

KIRKTON OF TOUGH

Vision

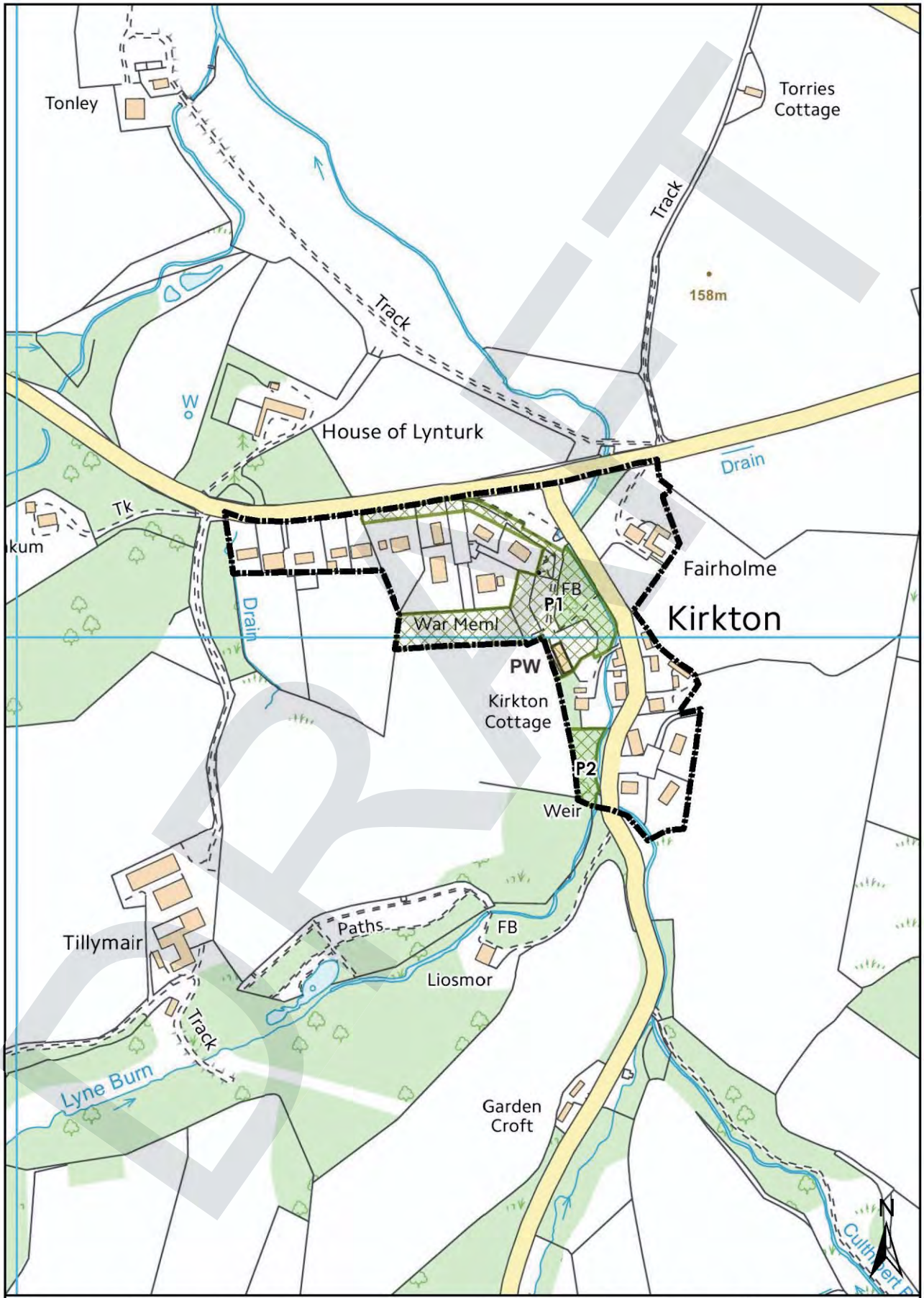
Kirkton of Tough is a very small village situated just off the main A944 road. Kirkton of Tough is a typical traditional Donside settlement with roadside development and two more modern cul-de-sacs. The primary school serves as the main community facility and efforts should be made to sustain this by maintaining or increasing the school roll. No new allocations are proposed to achieve this but limited development may be appropriate as part of organic growth of the settlement provided that the characteristics of the settlement are not compromised. Inappropriate infill development within the settlement boundary is controlled by protection of land.

Settlement Features

| Protected Land | |
|-----------------------|---|
| P1 | To conserve the woodland and burial ground and to protect the setting of the church and conserve amenity. |
| P2 | To conserve amenity. |

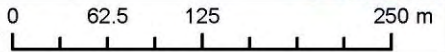
Services and Infrastructure

- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Kirkton of Tough or towards facilities in the wider catchment area at Alford. 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 Tough or towards facilities in the wider catchment area at Alford. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute to a household waste and recycling centre in Alford.
- Health facilities: All residential development may be required to contribute to the provision of additional capacity at Alford Medical Practice.



Kirkton of Tough

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LOGIE COLDSTONE

Vision

Logie Coldstone is a village situated on the edge of the Cairngorms National Park. The village has a primary school which is projected to be significantly under capacity in ~~2016-2022~~ as well as a village hall. These facilities are central to the community and by promoting growth in this settlement, development should contribute towards supporting these assets. ~~A mixed use allocation has been made which it is hoped will sustain the existing community without compromising the character of the village.~~ Logie Coldstone is ~~also~~ considered to be a settlement where organic growth may be supported.

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 village.

Settlement Features

| <u>Protected Land</u> | |
|------------------------------|--|
| <u>P1</u> | <u>To protect the primary school as an important local amenity.</u> |

Flood Risk

- Logie Coldstone is in an area identified by Scottish Environment Protection Agency as an area potentially vulnerable to flooding.
- ~~Pluvial risk has been identified at site OP1 it is also considered that there is a shallow groundwater table that could result in localised flooding.~~

Services and Infrastructure

- Strategic drainage and water supply: Logie Coldstone Waste Water Treatment Works has limited capacity. A growth project will be initiated once development meets Scottish Water's criteria. Local water mains reinforcement may be required to facilitate new development.
- Secondary education: All residential development must contribute towards providing additional capacity at Aboyne Academy.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Logie Coldstone or towards facilities in the wider catchment area at Aboyne. 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 Logie Coldstone or towards facilities in the wider catchment area at Aboyne. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute to a household waste and recycling centre in Aboyne.
- Health facilities: All residential development must contribute to an extension of Aboyne Health Centre.

Allocated Sites

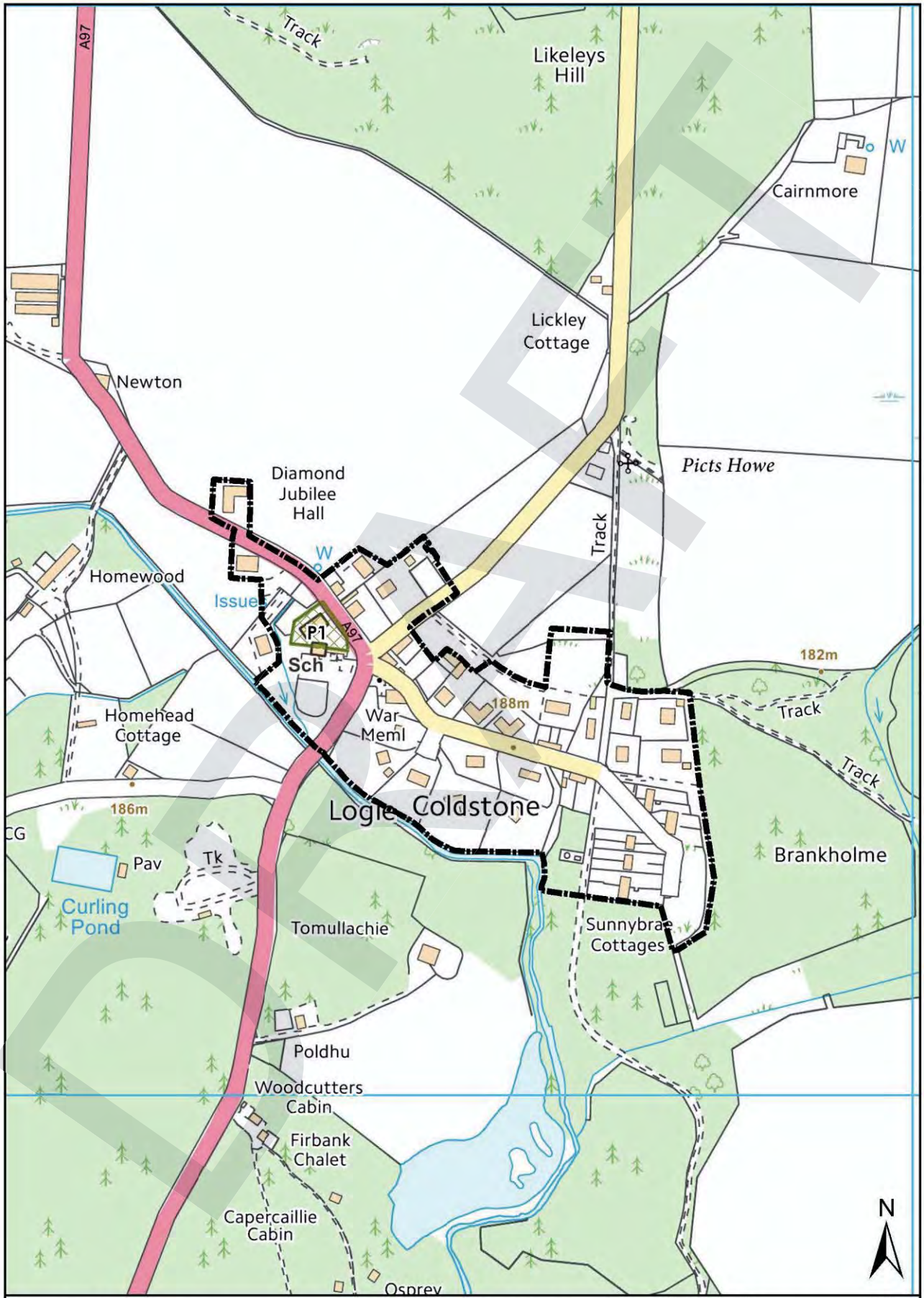
| | |
|--|---|
| <u>OP1: Land adjacent to Diamond Jubilee Hall</u> | <u>Allocation: Mix of uses including 25 homes and community uses</u> |
|--|---|

~~This site was previously allocated as site M1 in the 2012 LDP. The site is located to the north of the village behind the hall. Houses should be of a size and style proportionate to those already found and contribute towards meeting housing need in the village. Improvements to the village hall facilities and a new play area should be incorporated in development proposals. Design and landscaping of the site should be sensitive to the traditional characteristics of the village and surrounding countryside. A pedestrian/ cycle path connecting the development to the primary school will be required.~~

~~A drainage impact assessment will be required.~~

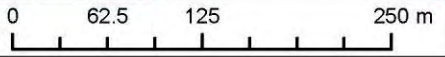
~~A construction method statement will be required to take account of the potential impacts of the qualifying interests of the River Dee Special Area of Conservation (SAC).~~

~~It is expected that affordable houses will be provided onsite by the developer and be integrated into the design of the development.~~



Logie Coldstone

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LUMPHANAN

Vision

Lumphanan is a small village lying to the north west of Banchory. Lumphanan is a traditional settlement with a number of local services including a primary school, pre-school, community hall, hairdresser, a local shop, café and pub. These facilities should be sustained and opportunities for new community facilities including for young people should be encouraged to support the vibrancy of the village. Improvements to the hall are required to enhance the streetscene. The community aspire to bring the land of the public toilets into community use. The village has a long standing consent but Lumphanan primary school would struggle to accommodate more development without significant investment in education provisions being made. The village is ~~however~~ identified as a settlement where organic growth may be supported.

Settlement Features

| Protected Land | |
|-----------------------|--|
| P1 | To conserve the setting of Lumphanan. |
| <u>P2</u> | <u>To protect the primary school as an important local amenity.</u> |
| <u>P3</u> | <u>To conserve the golf course as part of the green network and provide a setting for the community.</u> |
| Reserved Land | |
| R1 | For community facilities. |

Flood Risk

- Part of R1 has a small watercourse running adjacent to the site. A Flood Risk Assessment may be required.

Services and Infrastructure

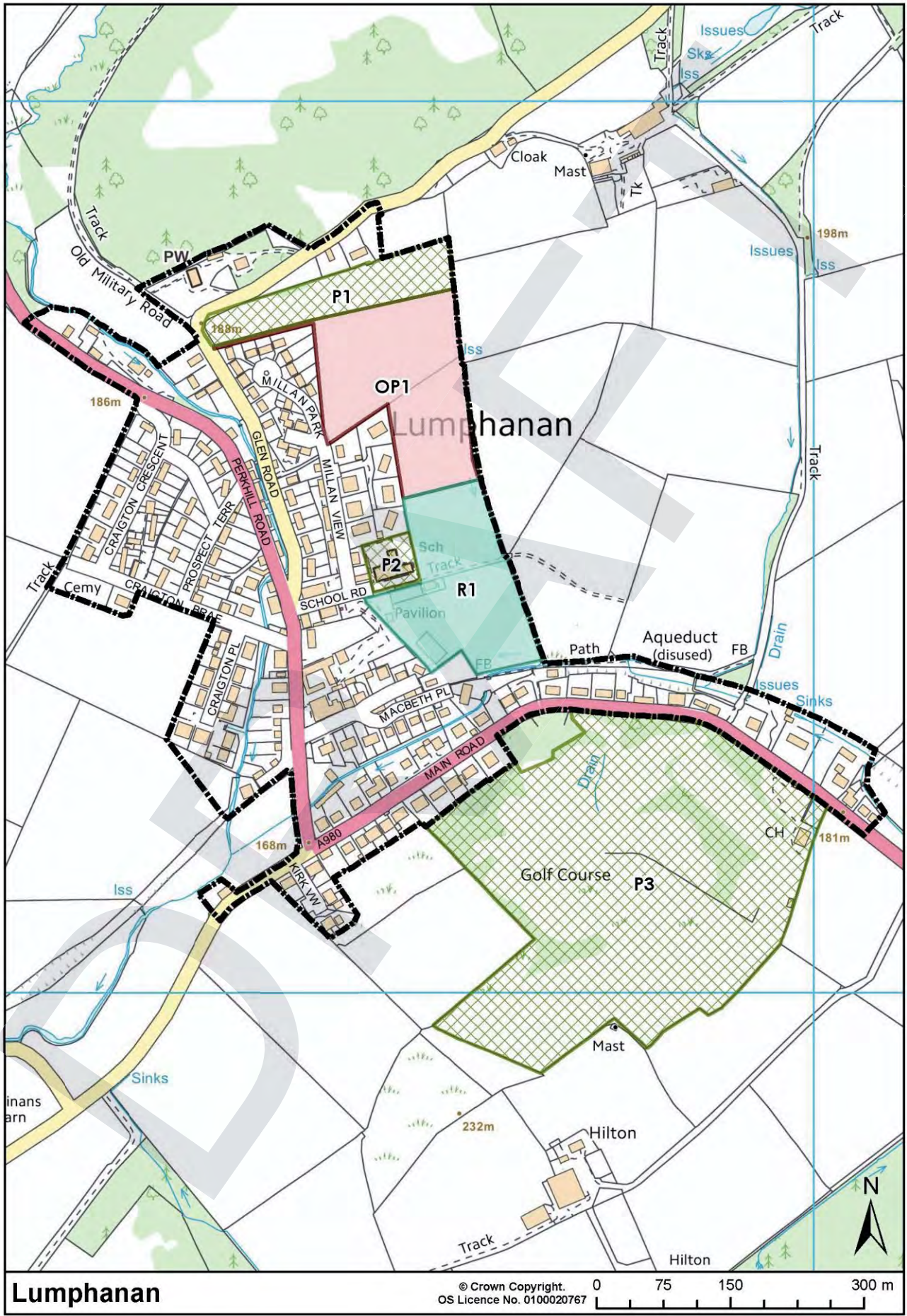
- Strategic drainage and water supply: There is currently capacity available at Lumphanan Waste Water Treatment Works, however should demand from committed development exceed available capacity Scottish Water will initiate a growth project.
- Secondary education: All residential development must contribute towards providing additional capacity at Aboyne Academy.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Lumphanan or towards facilities in the wider catchment area at Aboyne. 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 Lumphanan or towards facilities in the wider catchment area at Aboyne. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute to a household waste and recycling centre in Aboyne.
- Health Facilities: All residential development may require to contribute toward the extension of Torphins Health and Resource Centre.

Allocated Sites

| | |
|--|-----------------------------|
| OP1: Land at Milan Park | Allocation: 26 homes |
| This is a committed site, <u>site was</u> previously allocated as <u>A/h1OP1</u> in the <u>LDP 20172006 Local</u> | |

~~Plan.~~ Planning permission has been granted for 26 houses. No progress has been made to date. ~~8 houses are anticipated to be constructed prior to 2017 with the remaining 18 houses expected over the period to 2022.~~

DRAFT



LUMSDEN

Vision

Lumsden is a traditional rural village which focuses around the main street running through the settlement. In the centre there is a village green with a play park and war memorial. This represents a key determinant of 'place' within Lumsden and should be protected as a core feature of the village. ~~There is a reasonable allocation for new housing to help increase the primary school roll and support other community facilities. Lumsden has been identified as a settlement where limited organic growth may be supported in order to support the primary school roll and community facilities.~~

Natural and Historic Environment

The ~~Hill of Towanreef~~ Lumsden Moss Local Nature Conservation Site is situated in close proximity to the settlement.

Settlement Features

| | |
|---------------------------|--|
| Protected Land | |
| P1 | To conserve the village square. |
| Other Designations | |
| BUS | Safeguarded for <u>business uses. employment uses.</u> |

Flood Risk

- A small water course runs adjacent to the BUS site and a Flood Risk Assessment may be required.

Services and Infrastructure

- Strategic drainage and water supply: Lumsden Waste Water Treatment Works has limited capacity. A growth project will be initiated once development meets Scottish Water's criteria. Local water mains reinforcement may be required as well as diversion to existing water mains. ~~that cross the allocated sites.~~
- Secondary education: All residential development must contribute towards reconfiguration or permanent extension at the Gordon Schools.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Lumsden or towards facilities in the wider catchment area at Alford. 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 Lumsden or towards facilities in the wider catchment area at Alford. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute to a household waste and recycling centre in Alford.
- Health facilities: All residential development may require to contribute towards the reconfiguration of Rhynie Surgery to create additional capacity.

Allocated Sites

| | |
|---------------------------------|-----------------------------|
| OP1: Land at Smithy Lane | Allocation: 30 homes |
|---------------------------------|-----------------------------|

This site was previously allocated as site H1 in the 2012 LDP and is identified as a site which is included to provide opportunity for development should there be demand. The site is situated to the south east of the village square. Access to the site is somewhat constrained given that the most suitable access point to the site would be via Smithy Lane however this street is narrow and consideration as to the traffic impact and alternative access points should be made. The design of the development should follow that already seen in the layout of the village.

There is a water main crossing the site and the developer should contact Scottish Water to discuss a possible diversion.

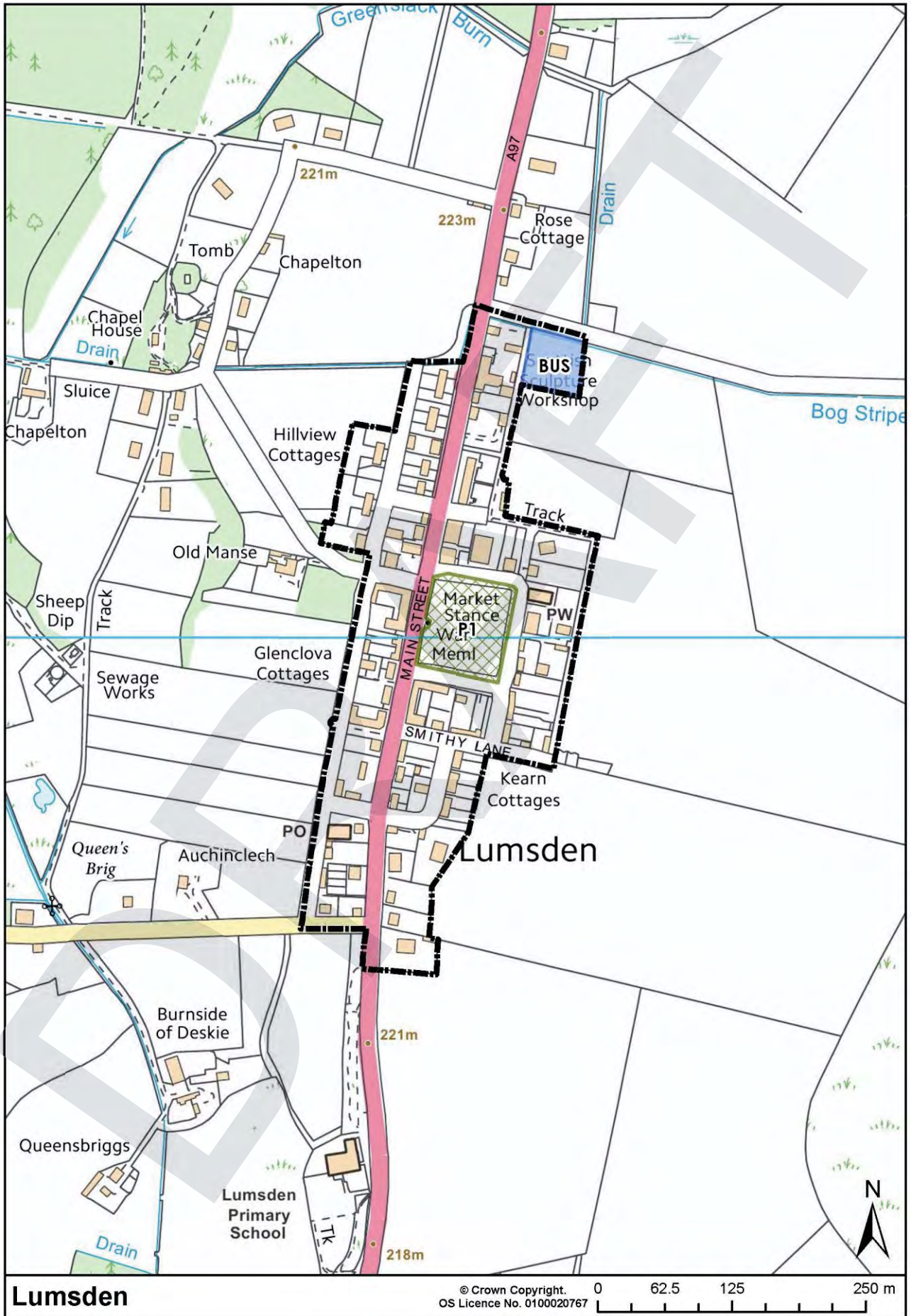
It is expected that 7 affordable homes will be provided onsite by the developer and be integrated into the design of the development.

OP2: Land east of Main Street

Allocation: 6 homes

This site was previously allocated as site EH1 in the 2012 LDP for affordable housing. This use restriction is not continued however a contribution towards affordable housing provision will be expected. The site is identified as a site which is included to provide opportunity for development should there be demand. The design of the development should seek to continue to existing street pattern found within the settlement. Development may trigger requirement for emergency access to be established and should be discussed with the Council at an early stage.

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



MONYMUSK

Vision

Monymusk is a popular village of historical significance situated within a conservation area, where the village square forms the central point. The village has been subject to recent housing development ~~with a further site committed.~~ It is important that development is sensitive to the existing unique character of the village and seeks to enhance the sense of place and community facilities already available. Given the recent development it is appreciated that no additional development should be considered at this time to allow the village to consolidate and react to the level of growth.

Natural and Historic Environment

Part of the settlement lies within the Monymusk House Gardens and Designed Landscape.

Settlement Features

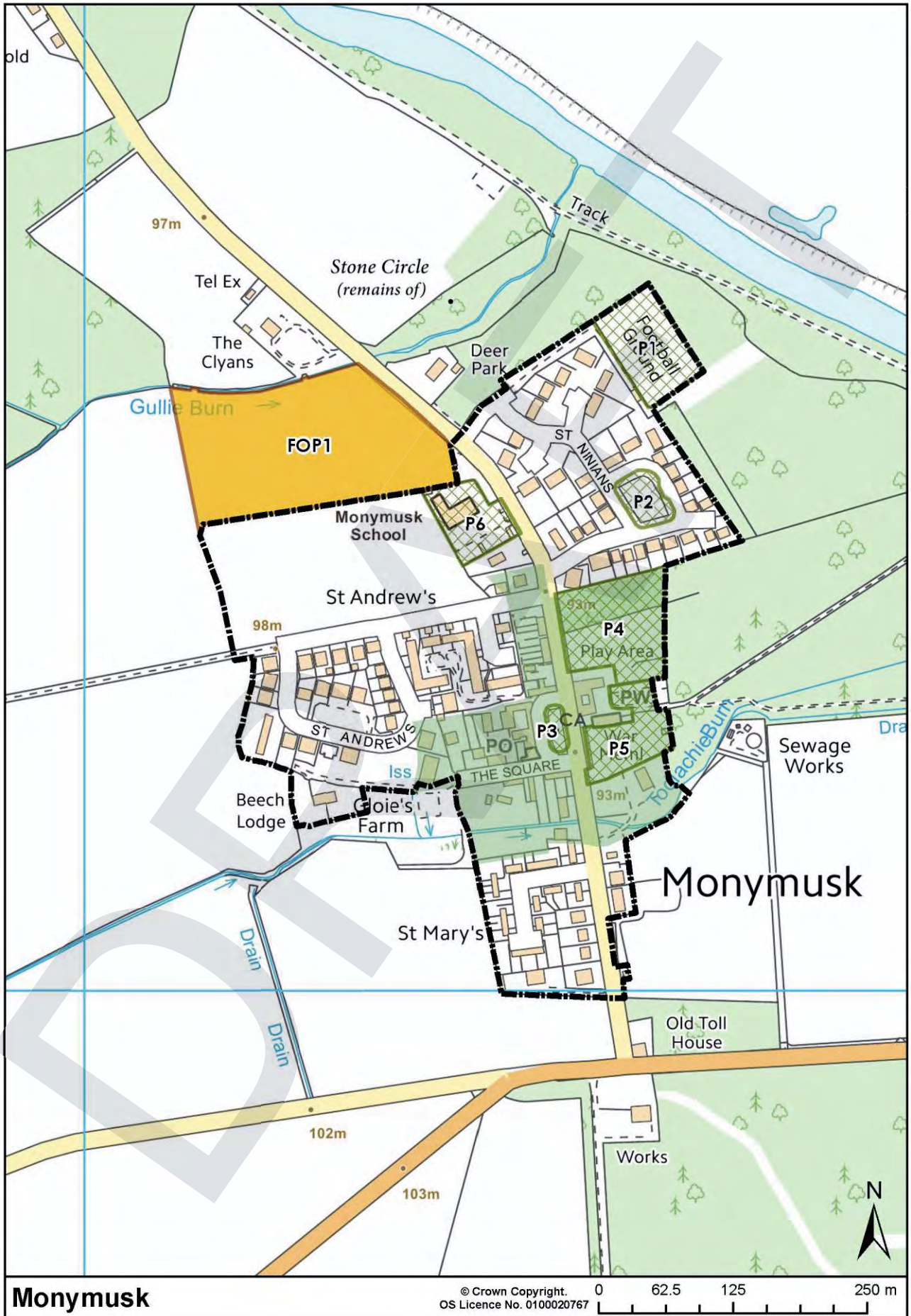
| Protected Land | |
|---|---|
| P1 | To conserve the playing field/ football pitch as a local amenity. |
| P2 | To conserve the amenity area. |
| P3 | To conserve the village square. |
| P4 | To conserve the play area as a local amenity. |
| P5 | To conserve the burial ground and setting of the church. |
| <u>P6</u> | <u>To protect the primary school as an important local amenity.</u> |
| Other Designations | |
| CA | Monymusk <u>C</u> onservation <u>A</u> rea. |
| <u>FOP1</u> (<u>Bid</u> <u>MR074</u>) | <u>Future opportunity site for housing (2.7 hectares)</u> |

Services and Infrastructure

- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Monymusk or towards facilities in the wider catchment area at Alford. 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 Monymusk or towards facilities in the wider catchment area at Alford. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute to a household waste and recycling centre in Alford.
- Health facilities: All residential development must contribute towards a replacement health centre in Kemnay.

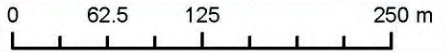
Allocated Sites

| | |
|---|------------------------------------|
| <u>OP1: Land West of Monymusk School</u> | <u>Allocation: 43 homes</u> |
| <u>This is a committed site, previously allocated as EH1 in the 2012 LDP. Full planning permission has been granted for 44 houses with the site now under construction.</u> | |



Monymusk

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MUIR OF FOWLIS

Vision

Muir of Fowlis is a small village in close proximity to Alford. Development in the settlement in recent times has been of small groups within an organic pattern of small farms and converted outbuilding. ~~A 6 house development, proposed for completion in 2016 represents the largest single development in the village.~~ Appropriate use of the organic growth policy will be required in order to contain the spread of the village along the main road. Opportunity should be taken to improve footway provision.

Settlement Features

| Protected Land | |
|---------------------------|---|
| P1 | To conserve the playing field/ football pitch as forming part of the green network. |
| P2 | To conserve the amenity area. |
| Other Designations | |
| BUS | Safeguarded for business uses, employment uses and is partially developed. |

Flood Risk

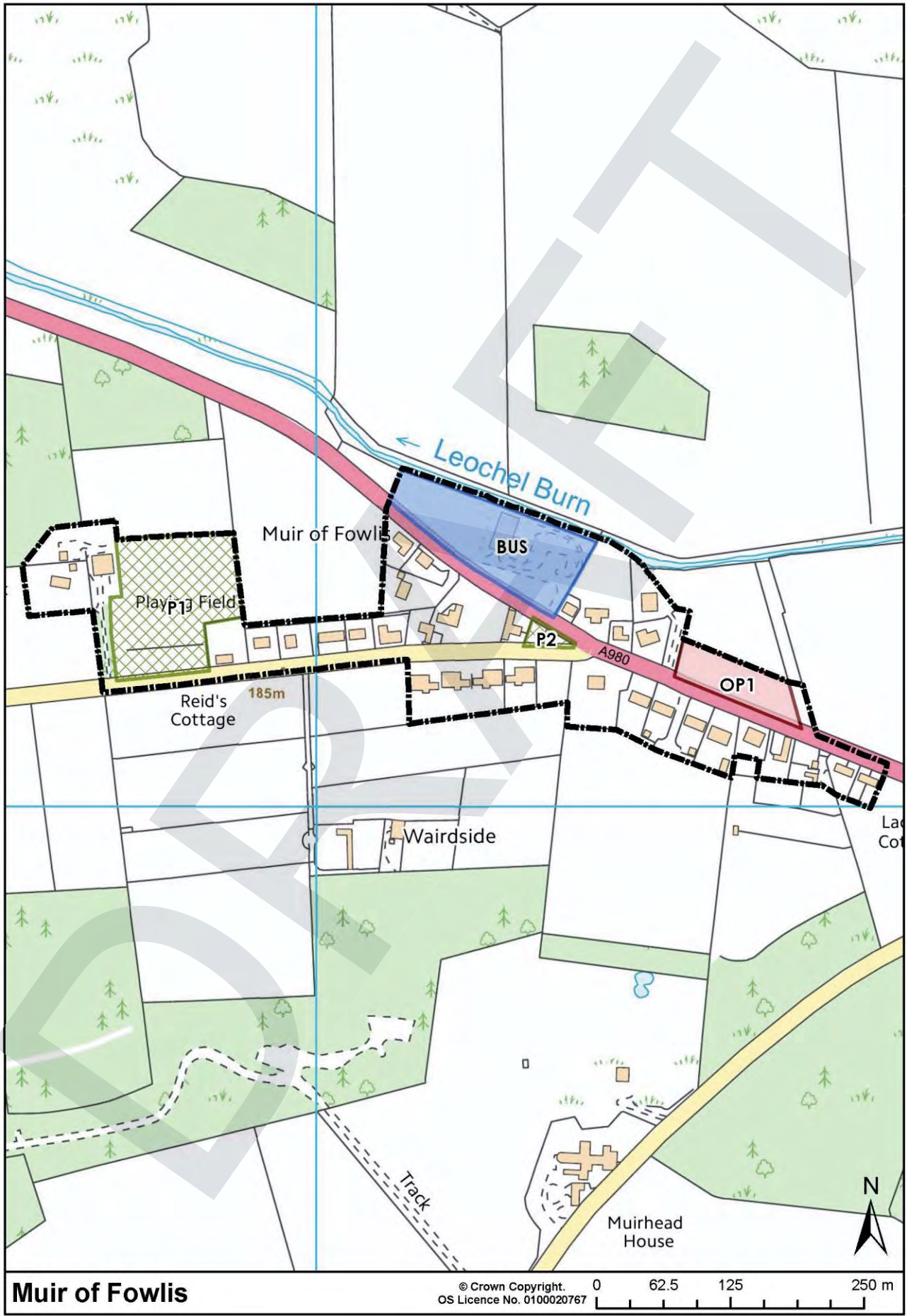
- Sites OP1 and BUS1 are adjacent to the indicative extent of the Leochel Burn. A ~~F~~flood R~~risk~~ A~~assessment~~ may be required

Services and Infrastructure

- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Muir of Fowlis or towards facilities in the wider catchment area at Alford. 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 Muir of Fowlis or towards facilities in the wider catchment area at Alford. These may be identified in the Community Plan or relevant Community Action Plan.
- Health facilities: All residential development may be required to contribute to the provision of additional capacity at Alford Medical Practice.

Allocated Sites

| | |
|---|----------------------------|
| OP1: Land Opposite the Manse | Allocation: 6 homes |
| <p>This is a committed site, previously allocated as OP1 in the LDP 2017-21 <u>OP1 in the LDP 2017-21</u> in the 2006 Local Plan. Planning permission has been granted for 6 houses with completion of development anticipated either during 2021-26 <u>2021-26</u> or the early part of the P<u>plan</u> period. A flood risk assessment may be required.</p> | |



RHYNIE

Vision

Rhynie is a traditional market village situated between Huntly and Alford. The village follows a grid street pattern with the main street and village square being prominent features. The character of the village should be safeguarded. The remoteness of Rhynie means that demand for housing is low ~~and it has not been subjected to speculative development~~, but nevertheless allocations made aim to support village amenities and services, such as the primary school. In addition, Rhynie is also identified as a settlement where organic growth may be supported.

Settlement Features

| Protected Land | |
|---------------------------|--|
| P1 | To conserve the village square as a key asset of the village. |
| P2 | To conserve the playing field and setting of the church. |
| P3 | To conserve the strategic landscape buffer. |
| P4 | Protected to conserve the playing field. |
| P5 | To protect the primary school as an important local amenity. |
| Other Designations | |
| BUS | Safeguarded for business uses. employment uses of which part of the site is in use. |

Services and Infrastructure

- Strategic drainage and water supply: Rhynie Waste Water Treatment Works has limited capacity. A growth project will be initiated once development meets Scottish Water's criteria. Local water mains reinforcement may be required to facilitate new development.
- Secondary education: All residential development must contribute towards reconfiguration or permanent extension at the Gordon Schools.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Rhynie or towards facilities in the wider catchment area at Huntly. 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 Rhynie or towards facilities in the wider catchment area at Huntly. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute to a household waste and recycling centre in Alford or Insch.
- Health facilities: All residential development may require to contribute towards the reconfiguration of Rhynie Surgery to create additional capacity.

Allocated Sites

~~OP1: Land north of Richmond Avenue Allocation: Mix of uses including 25 homes and 0.6 ha employment land~~

~~This site was previously allocated as site M1 in the 2012 LDP. The site is situated opposite Rhynie Business Park off of the main road. Access should be taken from Richmond Avenue with the site being deigned in such a way as to integrate with the style and character of the settlement. Upgrades required to the road should be to an adoptable standard. There should be a mix of detached, semi-detached and terraced housing. The employment allocation should be utilised in a way that meets current and potential future demands.~~

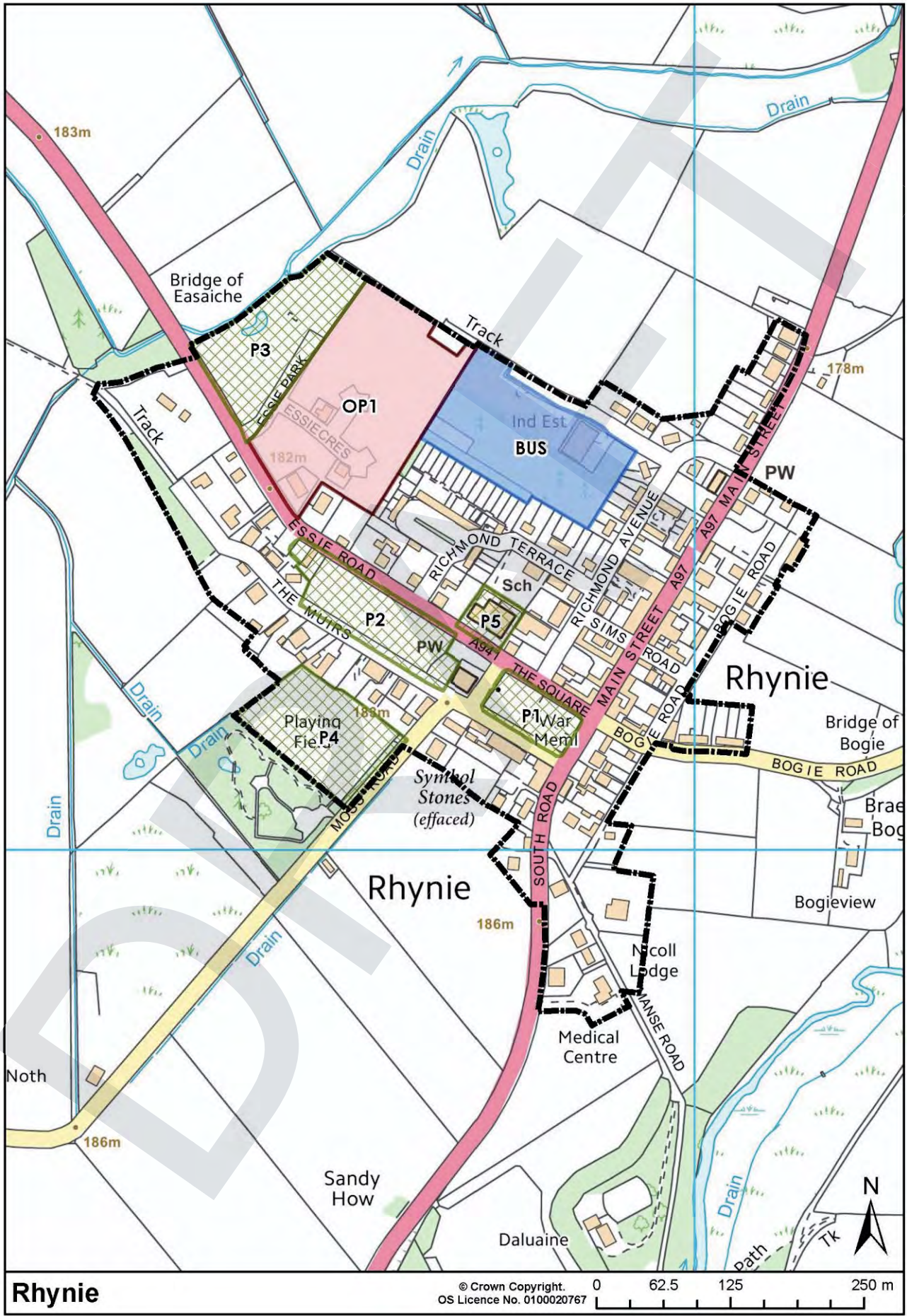
~~A water impact assessment will be required to look at capacity at Clatt Service Reservoir. The demand for water and wastewater capacity for the non-domestic element of the development will depend on the business uses proposed. Early engagement with Scottish Water is encouraged.~~

~~It is expected that 5 affordable houses will be provided onsite by the developer, integrated into the design of the development.~~

OP12: Land at Essie Road

Allocation: 34 homes

This is a committed site previously allocated as sites OP2 in the LDP 2017~~eh1 and fh1 in the 2006 Local Plan~~. Planning permission has been granted for 34 homes and construction has commenced. ~~with~~ †The site is coming forward on a plot by plot basis, although progress in delivering the site has been slow. ~~The remaining capacity of the site is 32 homes.~~



RUTHVEN

Vision

Ruthven is a small village along a single carriageway road where housing is centred on the crossroads dividing the settlement. There are a number of traditional buildings within the settlement and every effort should be made to preserve these, where possible. In addition to an allocation for housing, Ruthven has been identified as a settlement where limited organic growth may be supported in order to support the primary school roll.

The lack of focal point for the village is an issue of concern to the community.

Natural and Historic Environment

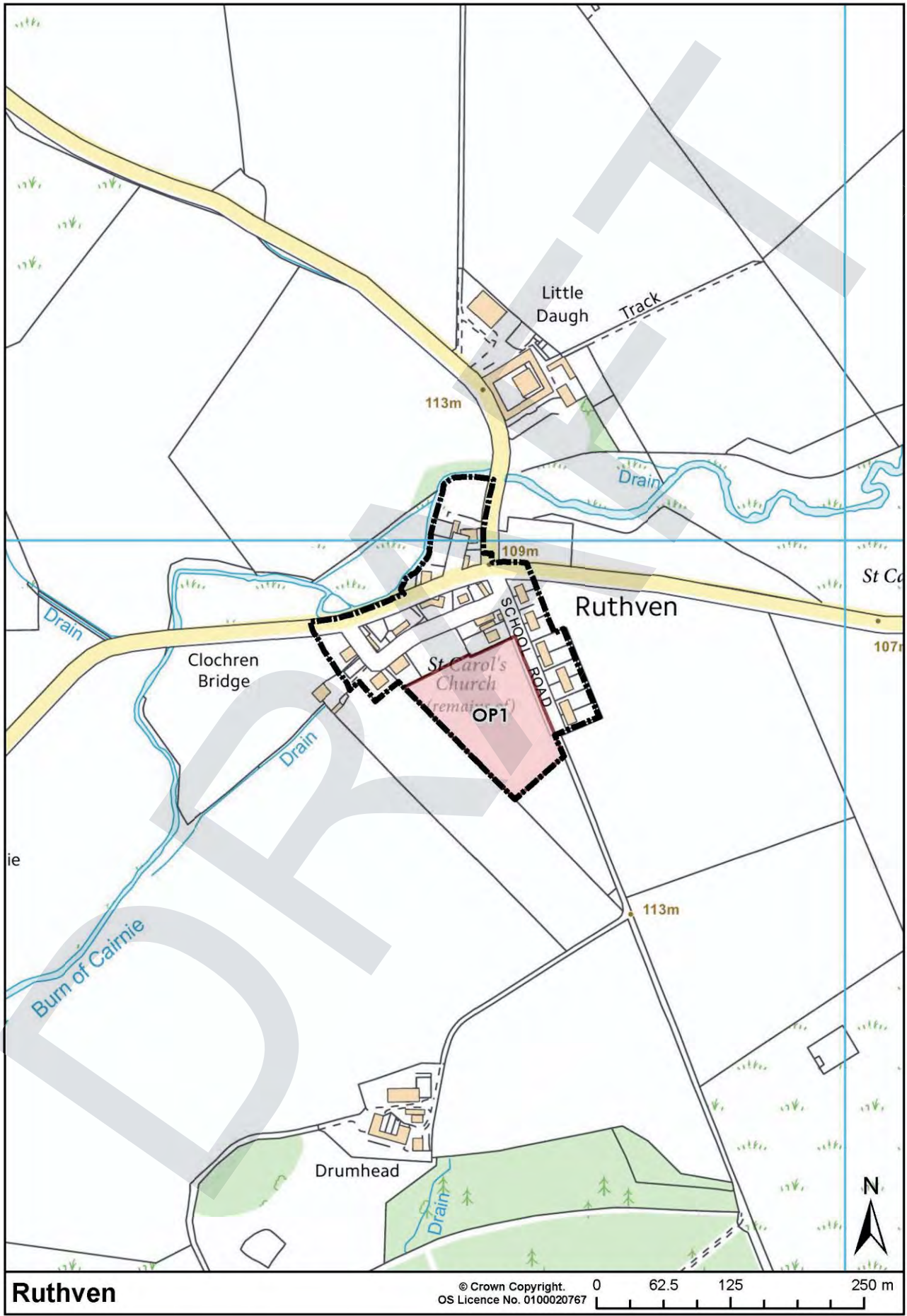
The Bin Hill Local Nature Conservation Site is situated in close proximity to the settlement.

Services and Infrastructure

- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Ruthven or towards facilities in the wider catchment area at Huntly. 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 Ruthven or towards facilities in the wider catchment area at Huntly. These may be identified in the Community Plan or relevant Community Action Plan.
- Health facilities: All residential development will require to contribute towards an extension of Huntly Health Centre.

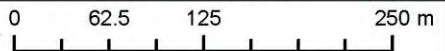
Allocated Sites

| OP1: School Road | Allocation: 8 homes |
|---|---------------------|
| <p>This <u>is a committed site</u> is previously allocated as site <u>OP1 in the LDP 2017-EH1 in the 2012 LDP</u>. The site is situated to the south of Ruthven to the west of School Road with existing residential uses to the north and east with open countryside to the south and west. The development should be designed in a way that considers the style of the other properties in the local area. Effort should be made to retain the trees along the walled boundary to the north of the site. Road improvements will be required to increase visibility from School Road.</p> <p><u>It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing, It is expected that 2 affordable houses will be provided onsite by the developer,</u> integrated into the design of the development.</p> | |



Ruthven

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STRACHAN

Vision

Strachan is a small village situated a short distance from Banchory. The settlement is linear in pattern with much of the housing situated on the north side of the road. An infill site has been identified for up to 15 new homes. Strachan also falls within settlements where organic growth may be supported. There is ~~a primary school and~~ a village hall within the settlement which will be supported through appropriate growth of the village.

Natural and Historic Environment

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

Settlement Features

| Protected Land | |
|-----------------------|--|
| P1 | To conserve the playing field/ football pitch as an amenity for the community. |

Flood Risk

- Site OP1 is situated on a steep sided slope which may increase flood risk downstream. There is a small watercourse running to the west of the site. A ~~Flood Risk Assessment~~ may be required.

Services and Infrastructure

- Strategic drainage and water supply: There is limited capacity at Banchory Waste Water Treatment Works. A growth project will be initiated once development meets Scottish Water's criteria. Local water mains reinforcement may be required to facilitate new development.
- Secondary education: All residential development must contribute to the provision of additional capacity for secondary education.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Strachan 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 Strachan or towards facilities in the wider catchment area at Banchory. These may be identified in the Community Plan or relevant Community Action Plan.
- Health facilities: All residential development must contribute towards a new health centre in Banchory.

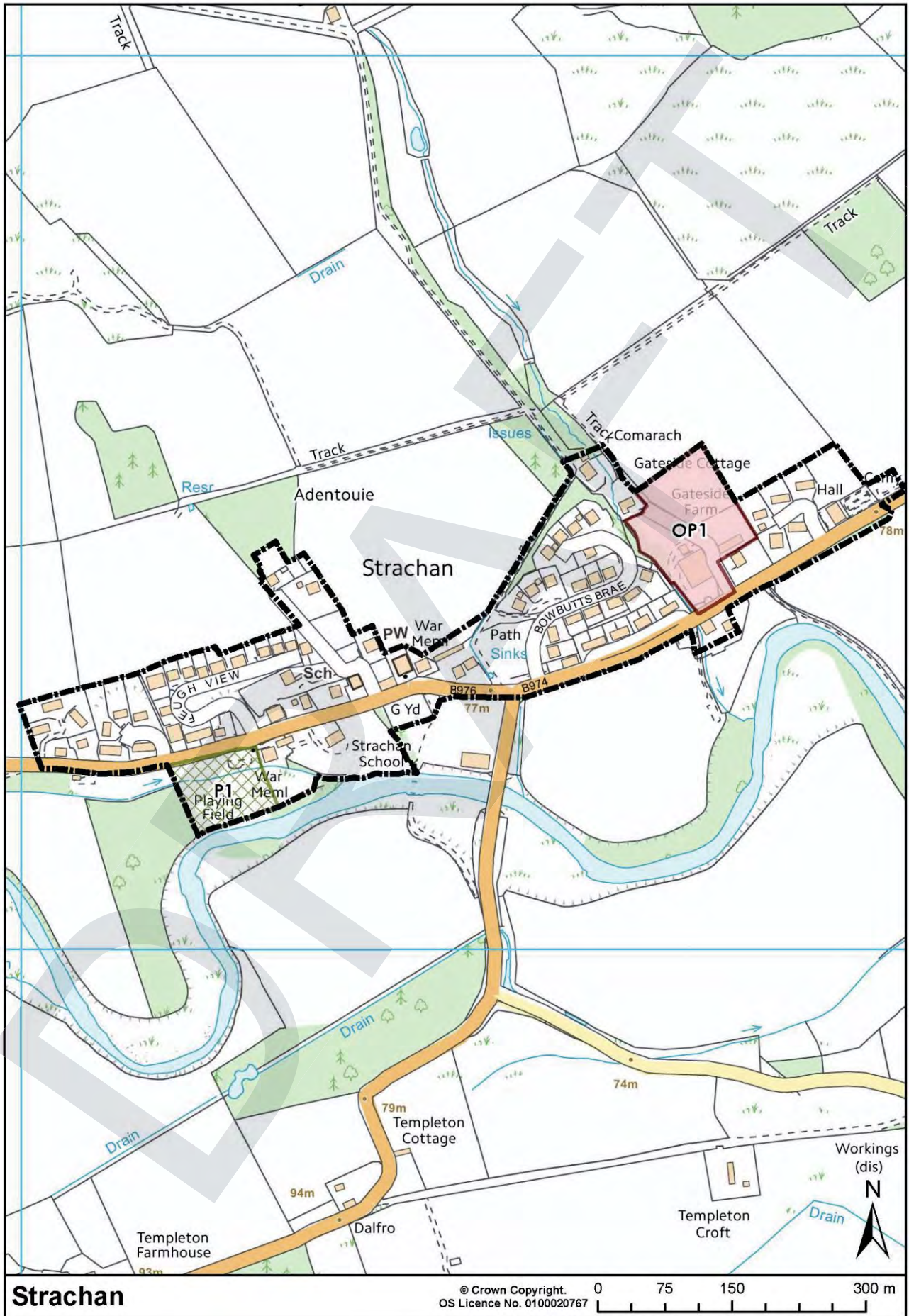
Allocated Sites

| OP1: Land at Gateside Cottage | Allocation: 15 homes |
|--|-----------------------------|
| <p>This site was previously allocated as site OP1 in the LDP 2017H1 in the 2012-LDP. The site currently forms part of a farm unit. Planning permission has been granted with completion of development anticipated either during 2021 or the early part of the Plan period. The site is constrained in respect to its gradient but it is expected that this can be overcome with good site layout and design. Access to the site should be taken from the existing farm access which</p> | |

~~should be upgraded. A pedestrian access will be required between the site and the Bowbutts development to the west of the site. A flood risk assessment may be required to consider the potential flood risk from adjacent water source and culverts. The design of the development should be sensitive to the existing settlement and take advantage of the views without compromising the landscape features surrounding the village. The traditional U-shaped steading and stone dyke to the front of the site should be retained and integrated into site design, if possible.~~

~~A construction method statement will be required to take account of the potential impacts of the qualifying interests of the River Dee Special Area of Conservation (SAC).~~

~~It is expected that 3 affordable houses will be provided onsite by the developer and be integrated into the design of the development.~~



TARLAND

Vision

Tarland is a traditional village set in the Howe of Cromar. Tarland has significant historical interest reflected in the village's features and character. Tarland has access to a range of local facilities including a parish church, primary school, village hall, two pubs and local shops. These are centred round the village square at the heart of the village. This is important for the "sense of place" in the village and should be maintained. Tarland has been given modest housing and business land allocations to reflect both the scale of the community and the levels of need.

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 village. The Howe of Cromar Local Nature Conservation Site (LNCS) is located in close proximity to the north of the settlement boundary.

Settlement Features

| | |
|---------------------------|--|
| Protected Land | |
| P1 | To conserve the playing field as an amenity for the village. |
| P2 | To conserve the amenity area. |
| P3 | To conserve the landscape buffer. |
| P4 | To protect the primary school as an important local amenity. |
| P5 | To conserve the golf course as part of the green network and provide a setting for the community. |
| Reserved Land | |
| R1 | For a cemetery extension. |
| Other Designations | |
| BUS | Safeguarded for employment uses. A biomass store has full planning permission in place. |

Flood Risk

- Tarland is within an area identified by the Scottish Environment Protection Agency (SEPA) as an area potentially vulnerable to flooding.
- Parts of site ~~OP1 and OP3~~OP2 are located adjacent to SEPA's indicative 1 in 200 year flood risk area, or have a small watercourse running through or adjacent to the site. A ~~F~~flood ~~R~~risk ~~A~~assessment may be required for ~~these~~this sites.

Services and Infrastructure

- Strategic drainage and water supply: Tarland Waste Water Treatment Works has limited available capacity. Should additional capacity be required a growth project will be initiated once development meets Scottish Water's criteria. Local water mains reinforcement may be required to facilitate new development.
- Secondary education: All residential development must contribute towards providing additional capacity at Aboyne Academy.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Tarland or towards facilities in the wider catchment area at Aboyne. 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 Tarland or towards facilities in the wider

catchment area at Aboyne. These may be identified in the Community Plan or relevant Community Action Plan.

- Waste and recycling: All development must contribute to a household waste and recycling centre in Aboyne.
- Health facilities: All residential development must contribute to an extension to Aboyne Health Centre.

Allocated Sites

| | |
|------------------------|---|
| OP1: Glendeskry | Allocation: Mix of uses including 50 homes and 1ha employment land |
|------------------------|---|

~~This site was previously allocated as site M1 in the 2012 LDP. A masterplan may be required.~~

~~A core path runs through the LNCS situated along the western edge of the site. The siting and design of the site should allow for connectivity between the core path and recreation infrastructure such as paths and cycleways through the site. Visibility on to Aberdeen Road may be a constraint on the site and improvements to the junction should be considered as part of development proposals.~~

~~A flood risk assessment may also be required. A construction method statement will be required to take account of the potential impacts of the qualifying interests of the River Dee Special Area of Conservation (SAC).~~

~~It is expected that 12 affordable houses will be provided onsite by the developer, integrated into the design of the development which should include a range of detached and semi-detached houses.~~

| | |
|---|--|
| OP12 (Bid MR072): Land adjacent to Alastrean House | Allocation: 10 homes as part of the Continuing Care Community |
|---|--|

This site was previously allocated as site ~~OP2 in the LDP 2017H1 in the 2012 LDP~~. A flood risk assessment may be required. This development should be designed in such a way that meets the needs of the residents of a continuing care community, but is sensitive to the ~~existing designed landscape around setting of B listed~~ Alastrean House. As few trees should be lost as a result of development and compensatory planning will be sought for trees felled. Statutory consultees may request for certain trees not to be felled and the developer should integrate this into the design following discussions with Aberdeenshire Council and Forestry Commission Scotland. A Flood Risk Assessment may also be required.

| | |
|---------------------------------------|-----------------------------|
| OP23 (Bid MR073): Village Farm | Allocation: 36 homes |
|---------------------------------------|-----------------------------|

The site was previously allocated as site ~~OP3 in the LDP 2017EH1 in the 2012 LDP~~. Full planning permission for 36 dwellings has been approved. Development of this site should be designed in a way that integrates new housing into the existing settlement and reflect the traditional rural character of the village. The full extent of the adjacent P3 protected land designation contributes towards meeting the open space provision requirements of development of this site. A buffer strip will be required adjacent to the watercourse and should be integrated as a positive feature of the development. A Flood Risk Assessment may be required. A Construction Method Statement may be required to take account of the potential impacts to 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 in accordance with policy H2, 25% of the homes should be affordable. These should be integrated into the design of the development which should include a range of detached and semi-detached houses.

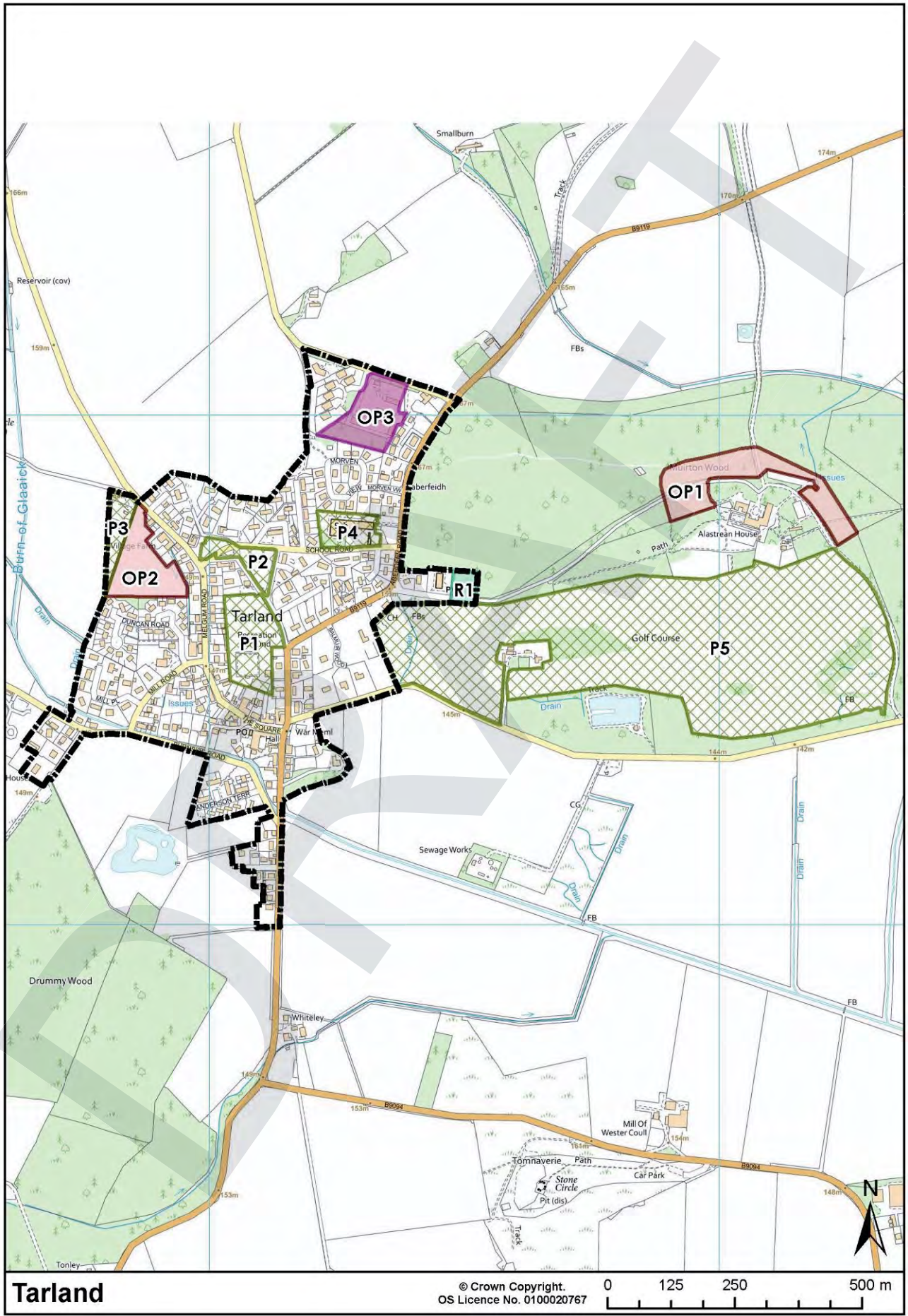
A flood risk assessment may be required.

OP3 (Bid MR070): Land at MacRobert Trust Estate Yard

Allocation: Mix of uses including 10 live/ work units and employment land

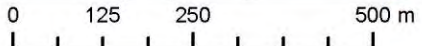
This is a newly allocated site. Development of this site should be designed in a way that integrates new housing into the existing settlement and reflect the traditional rural character of the village. It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing.

The demand for water and wastewater capacity for non-domestic development will depend on the business uses proposed. Early engagement with Scottish Water is encouraged.



Tarland

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TORPHINS

Vision

Torphins is a ~~thriving~~ village which lies between Banchory and Lumphanan in Royal Deeside. The village displays a somewhat disjointed development pattern with the ribbon development on the A980 and Craigmyle Road that extends the village's reach by over 1.6km. There is a community desire to increase accessibility, safety and general vibrancy of the village. Opportunity should be taken to improve footway, cycle path and parking provision for greater connectivity. Improvements to open spaces, streets and buildings are encouraged. The village contains a number of buildings of architectural merit and development should be sensitive to the existing character of the village. Development should seek to enhance the amenity of the village and support local opportunities for employment. ~~A reasonable allocation for mixed use development has been made, including provision for up to 48 new homes.~~

Natural and Historic Environment

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

Settlement Features

| <i>Protected Land</i> | |
|------------------------------|--|
| P1 | To conserve the playing field as forming part of the green network. |
| P2 - P4 | To conserve the woodland. |
| P5 | To conserve the woodland and the route of the dismantled railway as forming part of the green network. |
| P6 | To conserve the setting of Torphins to avoid coalescence. |
| P7 | To conserve the woodland. |
| <u>P8</u> | <u>To protect the primary school as an important local amenity.</u> |
| <u>P9</u> | <u>To conserve the golf course as part of the green network and provide a setting for the community.</u> |
| <i>Reserved Land</i> | |
| R1 | For the extension of Learney Hall. |
| R2 | For a cemetery extension. |

Flood Risk

- Torphins is in an area identified by the Scottish Environment Protection Agency (SEPA) as an area potentially vulnerable to flooding.
- Parts of site OP1 and OP3 lies within SEPA's indicative 1 in 200 year flood risk area, or is known to flood from other courses.
- Site R1 lies on the edge of the Beltie Burn flood plain and no development must be within the floodplain, which may constrain site. Any development will need to be supported by a Flood Risk Assessment.

Services and Infrastructure

- Primary education: All residential development may be required to contribute towards a permanent extension at Torphins Primary School and developers should engage with the Council at an early stage to establish impact of development on school capacity.
- Secondary education: All residential development must contribute towards providing additional capacity at Aboyne Academy.

- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Torphins or towards facilities in the wider catchment area at Aboyne. 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 Torphins or towards facilities in the wider catchment area at Aboyne. These may be identified in the Community Plan or relevant Community Action Plan.
- Health facilities: All residential development may require to contribute toward the extension of Torphins Health and Resource Centre.

Allocated Sites

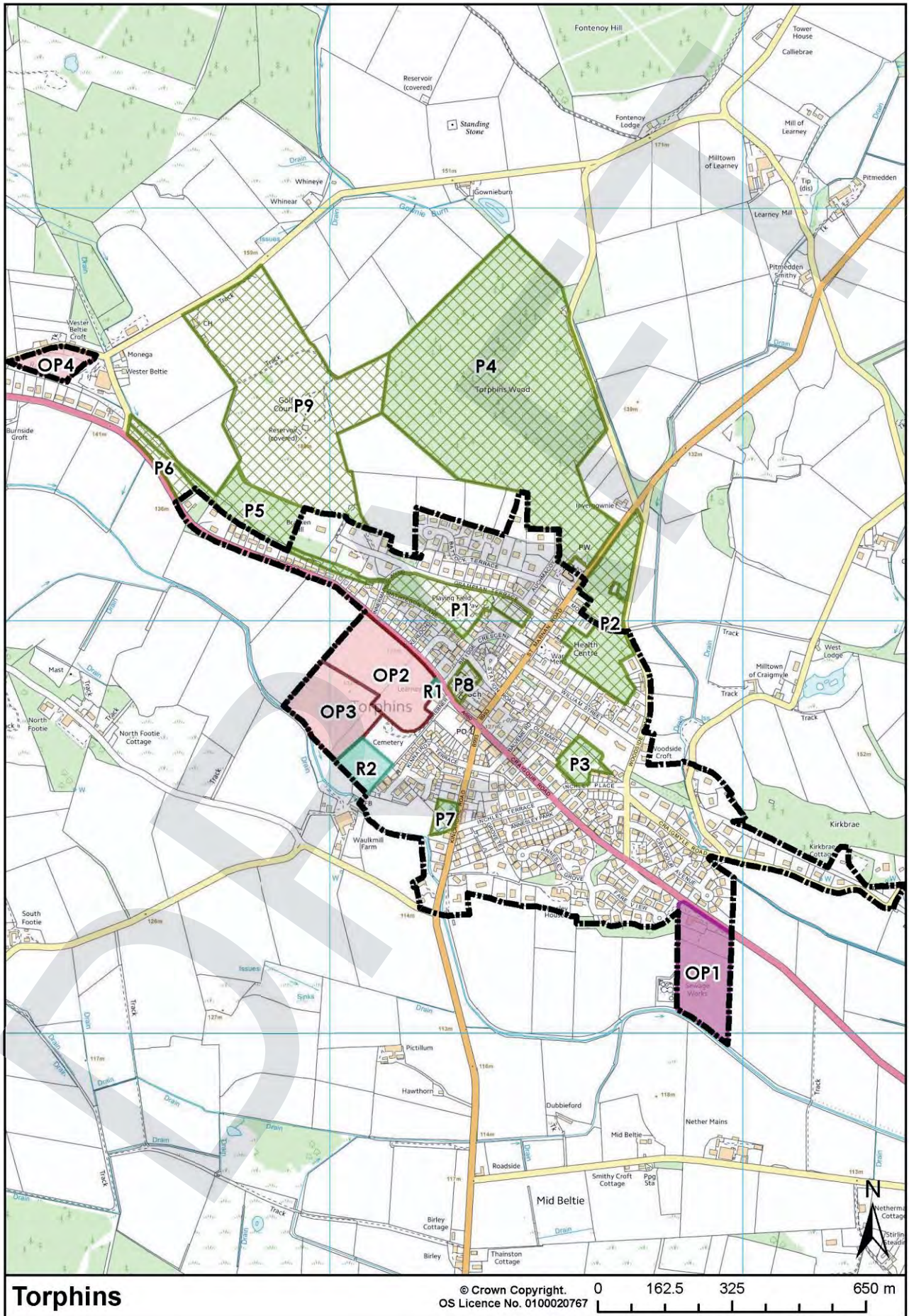
| | |
|--|---|
| OP1 (Bid MR060): Station Garage | Allocation: Mix of uses including 478 homes and a business park |
| <p>This site was previously allocated as site OP1 in the LDP 2017BUS in the 2012 LDP. Planning permission in principle for mixed-use47 homes development has been approved subject to legal agreement. <u>Planning permission for employment to the south of this site has been granted and the open space element along the Beltie Burn should be retained.</u> The site is situated to the south east of the settlement on the entrance to the village from Aberdeen. Access to the site should be taken from the A980. Access by Scottish Water to the sewage works should not in any way be prohibited through site design. Business uses should be appropriate to the setting of Torphins and surrounding areas. There should be a mix of housing types which should be designed in such a way to integrate with the existing housing found in Torphins. A flood risk assessment may be required.</p> <p>A construction method statement will be required to take account of the potential impacts of the qualifying interests of the River Dee Special Area of Conservation (SAC).</p> <p>It is expected that 12 affordable houses will be provided onsite by the developer, integrated into the design of the development which should include a range of detached and semi-detached houses.</p> | |

| | |
|---|-----------------------------|
| OP2 (Bid MR034): Phase 1, Land South of Beltie Road | Allocation: 29 homes |
| OP3 (Bid MR035): Phase 2, Land South of Beltie Road | Allocation: 21 homes |
| <p><u>These are newly allocated sites. Development should be designed in such a way that is complementary to the traditional rural village setting. It is expected that the site will provide a mix of house types to meet local needs and contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development. A Masterplan will be required for the phasing of development.</u></p> <p><u>A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development. A Flood Risk Assessment may also be required</u></p> <p><u>A Construction Method Statement may be required to take account of the potential impacts to the qualifying interests of the River Dee SAC.</u></p> | |

OP4 (Bid MR069): Land at Wester Beltie, South West of Torphins Golf Club Allocation: 6 homes

This is a newly allocated site. It is expected that the site will provide a mix of housetypes to meet local needs and 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. A Flood Risk Assessment may be required or this part of the site could form part of the open space provision. It is expected that the delivery of open space as part of this development will enhance the adjacent railway path network.

A Construction Method Statement may be required to take account of the potential impacts to the qualifying interests of the River Dee SAC.



TOWIE

Vision

Towie is a small village lying on the edge of the Cairngorms National Park. Key features of the village include the church ~~and~~, village hall and primary school ~~which lies~~ at the centre of the village ~~along with the primary school~~ which act as the main community facilities, not only for the village but by its 10 miles catchment of outlying glens. ~~An allocation of 5 houses has been made however further limited expansion may be achieved through organic growth of the settlement.~~

Settlement Features

| Protected Land | |
|-----------------------|--|
| P1 | To conserve the setting of the church. |
| P2 | To <u>protect and conserve the primary school and adjacent</u> conserve the land adjacent to the primary school as forming part of the green network. |

Flood Risk

- Part of site OP1 is located adjacent to a small watercourse. A ~~F~~flood ~~R~~risk ~~A~~assessment may be required.

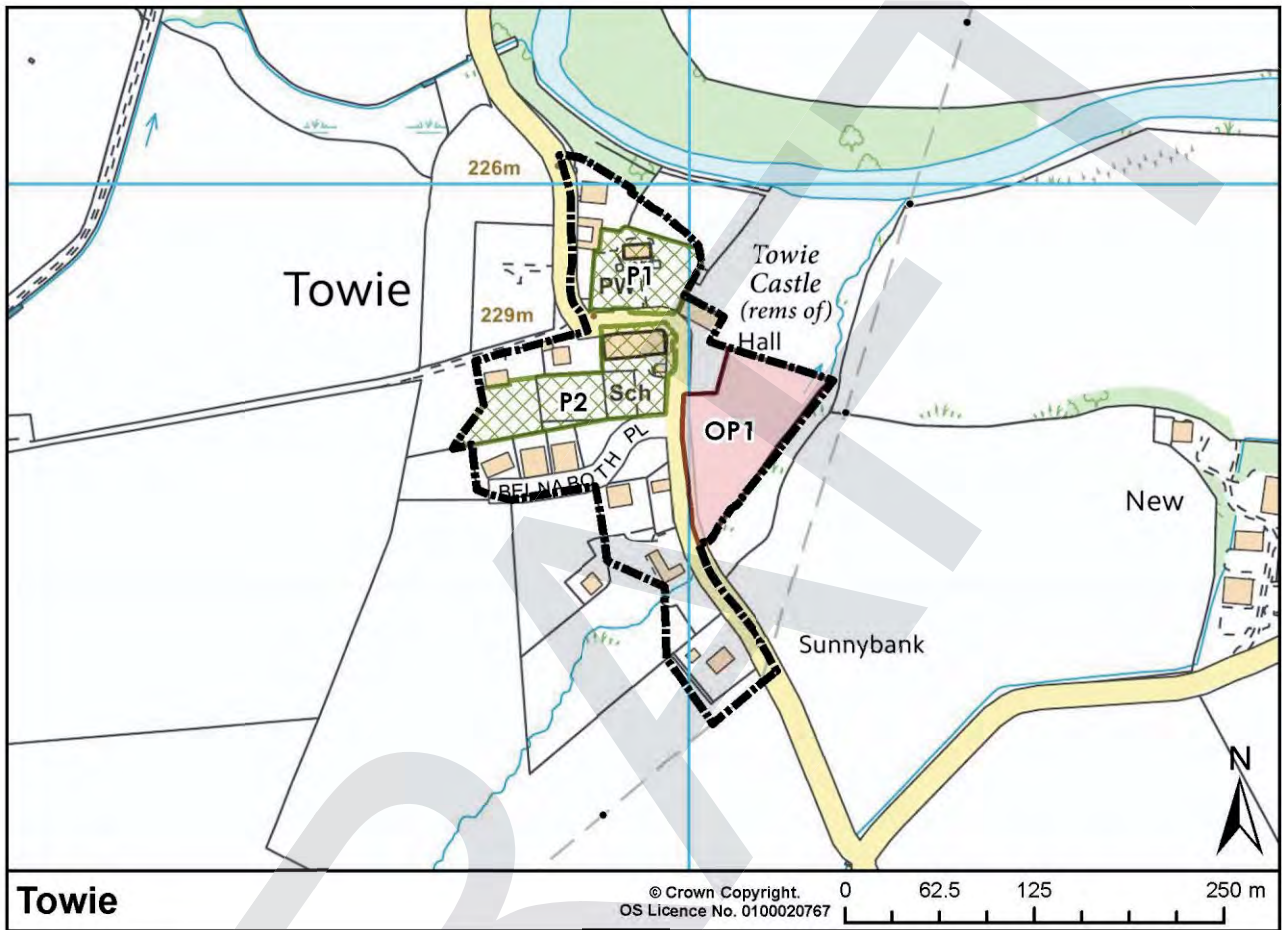
Services and Infrastructure

- Strategic drainage and water supply: There are no public wastewater treatment available.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Towie or towards facilities in the wider catchment area at Alford. 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 Towie or towards facilities in the wider catchment area at Alford. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute to a household waste and recycling centre in Alford.
- Health facilities: All residential ~~development~~ may be required to contribute to the provision of additional capacity at Alford Medical Practice.

Allocated Sites

| OP1 (Bid MR051): Land adjacent to the Hall | Allocation: 5 homes |
|--|----------------------------|
| <p>This site was previously allocated as site <u>OP1 in the 2017 LDP. H1 in the 2012 LDP.</u> A buffer strip will be required adjacent to the watercourse and should be integrated as a positive feature of the development. A Fflood Rrisk Aassessment may be required. An archaeological evaluation of the site may also be required given proximity to the remains of Towie Castle. There are no public treatment works in Towie and there are no nearby sewer systems. Development should be designed in such a way that is complementary to the traditional rural village setting established in Towie. This includes, where possible, the use of traditional building materials.</p> <p><u>There are no public treatment works in Towie and there are no nearby sewer systems.</u> The Scottish Environment Protection Agency should be consulted and full authorisation sought for relevant licensing of private wastewater treatment.</p> <p>It is expected that the site will contribute towards affordable housing in line with Policy H2</p> | |

Affordable Housing. ~~At least one housing plot should be specified as being for affordable housing.~~ The developer should engage with Aberdeenshire Council regarding delivery of this element as part of the planning application process.



WHITEHOUSE

Vision

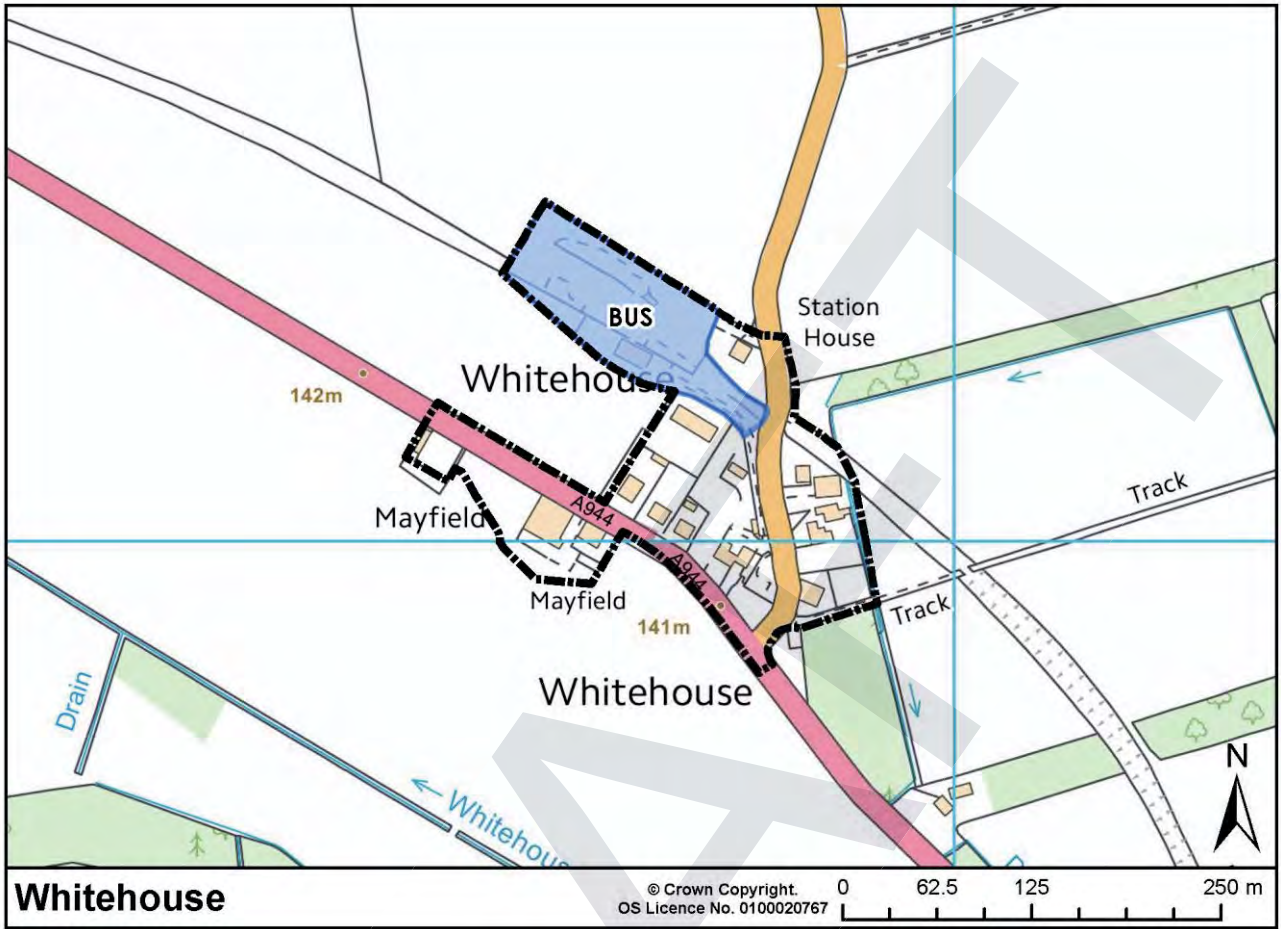
Whitehouse is a small village in close proximity to Alford. The village lies on the main A944 but is also bisected by a minor road leading towards Keig. Land has been preserved for business uses through the BUS site on the northern edge of the village and it is anticipated that development of this site will provide opportunities for business growth and local employment. ~~outwith the main Aberdeen business centre.~~

Settlement Features

| Other Designations | |
|---------------------------|---|
| BUS | Safeguarded for <u>business uses.</u> employment uses and currently used for storage containers. |

Services and Infrastructure

- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Whitehouse or towards facilities in the wider catchment area at Alford. 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 Whitehouse or towards facilities in the wider catchment area at Alford. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute to a household waste and recycling centre in Alford.



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