

Aberdeenshire Local Development Plan 2008

Proposal for a site to be included in the Main Issues Report

Please use this form to provide details of the site that you would wish to have included in the Main Issues Report for consideration as a proposal for the Aberdeenshire Local Development Plan.

One of the purposes of this form is to inform a public debate on the merits of the different sites being proposed. All information submitted will therefore be made available to the public to promote a transparent and open process.

Please feel free to provide any further information you feel appropriate to support your submission. Please ensure your proposal is with us by 6 November 2008.

N1 Name of proposer: Drumtochty Castle Date: 05/11/2008
Postal Address: C/o Halliday Fraser Munro
8 Victoria Street
Aberdeen
AB10 1XB

N2 Name of landowner (if known) [REDACTED]
Postal address of landowner [REDACTED]

To comply with the data protection Act1998 this information will not be made public

The site and your proposals

S1 Under what name would you like the site to be identified?
Drumtochty Park, Auchenblae

Have you any information on the internet which promotes your aspirations for the site? If so please provide the URL :
No

The site name could be descriptive ("Site north of") or an address (Site at Westburn Road , Aberdeen)

S2 S3	Have you provided a map showing the exact boundaries of the site you would like considered? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Please provide the National Grid reference of the site N0 724790
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S4

What is the current use of the site?

Field

Has the land been built upon before (Brownfield Land)?

Yes

No

Is there any suspicion that the land is contaminated?

Yes

No

If yes Please provide a statement of the nature and extent of the contamination suspected

Statement attached

S5

What use(s) do you propose for your site?

Residential

If you are proposing a mix of uses on your site please ensure that the area of each is noted on the site plan

S6

Are you proposing to phase your development? Yes

No

If you are proposing phasing your development please provide additional details of what is anticipated to be built, and when.

We are aware that the community may wish to discuss phasing and therefore can't answer this question until we have been able to discuss the matter with them

S7

If you are proposing housing on the site please provide us with details of what you think would be appropriate, both in terms of the number of dwellings, and their form (Flats, detached houses etc).

A previous outline application indicated approximately 9 houses plus landscaping plan (attached) although at Committee the area planning officer suggested that this may be too few. We therefore suggest a minimum of 9 units (detached houses) but will discuss the optimum number and mix with the planning service and the community.

If you have a design statement or other details about what you would like to see on the site, please include it.

S8

If you are proposing business land please provide us with details of what you would market the land for?

Businesses and offices (Use class 4)

General industrial land (Use Class 5)

Storage and distribution (Use Class 6)

Do you have a specific occupier in mind for the site?

Yes

No

Please make sure the area of land proposed for business use shown on the site plan.

S9

If you are proposing uses other than housing or business please provide us with as much detail as possible on what you propose.

Please continue on additional sheets as required.

The wider area

A1

Please provide a statement on the siting and design of your proposal (how will the development fit in with the wider landscape, or complement the urban design of the area?)

See attached supplementary statement.

If you have a landscape statement, a design statement or other details about what you would like to see on the site, please include it. *Statement attached*

A2

If you have prepared any frameworks or masterplans showing a possible layout for the site, please include it with this form. *Framework attached*

To be altered

A3

Have you applied principles of sustainable siting and design to your site? Yes
 No

If you have undertaken a site assessment please provide details

Statement attached

The Code for Sustainable homes or WWW.index21.org.uk provides guidance on this issue

Effect on the community

C1

Has there been any opportunity for local people to influence what you propose through local engagement? Yes
 No

See attached statement for detail of community engagement to date *Not Yet*

If you have undertaken any community consultation please provide details of the ways in which engagement was conducted, its effectiveness and the way in which it has influenced your proposals. Please provide details of any engagement you may propose to undertake.

Q2 At least 25% of all housing is likely to be required to be affordable. If applicable, are you considering providing more or less than this? More 25% or Less

Q3 What community benefits arise from your proposals? What would the nature of these be, and how would they be delivered?

In summary the proposed development helps deliver new housing close to the Strategic Growth Area, support local services and potentially contributes to the supply of affordable housing. It also delivers a new community woodland and path links to the existing recreation area adjacent. Existing community amenity should not be affected by this development although we are aware that the community do have some concerns. These will be discussed with them in due course and actions taken to allay those concerns. Local construction also delivers local jobs and the land owner also owns and runs the nearby Drumtochty Catle and ancillary leisure uses.

Community benefits may be material, such as community facilities, or intangible, such as affordable housing or the ability to live locally. Include elements which you anticipate may be required as developer contributions from the development (although specifics will have to be negotiated with the Council on the basis of the development proposed)

Q4 How easy is it for people using or living in the development you propose to access services? Are the following facilities within:

	400m	400m-1k	>1km
Local Shops	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Community facilities (eg Hall)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sports facilities (eg playing fields)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Employment areas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public Transport networks	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>
Other (Please specify)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>

Please tick appropriate box

* Note: concept behind development is to deliver effective home-working facilities with appropriate high quality office space and ICT connections.

If you propose to provide any of these as a component of the development itself then please answer "yes". NA=Not Applicable

Servicing the site

Q5 Have you undertaken any of the following studies to determine whether your site is capable of being developed, or what might be required by you to make it developable?

Flood Risk Assessment	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	NA	<input checked="" type="checkbox"/>
Traffic Impact Assessment	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	NA	<input checked="" type="checkbox"/>
Drainage Impact Assessment	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	NA	<input type="checkbox"/>
Habitat / biodiversity Assessment	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	NA	<input checked="" type="checkbox"/>
Other as applicable (eg noise, dust, smell Retail impact etc)	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	NA	<input type="checkbox"/>

Rather than full studies it may be appropriate to undertake initial assessments to identify the scale of any works that might be required, as this will impact on the deliverability of the proposal. This assessment may be no more than an exchange of letters with appropriate agencies. Information on water and sewage capacity is available online at : http://www.scottishwater.co.uk/portal/page/portal/SWE_PGP_CONNECTIONS/SWE_CORP_CONNECTIONS/ASSET_CAPACITY_SEARCH

C6 What are the access arrangements you propose for the site. Does your site plan clearly show where you propose to access the road network? Yes No

Other information

O1 What other information would you like to be considered in support of your proposal? In order to comply with the Data Protection Act 1998 please do not include any personal information

See attached Supplementary Statement

Please return the completed form to the Policy Planning Team, Planning Policy and Environment Service , Woodhill House, Westburn Road, Aberdeen, AB16 5GB or e-mail to ldp@aberdeenshire.gov.uk.

Fair Processing Notice

- The Data Controller for this information is Aberdeenshire Council.
- The data will be used for the following purposes:
 - 1) to inform a public debate on the merits of the different sites being proposed,
 - 2) to evaluate submitted bids
- This data will potentially be disclosed worldwide (via publication on Internet)

By completing and submitting this form, you are consenting to the above processing.

HALLIDAY FRASER MUNRO
PLANNING

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ABERDEEN AB10 1XB
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FACSIMILE
(01224) 388777
E-MAIL
PLANNING@hfm.co.uk

P1415/SC/pd

6 November 2008

Aberdeenshire Council
Policy Planning Team
Planning Policy & Environmental Services
Woodhill House
Westburn Road
AB16 5GB



Dear Sirs

**ABERDEENSHIRE LOCAL DEVELOPMENT PLAN 2008
PROPOSED SITE TO BE INCLUDED IN MAIN ISSUES PAPER –
DRUMTOCHTY PARK, AUCHENBLAE for Drumtochty Castle**

OFFICES IN BELFAST,
DUNDEE, EDINBURGH
AND GLASGOW

I am pleased to be able to lodge a development bid for this site to be included in the first Aberdeenshire Local Development Plan.

CHARTERED
ARCHITECTS
CHARTERED PLANNING
CONSULTANTS
LAND USE
CONSULTANTS
URBAN DESIGNERS
SPACE PLANNERS
PROJECT MANAGERS

This site has development history. It has been zoned as part of Auchenblae in past local plans only to be removed at the later stages of the review process. A more recent planning application was refused as it sat within an area designated as Countryside. As can be seen in the supporting statement enclosed we believe that this site is suitable for development and could complement Auchenblae. The principle behind the scheme is that of sustainable village life. The houses will have larger gardens to incorporate fruit and vegetable cultivation and the design will incorporate modern sustainable design technologies including home working facilities.

PARTNERS

JOHN HALLIDAY
DIP ARCH (ABDN)
ARIBA ARIAS

We are proposing to work up a more detailed bid in conjunction with the local community. In particular we will write to the Community Council to ask how they wish to become involved in this process.

IAN G FRASER
B ARCH (HONS)
RIBA ARIAS

Given this I reserve the right to expand on the attached bid in due course. Please get in touch if you have any queries.

HAMISH B MUNRO
DIP ARCH (ABDN)
RIBA ARIAS

Yours sincerely

Steve Crawford
Regional Director
Halliday Fraser Munro

DIRECTOR OF
PLANNING
BOB G REID
BA(HONS) MCD MRTPI

ASSOCIATE REGIONAL
DIRECTOR
STEVE CRAWFORD
BSC (HONS) MRTPI

cc John Martin Assets Ltd

**SUPPORTING STATEMENT
MAIN ISSUES REPORT –
DEVELOPMENT BID**

**DRUMTOCHTY PARK,
AUCHENBLAE**

ON BEHALF OF
DRUMTOCHTY CASTLE

NOVEMBER 2008



HALLIDAY | FRASER | MUNRO
PLANNING

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APPENDIX 1 – SERVICE 103 BUS TIMETABLES

1. THE SITE

1.1 LOCATION

The site is located to the north of Auchenblae (20 kilometres to the south west of Stonehaven and some 7.5 km from Laurencekirk) and falls within the Aberdeenshire Rural Housing Market Area. Auchenblae is a rural service centre in the Kincardine and Mearns Area of the Aberdeenshire Local Authority Area. Figure 1 below indicates the general boundaries of the site.

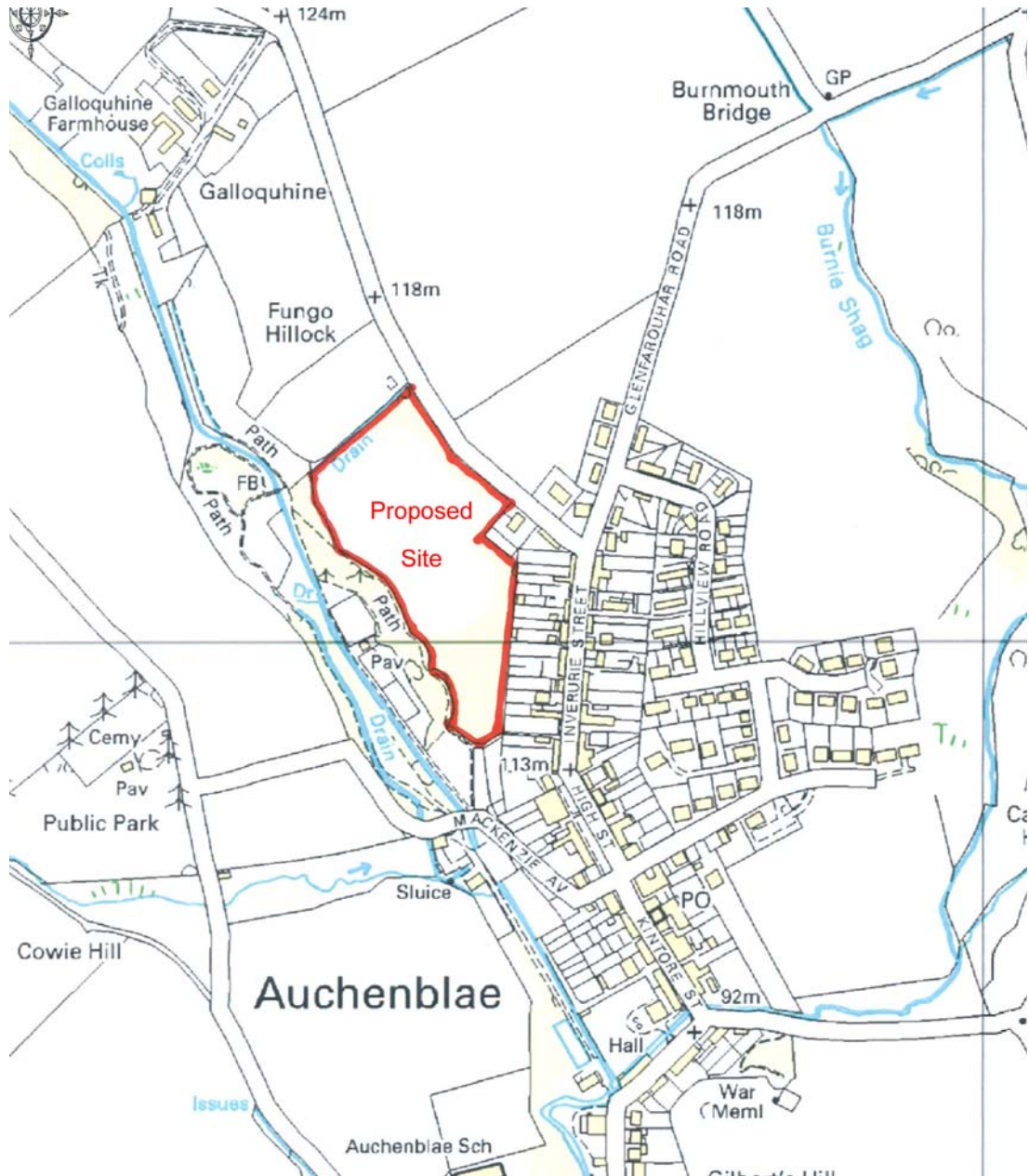


Figure 1: Location Plan – Site Outlined in Red (based on copyrighted 2008 Ordnance Survey data – all rights reserved. Licence no. 100020449)

1.2 DESCRIPTION

The following section includes a series of photographs illustrating the site with appropriate descriptions. The site is an open field sitting level with the northernmost housing in Auchenblae. It is located to the rear of an existing row of houses and its eastern boundary follows a minor road and associated housing towards Drumtochty. The northern boundary is a fence line sitting on a minor ridge. The western boundary is to the east of a steep wooded bank that also includes a high level public footpath leading to further path networks and the main recreational area for Auchenblae. This area includes a bowling green, tennis courts, a putting green, play equipment, walkways and other recreational facilities.

The south the site is bounded by the back gardens of existing houses and it falls towards the south west corner where it meets an existing footpath from the main road and the higher level footpath described earlier. It can be easily accessed from the site.

The land to the north is rough grazing land with a large farm beyond and to the north east, beyond the existing road, farmland with some housing at its southern edge. The site lies at the boundaries of Auchenblae but does have development beyond it. It represents a natural extension to Auchenblae, a point reflected in its inclusion within previous versions of Aberdeenshire's Local Plan.



Photo 1 – Low level play/recreational area adjacent to site



Photo 2 – Access proposed off this road



Photo 3 – Example of public access lane though to recreation area from main street



Photo 4 – Auchenblae Main Street



Panorama 1 – looking North East. This shows boundary to the left of the shot with public footpath approximately 2 metres below, flat nature of the site, the boundary to the north in the Drumtochty Road and the current settlement edge to the east. The site is in the foreground.



Panorama 2 – Looking South East – showing the close relationship with the settlement and the well defined wooded boundary to the right (south) of the site. The site is in the foreground.

1.3 SITE IN CONTEXT

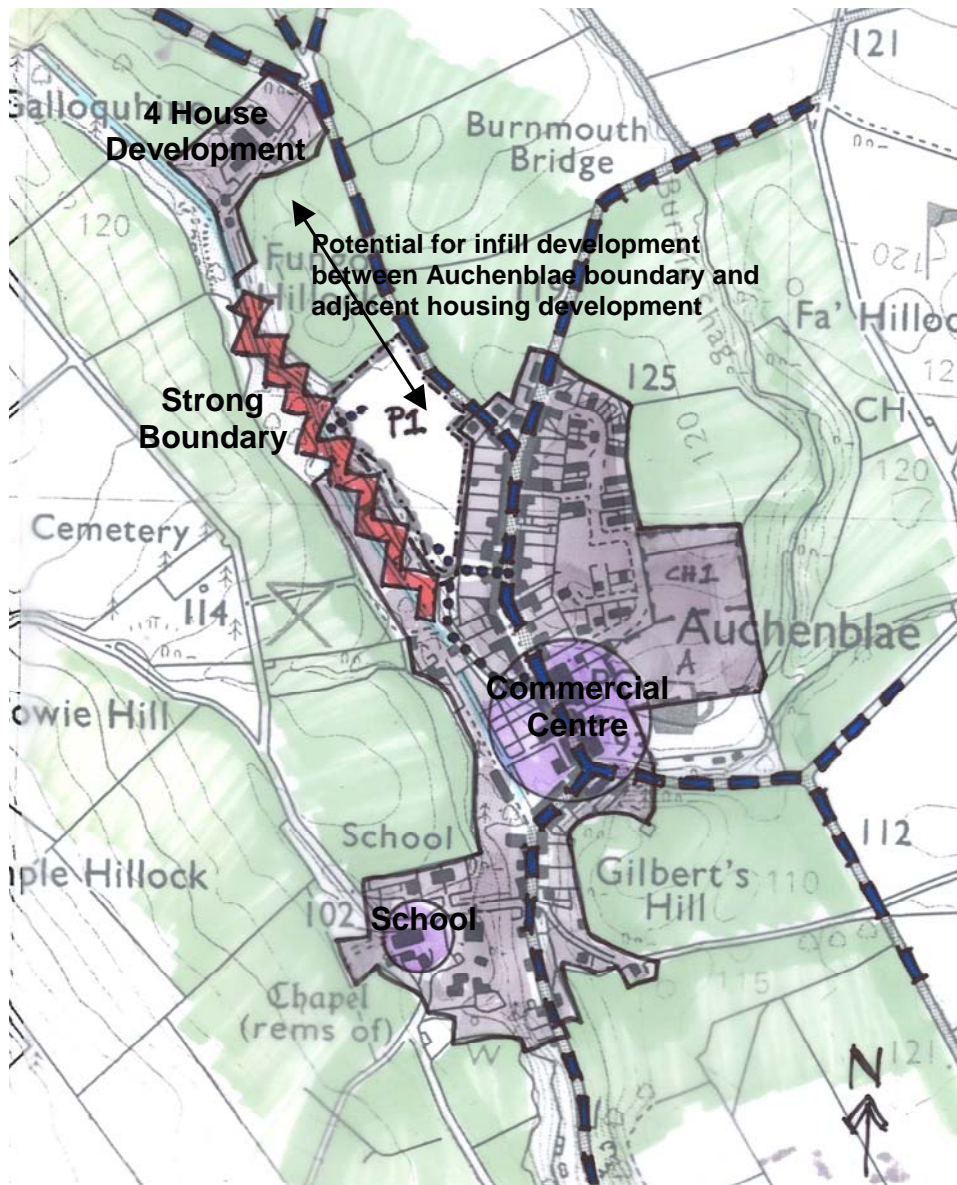


Figure 2: Site in Context

Figure 2 above shows very clearly that the site:

- ❑ Has clear established boundaries on 3 sides (woodland, housing and a road);
- ❑ Is located between Auchenblae and a 4-house development to the north;
- ❑ Is adjacent to local facilities (within easy walking distance from leisure facilities, the village commercial centre and the school); and
- ❑ Has an established footpath network to tie in to.

1.4 THE PROPOSAL

The proposal is to establish the development potential for housing on this site and determine the potential mix and layout. This site has a history of identification for housing through the Local Plan process but with limited information on the factors that persuaded the Aberdeenshire Council to remove it from housing use in favour of other sites in Auchenblae

At first glance this site seems to be an acceptable location for new housing being immediately adjacent to Auchenblae and its leisure facilities and with easy access to local services. As a Rural Service Centre, Auchenblae is also recognised for its importance in the wider countryside and maintaining an active population and services here is an important element of maintaining the vitality of the rural towns in Aberdeenshire. This is especially the case at a time where farming and agriculture have been recognised nationally as a declining industry with rural diversification an acceptable solution. Diversification in rural areas will potentially require further support through the continued provision of rural based services such as shops and schools.

The recent decision and commitment by the Scottish Government to deliver the re-opening of a train station at Laurencekirk (within 1 year), served by an improved commuter service, makes Auchenblae a more suitable location for housing .

New housing also benefits such a service by increasing the potential population in the catchment and therefore creating more passengers to support the new rail service. The Rail Service Working Group met in January 2007 (Aberdeen, Aberdeenshire and Moray Councils) and although the project has moved on, the following is an important extract from the minutes of that meeting:

Laurencekirk Station - There had been circulated a report dated 18 January, 2007, by the Principal Transport Executive, NESTRANS, providing information on significant progress which had been made with regard to the reopening of Laurencekirk Station. The report advised that the Scottish Executive had agreed to the reopening and had agreed a funding package to enable the scheme to proceed. It was anticipated that the project would take about a year to complete and that there should be trains stopping at Laurencekirk by winter 2007/08. To enable this, allocations would require to be inserted into the December 2007 timetable. It was hoped that there would be ten stops in each direction per day, spread throughout the day.

2. PLANNING POLICIES

2.1 NATIONAL PLANNING POLICIES

SPP3: Planning For Homes (2008)

This Scottish Planning Policy (SPP) sets out where and how housing should be developed. It aims to create quality residential environments, guide new housing to the right places and deliver housing land. Although SPP3 generally directs new housing to those sites within existing settlements it also allows for extensions to existing settlements and new housing in the countryside where there is good reason for doing so.

This is recognised as having a number of advantages. These include:

- Reduced servicing costs;
- Maintaining the viability of local schools, shops and services; and
- Supporting the rural ecology

Auchenblae is serviced by the Stagecoach service 103. This service runs on weekdays from Aberdeen Bus Station through Stonehaven and Auchenblae and on to Laurencekirk and Fettercairn. Service starts from Auchenblae to Aberdeen at 07:05 (arriving in Aberdeen at 08:10 and the latest return journeys leave Aberdeen College at 17:05 (reaching Holburn Junction at 17:20 and getting back to Auchenblae at 18:25). Services from Stonehaven run to 23:10. The Saturday service is more limited and there is no Sunday service. There is also a more limited 104 service. Auchenblae, therefore, has a reasonable bus service and that allows access into Aberdeen at a reasonable time in the morning and out of Aberdeen at around the end of the working day. The 103 service serves the towns of Stonehaven and Laurencekirk much more frequently and will tie in with existing and proposed rail stations in these towns respectively.

The proposed development is not solely reliant on car access as it has access to a reasonable bus service and the local facilities are within easy walking distance. A new rail service will assist in reducing longer journeys by private car.

On **Housing in Rural Areas** SPP3 recognises that rural areas across Scotland face a range of economic and environmental circumstances leading to different solutions for different locations. It states in paragraph 97 *“There is a steady demand for new housing, sometimes as second homes, in some rural areas. It may be possible to harness these demands in ways which secure economic,*

social or environmental benefits. The requirement for new housing in rural areas should be considered part of the development of a sustainable settlement strategy, with the majority of new housing continuing to be met within or adjacent to existing rural settlements”.

SPP15: Planning For Rural Development (Feb 2005)

SPP15 advances policy in respect of small-scale rural housing development that includes clusters and groups in close proximity to settlements. **“The overall message is that there is considerable scope for allowing more housing developments of this nature and that this should be expressed in development plans”** (Para 18).

Also of relevance in design terms would be:

- Planning Advice Note 72: Housing in the Countryside (Feb 2005)
- Planning Advice Note 44: Fitting New Housing Development into the Landscape (March 1994)

As indicated in SPP3 the aim should be to promote development that supports the rural economy and local services (including schools), promotes rural regeneration, embodies the principles of sustainable development, and enhances the rural environment. All of these sentiments and the policy direction provided by Scottish Planning Policy help support the development of new housing at Drumtochty Park in Auchenblae.

2.2 ABERDEENSHIRE STRUCTURE PLAN

Structure Plan Spatial Strategy 2007

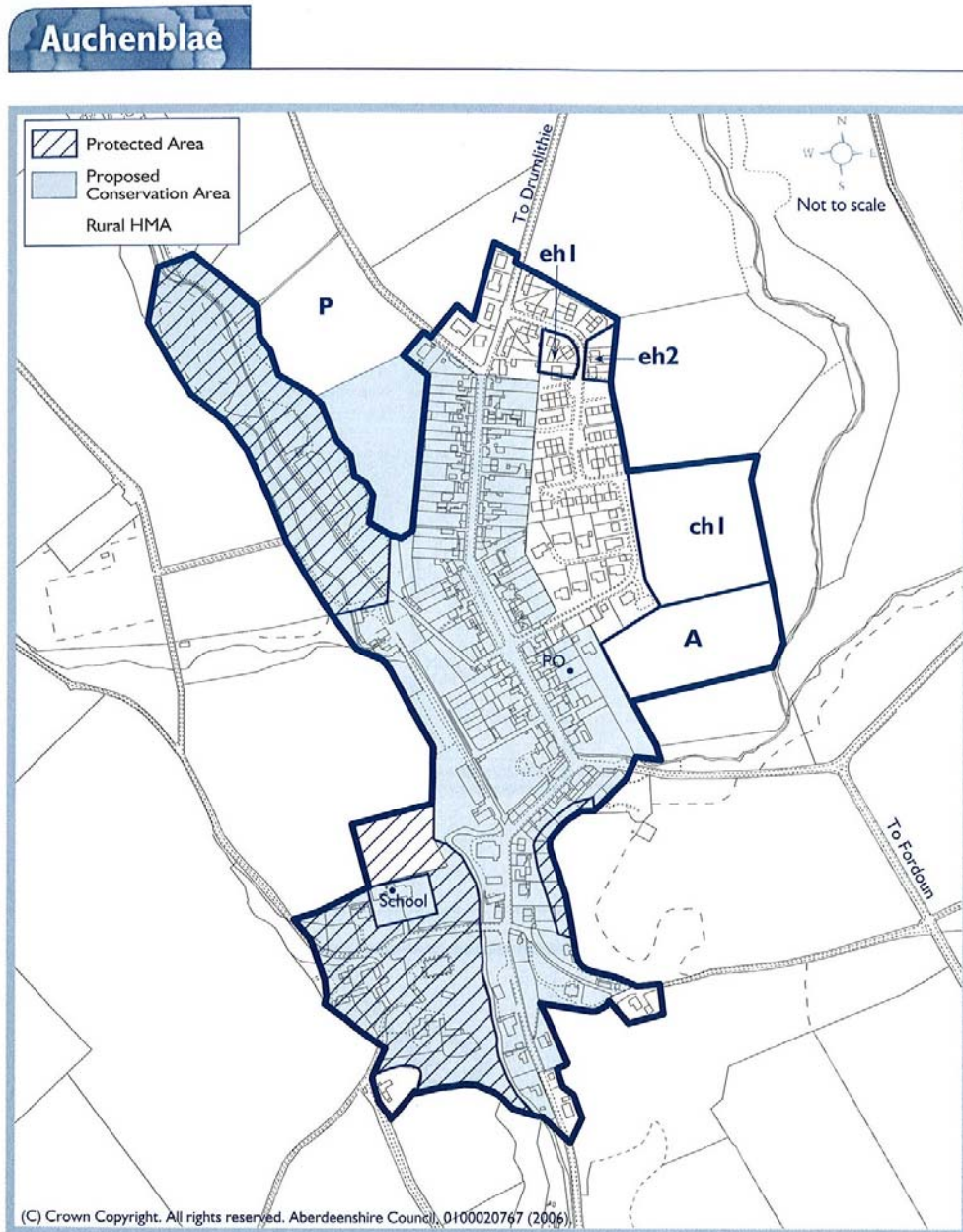
On 29 September 2007 the Aberdeen City and Shire Strategic Planning Committee (ACSSPC) considered a report on stakeholder consultation and agreed a provisional strategy for the new Structure Plan (or Strategic Development Plan as it will be called). That provisional Strategy had six strands:

- Rates of growth in excess of that seen in the area over the recent past (55,000 homes over the next 25 years or 11,000 every 5 years);
- The need to **front load** development opportunities toward the start of the plan period (more over the next 5-10 years than years 11-25);
- Half of all new development allowed for in Aberdeen administrative area (with 50% in the Shire);

- **Significant development allowed for in the Huntly to Laurencekirk road and rail corridor (in which Auchenblae is located);**
- Investigation of the additional strategic development opportunities within the Peterhead/Ellon/Aberdeen Corridor; and
- Additional development opportunities outwith the strategic growth areas for business and housing land to meet local needs.

Although formal consultation is now taking place this does indicate the strategic direction that Aberdeenshire Council are taking. It supports development in Auchenblae, more housing development in the Shire and more development sooner rather than later.

2.3 ABERDEENSHIRE LOCAL PLAN



In Auchenblae there are four main opportunities for new development.

- **Site eh1** is suitable for around 6 affordable housing units.
- **Site eh2** is suitable for around 6 affordable housing units.
- **Site ch1** is suitable for 15 houses.
- **Site A** is suitable for 10 houses.

A project area (footpath) is shown as **Site P**.

Figure 3: Local Plan Proposals Map (2006)

Aberdeenshire Local Plan was formally Adopted in June 2006. It sets out the land allocations around Auchenblae as set out in Figure 3 above.

An evaluation of the site in relation to this identifies:

- ❑ The site is immediately adjacent to Auchenblae's settlement boundary;
- ❑ The southern half of the site falls within a Conservation Area (even though it is simply a field);
- ❑ It is located between a protected area (within the settlement boundary) and housing;
- ❑ It has an associated Project area (annotated as 'P' on the proposals map). This indicated new/improved footpath requirements;
- ❑ There is a number of housing sites included in Auchenblae. Of these only very few remain to be built (out of 37 shown on the proposals map).

3. CONSTRAINTS AND OPPORTUNITIES

The site offers good scope for development:

- ❑ It is generally open and not steeply sloping;
- ❑ There are no trees on site;
- ❑ It sits adjacent to an existing road and housing;
- ❑ It has easy access to the local leisure uses, local facilities and the village centre.
- ❑ It is hidden within the landscape sitting as it does against a backdrop of mature trees to the east.

There are only a few real physical constraints:

- ❑ The undulating nature of the site may restrict the scale and location of development;
- ❑ The location of the vehicular access to allow for appropriate visibility splays;
- ❑ Proximity to trees at the western edge of the site; and
- ❑ Proximity to and amenity of the gardens of the existing houses.

4. INDICATIVE LAYOUT

The following indicative layout has been produced to set out the broad principles of the development. The principle behind the development is that of a ‘sustainable urban extension’ that meets a particular gap in the market. That gap is for larger houses set within generous feus and incorporating future-proofed ICT connections, specific and usable home-office space, and eco-friendly design. The latter could include solar water heating, ground source heat pump technology, highly efficient insulation, solar gain, draught free construction techniques to eliminate heat loss, and carbon efficient fittings (e.g. low energy bulbs, energy efficient electrical goods, heat exchangers and highly efficient heating systems). Although not controlled by planning legislation large feus will allow for the inclusion of “edible landscaping” (e.g. fruit trees) and home cultivation. This indicative layout should be considered a starting point for discussion with the local community.



Figure 4: Indicative Layout Plan

5. CONCLUSION

The site has a history of consideration for housing development. It is an extension to the existing rural service centre with strong defensible boundaries. It is not only close to the town's amenities (recreational and services) but also on a bus route and close to the soon to be opened Laurencekirk Rail Station.

The proposal for 9 houses can be considered a small urban extension helping to establish a better mix of housing types and locations in the Aberdeenshire market. Auchenblae does not have adequate allocated housing land to reflect its position as a rural service centre. Indeed in trying to protect existing services it is important to ensure continued but acceptable housing growth. We believe that this site achieves that balance.

In planning and urban design terms it has many benefits. It is adjacent to the settlement, ties in with existing infrastructure and would appear as an extension to the settlement rather than a separate development. National Planning Policy supports such extensions to existing settlements. These sites are recognised as having a number of advantages including reduced servicing costs and maintaining the viability of local schools, shops and services.

The Structure Plan is being reviewed and is taking forward a new spatial strategy. That strategy takes forward a higher growth scenario with 50% of development in the Shire. We believe that the proposed development is of a scale that helps achieve the new spatial strategy but does not undermine Auchenblae's character. We believe that high quality development here will contribute to the future success of Auchenblae and its services (our client is also refurbishing the Drumtochty Arms Hotel in Auchenblae, owns and runs Drumtochty Castle and is committed to the future of the settlement).

In summary we suggest that:

- this is not a significant development in the context of Auchenblae;
- There is a gap in the local market for high value housing of the type proposed;
- The proposals helps achieve a full range and choice of housing;
- It maintains the viability of existing services;
- It helps with economic regeneration;
- It has a very limited environmental or landscape impact (if any);

- It includes sustainable criteria central to the design of the housing; and
- Generally follows the policy aims of sustaining communities through sensitive siting, good quality design and appropriate density, offering a choice of residential environment and house types, and taking account of available infrastructure.

The site should therefore be allocated for development in the new Local Development Plan.

APPENDIX 1 – SERVICE 103 BUS TIMETABLES





103
Aberdeen
Stonehaven
Laurencekirk

bus times

from 3rd July 2006

103

Laurencekirk • Stonehaven • Aberdeen

MONDAYS TO FRIDAYS								
					F	F	F	F
Fettercairn The Square	—	—	—	—	1750	1925	—	—
Laurencekirk TA Hall	0654	0859	1209	1634	▼	▼	2059	2244
Laurencekirk Farquhar Street	0655	0900	1210	1635	1800	1935	2100	2245
Fourdon Coffee Pot	0700	0905	1215	1640	1805	1940	2105	2250
Auchenblae Market Square	0705	0910	1220	1645	1810	1945	2110	—
Glenbervie Church	0709	0914	1224	1649	1814	1949	2114	—
Drumlithie Rolland Road	0712	0917	1227	1652	1817	1952	2117	—
Stonehaven rail station	—	0932	1242	1707	1832	2007	2132	▼
Stonehaven Barclay Street	▼	0935	1245	1710	1835	2010	2135	2307
Cookney Church	0732	0950	—	—	—	—	—	—
Netherley bus shelter	0735	0953	1255	—	—	—	—	—
Banchory Devenick Crossroads	0750	1008	1310	—	—	—	—	—
Aberdeen Leggart Terrace	0755	1013	1315	—	—	—	—	—
Aberdeen Holburn Junction	0810	1025	1327	—	—	—	—	—
Aberdeen bus station	▼	1030	1332	—	—	—	—	—
Aberdeen College	0825	—	—	—	—	—	—	—

SATURDAYS								
					F	F	F	F
Fettercairn The Square	—	—	1750	1925	—	—	—	—
Laurencekirk TA Hall	0834	1259	▼	▼	2059	2244	—	—
Laurencekirk Farquhar Street	0835	1300	1800	1935	2100	2245	—	—
Fourdon Coffee Pot	0840	1305	1805	1940	2105	2250	—	—
Auchenblae Market Square	0845	1310	1810	1945	2110	—	—	—
Glenbervie Church	0849	1314	1814	1949	2114	—	—	—
Drumlithie Rolland Road	0852	1317	1817	1952	2117	—	—	—
Stonehaven Little Farrochie Place	0907	1332	▼	▼	▼	—	—	—
Stonehaven rail station	0910	1335	1832	2007	2132	—	—	—
Stonehaven Barclay Street	0913	1338	1835	2010	2135	2307	—	—
Netherley bus shelter	0923	1348	—	—	—	—	—	—
Banchory Devenick Crossroads	0938	1403	—	—	—	—	—	—
Aberdeen Leggart Terrace	0943	1408	—	—	—	—	—	—
Aberdeen Holburn Junction	0955	1420	—	—	—	—	—	—
Aberdeen bus station	1000	1425	—	—	—	—	—	—

NO SUNDAY SERVICE

local Stagecoach info
01224 212266

travel shop
Guild Street
 bus station
Aberdeen
AB11 6GR

customer services
 Customer Services Manager
 Stagecoach Bluebird
 Guild Street bus station
Aberdeen
AB11 6GR

www.stagecoachbus.com

nationwide bus times


 public transport info
0870 608 2 608
www.traveline.org.uk
 minicom 0870 241 2216

Aberdeen • Stonehaven • Laurencekirk

103

MONDAYS TO FRIDAYS									
			F		F	F	F	F	
Aberdeen College	—	—	—	—	1705	—	—	—	—
Aberdeen bus station	1035	1345	—	—	▼	—	—	—	—
Aberdeen Holburn Junction	1040	1350	—	—	1720	—	—	—	—
Aberdeen Leggart Terrace	1052	1402	—	—	1735	—	—	—	—
Banchory Devenick Crossroads	1057	1407	—	—	1740	—	—	—	—
Netherley bus shelter	1112	1422	—	—	1755	—	—	—	—
Cookney Church	▼	1425	—	—	1758	—	—	—	—
Stonehaven Barclay Street	1122	1440	—	1740	—	1840	2020	2140	2310
Stonehaven rail station	1125	1443	—	1743	—	1843	2023	2143	2313
Stonehaven Little Farrochie Place	▼	▼	—	1746	▼	▼	▼	▼	▼
Drumlithie Rolland Road	1140	1458	—	1801	1818	1858	2038	2158	2328
Glenbervie Church	1143	1501	—	1804	1821	1901	2041	2201	2331
Auchenblae Market Square	1147	1505	—	1808	1825	1905	2045	2205	2335
Fourdon Coffee Pot	1152	1510	—	1813	1830	1910	2050	2210	2340
Laurencekirk Farquhar Street	1157	1515	1735	1818	1835	1915	2055	2215	2345
Laurencekirk Kinnear Square	1158	1516	▼	1819	1836	▼	2056	▼	▼
Fettercairn The Square	—	—	—	—	—	—	1925	—	2225 2355
Luthermuir Main Street	—	—	—	—	—	—	—	2234	0004
Laurencekirk TA Hall	—	—	—	—	—	—	—	2244	—

F Fridays only									
SATURDAYS									
Aberdeen bus station	1120	—	1705	—	—	—	—	—	—
Aberdeen Holburn Junction	1125	—	1715	—	—	—	—	—	—
Aberdeen Leggart Terrace	1137	—	1727	—	—	—	—	—	—
Banchory Devenick Crossroads	1142	—	1732	—	—	—	—	—	—
Netherley bus shelter	1157	—	1747	—	—	—	—	—	—
Stonehaven Barclay Street	1207	—	1757	1840	2020	2140	2310	—	—
Stonehaven rail station	1210	—	1800	1843	2023	2143	2313	—	—
Stonehaven Little Farrochie Place	1213	—	1803	▼	▼	▼	▼	—	—
Drumlithie Rolland Road	1228	—	1818	1858	2038	2158	2328	—	—
Glenbervie Church	1231	—	1821	1901	2041	2201	2331	—	—
Auchenblae opp Market Square	1235	—	1825	1905	2045	2205	2335	—	—
Fourdon Coffee Pot	1240	—	1830	1910	2050	2210	2340	—	—
Laurencekirk Farquhar Street	1245	1735	1835	1915	2055	2215	2345	—	—
Laurencekirk Kinnear Square	1246	▼	1836	▼	2056	▼	▼	—	—
Fettercairn The Square	—	—	1745	—	—	—	1925	—	2225 2355
Luthermuir Main Street	—	—	—	—	—	—	—	2234	0004
Laurencekirk TA Hall	—	—	—	—	—	—	—	2244	—

NO SUNDAY SERVICE

Some journeys are supported by Aberdeenshire Council

Route 103: from Laurencekirk (TA Hall) via High Street, Aberdeen Road, **A90 (T)**, Fordoun, unclassified road, **B966**, Mains of Fordoun Crossroads, unclassified road, **Auchenblae**, unclassified road via Kinkell, **Auchtochter**, **Glenbervie**, unclassified road, **Drumlithie**, Candy Junction, **A90 (T)**, Spurryhilllock junction, unclassified road, **Stonehaven** Broomhill Road, Kirkton Road, Arduthie Road, Evan Street, Barclay Street, Cameron Street, Allardice Street, David Street, **B979**, **Netherlay** bus shelter, **B979**, unclassified roads, **Lairhillock**, **Westside**, **Stranog**, **Burnhead**, **Auchlunies**, **Jameston**, Banchory-Devenick crossroads, unclassified road, Tillyhowes, Tollohill, **B9077**, **Aberdeen** Leggart Terrace, Great Southern Road, Holburn Street, Union Street, Market Street, Guild Street.

Return: from Aberdeen bus station via outward route reversed to **Netherley** bus shelter, **B979** to **Stonehaven** Barclay Street, Cameron Street, Allardice Street, Evan Street, Arduthie Road, Kirkton Road, Auchenblae Road, **A90 (T)**, Candy Junction, then via outward route reversed to **Laurencekirk** Kinnear Square.

Variations via Little Farrochie within Stonehaven: from **Stonehaven** Kirkton Road, Arduthie Gardens, Little Farrochie Place, Arduthie Gardens to **Stonehaven** Kirkton Road.

Variation via Cookney: from **Laurencekirk** (TA Hall) via main route and **A90 (T)** by-passing Stonehaven to Newtonhill Crossroads, unclassified road to **Cookney**, unclassified road to **B979**, via main route to **Aberdeen** Union Street then via either Union Street, Broad Street, Upper Kirkgate and Gallowgate to Aberdeen College or Union Street, Market Street, Guild Street. **Return** from either Aberdeen College or **Aberdeen** bus station via outward route reversed to **Laurencekirk** Kinnear Square.

Variation via Fettercairn: from **Fettercairn** The Square via **B966** and **B9120** to **Laurencekirk** Blackiemuir Avenue, **Laurencekirk** High Street. **Return via outward route reversed.**

Variation via Fettercairn and Luthermuir: from **Fettercairn** The Square via **B966** and unclassified road to **B974**, unclassified roads **Luthermuir** Main Street, unclassified road, **B974** and **A90 (T)** to **Laurencekirk** High Street.

times and fares

Occasionally we need to update our times and fares. If you have not used this bus service recently, contact us to ensure this leaflet is up to date. We will send you an updated version, if necessary. ☎ 01224 212266.

customer comments

If you have any comments, suggestions or complaints about our services, please drop us a line at Customer Services Manager, Stagecoach Bluebird, Bus Station, Guild Street, Aberdeen AB11 6GR.

If we are unable to resolve any complaint, you can raise your concerns with the Bus Users Complaints Tribunal, PO Box 23556, Edinburgh, EH3 9YS.