

# 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 out with the settlement boundary there is a large wooded area. There is also open space within the settlement which provides a focal point and is protected for this reason. ~~Luthermuir is in need of a small retail facility within the village and this is an important facility to deliver within the life of the plan through the allocated development sites. 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, which will help to maintain the local primary school.~~

## Settlement Features

<b>Protected Land</b>	
P1	To conserve the area of open space to provide a focal point for the village.
P2	To conserve the playing fields as an amenity for the village.
<u>P3</u>	<u>For education and community uses associated with the primary school and to conserve recreational open space.</u>

## Flood Risk

- Sites OP1 and OP2 ~~have~~ a watercourse on the boundary of their 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 "Planning Advice for Developments near Hazardous Installations".

## Services and Infrastructure

- Strategic drainage and water supply: There is limited capacity at Luthermuir Septic Tank and Scottish Water if required will initiate a growth project once one development meets the 5 growth criteria.
- Secondary education: All residential development must 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.
- Waste and recycling: All development must contribute to a household waste and recycling centre in Laurencekirk. Contributions are sought for a local recycling point in Luthermuir.
- Health facilities: All residential development must contribute towards an extension to Laurencekirk Medical Group.

## Allocated Sites

**OP1 (Bid KN098): The Chapel** Allocation: 31 homes~~Mix of uses including 25 homes, small-scale retail and employment land~~

This site was previously allocated as site M1-OP1 in the 2012-2017 LDP for 25 homes, small-scale retail and employment land. ~~The site~~ is a flat site located to the west of the settlement. Access ~~can be taken from School Road~~must be taken from site OP2, which received planning permission in November 2017, and a second emergency access must be provided. ~~and t~~There is also a possibility to gain access from Church Road. Nonetheless, all options ~~This~~ should be discussed with the Council's Roads department to ensure appropriate visibility splays are in place.

A buffer strip will be required adjacent to the minor watercourse and should be integrated as positive feature of the development. There will be no 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. ~~The site also requires to be masterplanned with site OP2 and this could help to provide improved links through the sites to the existing settlement. A flood risk assessment 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 integrated into the design of the development to provide a mix of house types and sizes to meet local need.

~~It is also expected that 6 affordable houses will be provided onsite by the developer and these should be integrated into the design of the development, to provide a mix of house types to meet local needs.~~

**OP2: Land at Aberluthnott Church** Allocation: Mix of uses including 25 homes, small-scale retail and employment land

~~This site was previously allocated as site M2 in the 2012 LDP. This is a flat site located to the western edge of the settlement. There is opportunity to gain access to this development from School Road and the development should provide a footpath along School Road to link with the existing footpaths to allow a safe route to school. A core path also runs along the boundary of the site and connections should be made to link up with the network.~~

~~The site also requires to be masterplanned with site OP1 and this could provide improved links through both the sites with the existing settlement. SEPA have also advised that a flood risk assessment is required for the site.~~

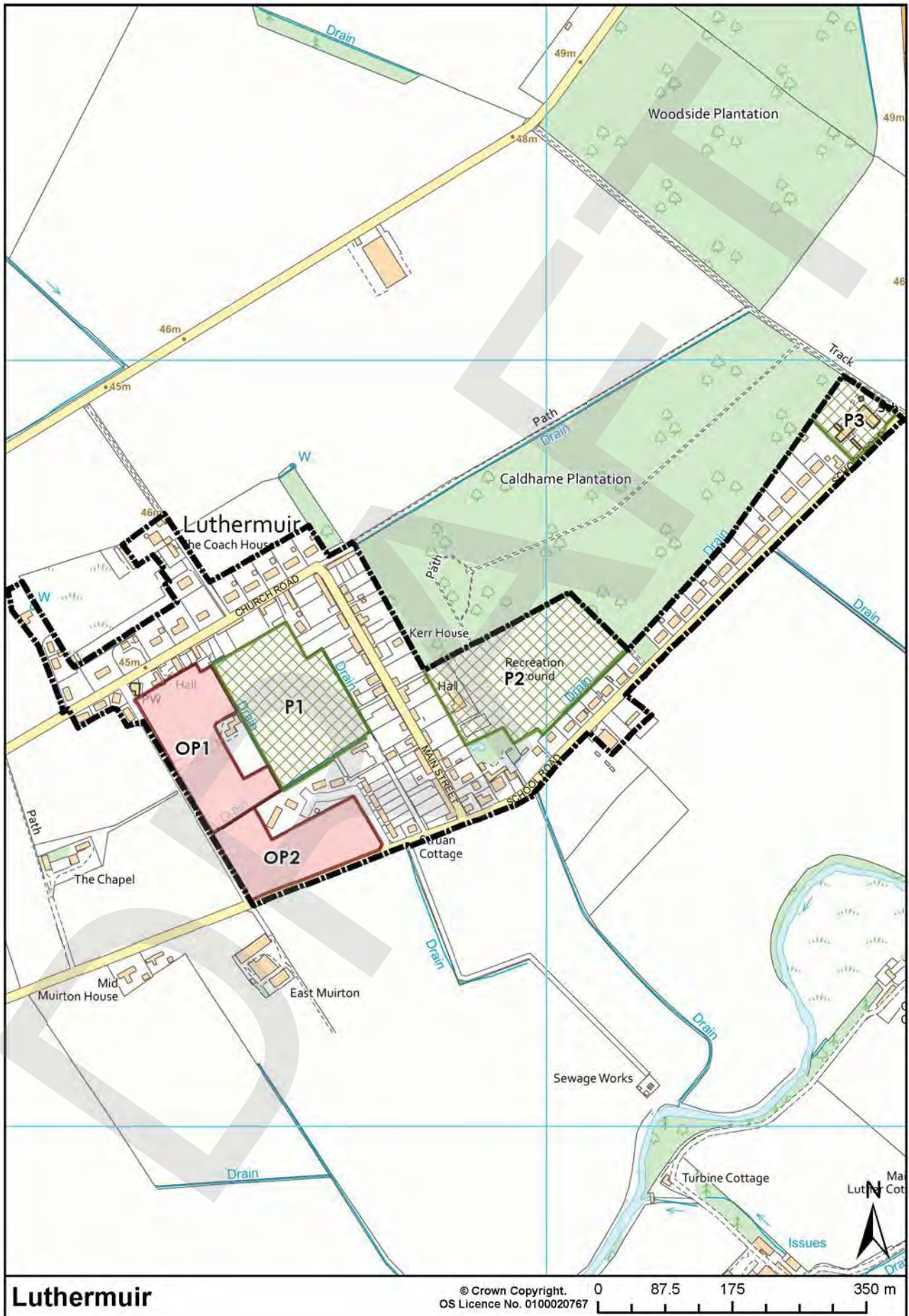
~~It is also expected that 6 affordable houses will be provided onsite by the developer and these should be integrated into the design of the development, to provide a mix of house types.~~

**OP2: South of Newbigging Cottages** Allocation: 25 homes

This is a newly allocated site. Full Planning Permission was granted for 25 homes in November 2017. The approved site plan shows road access being taken from School Road and Newbigging Cottages, and it provides a road access to site OP1. A core path also runs along the boundary of the site and a connection to it is shown in the approved site layout. 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 and be integrated into the design of the development to provide a mix of house types and sizes to meet local need.

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# 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 ~~the opportunities~~ through the OP1 site for further retail services and employment opportunities and the reserved FOP1 housing site. However, the local community does not support further development along Kirktonhill Road as access off the A937 junction is on a tight corner.

## Settlement Features

<b>Protected Land</b>	
P1	<u>For education and community uses associated with the primary school and to conserve recreational open space.</u> <del>To conserve the playing fields as an amenity for the village.</del>
P2	To conserve the setting of the parish church, graveyard and woodland buffer.
P3	To conserve the riverside habitat and conserve the setting of the settlement.
<u>P4</u>	<u>To conserve an area of land as an amenity for the village.</u>
<b>Other Designations</b>	
<u>FOP1 (Bid KN088)</u>	<u>Future opportunity site for housing (2.56 hectares).</u>

## Flood Risk

- Marykirk is in an area identified by the Scottish Environment Protection Agency (SEPA) as an area potentially vulnerable to flooding.
- Site OP1 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 "Planning Advice for Developments near Hazardous Installations".

## Services and Infrastructure

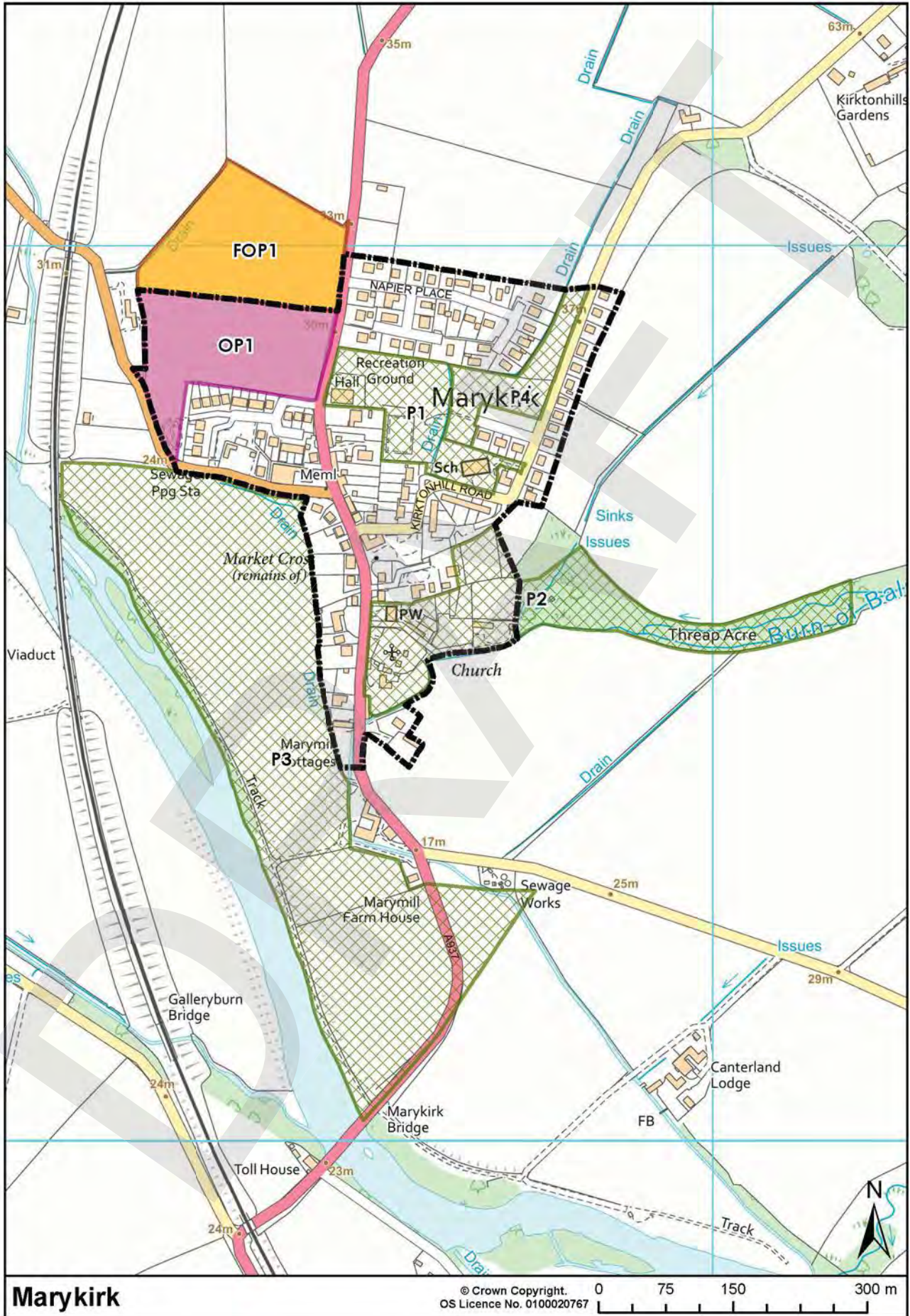
- Strategic drainage and water supply: There is currently insufficient capacity at Marykirk Waste Water Treatment Works. Scottish Water will if required initiate a growth project once one development meets their 5 point criteria.
- Primary education: All residential development must contribute to the provision of additional capacity at Marykirk Primary School.
- Secondary education: All residential development must 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.
- Waste and recycling: All development must contribute to a household waste and recycling centre in Laurencekirk.
- Health facilities: All residential development must contribute towards an extension to Laurencekirk Medical Group.

### Allocated Sites

<b>OP1:</b> Land to the west of Marykirk	<b>Allocation:</b> 30 homes with employment and local retail uses
<p>The site was previously allocated as site <del>M1-OP1</del> in the <del>2012-2017</del> LDP. The site gained <del>delegated approval at Kincardine and Mearns Area Committee in October 2013</del> <u>Full Planning Permission subject to a Section 75</u> for 30 homes over two phases and 0.5ha of employment land with associated access road, SUDs and open space <del>and part of this development is anticipated to be finished in 2017</del> <u>in September 2016</u>.</p> <p>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.</p> <p>A <del>f</del><u>F</u>lood <del>r</del><u>R</u>isk <del>a</del><u>A</u>ssessment may be required. There is also a bus stop situated on the northeast boundary of the site.</p>	



# MARYWELL

## Vision

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

<b>Protected Land</b>	
P1	Protected for a landscape buffer to the west of the settlement.
<b>Reserved Land</b>	
R1	<del>Reserved for the Aberdeen Western Peripheral Route.</del>
<b>Other Designations</b>	
<u>BUS1</u> (Bid KN111)	<u>Safeguarded for business and class 11 leisure uses. A masterplan showing the road network between BUS1 and BUS2 will be required.</u>
<u>BUS2</u>	Safeguarded for <u>business employment</u> uses. <u>A mMasterplan showing the road network between BUS1 and BUS2 will be required.</u>
GB	<del>Aberdeen g</del> <u>Green belt.</u>

## Flood Risk

- The BUS sites areis a large sites and the potential for run off to adjacent areas should be considered. A Drainage Impact Assessment will be required. Flood risk from small watercourses should be assessed and a Flood Risk Assessment may be required.
- Part of site OP1 is in an area identified by the Scottish Environment Protection Agency (SEPA) as an area potentially vulnerable to flooding. 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 and in Aberdeen City.
- Primary education: All residential development must contribute to the provision of additional capacity at Portlethen Primary School.
- Secondary education: All residential development must 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.
- Waste and recycling: All development must contribute to a household waste and recycling centre in Portlethen.
- Health facilities: All residential development must contribute towards the extension of Portlethen Medical Centre.

### **Allocated Sites**

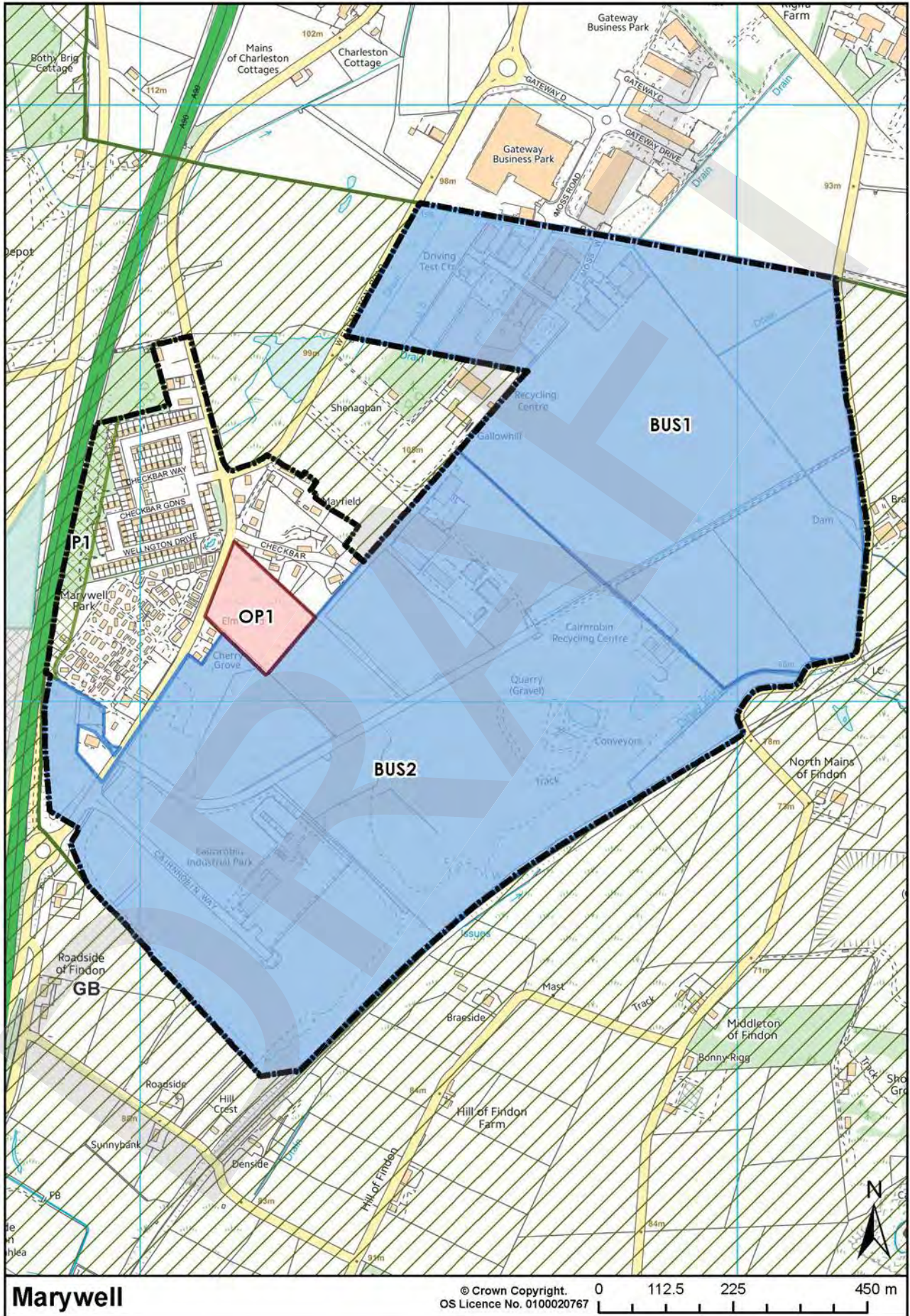
**OP1 (Bid KN029):- Land East of Old Stonehaven Road** **Allocation: 52 homes**

This is a new housing site, which was previously within a BUS designation in the 2017 LDP. The site provides an opportunity to improve the areas sense of place and deliver some much needed 1-2-bedroom homes. A bus stop will be required, as well as two vehicular access points. A Drainage Impact Assessment will also be required.

As there is Lowland Raised Peatbog nearby, 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.

The positioning of new housing in this area must not constrain some of the development placed for the BUS2 site by way of noise/amenity issues.



## MILL OF URAS

### Vision

Mill of Uras is situated beside the A92, the Aberdeen to Dundee coastal road. The small village of stone built houses are screened on approach from the north by a tree belt. There is a mixture of smaller single storey houses to the south of the cluster with larger two storey houses to the north. The settlement is split over two levels and the levels can be defined by the road running through the centre of the homes. In order to meet local needs there has been a small allocation made, which will be delivered at help the falling school roll at Catterline Primary School. Flooding is an issue within Mill of Uras and this will need to be assessed when the allocation is brought forward.

### Flood Risk

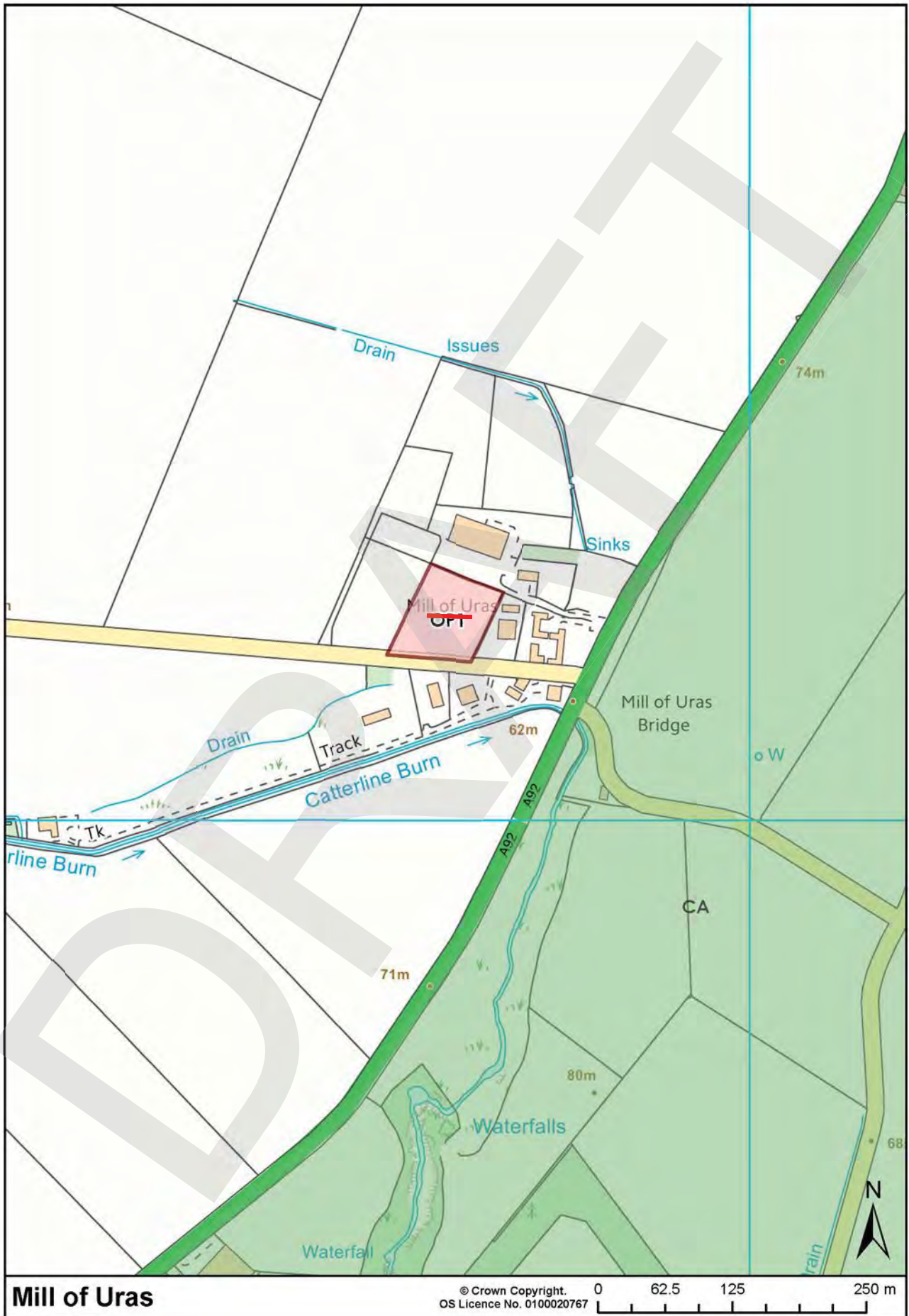
- Site OP1 has a watercourse on the boundary of the site.

### Services and Infrastructure

- Secondary education: All residential development will be required to contribute to the provision of additional capacity at Mackie Academy.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Mill of Uras 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 Mill of Uras or towards facilities in the wider catchment area at Stonehaven. These may be identified in the Community Plan or relevant Community Action Plan.
- Health facilities: Development will require to contribute towards the reconfiguration of Stonehaven Medical Group.

### Allocated Sites

OP1: Mill of Uras Paddock	Allocation: 5 homes
<p>This site is a newly allocated site. There is only one access road into this site so discussion with the council's Roads Department will be required in order to ensure appropriate access is taken to the site. The site is generally flat and the design of the housing should be of such to integrate with the other housing developments in the area which are typically stone buildings with fairly large plots.</p>	
<p>As flooding is an issue in the area a flood risk assessment may be required to assess the risk on neighbouring properties. A core path also runs along the boundary of the site and connections should be made to link up with the network.</p>	
<p>It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. 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.</p>	



**Mill of Uras**

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# MUCHALLS

## Vision

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. ~~Large dormer windows are a particularly common feature within the village and adds to the overall character of the village which is covered by Muchalls conservation area. There is limited development pressure but a~~ny 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) (formerly the A90) 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.

## Natural and Historic Environment

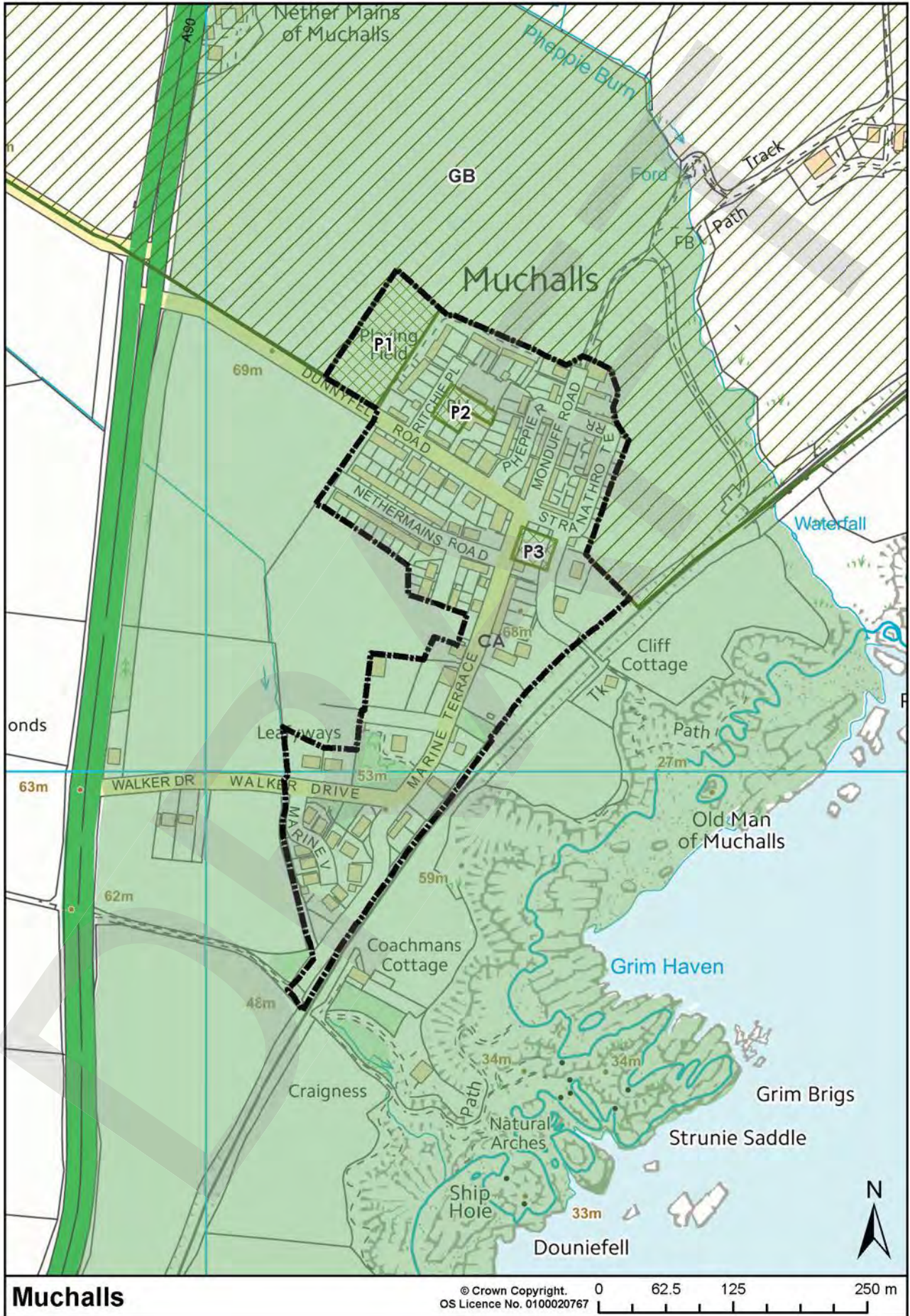
The Muchalls to Stonehaven Coast Local Nature Conservation Site is located to the east of the village.

## Settlement Features

<b>Protected Land</b>	
P1	To conserve the playing field.
P2 - P3	To conserve the area of open space.
<b>Other Designations</b>	
CA	Muchalls Conservation Area.
GB	<del>Aberdeen City</del> Green belt.

## Services and Infrastructure

- Primary education: All residential development must contribute to the provision of additional capacity at Newtonhill Primary School.
- Secondary education: All residential development must 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.



## NEWTONHILL

### Vision

Newtonhill ~~lies adjacent to the A92(T) (formerly the A90(T)), about ten miles south of Aberdeen. is located to the north of Kincardine and Mearns on the coast.~~ The historic core is located on the coast and has some vernacular properties. The town has expanded significantly over the years ~~and there is now modern development close to wards~~ the ~~A90~~A92(T), ~~and t-~~ This modern high density detached and semi-detached 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 lack of recreation provision for teenagers and the elderly is an issue for the local community. There is also very limited open space in the north of the settlement, but there are a couple of areas to the south ~~which that~~ are protected due to the importance of these to the overall settlement. Improved pedestrian connectivity between Cammachmore, Newtonhill and Portlethen continues to be a key element seen to be missing, and more paths should be created/maintained to improve the enjoyment of the area's natural open space. There is also insufficient car parking in the centre of the town.

### Natural and Historic Environment

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

### Settlement Features

<b><i>Protected Land</i></b>	
P1	To conserve the playground and playing fields as amenities for the village and forming part of the green network.
P2	To conserve the area of open space and allotments as amenities for the village and forming part of the green network.
P3	To conserve the recreation ground for community uses and forming part of the green network.
P4 - P5	To provide a landscape buffer.
<u>P6</u>	<u>For education and community uses associated with the primary school and to conserve recreational open space.</u>
<b><i>Other Designations</i></b>	
BUS	Safeguarded for <u>business employment</u> uses.
GB	<del>Aberdeen City</del> <u>Green belt</u> .

### Flood Risk

- There is a record of flooding close to the BUS 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 and in Aberdeen City.

- Local transportation infrastructure: Contributions will be sought for a road linking Park Place and Cairnhill Drive.
- Primary education: All residential development must contribute to the provision of additional capacity at Newtonhill Primary School.
- Secondary education: All residential development must 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.
- Waste and Recycling: All development must contribute to a household waste and recycling centre in Chapelton.
- Health facilities: All residential development must contribute towards the extension of Portlethen Medical Centre.

## Allocated Sites

<b>OP1 (Bid KN100) :</b> Park Place	<b>Allocation:</b> <del>70</del> <u>120</u> homes
<p>This site was previously allocated as site <del>H4-OP1</del> in the <del>2012-2017</del> LDP. Due to the scale of development this site requires a masterplan. <del>Work on a masterplan is currently underway</del> <u>masterplan was agreed by the Kincardine and Mearns Area Committee on 20 March 2018.</u> The site is a sloping site situated to the south of the settlement and remains the most logical area for expansion for Newtonhill.</p> <p>Future development should ensure that the site has two points of access due to the scale of the development and these can be taken from Cairnhill Drive and Park Place. This would then allow a link to be made connecting these two areas.</p> <p>When developing this site it is important that consideration is also given at the same time to ensuring that the P4 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.</p> <p><u>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 it is expected that 17 affordable houses will be provided onsite by the developer and these should be integrated into the design of the development to provide a mix of house types and sizes to meet local need.</u></p>	

<b>OP2 (Bid KN056) :</b> Land to the west of the <del>A90</del> <u>A92</u>	<b>Allocation:</b> 12.1ha employment land
<p><del>The boundary of this site has been slightly reconfigured due to the relocation of the strategic reserve land to Chapelton and bringing more immediate term employment land to Newtonhill. This site is made up of land that was previously allocated as sites E1 and SR1 in the 2012 LDP.</del></p>	

This site was previously allocated as site OP2 in the 2017 LDP. 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.

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.

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# 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 ~~recycling point and a shop~~, which ~~are~~ is important to maintain. The development of the housing site OP1 over the pPlan period will help to maintain these services in the village and at Drumoak.

## 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.

## 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 “Planning Advice for Developments near Hazardous Installations”.

## Services and Infrastructure

- Strategic drainage and water supply: There is no public wastewater treatment available in Park, however there is sufficient capacity at Drumoak Waste Water Treatment Works approximately 1.3km away. SEPA will need to be consulted and full authorisation sought for relevant licensing of private treatment.
- 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 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.
- Health facilities: All development must contribute towards a new health centre in Banchory.

## Allocated Sites

**OP1: Land to the west of Park Village Hall**

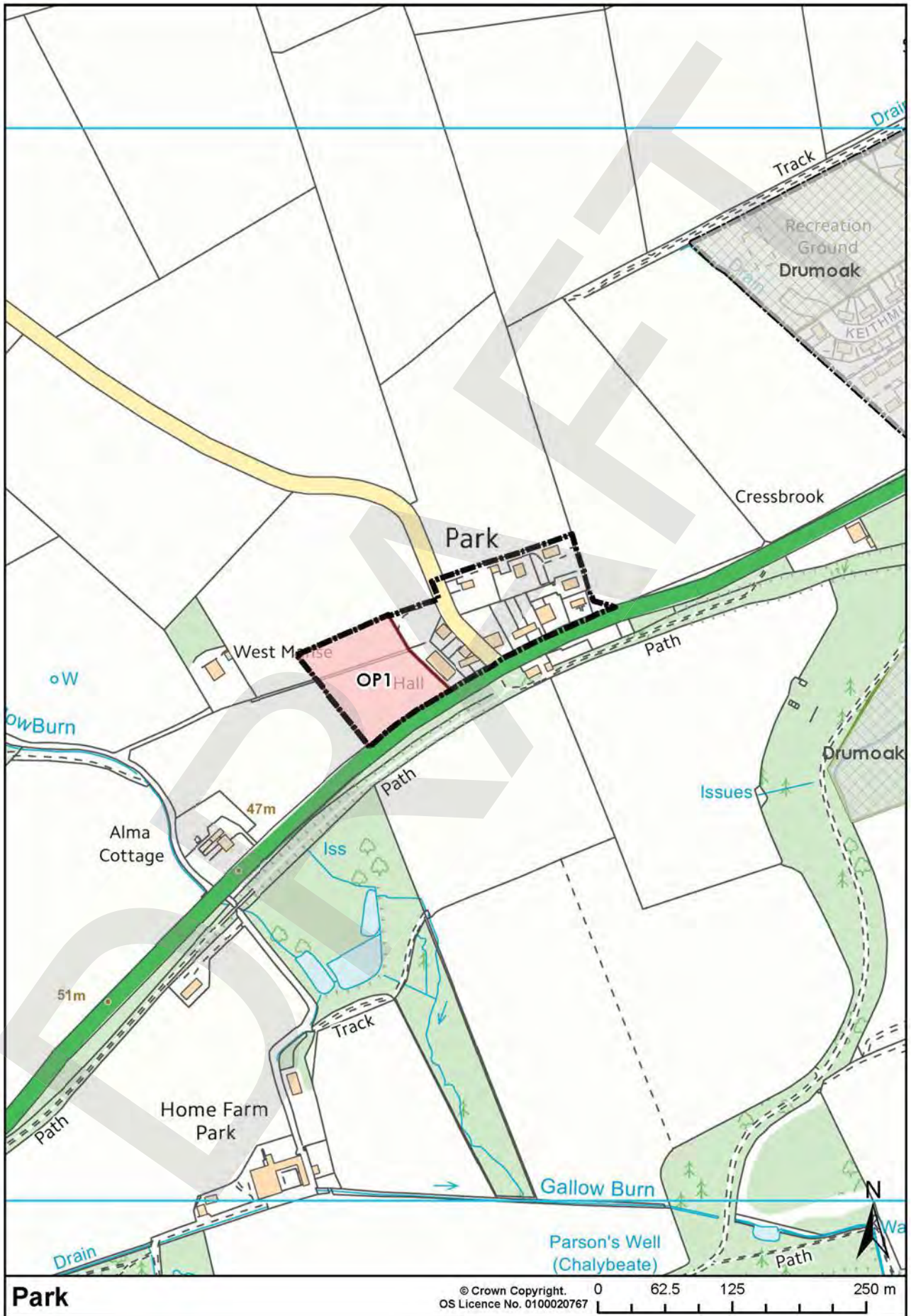
**Allocation: 6 homes**

This site was previously allocated as site H1-OP1 in the 2012-2017 LDP. The site slopes on the northern half but is fairly flat on the southern part of the site. The site is split level therefore consideration will be required as to the layout of the site. Discussions will need to take place with the Councils Roads department regarding access to the site as access can possibly be taken from the A93 or from the unnamed road leading past the village Hall.

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.

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

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## PORTLETHEN

### Vision

Portlethen is mainly set between the A92(T) (formerly the A90(T)) and the Aberdeen railway line, but there has been more recent development in at Hillside and Badentoy Industrial Park, to the west of the A90A92. There is a good mix of property types within Portlethen including bungalows, 1½ 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 south west in Portlethen Moss.

The town has a good provision of services, but they are scattered across three different retail centres. The lack of a place for people to meet in the town centre is an issue for the local community, and extending the town centre west of the A92 for a mix of uses may help to address this issue. Concerns have also been expressed over the poor location and limited scale of play and recreation equipment, and that existing equipment is mostly for the pre-school age group.

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. 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. There are also 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 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 south west of the settlement.

### Settlement Features

<b>Protected Land</b>	
P1	To conserve Nicol Park as an amenity for the town.
P2	To conserve the area for playing fields, conserve the woodland and protect the setting of the parish church.
P3	<del>To conserve the playing fields, Bourtree Park and conserve community facilities.</del> <u>For education and community uses associated with the primary and secondary schools, and to conserve recreational open space.</u>
P4	To conserve Portlethen Moss as an amenity for the town and forming part of the green network.
P5	To conserve the golf course as an amenity for the town and forming part of the green network.
P6	To conserve the setting of the stone circle as an amenity for the town.
<u>P7</u>	<u>To provide a landscape buffer as an amenity for the settlement.</u>
<u>P8</u>	<u>For education and community uses associated with the primary school and to conserve recreational open space.</u>
<u>P9</u>	<u>For education and community uses associated with the primary school and to conserve recreational open space.</u>
<b>Reserved Land</b>	
<del>R1</del>	<del>Safeguarded for the Aberdeen Western Peripheral Route.</del>
<u>R12</u>	Safeguarded for a Park and Ride facility.
<u>R23</u>	Reserved for town centre uses and urban enhancement.

R3 (Bid KN092)	<u>Reserved for a health fitness club. A 40-metre tree buffer adjacent to the golf course will be required.</u>
R4 (Bids KN093 & KN094)	<u>Reserved for a food retail (1100m<sup>2</sup>) and drive through restaurant (450m<sup>2</sup>) or a garden centre and restaurant (2500m<sup>2</sup>). A 40-metre tree buffer adjacent to the golf course will be required.</u>
R54	Reserved for a lorry park.
R6 (Bid KN042)	<u>Reserved if land is required to extend Hillside Primary School.</u>
R7 (Bid KN042)	<u>Reserved as a public park, in association with the Hillside housing development.</u>
<b>Other Designations</b>	
BUS1	Safeguarded for <del>business employment</del> uses. There is a core path on the boundary of the site and connections could be made to this.
BUS2	Safeguarded for <del>business employment</del> uses.
TC	Portlethen town centre.
GB	<del>Aberdeen g</del> <u>Green belt.</u>

## Flood Risk

- Site OP2, ~~OP5 and OP6 are~~ is at risk from flooding due to multiple watercourses running through the site.
- Due to the presence of a watercourse in close proximity to site ~~R2R1~~, a flood risk assessment may be required.
- Sites ~~R3~~, BUS1 and BUS2 have small watercourses within their boundaries which may be a source of flood risk. 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 and in Aberdeen City to upgrade the Findon A92 junction.~~
- Local transportation infrastructure: 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 network reinforcement may be required.
- Primary education: All residential development must contribute to the provision of additional capacity.
- Secondary education: All residential development must 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.
- Waste and recycling: All development must contribute to a household waste recycling centre in Portlethen.
- Health facilities: All residential development must contribute towards the extension of Portlethen Medical Centre.

## Allocated Sites

### **OP1 (Bid KN042):- Schoolhill**

**Allocation: 60 homes**

This is a newly allocated site. This site is located on a gap site within the Hillside housing development. A transport assessment may be required, and contributions may be required to improve the Findon trunk road junction. This will need 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 integrated into the design of the development to provide a mix of house types and sizes to meet local need.

### **OP2 (Bid KN042):- Land North of Thistle Drive, Hillside**

**Allocation: 300 homes**

This is a newly allocated site. This site is located to the north of Portlethen and to the east of the A92, opposite Hillside. A masterplan will be required for this site as well as a number of technical assessments, which will be required before development can start including environmental impact assessment, transport assessment, flood risk assessment, drainage impact assessment, landscape plan and contaminated land assessment.

The local road network may require to be upgraded (e.g. the A92(T) and Thistle Drive) and contributions may be required to improve the A92 Findon trunk road junction. This will need to be investigated.

A buffer strip will be required adjacent to the watercourse and will be integrated as positive feature of the development. There will be no culverting. A flood risk assessment will be required. Existing woodland on site should be enhanced compensatory planting will be required if any trees are lost. Strategic landscaping may be required to mitigate any negative visual impacts along the A92(T), and a buffer strip should be provided between the houses and the A92(T). The use of bunds should be avoided. To mitigate the visual impact further and reduce coalescence issues, the southern half of the site should come forward first.

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.

### **OP13: Land to Northwest of Badentoy**

**Allocation: 6.5ha employment land**

This site was allocated as site **E4-OP1** in the **2012-2017** LDP. This site is a **fairly-relatively** flat site and is located to the north west of the settlement and is an extension of the BUS1 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 Roads department 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, drainage impact assessment, landscape plan and contaminated land assessment.

**OP24:** Fairview

**Allocation:** 10ha~~15.5ha~~ employment land

This site was previously allocated as site E2-OP2 in the 2012-2017 LDP. This site is located to the north of Portlethen and to the west of the A90A92(T). A masterplan showing the road network between site OP4 and OP5 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~~ Environmental Impact Assessment, ~~Transport~~ Transport Assessment, ~~Flood~~ Flood Risk Assessment, ~~Drainage~~ Drainage Impact Assessment, ~~Landscape plan~~ Landscape and Visual Impact Assessment and ~~Contaminated land~~ Contaminated Land Assessment. There could be peatland to north of the site and a Habitats Assessment will be required.

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

**OP5 (Bid KN106):-** Fairview central

**Allocation:** 5.5ha employment (class 6 storage)

This site was previously allocated within site OP2 in the 2017 LDP. 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 OP4 and OP5 will be required.

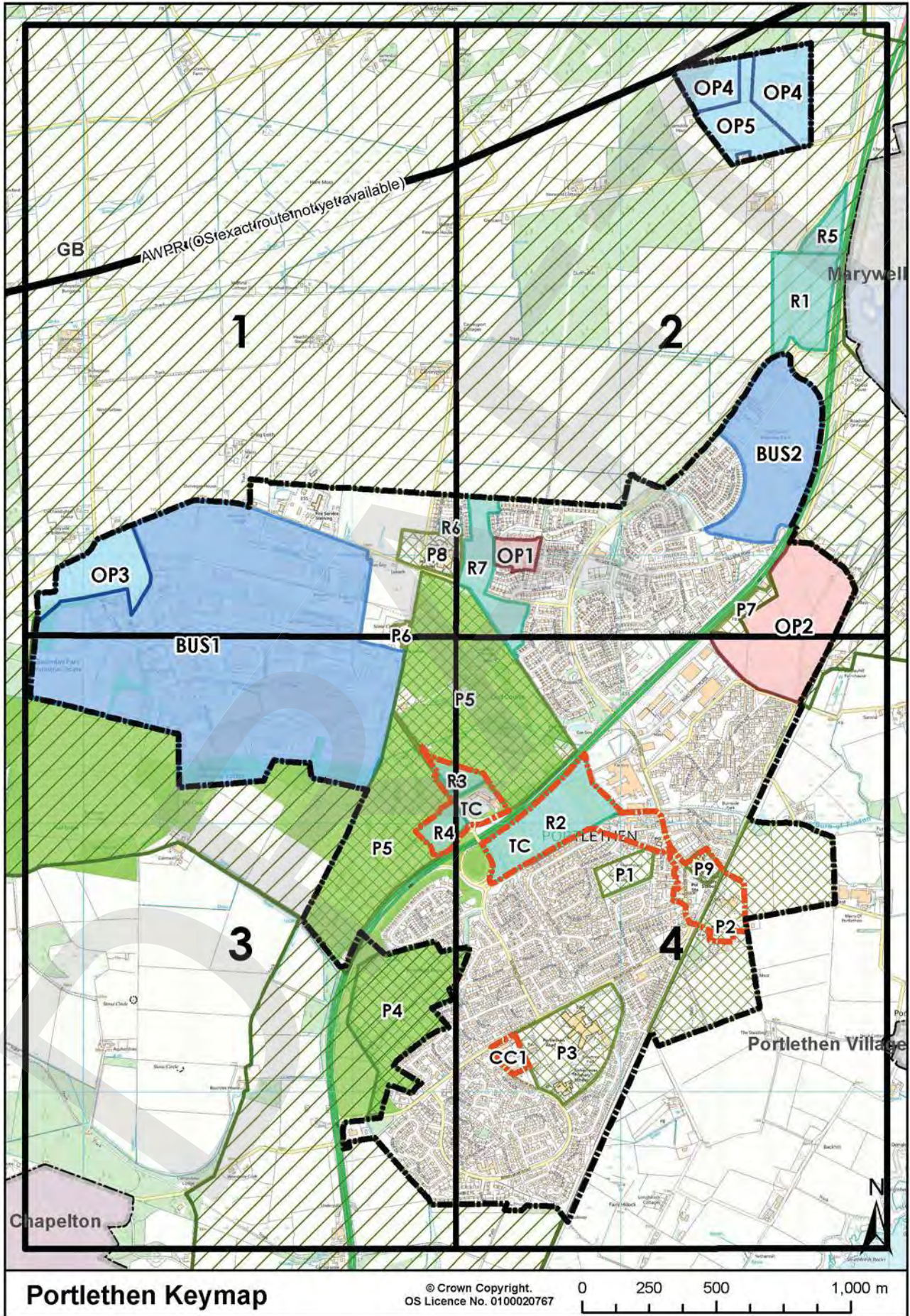
There are a number of technical assessments that will be required before development can start including Environmental Impact Assessment, Transport Assessment, Flood Risk Assessment, Drainage Impact Assessment, and a Landscape and Visual Impact Assessment. There could be peatland to north of the site and a Habitats Assessment will be required.

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

**CC1:** The Green

**Allocation:** Commercial, retail and community uses

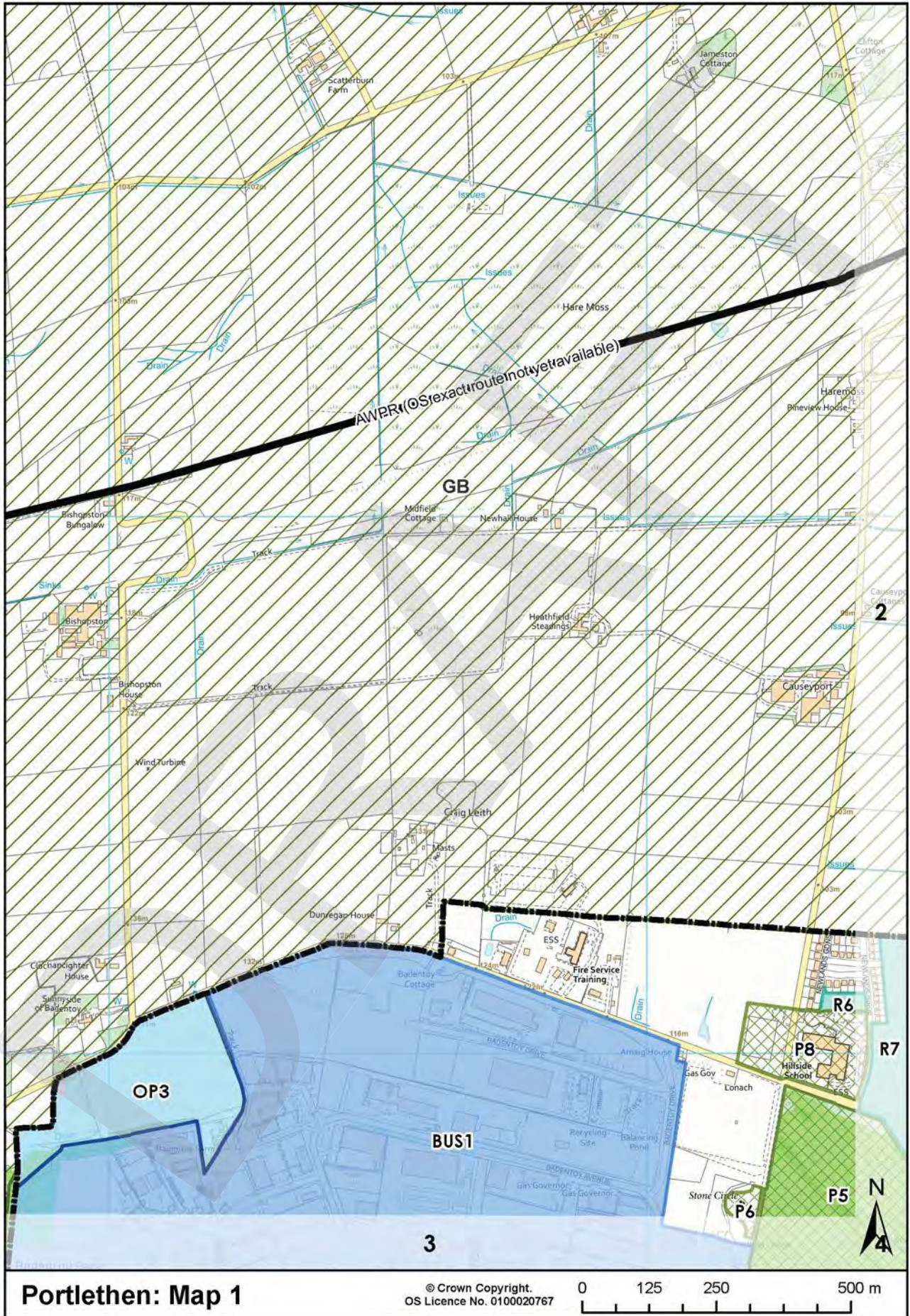
This is an existing neighbourhood centre. Most of the site is developed, but there are some small-scale infill development opportunities remaining.



**Portlethen Keymap**

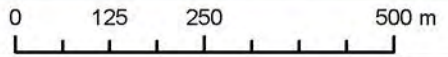
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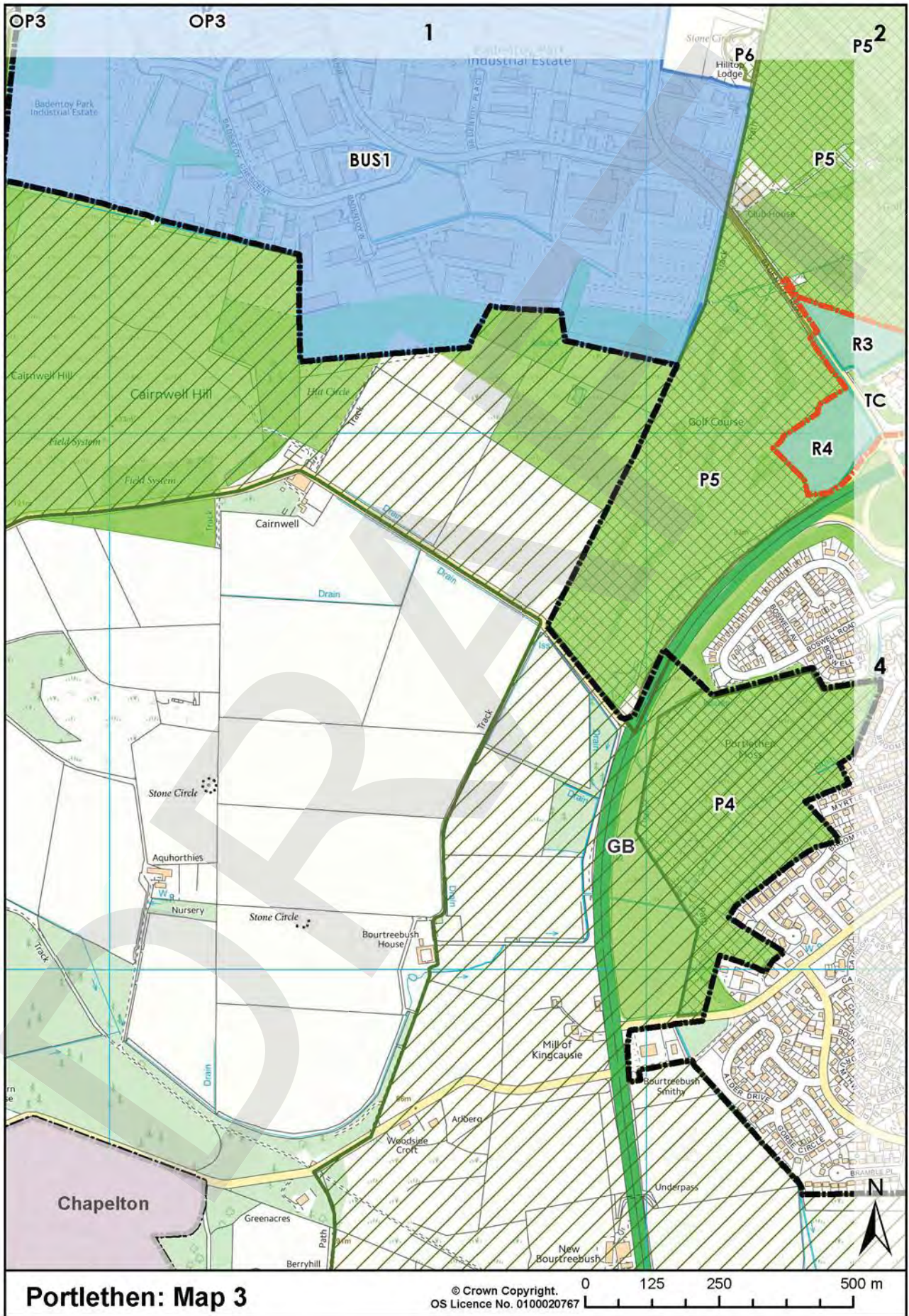


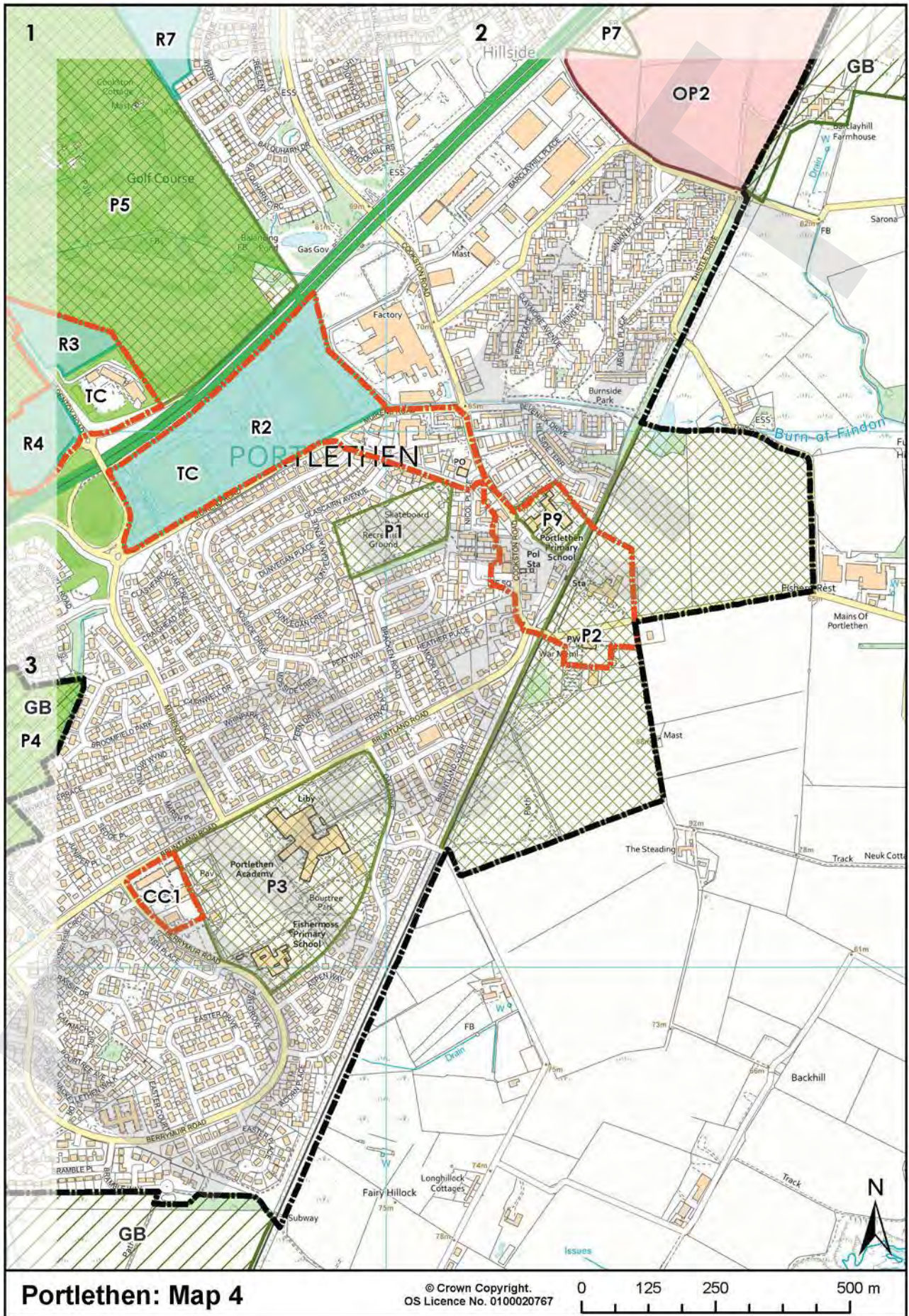
**Portlethen: Map 1**

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# 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 1½ storey houses. Of the 1½ 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

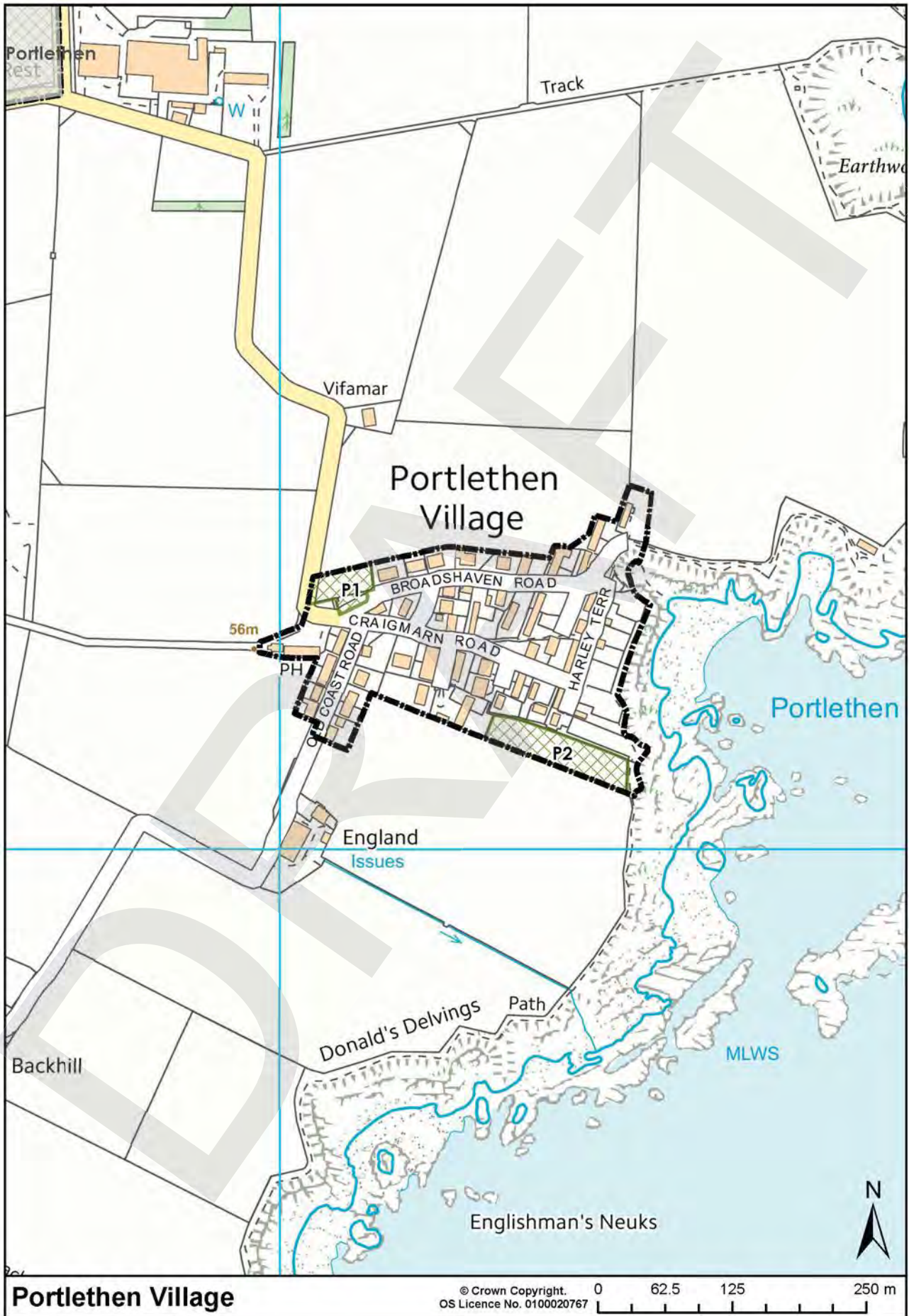
The Portlethen Village to Newtonhill Coast Local Nature Conservation Site is located to the east of the village.

## Settlement Features

<b>Protected Land</b>	
P1	To conserve the play area as an amenity for the village.
P2	To conserve the setting of the village.

## Services and Infrastructure

- Primary education: All residential development must contribute to the provision of additional capacity at Portlethen Primary School.
- Secondary education: All residential development must 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.
- Waste and recycling: All development must contribute to a household waste and recycling centre in Portlethen.



## 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 ~~that new facilities can be brought into the area including a small retail use. There is the opportunity for this through the mixed use allocation. It is also 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, and opportunity of the development of the mixed use allocation which will bring further housing into the area.~~ Roadside of Kinneff is also identified as a settlement that is suitable for organic growth. However, a better footpath or route to Kinneff Primary School is required.

### Settlement Features

<b>Protected Land</b>	
P1	To conserve the playing fields as amenities for the village.
P2	<del>To provide strategic landscaping for site OP1.</del>

### Services and Infrastructure

- Strategic drainage and water supply: There is no public wastewater treatment available. SEPA will need to be consulted and full authorisation sought for relevant licensing of private treatment.
- Secondary education: All residential development must contribute to the provision of additional capacity at Mackie Academy.
- 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.
- Health facilities: All residential development must contribute towards an extension to Inverbervie Medical Group.

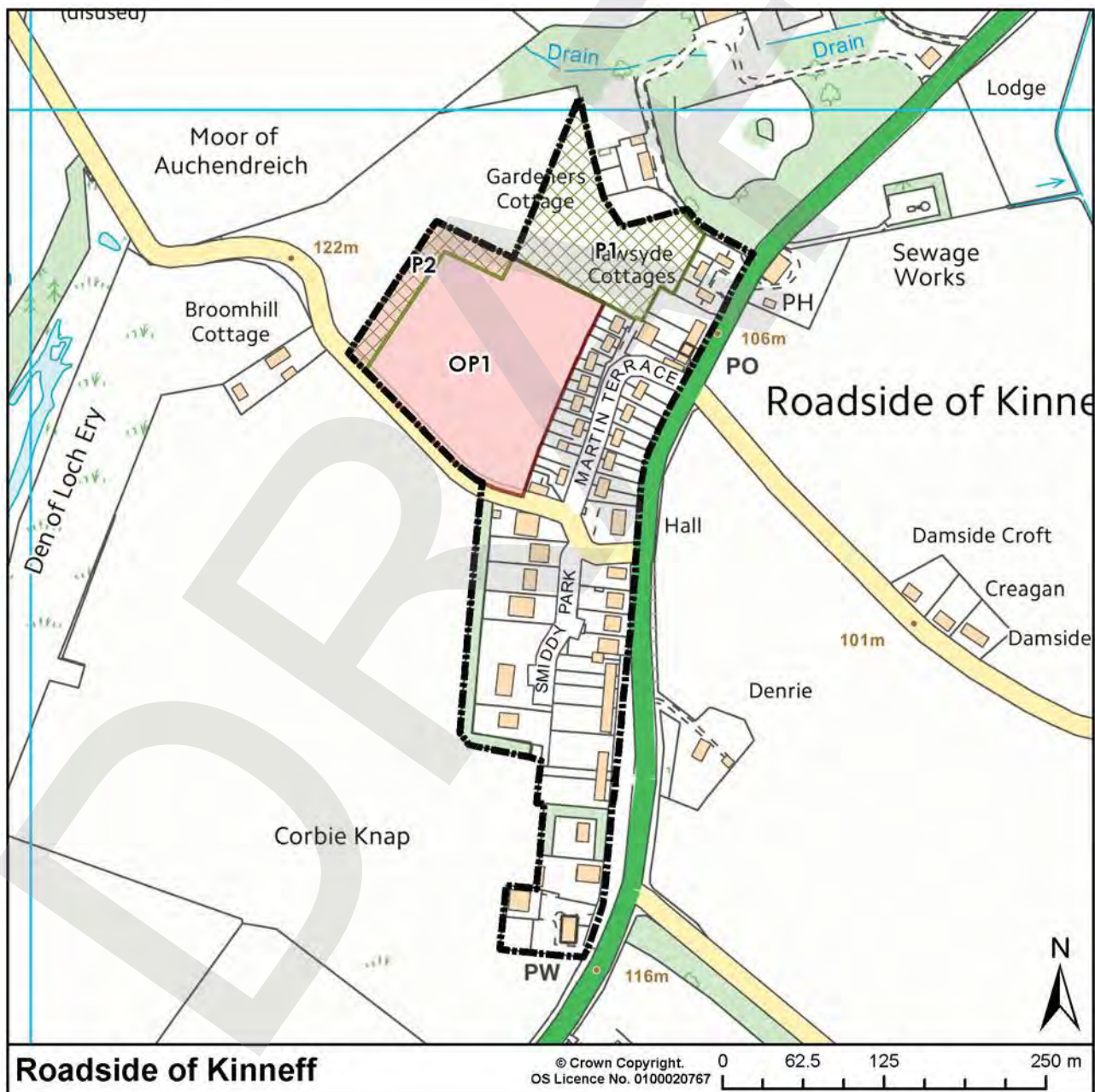
### Allocated Sites

<b>OP1:</b> <u>(Bid KN033)</u> Land to the west of Roadside of Kinneff	<b>Allocation:</b> <u>46 homes and a waste water treatment works</u> <u>Mix of uses including 30 homes and small-scale retail use</u>
This site was previously allocated as site <u>M1-OP1</u> in the <u>2012-2017</u> LDP. 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. The road leading from the site to the rest of the settlement does not have a footpath and this will need to be provided	

with this development to ensure that there is a safe route for pedestrians to the existing settlement facilities as well as to the potential new retail use on the site.

The local waste water treatment works is at capacity. If it is not possible for development on this site to connect to it, a private sewage works must be provided within the allocation. The sewage works must not impact on local amenity.

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 it is expected that 7 affordable houses will be provided onsite by the developer and these should 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 Eggesgrieg, 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 1½ 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 OP1.

The lack of new small scale and affordable housing is an issue for the local community. Concerns have also been raised on the design of new homes, which must fit with the character of existing buildings, and on the need for improved pedestrian safety around the primary school, which could be achieved by the provision of a car park in the area.

## Natural and Historic Environment

The St Cyrus National Nature Reserve 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

<b>Protected Land</b>	
P1	To conserve the area for playing fields as amenities for the village.
P2	To conserve the setting of the parish church, graveyard and the historical setting of the settlement.
P3	To conserve the amenity area and landscape buffer as amenities for the village.
P4	To conserve the area for a landscape buffer.
<u>P5</u>	<u>For education and community uses associated with the primary school, and to conserve recreational open space.</u>
<b>Other designations</b>	
<u>FOP1 (Bid KN003)</u>	<u>Future opportunity site for housing (1.9 hectares).</u>

## Flood Risk

- Small watercourses run through and on the boundary of site OP2. There may also be culverted watercourses through the site. A Flood Risk Assessment may be required.

## Services and Infrastructure

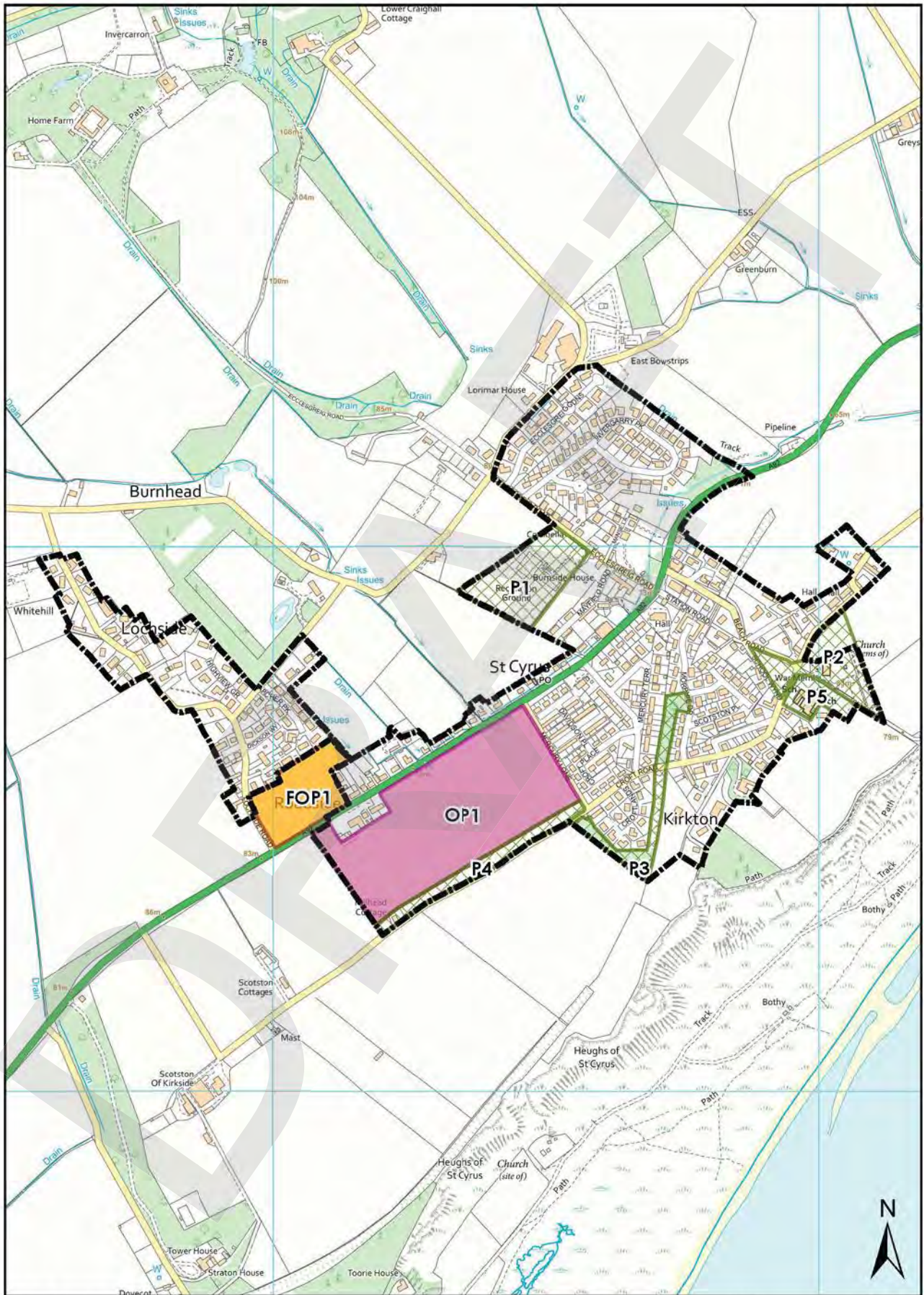
- Strategic drainage and water supply: There is currently limited capacity at Nether Knox Waste Water Treatment Works. Scottish Water has initiated a growth project and will take into account all domestic allocations in the LDP up to 2027.
- Primary education: All residential development must contribute to the provision of additional capacity at St Cyrus Primary School.

- Secondary education: All residential development must 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.
- Health facilities: All residential development must contribute towards an extension to Inverbervie Medical Group.

## Allocated Sites

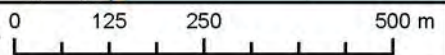
<b>OP1: Roadside</b>	<b>Allocation:</b> 125 homes and approx 2ha employment and retail uses
<p>This site was previously allocated as site <u>M1-OP1</u> in the <u>2012-2017</u> LDP. A masterplan is required for this site and one site was agreed by Kincardine and Mearns Area Committee in September 2014. <u>Full planning permission was granted for 125 homes by the Area Committee in September 2018, subject to a Section 75 Agreement.</u> This site is located in the south west of the settlement and fronts onto the A92. The site slopes up from the A92 and is currently used for agriculture purposes.</p> <p>The site will require two accesses and these can possibly be taken from the A92 and Mercury Lane. 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 open space is required on the site and this space should be usable open space so that it can be utilised by the community. The site is also required to provide approximately 25% of the site for retail and employment uses. This in turn will provide more local employment and bring more facilities into the area. It has also been advised that a drainage impact assessment and local mains reinforcement may be required.</p> <p>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.</p> <p><u>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.</u></p>	

<b>OP2: East of Invergarry Park</b>	<b>Allocation:</b> 15 homes
<p><del>This is a committed site, previously allocated as site EH1 in the 2012 LDP. The site was granted permission in September 2013 and the site is currently under construction. It is anticipated that this site will be completed in 2017. A Flood Risk Assessment may be required.</del></p>	



**St Cyrus & Lochside**

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# STONEHAVEN

## Vision

Stonehaven is located on the coast with a conservation area stretching along part of the coastline. Around the coast the development follows a grid format and is predominately terraced housing fronting directly onto the street. Away from the coast there is further development, which introduces a mix of house types 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 providing a variety of services and it is important that this is enhanced throughout the pPlan period. There is demand for a supermarket within the town and planning permission in principle has been granted, ~~subject to a section 75 agreement,~~ for a 3750m<sup>2</sup> supermarket and 50-bedroom hotel other development at the Ury Estate adjacent to the A957 Slug Road. 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 ~~and employment~~ allowances. 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 lack of new small scale and affordable housing, and employment opportunities are issues for the local community. Facilities for teenagers, the elderly and the less able to meet and engage continues to be a key element seen to be missing from the town, and Dunnottar Primary School and Mackie Academy need to be replaced. Concerns have been voiced over existing facilities not being fit for purpose, poor car park provision for visitors and at the train station, and pedestrian safety at the junction at Evan Street and Market Square.

## 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.

## Settlement Features

<b>Protected Land</b>	
P1	To conserve the playing fields as amenities for the town.
P2	To conserve the area for amenity uses for the town.
P3	<u>For education and community uses associated with the primary school, and to conserve recreational open space.</u> <del>To conserve the playing fields as amenities for the town.</del>
P4	To conserve Dunnottar Woodland as an amenity for the town and forming part of the green network.
P5	To conserve the area for amenity uses for the town.
P6	<u>For education and community uses associated with the secondary school, and to conserve recreational open space,</u> and <del>To conserve the playing fields,</del> Mineralwell Park and Baird Park as amenities for the town, <u>and which</u> forming part of the green network.
P7	To conserve the setting of St Ciaran's Church.
P8	To conserve Farrochie Park as an amenity for the town.
P9	<del>To conserve the area for the replacement of Dunnottar Primary School.</del> <u>To provide strategic landscaping for site OP6.</u>
P10	<u>To provide strategic landscaping for site OP7.</u>

<u>P11</u>	<u>For education and community uses associated with the primary school, and to conserve recreational open space.</u>
<b>Reserved Land</b>	
<del>R1</del>	<del>Safeguard for the Aberdeen Western Peripheral Route 'Fastlink'.</del>
<del>R2R1</del>	<del>Reserved for an extension to Fetteresso Cemetery.</del>
<del>R3R2</del>	<del>Reserved for community facilities.</del>
<b>Other Designations</b>	
BUS1	Safeguarded for <u>employment business</u> uses.
BUS2	Safeguarded for <u>employment business</u> uses. There is a core path on the boundary of the site and connections could be made to this.
BUS3	Safeguarded for <u>employment business</u> uses. <del>This site was previously allocated as site E1 in the 2012 LDP.</del> Development on this site must accord with Policy P4 (Hazardous and potentially polluting developments and contaminated land) and the Health and Safety Executive "Planning Advice for Developments near Hazardous Installations", 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 is in an area identified by the Scottish Environment Protection Agency (SEPA) as an area potentially vulnerable to flooding.
- Site OP1 is at risk from fluvial flooding and is adjacent to a small watercourse.
- Site OP2 is at risk from fluvial flooding and has a small watercourse running through the site.
- Site OP3 is adjacent to a small watercourse.
- Site OP5 is adjacent to a small watercourse.
- Site OP6 has a small watercourse running through the site.
- OP7 is adjacent to land at risk from flooding and Cowie Water.
- ~~Site P9 is steep and slopes towards existing properties. Surface run-off should not increase as a result of development. A Flood Risk Assessment may be required.~~
- A flood risk assessment may be required for site BUS3.

### 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 "Planning Advice for Developments near Hazardous Installations".

### Services and Infrastructure

- Strategic transportation: Contributions will be required for cumulative strategic transportation improvements including interventions on the A90 and in Aberdeen City.
- Strategic drainage and water supply: Network investigations will be required.
- Primary education: All residential development will be required to contribute to the provision of additional capacity at Dunnottar Primary School. However, there will be a rezoning exercise in Stonehaven.
- Secondary education: All residential development will be required to contribute to the provision of additional capacity at Mackie Academy.

- Community facilities: All residential development may be required to contribute towards facilities that serve the community in 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 Stonehaven. These may be identified in the Community Plan or relevant Community Action Plan.
- Health facilities: Development will require to contribute towards the reconfiguration of Stonehaven Medical Group.
- Open Space: Contributions could be sought for a cemetery extension, 2 grass pitches and land for allotments.

## Allocated Sites

<b>OP1: (Bid KN080) Carron Den</b>	<b>Allocation: 440-155 homes</b>
<p>This site was previously allocated as site <del>H4-OP1</del> in the <del>2012-2017</del> LDP. The site is located to the south of Stonehaven adjacent to the A92 with Dunnottar Woods located to the south of the site. Due to the scale of development the site requires a masterplan. <del>The site has approved Planning Permission in Principle which included a 'masterplan' for the site. Planning permission for 109 homes was granted in 2013 with one main road access and included a masterplan. In November 2018, a second planning application for 142 homes was allowed at appeal, subject to a Section 75 Agreement. This included a masterplan for the site. The second planning application excludes thirteen plots that were granted under the original planning permission.</del></p> <p><del>It is preferred. Future development should ensure</del> that there are two points of access due to the scale of development. The development should also take into consideration the location of the open space as there could be potential to screen the development from the surrounding land uses. A Flood Risk Assessment may be required.</p> <p><del>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. It is expected that 27 affordable houses will be provided onsite by the developer and these should</del> be integrated into the design of the development to provide a mix of house types and sizes to meet local need.</p>	

<b>OP2: (Bid KN102) Ury House East Lodge</b>	<b>Allocation: 205-212 homes</b>
<p><del>Part of T</del> this site was previously allocated as site <del>H2-OP2</del> in the <del>2012-2017</del> LDP. The site was allocated to enable the redevelopment of Ury House. The site is located to the north of Stonehaven and is separated from the main development by the A90. The site was granted planning permission in principle in December 2011. A matters specified in conditions application has been approved for 85 houses on part of the site <u>and the houses are under construction.</u></p> <p>Future development should ensure that appropriate access is gained for the site and this should be considered in consultation with the Council's Road and Transportation Departments. <u>A bridge across the Cowie Water, which forms part of the link road between the B9979 and A957 must be provided before the development is completed.</u> 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.</p> <p>A flood risk assessment may be required for this site.</p>	

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. It is expected that 51 affordable houses will be provided onsite by the developer and these should be integrated into the design of the development to provide a mix of house types and sizes to meet local need.

**OP3: (Bid KN087) Ury House**

**Allocation: 25-99 homes**

Part of this site was previously allocated as site H3-OP3 in the 2012-2017 LDP. 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 2012 LDP to enable the redevelopment of Ury House. The site currently has full planning permission pending for 46 homes, but this allocation would double this number to improve the density of on the site with an anticipated start date of 2015.

Future development should ensure that appropriate access is achieved for the site through discussion with the Council's Road and Transportation departments. To avoid increasing the volume of traffic going through the centre of Stonehaven, the planned link road from site B979 to A957/Slug Road (and crosses the Cowie Water) must be built before planning permission is granted for the 47th house.

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.

Development should exclude riparian and ancient woodland, and a buffer strip of at least 12m from Cowie water will be required.

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.

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. It is expected that 6 affordable houses will be provided onsite by the developer and these should 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 "Planning Advice for Developments near Hazardous Installations", 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 H4 in the 2012 LDP. The site gained delegated approval at Kincardine and Mearns Area Committee in November 2014 subject to a legal agreement for the erection of 49 houses including 12 affordable houses. Construction on this site has begun.

**OP5: East Newtonleys****Allocation: 7ha employment land**

This site was previously allocated as site E2-OP5 in the 2012-2017 LDP. 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 Roads and Transportation Departments in regards to ensuring that appropriate access is taken into this site.

**OP6: (Bid KN103) Land at East Lodge****Allocation: 60 homes**

This is a new site, which has been allocated to enable the redevelopment of Ury House. Development of this site should not be undertaken until the houses allocated on site OP2, the supermarket next to site OP7 and the link road between the B9979 and A957 are built. This includes a bridge over Cowie Water.

Future development should ensure that appropriate access is gained for the site and this should be considered in consultation with the Council's Road and Transportation Departments.

Strategic landscaping will be required along the northern boundary, which is identified as site P9.

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 "Planning Advice for Developments near Hazardous Installations", owing to the presence of one or more oil or gas pipelines in the vicinity.

**OP7: (Bid KN104) Ury House East Lodge****Allocation: 84 homes**

Part of this site was previously allocated as site OP2 in the 2017 LDP. The site was allocated to enable the redevelopment of Ury House. Planning permission for a residential development is pending on part this site. The site is located to the north of Stonehaven and is separated from the main development by the A90.

Future development should ensure that appropriate access is gained for the site and this should be considered in consultation with the Council's Road and Transportation Departments. To avoid increasing the volume of traffic going through the centre of Stonehaven, it is preferred that the planned link road from site B979 to A957/Slug Road (and crosses the Cowie Water) are built prior to the completion of this site. Consideration should also be given to providing footpath linkages with Stonehaven as well as providing safe routes to School.

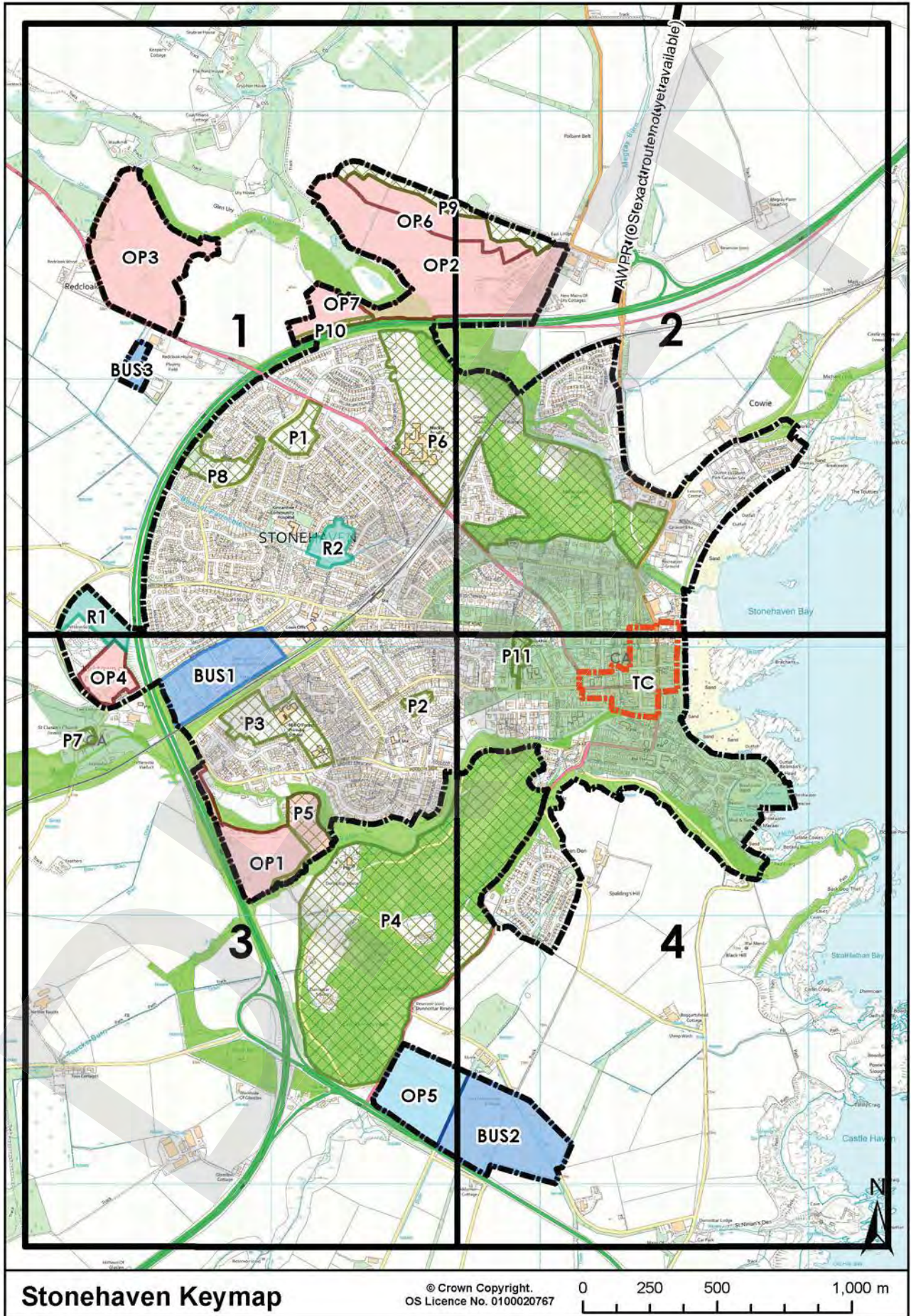
A significant buffer strip would be required alongside the Cowie Water. Strategic landscaping should be provided along the A90 to protect the setting of Stonehaven and local amenity. This is identified as site P10.

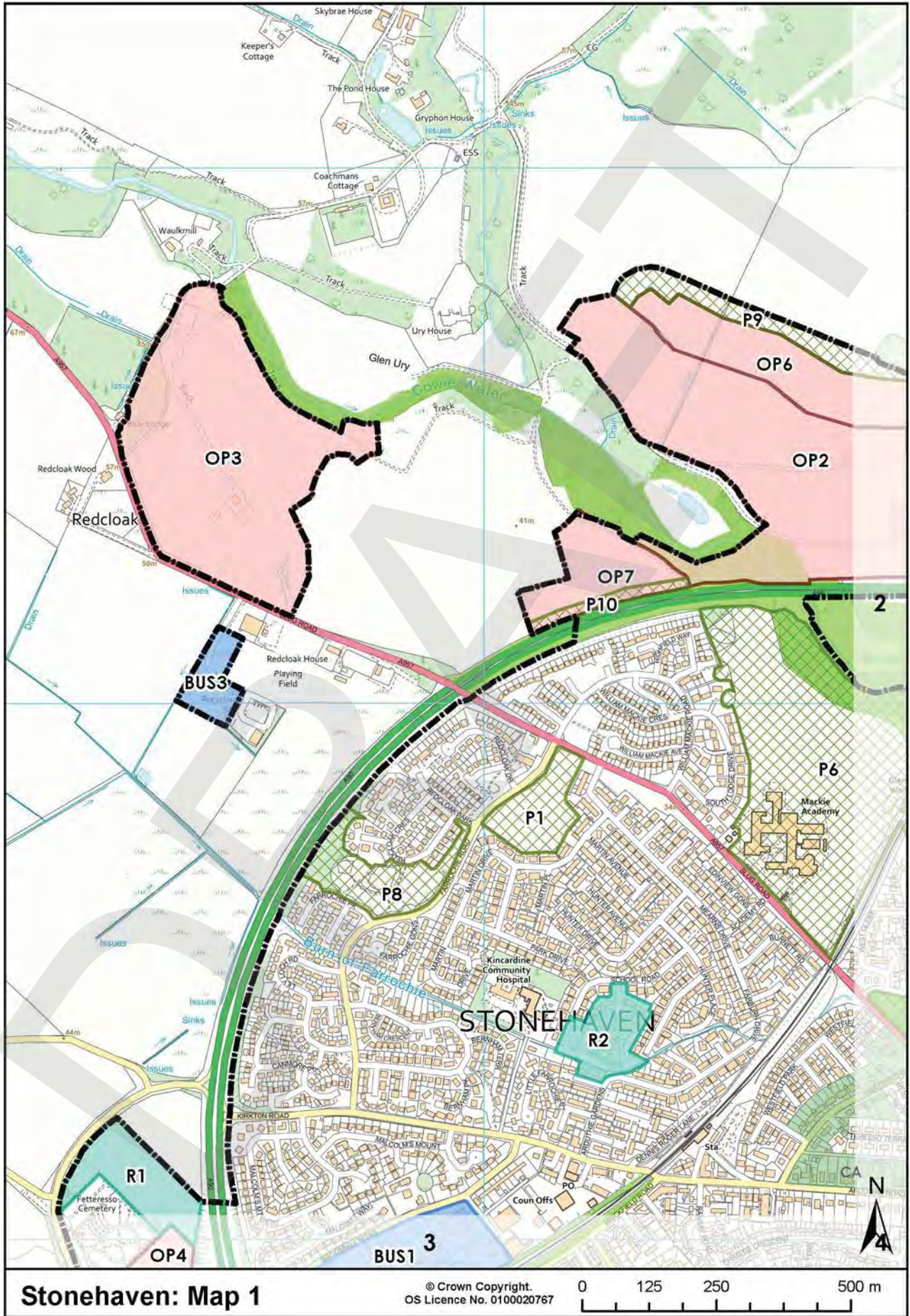
A flood risk assessment may be required for this site.

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 "Planning Advice for Developments near Hazardous Installations", owing to the presence of one or more oil or gas pipelines in the vicinity.

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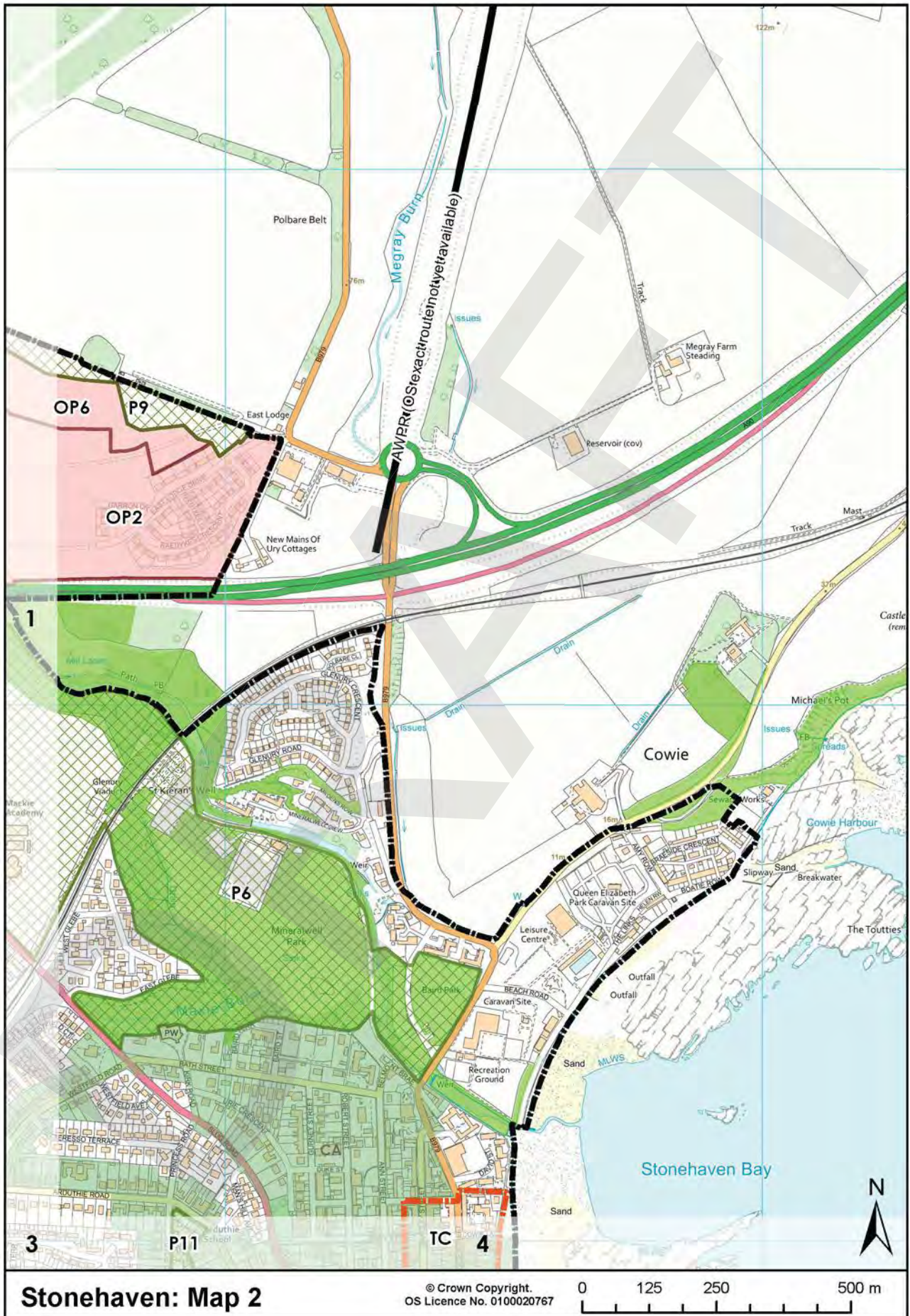


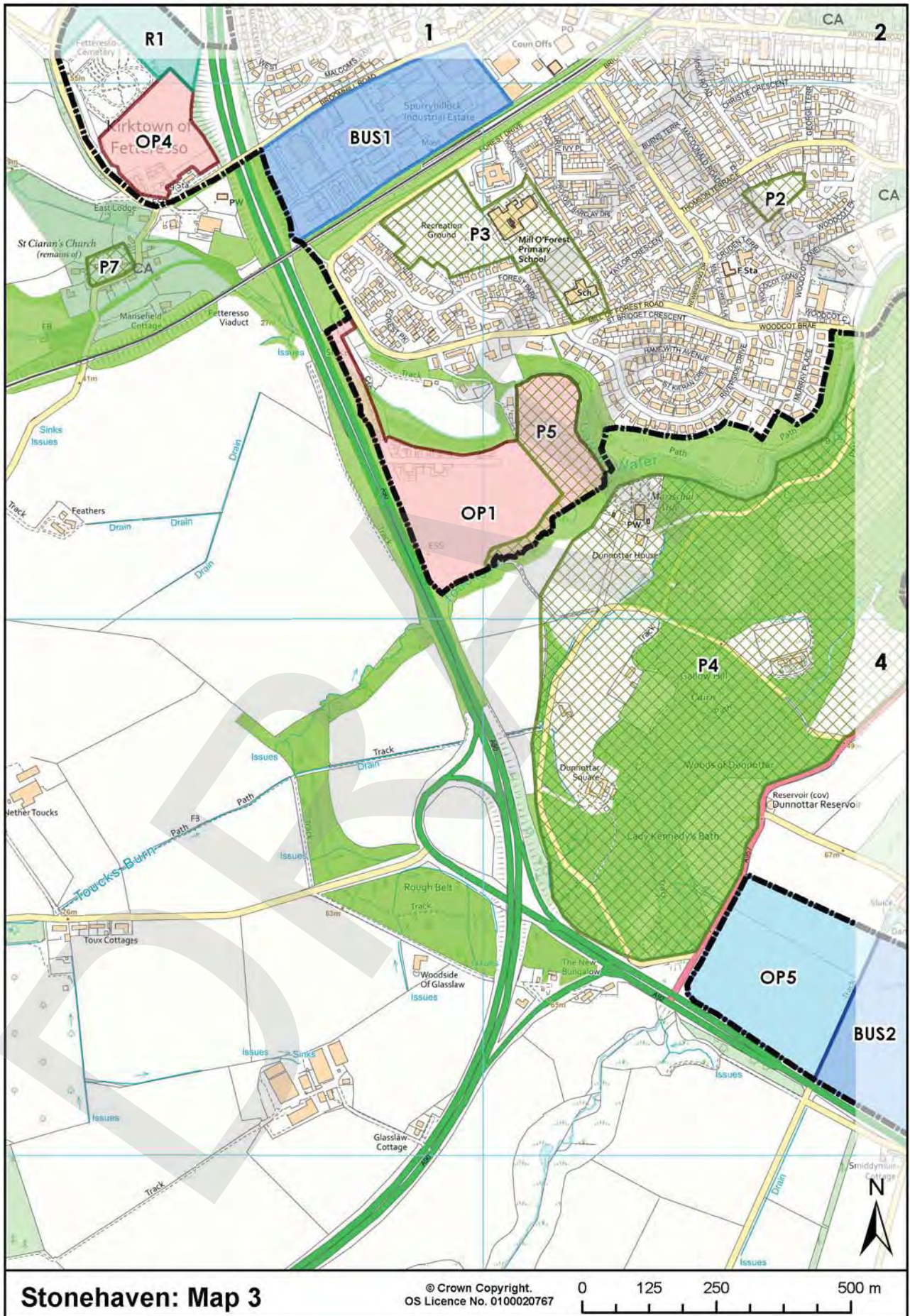


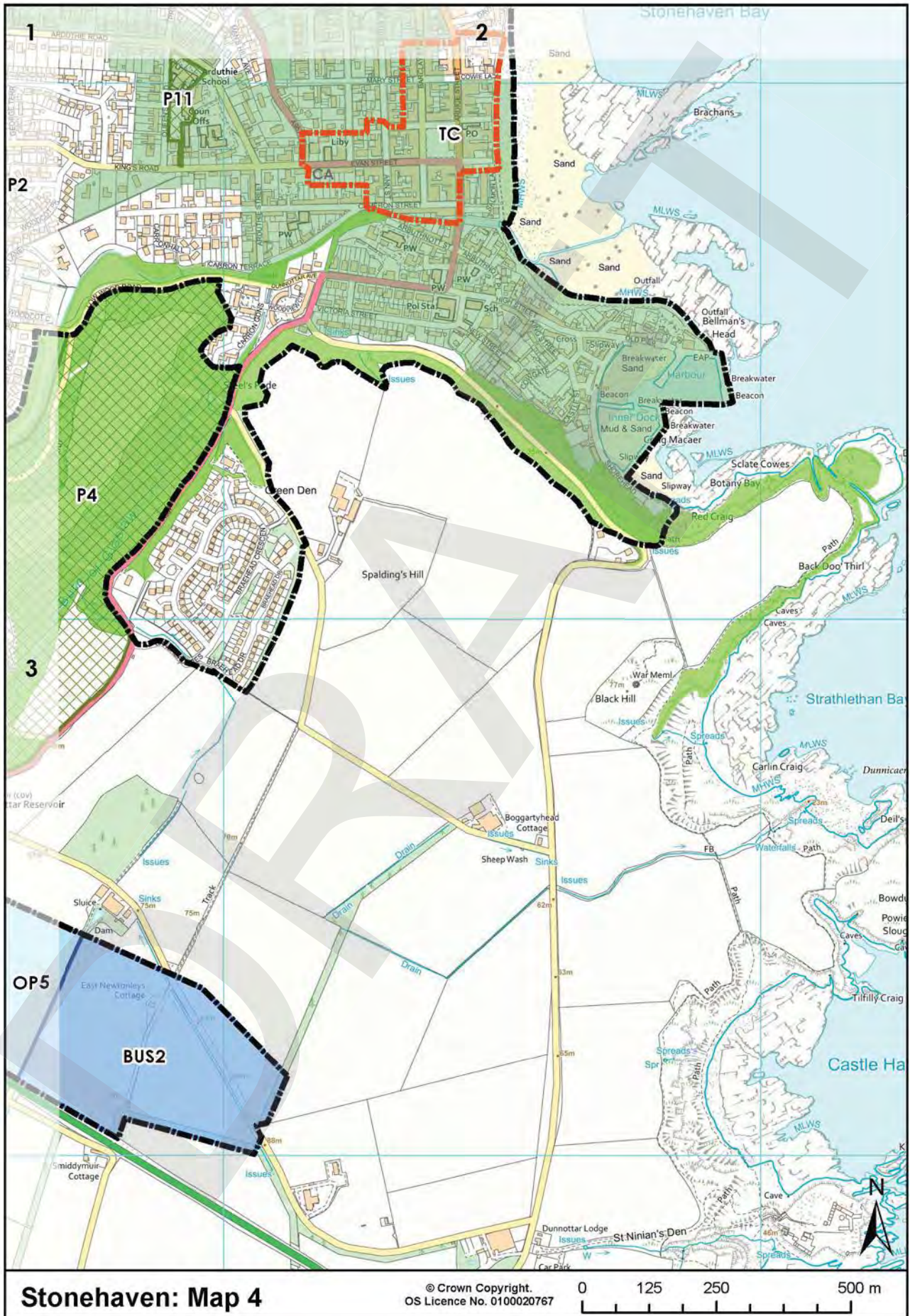
Stonehaven: Map 1

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## WEST CAIRNBEG

### Vision

West Cairnbeg is located approximately 6.5km north west 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 north west of the village. The private treatment works is also at capacity and any new development would have to address this issue.

### Settlement Features

<u>Reserved Land</u>	
<u>R1 (Bid KN097)</u>	<u>For a community centre.</u>

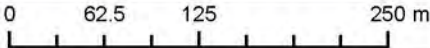
### Services and Infrastructure

- Primary education: All residential development must contribute to the provision of additional capacity at Auchenblae Primary School.
- Secondary education: All residential development must 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.



**West Cairnbeg**

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# WOODLANDS OF DURRIS

## Vision

Woodlands of Durriss is a small village of houses, which is very linear in form with a modern cul-de-sac development to the north east of the village. Woodlands of Durriss is an important settlement in the overall rural area as it is the education provider for a large catchment, therefore maintaining the school is an objective for the settlement. The amenity of the village is also important to preserve over the life of the plan, and this should be helped as Woodlands of Durriss is not a pressured area for development. However, the lack of new affordable housing is an issue for the local community and the proposed housing development should help to address this. Woodlands of Durriss is also identified as a settlement for organic growth in order to help to support the primary school roll.

## Settlement Features

<b>Protected Land</b>	
P1	<u>For education and community uses associated with the primary school and to conserve recreational open space. To conserve the site for a playing field and general recreational use as amenities for the village.</u>

## Services and Infrastructure

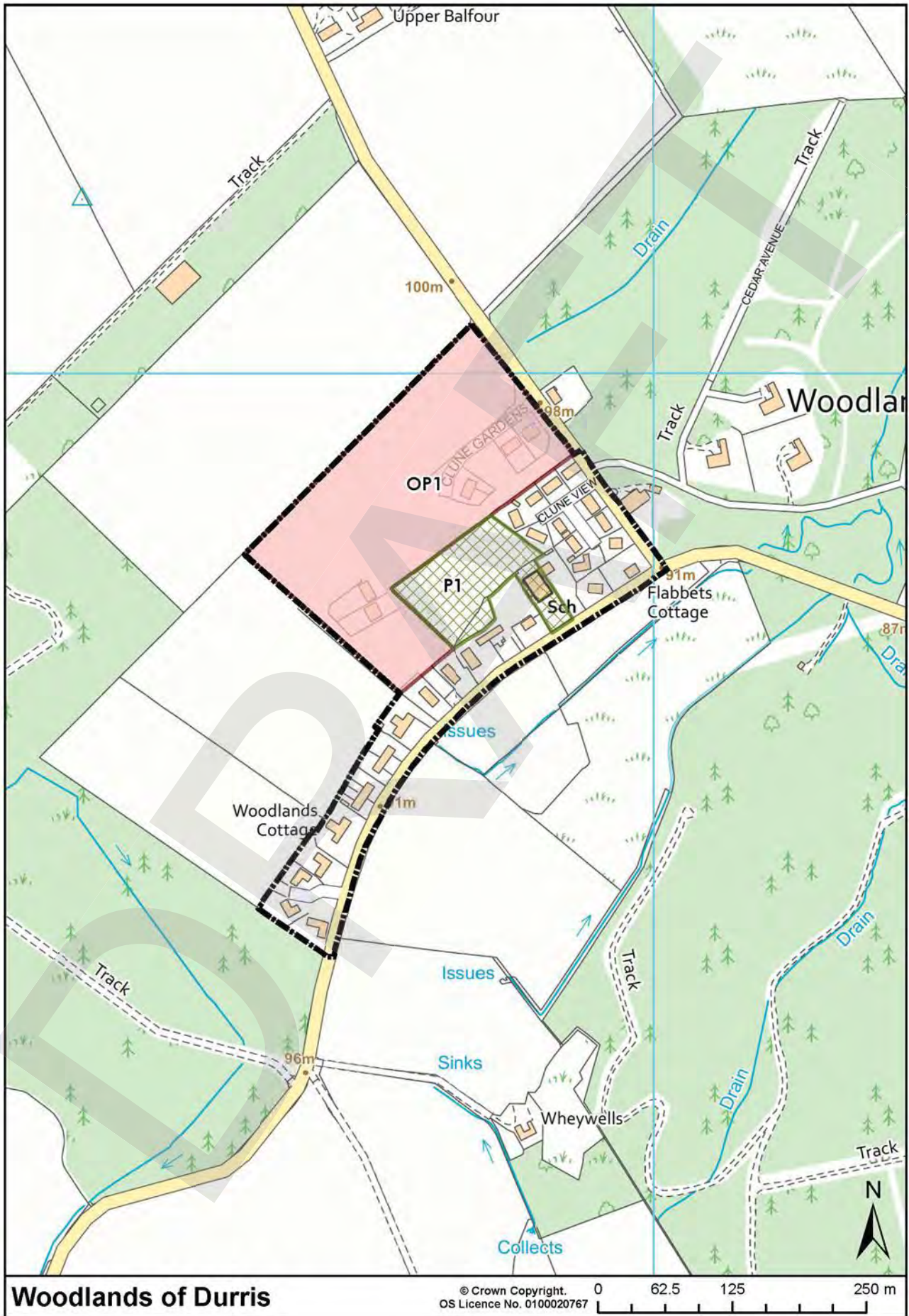
- Strategic drainage and water supply: There is currently no available capacity at Durriss Waste Water Treatment Works. Scottish Water will initiate a growth project once one development meets their 5 point criteria.
- Secondary education: All residential development must contribute to the provision of additional capacity for secondary education.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Woodlands 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 Woodlands 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.
- Health facilities: All residential development must contribute towards a new health centre in Banchory.

## Allocated Sites

<b>OP1 (Bid KN074):-</b> Woodlands of Durriss	<b>Allocation:</b> <del>30</del> <u>50</u> homes
<u>Part of this site was previously allocated as site EH1-OP1 in the 2017 LDP, and Part of this site has planning permission for 23 houses, and it is currently under construction.</u>	
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. <u>A Habitats and Regulations Assessment of the development proposals potential impact on The River Dee Special Area of Conservation will require to be assessed and proved negligible in terms of impact on the qualifying species through tourism / visits by residents.</u>	

~~It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing and are~~ In accordance with policy H2 it is expected that at least 7 affordable homes will be provided onsite by the developer and these should be integrated into the design of the development to provide a mix of house types and sizes to meet local needs.

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