

Aberdeenshire Local Development Plan 2012

Supplementary Guidance Volume E

Settlement Statements **Buchan**

This volume contains detailed proposals for development within the settlements in Buchan, 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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ARDALLIE

Key Planning Objectives for the Settlement

- Meet local need for housing.
- Sustain existing local services.

Protected Land

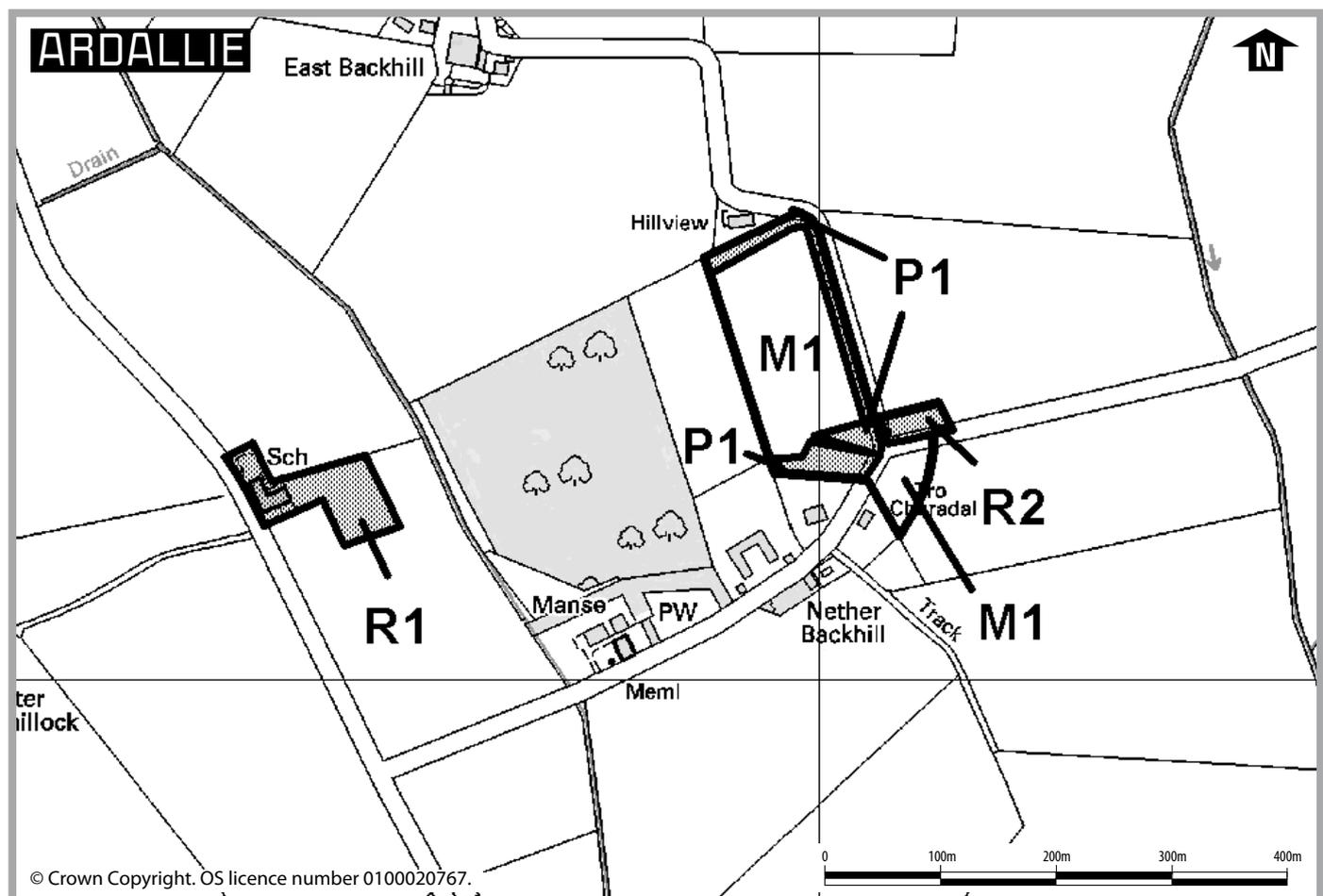
- Site P1 marks the proposed strategic landscaping required for site H1.
- Site R1 is reserved for education and community uses.
- Site R2 is reserved for a sustainable drainage system (SuDS) for Site M1.

Settlement Infrastructure

- Site M1 will require significant alterations to the existing road to upgrade it to an adaptable standard between the site and the A952.

Proposed Site

- Site M1 is allocated for up to 10 houses and 6 small business units in the first phase of the plan.



AUCHNAGATT

Key Planning Objectives for the Settlement

- Sustain existing local services
- Meet the local need for new housing.
- Provide opportunity for small scale employment.

Protected Land

- Site P1 is protects the path/cycle link from the A948 to the Formartine and Buchan Way and marks the area at risk from flooding that could be redeveloped as open space for site EH1.
- Site P2 is protected to conserve the setting of Auchnagatt.
- Site R1 is reserved for education and community uses.
- Site R2 is reserved for a sustainable drainage system (SuDS) for Site M1.

Existing Site

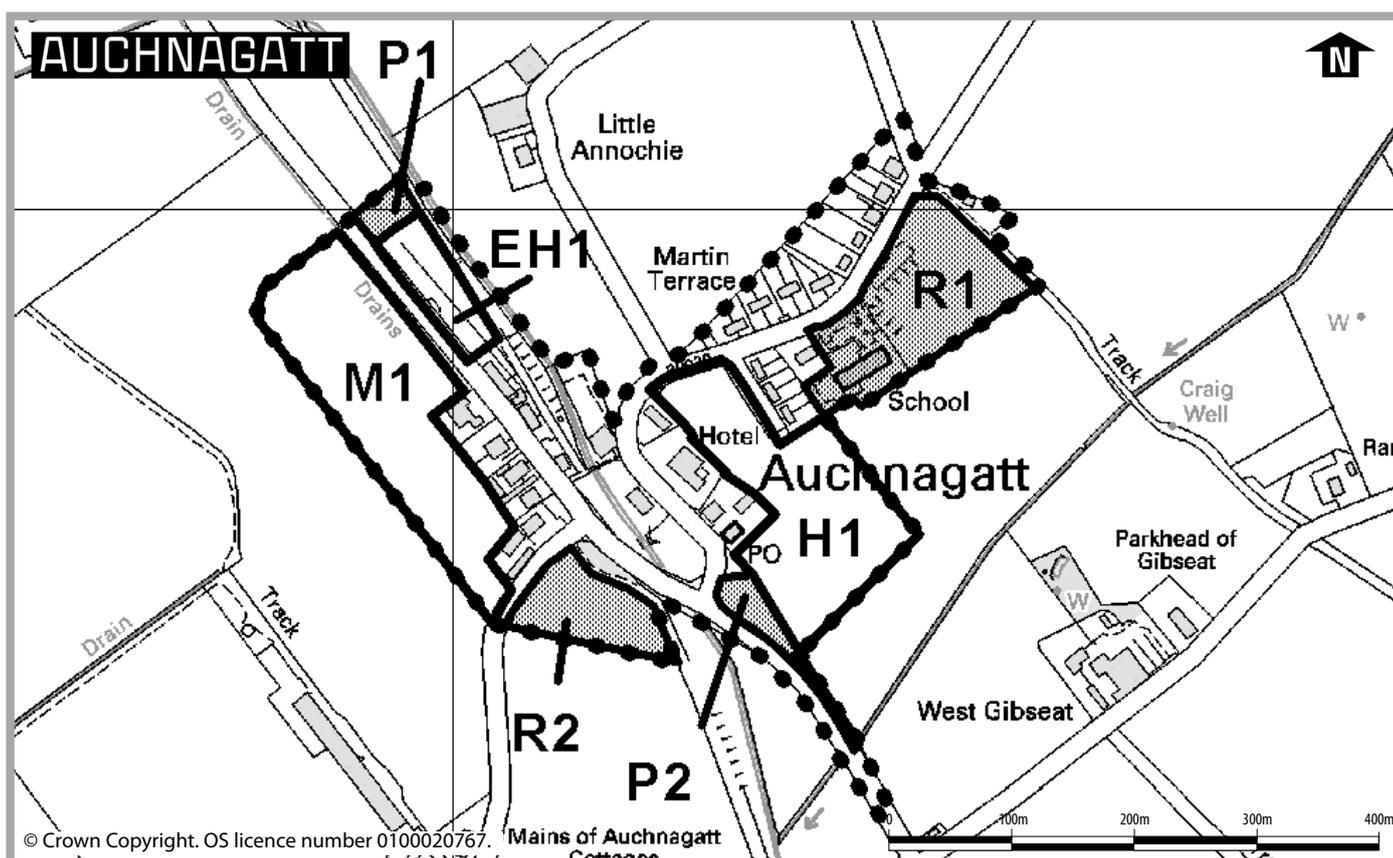
- Site EH1 is carried forward from the previous local plan for 6 houses.

Flood Risk

- Part of sites M1, R2 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 up to 16 houses and 8 small business units in the first phase of the plan.
- Site H1 is allocated for up to 31 houses (includes 6 houses carried forward from the previous local plan) in the first phase of the plan.



BODDAM

Key Planning Objectives for the Settlement

- Meet the demand for new housing in the Strategic Growth Area.
- Provide choice of housing within the Strategic Growth Area and Energetica corridor.
- Provide affordable housing within the Strategic Growth Area.
- Provide opportunities for development related to Peterhead Power Station.
- Sustain existing local services.

Protected Land

- Sites P1 are protected to conserve the setting of Boddam.
- Site P2 is protected to conserve the playing fields and play area.
- Site P3 is protected to conserve the play area.
- Site P4 is protected to conserve the setting of Boddam.
- Site P5 is safeguarded for a pedestrian/cycle/rail crossing underneath the A90.
- Sites P6 – P8 are protected as part of Peterhead Power Station.
- Site R1 is reserved for developments related to Peterhead Power Station.
- The Boddam Conservation Area is shown as hatched on the plan.

Existing Site

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

Settlement infrastructure

- All development will be required to contribute to the extension of the health centre.

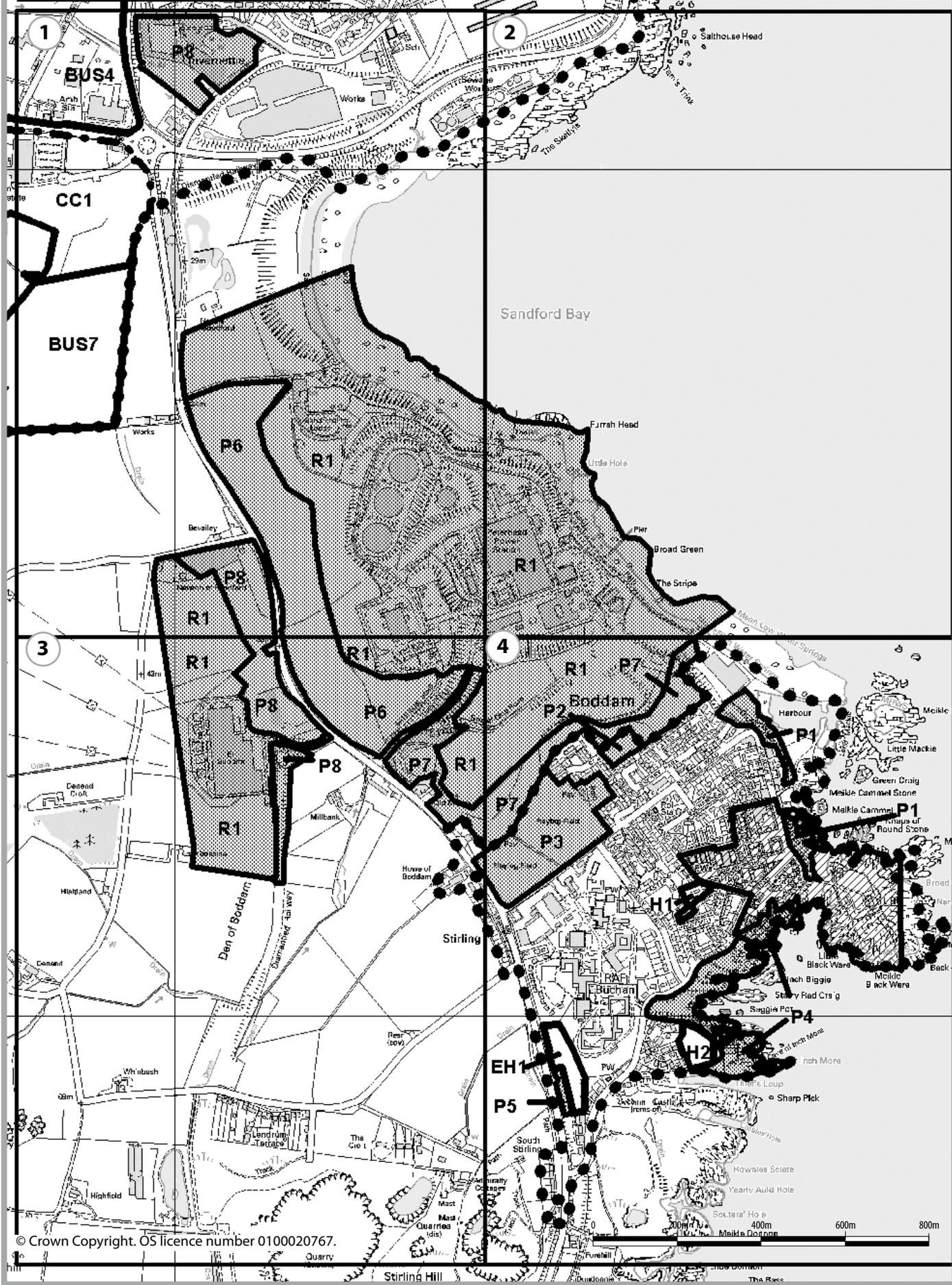
Flood Risk

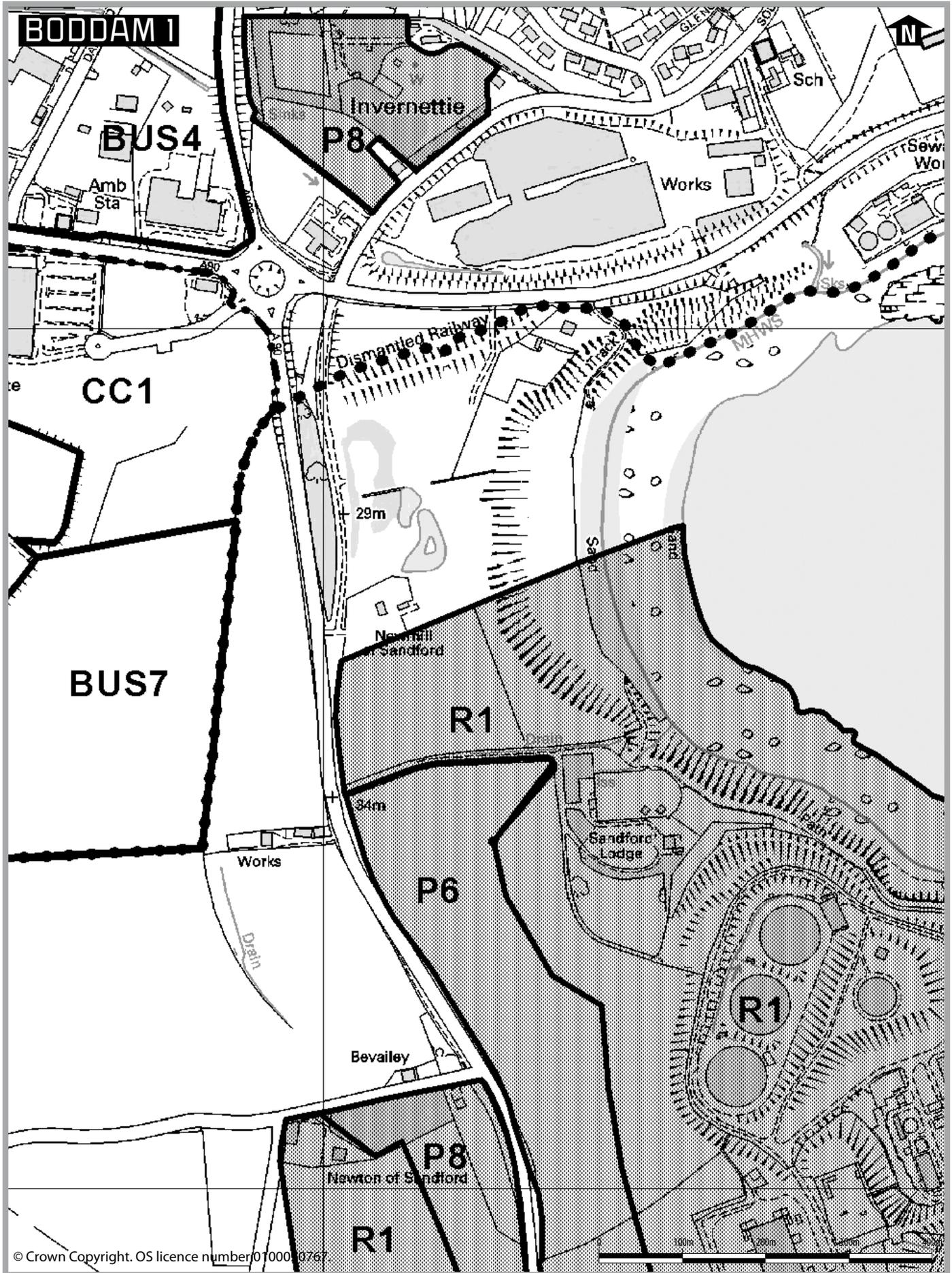
- Part of site H2 is located adjacent to the Scottish Environment Protection Agency's indicative 1 in 200 year flood risk area, or has a small watercourse running through or adjacent to the site. A flood risk assessment may be required.

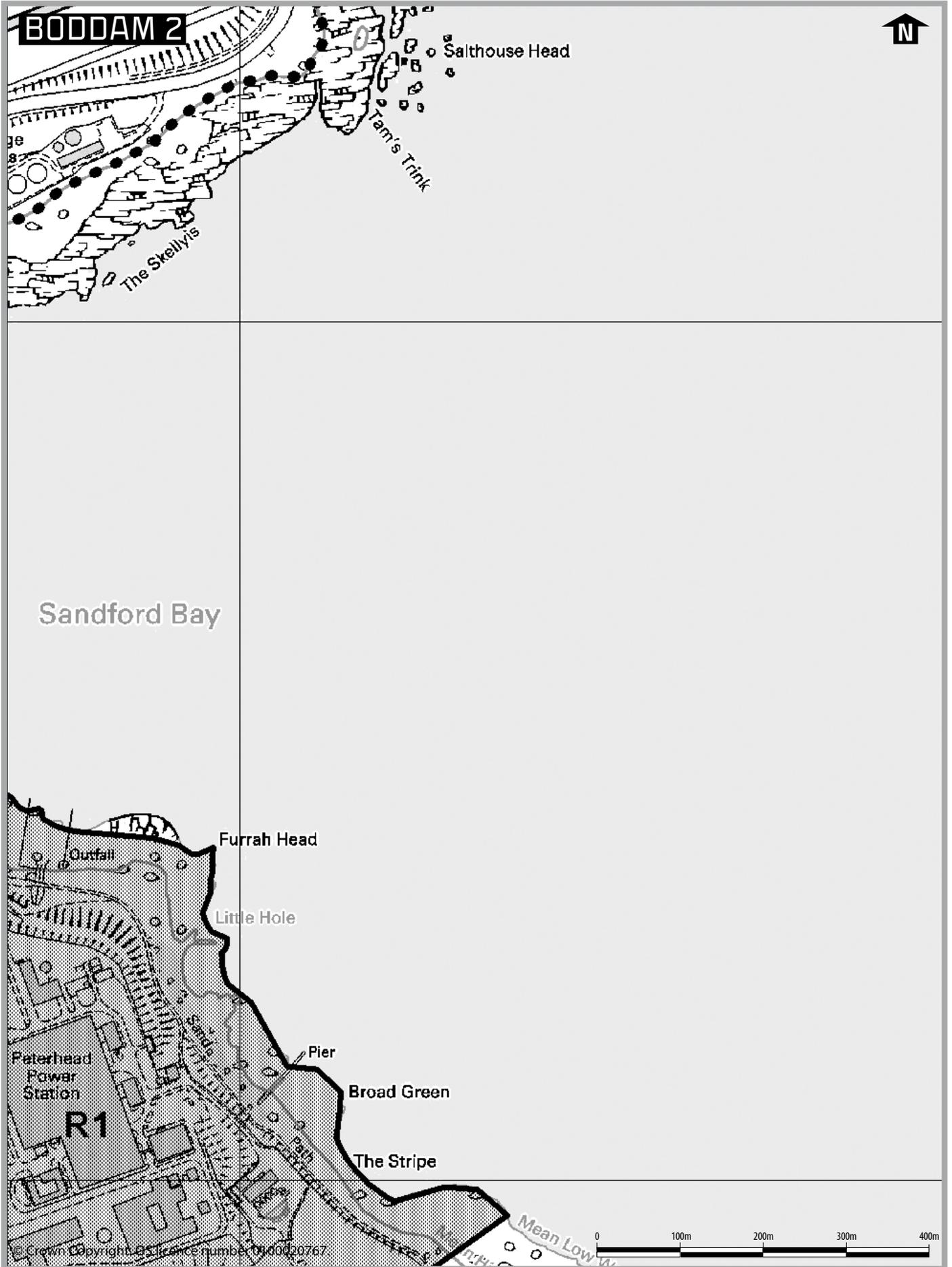
Proposed Sites

- Site H1 is allocated for up to 6 houses in the first phase of the plan.
- Site H2 is allocated for up to 9 houses in the first phase of the plan.

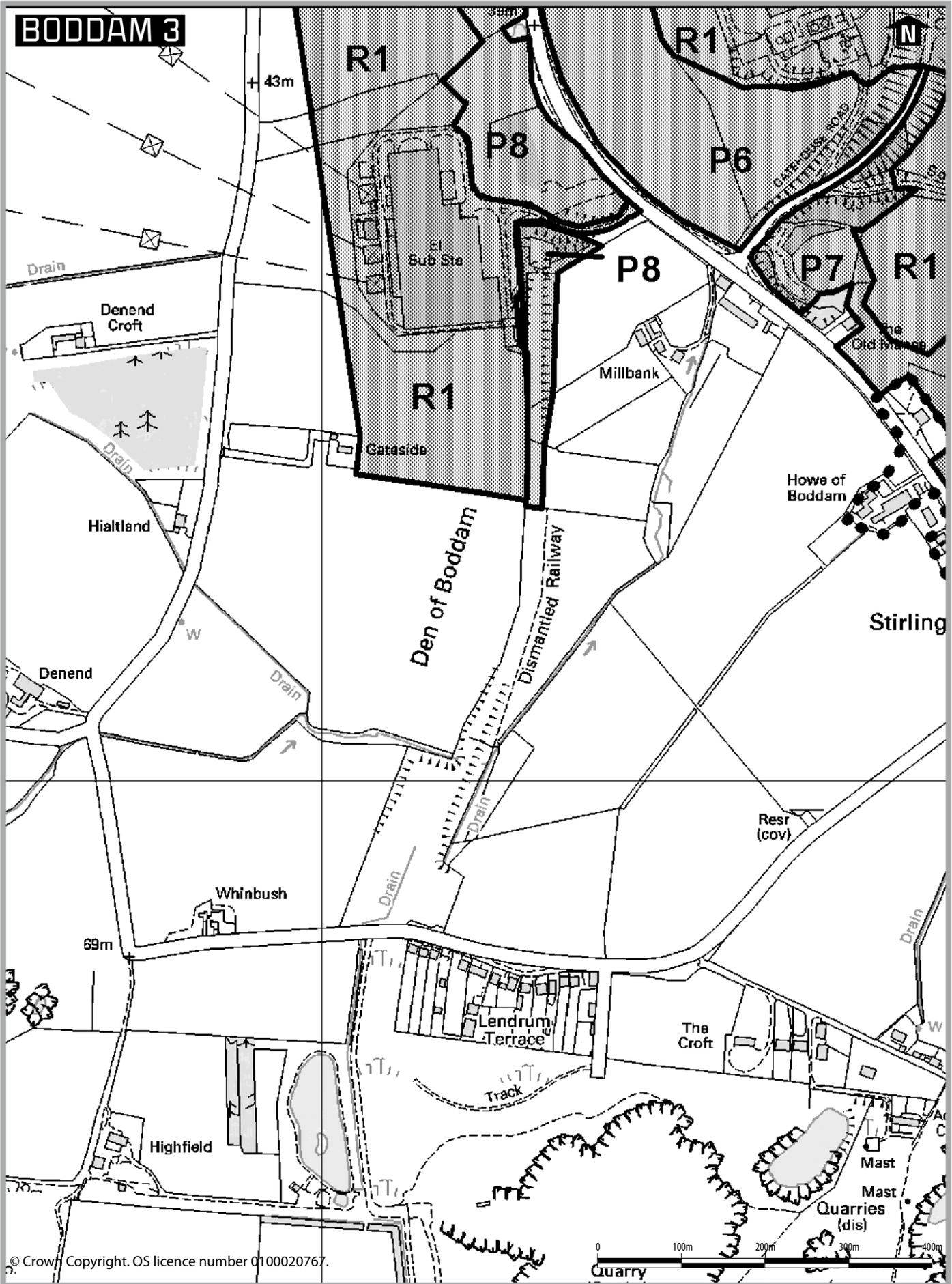
BODDAM OVERVIEW



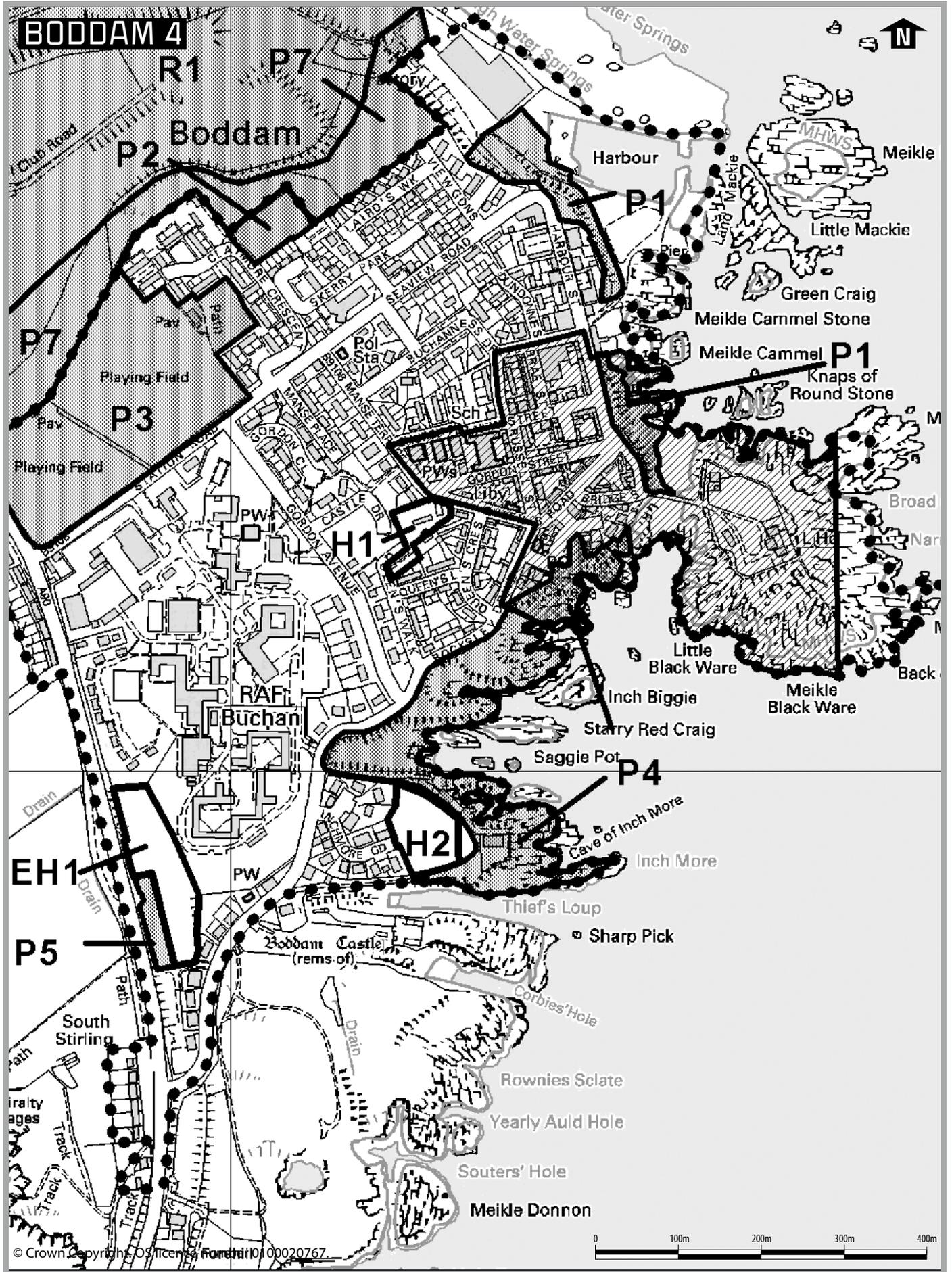




BODDAM 3



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CRIMOND

Key Planning Objectives for the Settlement

- Provide housing choice within the Regeneration Priority Area.
- Provide opportunity for employment within the Regeneration Priority Area.
- Sustain existing local services.

Protected Land

- Site P1 is protected to conserve Crimond Wood.
- Site P2 marks the proposed strategic landscaping required for site H1.
- Site R1 is reserved for community uses including a health centre.
- Site R2 is reserved for education and community uses.

Existing Site

- Site EH1 is carried forward from the previous local plan for 25 houses.

Settlement Infrastructure

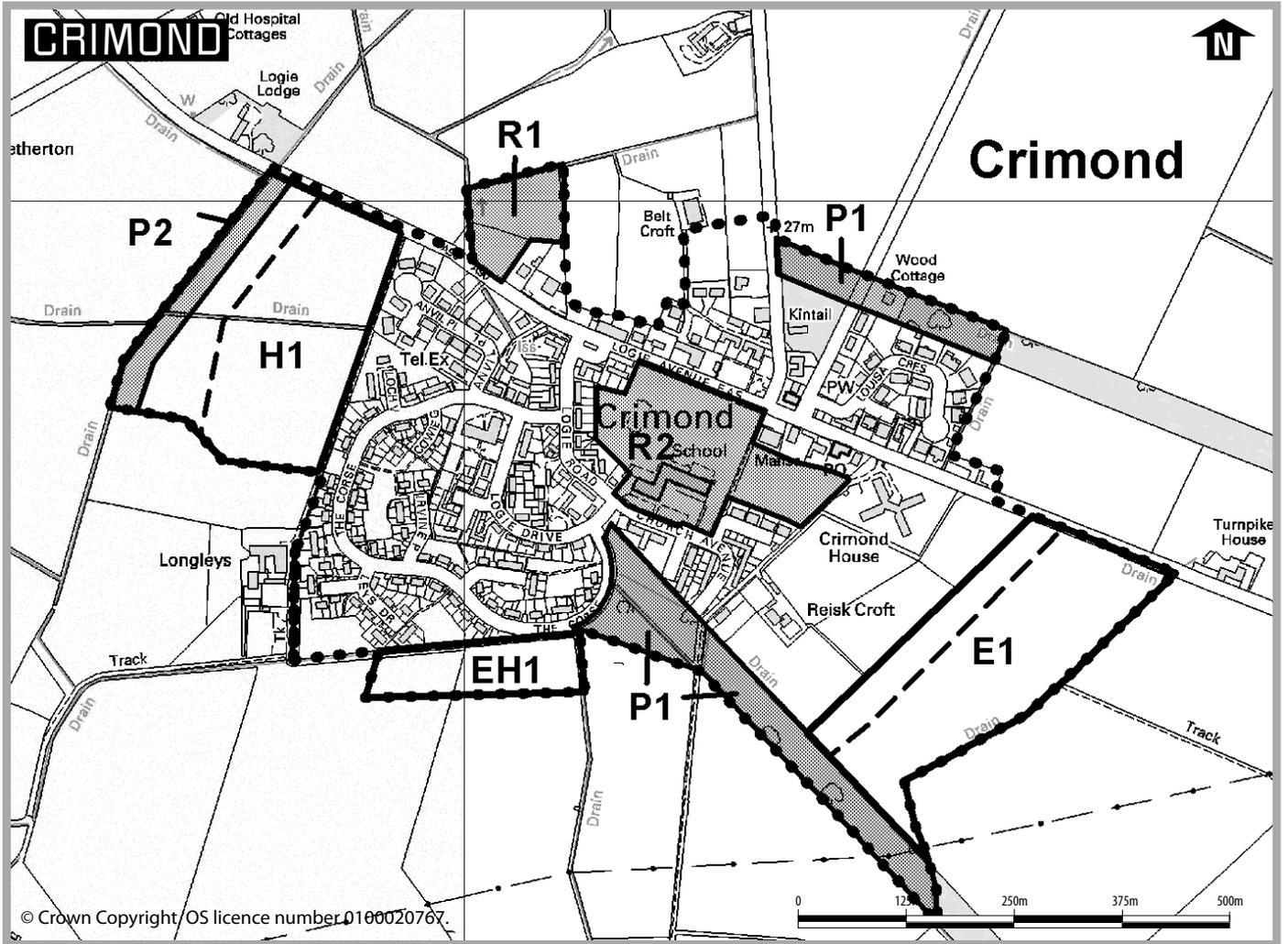
- All development will be required to make a contribution to the development of a new health centre.
- A new link road to the south of the settlement with the potential for a bus route will be required through sites H1 and E1, as illustrated on the site plan.

Flood Risk

- Part of site R1 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 90 houses in the plan in two equal phases. A masterplan will be required for this site.
- Site E1 is allocated for employment uses.



CRUDEN BAY

Key Planning Objectives for the Settlement

- Provide choice of housing and meet local need within the Energetica corridor.
- Provide local opportunity for employment within the Energetica corridor.
- Sustain existing local services.

Protected Land

- Site P1 is protected to conserve the setting of Cruden Bay and the football pitch at Mill Park, play area, tennis court and bowling green.
- Site P2 marks the proposed strategic landscaping required for site M1 and H1.
- Site P3 is safeguarded for a pedestrian path/cycleway/railway line.
- Site R1 is reserved for potential expansion of the school.
- The Port Errol Cruden Bay Conservation Area is shown as hatched on the plan.

Existing Sites

- Site EH1 is carried forward from the previous local plan for 102 houses. A masterplan will be required for the site.
- Site EH2 is carried forward from the previous local plan for 14 affordable houses.

Settlement infrastructure

- All new development is required to make contributions to the extension of the health centre, the extension of the cemetery at Cruden Parish Church, existing play provision, new roundabout at A975, and up to two additional class rooms in Port Errol Primary school.
- Open space contributions should include strategic landscaping to improve the boundary west of the settlement is required, cycleway and footpath linkages to the existing settlement and improvements to the national coastal path including the upgrade of Ladies Bridge.

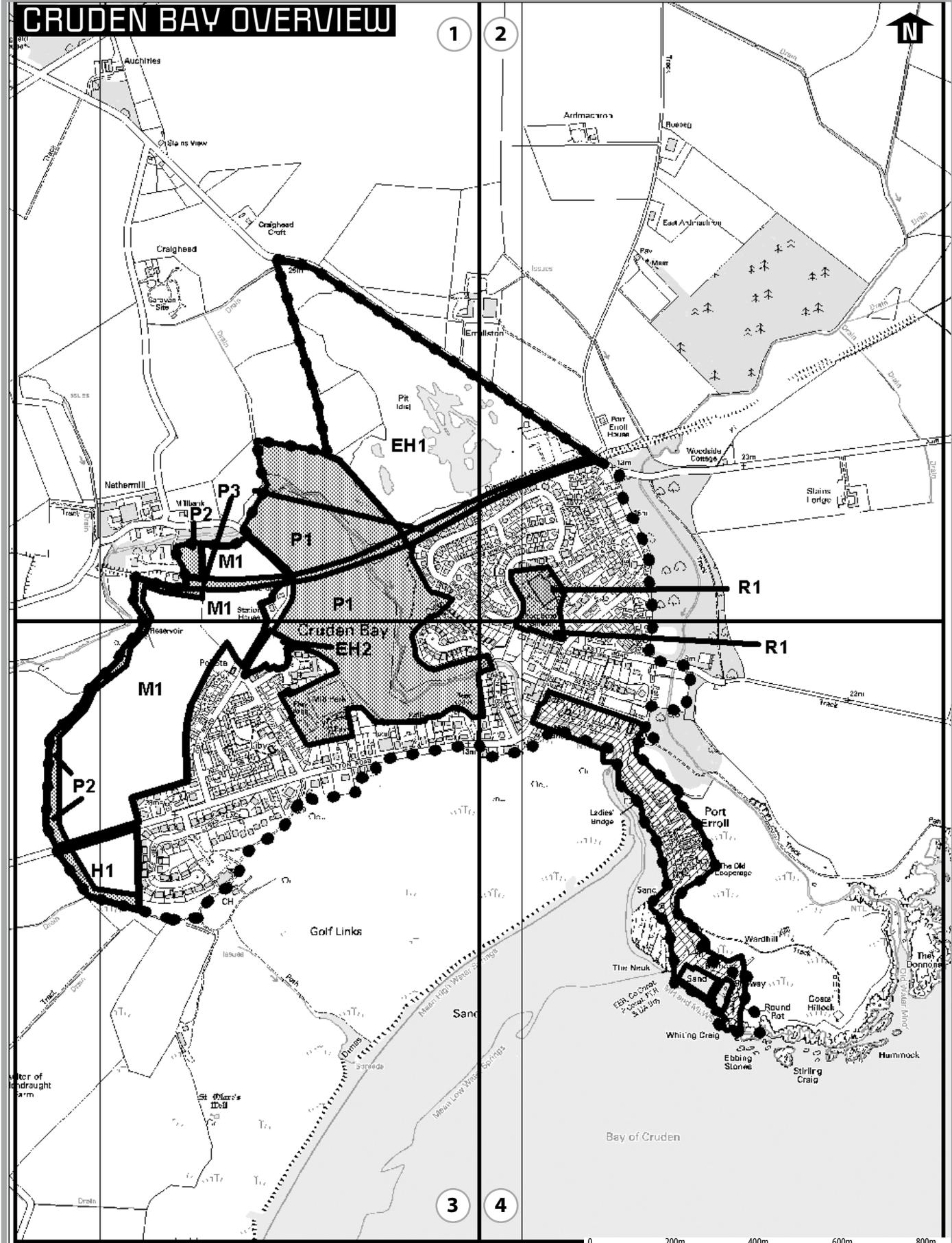
Flood Risk

- Part of sites M1, H1 and EH1 are located adjacent to the Scottish Environment Protection Agency's indicative 1 in 200 year flood risk area, have a water body within the site, or have a watercourse running through or adjacent to the site. A flood risk assessment may be required.

Proposed Sites

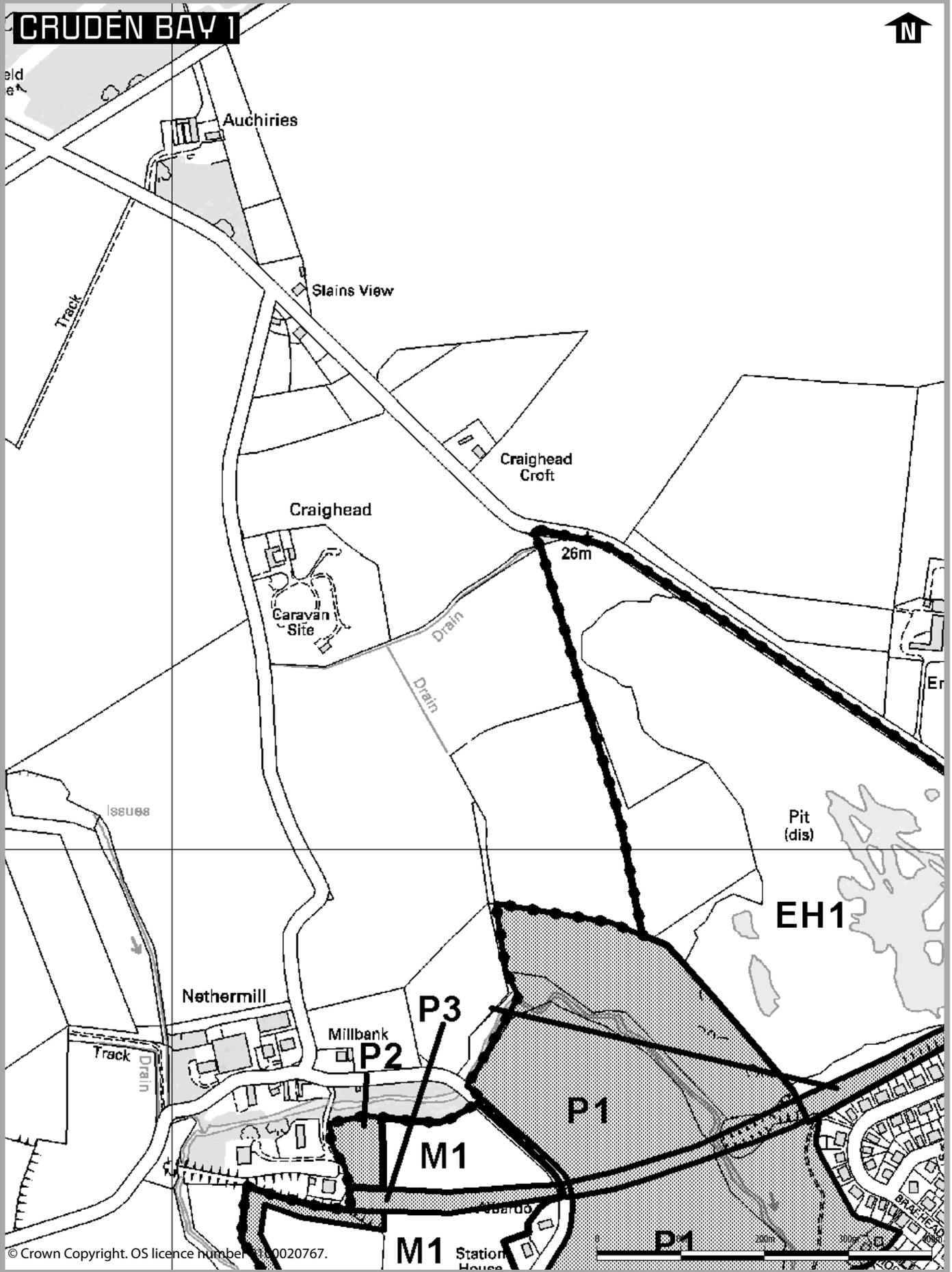
- Site M1 is allocated for up to 200 houses in two phases, with a first phase for up to 100 houses, including 2 hectares of employment land and community facilities. Known flooding issues impacting on Aulton Road will have to be addressed.
- Site H1 is allocated for up to 41 houses, all in the first phase of the plan.
- A masterplan will be required to coordinate the development of sites M1 and H1.

CRUDEN BAY OVERVIEW

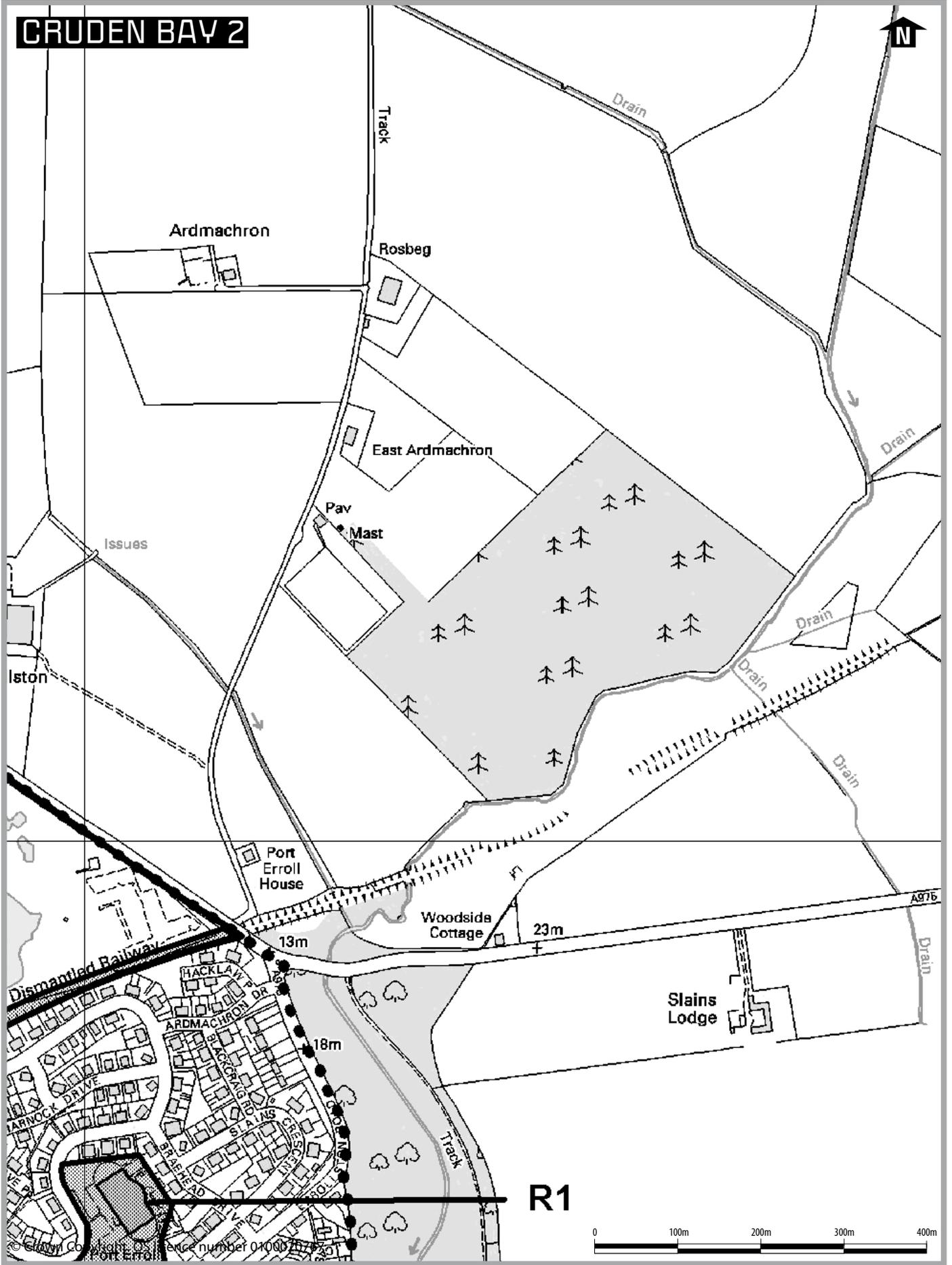


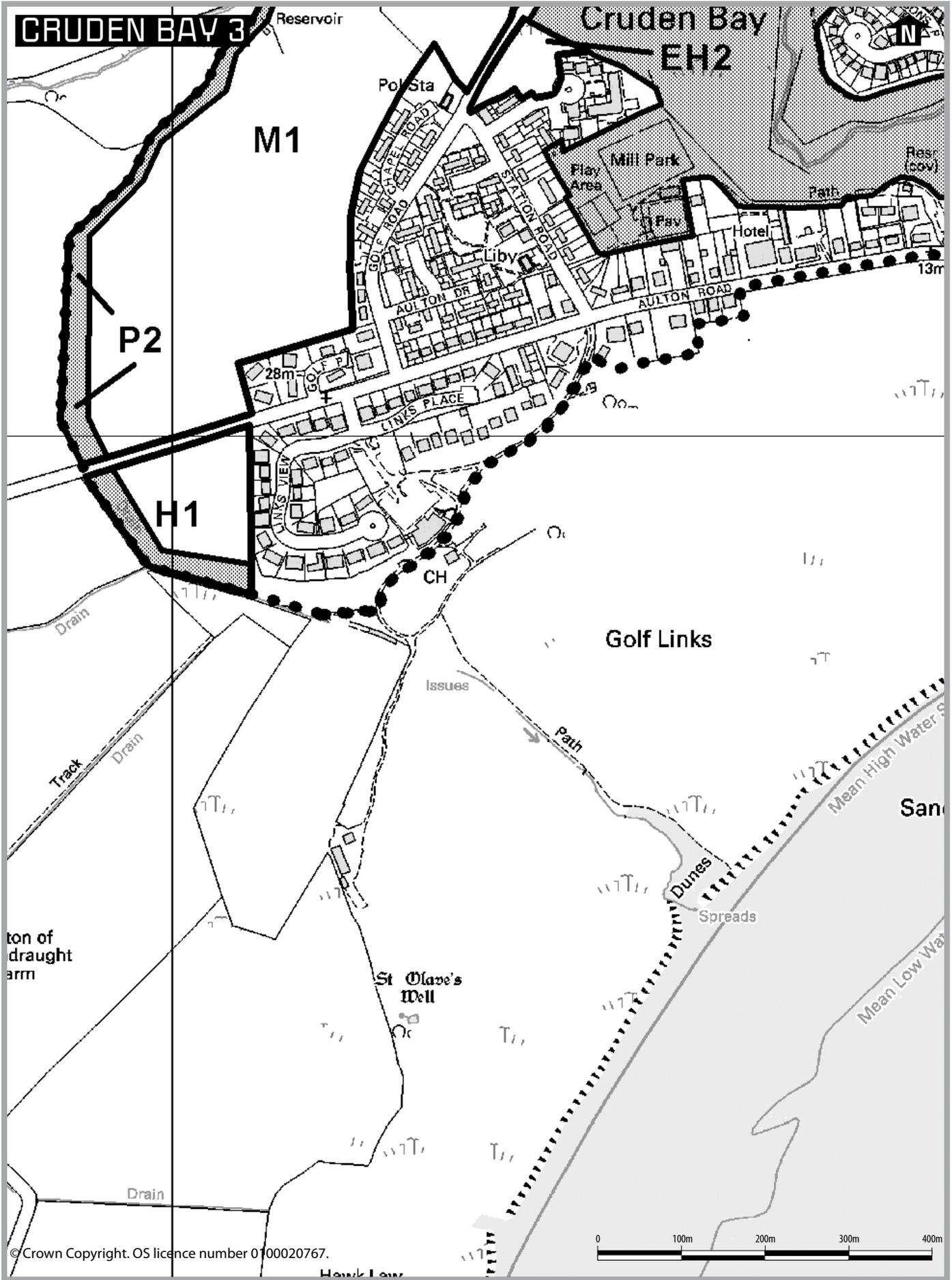
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CRUDEN BAY 1



CRUDEN BAY 2

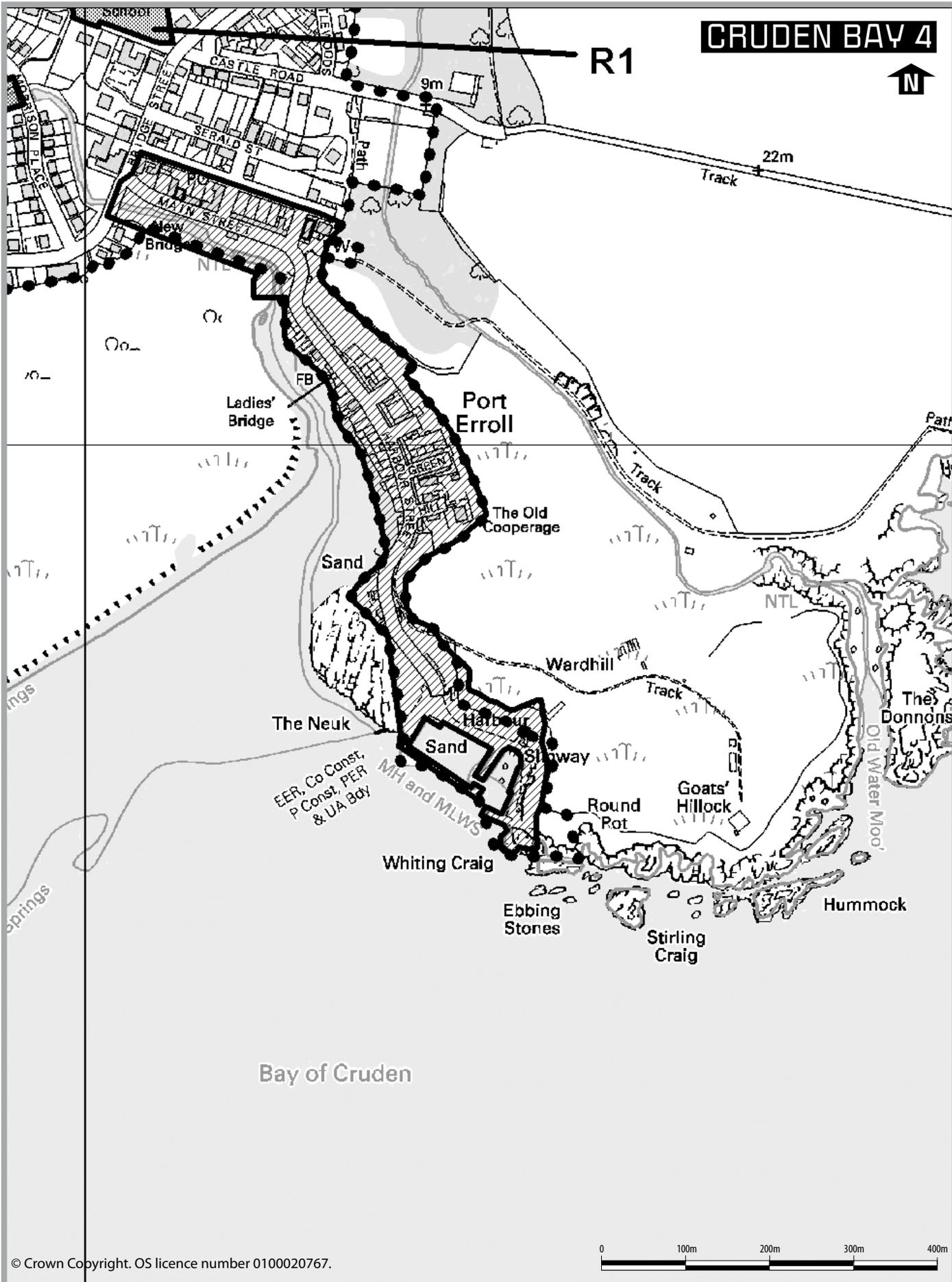




CRUDEN BAY 4



R1



Bay of Cruden

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FETTERANGUS

Key Planning Objectives for the Settlement

- Provide choice of housing and meet local need for housing.
- Sustain existing local services.

Protected Land

- Site P1 marks the proposed strategic landscaping required for sites H1 and H2.
- Site P2 is protected to conserve the area of open space in The Square.
- Site P3 is protected to conserve the bowling green and playing fields.
- Site P4 is protected to conserve a tree belt.
- Site P5 is protected to conserve the playing field.
- Site R1 is reserved for education and community uses.
- Site R2 is reserved for a car park and pavilion for the playing field.

Existing Site

- Site EH1 is identified in the previous local plan for 10 houses and is carried forward at an increased density for development of up to 24 houses.

Settlement Infrastructure

- Sites H1 and H2 will require significant alterations to the existing junction to Greens of Gaval and local road widening.
- Contributions will be required for a path between the playing field and the remains of Fetterangus Church.

Flood Risk

- Part of sites H2 and R2 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 H1 is allocated for up to 26 houses in the first phase of the plan (includes 7 houses carried forward from the previous local plan). Strategic landscaping will be required on the northern boundary.
- Site H2 is allocated for up to 27 houses in the second phase of the plan. Strategic landscaping will be required on the northern and western boundaries.
- A masterplan will be required to coordinate the development of sites H1, H2 and R2.

HATTON

Key Planning Objectives for the Settlement

- Meet the need and provide housing choice in the Strategic Growth Area and Energetica corridor.
- Provide opportunity for employment within the Strategic Growth Area and Energetica corridor.
- Provide affordable housing within the Strategic Growth Area.
- Sustain existing local services.

Protected Land

- Site P1 is protected to conserve the setting of Hatton and the skateboard park, tennis courts and playing field, and is reserved for education uses.
- Site BUS1 is safeguarded for employment uses.

Existing Sites

- Site EH1 is carried forward from the previous local plan for 15 houses.
- Site EH2 is carried forward from the previous local plan for 20 houses.

Settlement Infrastructure

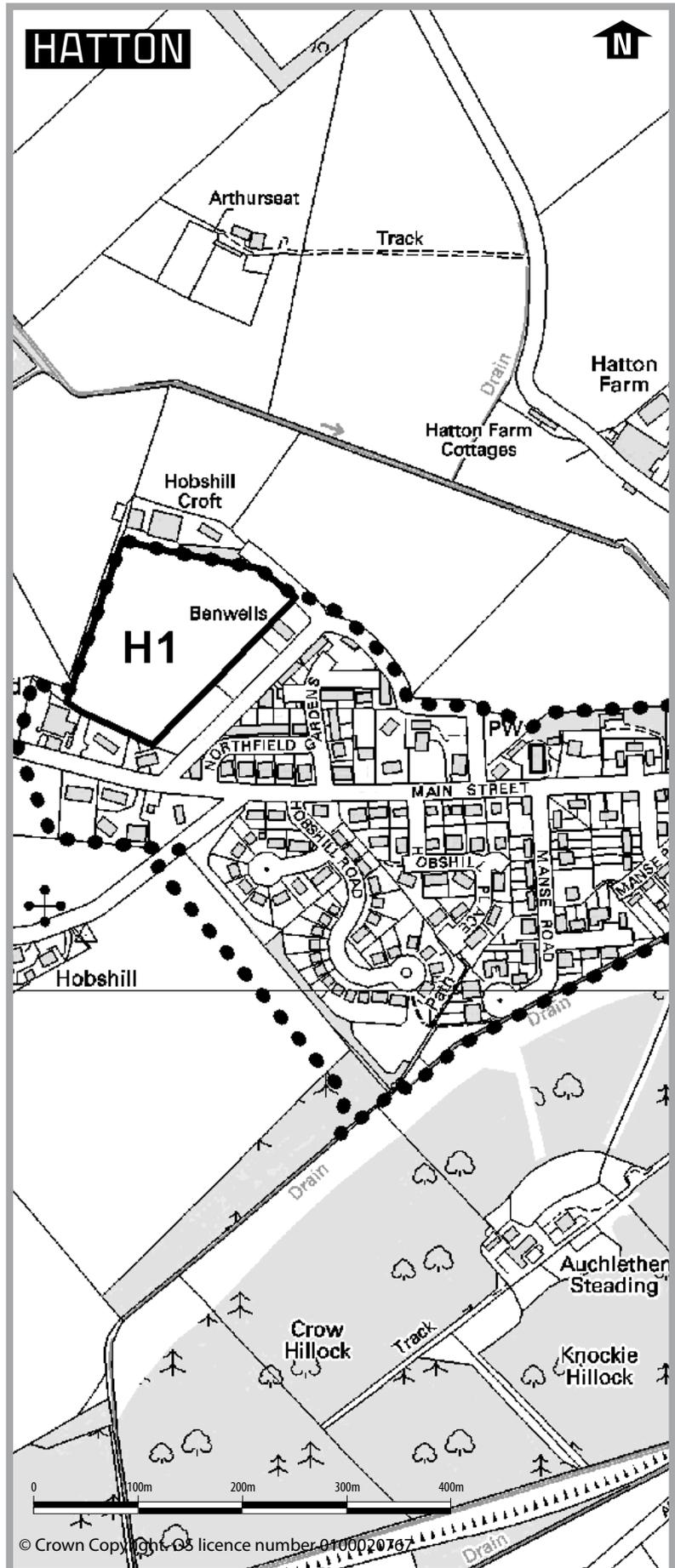
- All development will be required to contribute to the extension of Hatton Surgery.
- An upgrade to Hatton Waste Water Treatment Works will be required.

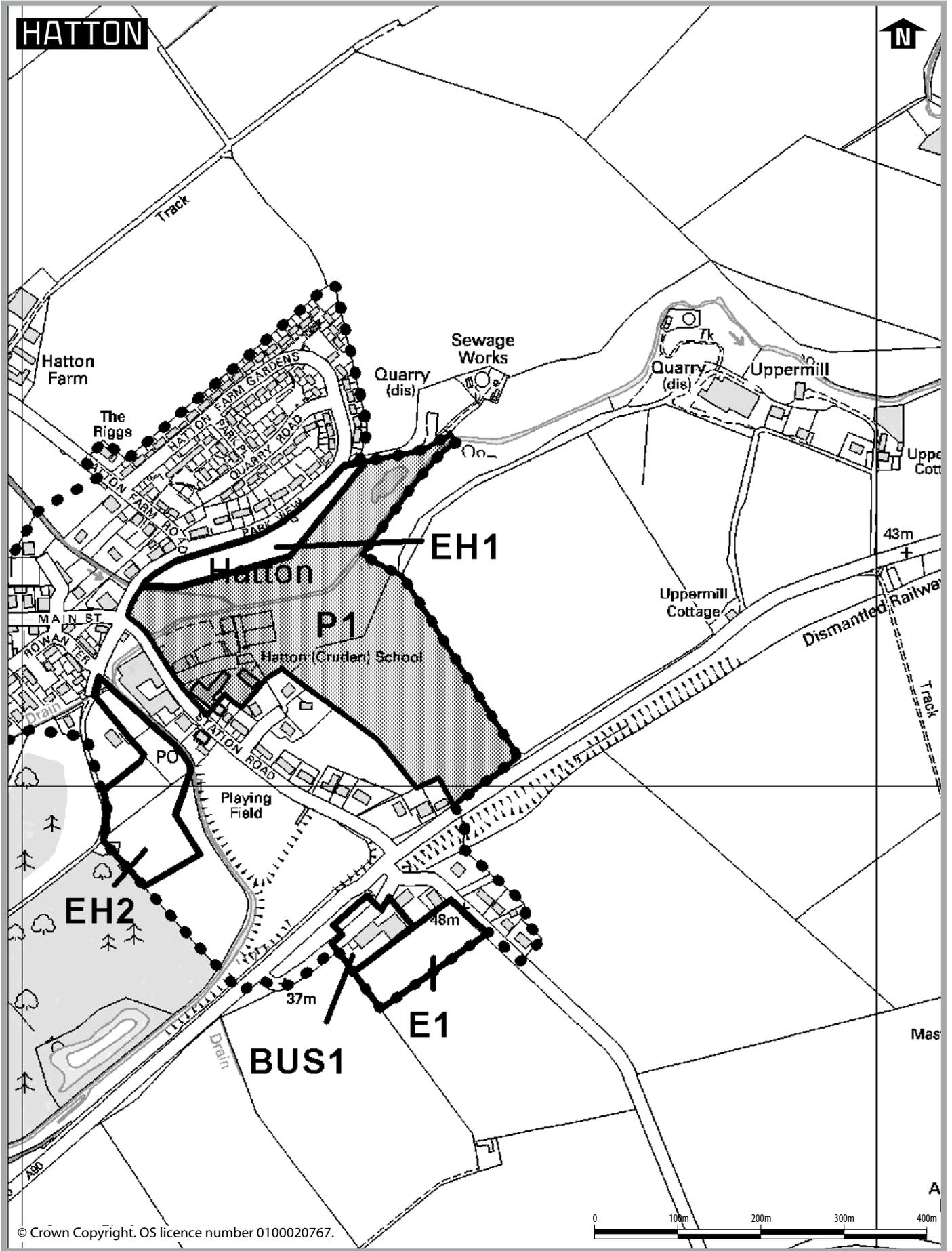
Flood Risk

- Part of sites EH1 and EH2 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 H1 is allocated for up to 40 houses in the second phase of the plan. Known flooding issues impacting on Main Street and Park View will require to be addressed.
- Site E1 is allocated for employment uses.





LONGHAVEN

Key Planning Objectives for the Settlement

- Meet the demand and provide housing choice within the Strategic Growth Area and Energetica corridor.
- Sustain existing local services.

Protected Land

- Site R1 is reserved for education, community, sport and recreation uses.

Settlement Infrastructure

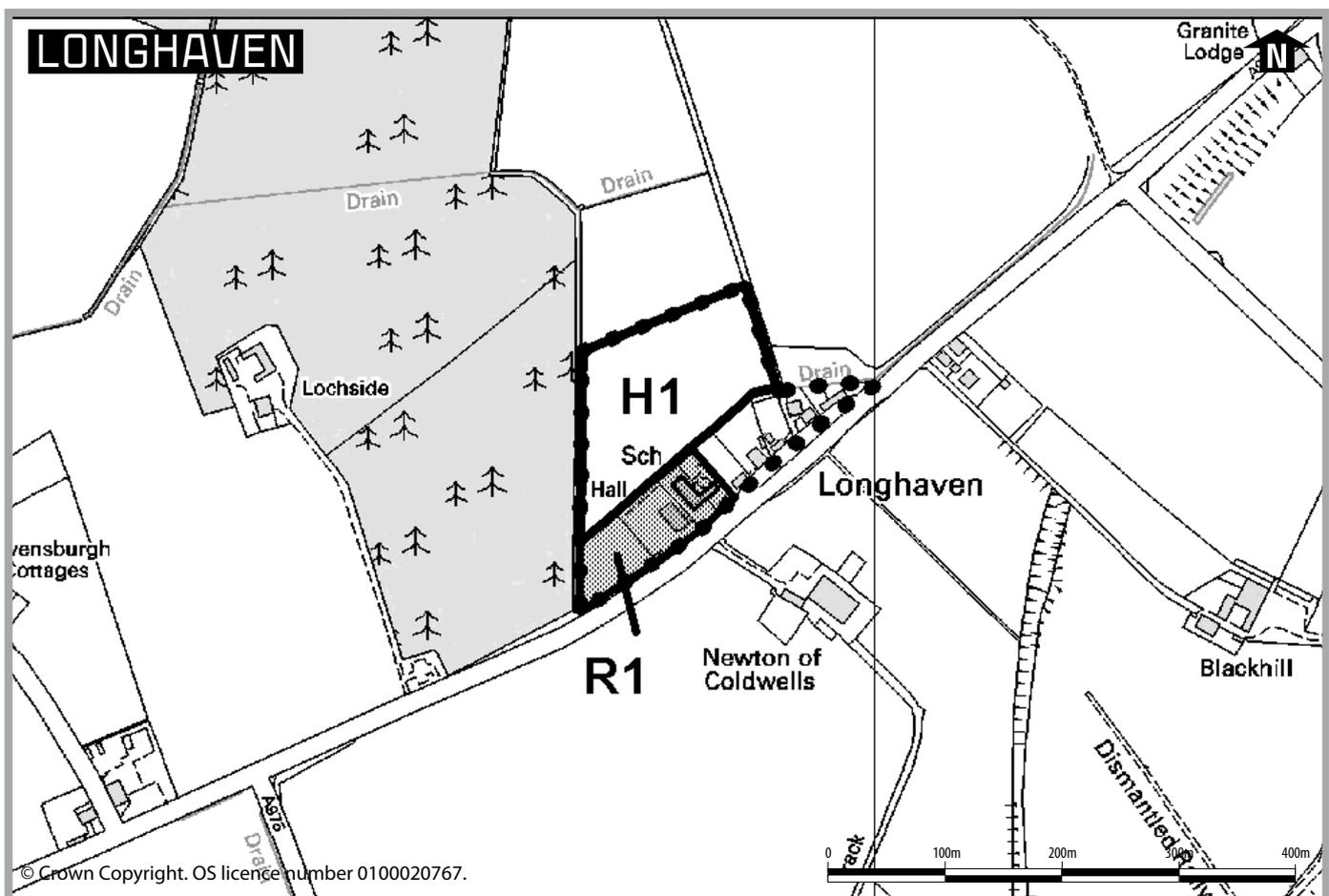
- All development in the settlement will require to contribute to the provision of new waste water infrastructure.

Flood Risk

- Part of sites H1 and R1 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 Site

- Site H1 is allocated for up to 30 houses in the first phase of the plan.



LONGSIDE

Key Planning Objectives for the Settlement

- Meet local need for housing.
- Sustain existing local services.
- Provide affordable housing for local need.

Protected Land

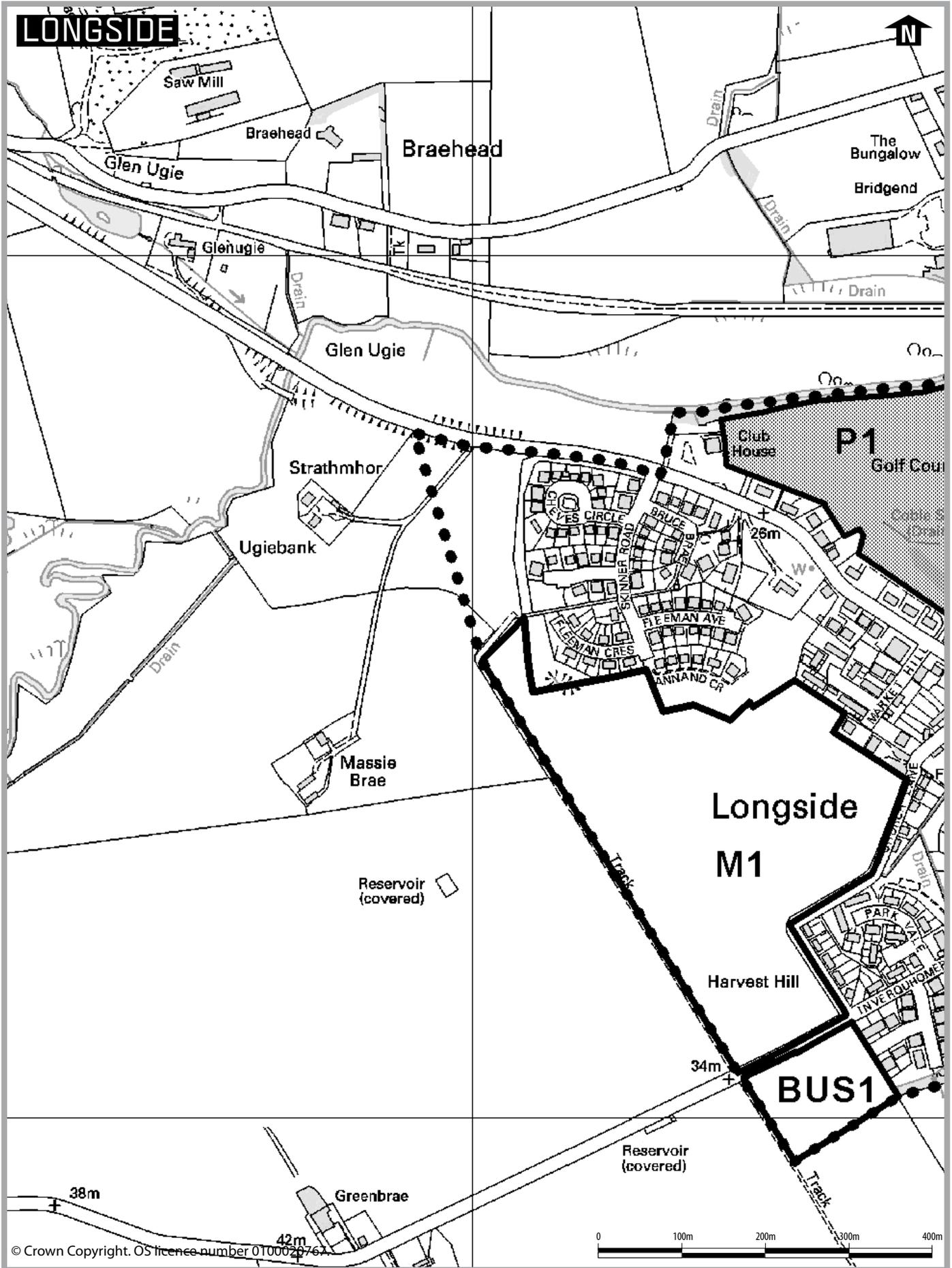
- Site P1 is protected to conserve the golf course and the setting of Longside.
- Site P2 is protected to conserve woodland, tennis courts and a bowling green.
- Site P3 is protected to conserve the setting of part of Longside.
- Site R1 is reserved for education and community uses.
- Site BUS1 is safeguarded for employment uses.

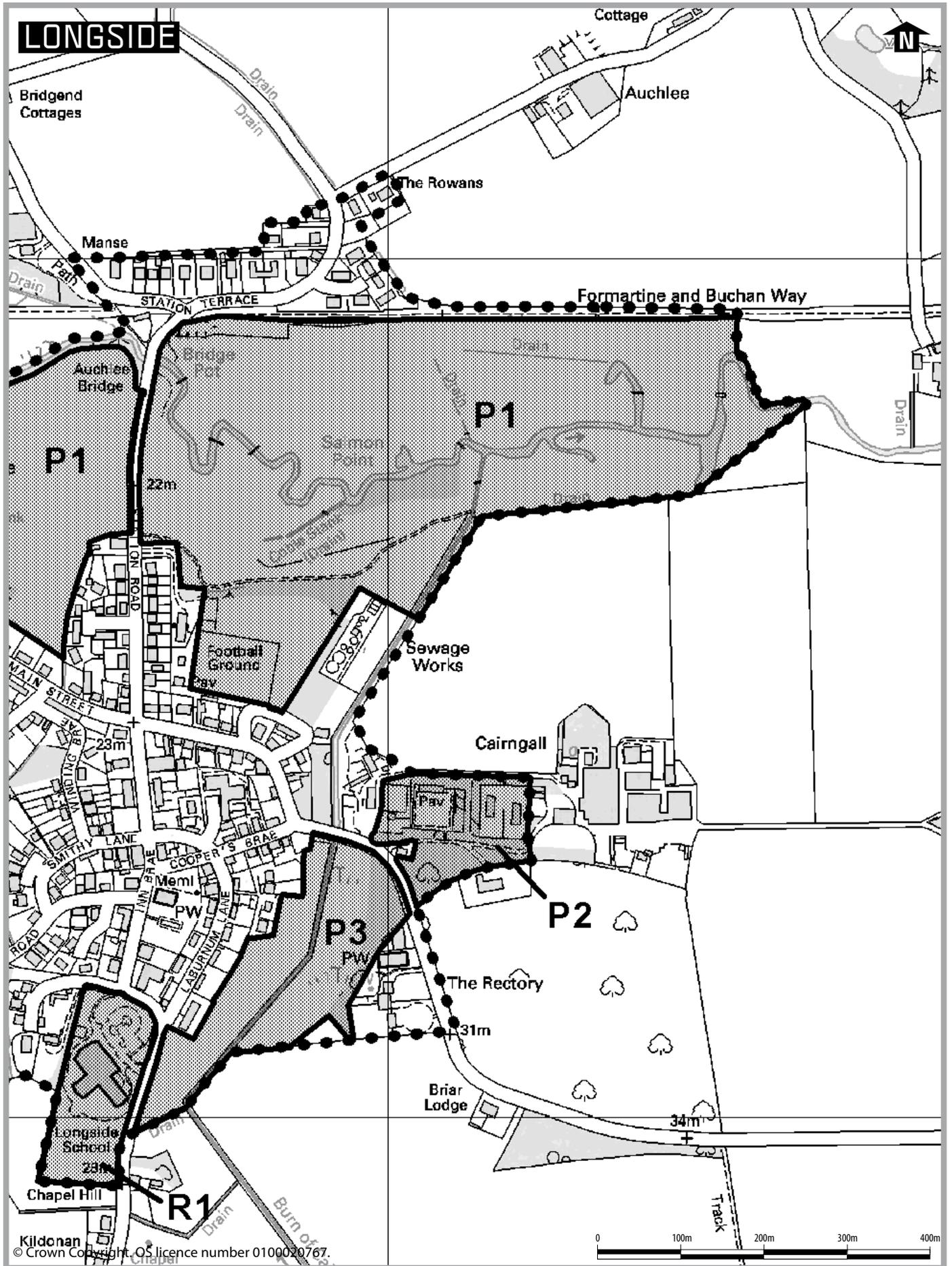
Settlement Infrastructure

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

Proposed Site

- Site M1 is allocated for up to 90 houses (includes 17 houses carried forward from the previous local plan) in two phases, with a first phase for up to 38 houses. The second phase should be developed for up to 52 houses, community facilities and 1.7hectares of employment land. A masterplan will be required for the site.





MAUD

Key Planning Objectives for the Settlement

- Meet local need for housing.
- Sustain existing local services.

Protected Land

- Site P1 is protected to conserve the football ground, bowling green, play area and recreation ground.
- Site P2 is protected to conserve the setting of Maud.
- Site P3 is protected to conserve the Formartine and Buchan Way.
- Site R1 is reserved for education and community uses.

Existing Sites

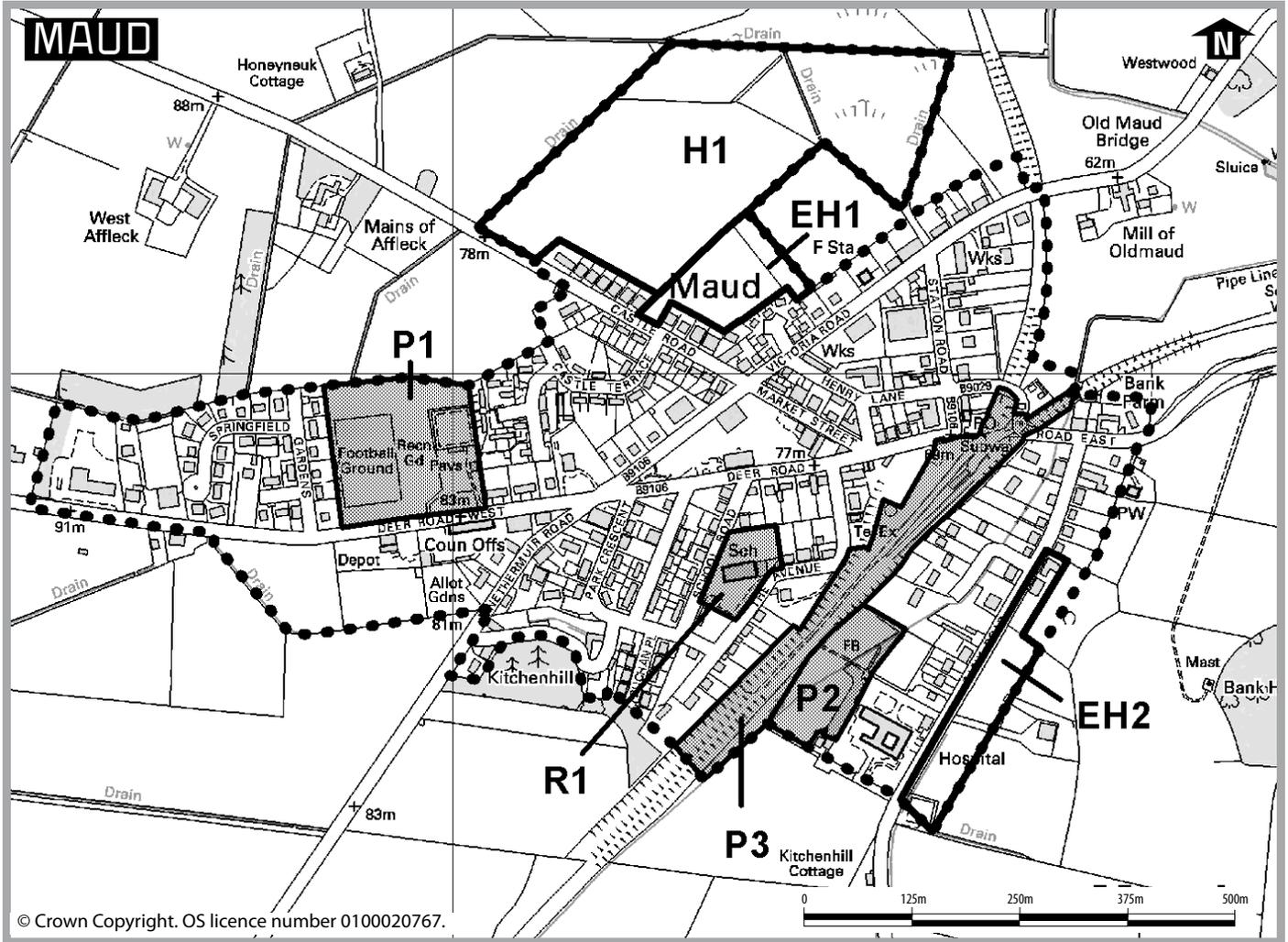
- Site EH1 is carried forward from the previous local plan for 32 houses.
- Site EH2 is carried forward from the previous local plan for 10 houses.

Flood Risk

- Part of site H1 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 75 houses in two phases with a first phase for up to 30 houses to allow Scottish Water to develop a Growth Project to upgrade Maud Waste Water Treatment Works. A masterplan will be required for the site. Delivery of waste water treatment will have to be coordinated with Site H2 in New Deer.
- A masterplan will be required to coordinate the development of sites H1 and EH1.



Key Planning Objectives for the Settlement

- Enhance settlement's role as rural service centre.
- Meet local needs (including provision of care for the elderly).
- Provide housing choice.
- Provide opportunity for employment and retail.
- Sustain existing local services.

Protected Land

- Site P1 is protected to conserve an area of woodland.
- Site P2 is protected to conserve the recreation ground.
- Site P3 is protected to conserve Aden Country Park.
- Site P4 is protected to conserve an area of woodland.
- Sites P5 are protected to conserve the areas of woodland.
- Site P6 is protected to conserve the play area and open space for amenity purposes.
- Site P7 marks the proposed strategic landscaping required for sites H1 and M1.
- Site R1 is reserved for a district heating scheme or combined heat and power plant for site H1.
- Site R2 is reserved for a roundabout.
- Site R3 is reserved for education, sport, recreation and community uses.
- Site BUS1 and BUS2 are safeguarded for employment uses.
- Part of the Old Deer Conservation Area is shown as hatched on the plan.

Existing Sites

- Site EH1 is carried forward from the previous local plan for 50 houses.
- Site EH2 is carried forward from the previous local plan for 34 houses.
- Site EH3 is carried forward from the previous local plan for 50 houses.

Settlement Infrastructure

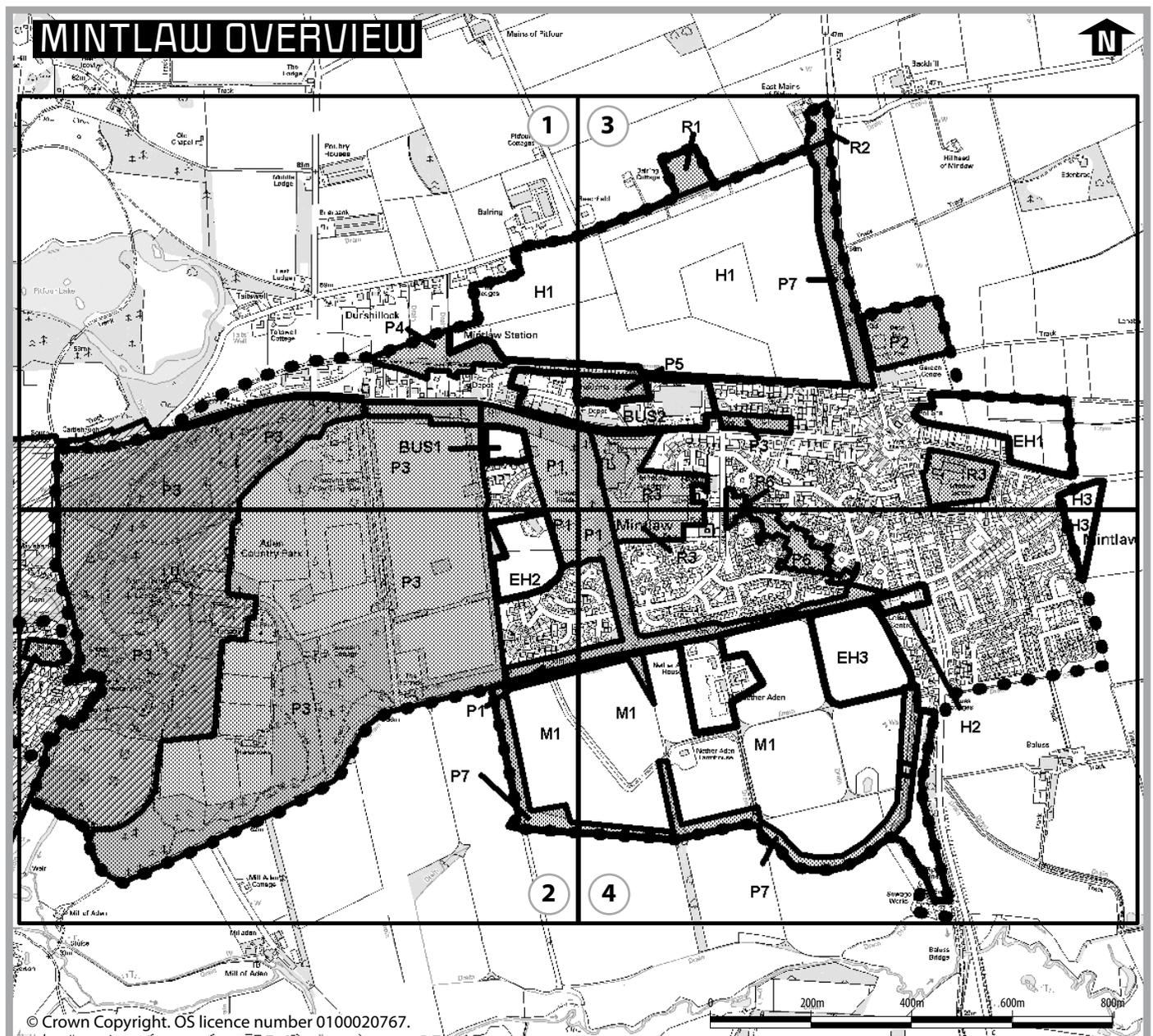
- All new development in the settlement is required to make contributions to the extension of the health centre and existing play provision.
- An upgrade to Mintlaw Waste Water Treatment works will be required.
- All new development will require significant alterations to the A-road network and local road widening.
- Site M1 is required to provide a Household Waste Recycling Centre and a replacement depot to include a recycling bulking point, and a new primary school (minimum 2.4 hectares) in the first phase of the plan.
- Site H1 is required to provide a new primary school (minimum 2.4 hectares) in the second phase of the plan, if required.
- Open space contributions should include allotments and extension to Old Deer Cemetery, two full size grass pitches and associated pavilion. Strategic landscaping should make use of opportunities to connect areas of woodland to create habitat network.

Flood Risk

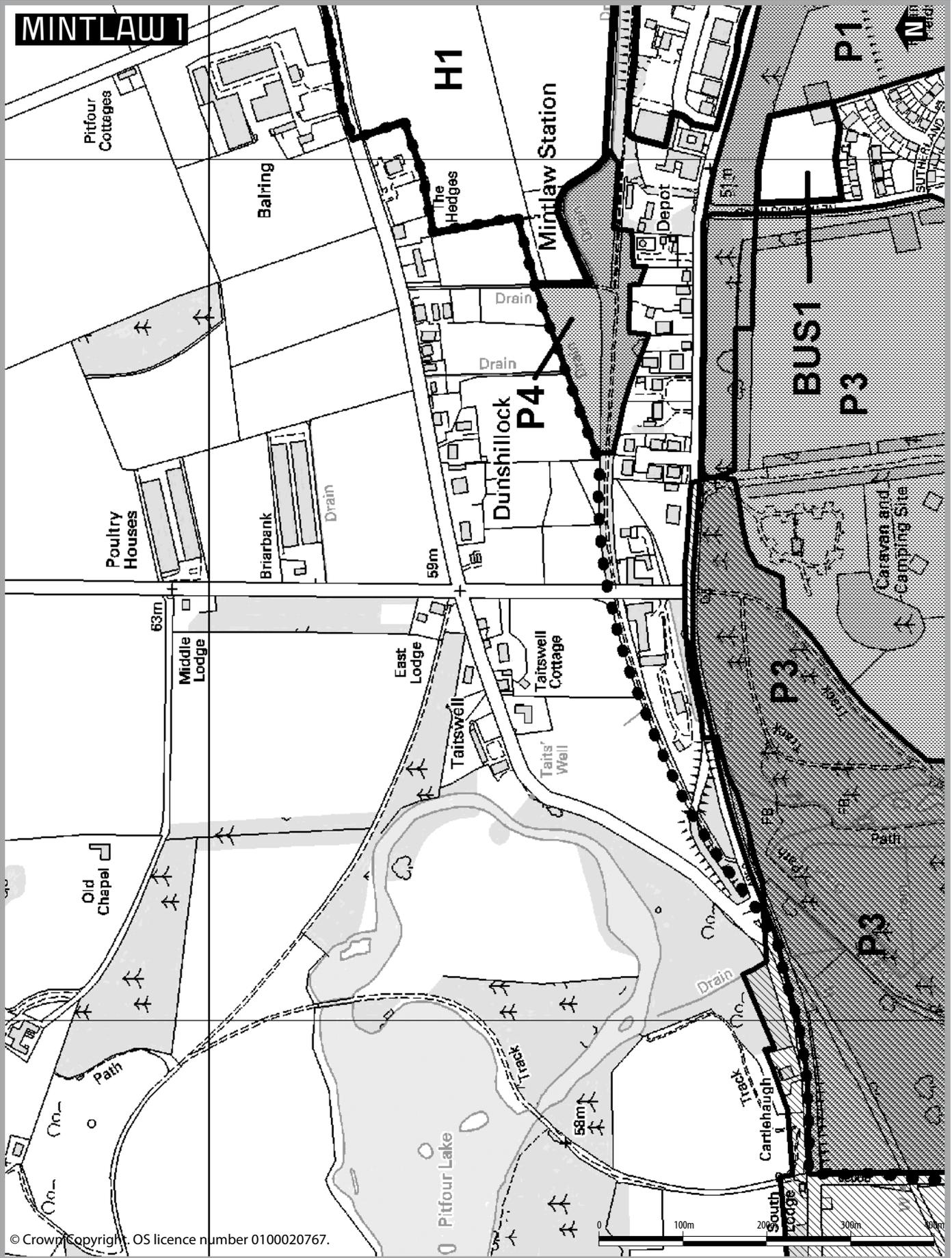
- Part of sites M1, H1, H2, R1, BUS2, EH1 and EH3 are located adjacent to the Scottish Environment Protection Agency's indicative 1 in 200 year flood risk area, or have a small watercourse running through or adjacent to the site. A flood risk assessment may be required.

Proposed Sites

- Site H1 is allocated for up to 600 houses in two equal phases, and include facilities for the elderly.
- Site M1 is allocated for up to 500 houses in two phases, with a first phase for up to 250 houses, business, community, services for the elderly, neighbourhood retail centre, and 5ha of employment land.
- Site H2 is allocated for up to 15 houses in the first phase of the plan.
- Site H3 is allocated for up to 20 houses in two equal phases.
- A development framework will be required to coordinate the development of sites H1, M1, H2 and EH3 with subsequent masterplans for sites H1, M1 and EH3.

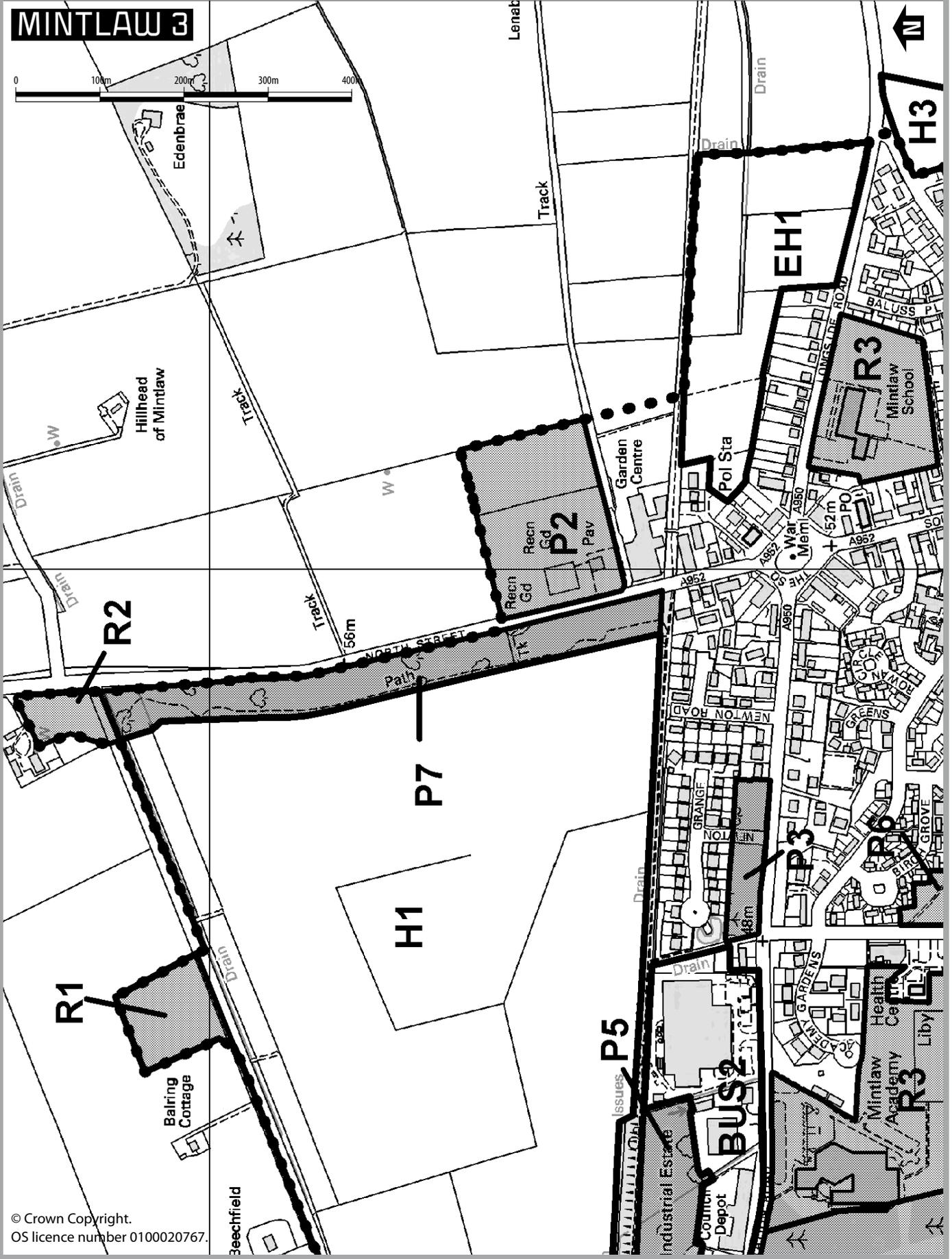


MINTLAW 1

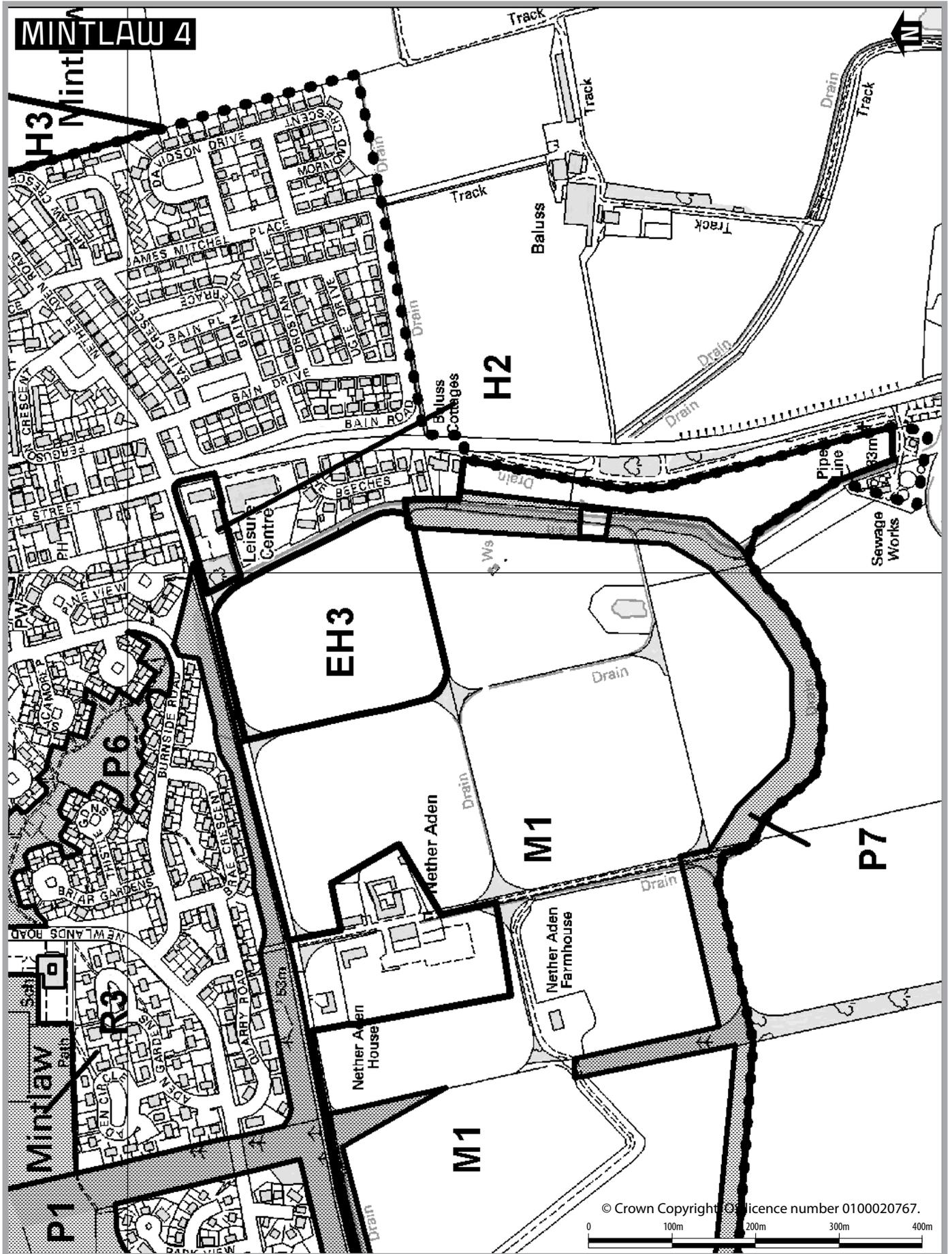


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MINTLAW 3



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NEW DEER

Key Planning Objectives for the Settlement

- Meet local housing needs.
- Sustain existing local services.

Protected Land

- Site P1 is protected to conserve the recreation ground, bowling green, play ground and tennis courts.
- Site P2 is protected to conserve the setting of the settlement
- Site P3 marks the proposed strategic landscaping required for Site H2.
- Site R1 is reserved for a 2 metre wide strip of land to allow for a footway link to New Deer Showground.
- Site R2 is reserved for education and community uses.

Existing Site

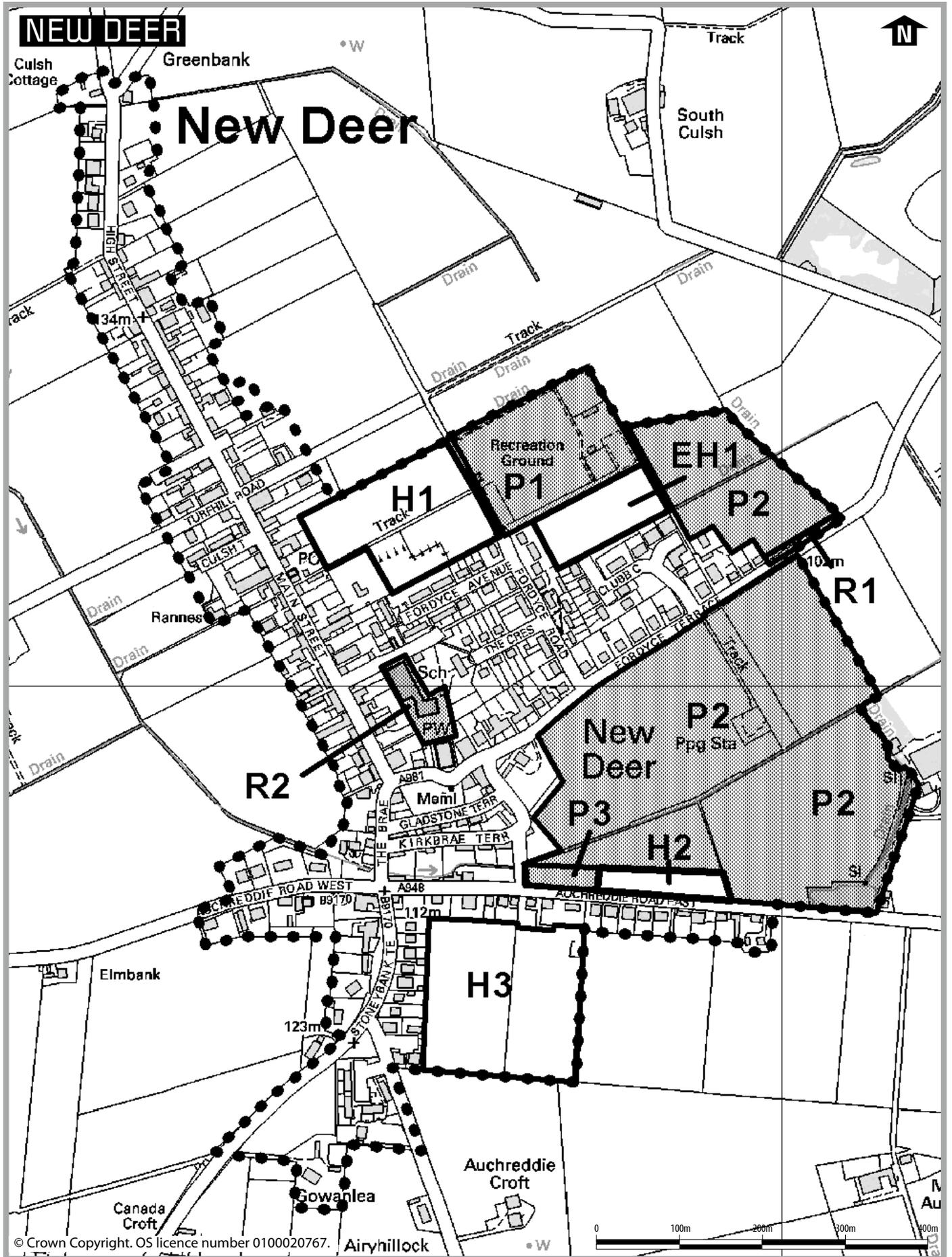
- Site EH1 is identified in the previous local plan for 6 houses and is carried forward at an increased density for development of up to 19 houses.

Flood Risk

- Part of site EH1 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 35 houses in the first phase of the plan.
- Site H2 is allocated for up to 7 houses in the first phase of the plan. Strategic landscaping will be required, as identified by Site P3.
- Site H3 is allocated for up to 40 houses in the second phase of the plan to allow Scottish Water to develop a Growth Project to upgrade Maud Waste Water Treatment Works. Delivery of waste water treatment will have to be coordinated with Site H1 in Maud.



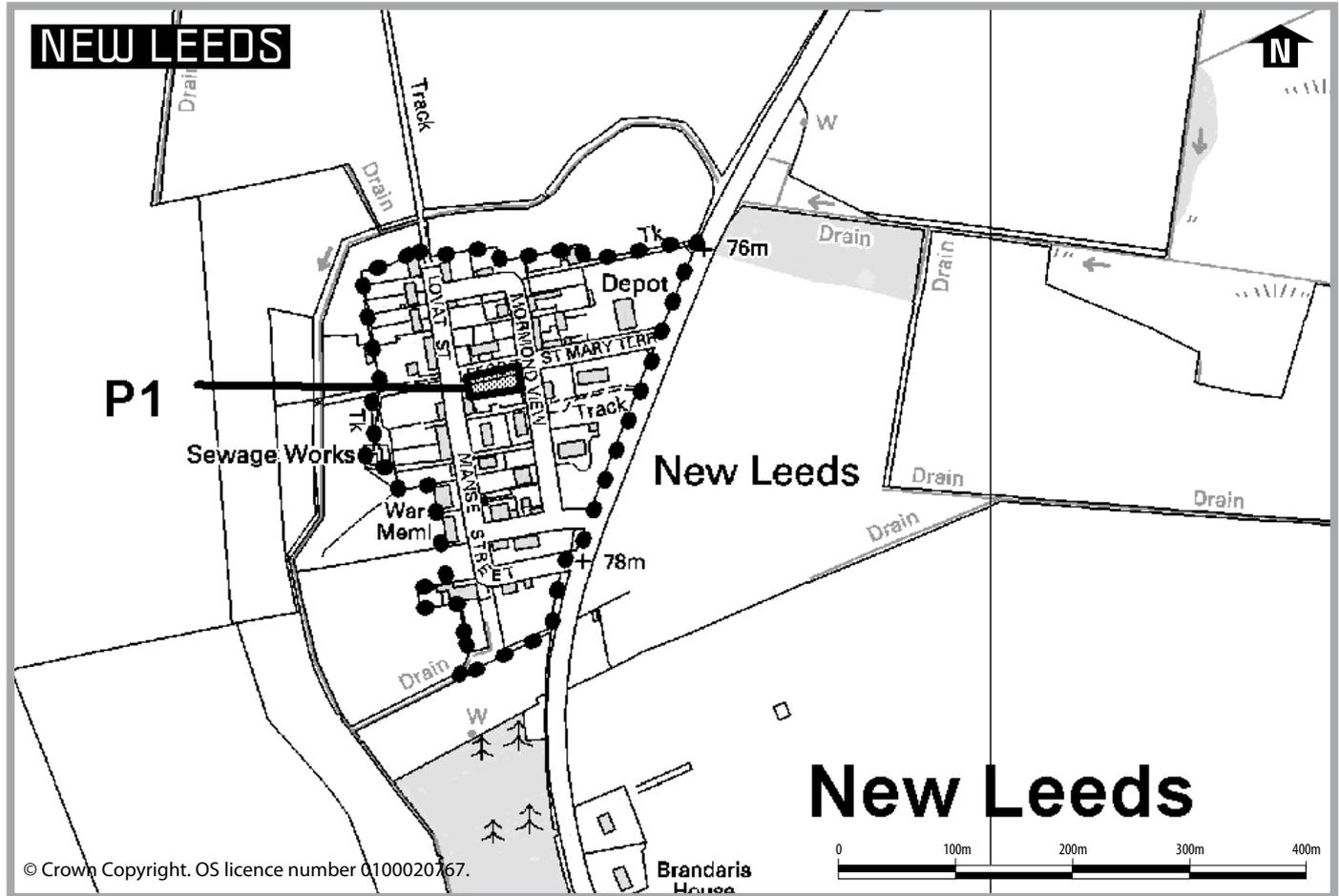
NEW LEEDS

Key Planning Objective for the Settlement

- Preserve the amenity of the village.

Protected Site

- Site P1 is protected to conserve the play area.



NEW PITSLIGO

Key Planning Objectives for the Settlement

- Sustain existing local services.
- Meet local need.
- Provide a housing choice.
- Preserve the amenity of the settlement.

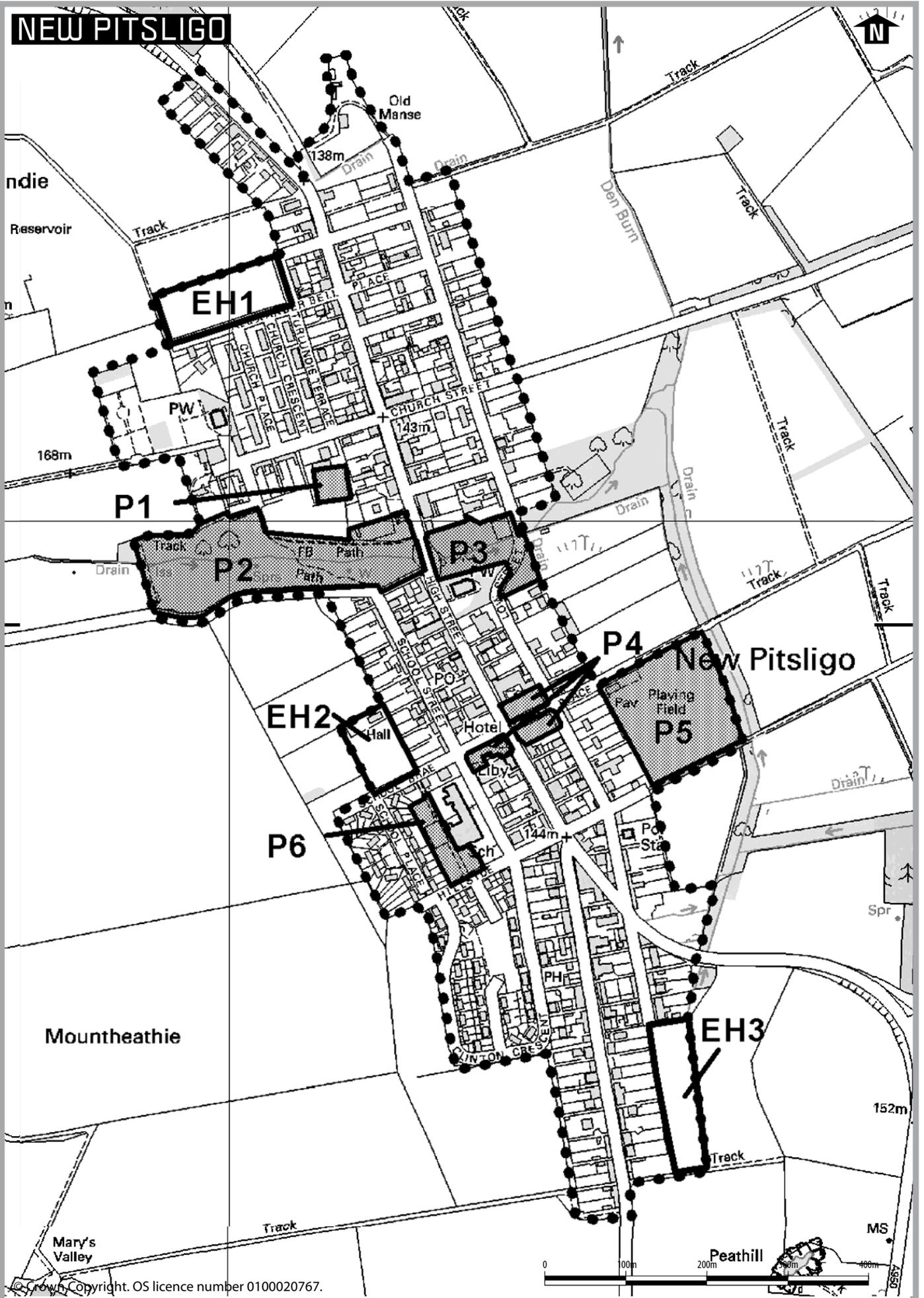
Protected Sites

- Site P1 is protected to conserve the bowling green.
- Site P2 is protected to conserve the area of woodland, bowling green and war memorial
- Site P3 is protected to conserve the area of woodland.
- Site P4 is protected to conserve the playing area and open space for amenity purposes.
- Site P5 is protected to conserve the playing field.
- Site P6 is protected to conserve the playing field and recreation area at New Pitsligo Primary School.

Existing Sites

- Site EH1 is carried forward from the previous local plan for up to 12 houses.
- Site EH2 is carried forward from the previous local plan for up to 10 houses.
- Site EH3 is carried forward from the previous local plan for up to 10 houses.

NEW PITSLIGO



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NORTH COLLIELAW

Key Planning Objectives for the Area

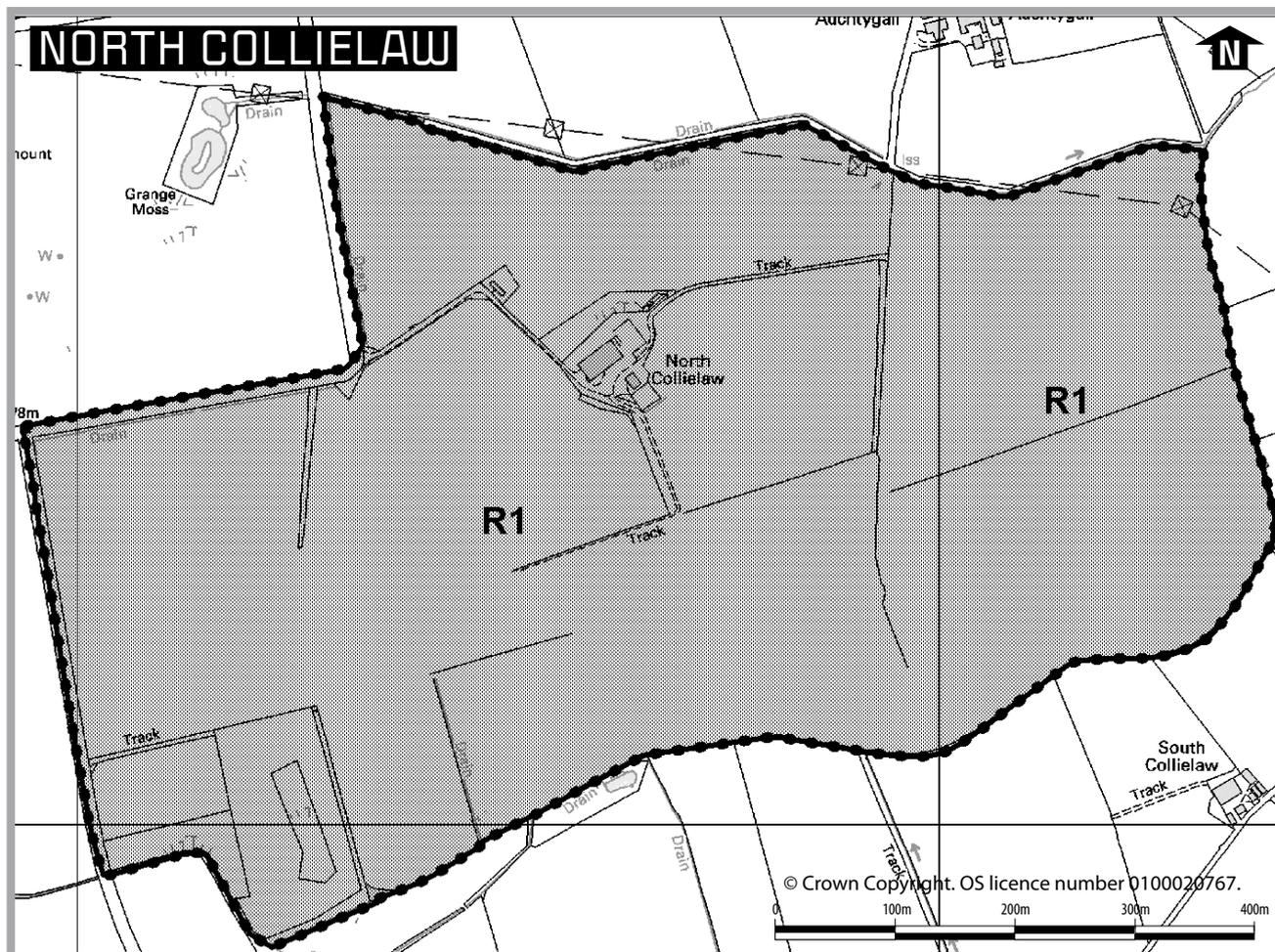
- Provide opportunity for major oil and gas developments.
- Provide opportunity for employment within the Regeneration Priority Area.

Protected Site

- Site R1 is reserved for major oil and gas related development.

Flood Risk

- Part of site R1 is located adjacent to the Scottish Environment Protection Agency's indicative 1 in 200 year flood risk area, or has several small watercourses running through or adjacent to the site. A flood risk assessment may be required.



OLD DEER

Key Planning Objective for the Settlement

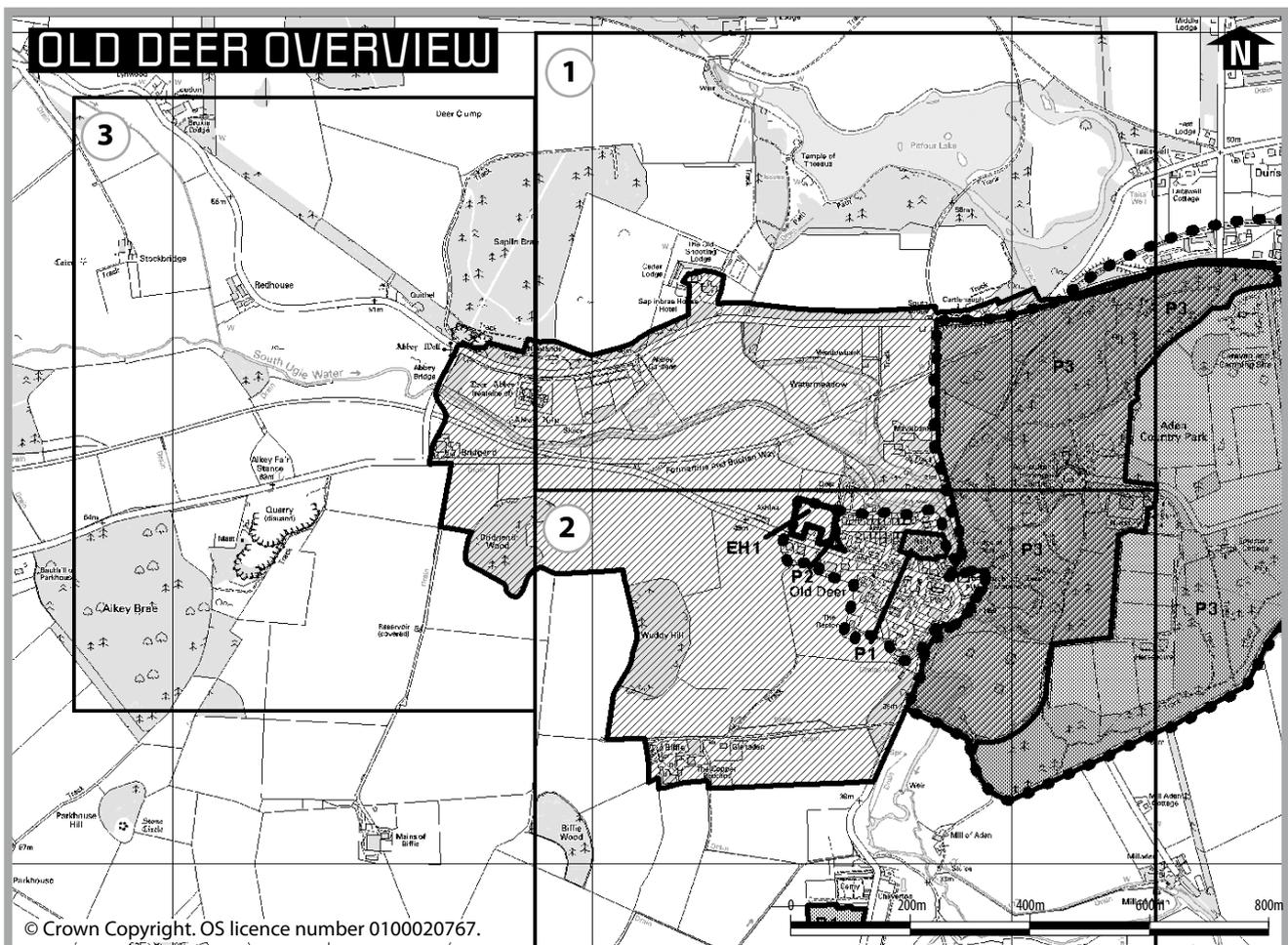
- Meet local need for housing.

Protected Land

- Site P1 is protected to conserve the recreation ground.
- Site P2 is protected to conserve an area of woodland.
- Site P3 is protected to conserve Aden Country Park.
- Site R1 is reserved for a community purpose (cemetery extension).
- The Old Deer Conservation Area is shown as hatched on the plan.

Existing Site

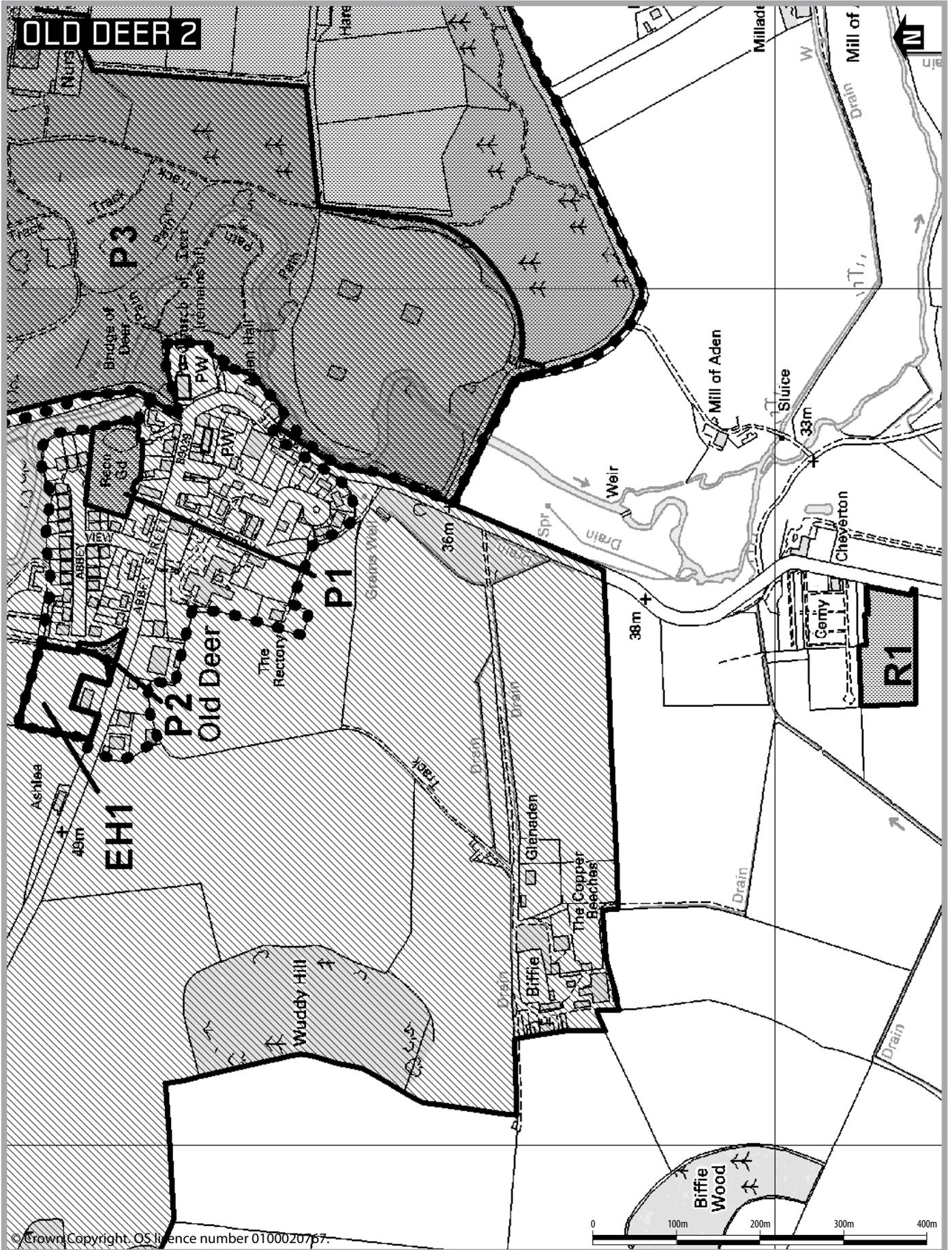
- Site EH1 is carried forward from the previous local plan for 10 houses.



OLD DEER 1

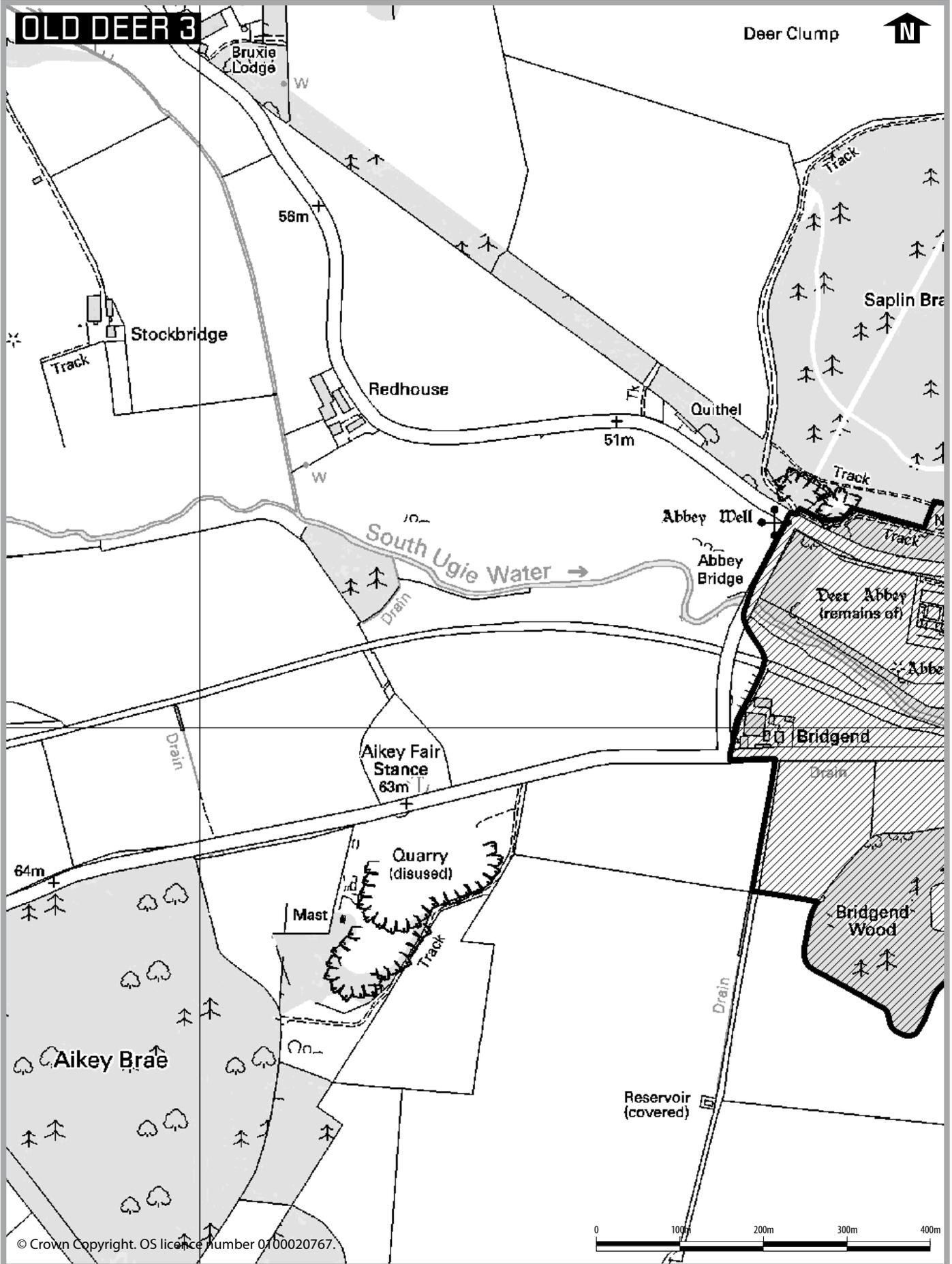


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OLD DEER 3

Deer Clump



PETERHEAD

Key Planning Objectives for the Settlement

- Enhance settlement's role as regional service centre.
- Meet the need for new housing in the Strategic Growth Area and Regeneration Priority Area.
- Provide opportunity for employment and retail within the Strategic Growth Area Regeneration Priority Area.
- Provide affordable housing within the Strategic Growth Area and Energetica corridor.

Protected Land

- The area hatched P1 identifies the Peterhead Central Conservation Area.
- The area hatched P2 identifies the Peterhead Buchanhaven Conservation Area.
- The area hatched P3 identifies the Peterhead Roanheads Conservation Area.
- Sites P4 protected to conserve Collieburn Park and play areas, and the setting of Peterhead.
- Site P5 is protected to conserve the playing fields and is reserved for community uses.
- Site P6 is protected to conserve Dales Park.
- Site P7 is protected to conserve the setting of Meet Hill and for amenity purposes.
- Site P8 is protected to conserve an area of woodland and for amenity purposes.
- Sites P9 is protected to conserve areas of tree belt.
- Site P10 marks the proposed strategic landscaping required for Site M1.
- Site P11 is protected to conserve an area of woodland.
- Sites R1 are reserved for potential expansion of uses related to Peterhead Academy.
- Site R2 is reserved for a private residential school.
- Sites R3 are reserved for education and community uses.
- Sites R4 are reserved for sport and recreation uses.
- Sites BUS1, BUS2, BUS3, BUS4, BUS5, BUS6 and BUS7 are safeguarded for employment uses.
- Site TC marks Peterhead's town centre.

Existing Sites

- Site EH1 is carried forward from the previous local plan for housing development.
- Site EH2 is carried forward from the previous local plan for 130 houses.
- Site EH3 is carried forward from the previous local plan for 185 houses.

Settlement Infrastructure

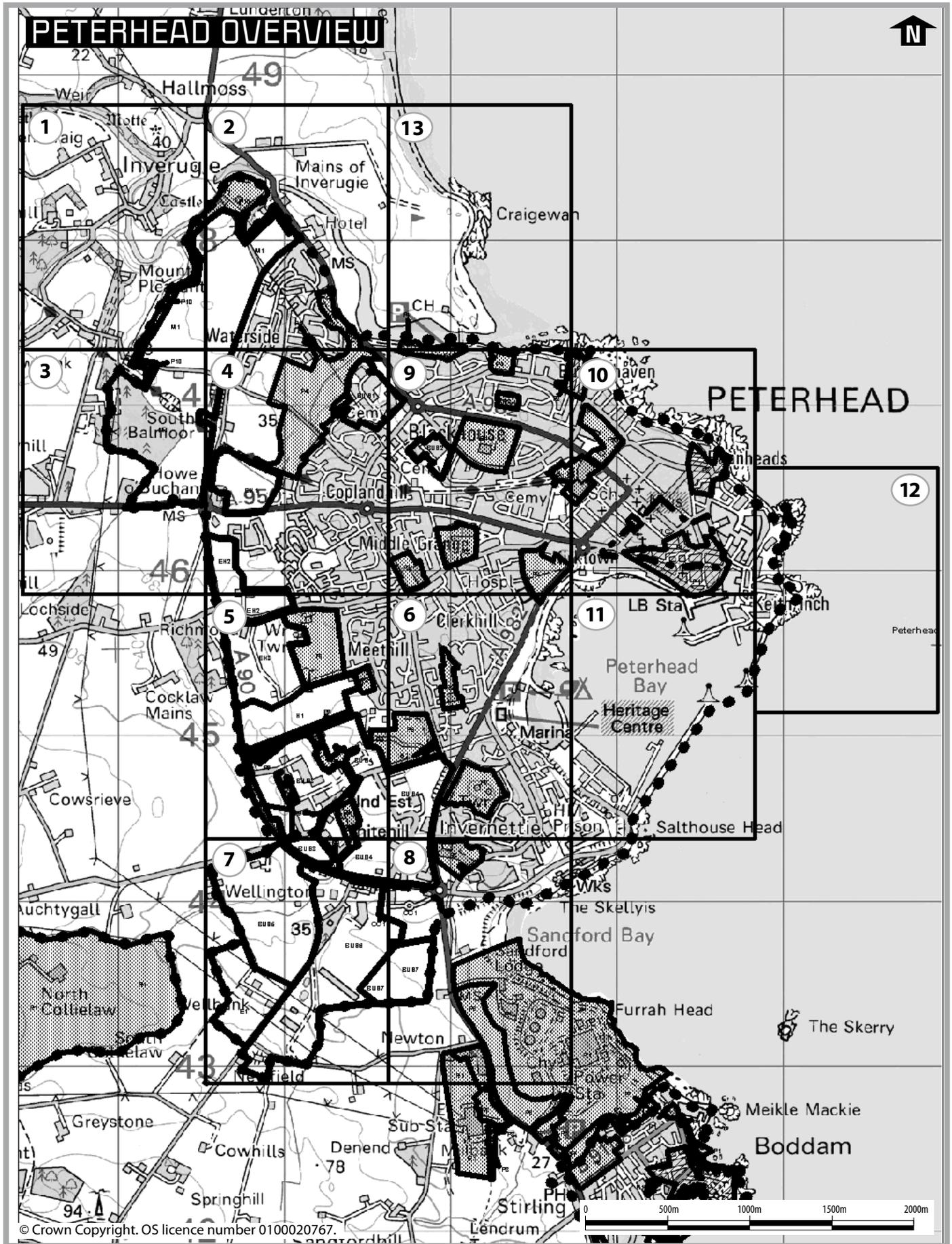
- All development in the settlement will require to make a contribution to the provision of a new health centre.
- Open space contributions should include allotments, two full size grass pitches and associated pavilion footpath and cycleway linkages to Peterhead, the Formartine and Buchan Way and national coastal path. Strategic landscaping should make use of opportunities to connect areas of woodland to create habitat a network around the River Ugie Park, Collieburn and Dales Parks.
- The provision of 35% affordable housing is required.

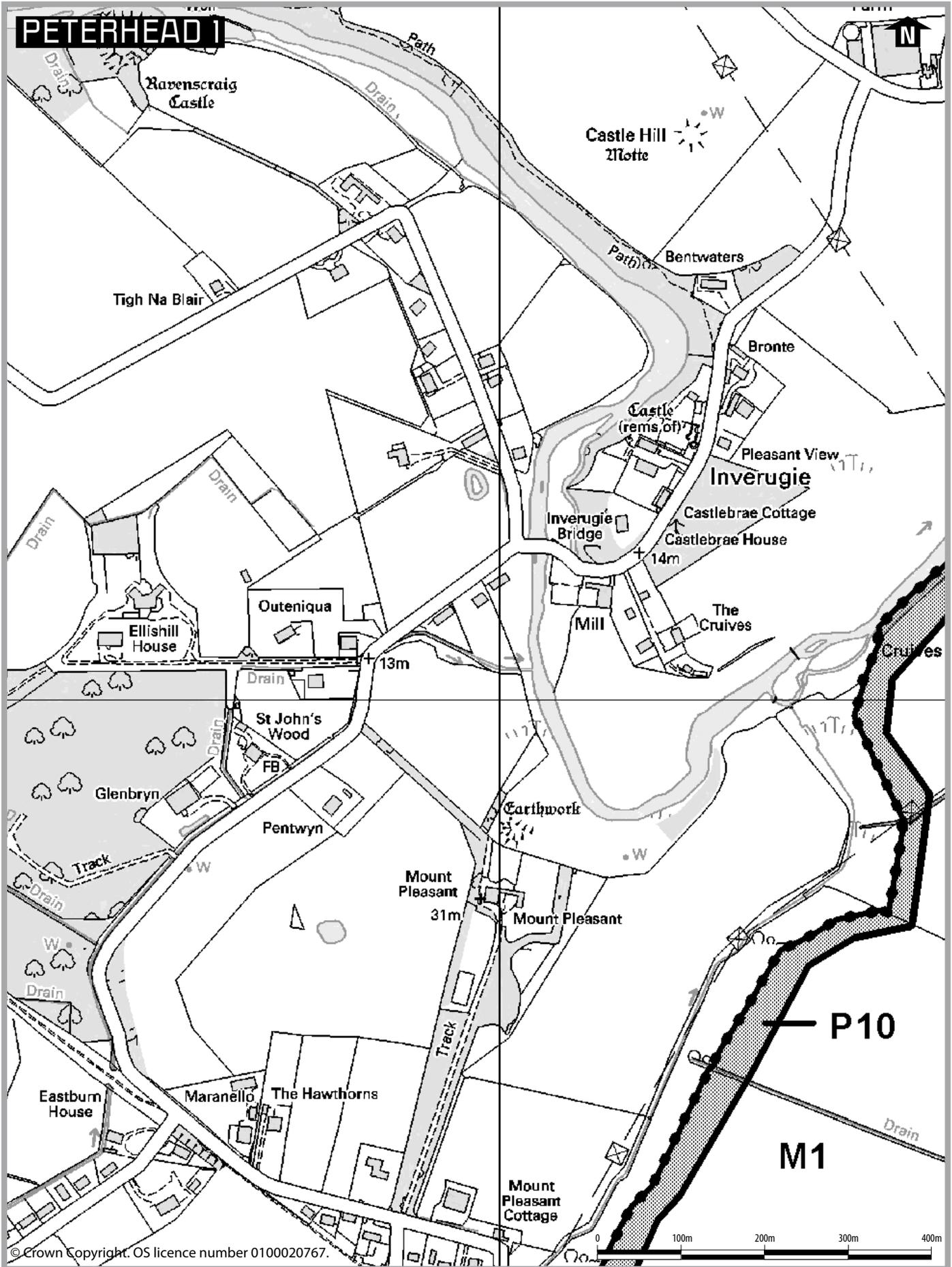
Flood Risk

- Part of sites M1, BUS4 and BUS5 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.
- Part of sites E1, R2, BUS3 and EH1 are located adjacent to the Scottish Environment Protection Agency's indicative 1 in 200 year flood risk area, or have several small watercourses running through or adjacent to the site. A flood risk assessment may be required.

Proposed Sites

- Site M1 is allocated for up to 1265 houses in two phases, with a first phase for up to 575 houses, community facilities, and 4ha of employment land. This site will require significant alterations to the A-road network, and will need to provide land for a Community Hospital, Health Centre, and reserve land for future transport improvements adjacent to the Formartine and Buchan Way. A pedestrian/cycle overbridge for the Formartine and Buchan Way is required over the A90. A development framework and masterplan will be required for this site.
- Site H1 is allocated for up to 250 houses in two phases, with a first phase for up to 180 houses.
- Site H2 is allocated for 1 house.
- Site E1 is allocated for employment uses.
- Site CC1 is proposed as an alternate commercial centre for large format stores in Peterhead (including potential development of a supermarket).
- A masterplan will be required to coordinate the development of sites H1 and EH3.

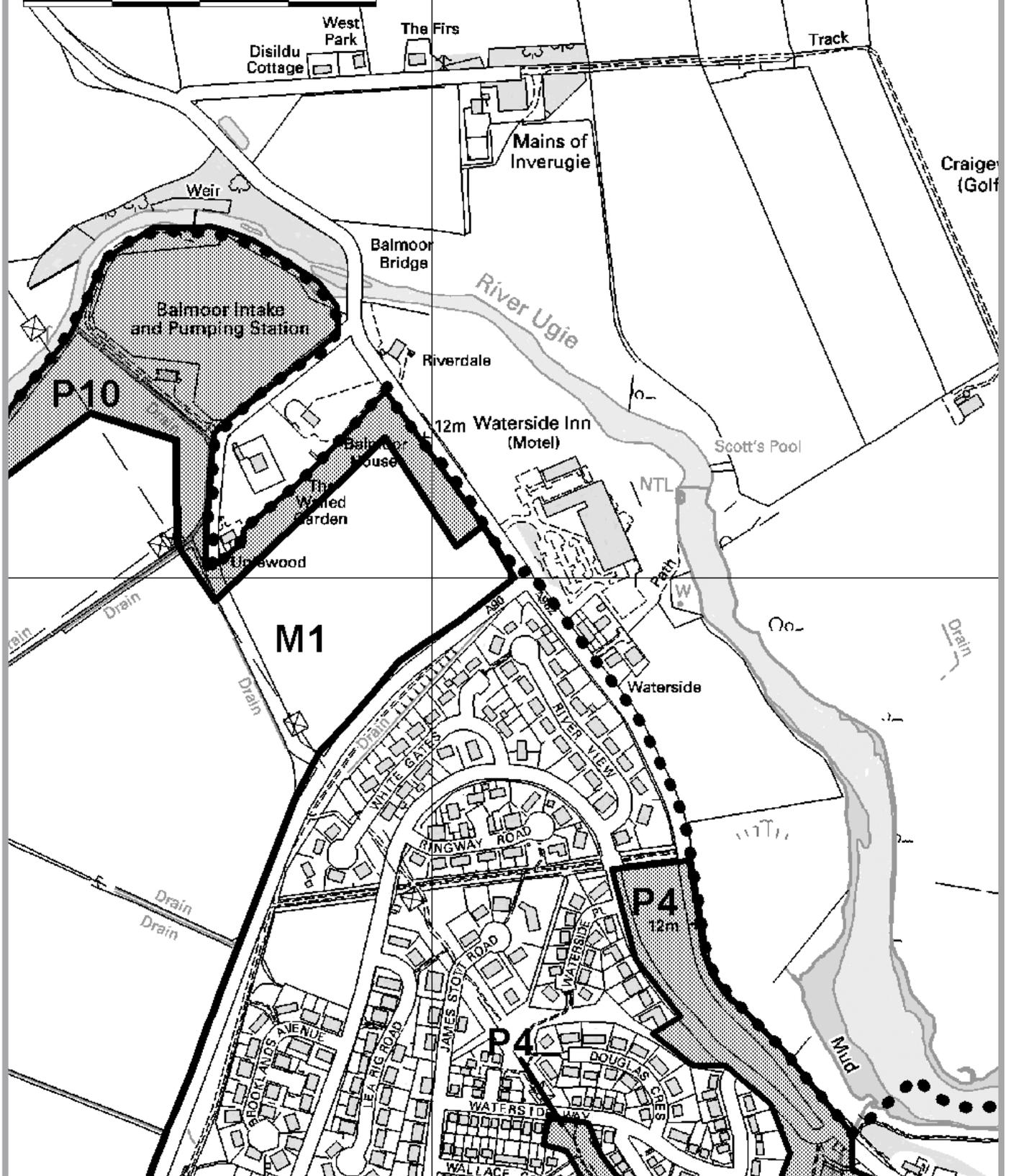




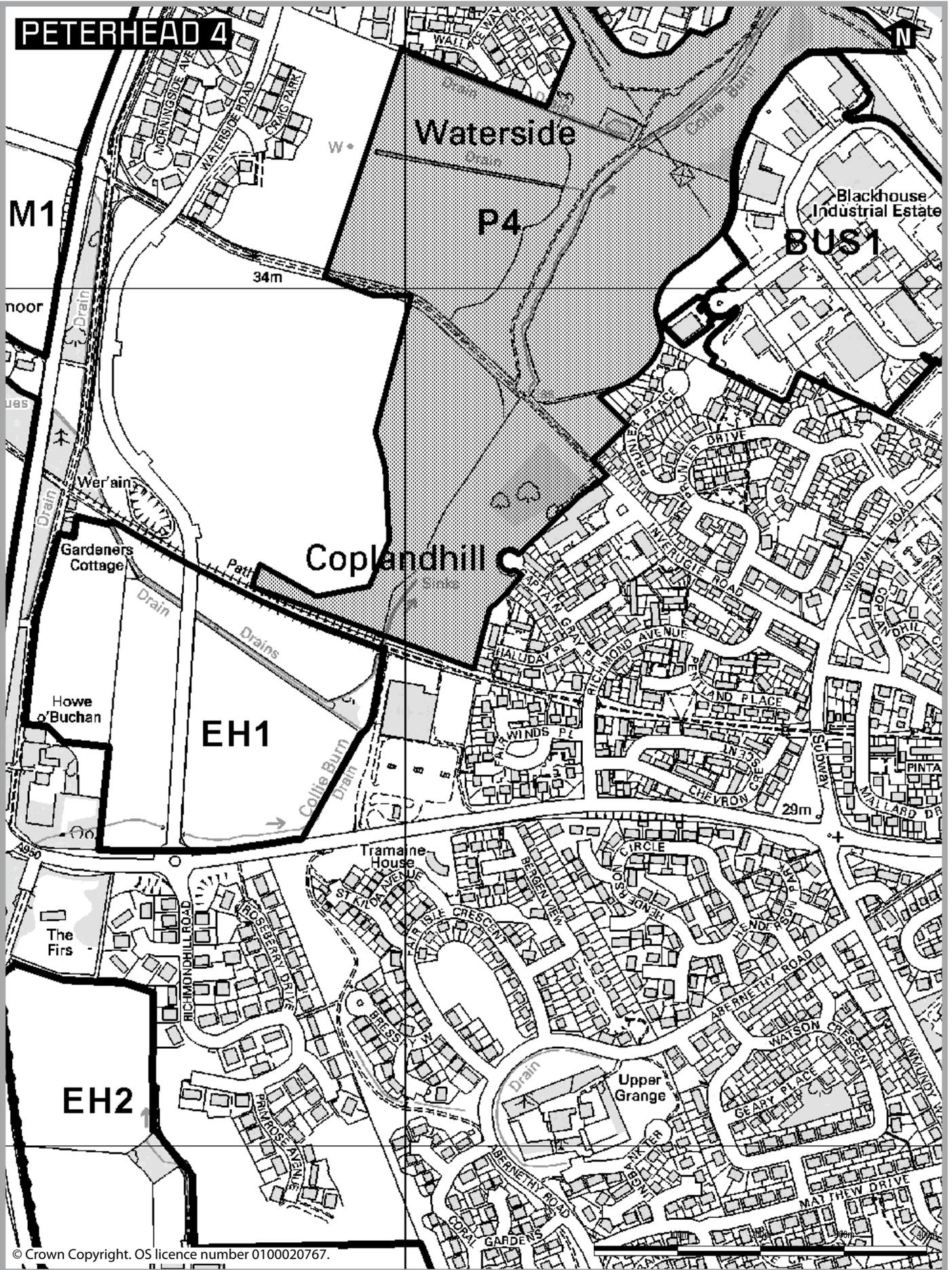
PETERHEAD 2



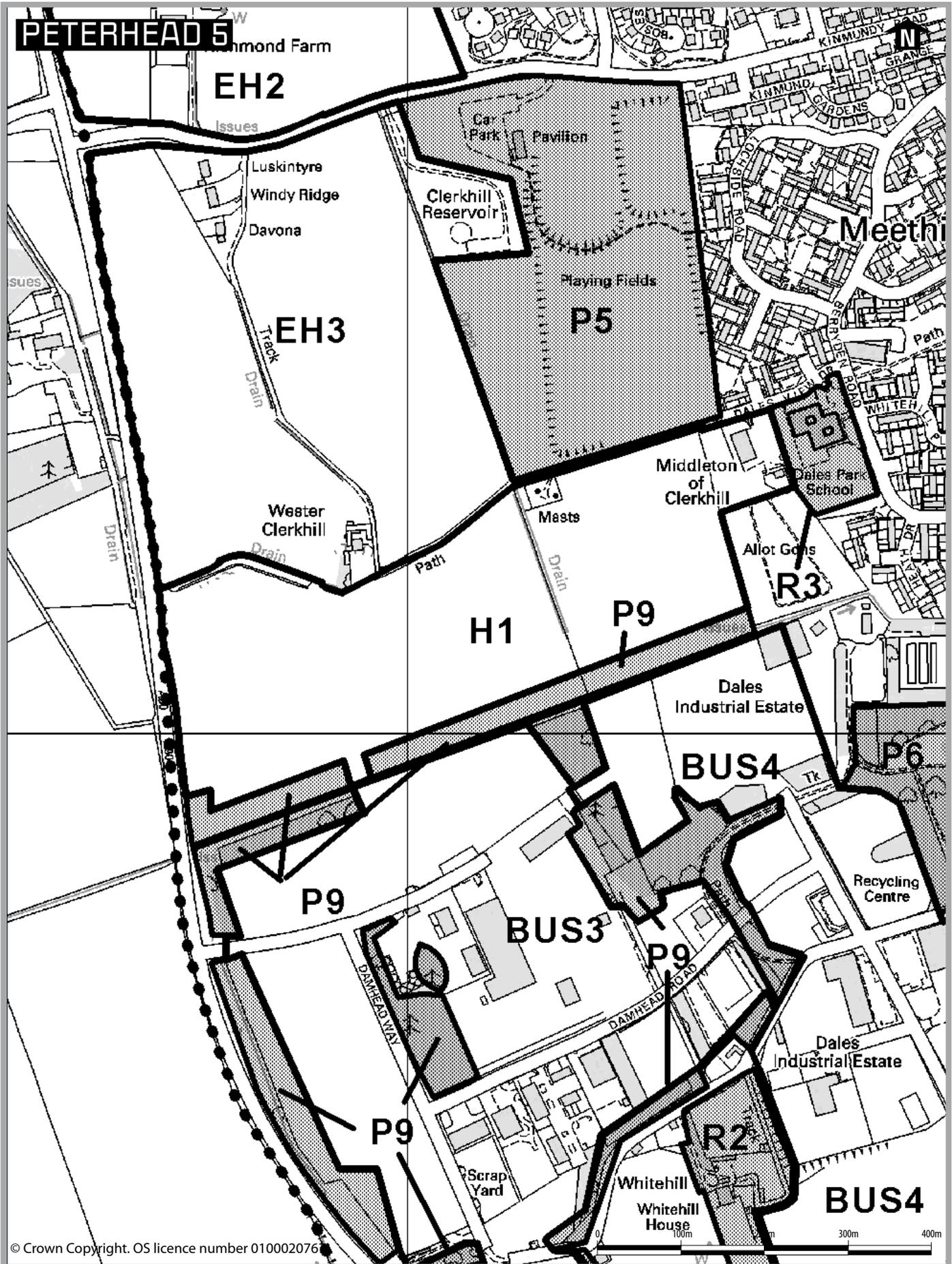
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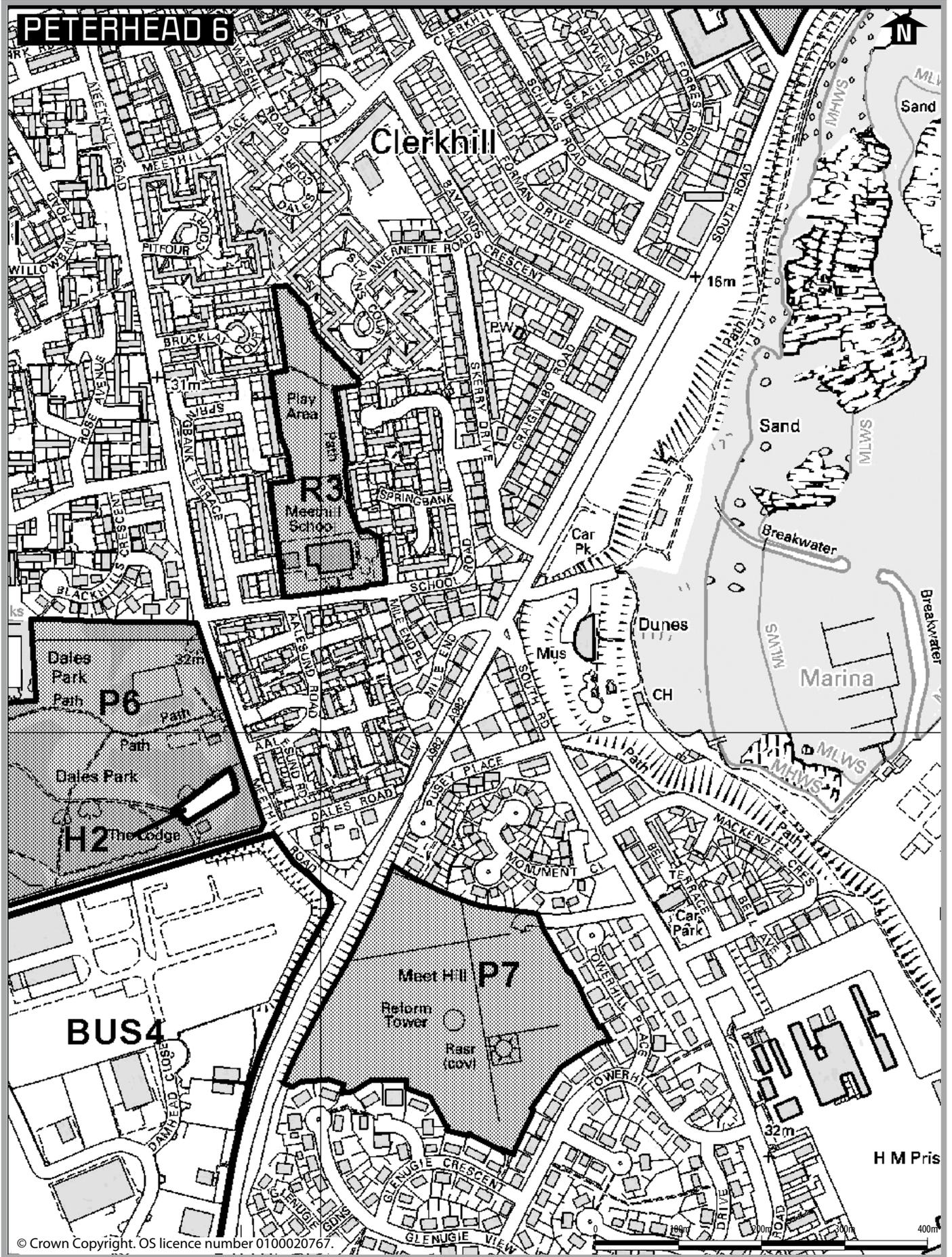
PETERHEAD 4



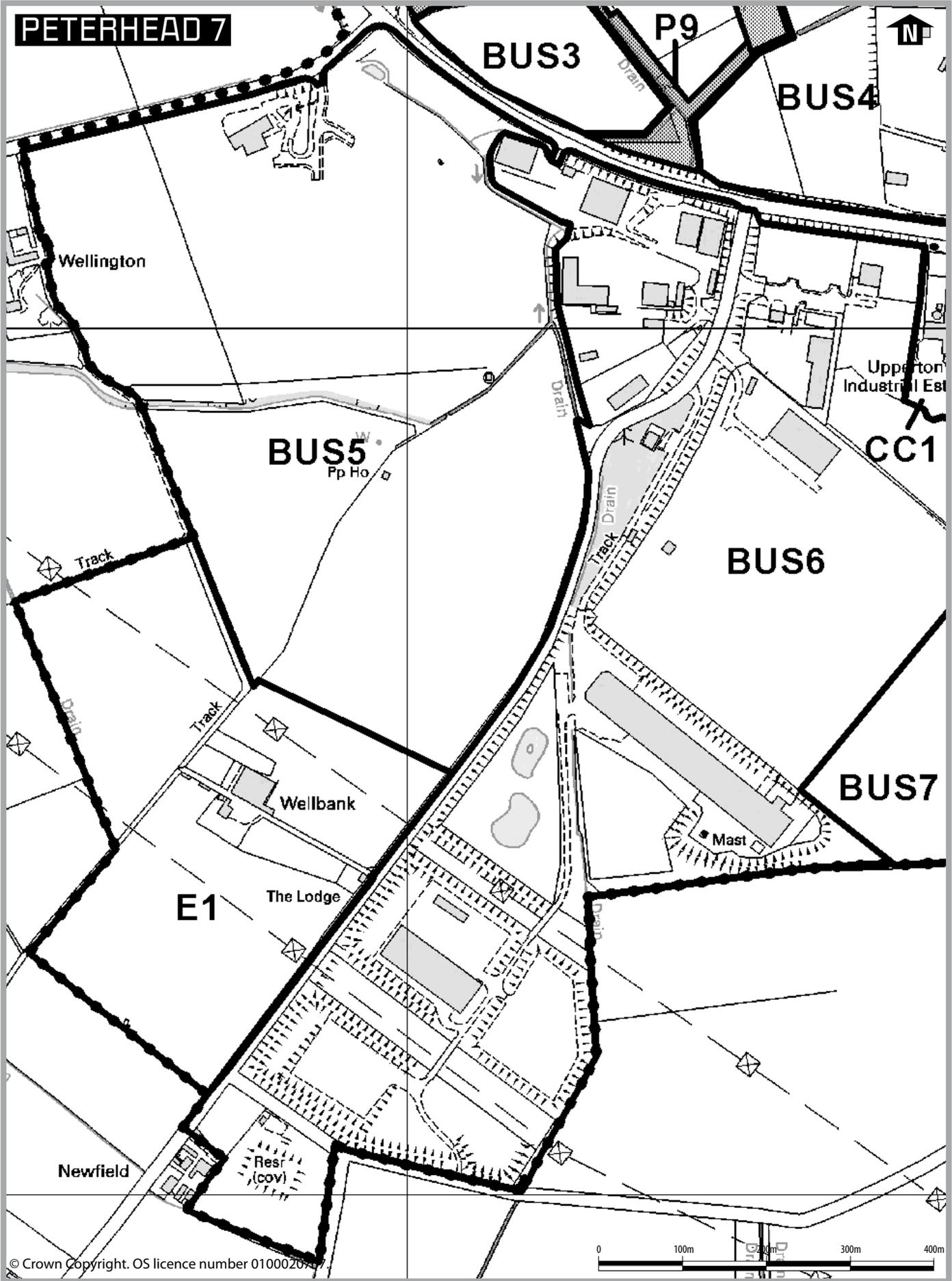
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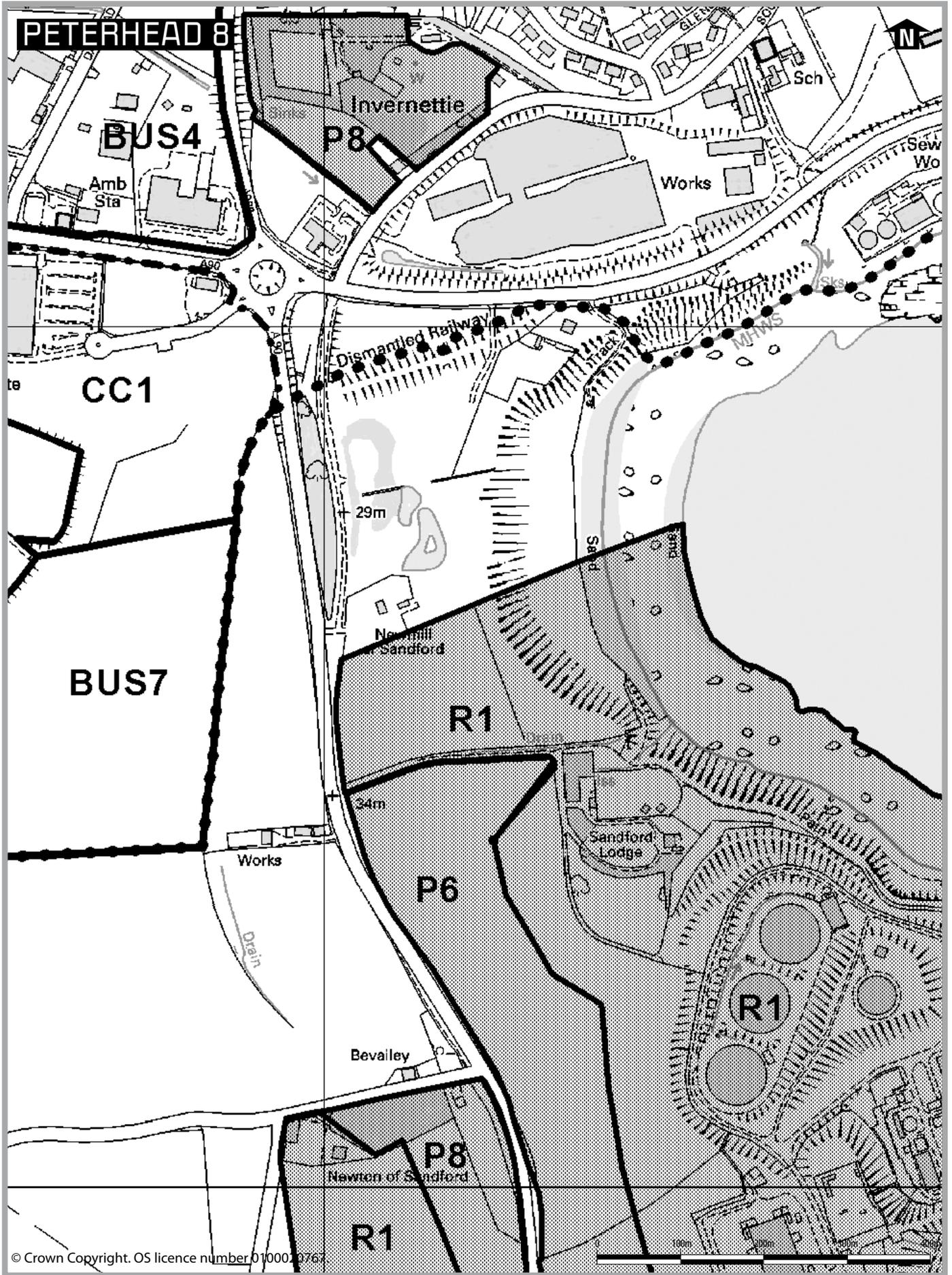


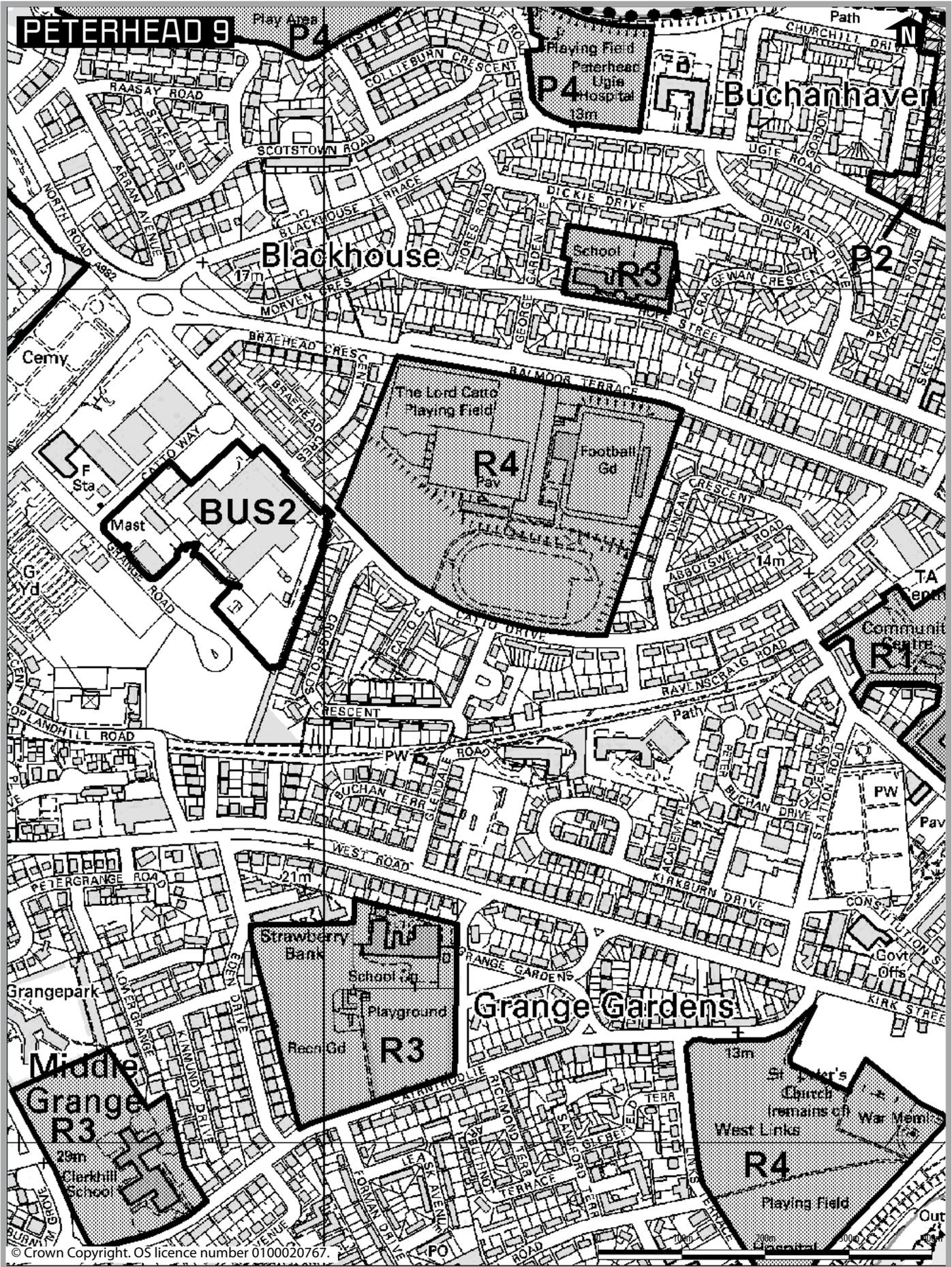
PETERHEAD 6

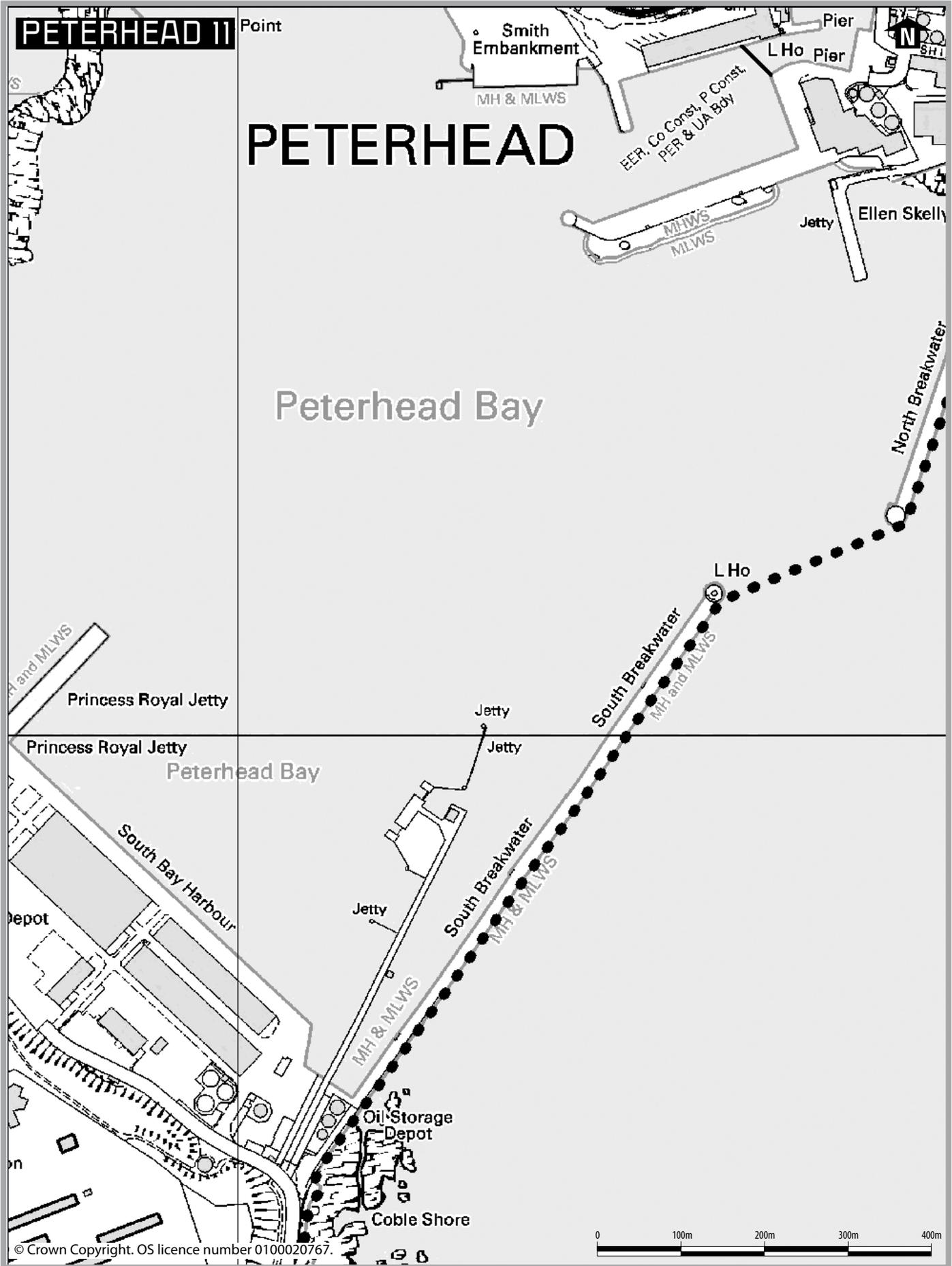


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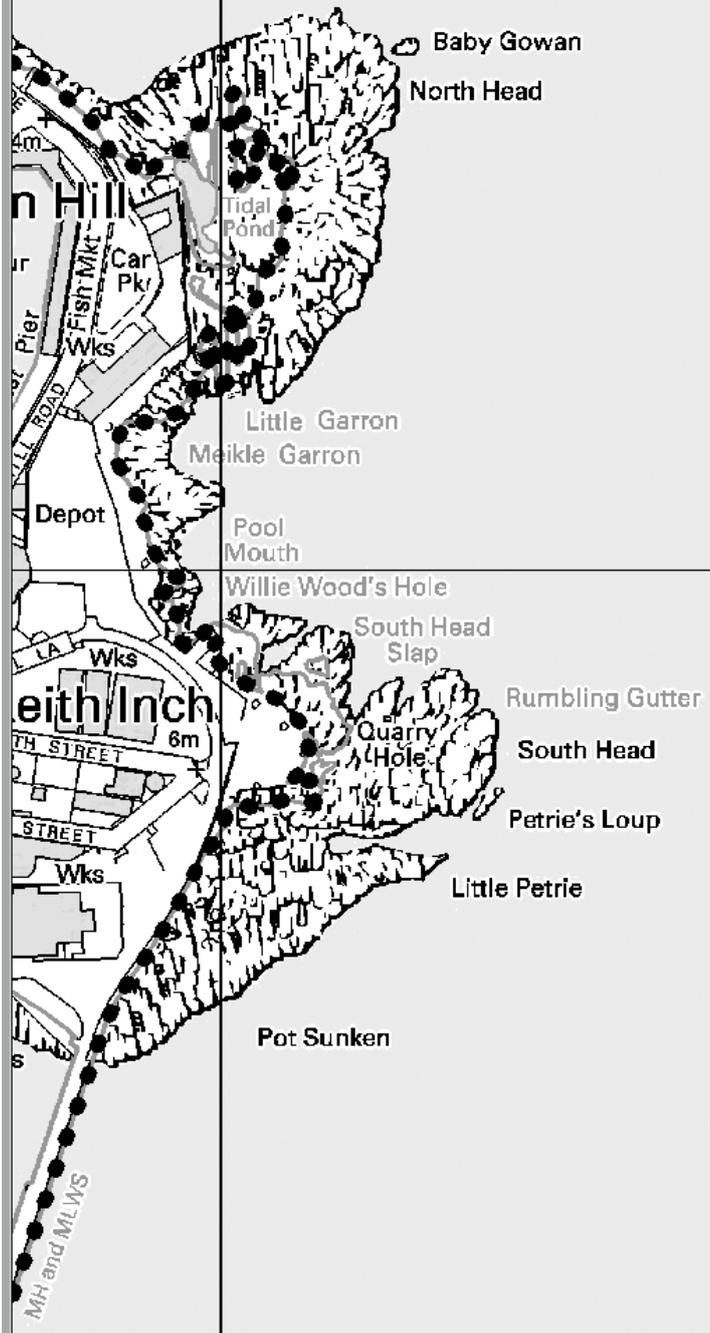






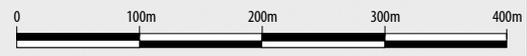


PETERHEAD 12



Peterhead

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PETERHEAD 13

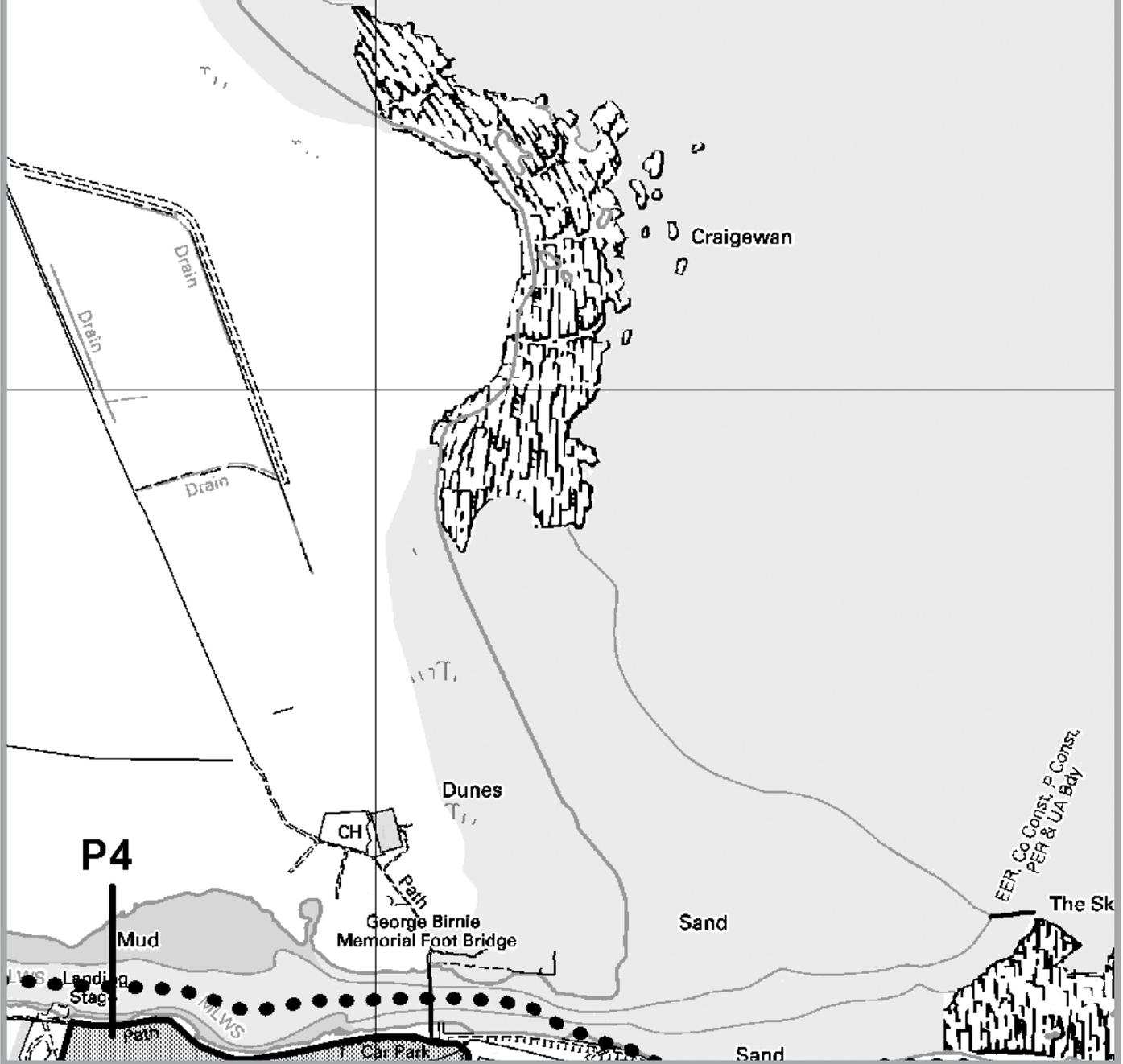
MLWS



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in Links
(course)



RORA

Key Planning Objective for the Community

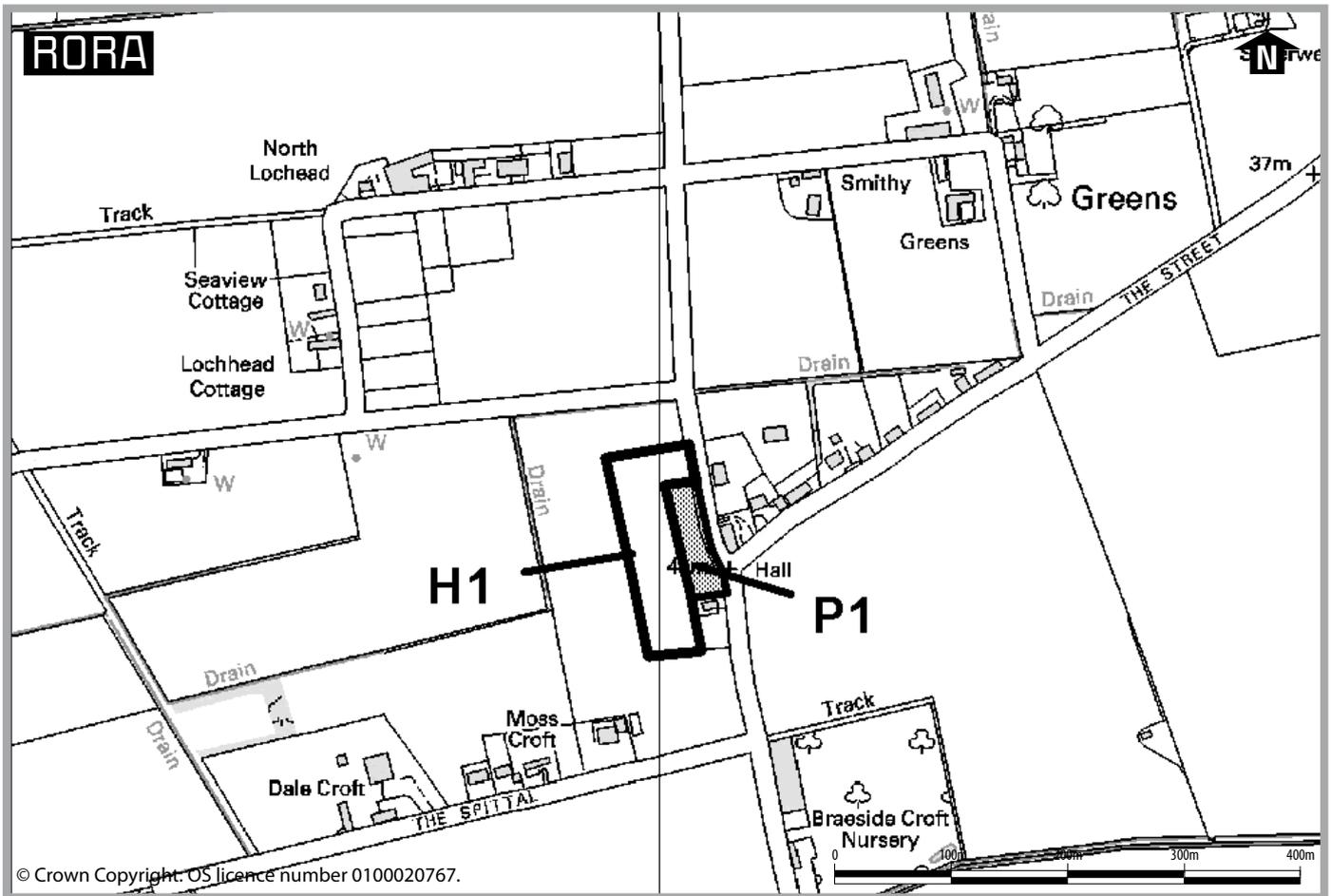
- Provide for local housing needs.

Settlement Infrastructure

- Open space contributions should include a public park (marked as P1).

Proposed Site

- Site H1 is allocated for up to 6 houses and a public park in the first phase of the plan.



ST COMBS

Key Planning Objectives for the Settlement

- Sustain existing local services.
- Provide for need for housing locally and in the Regeneration Priority Area.

Protected Land

- Site P1 is protected to conserve the setting of the settlement.
- Site P2 marks the proposed strategic landscaping required for site H1.
- Site R1 is reserved for education and community uses.

Existing Sites

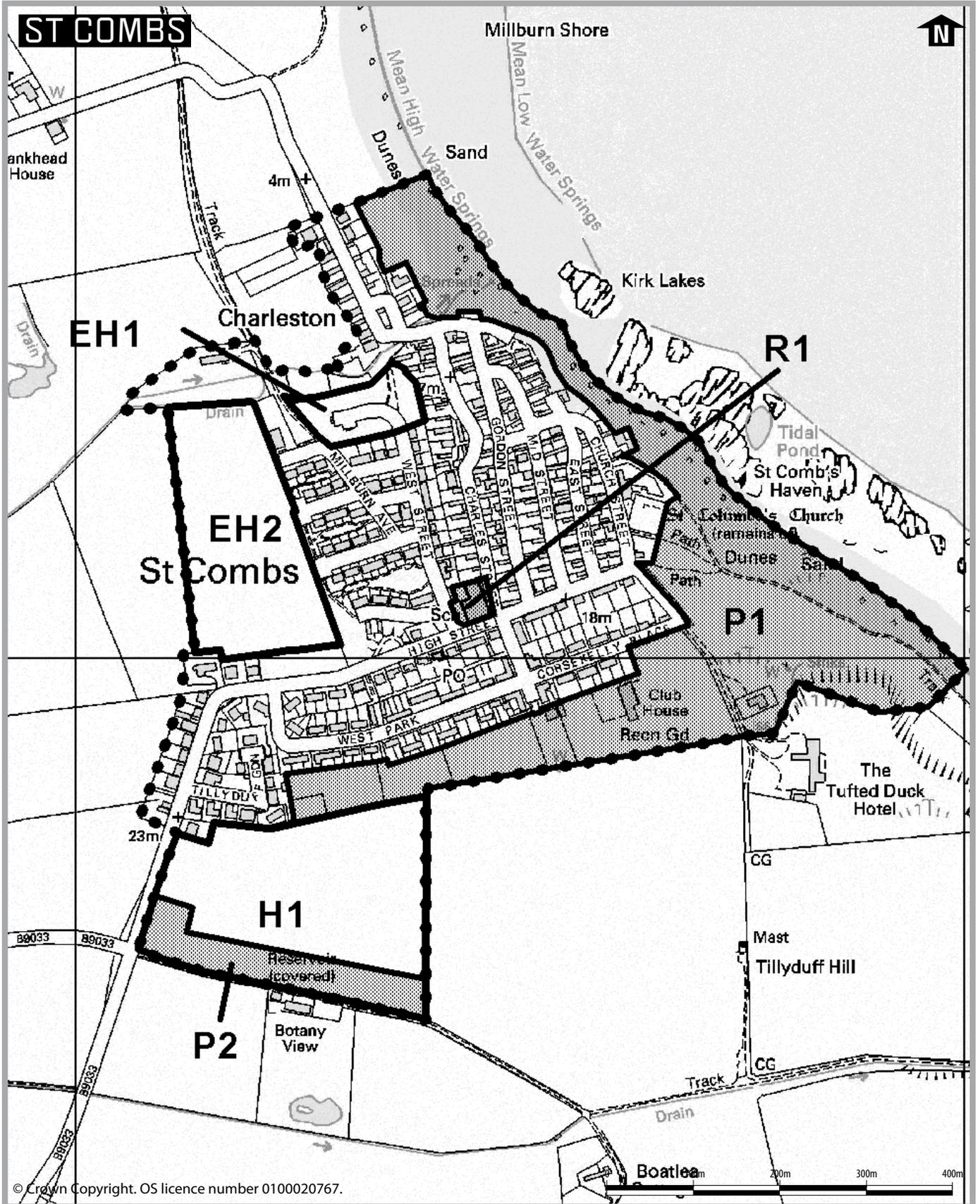
- Site EH1 is carried forward from the previous local plan for 7 houses.
- Site EH2 is carried forward from the previous local plan for 40 houses.

Settlement Infrastructure

- Open space contributions should include strategic landscaping to the south of the settlement. They should also include a footpath and cycleway into the settlement and school.

Proposed Site

- Site H1 is allocated for up to 40 houses in two equal phases. Strategic landscaping will be required on the southern and western boundaries.



ST FERGUS GAS TERMINAL

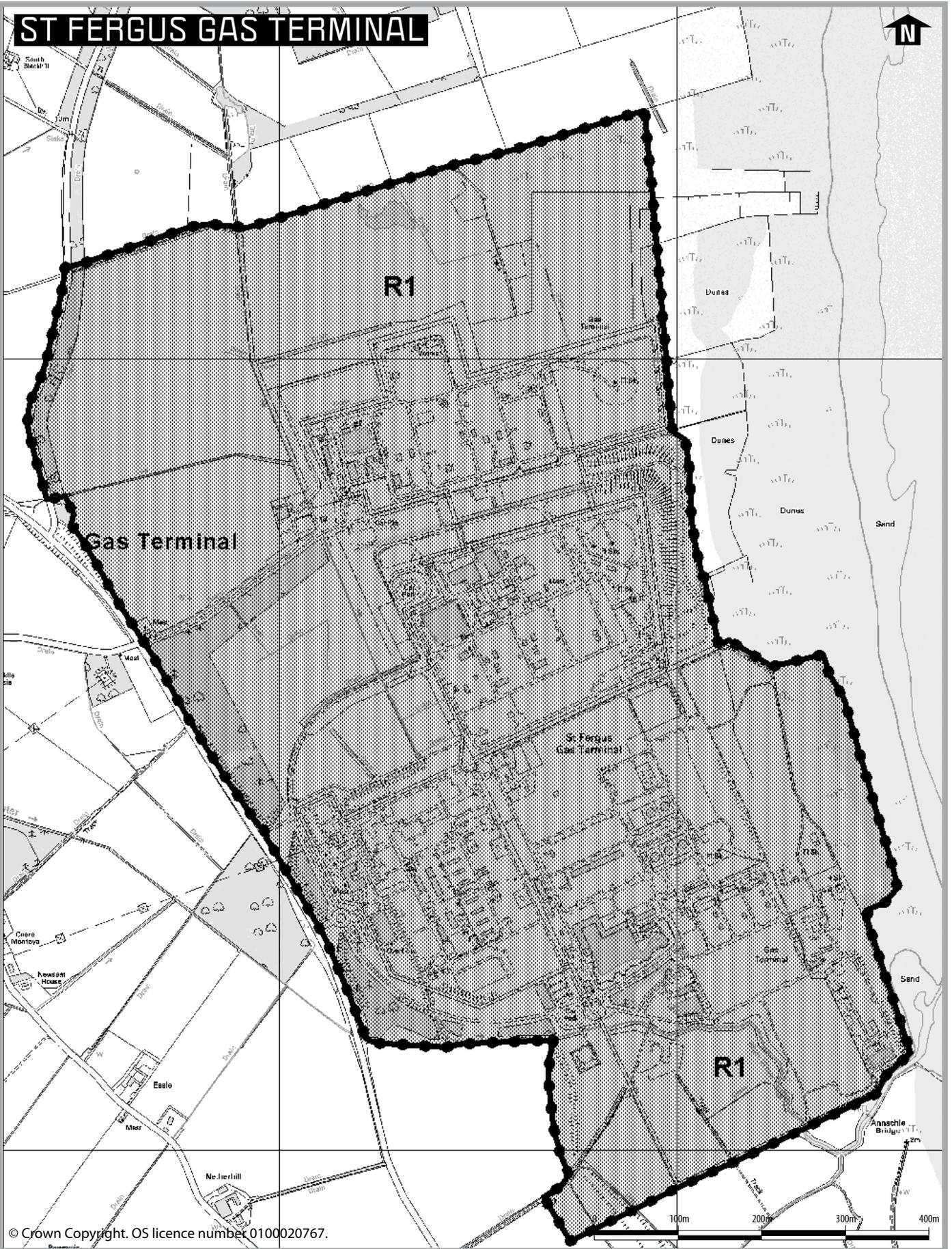
Key Planning Objectives for the Area

- Provide opportunity for major oil and gas developments.
- Provide opportunity for employment within the Regeneration Priority Area.

Protected Site

- Site R1 is reserved for major oil and gas related development within St Fergus Gas Terminal. Part of this site 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 adequate buffer strips will be required adjacent to existing watercourses.

ST FERGUS GAS TERMINAL



ST FERGUS

Key Planning Objectives for the Settlement

- Sustain existing local services.
- Provide housing choice in the Regeneration Priority Area.
- Meet local need for housing in the Regeneration Priority Area.

Protected Land

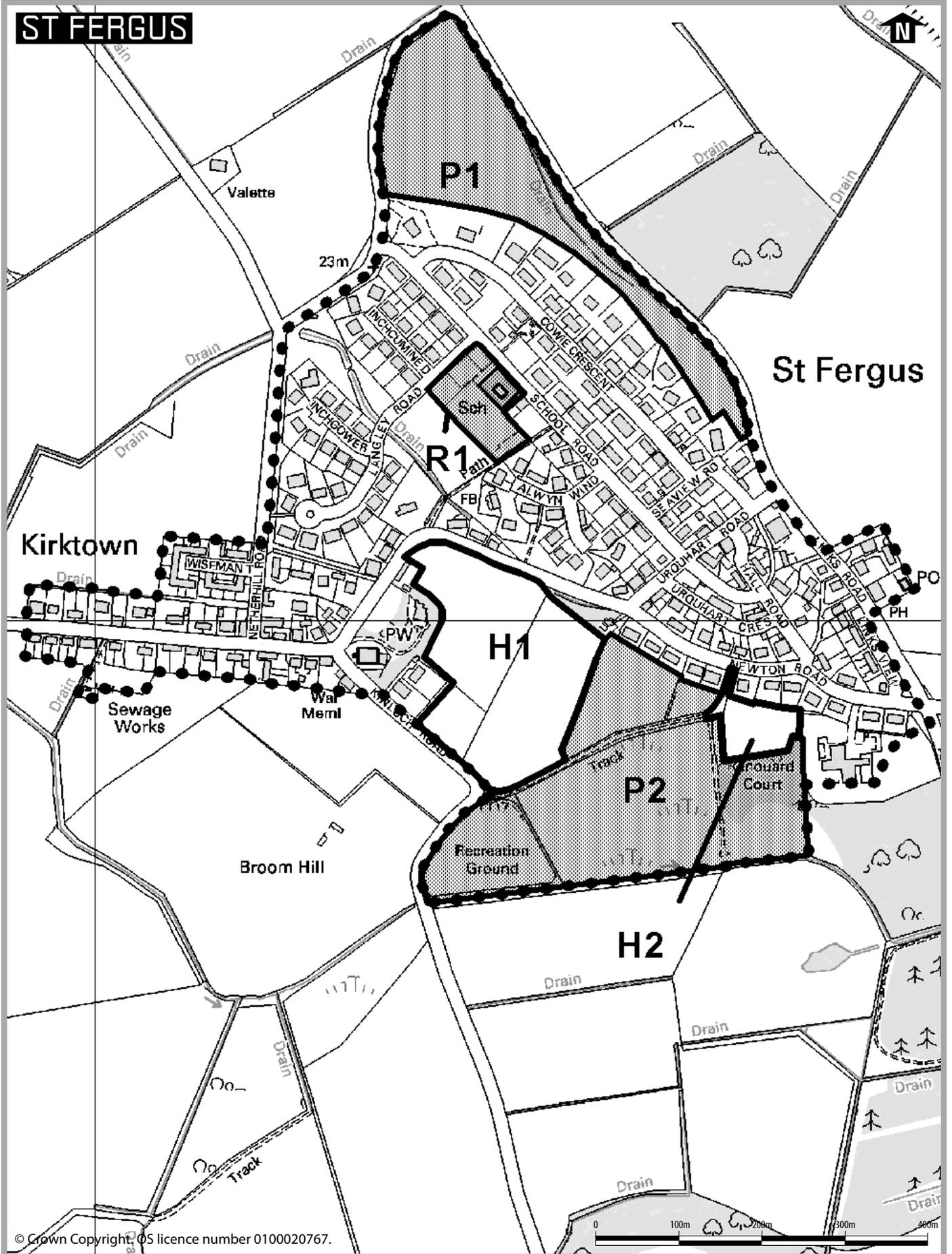
- Site P1 is protected as part of the exclusion zone for the St Fergus Gas Terminal
- Site P2 is protected to conserve the recreation ground, woodland and setting of the settlement.
- Site R1 is reserved for education and recreation uses.

Settlement Infrastructure

- Open space contributions should include new community woodland planting to connect to existing areas of woodland.

Proposed Sites

- Site H1 is allocated for up to 55 houses (includes 10 houses carried forward from the previous local plan) in the first phase of the plan. A masterplan will be required for this site.
- Site H2 is allocated for up to 2 houses in the first phase of the plan.



STRICHEN

Key Planning Objectives for the Settlement

- Sustain existing local services.
- Meet local need.
- Provide a housing choice.

Protected Land

- Site P1 is protected to conserve the setting of Strichen.
- Site P2 is protected to conserve the Market Stance for amenity purposes.
- Site P3 is protected to conserve Newton Wood.
- Site R1 is reserved for education and community uses.
- The Strichen Conservation Area is shown as hatched on the plan.

Existing Sites

- Site EH1 is carried forward from the previous local plan for 15 houses.
- Site EH2 is carried forward from the previous local plan for 12 houses.

Settlement infrastructure

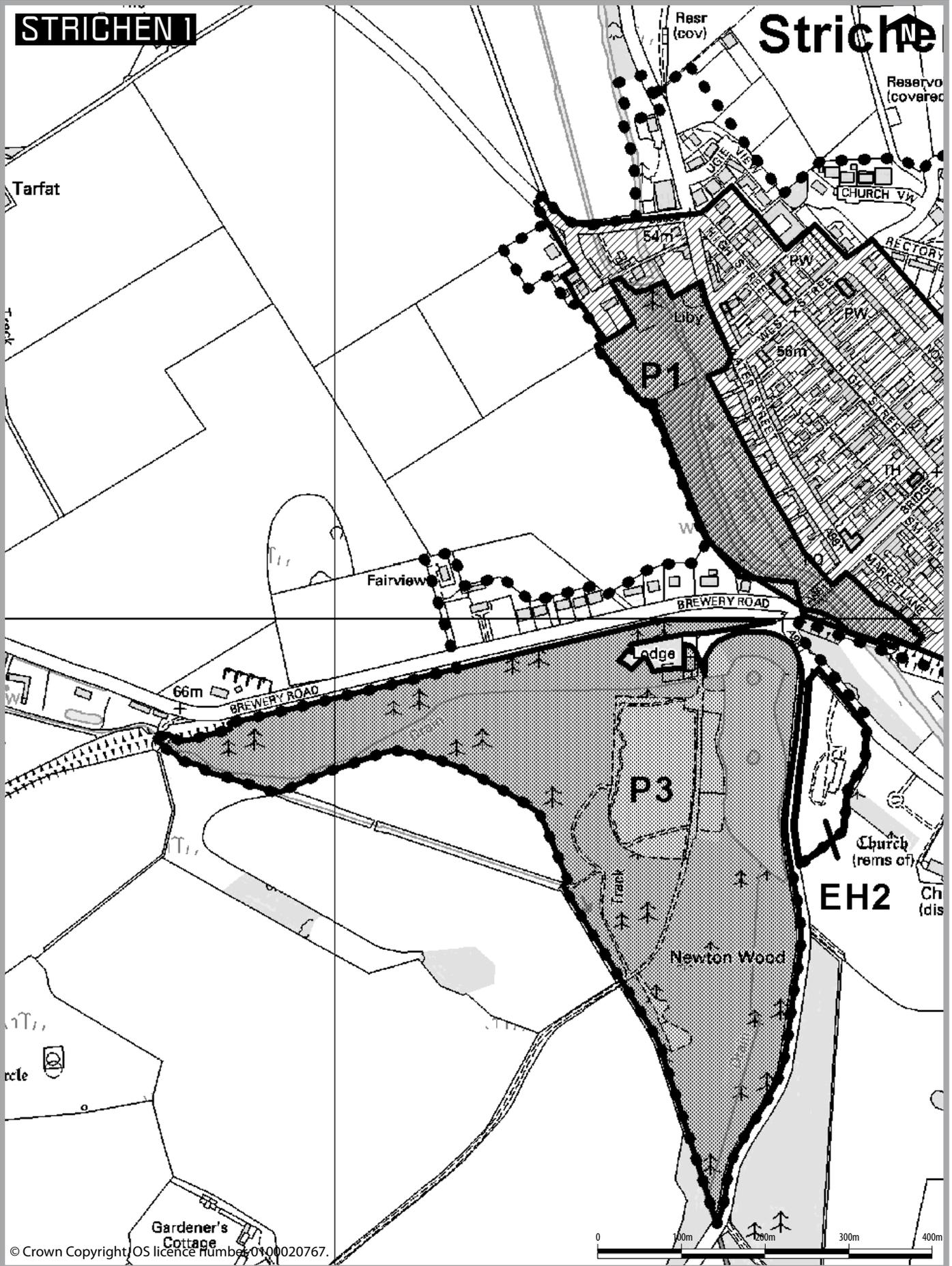
- Open space contributions will be required.

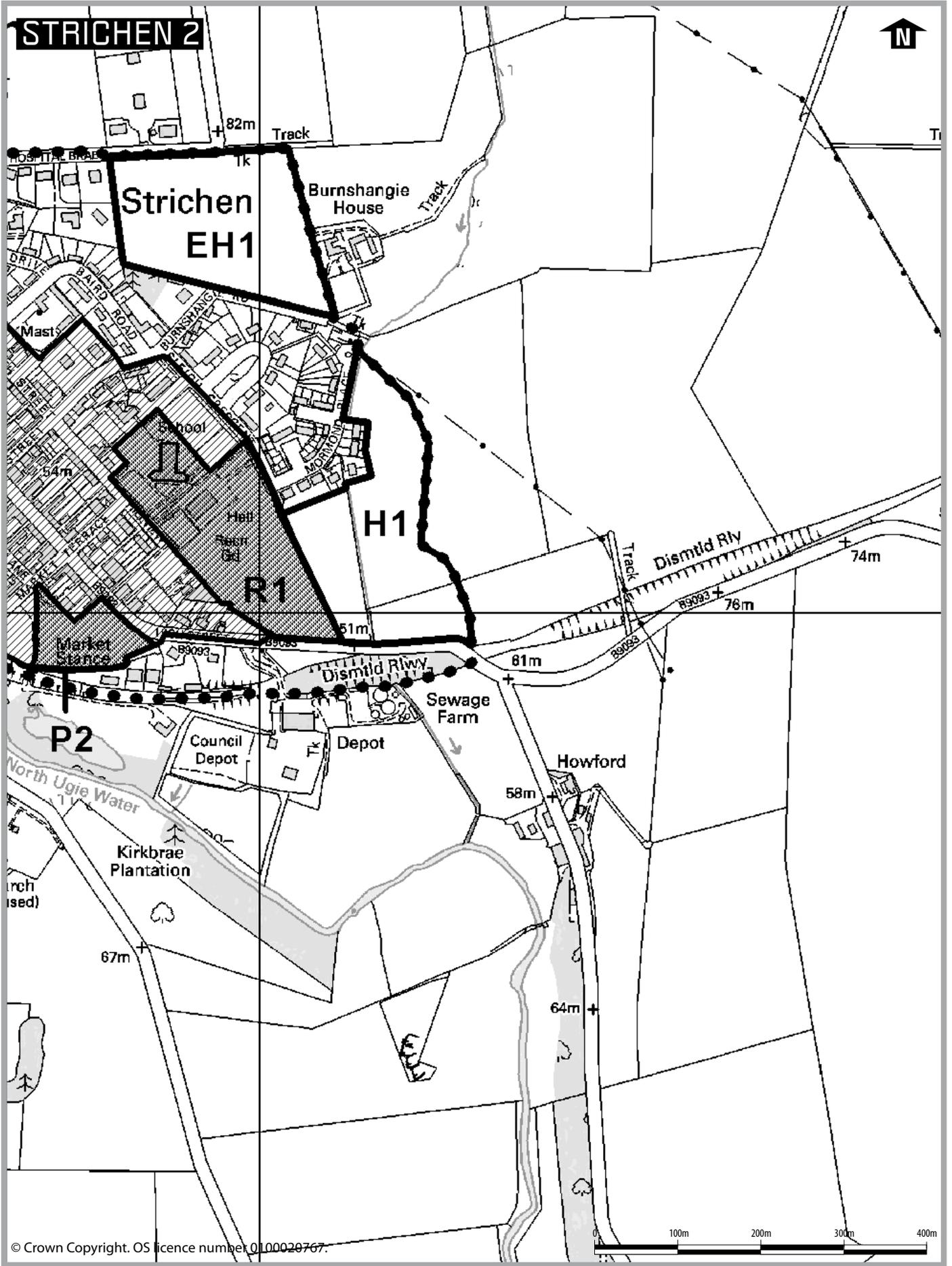
Flood Risk

- A small watercourse runs through site H1 and flood risk has not been adequately quantified. A flood risk assessment may be required in support of any planning application and an appropriate buffer strip will be required adjacent to the existing watercourse.

Proposed Site

- Site H1 is allocated for up to 50 houses (includes 20 houses carried forward from the previous local plan) in the first phase of the plan. A masterplan will be required for this site.





STUARTFIELD

Key Planning Objectives for the Settlement

- Sustain existing local services.
- Meet local needs (including provide the opportunity for the relocation of the health centre)

Protected Land

- Site P1 is protected to conserve the setting of the settlement.
- Site P2 is protected to conserve the pond and open space for amenity purposes.
- Site P3 marks the proposed strategic landscaping required for Site H1.
- Site P4 is protected to conserve the recreation ground, bowling green and tennis court.
- Site P5 is protected to conserve the woodland designated as Woods for People.
- Site R1 is reserved for a sustainable drainage system (detention basin).
- Site R2 is reserved for sport, recreation and community facilities, including a health centre.
- Site R3 is reserved for education facilities and to protect the area of open space leading up to the Primary School.

Existing Sites

- Site EH1 is carried forward from the previous local plan for 15 houses.
- Site EH2 is carried forward from the previous local plan for 5 houses.
- Site EH3 is carried forward from the previous local plan for 10 houses.

Settlement Infrastructure

- All new development in the settlement is required to make contributions towards an additional classroom.
- Upgrades to the waste water treatment works will be required.
- Contributions towards a replacement health centre will be required. Open space contributions should include an extension to Old Deer Cemetery and improvements to existing play facilities.
- A new link road along the eastern side of the settlement will be required through site H1, as illustrated on the site plan.

Flood Risk

- Part of sites H1, R1, R2, R3, EH1, EH2 and EH3 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 Site

- Site H1 is allocated for up to 75 houses in two phases, with a first phase for up to 50 houses, sport and recreation facilities, and 0.4 acres for a new health centre. A masterplan will be required to coordinate the development of sites H1 and R2.

STUARTFIELD

