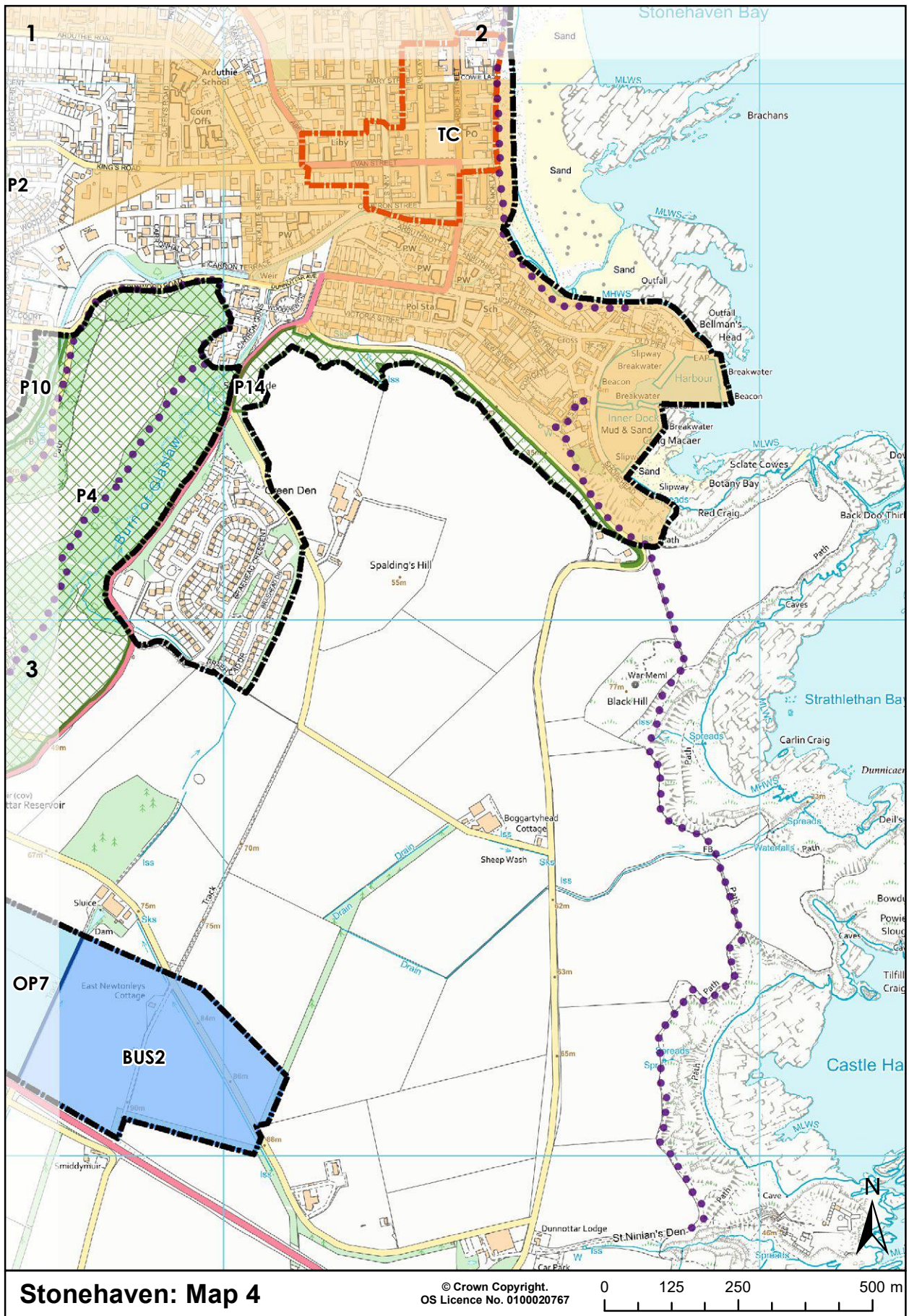
© Crown Copyright.
OS Licence No. 0100020767

0 250 500 1,000 m









WEST CAIRNBEG

Vision

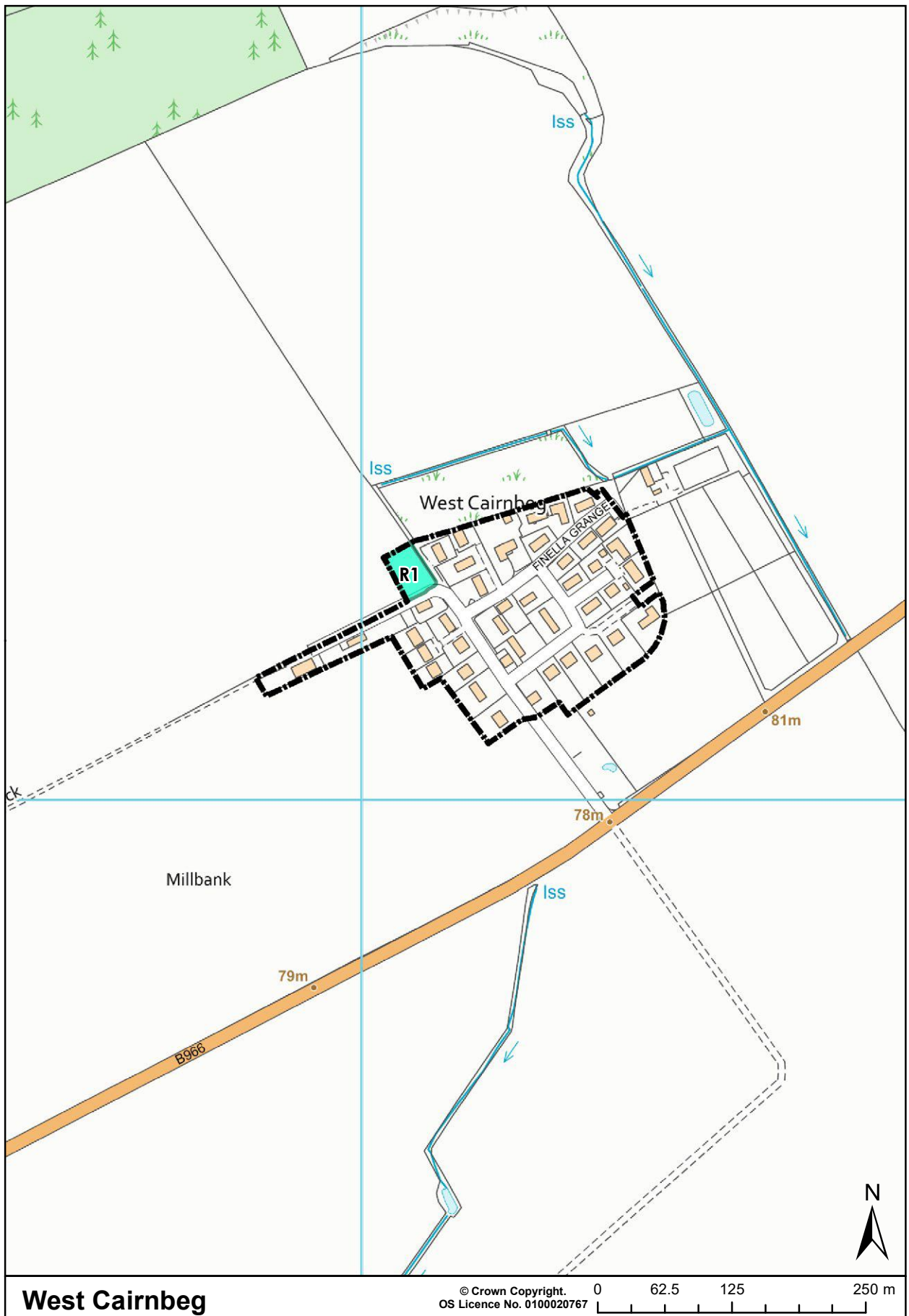
West Cairnbeg is located approximately 6.5km northwest of Laurencekirk and is a small village of houses. The cluster has grown in size significantly over the last decade, which has led to its inclusion as a settlement within the Plan. There are a mix of house types ranging from single storey to two storey detached and semi-detached properties. There is no public open space within the settlement, but it is surrounded by open countryside which will provide amenity for the residents. There are also no services within the settlement, which means that the residents rely on Laurencekirk. However, the local community has a desire for a community centre to be built in the northwest of the village. The private treatment works is also at capacity and any new development would have to address this issue.

Settlement Features

Reserved Land	
RI	Reserved for a community space.

Services and Infrastructure

- **Strategic drainage and water supply:** Private communal sewerage works is at capacity and ground conditions are poor. Early discussion with the Scottish Environment Protection Agency (SEPA) is required for any proposed future development.
- **Primary education:** All residential development may be required to contribute towards the provision of additional primary school capacity.
- **Secondary education:** All residential development will be required to contribute to the provision of additional capacity at Mearns Academy.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in West Cairnbeg or towards facilities in the wider catchment area at Laurencekirk. These may be identified in the Community Plan or relevant Community Action Plan.
- **Sports and recreation facilities:** All residential development may be required to contribute to indoor and outdoor sports and learning facilities in West Cairnbeg or towards facilities in the wider catchment area at Laurencekirk. These may be identified in the Community Plan or relevant Community Action Plan.
- **Recycling and waste:** 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 I5.



West Cairnbeg

© Crown Copyright.
OS Licence No. 0100020767

0 62.5 125 250 m

WOODLANDS OF DURRIS

Vision

Woodlands of Durris is a small village of houses, which is very linear in form with a modern cul-de-sac development to the northeast of the village. Woodlands of Durris is an important settlement in the overall rural area as it is the education provider for a large catchment, therefore maintaining the school is important for the settlement and surrounding area. The amenity of the village is also important to preserve over the life of the Plan, and the local community would welcome further provision of affordable housing. The proposed housing development should help to address this.

Settlement Features

Protected Land	
PI	To protect recreational open space as an amenity for the settlement and to protect the area as a significant contribution to the character of the place.

Services and Infrastructure

- **Local transport infrastructure:** 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.
- **Strategic drainage and water supply:** There is currently no available capacity at Durris Waste Water Treatment Works. A growth project will be initiated once development meets Scottish Water's five growth criteria.
- **Secondary education:** Residential developments may be required to contribute towards the provision of additional capacity at Banchory Academy.
- **Community facilities:** All residential development may be required to contribute towards facilities that serve the community in Woodlands of Durris or towards facilities in the wider catchment area at Banchory. These may be identified in the Community Plan or relevant Community Action Plan.
- **Sports and recreation facilities:** All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Woodlands of Durris or towards facilities in the wider catchment area at Banchory. These may be identified in the Community Plan or relevant Community Action Plan.
- **Recycling and waste:** 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.
- **Health and care facilities:** All residential development will be required to contribute towards a new health centre in Banchory. Contributions towards an additional pharmacy may be required.

Allocated Sites

OPI: Land Northwest of Clune Gardens

Allocation: 27 homes

This site was previously allocated as part of site OPI in the LDP 2017. It is an extension of an existing housing development that is under construction. Access should be taken from Clune Gardens to the south of this site.

It is important that through the design, pedestrian links are put in place to ensure safe routes to school. There is mature tree planting along the eastern edge of the site, which should be retained where possible, and landscaping along the north and west boundaries will be required. Access should be taken from the unnamed road to the east of the development site.

Scottish Water has indicated that a Drainage Impact Assessment will be required. A Construction Method Statement may be required to take account of the potential impacts on the qualifying interests of the River Dee Special Area of Conservation (SAC). The proposal would need to connect to a public sewer to mitigate effects on the River Dee SAC.

It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing and be integrated into the design of the development to provide a mix of house types and sizes to meet local needs.

