

Aberdeenshire Local Development Plan 2012

Supplementary Guidance Volume F

Settlement Statements **Formartine**

This volume contains detailed proposals for development within the settlements in Formartine, for which locations have been identified in the Aberdeenshire Local Development Plan.

For the avoidance of doubt each individual settlement statement is supplementary guidance under the terms of section 22 of part 2 of the Planning etc. (Scotland) Act 2006.

The Local Development Plan, and in particular Part 4 (the spatial strategy), Part 6 (the proposals maps) and Schedules 1 to 4, contains the appropriate context and establishes the main principles on which these individual statements of supplementary guidance are based. The Local Development Plan expressly refers to these settlement statements as a means of providing further detail in respect of the proposals.

The information contained within the settlement statements is based on the available information at the date of publication. The Action Programme, which supports delivery of the Aberdeenshire Local Development Plan, is a live document and will be continually updated to take account of changes and further information as it comes forward.

The settlement statements also carry forward sites and areas of protection from the Aberdeenshire Local Plan 2006.

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BALMEDIE

Key Planning Objectives for the Settlement

- Meet demand for housing in the Strategic Growth Area.
- Provide opportunity for employment in the Strategic Growth Area.
- Provide employment opportunities to support the “Energetica” framework.
- Provide improved community facilities including new health provision.

Protected Land

- Site P1 is protected to conserve the area of open space and sports pitches.
- Site P2 is protected to conserve the woodland setting.
- Site R1 is reserved for new community facilities including a health centre.
- Site R2 is reserved for a primary school expansion.
- Site R3 is safeguarded for the route of the M90/A90 Trunk Road (Balmedie to Tippierty) scheme.
- Four other areas are protected within the settlement to conserve open space.

Settlement Infrastructure

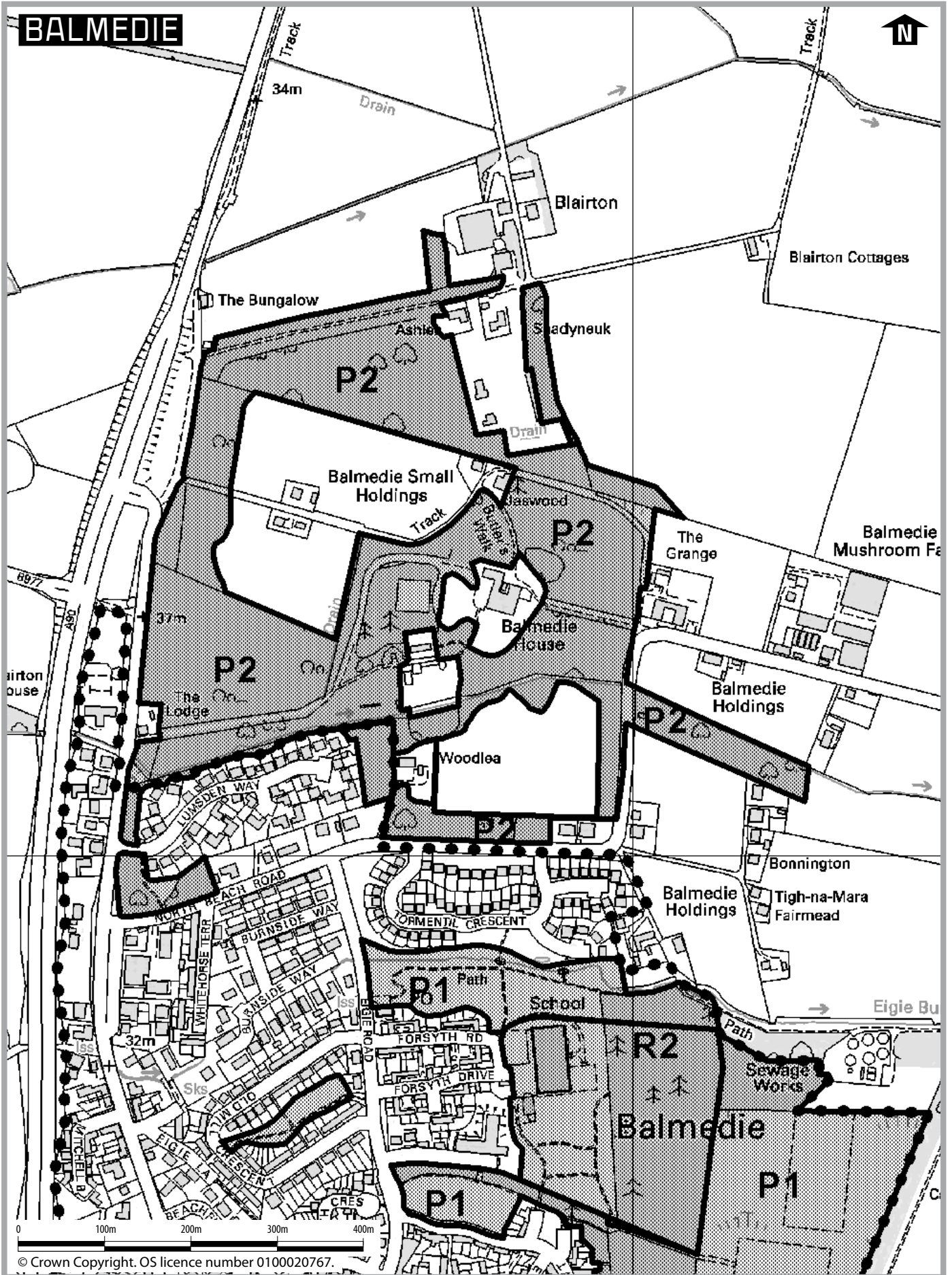
- An extension to the primary school will be required (R2).
- There is a need for a burial ground in the settlement.
- A health centre is required to serve Balmedie and the surrounding settlements (R1).
- An upgrade to the Balmedie waste water treatment works will be required.

Flood Risk

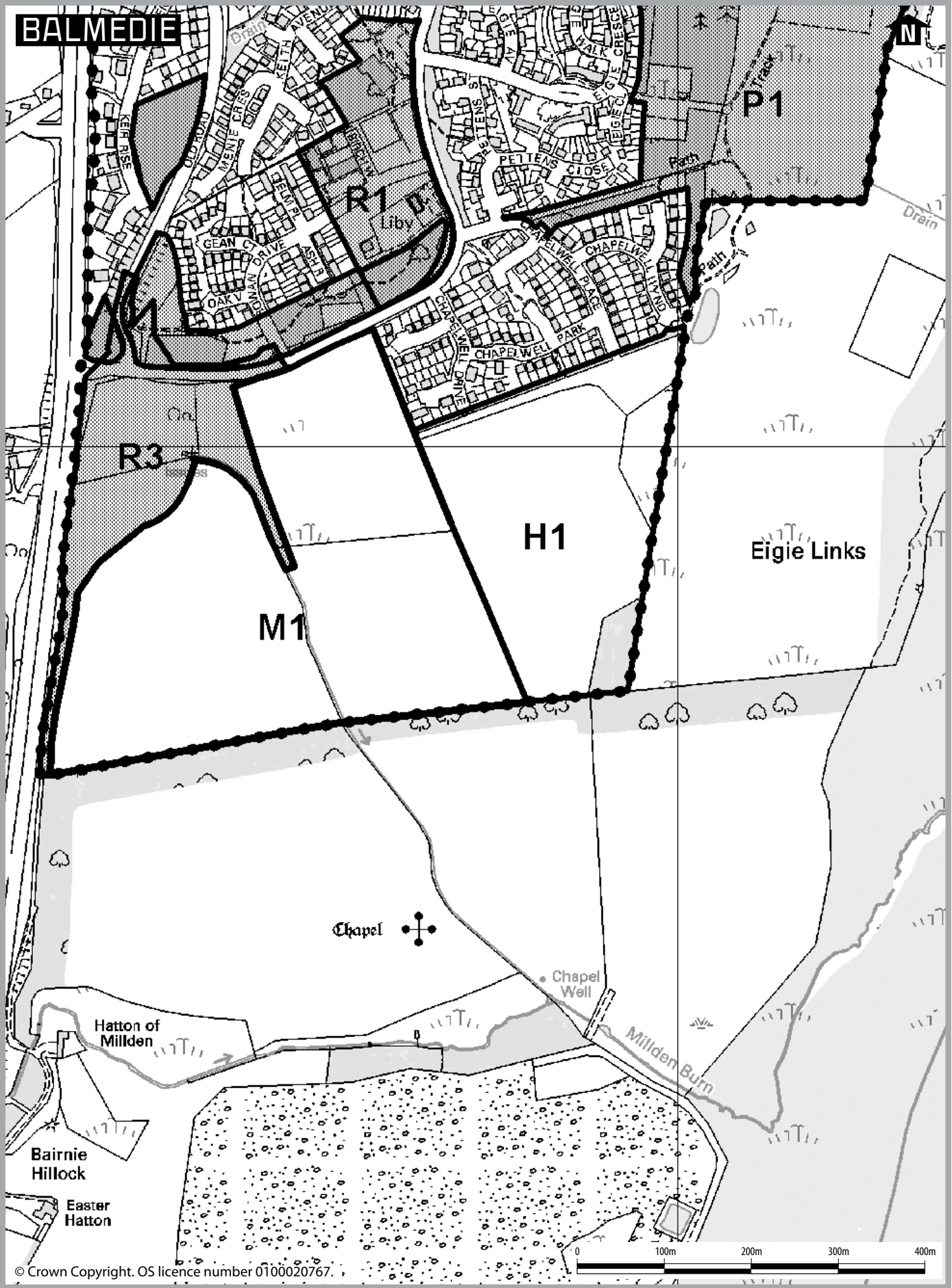
- Part of site M1 is located adjacent to the Scottish Environment Protection Agency’s indicative 1 in 200 year flood risk area, or has a small watercourse running through or adjacent to the site. A flood risk assessment may be required.

Proposed Sites

- Site H1 is allocated for up to 150 houses (including 25 houses from the previous local plan) and will be delivered in the second phase.
- Site M1 is allocated for employment opportunities (5ha employment land & 7 ha strategic reserve) for the settlement and the wider area and an additional 50 houses. This site will be delivered in the second phase.
- One masterplan will be required for H1 and M1.



BALMEDIE



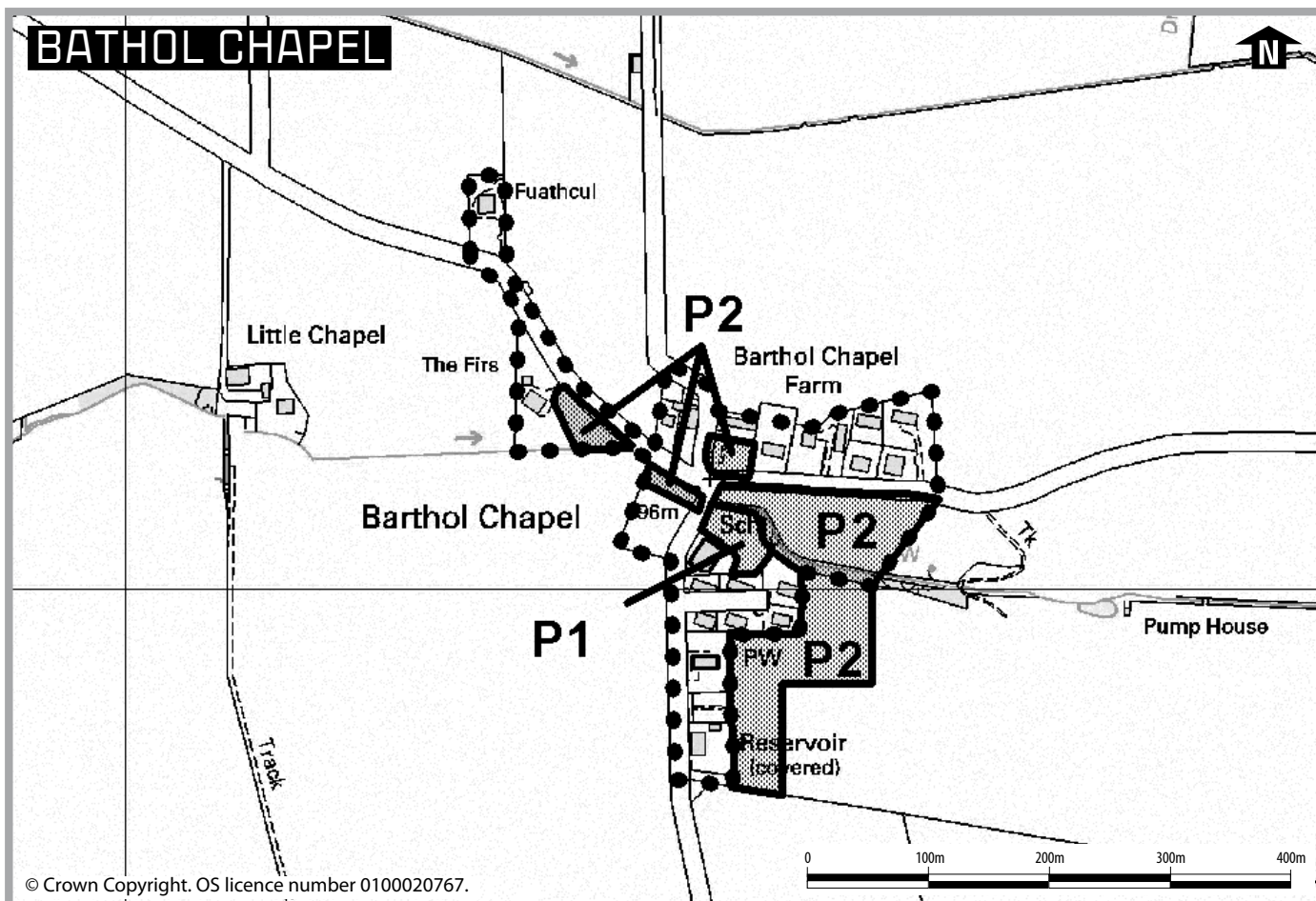
BARTHOL CHAPEL

Key Planning Objectives for the Settlement

- Preserve the amenity of the village.

Protected Land

- Site P1 is protected to conserve the playing fields.
- Sites P2 are protected to conserve the churchyard and landscape setting of the village.



BELHELVIE

Key Planning Objectives for the Settlement

- Provide local housing opportunities.

Protected Land

- Site P1 is protected to safeguard recreational land and a playground.
- Site P2 is protected to conserve an area of woodland.
- Site BUS1 is safeguarded for employment uses.

Settlement Infrastructure

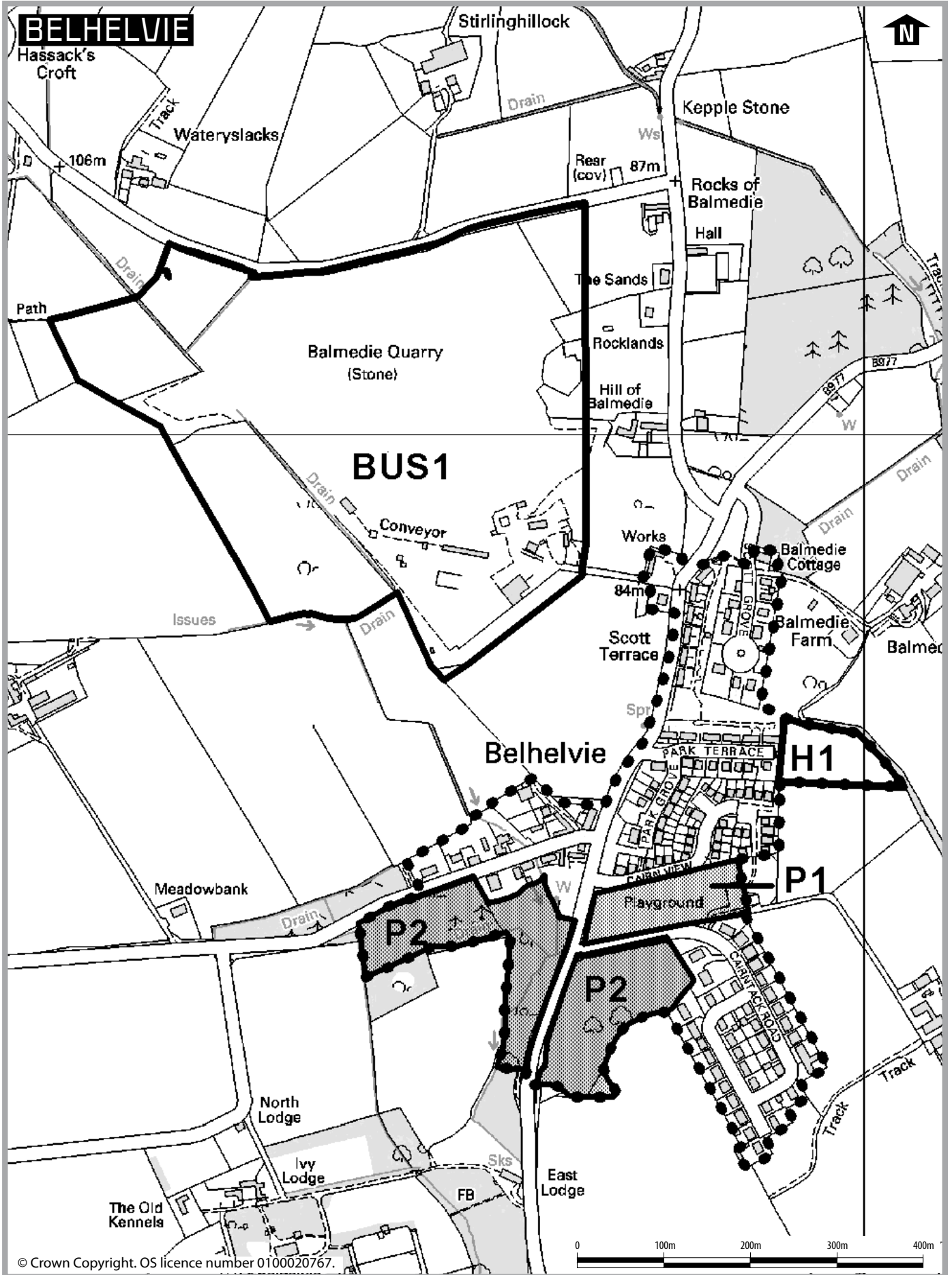
- An upgrade will be needed to the Balmedie waste water treatment works.

Flood Risk

- Part of site BUS1 is located adjacent to the Scottish Environment Protection Agency's indicative 1 in 200 year flood risk area, or has a small watercourse running through or adjacent to the site. A flood risk assessment may be required.

Proposed Site

- Site H1 is allocated for up to 10 houses in the first phase of the plan.



BLACKDOG

Key Planning Objectives for the Settlement

- Meet the need for new housing in the Strategic growth Area.
- Provide opportunity for employment in the Strategic Growth Area.
- Provide employment opportunities to support the “Energetica” framework.
- Provide improved local facilities and development of a village centre.

Protected Land

- Site R1 is safeguarded for the route of the AWPR and the M90/A90 Trunk Road (Balmedie to Tippetty) scheme.
- Site BUS1 is safeguarded for employment uses.
- The greenbelt is identified by GB. For detailed greenbelt boundaries refer to Section 6 of the Local Development Plan.

Settlement Infrastructure

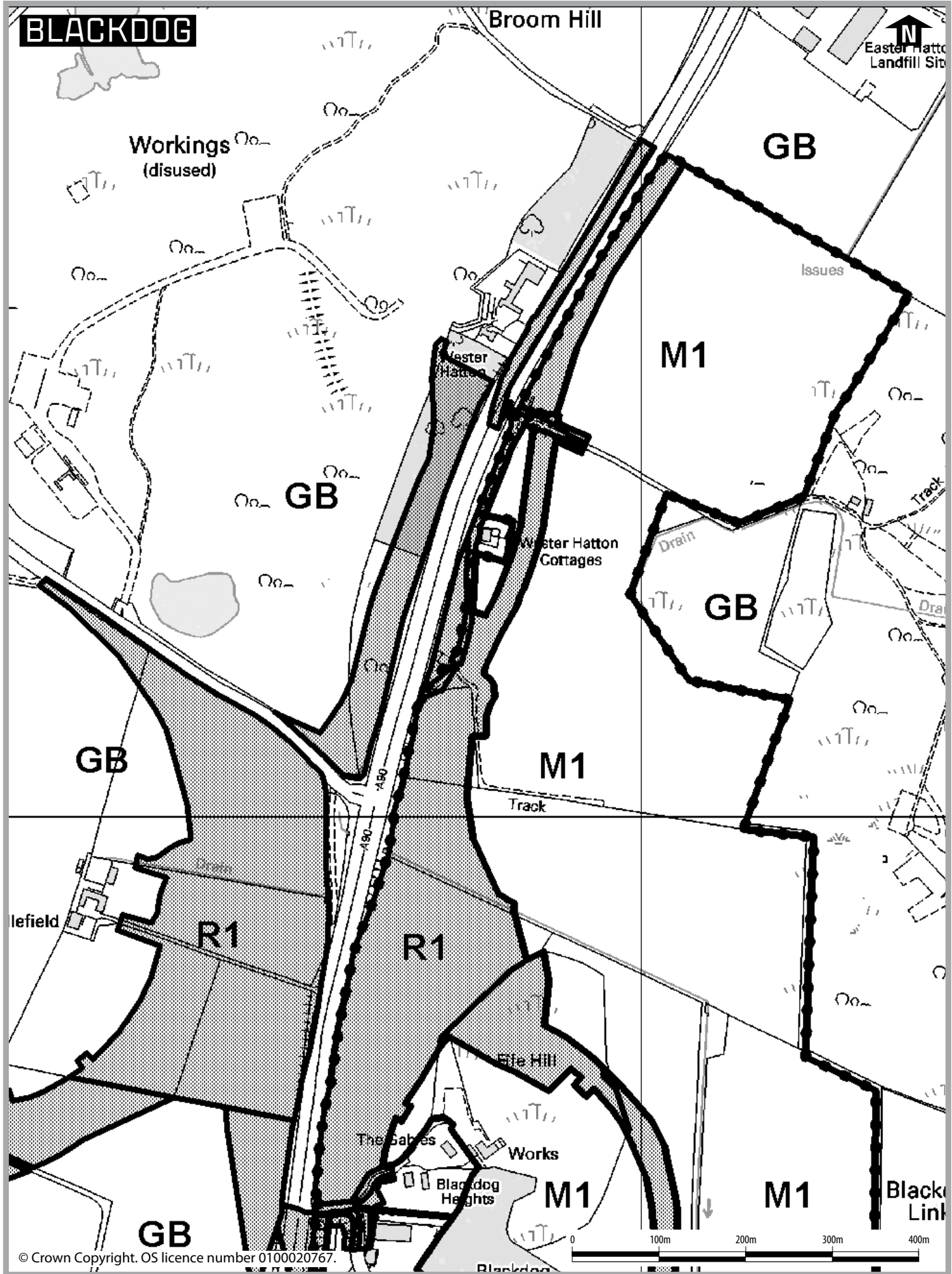
- A new health centre is required to serve this settlement; it will be located at Balmedie.
- A recycling point will be required in the development.
- A new primary school located within the new development will be required.

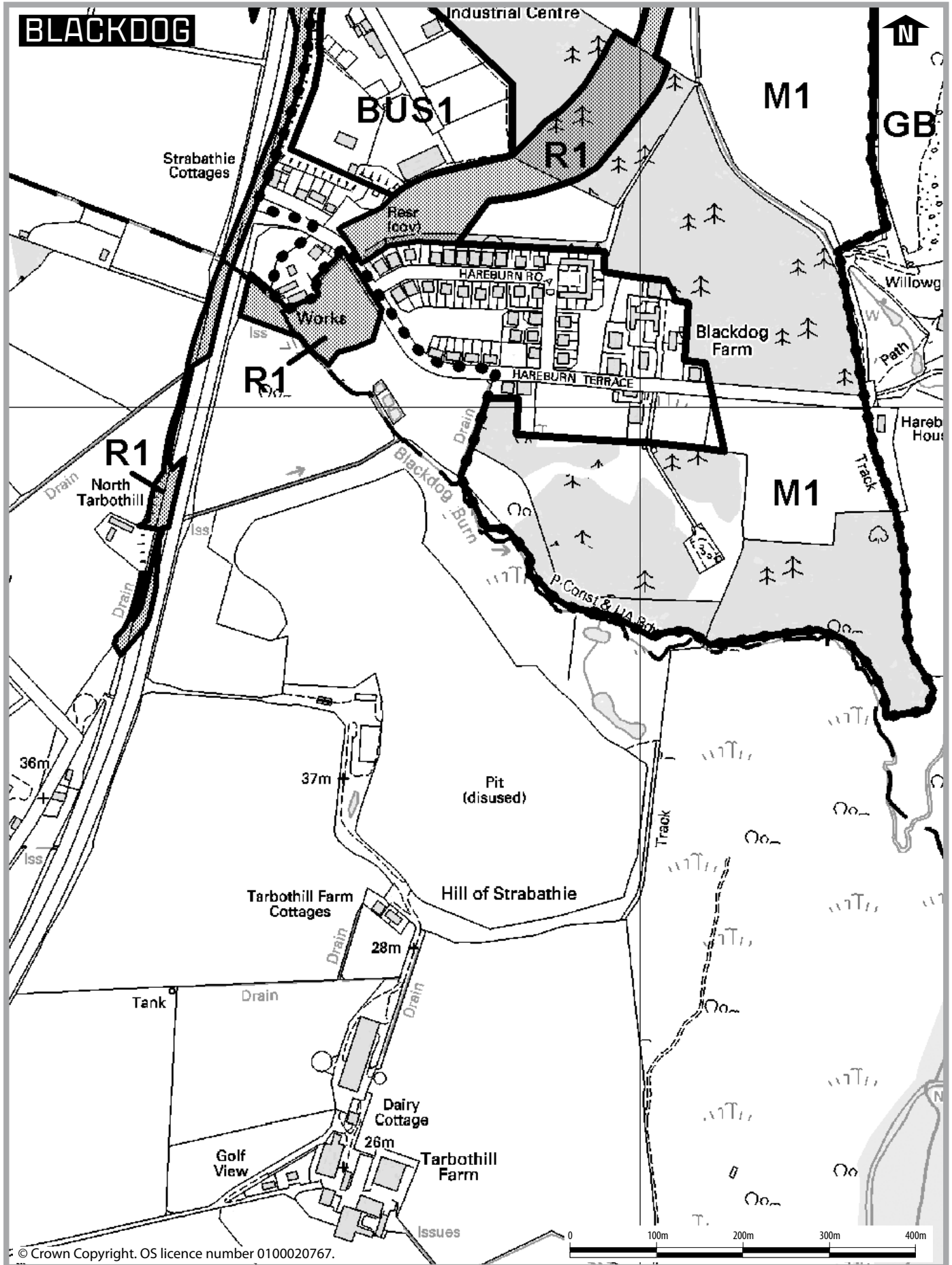
Flood Risk

- Part of site M1 is located adjacent to the Scottish Environment Protection Agency’s indicative 1 in 200 year flood risk area, or has a small watercourse running through or adjacent to the site. A flood risk assessment may be required.

Proposed Site

- Site M1 is allocated for up to 600 houses, in the second phase, with a new primary school and associated facilities, and employment land (4 ha employment land & 7 ha strategic reserve). Park and ride provision and a specialist retail facility will also be permitted within the site. A masterplan will be required which will safeguard the footprint of the AWPR. Land for a gypsy / traveller transit site will require to be made available.
- This site should not be delivered before the completion of the AWPR.





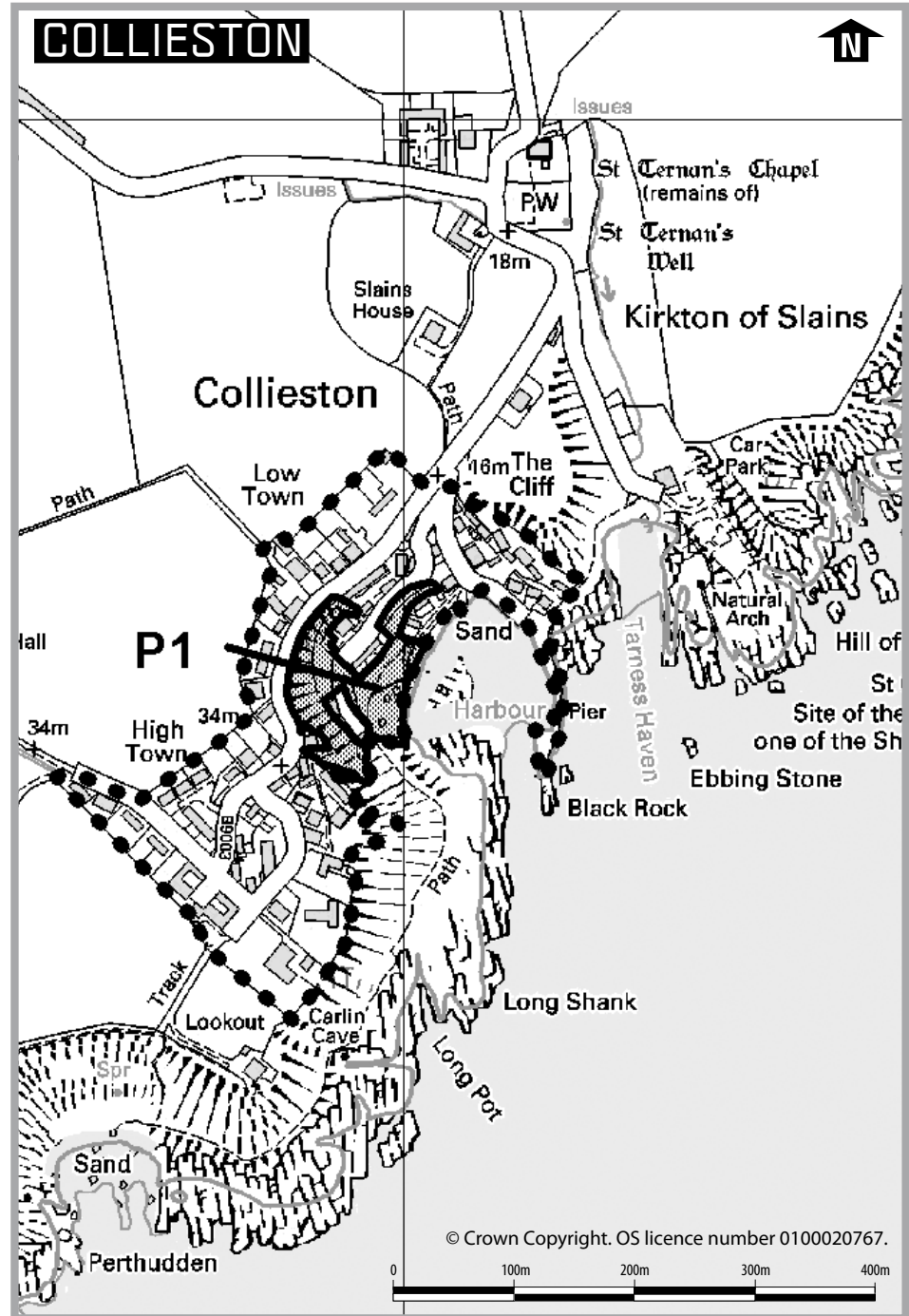
COLLIESTON

Key Planning Objectives for the Settlement

- Preserve the amenity of the settlement.

Protected Land

- Site P1 is protected to conserve the setting of the harbour and amenity of the settlement.



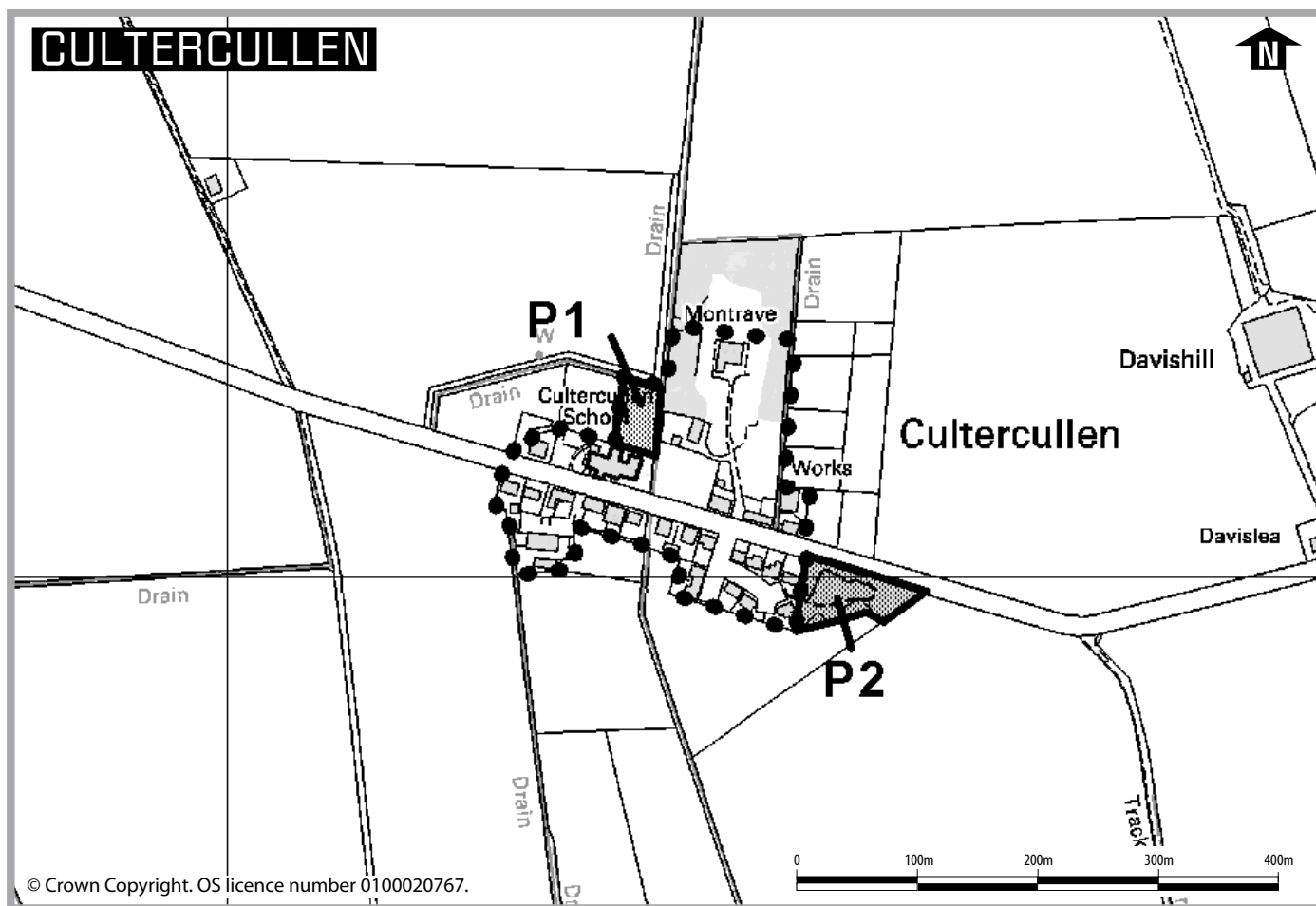
CULTERCULLEN

Key Planning Objectives for the Settlement

- Preserve the amenity of the settlement.

Protected Land

- Site P1 is protected to conserve the playing fields.
- Site P2 is protected to conserve the landscape setting.



CUMINESTOWN

Key Planning Objectives for the Settlement

- To provide for local housing need in the settlement.
- To support local services and facilities, this will include Monquhitter Primary school.

Protected Land

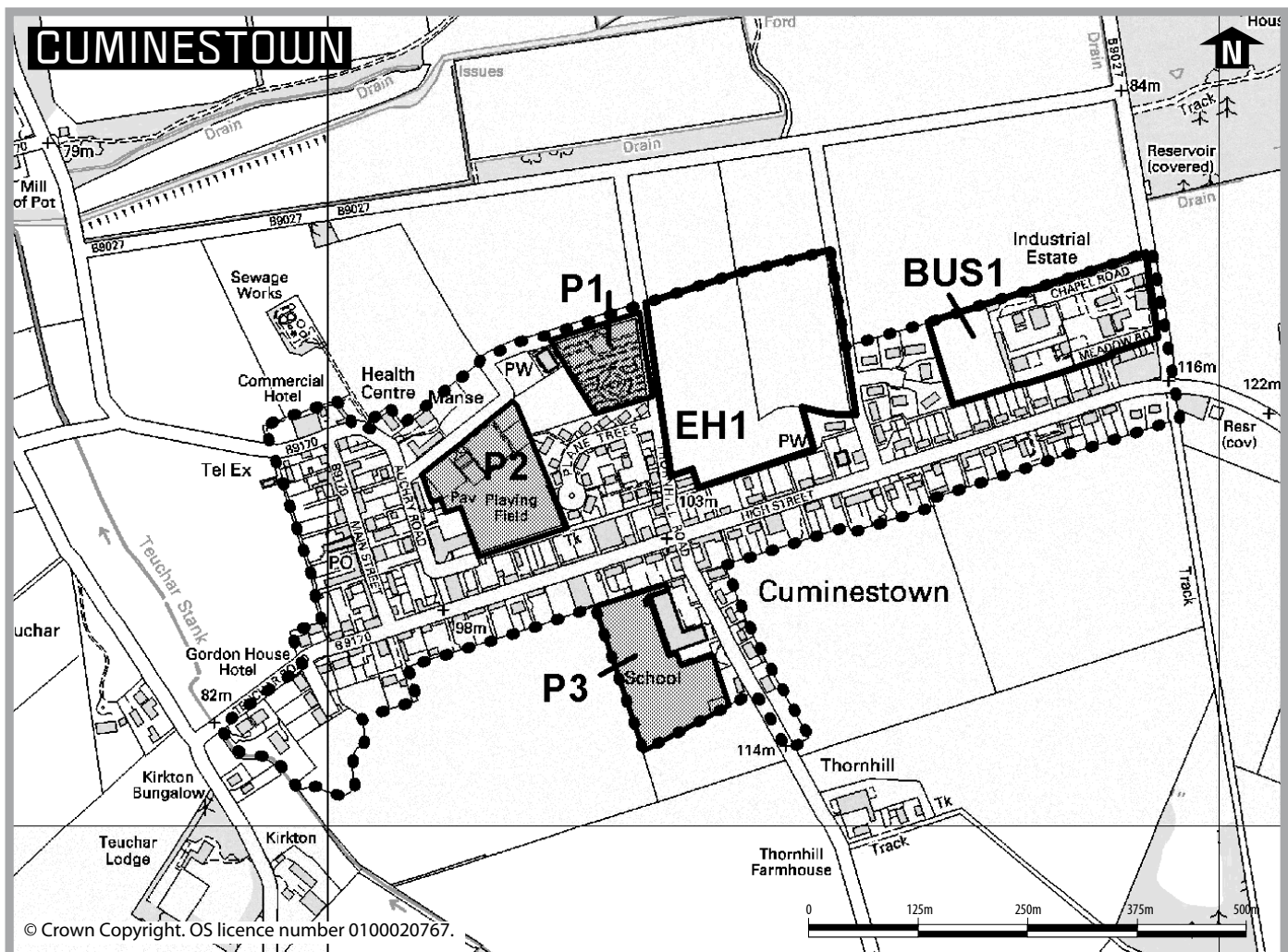
- Site P1 is protected to conserve the cemetery.
- Site P2 is protected to conserve the area of open space (playing fields).
- Site P3 is protected to conserve the recreational area of the primary school.
- Site BUS1 is an existing employment site and is protected for this use.

Existing Site

- Site EH1 is carried forward from the previous local plan for 50 houses.

Settlement Infrastructure

- A new waste water treatment facility may be needed.



DAVIOT

Key Planning Objectives for the Settlement

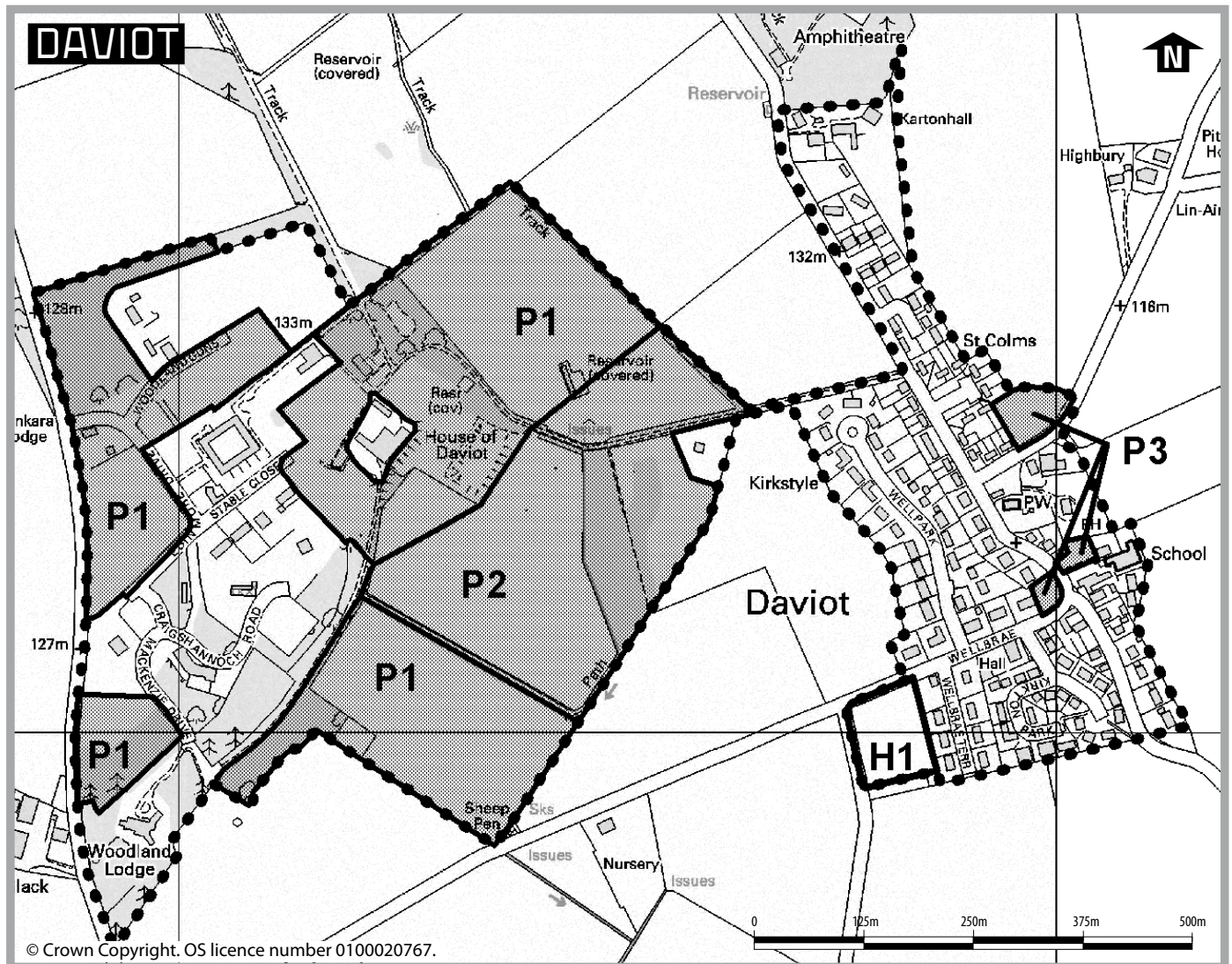
- Preserve the amenity of the settlement.
- Provide opportunities for housing to meet local needs in the Rural Housing Market Area.
- To support local services and facilities, including support for Daviot Primary School.

Protected Land

- Site P1 is protected to conserve the landscape setting of Daviot Estate.
- Site P2 is protected for community land.
- Site P3 is protected to conserve open space and recreational areas within the settlement.

Proposed Site

- Site H1 is allocated for up to 8 houses in the first phase of the plan.



ELLON

Key Planning Objectives for the Settlement

- Enhance the settlements roll as a sub-regional service centre.
- Meet the need for new housing in the Strategic Growth Area.
- Sustain existing services.
- Provide opportunity for employment in the Strategic Growth Area.
- Provide opportunity for employment to support the “Energetica” Framework.
- Provide improved community facilities.

Protected Land

- Site P1 is protected to conserve Ellon golf course.
- Site P2 is protected to conserve the area of Ellon Castle.
- Site P3 is protected to conserve the recreational open space (McDonald Park).
- Site P4 is protected to conserve the River Ythan area.
- Site P5 is protected for the Meadows sports facility.
- Site P6 is to protect the playing fields.
- Site P7 is protected to conserve the community woodland.
- Site R1 is reserved for a new cemetery.
- Site R2 is reserved for the existing Formartine and Buchan Way route and for a future potential railway route.
- Site BUS1 is an existing employment site and is protected for this use.

Existing Site

- Site EH1 has existing planning consent for up to 247 housing units.

Settlement Infrastructure

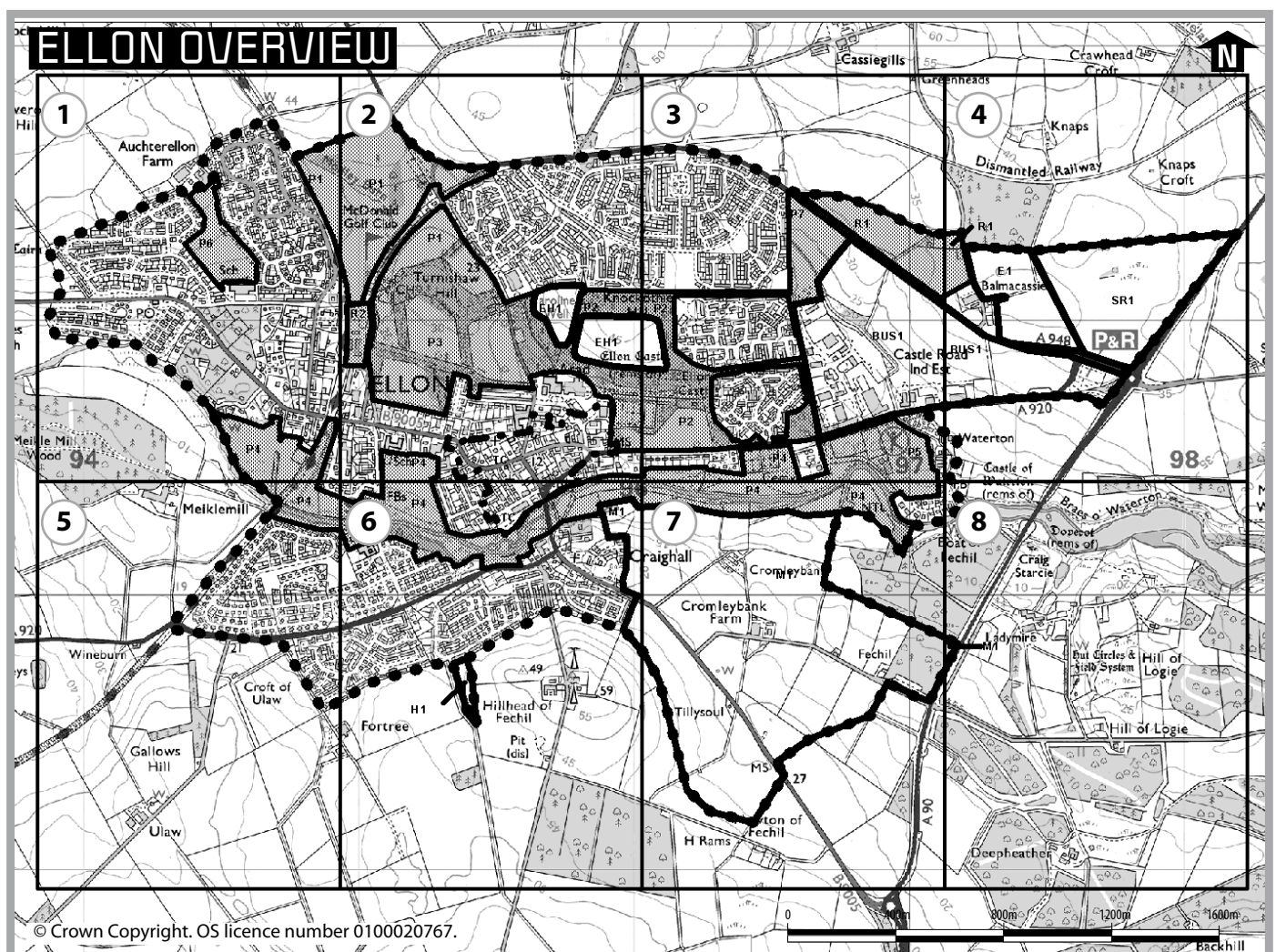
- All proposed sites will have to contribute to improvements to the A90/A948 roundabout improvements and the additional road crossing of the river Ythan.
- There is a need for 30% affordable housing in the settlement.
- A new health centre is required.
- An upgrade will be needed to the storage reservoirs and a new reservoir located to the south of Ellon. The Waste Water Treatment Works will need to be upgraded.
- A new primary school will be required.

Flood Risk

- Part of sites R1 and H1 are located adjacent to the Scottish Environment Protection Agency’s indicative 1 in 200 year flood risk area, or have a small watercourse running through or adjacent to the sites. A flood risk assessment may be required.
- Part of site M1 lies within the Scottish Environment Protection Agency’s indicative 1 in 200 year flood risk area. A detailed flood risk assessment will be required to accompany any future development proposals for this site and appropriate buffer strips will be required adjacent to the existing watercourse.

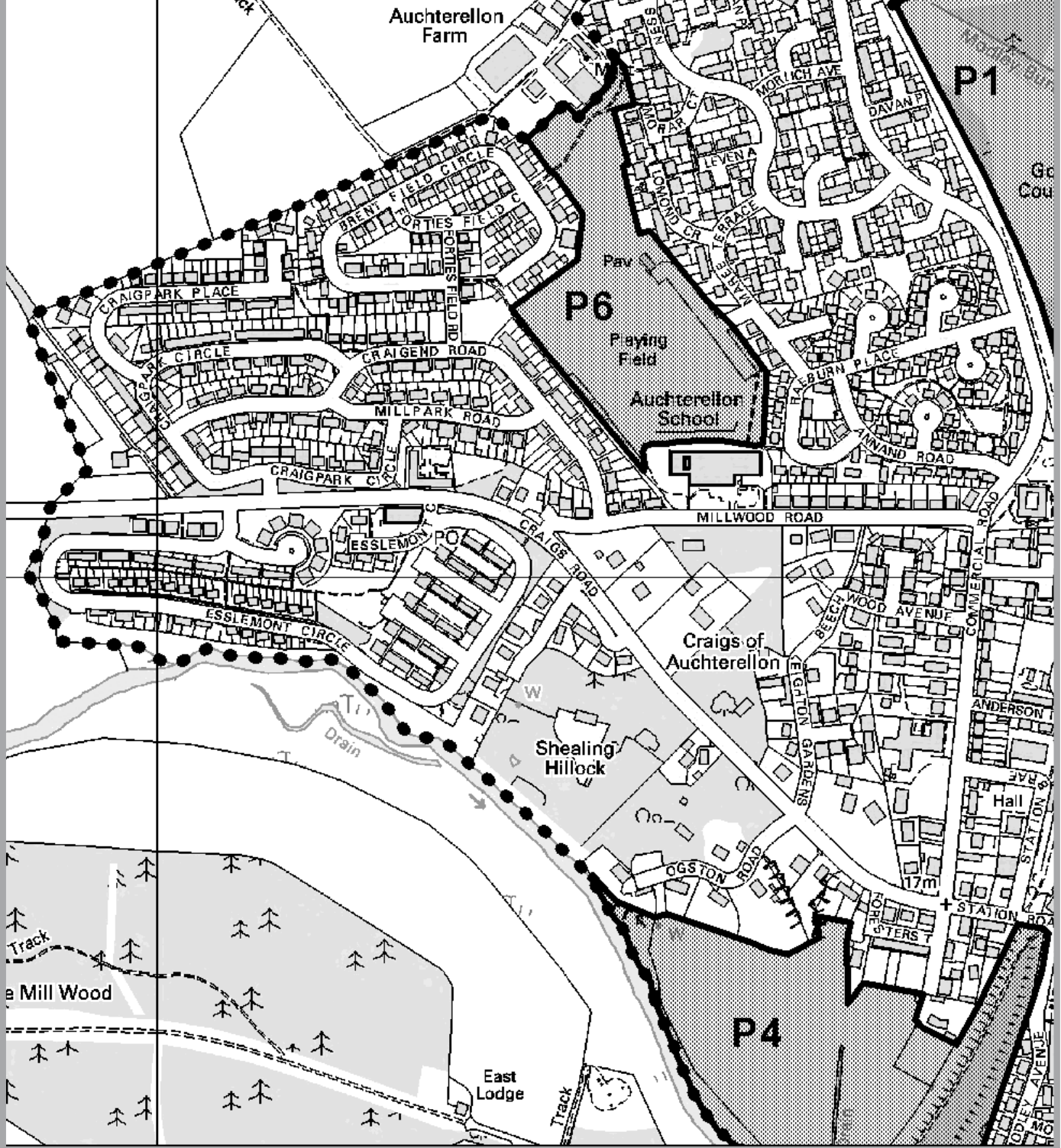
Proposed Sites

- Site M1 is allocated for up to 980 houses, a new primary school and associated facilities and employment land (2 ha). Up to 745 of the housing units will be delivered in the first phase, with the remaining 235 delivered in the second phase. There should be provision for neighbourhood retail opportunities. Provision for the location of a new replacement secondary school will be required.
- A development framework and masterplan will be required. Early provision of an additional vehicular crossing of the River Ythan is required as part of the Masterplan.
- Open space contributions should include 3 community sports pitches and facilities, and allotments.
- Site H1 is allocated for up to 5 houses in the first phase.
- Site E1 is allocated for employment uses (9 ha).
- Site SR1 is reserved for strategic employment land (20 ha). Land for a gypsy / traveller transit site will require to be made available.

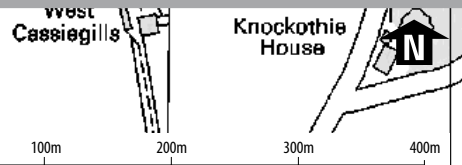




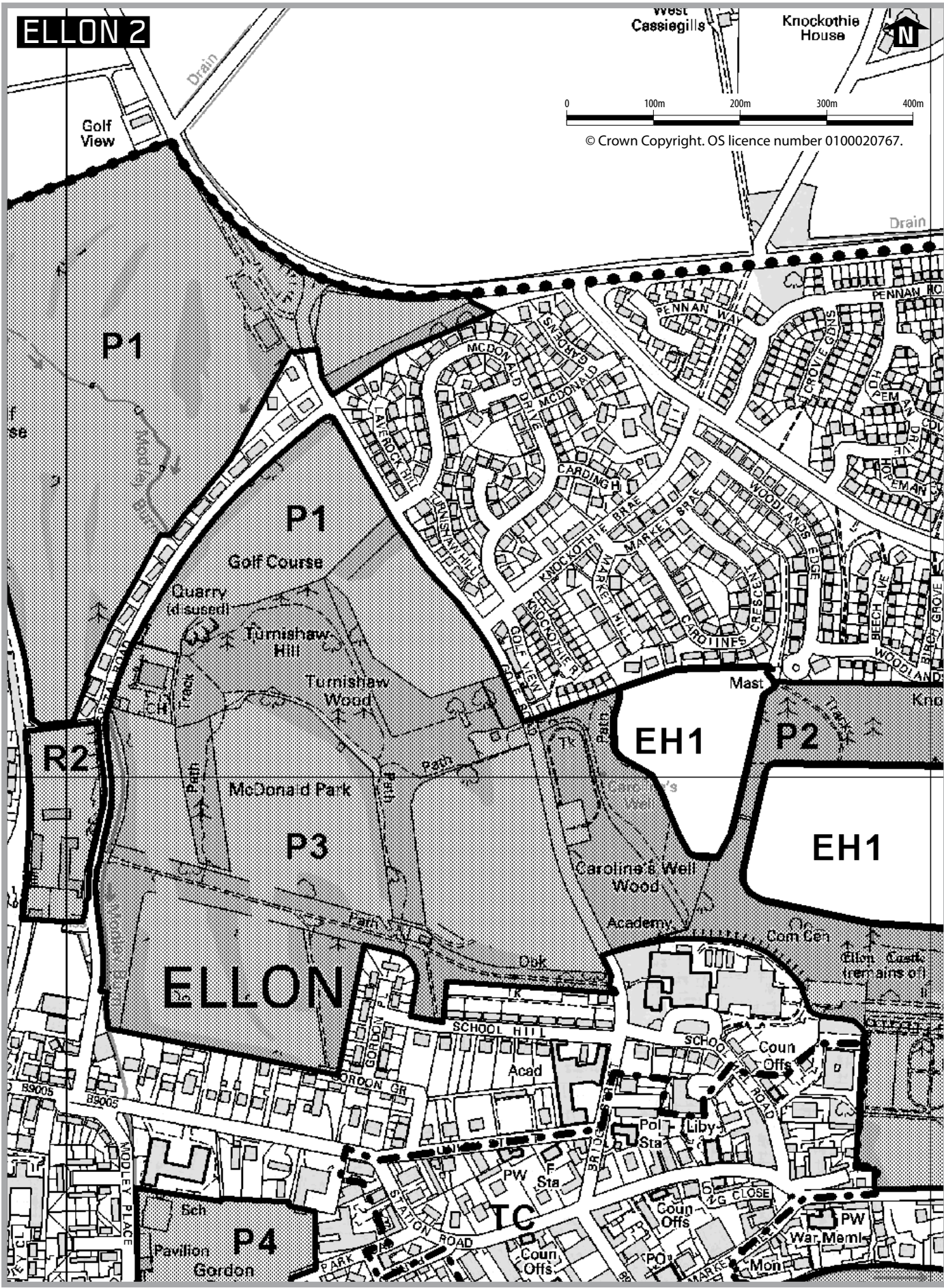
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ELLON 2



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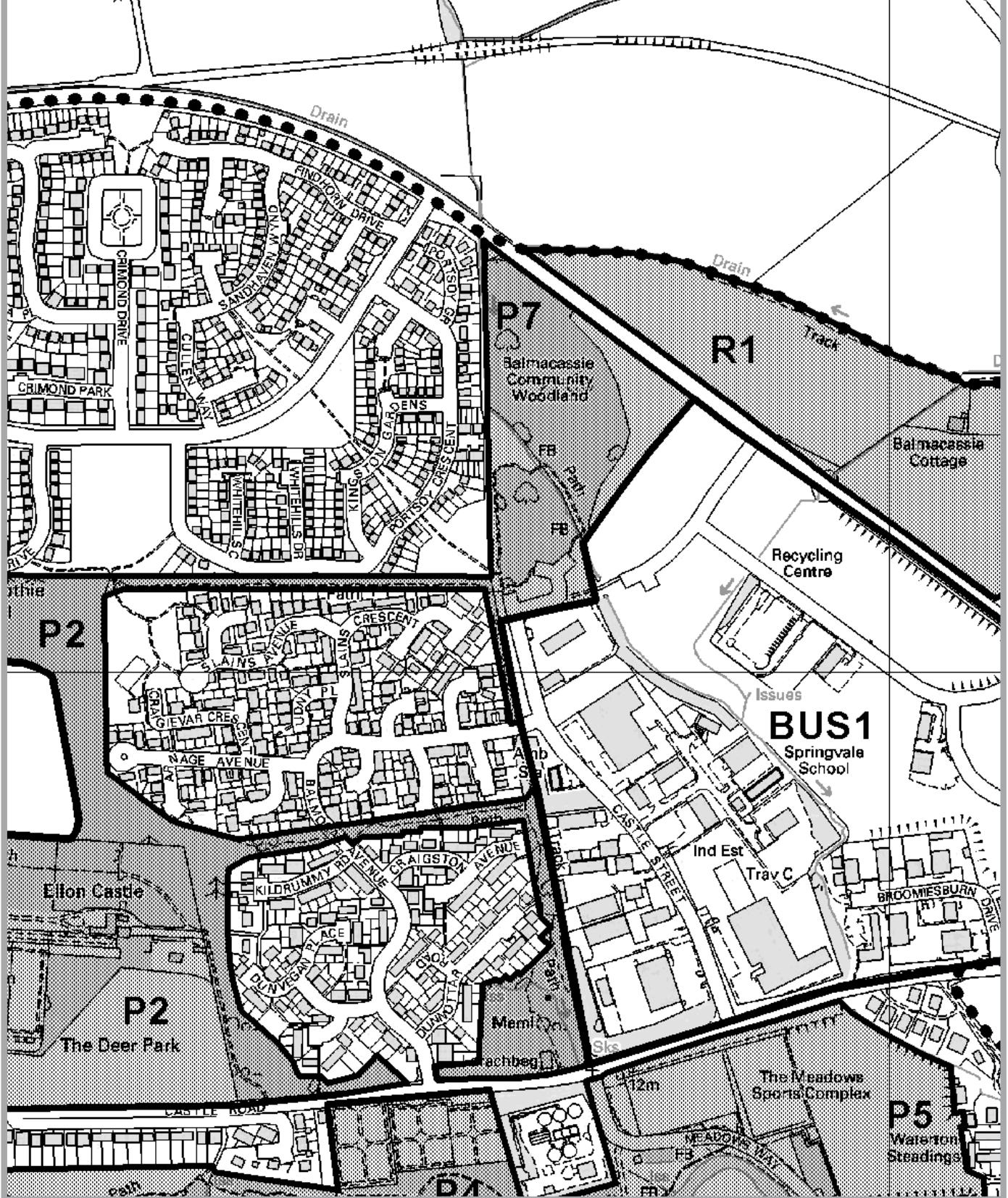
ELLON 3

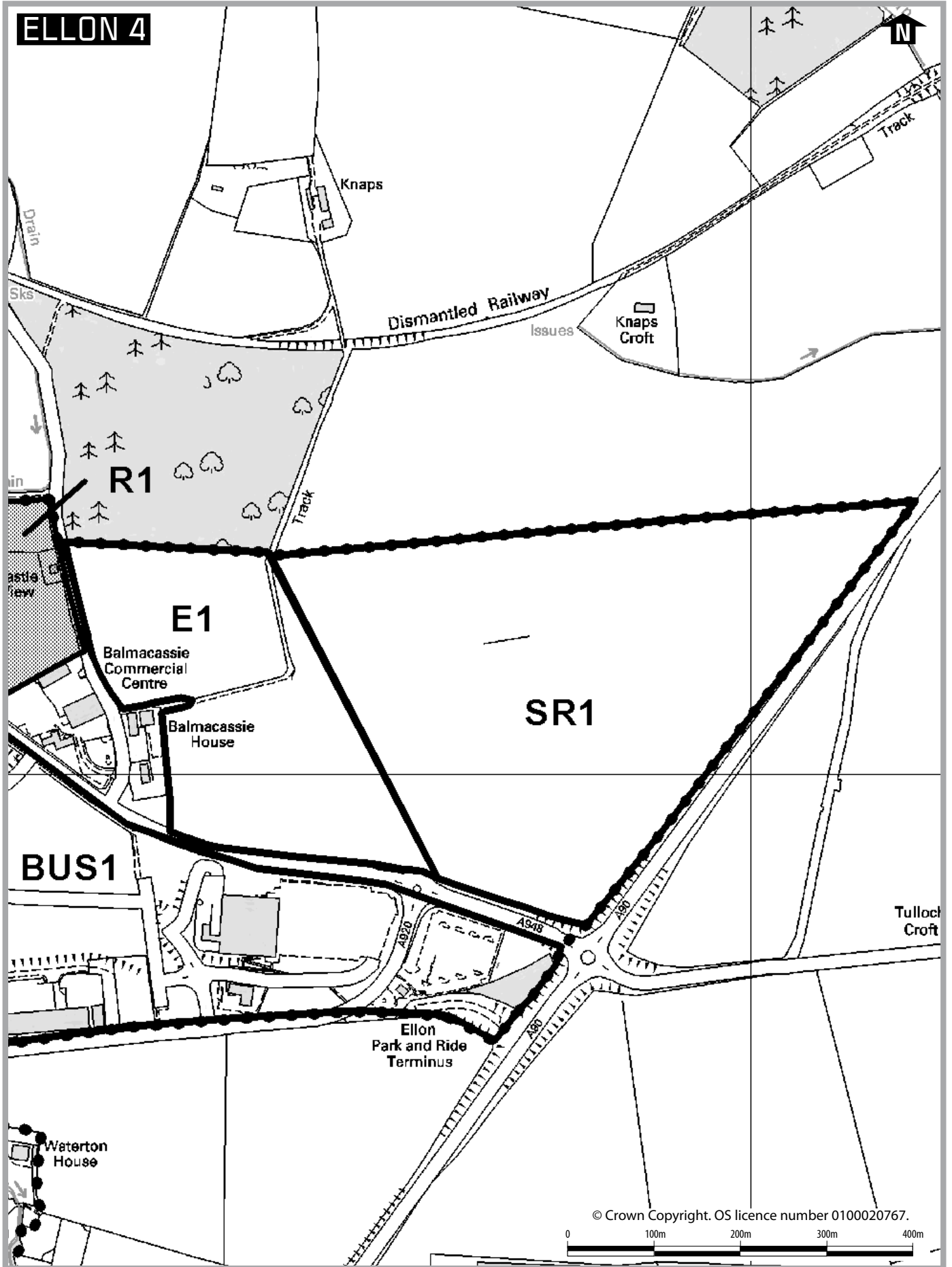
Cairntoul

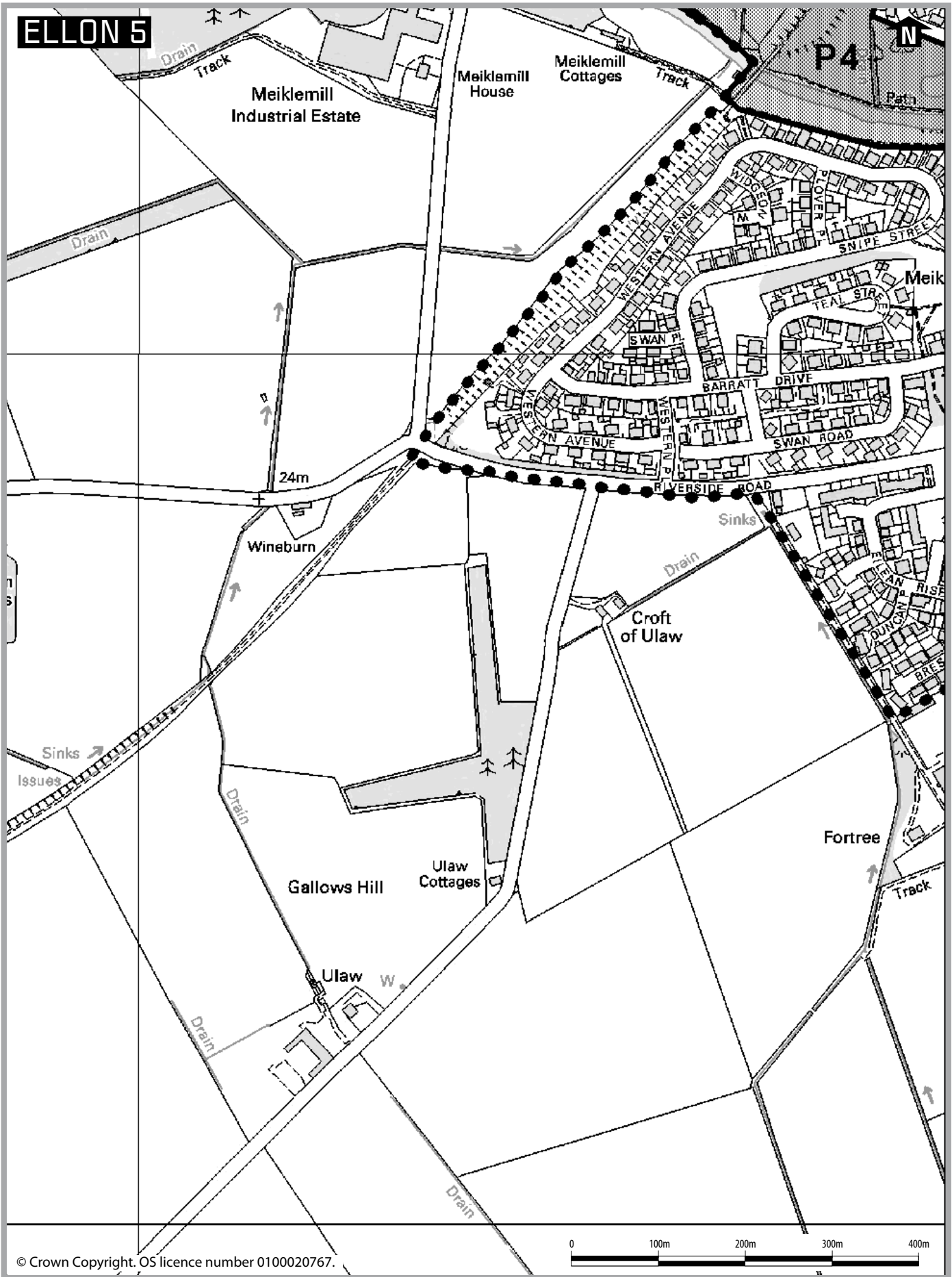


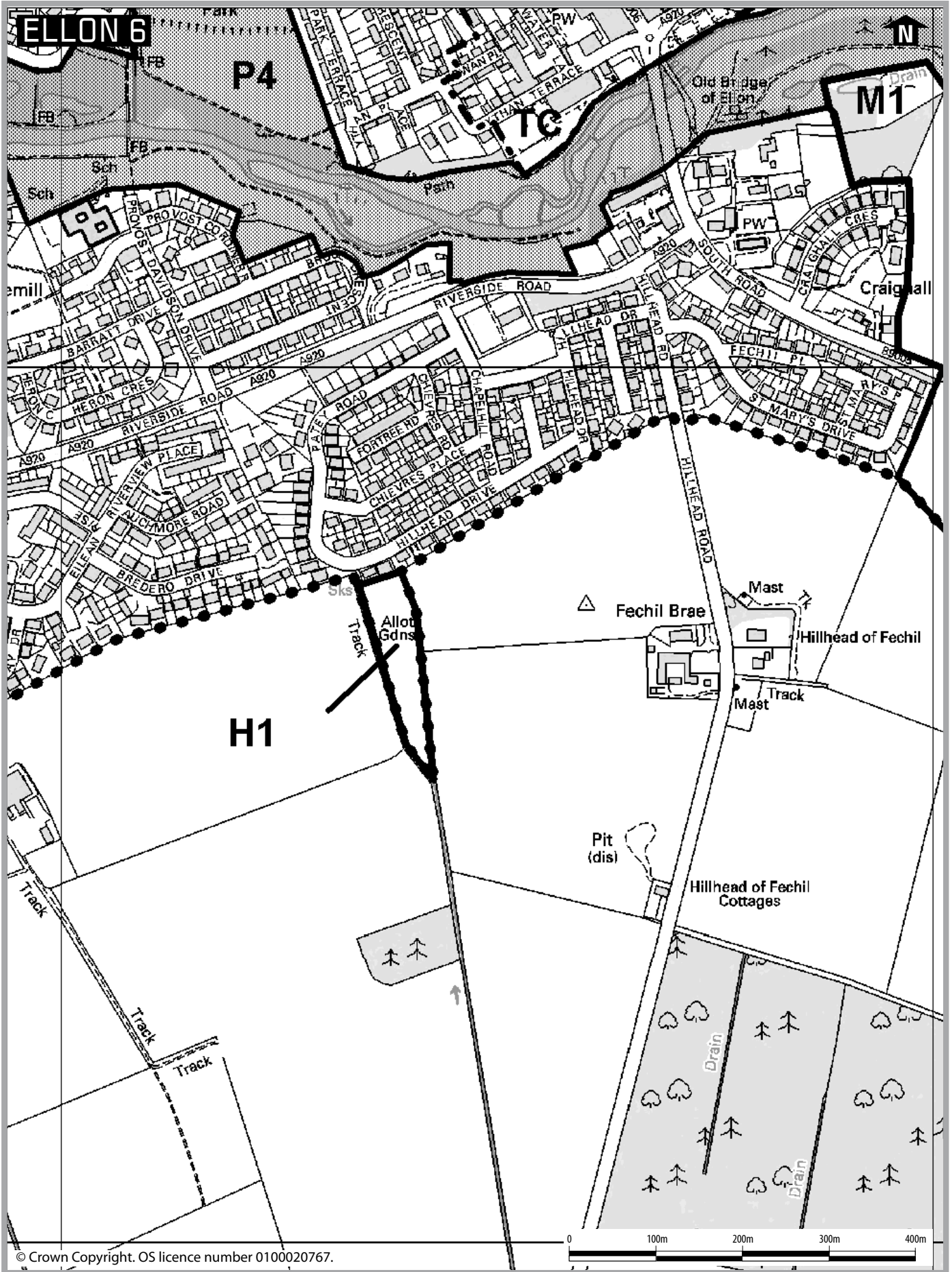
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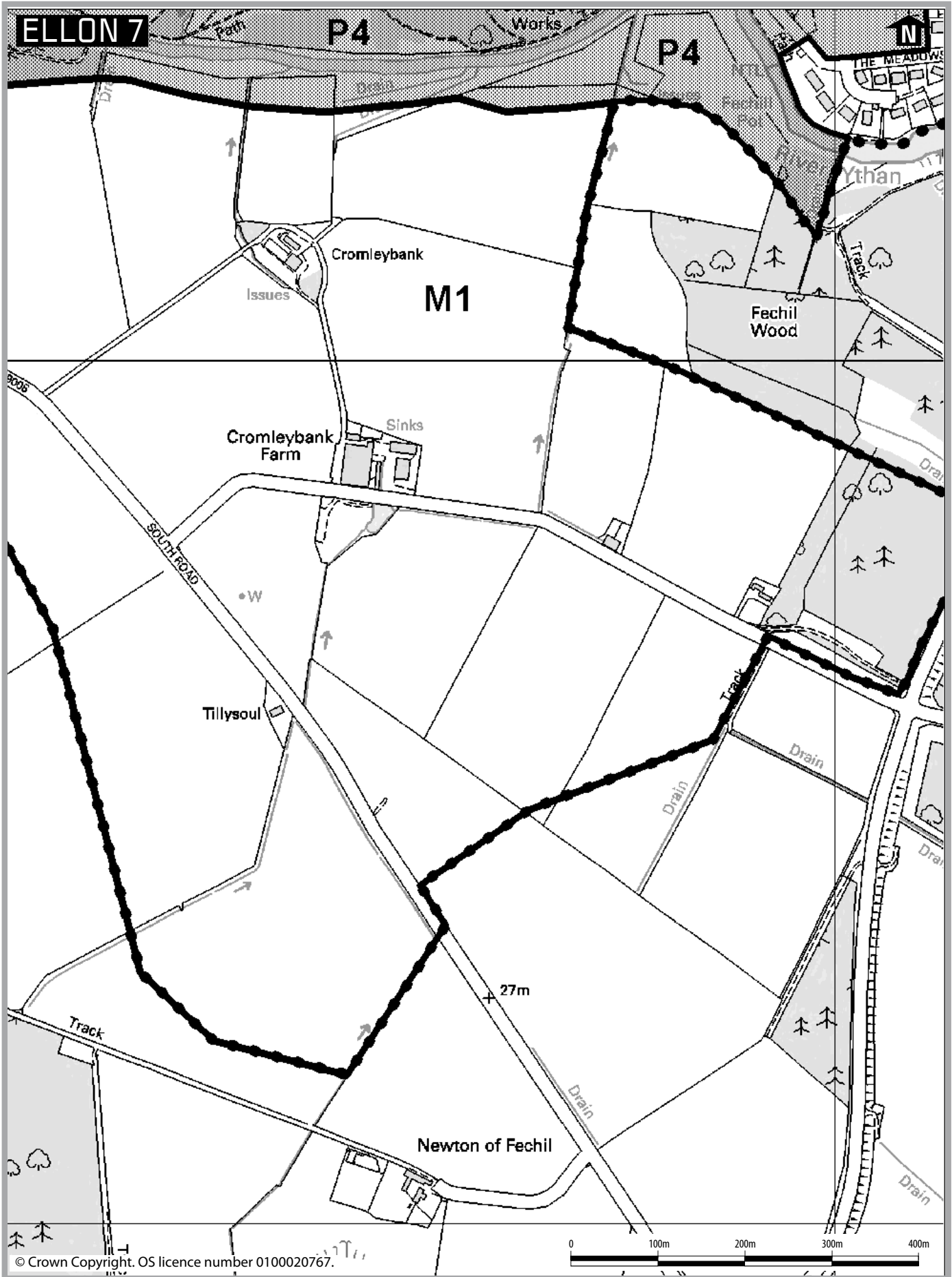
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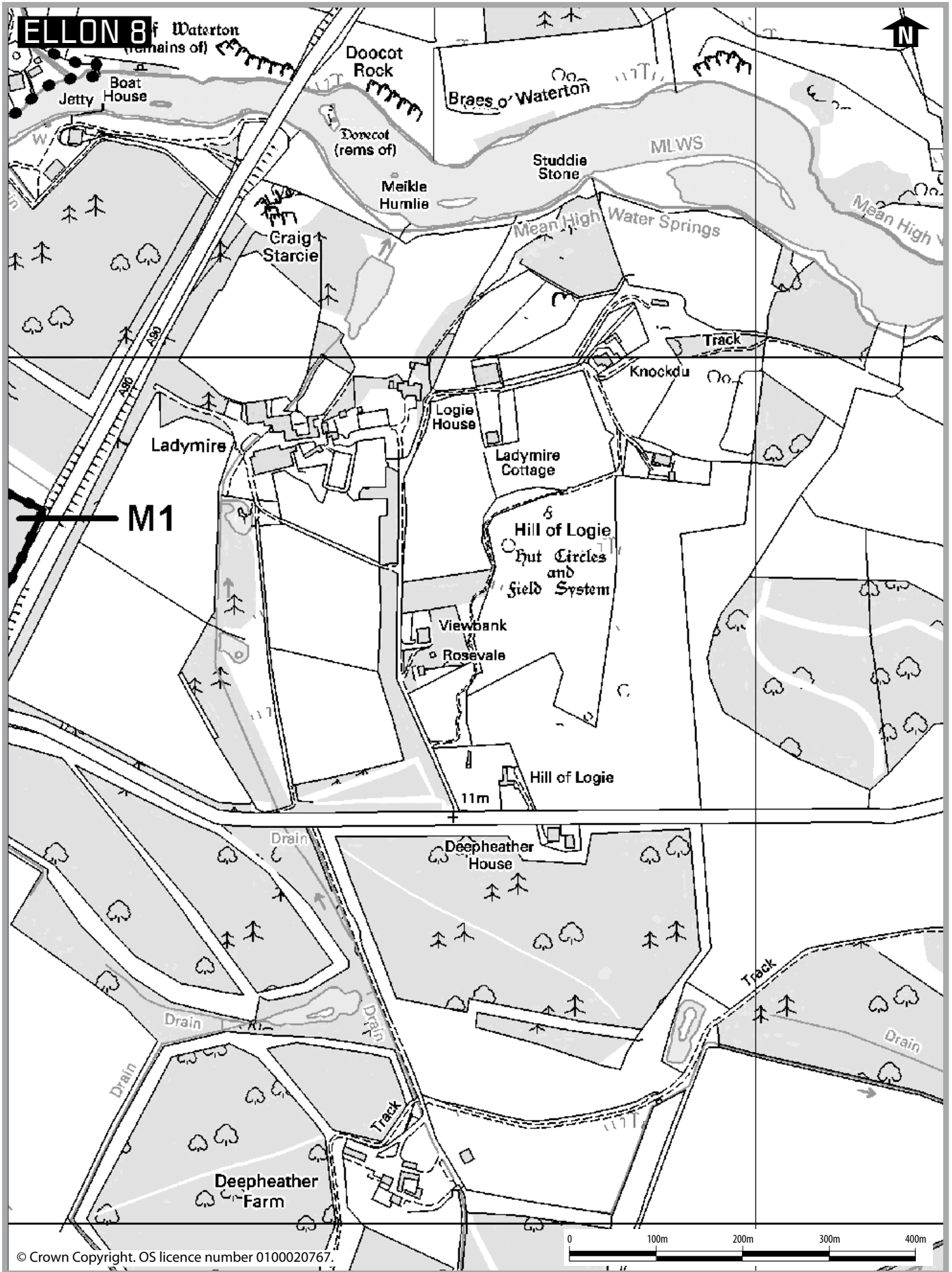












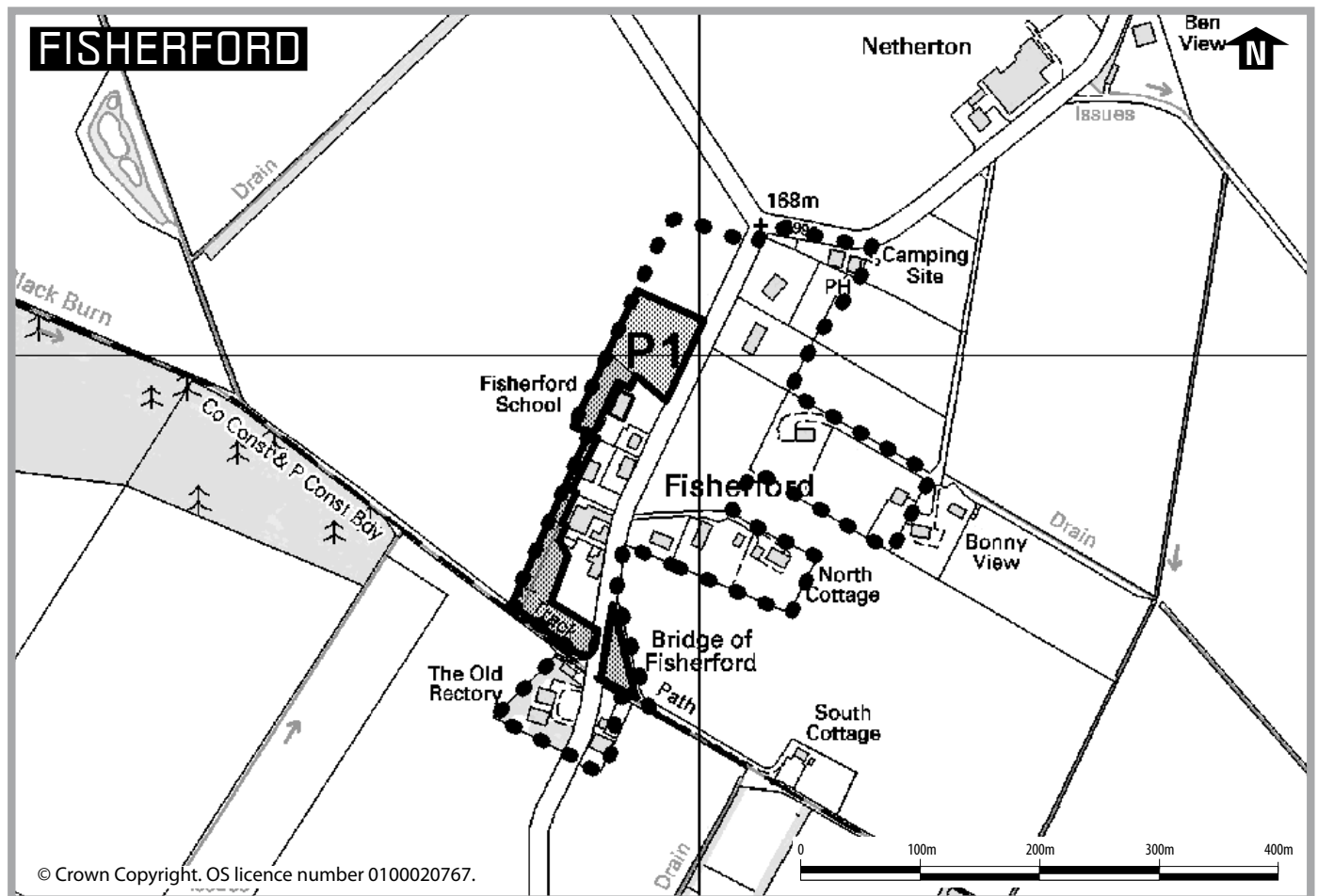
FISHERFORD

Key Planning Objectives for the Settlement

- Preserve the amenity of the settlement.

Protected Land

- Site P1 is protected to conserve the playing fields and landscape setting of the settlement.



FOVERAN

Key Planning Objectives for the Settlement

- Enhance the settlement's roll as a service centre.
- Meet the demand for new housing in the Strategic Growth Area.
- Provide opportunity for employment in the Strategic Growth Area and to support the "Energetica" framework.
- Provide improved community facilities including the primary school.
- To resolve issues associated with existing waste water drainage.

Protected Land

- Site P1 is protected to safeguard the playing fields.

Existing Sites

- Site EH1 is carried forward from the previous local plan for 12 houses
- Site EH2 is carried forward from the previous local plan for 6 houses

Settlement Infrastructure

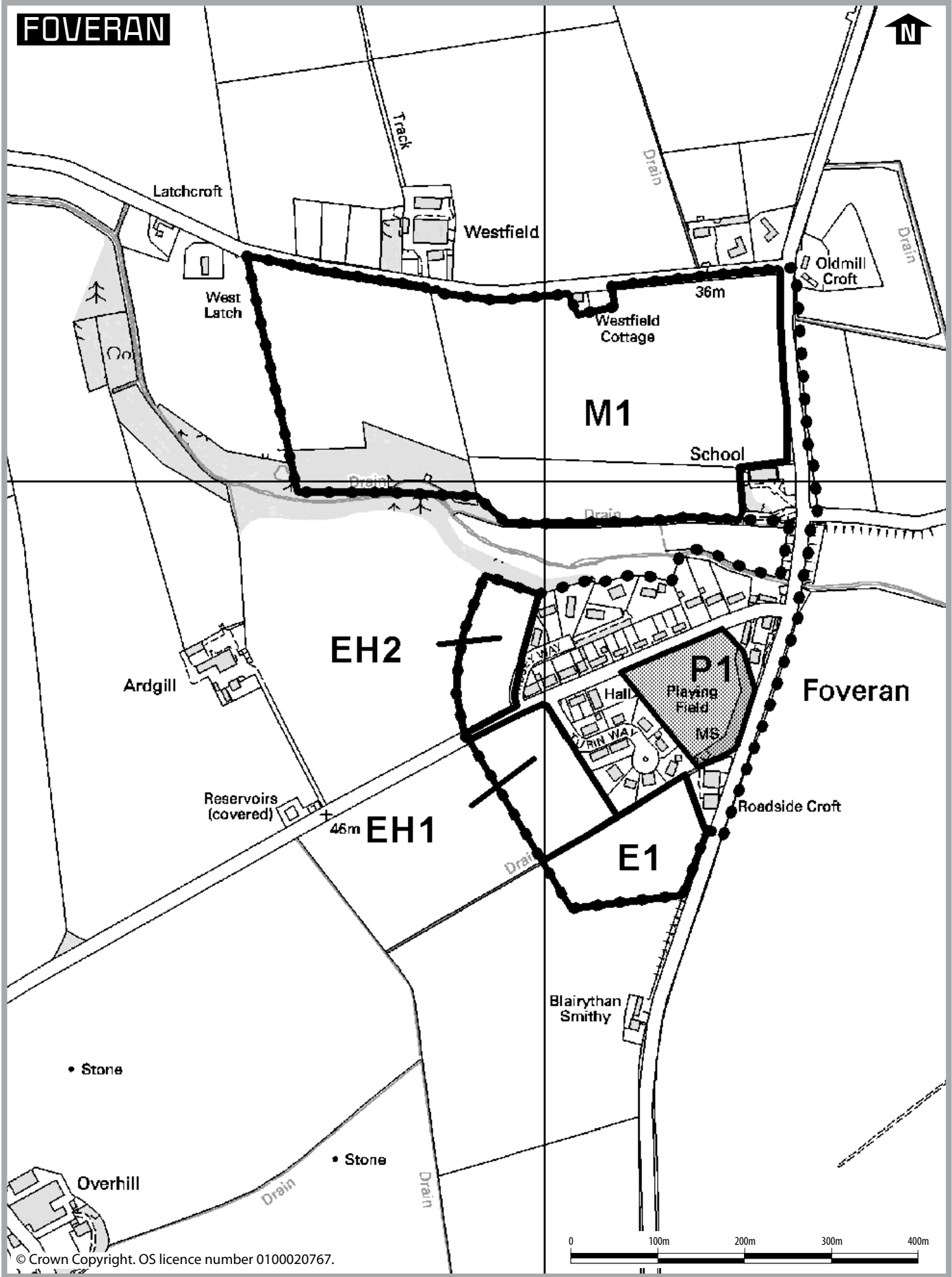
- A new health centre is required in Ellon to support this settlement.
- There will be a need for an extension to the primary school.

Flood Risk

- Part of site M1 lies within the Scottish Environment Protection Agency's indicative 1 in 200 year flood risk area. A detailed flood risk assessment may be required unless an appropriate buffer strip is provided adjacent to the Foveran Burn.
- Part of sites E1 and EH1 are located adjacent to the Scottish Environment Protection Agency's indicative 1 in 200 year flood risk area, or have a small watercourse running through or adjacent to the site. A flood risk assessment may be required.

Proposed Sites

- Site M1 is allocated for a mixed use proposal which will include up to 50 houses in the first phase and other appropriate employment use (2 ha employment land & 3 ha strategic reserve). Account should be taken of the need for improvement to current community facilities and location of these within this site. A masterplan will be required.
- Site E1 is allocated for employment uses (1.5 ha).



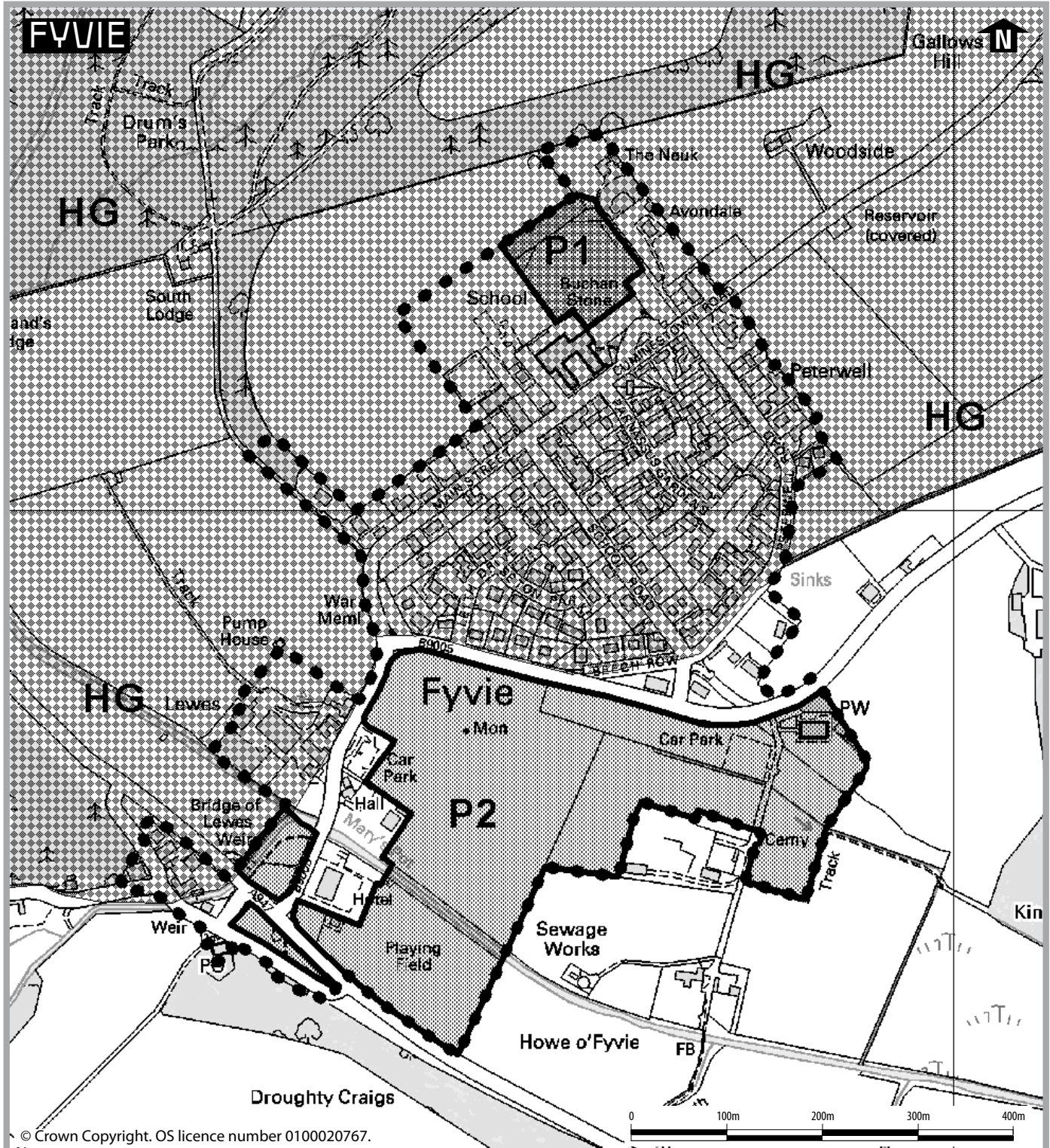
FYVIE

Key Planning Objectives for the Settlement

- Preserve the amenity of the settlement.

Protected Land

- Site P1 is protected to conserve the playing fields.
- Site P2 is protected to conserve the playing fields, riverside park and landscape setting of the settlement.
- HG identifies land within the Fyvie Castle Gardens and Designed Landscape.



GARMOND

Key Planning Objectives for the Settlement

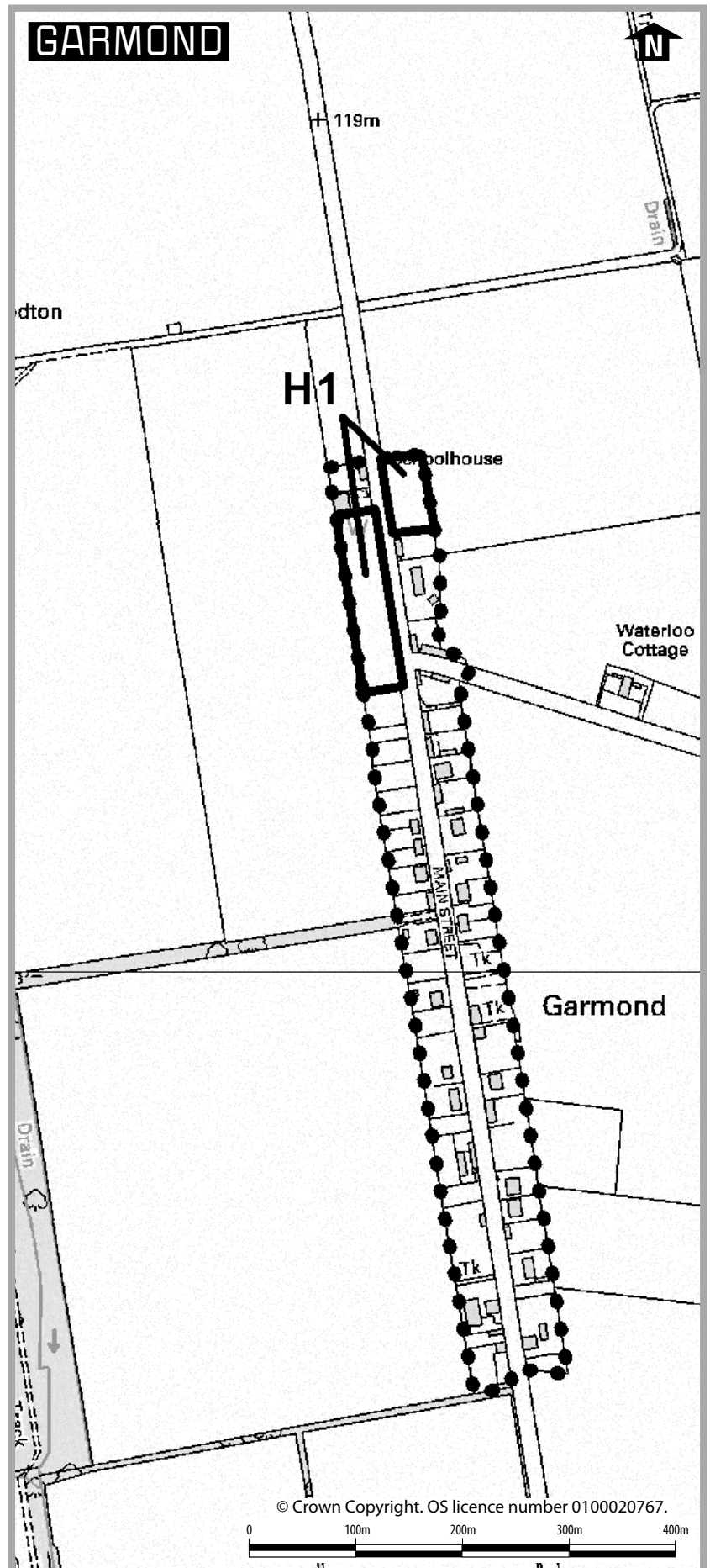
- To provide for local housing needs while preserving the special built form of the settlement.

Settlement Infrastructure

- Local mains reinforcement may be required for the water infrastructure.

Proposed Site

- Site H1 is allocated for up to 10 houses in the first phase of the plan.



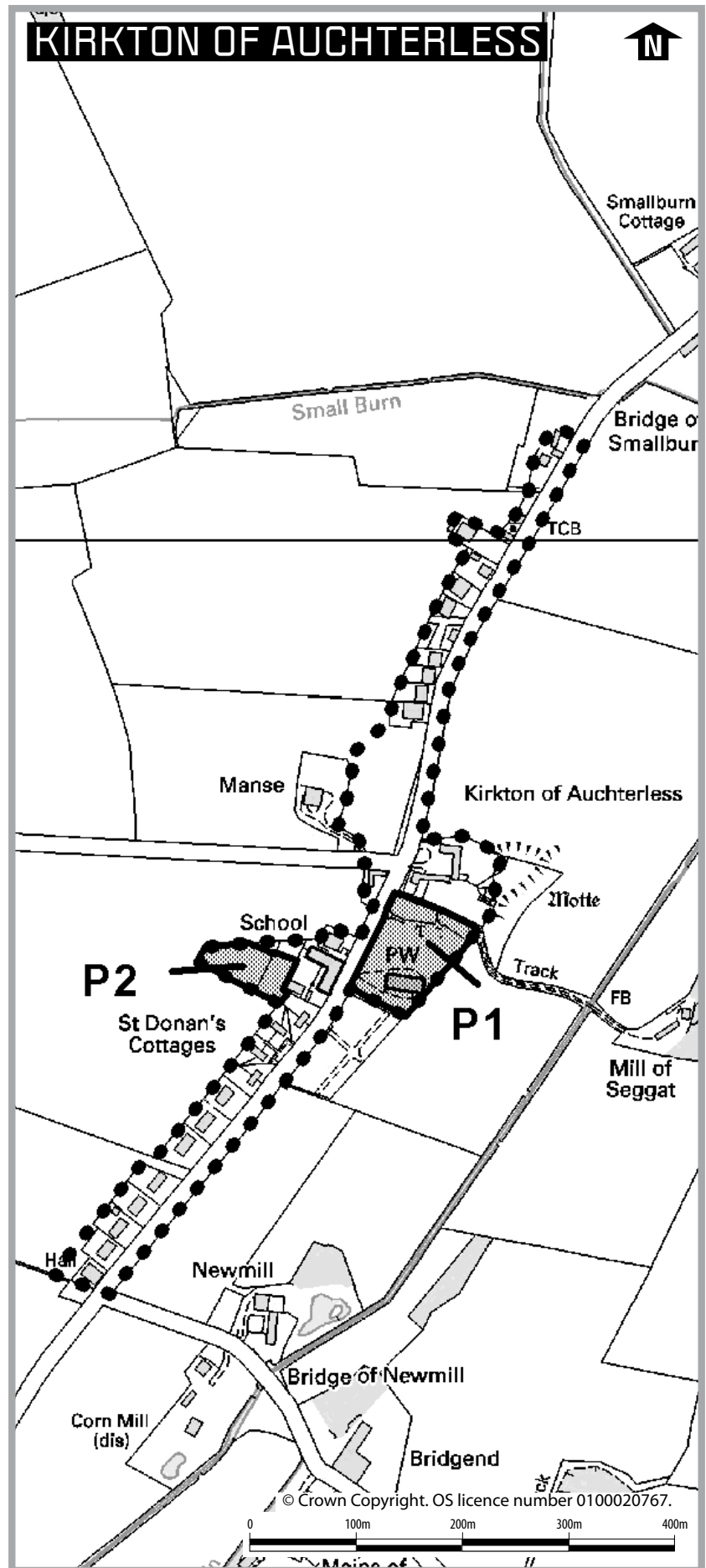
KIRKTON OF AUCHTERLESS

Key Planning Objectives for the Settlement

- Preserve the amenity of the settlement.

Protected Land

- Site P1 is protected to conserve the setting of the church.
- Site P2 is protected to conserve the school playing fields and facilities.



METHLICK

Key Planning Objectives for the Settlement

- Provide local housing opportunities.

Protected Land

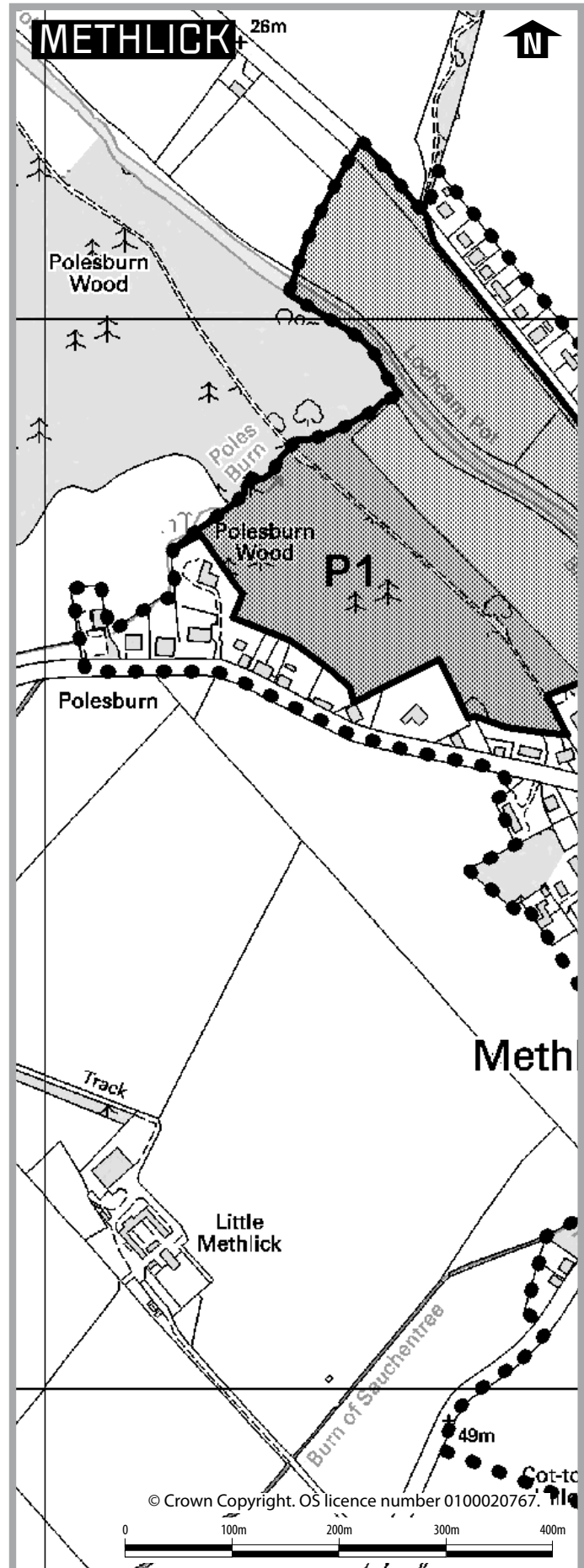
- Site P1 is protected to conserve the area around the River Ythan.

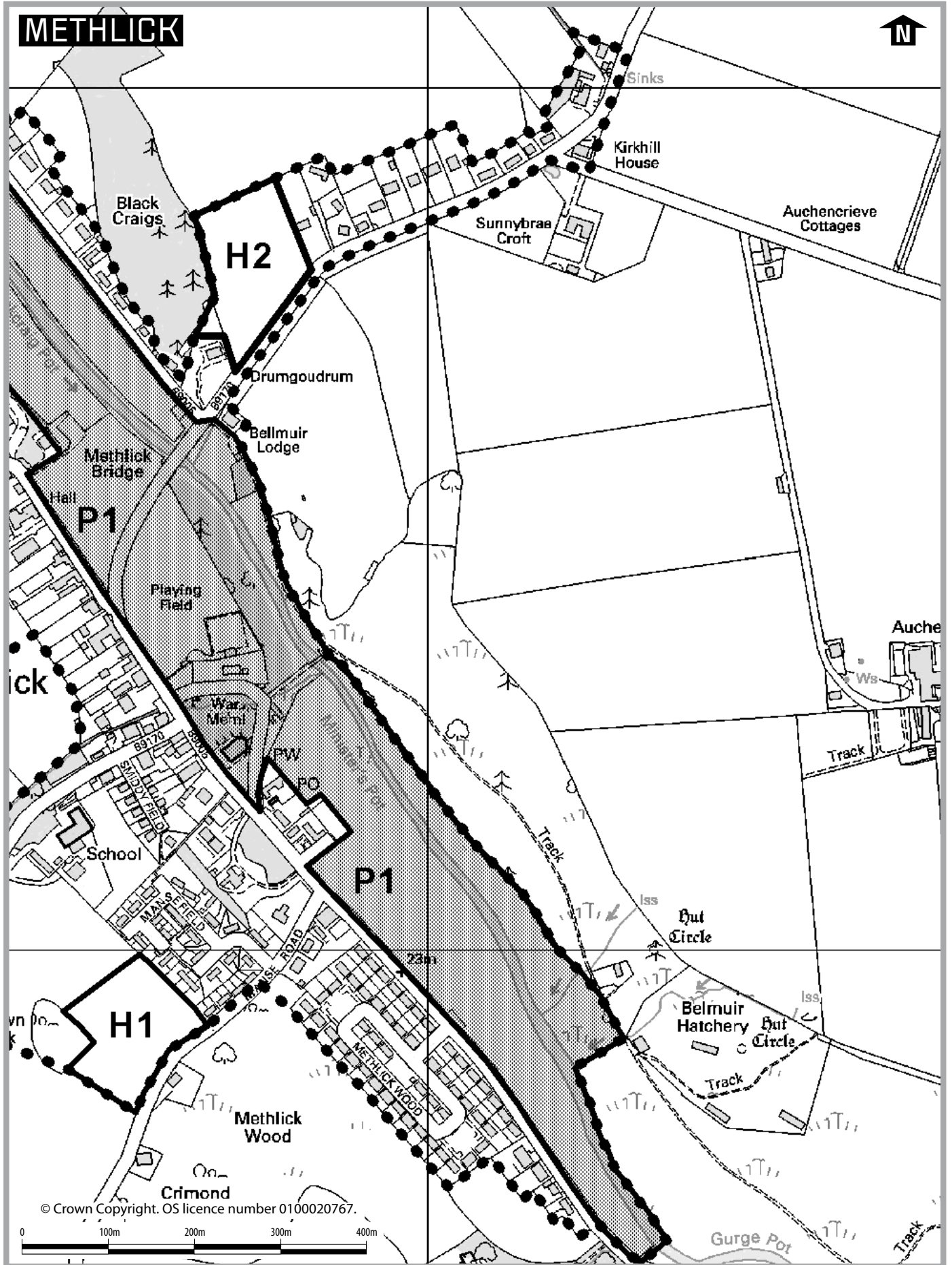
Settlement Infrastructure

- An upgrade will be required to Methlick Waste Water Treatment Works.

Proposed Sites

- Site H1 is allocated for up to 20 houses in the second phase.
- Site H2 is allocated for up to 5 houses in the first phase. Additional landscaping will need to be provided to ensure development will fit into the landscape.





NEWBURGH

Key Planning Objectives for the Settlement

- Enhance the settlement's roll as a service centre.
- Meet the demand for new housing in the Aberdeen Housing Market Area.
- Sustain existing services.
- Provide improved community facilities.
- Provide local opportunity for employment and to support the "Energetica" framework.

Protected Land

- Site P1 is protected to conserve a play area and ponds.
- Site P2 is protected to conserve the coastal setting of the settlement.
- Site P3 is protected to safeguard the primary school.
- Site P4 is protected to safeguard the recreational area and play park.
- Site P5 is protected to conserve the setting of the settlement.
- Two other small protected areas are located in the settlement to safeguard recreational space.
- Site BUS1 is safeguarded for employment uses.

Settlement Infrastructure

- A new health centre is required in Ellon to support this settlement.
- An upgrade will be needed to the Balmedie waste water treatment works.

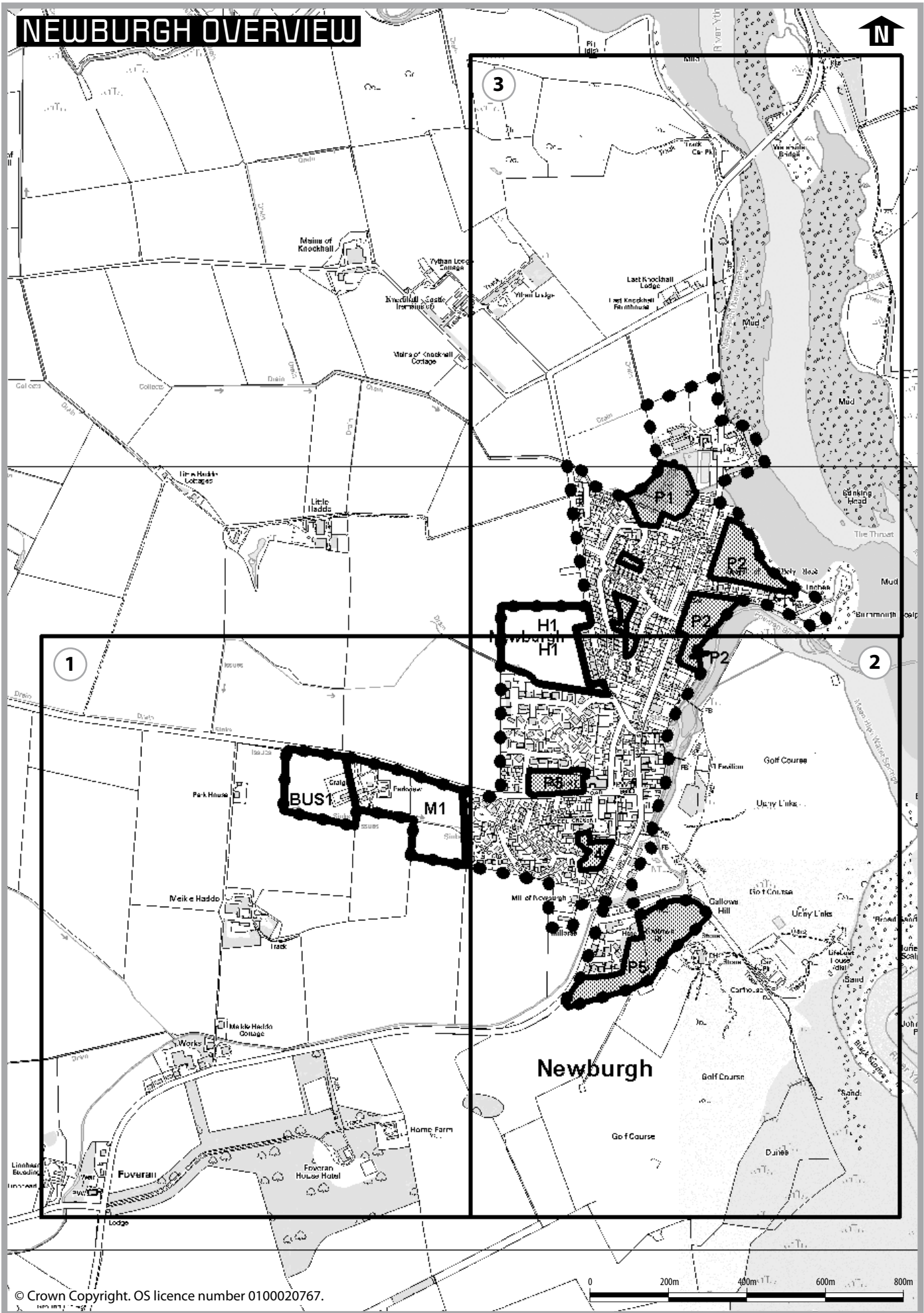
Flood Risk

- Part of sites BUS1, M1 and H1 are located adjacent to the Scottish Environment Protection Agency's indicative 1 in 200 year flood risk area, or have a small watercourse running through or adjacent to the sites. A flood risk assessment may be required.

Proposed Sites

- Site M1 is allocated for up to 40 houses, associated community facilities and appropriate employment opportunities (1.5 ha). A masterplan is required for the site which will consider access and transport provision including safeguarding of a route for a link road between the B9000 and A975. Up to 20 of the houses will be delivered in the first phase, with the remaining 20 delivered in the second phase.
- Site H1 is allocated for up to 60 houses. Up to 30 of the houses will be delivered in the first phase, with the remaining 30 delivered in the second phase. A landscape buffer is required on the western boundary of the site. A masterplan will be required.
- Sites M1 and H1 are located close to the Ythan Estuary, Sands of Forvie and Meikle Loch SPA and Ramsar. The design statement, masterplan or planning application in respect of the allocated sites will need to contain a construction method statement to take account of the potential impacts to the qualifying interests of the Ythan Estuary, Sands of Forvie and Meikle Loch SPA and Ramsar.

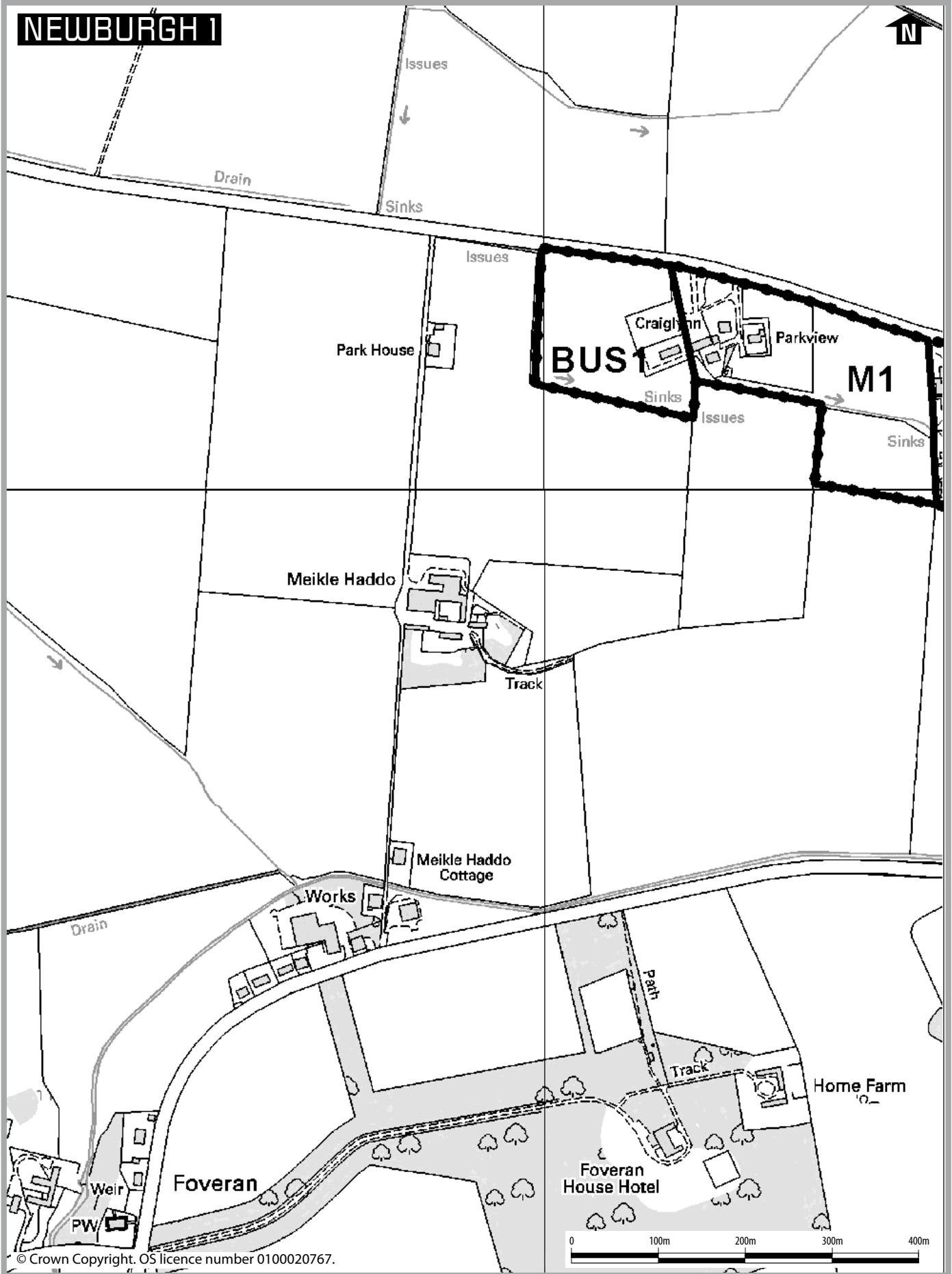
NEWBURGH OVERVIEW



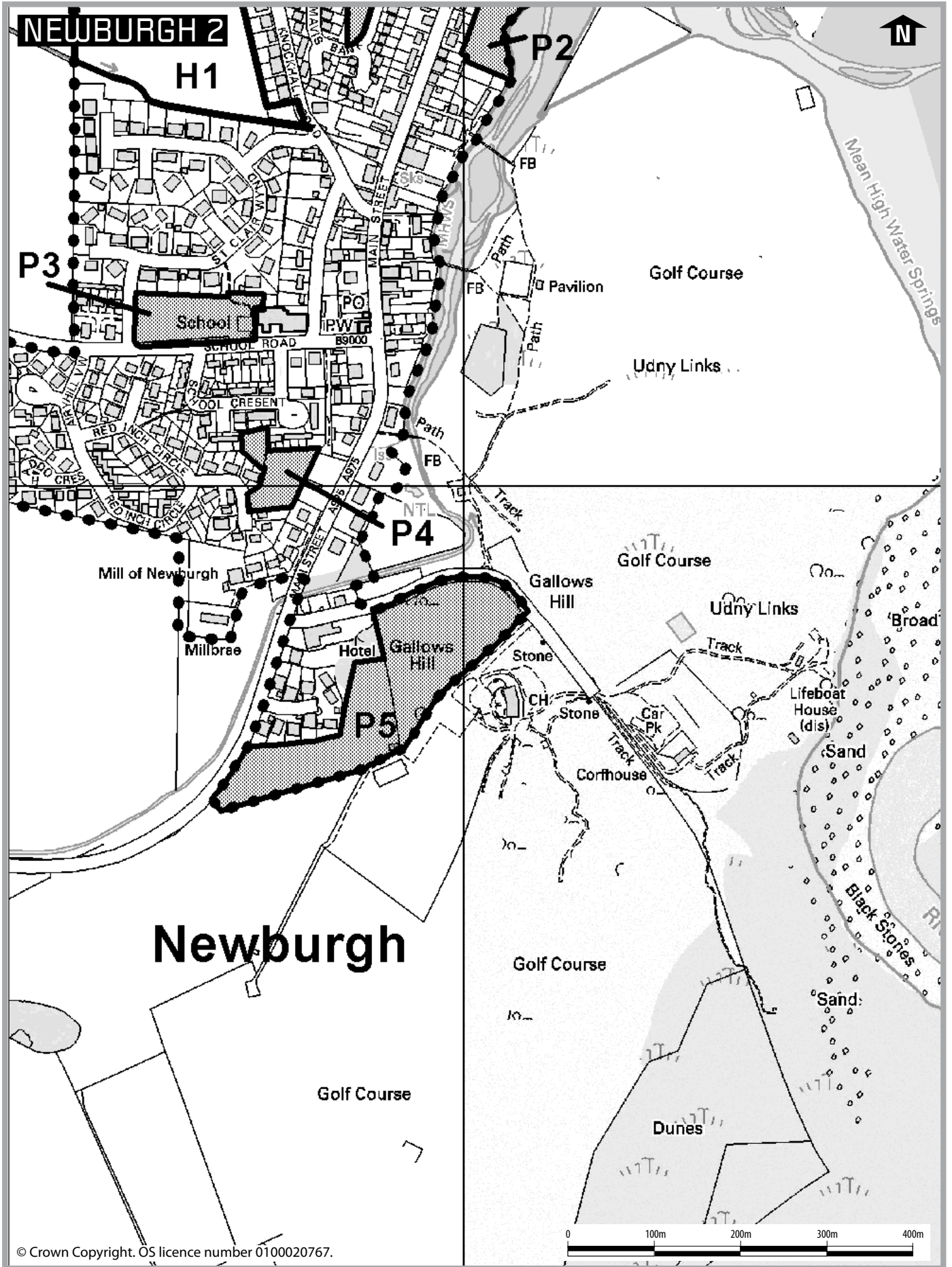
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NEWBURGH 1



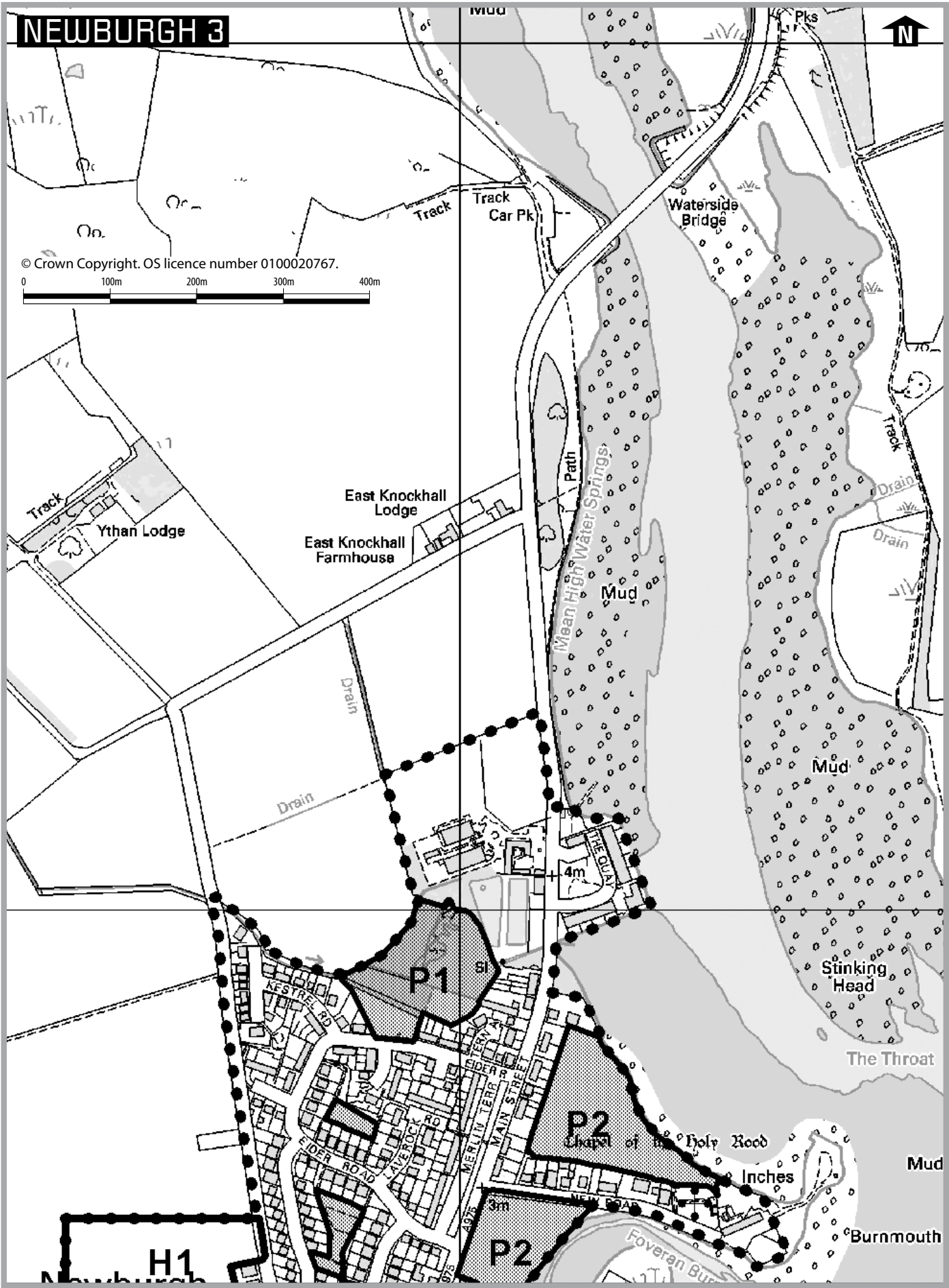
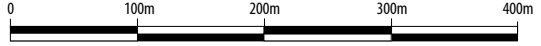
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NEWBURGH 3



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OLDMELDRUM

Key Planning Objectives for the Settlement

- Enhance the settlements role as a service centre.
- Meet the demand for new housing in the Aberdeen Housing Market Area.
- Sustain existing services.
- Provide local opportunities for employment.
- Provide improved community facilities and services.

Protected Land

- Site P1 is protected to safeguard the recreational area.
- Site P2 is protected to conserve the playing fields.
- Site BUS1 is safeguarded for employment uses.
- The Oldmeldrum Conservation Area is shown hatched in the plan.
- The town centre is identified by TC and a dashed line.

Settlement Infrastructure

- An additional recycling point is required.
- There may be a need for local mains reinforcement for the water infrastructure. The Waste Water Treatment Works will need to be upgraded.

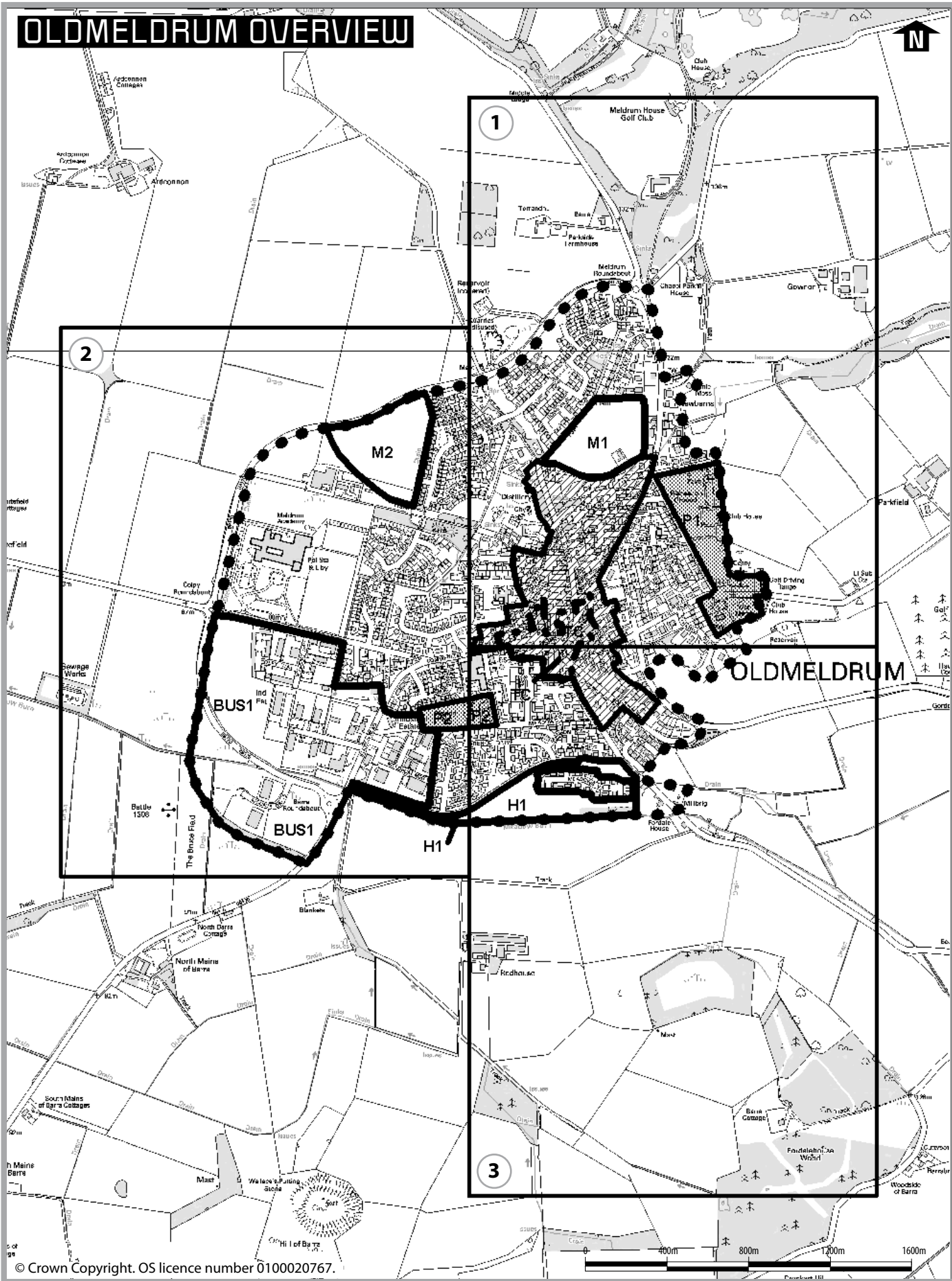
Flood Risk

- Part of site M2 is located adjacent to the Scottish Environment Protection Agency's indicative 1 in 200 year flood risk area, or has a small watercourse running through or adjacent to the site. A flood risk assessment may be required.
- Part of sites H1 and BUS1 lie within the Scottish Environment Protection Agency's indicative 1 in 200 year flood risk area. A detailed flood risk assessment will be required to accompany any future development proposals for this site and an adequate buffer strip will be required adjacent to the Meadow Burn. Any morphological improvements made to the Meadow Burn will be welcomed.

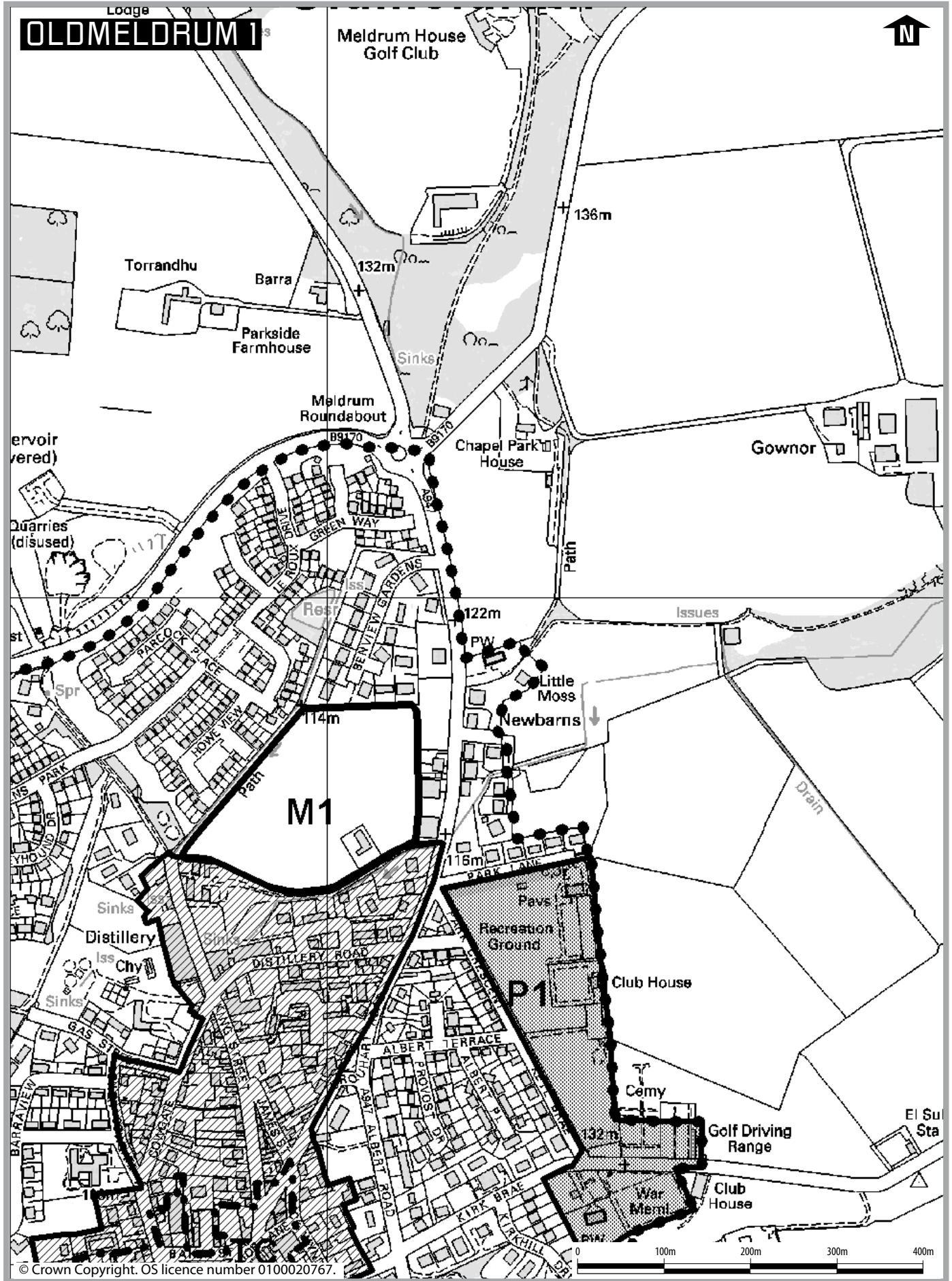
Proposed Sites

- Site M1 is allocated for up to 50 houses and new community facilities. Up to 25 houses will be delivered in the first phase of the plan, with the remaining 25 delivered in the second phase. A masterplan will be required.
- Site M2 is allocated for up to 50 houses on the eastern part of the site and appropriate employment or retail opportunities (2.1 ha) on the western part of the site. Up to 25 of the houses will be delivered in the first phase of the plan, with the remaining 25 delivered in the second phase. A masterplan will be required.
- Site H1 is allocated for up to 40 houses. Up to 20 houses will be delivered in the first phase of the plan, with the remaining 20 delivered in the second phase. Any flooding issues will need to be considered within the design of the development.

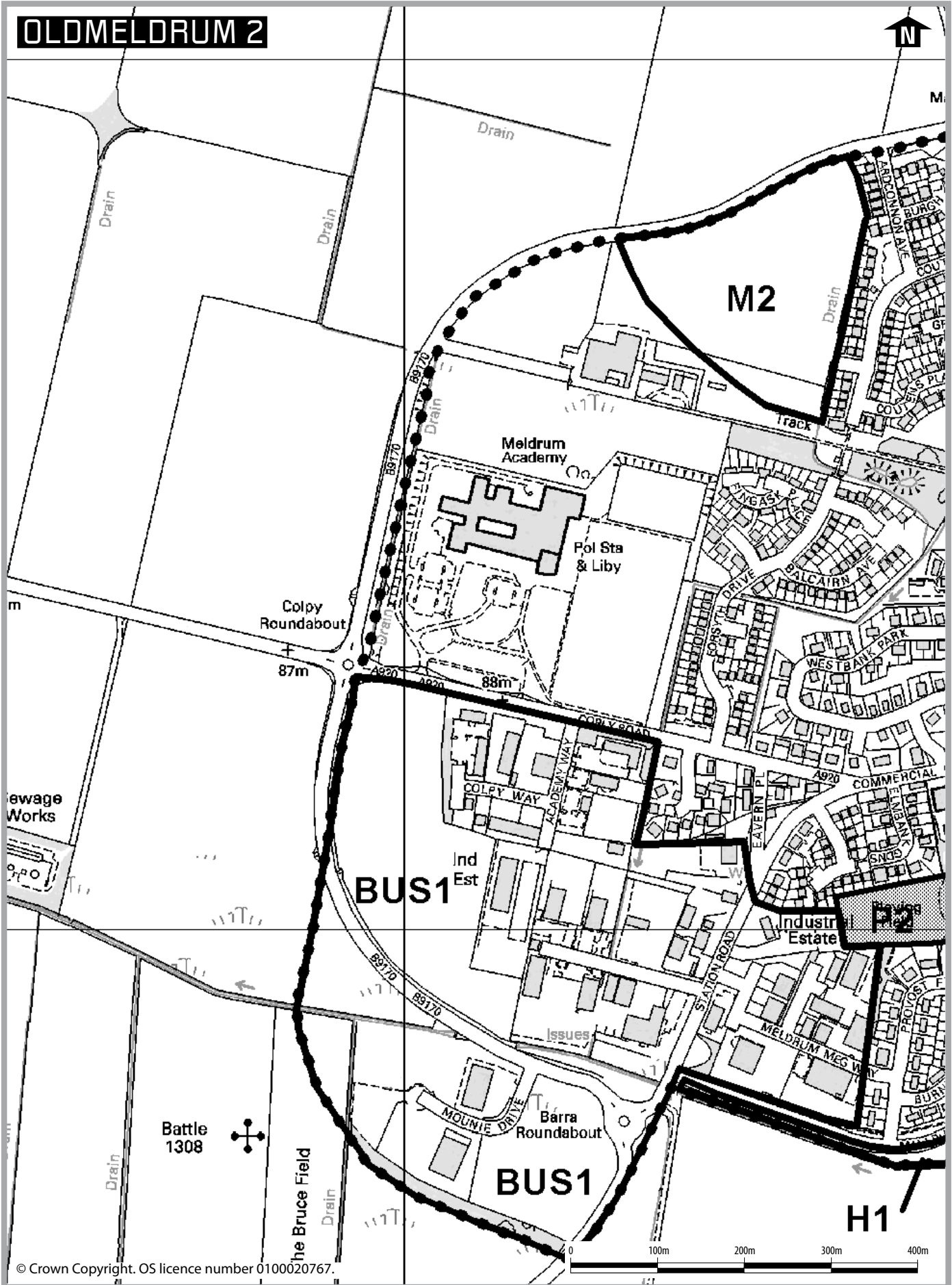
OLDMELDRUM OVERVIEW



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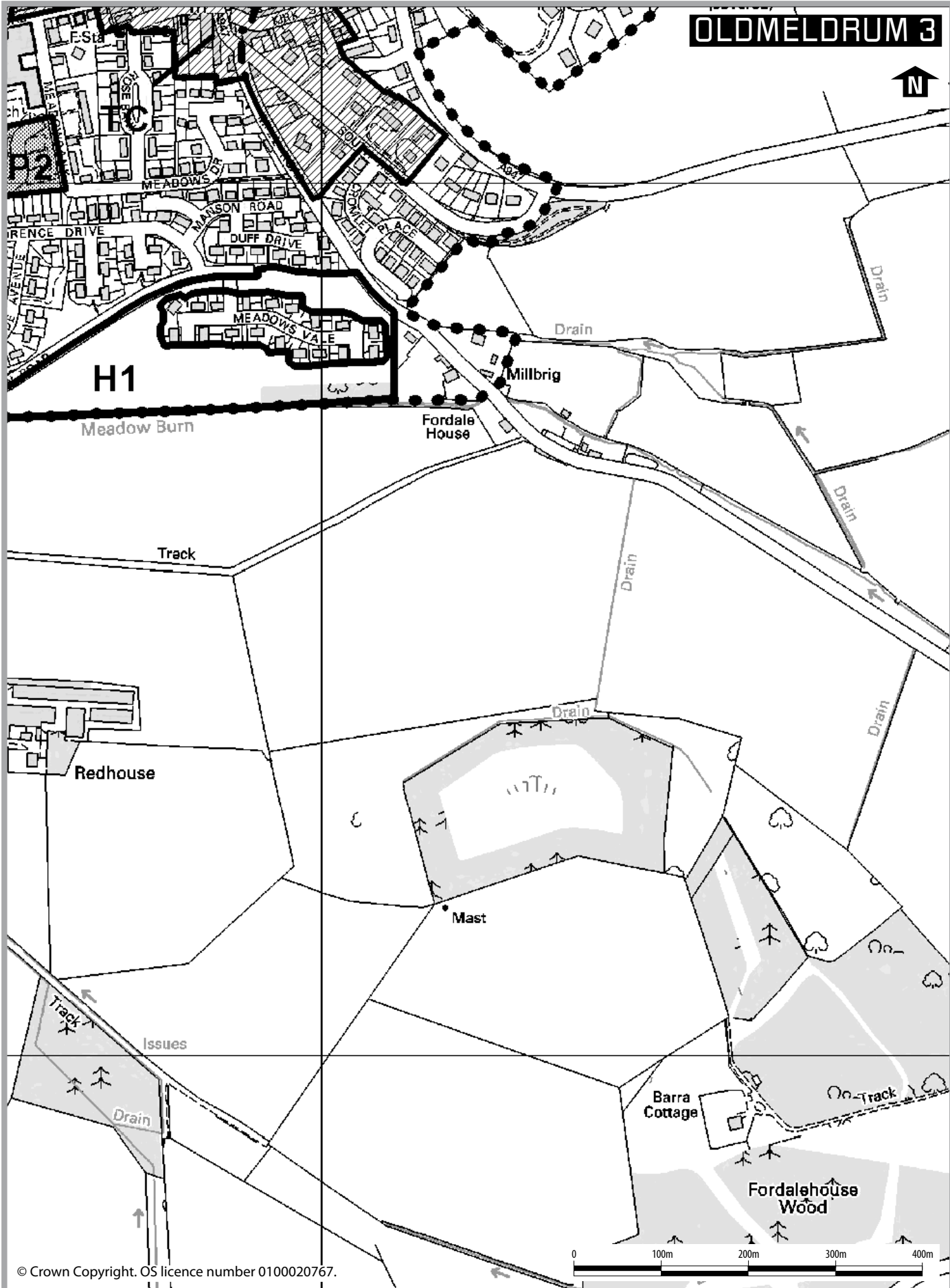


OLDMELDRUM 2



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OLDMELDRUM 3



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PITMEDDEN & MILLDALE

Key Planning Objectives for the Settlement

- Preserve the amenity of the settlement.
- Provide opportunities for local employment.
- Provide opportunities for housing to meet local needs.

Protected Land

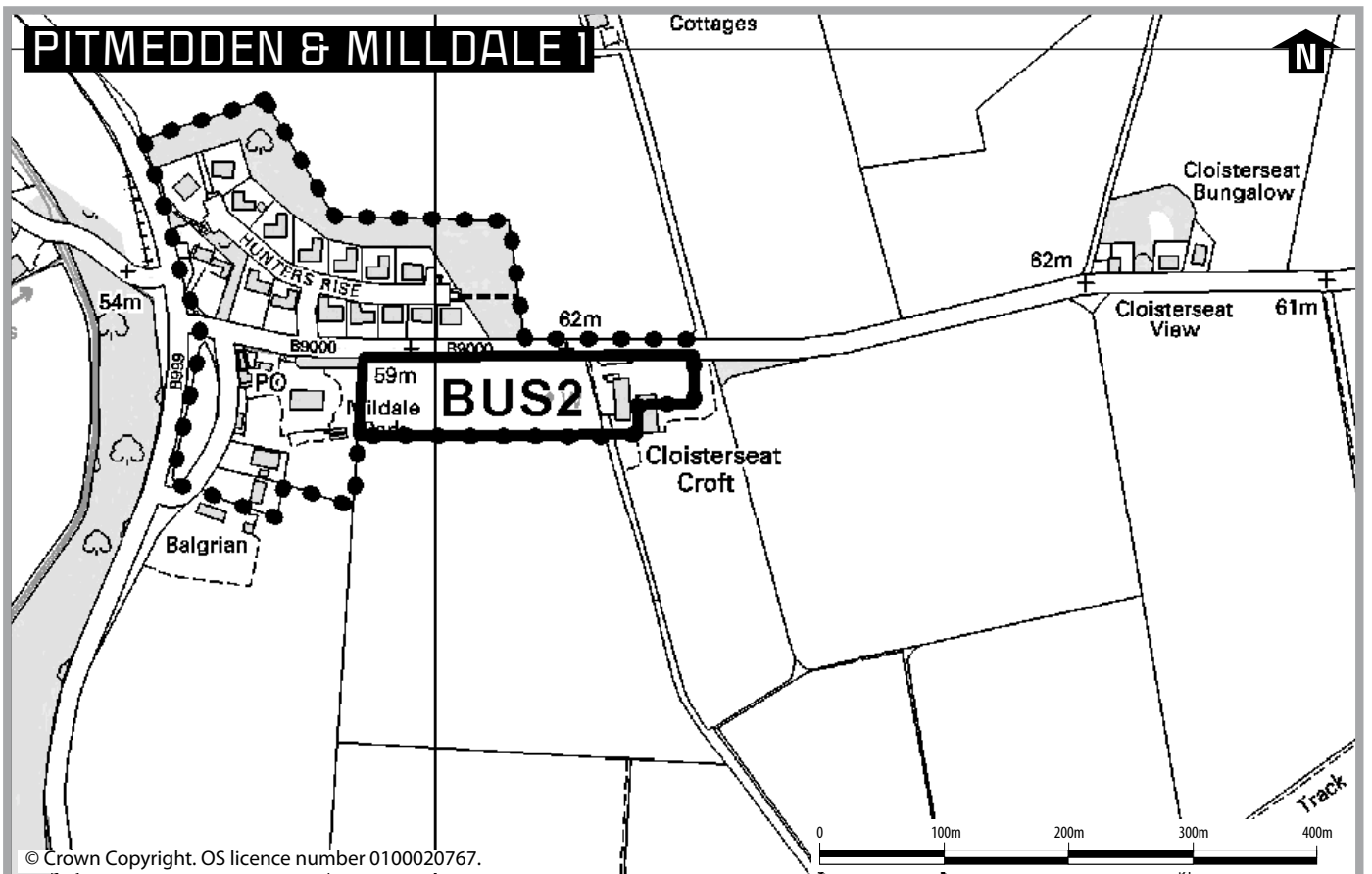
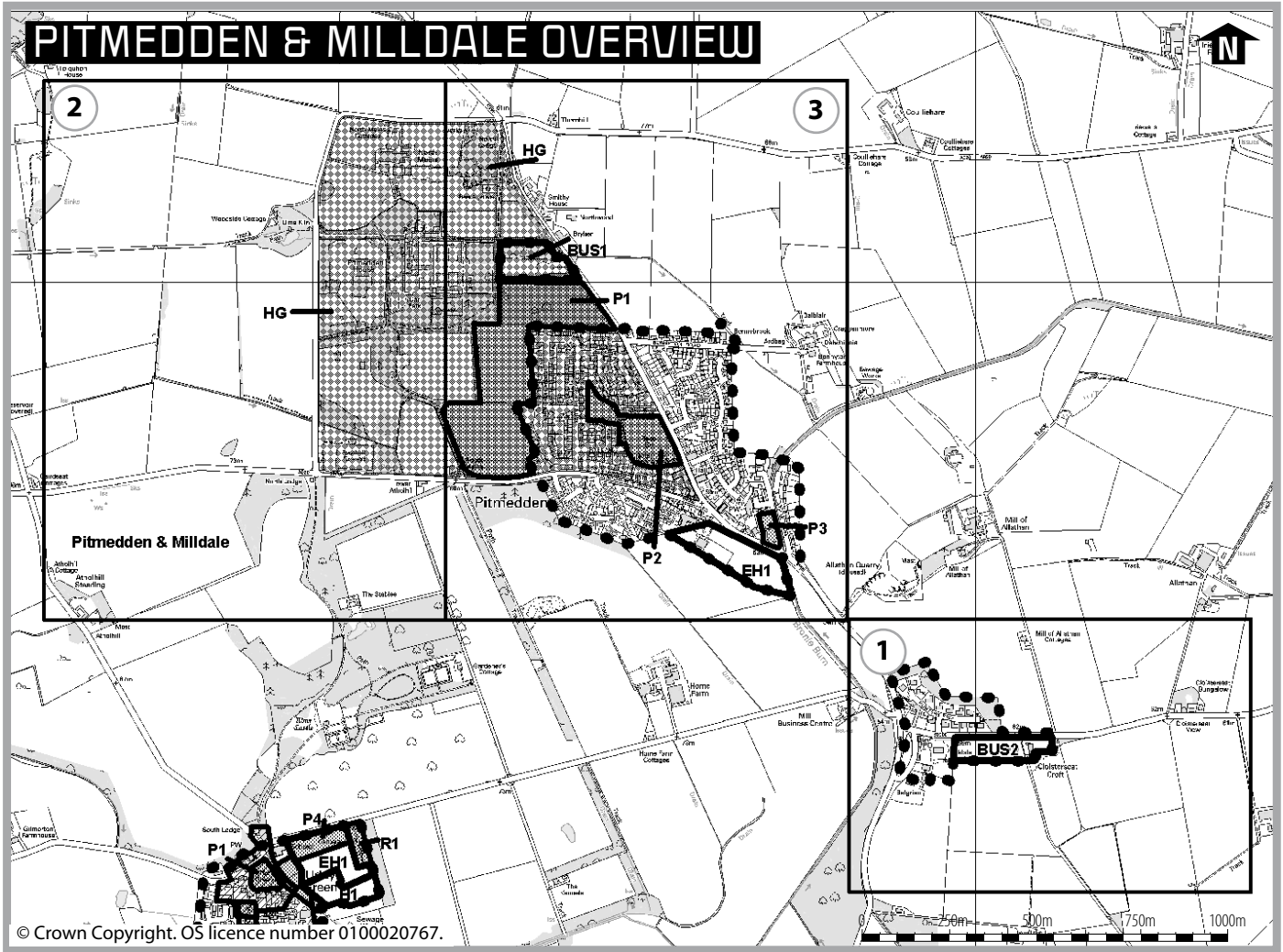
- Site P1 is protected to conserve the landscape setting of the settlement.
- Site P2 is protected to conserve the playing fields and recreational land.
- Site P3 is protected to conserve the bowling green and tennis courts.
- Site BUS1 is safeguarded for employment uses.
- Site BUS2 is safeguarded for employment uses.
- HG identifies land within the Pitmedden House Gardens and Designed Landscape.

Flood Risk

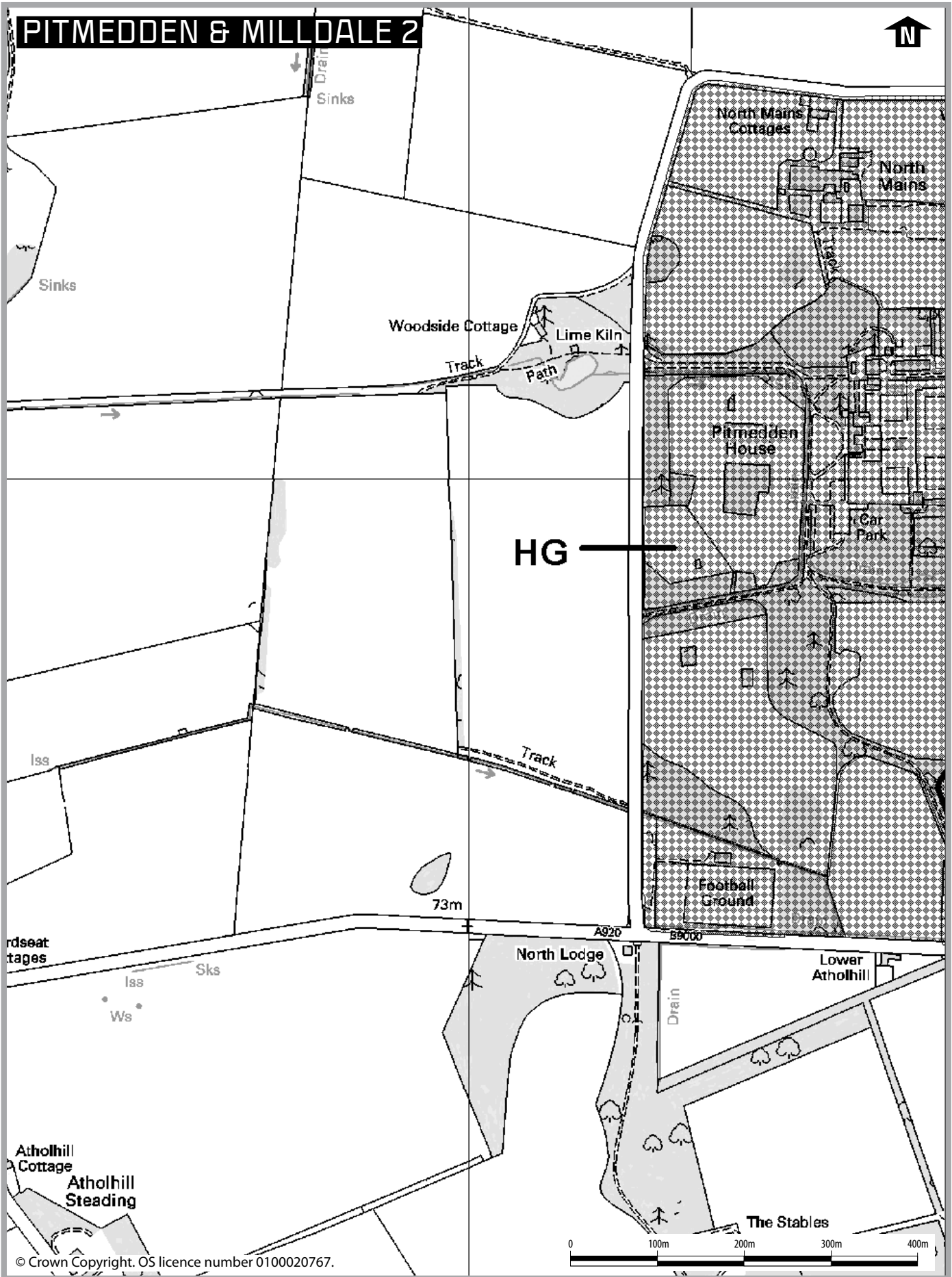
- Part of sites EH1 and BUS1 lie within the Scottish Environment Protection Agency's indicative 1 in 200 year flood risk area. A detailed flood risk assessment will be required to accompany any future development proposals for these sites and an appropriate buffer strip will be required adjacent to the existing watercourse. Realignment of the existing watercourse at site EH1 would be welcomed.

Existing Site

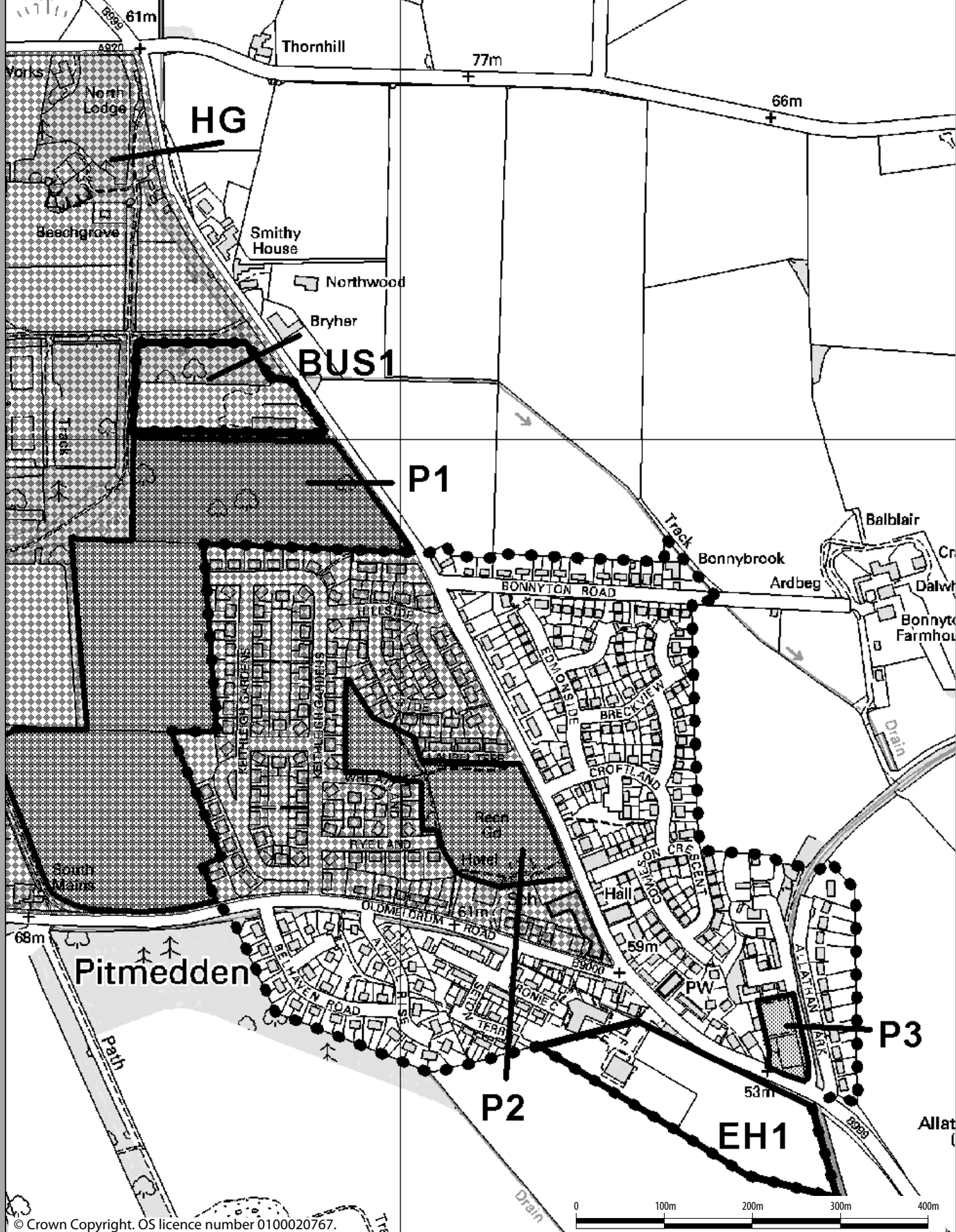
- Site EH1 is carried forward from the previous local plan for up to 14 houses to include community facilities in accordance with the agreed development brief for the site.



PITMEDDEN & MILLDALE 2



PITMEDDEN & MILLDALE 3



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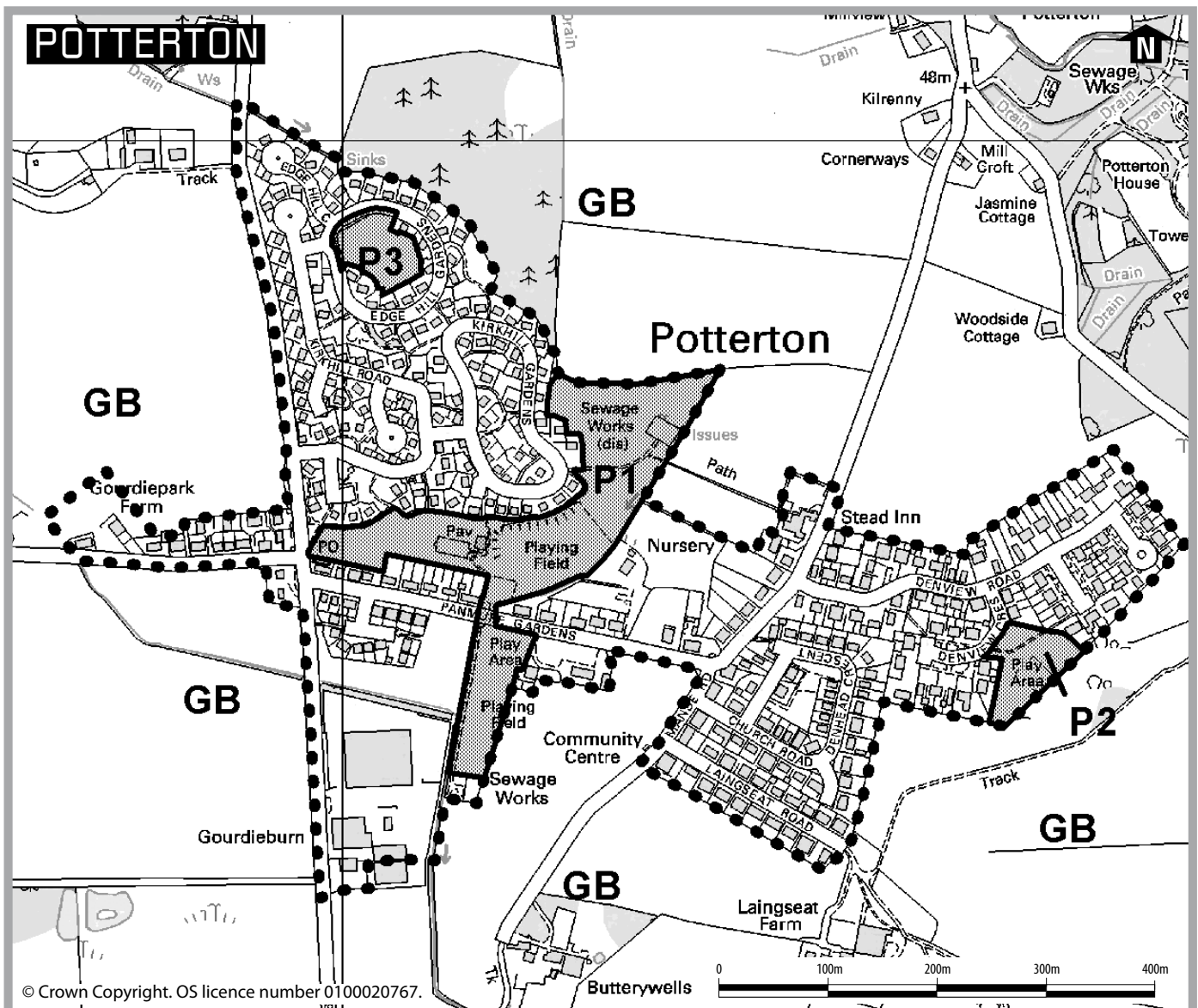
POTTERTON

Key Planning Objectives for the Settlement

- Preserve the amenity of the settlement.

Protected Land

- Site P1 is protected to conserve the school playing fields and landscape setting of the settlement.
- Site P2 is protected to conserve the play facilities.
- Site P3 is protected to conserve the open space and landscape setting.
- The greenbelt is identified by GB. For detailed greenbelt boundaries refer to Section 6 of the Local Development Plan.



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RASHIERIEVE FOVERAN

Key Planning Objectives for the Settlement

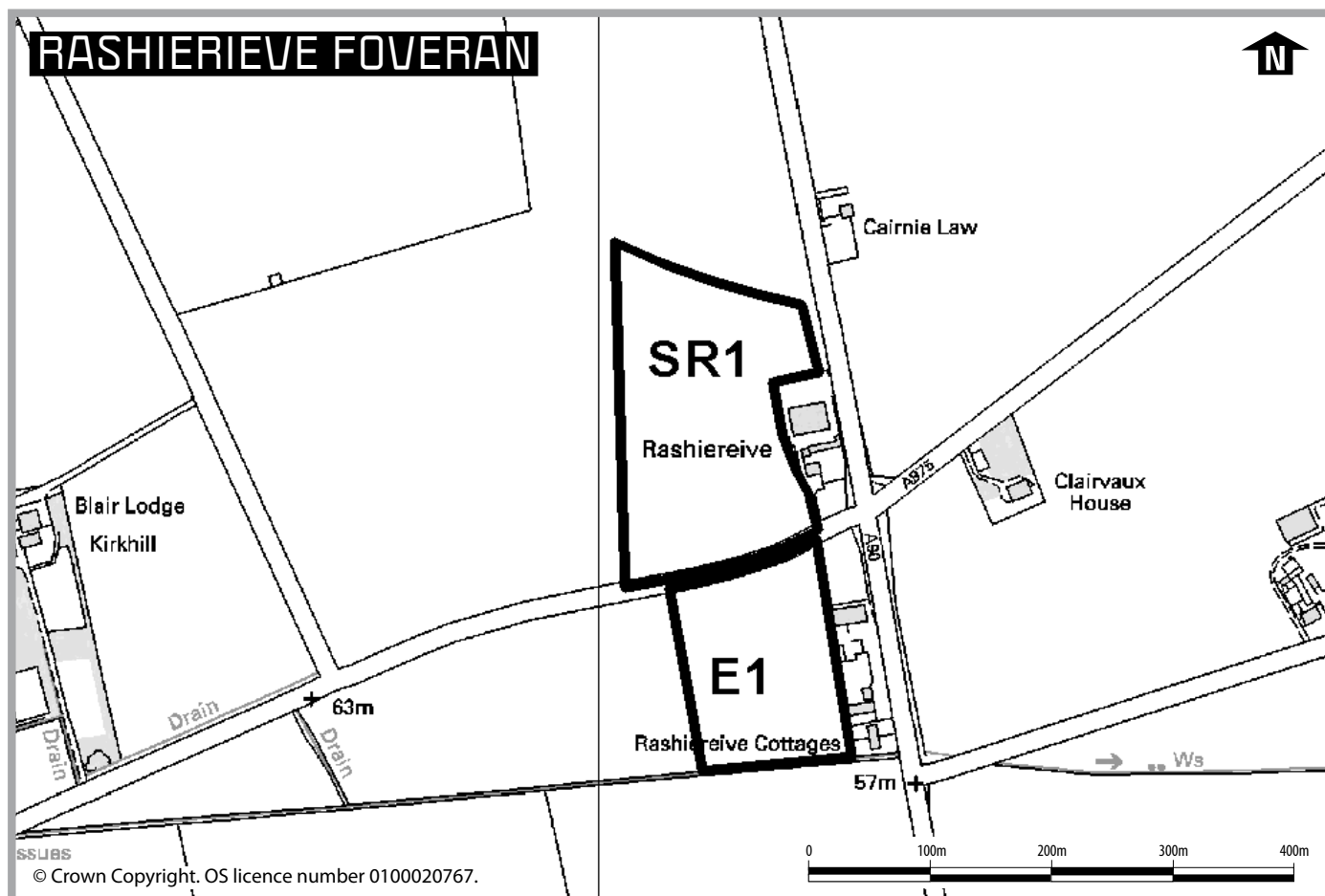
- Provide opportunity for employment in the Strategic Growth Area.
- Provide employment opportunities to support the “Energetica” framework.

Flood Risk

- Part of site E1 is located adjacent to the Scottish Environment Protection Agency’s indicative 1 in 200 year flood risk area, or has a small watercourse running through or adjacent to the site. A flood risk assessment may be required.

Proposed Sites

- Site E1 is allocated for employment uses (2 ha).
- Site SR1 is reserved for strategic employment land (3.5 ha).
- A landscape buffer to the western boundary of sites E1 and SR1 is required.



ROTHIENORMAN

Key Planning Objectives for the Settlement

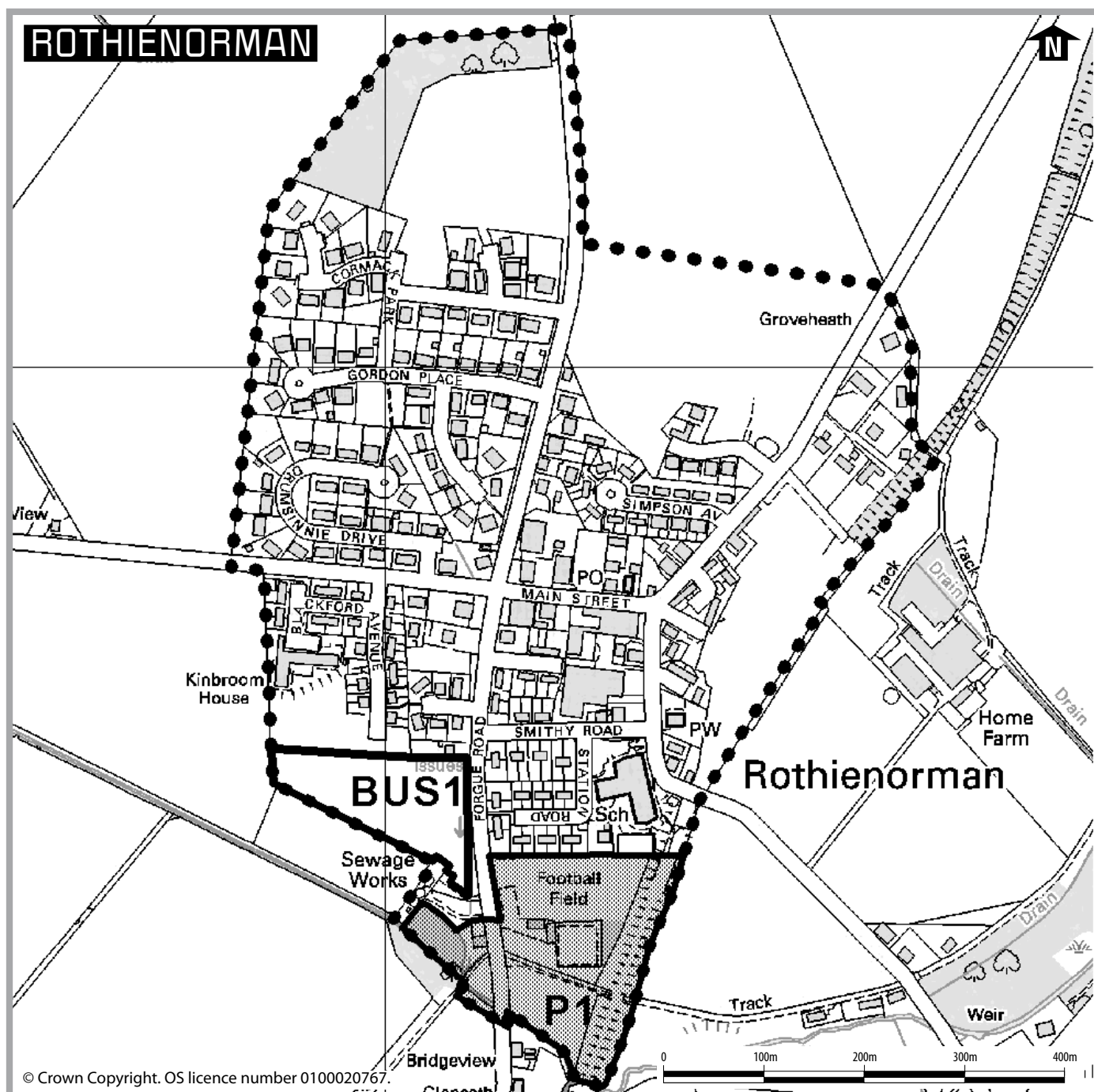
- Preserve the amenity of the settlement.
- Provide local employment opportunities.

Protected Land

- Site P1 is protected to conserve the school playing fields and local recreational facilities.
- Site BUS1 is safeguarded for employment uses.

Flood Risk

- Part of site BUS1 is located adjacent to the Scottish Environment Protection Agency's indicative 1 in 200 year flood risk area, or has a small watercourse running through or adjacent to the site. A flood risk assessment may be required.



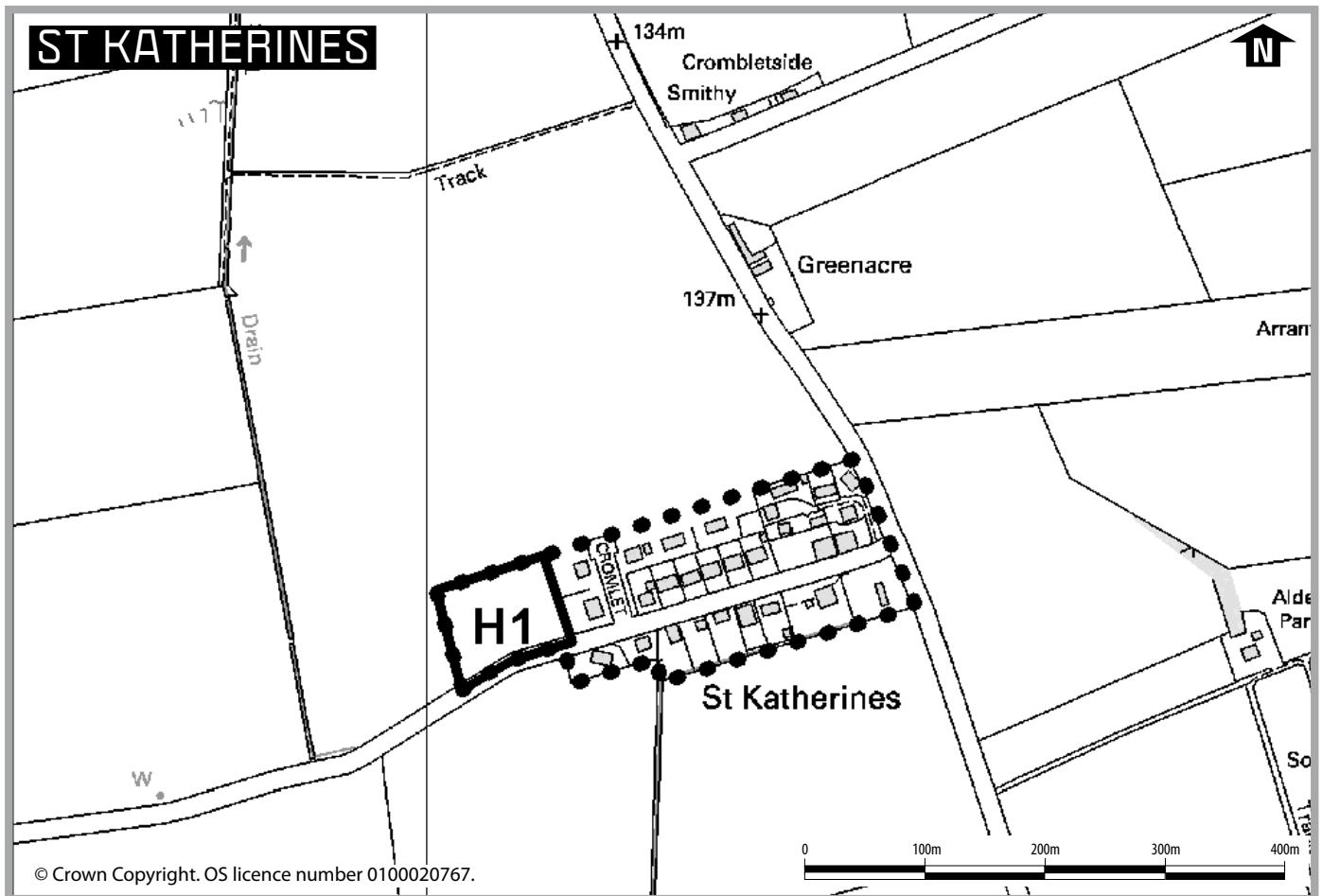
ST KATHERINES

Key Planning Objectives for the Settlement

- To meet local need for housing.
- To support local services and facilities, including support for Fyvie Primary School.

Proposed Site

- Site H1 is allocated for up to 5 houses in the first phase of the plan.



TARVES

Key Planning Objectives for the Settlement

- To meet local need for housing in the Aberdeen Housing Market Area.
- To meet local employment land needs.
- To support local services and facilities, including support for Tarves Primary School.

Protected Land

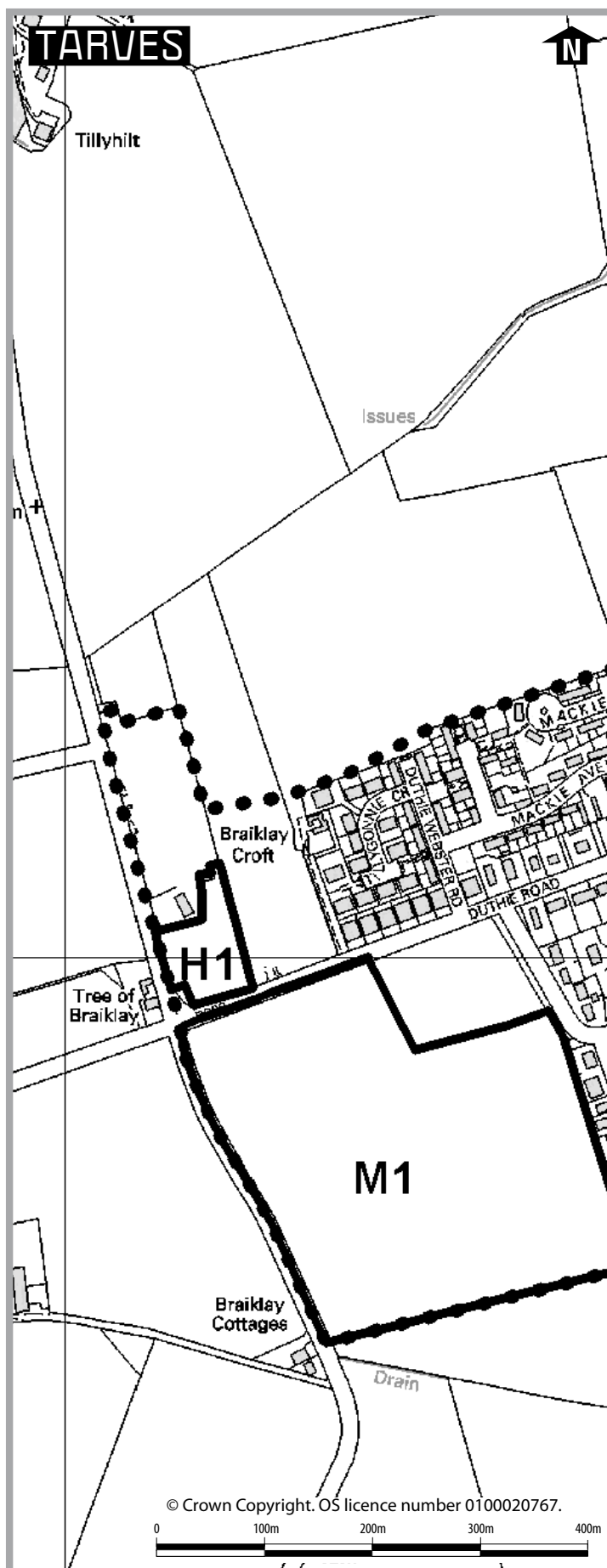
- Site P1 is protected to safeguard the playing fields.
- Site P2 is protected to conserve the cemetery.
- Site P3 is protected to conserve the playground area of the primary school.
- Three other protected areas are located in the settlement and include the bowling green, the village square and the recreation ground.
- The Tarves Conservation Area is shown hatched on the plan.

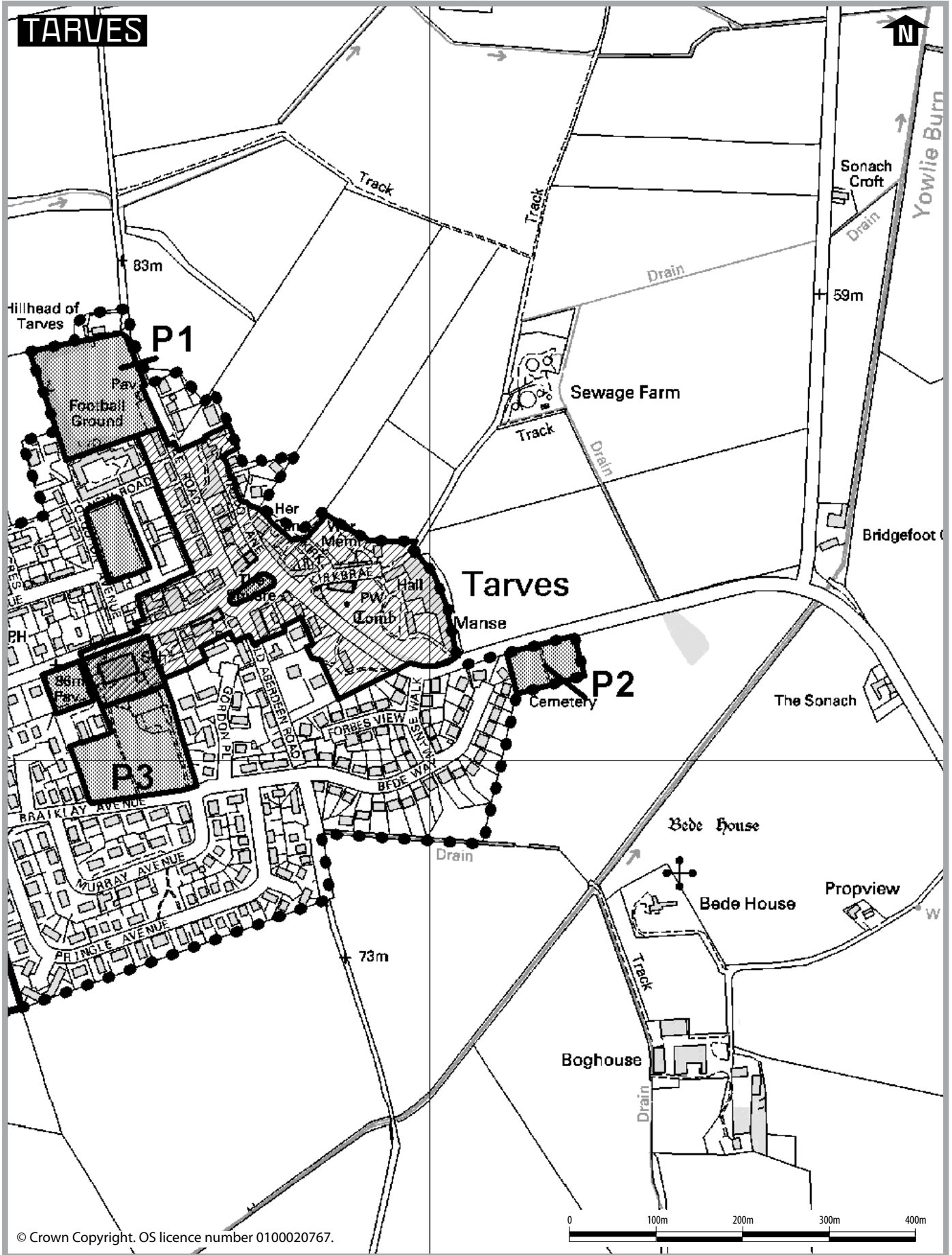
Settlement Infrastructure

- Local mains reinforcement may be required for the water and wastewater infrastructure.
- Road and junction improvements to Braiklay crossroads will be required.
- Open space contributions should include an additional sports pitch.

Proposed Sites

- Site M1 is allocated for a mixed use proposal which will include up to 100 houses and other appropriate employment uses (3 ha). Up to 50 houses will be delivered in the first phase, with the remaining 50 houses delivered in the second phase. Account should be taken of the need for new or improvement to current community facilities and location of these within this site. A masterplan will be required for this site.
- Site H1 is allocated for ten houses in the first phase.





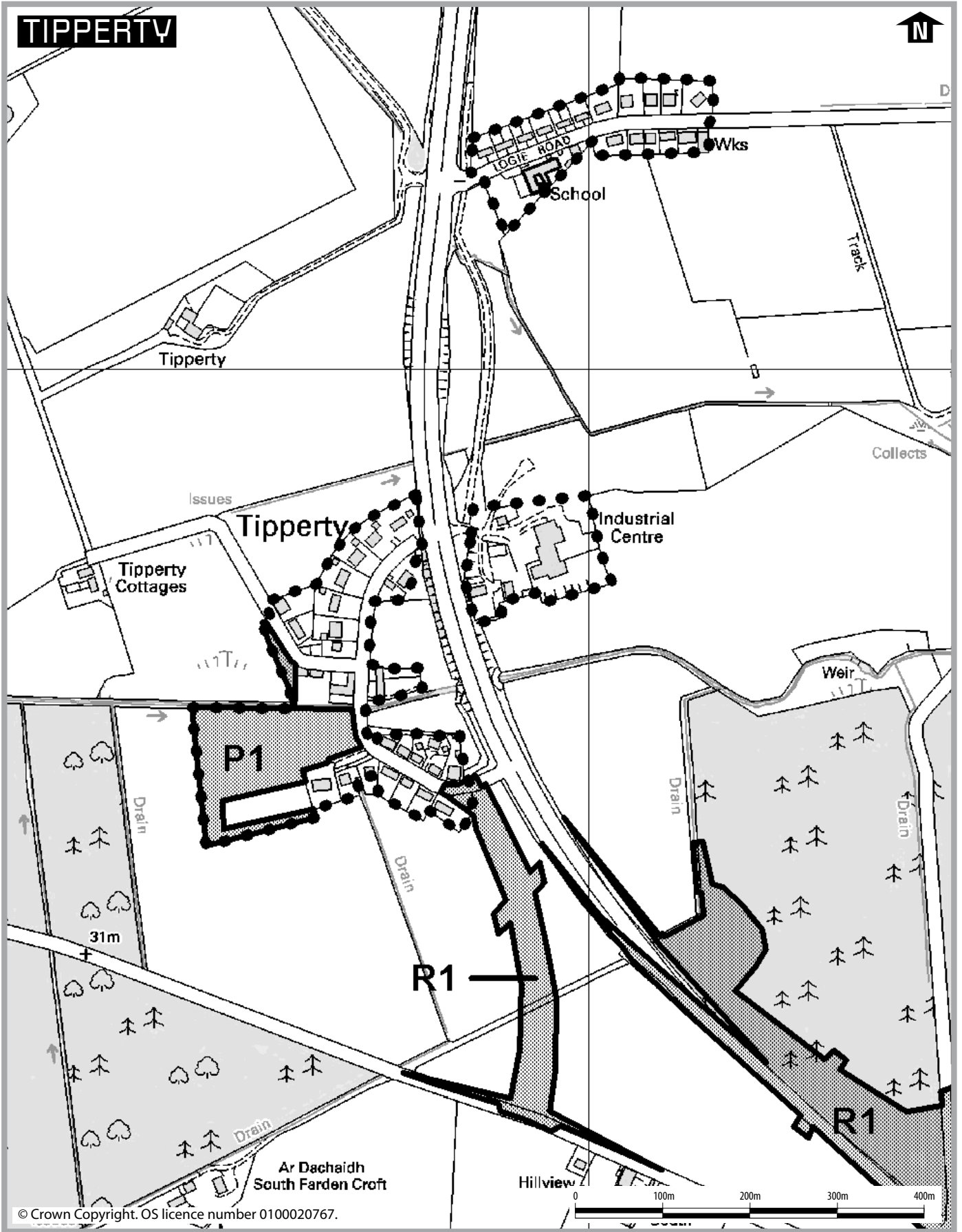
TIPPERTY

Key Planning Objectives for the Settlement

- Preserve the amenity of the settlement.

Protected Land

- Site P1 is protected to conserve the landscape setting of the settlement and open space.
- Site R1 is safeguarded for the route of the M90/A90 Trunk Road (Balmedie to Tippetty) scheme.



TURRIFF

Key Planning Objectives for the Settlement

- To meet the demand for new housing in the Rural Housing Market Area.
- To sustain existing services.
- To provide opportunity for local employment.
- To assist in the long term relief of town centre congestion through provision of distributor road with potential to upgrade to eastern bypass.
- To provide improved community facilities.

Protected Land

- Site R1 is reserved as a site for the replacement Markethill Primary School.
- Site P1 is protected to conserve the open space for recreational use.
- Site P2 is protected to conserve the area of open space (The Haughs).
- Site P3 is protected to conserve the landscape setting and the sports fields.
- Site P4 is protected to conserve the open space for recreational use.
- Three other small areas in the settlement are protected for their recreational value.
- A strategic tree belt is protected to the north west of the settlement.
- Site BUS1 is safeguarded for employment uses.
- Site BUS2 is safeguarded for employment uses.
- Site BUS3 is a hotel facility and is safeguarded for this use.
- The town centre is identified by TC and a dashed line.

Existing Site

- Site EH1 is carried forward from the previous local plan for 90 houses.

Settlement Infrastructure

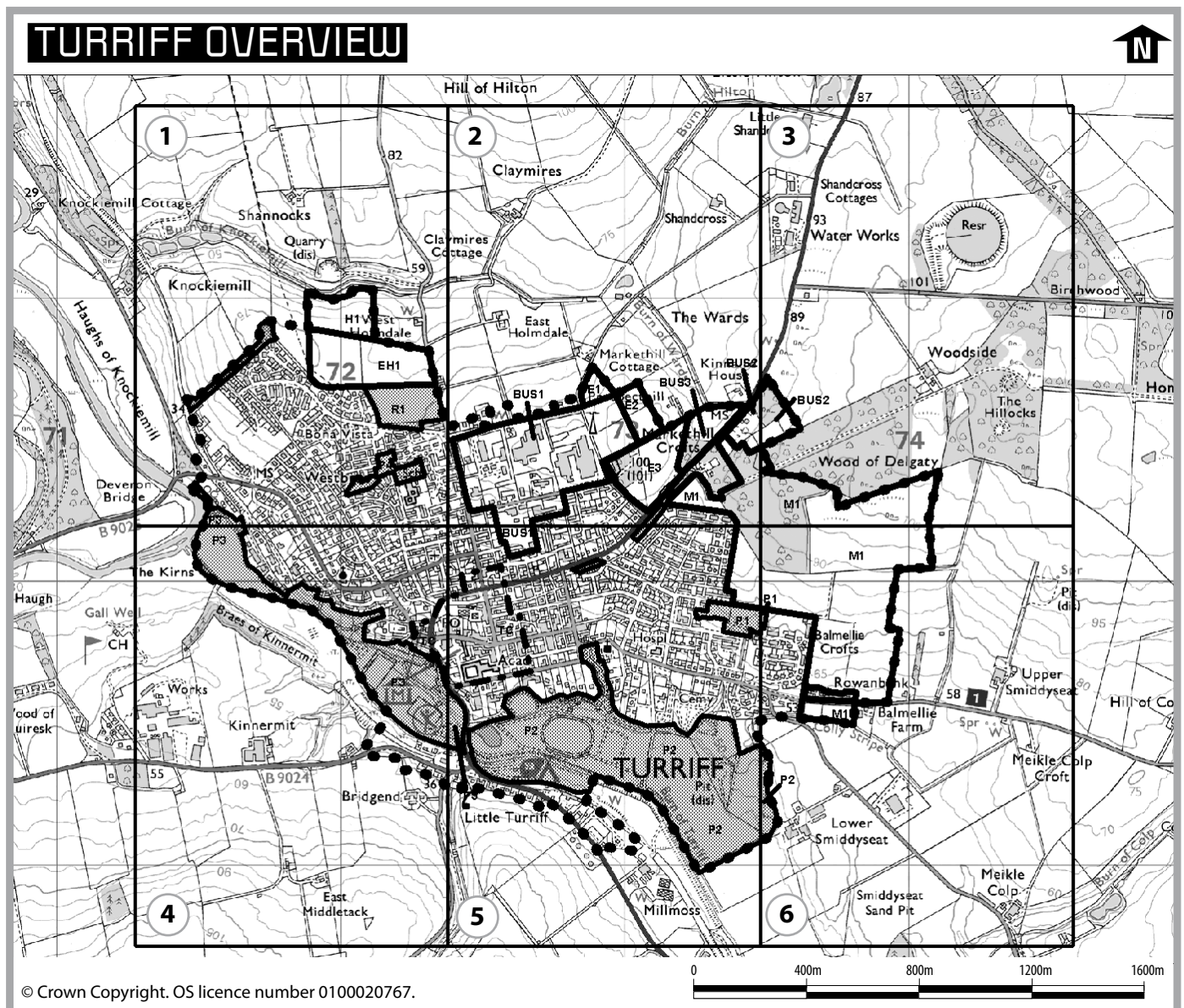
- All proposed sites will have to contribute to the eastern bypass road.
- An extension to the hospital and health centre, and a replacement of the household waste recycling centre are required.
- An expansion of Turriff Waste Water Treatment works will be required.
- A new primary school, 2 additional grass pitches and pavilion will be required.
- Open space contributions should include 2 community grass pitches and changing facilities an additional burial ground and allotments.

Flood Risk

- Part of site BUS3 is located adjacent to the Scottish Environment Protection Agency's indicative 1 in 200 year flood risk area, or has a small watercourse running through or adjacent to the site. A flood risk assessment may be required.

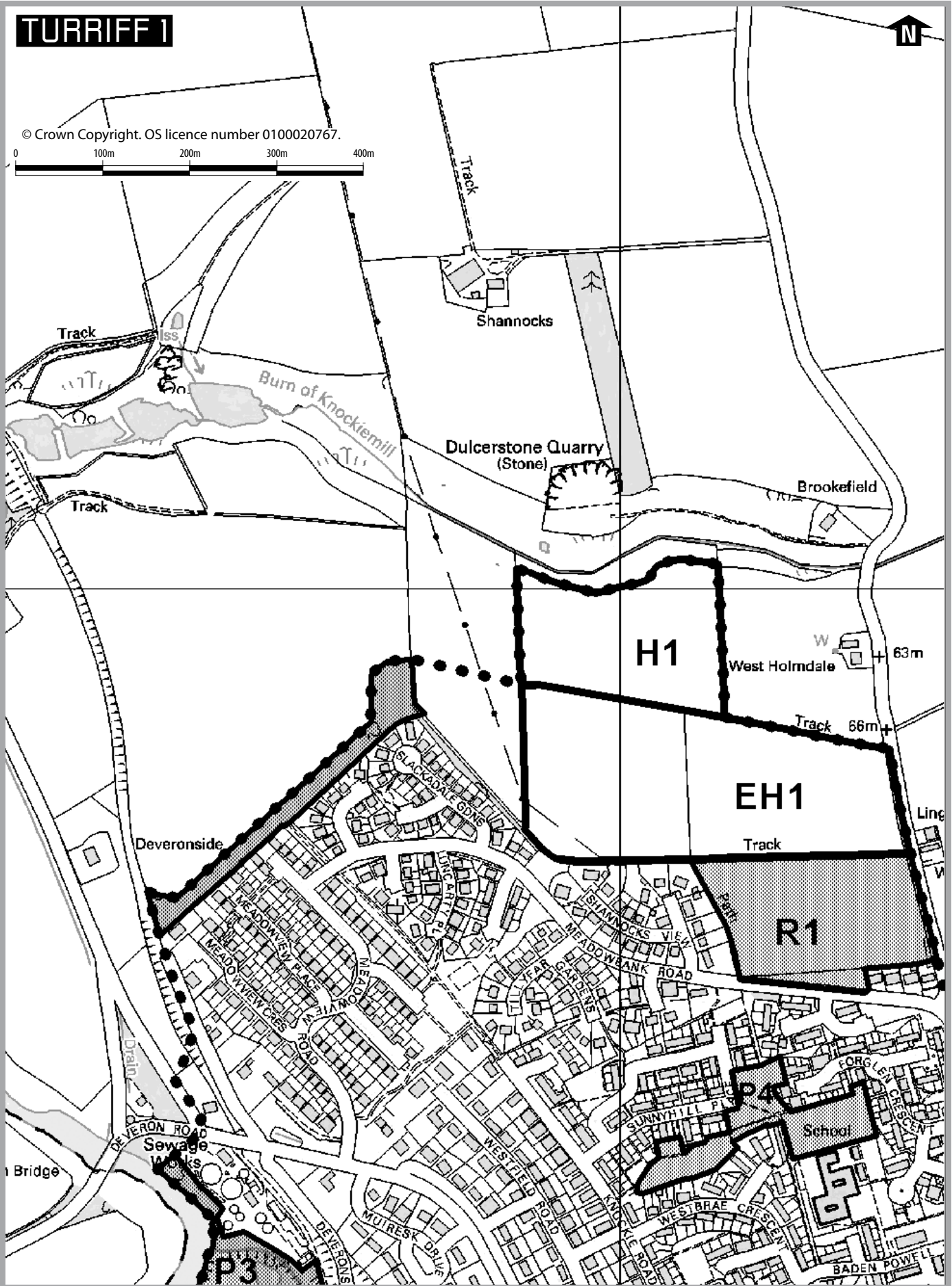
Proposed Sites

- Site H1 is allocated for up to 60 houses with the replacement Markethill Primary School located on site R1. A masterplan will be required for sites H1, EH1 and R1.
- Site E1, E2 & E3 are allocated for employment uses (1 ha, 1.7 ha and 4.5 ha respectively) and will require a masterplan. Stanley's Way, located between E2 and E3, will be protected from development.
- Site M1 is allocated for up to 450 houses, a new primary school and associated facilities and employment land (10 ha). Up to 130 houses will be delivered in the first phase, with the remaining 320 delivered in the second phase. A new distributor road will be located in this site with the potential to upgrade to a bypass. The Woods of Delgaty will need to be retained in the design of any development. A masterplan will be required.



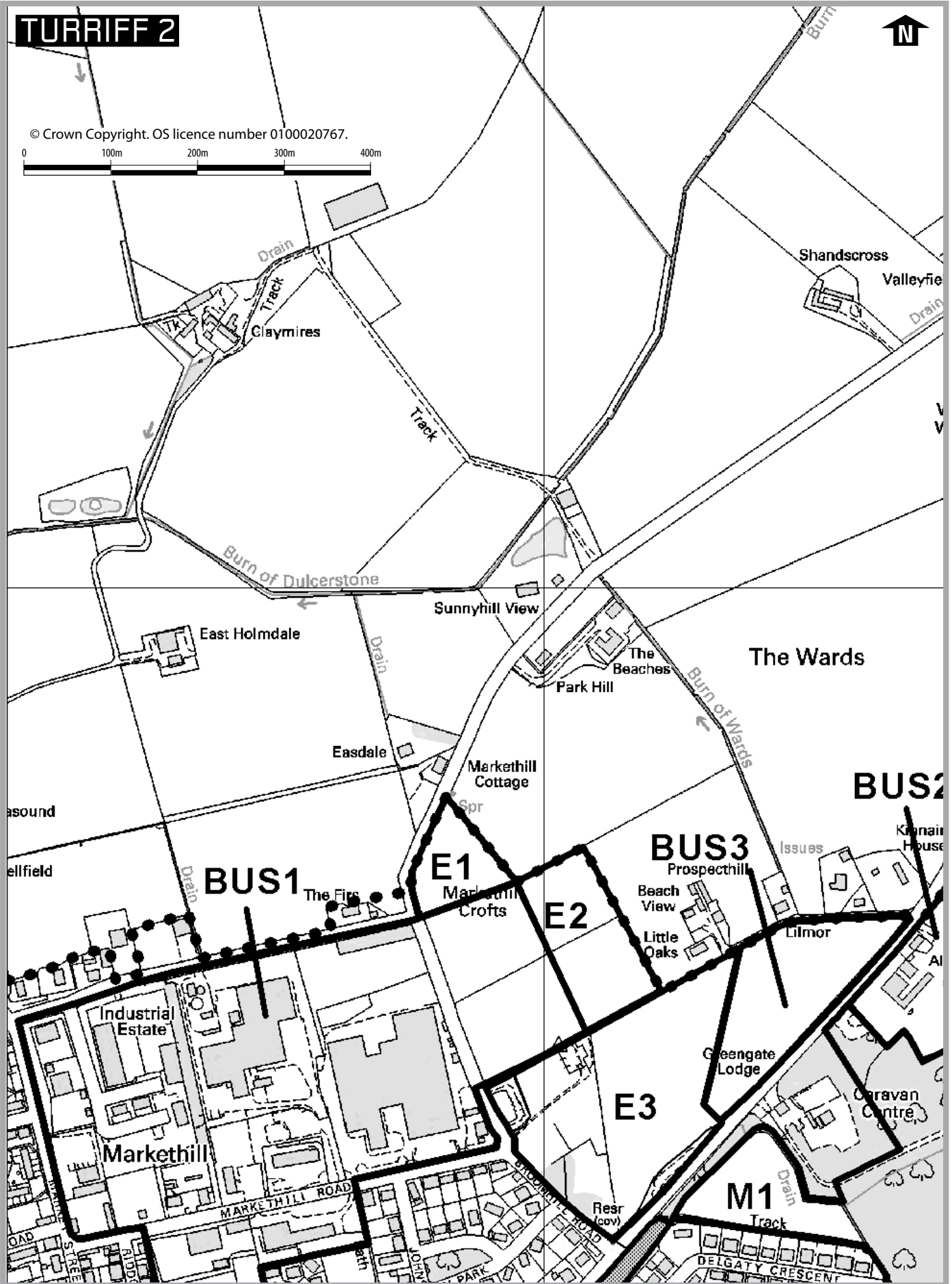
TURRIFF 1

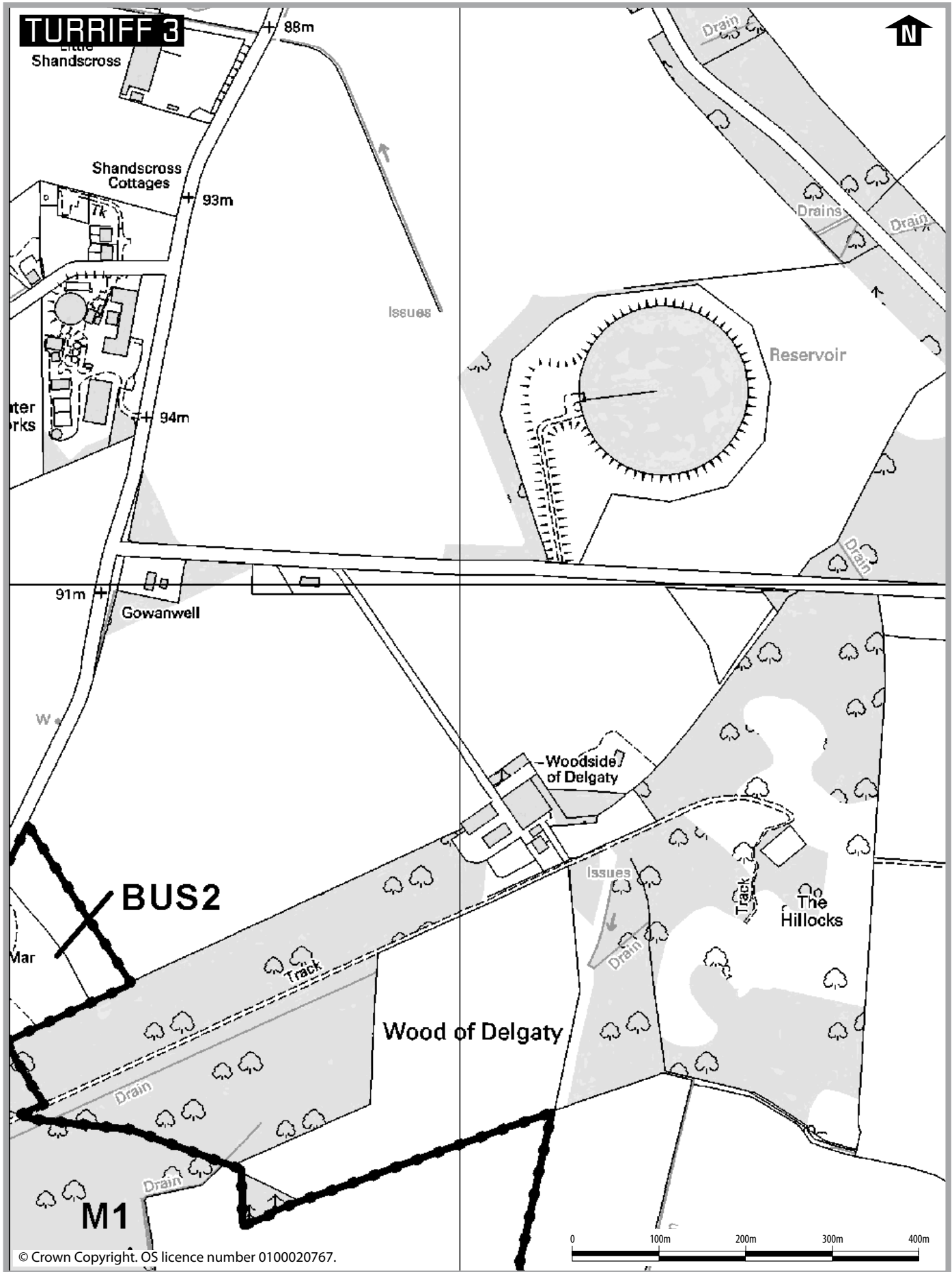
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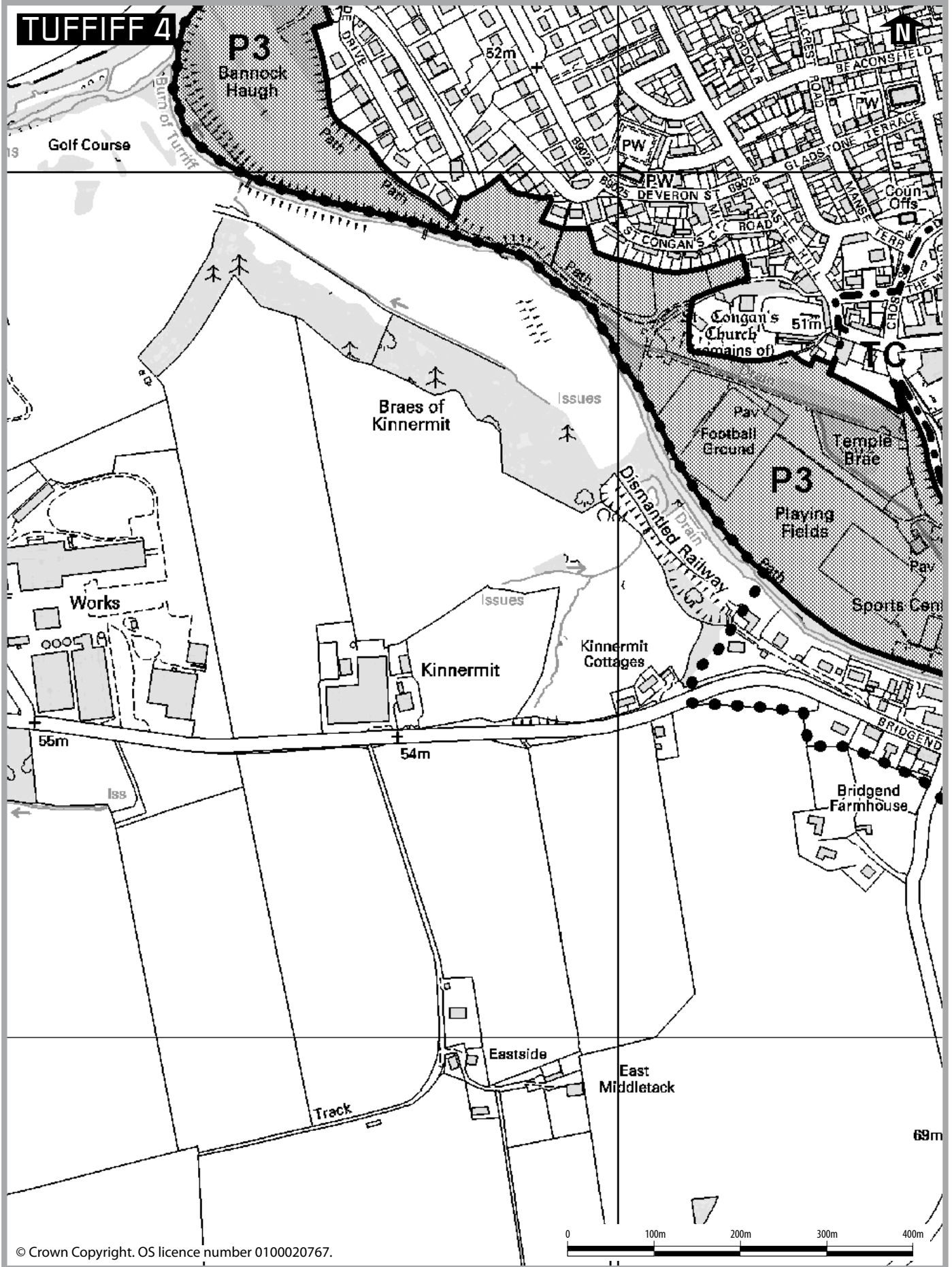


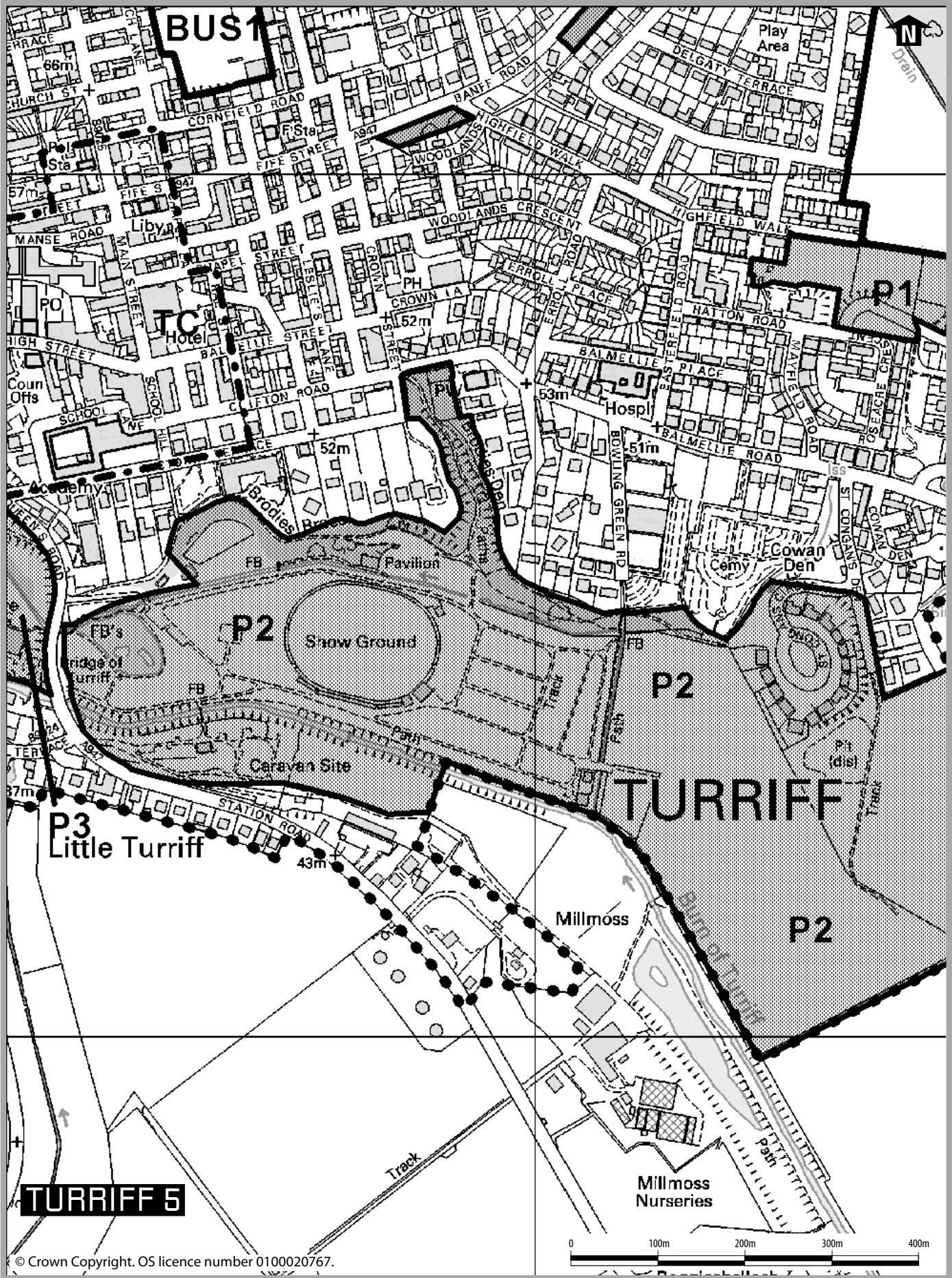
TURRIFF 2

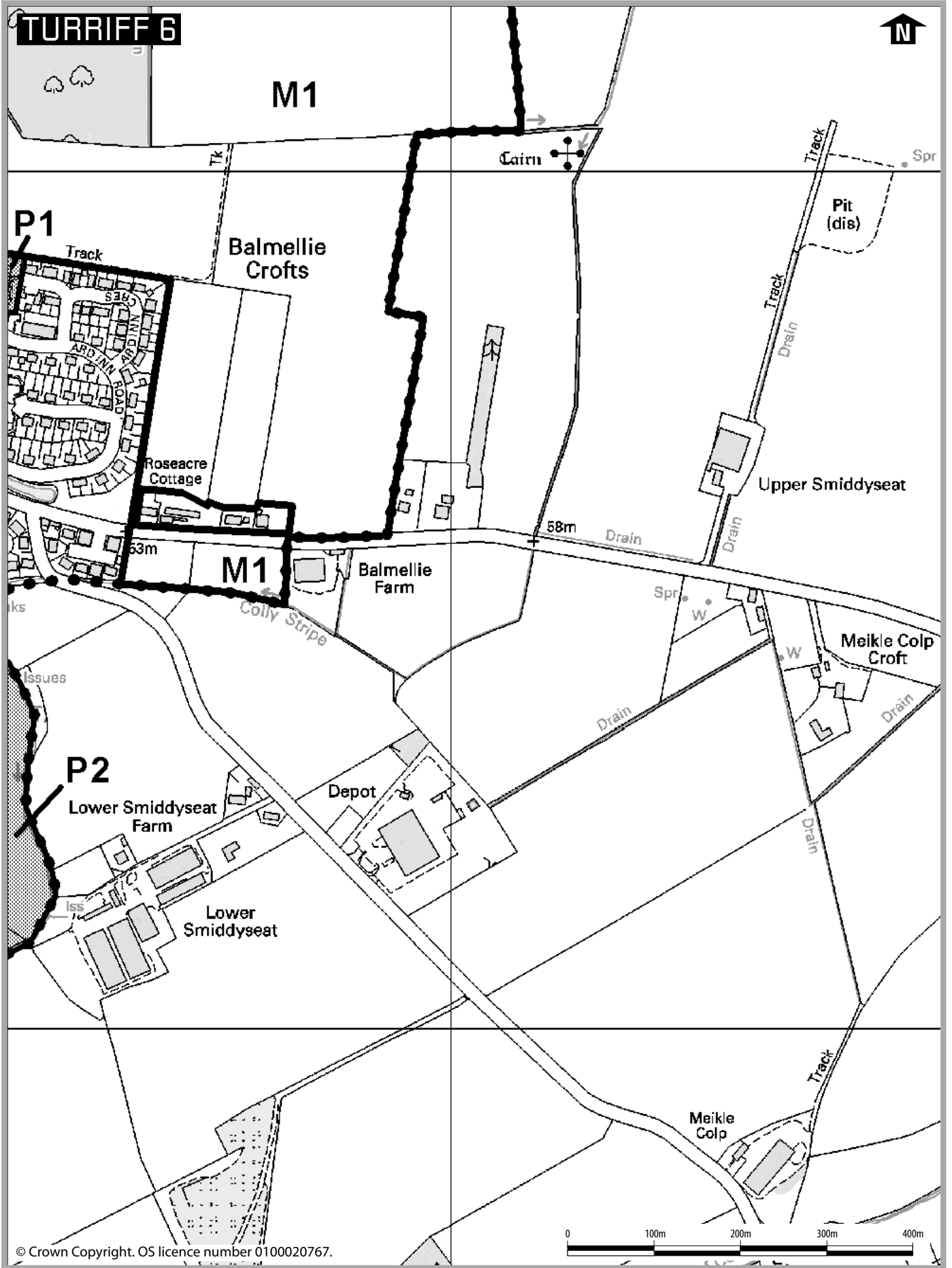
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UDNY GREEN

Key Planning Objectives for the Settlement

- To provide for local need for housing.
- To support local services, particularly the Primary School.

Protected Land

- Site P1 is protected to conserve the 'green' of Udney Green.
- Site P2 is protected to conserve the cemetery.
- Site P3 is protected to conserve the recreation area of the Primary School and an adjacent woodland area.
- Site P4 is protected to provide car parking provision, linkages to serve the Primary School and cemetery, and open space as part of the development of site EH1.
- Site R1 is reserved for a new cemetery.
- The Udney Green Conservation Area is shown hatched in the plan.

Existing Site

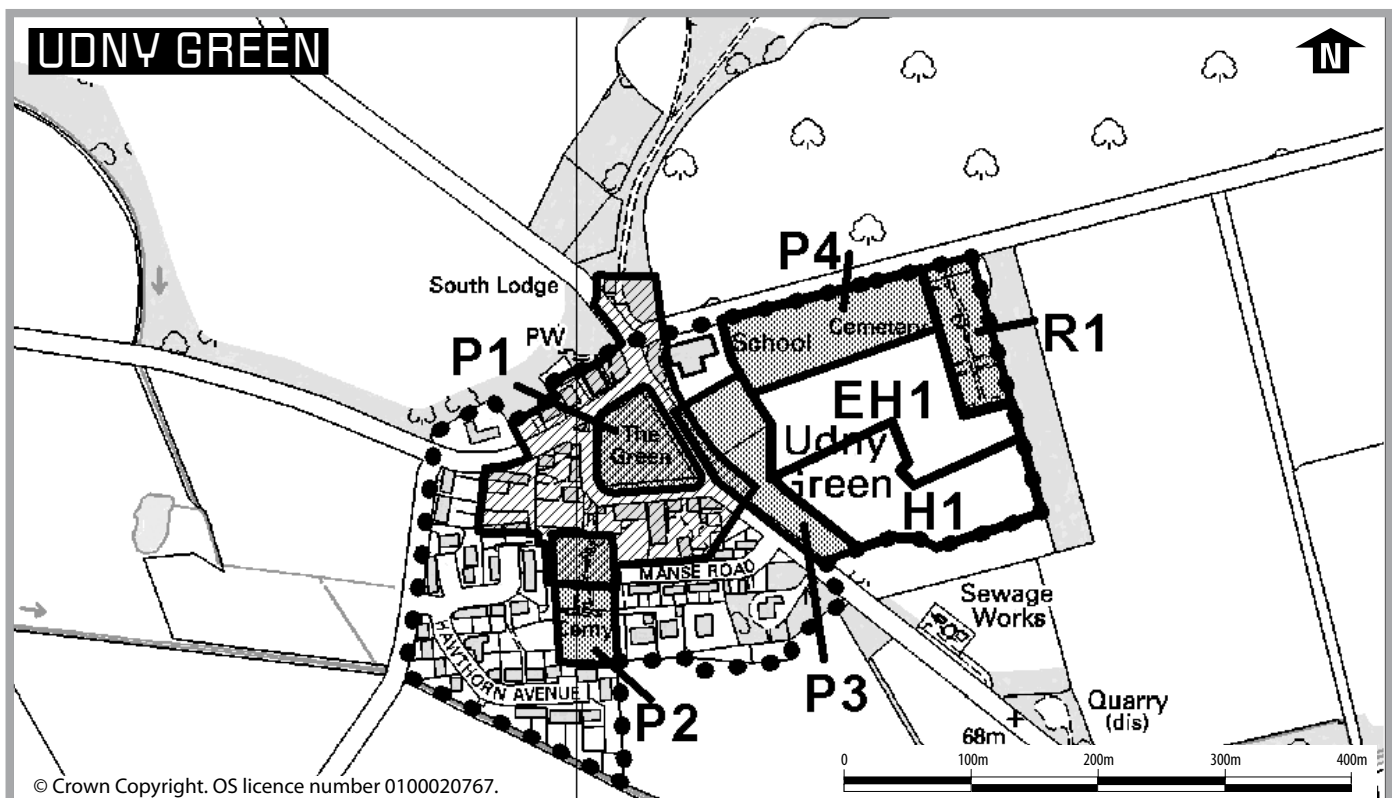
- Site EH1 has existing planning consent for 15 houses. Provision of car parking, linkages to serve the Primary School and cemetery, and open space is required.

Settlement Infrastructure

- Local mains reinforcement may be required for the water and wastewater infrastructure.

Proposed Site

- Site H1 is allocated for up to 30 houses. Up to 15 houses will be delivered in the first phase with the remaining 15 delivered in the second phase, subject to review of the plan.
- A design brief will be required to coordinate the development of sites EH1, P4 and H1 for up to 45 houses.



UDNY STATION

Key Planning Objectives for the Settlement

- To meet local need for housing.
- To meet local employment land needs.
- To support local services and facilities, this will include support for Cultercullen Primary School.

Protected Land

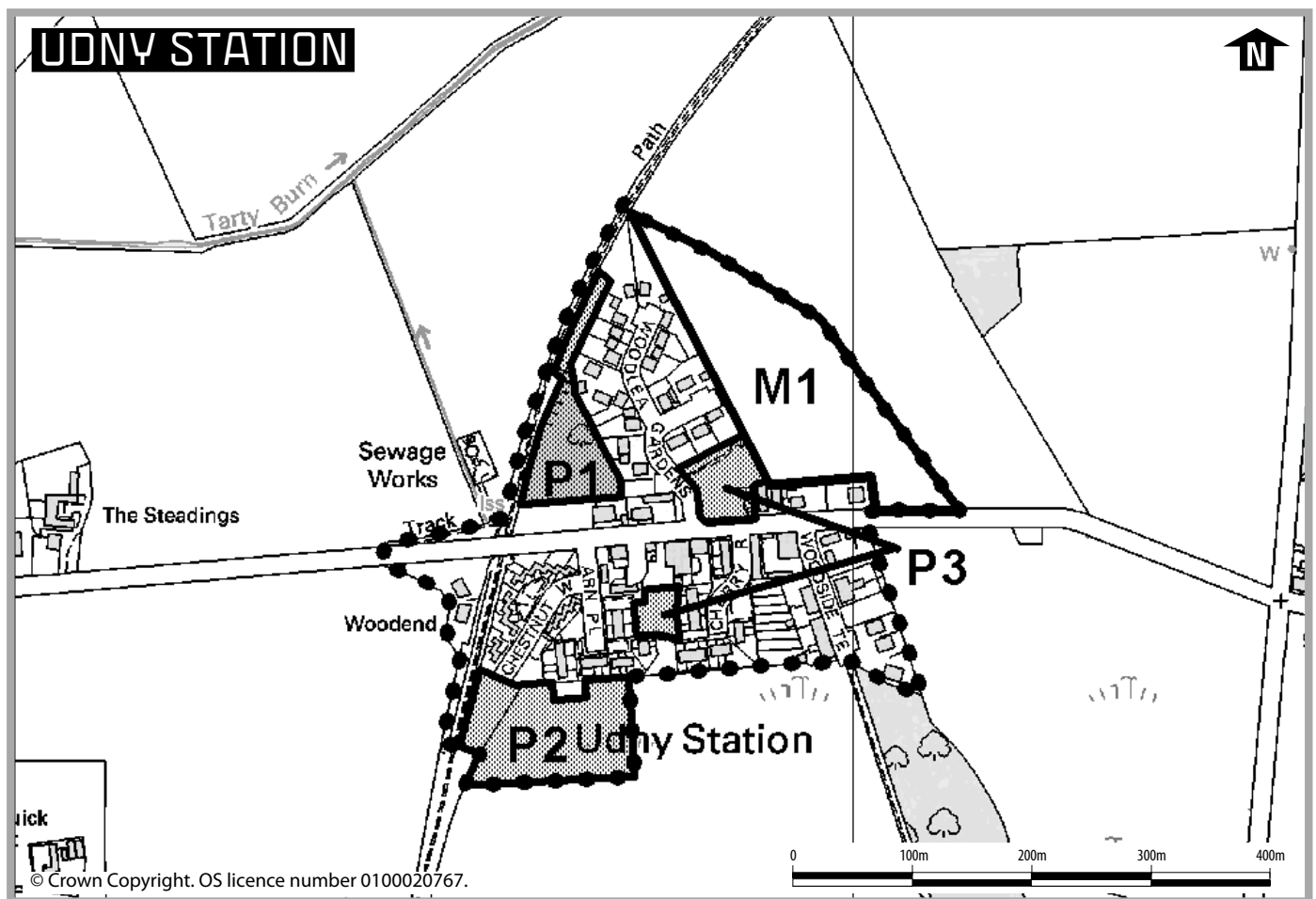
- Site P1 is protected to conserve a woodland area adjacent to the Formartine & Buchan way.
- Site P2 is protected to conserve an area of open space (sport and recreation area).
- Sites P3 are protected to conserve play areas.

Settlement Infrastructure

- Udney Station waste water treatment works has insufficient capacity and therefore an expansion will be required.

Proposed Site

- Site M1 is allocated for a mixed use proposal which will include up to 35 houses, in two phases with up to 15 houses in the first phase, and appropriate employment uses (1ha).



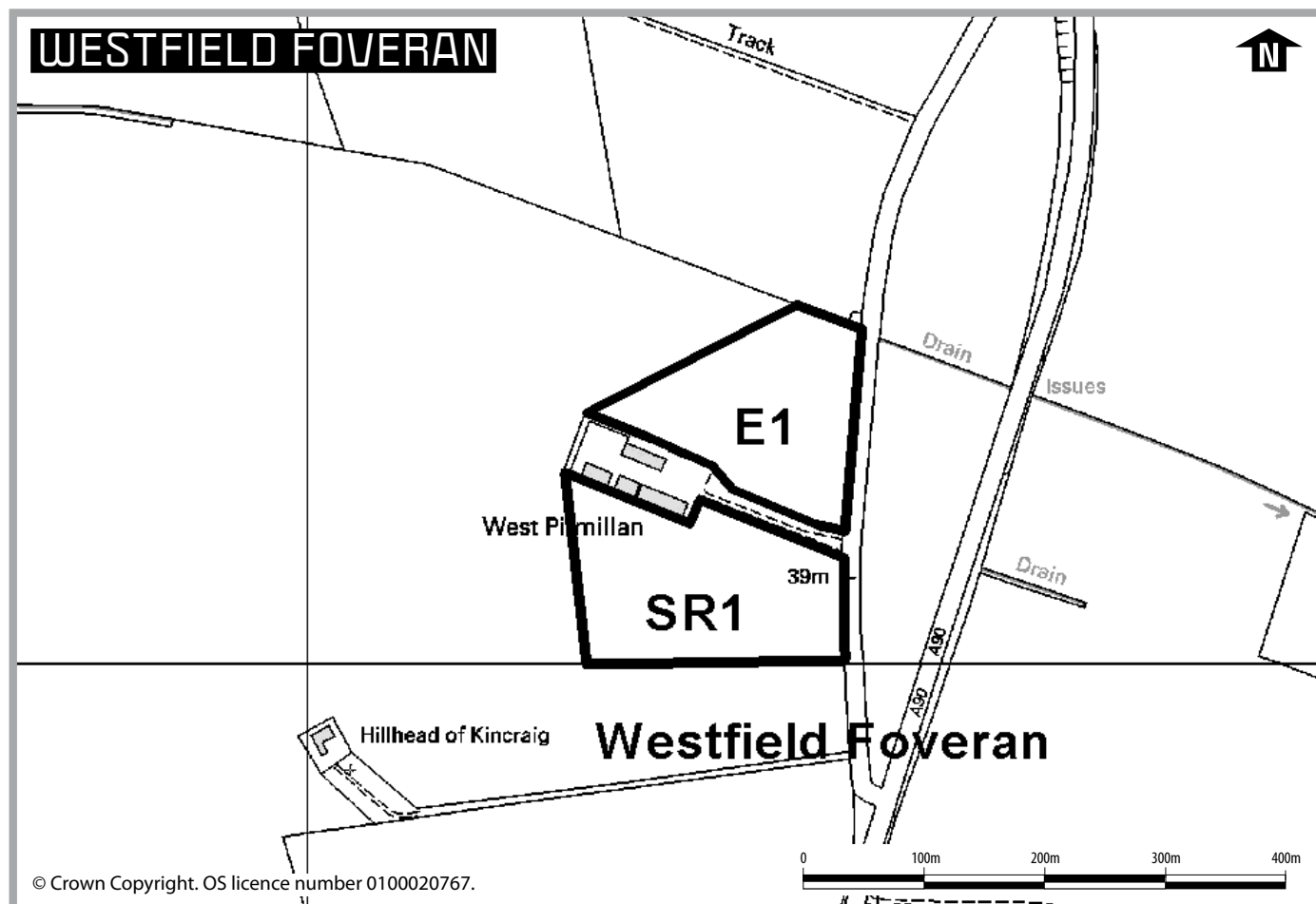
WESTFIELD FOVERAN

Key Planning Objectives for the Settlement

- Provide opportunity for employment in the Strategic Growth Area.
- Provide employment opportunities to support the “Energetica” framework.

Proposed Sites

- Site E1 is allocated for employment uses (2 ha).
- Site SR1 is reserved for strategic employment land (2.5 ha).



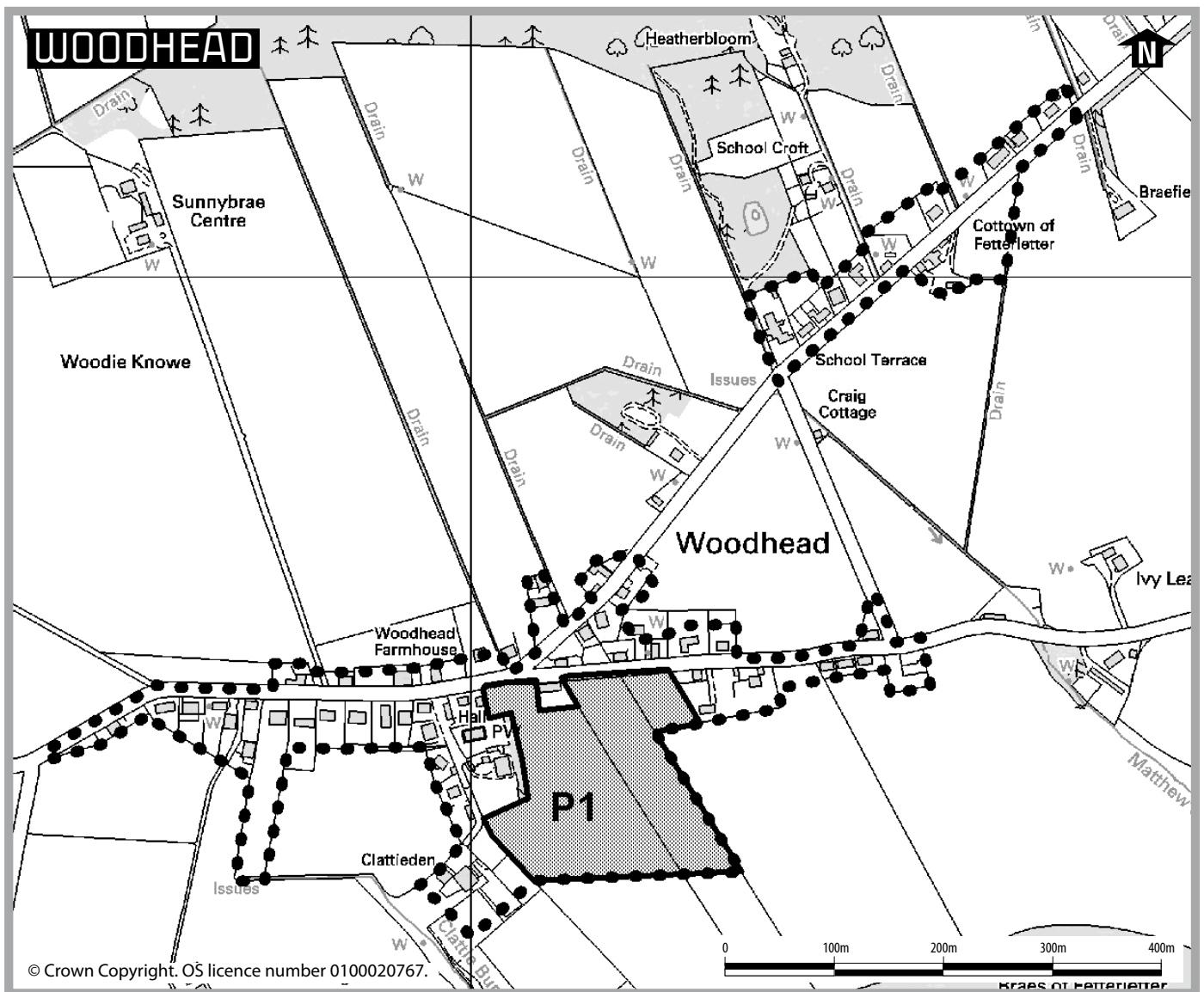
WOODHEAD

Key Planning Objectives for the Settlement

- Preserve the amenity of the settlement.

Protected Land

- Site P1 is protected to conserve community Glebe land.



YTHANBANK

Key Planning Objectives for the Settlement

- Provide local opportunities for housing in the Aberdeen Housing Market Area.

Proposed Site

- Site H1 is allocated for up to 10 houses in the first phase.

