

FIRS

Additional Settlements

Buchan

New Deer
St Combs
Fetterangus
Longhaven
Longside
Crimond
Maud

Formartine

Udny Station
Cuminestown
Foveran

Garioch

Blackburn
Cluny/Sauchen
Westhill
Dunecht

Kincardine and Mearns

Drumlithie
Luthermuir
St Cyrus

Marr

Lumsden
Rhynie
Torphins
Kincardine O Neil
Lumphanan
Monymusk
Tarland

Area Buchan		Settlement New Deer	
Housing (units)		Employment	
B9	40		
B48	8		
B57	27		
	75		

Service	Requirement	Aspiration	Additional Information
Transportation			
Housing	10% affordable housing requirement		8 units 3 units – phase 1 5 units – phase 2
Landscape			
Waste			No identified need.
Environment		Protection of water courses through sites and integration into green infrastructure strategic planting within & around settlement. Improvements to core path network including access to Culsh Monument. Provision of public art linked to built & cultural heritage as 18 th century planned town.	
NHS Grampian			No issue for this level of development
Scottish Water	Maud WWTW - New Deer is pumped to Maud WWTW. An upgrade of the pumping station may be required and the capacity at Maud would need to be considered.		Turriff WTW - Flow and pressure testing may be required.

Education			Primary school capacity can accommodate development. Mintlaw Academy can accommodate development.
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Area Buchan		Settlement St Combs	
Housing (units) B46 B65	40	Employment	

Service	Requirement	Aspiration	Additional Information
Transportation			
Housing	20% affordable housing requirement		8 units 3 units – phase 1 5 units – phase 2
Landscape			
Waste			No identified need.
Environment		Provide footpath & cycleway from site B46 into village & school. Protection of water courses through sites and integration into green infrastructure strategic planting within & around settlement. Provision of public art linked to natural & cultural heritage of coast.	
NHS Grampian			No issue for this level of development
Scottish Water			Forehill WTW - Sufficient capacity at Forehill WTW to serve development. Local mains reinforcement may be required depending on outcome of Flow & Pressure test or Water Impact Assessment. Fraserburgh PFI - No Issues here as

			St Combs is pumped to Fraserburgh PFI.
Education			Primary school capacity can accommodate development. Mintlaw Academy can accommodate development.

Area Buchan		Settlement Fetterangus	
Housing (units)		Employment	
B54	16		
B16	30		
B61	29		
	75		

Service	Requirement	Aspiration	Additional Information
Transportation			
Housing	10% affordable housing requirement		8 units 3 units – phase 1 5 units – phase 2
Landscape			
Waste			No identified need.
Environment		Improvements to and protection of core path network including access to Drinnies Observatory and Mintlaw. Protection of water courses through sites and integration into green infrastructure strategic planting areas within & around settlement. Provision of public art linked to built & cultural heritage as 18 th century planned town.	
NHS Grampian	See Crimond		
Scottish Water			Turriff WTW - No known issues but, for 75 units, further flow and pressure testing may be needed. Fetterangus WWTW There is currently an available capacity of 77hu at Fetterangus WWTW. Growth

			may be required if there are any developments in addition to this 75hu site.
Education			Primary school capacity can accommodate development. Mintlaw Academy can accommodate development.

Area Buchan		Settlement Longhaven	
Housing (units) B19	25 25	Employment	

Service	Requirement	Aspiration	Additional Information
Transportation			
Housing	10% affordable housing requirement		3 units 1 units – phase 1 2 units – phase 2
Landscape			
Waste			No identified need.
Environment			
NHS Grampian	See Cruden Bay		
Scottish Water			Forehill WTW Sufficient capacity at Forehill WTW to serve development. Local mains reinforcement may be required depending on outcome of Flow & Pressure test or Water Impact Assessment. No public treatment available in this area.
Education			Primary school capacity can accommodate development. Peterhead Academy can accommodate development.

			However, other development in this area will have future implications for school capacities in this area.
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Area Buchan		Settlement Longside	
Housing (units) B22 B43	20 60 80	Employment B43	1.7ha

Service	Requirement	Aspiration	Additional Information
Transportation			
Housing	30% affordable housing requirement		24 units 14 units – phase 1 10 units – phase 2
Landscape			
Waste			No identified need.
Environment		Protection of water courses adjacent to sites and integration into green infrastructure strategic planting areas. Improvements to and protection of core path network particularly access to Formartine & Buchan Way. Provision of public art linked to built & cultural heritage	
NHS Grampian	See Mintlaw		
Scottish Water			Forehill WTW Sufficient capacity at Forehill WTW to serve development. Longside WWTW - Insufficient treatment capacity. Currently there is available capacity for 38hu.
Education			Primary school capacity can accommodate development.

			Mintlaw Academy can accommodate development.
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Area Buchan		Settlement Crimond	
Housing (units) B51	50 50	Employment B52	5.9ha

Service	Requirement	Aspiration	Additional Information
Transportation			
Housing	20% affordable housing requirement		10 units 4 units – phase 1 6 units – phase 2
Landscape			
Waste			No identified need.
Environment		Protection of water courses adjacent to sites and integration into green infrastructure. Strategic planting within & around settlement to link into Crimmond Belts woodland. Improvements to and protection of core path network particularly access to the coast via the industrial estate. Provision of public art linked to built & cultural heritage.	
NHS Grampian	A new Heath Centre is required to address the existing overcrowded facility. This combined total of potentially 413 patients will require developers contributions to support a new development		
Scottish Water			Forehill WTW - Sufficient capacity at

			Forehill WTW to serve development. Local mains reinforcement may be required depending on outcome of Flow & Pressure test or Water Impact Assessment. Crimond Rattray Head WWTW - Should be OK. Current available capacity is 67hu.
Education			Primary school capacity can accommodate development. Mintlaw Academy can accommodate development.

Area Buchan		Settlement Maud	
Housing (units) B84	60 60	Employment B52	5.9ha

Service	Requirement	Aspiration	Additional Information
Transportation			
Housing	10% affordable housing requirement		6 units 2 units – phase 1 4 units – phase 2
Landscape			
Waste			No identified need.
Environment		Protection of water courses adjacent sites and integration into green infrastructure strategic planting areas around settlement. Improvements to and protection of core path network. Provision of public art linked to built & cultural heritage.	
NHS Grampian			No issue at this level of development
Scottish Water	Maud WWTW - Insufficient Treatment capacity for New Deer & Maud. Current available capacity is 107hu.		Turriff WTW - Further investigation needed.
Education			Primary school capacity can accommodate development. Mintlaw Academy can accommodate development.

Area Formartine		Settlement Udny Station	
Housing (units) F44	35 35	Employment F44	Mixed use

Service	Requirement	Aspiration	Additional Information
Transportation			
Housing	15% affordable housing requirement		5 units
Landscape			
Waste			No identified need.
Environment		Strategic planting within & around settlement to link into existing woodland. Improvements to and protection of core path network. New access to Formartine & Buchan Way. Provision of public art linked to built & cultural heritage.	
NHS Grampian			No issue for this level of development
Scottish Water	Udny Station WWTW - No treatment capacity available at present. A Drainage Impact Assessment will be required if development is connecting into the existing network.		Turriff WTW – No issues
Education			Cultercullen Primary School can accommodate. Udny children go to Meldrum

			Academy therefore, review with other developments at Meldrum- very close to capacity- cumulative problem.
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Area Formartine		Settlement Cuminestown	
Housing (units) F183	50	Employment	
	50		

Service	Requirement	Aspiration	Additional Information
Transportation			
Housing	10% affordable housing requirement		5 units
Landscape			
Waste			No identified need.
Environment		Strategic planting within & around settlement. Improvements to and protection of core path network. Provision of public art linked to built & cultural heritage as 18 th century planned village.	
NHS Grampian			No issue for this level of development
Scottish Water	Cuminestown septic tank - There is currently insufficient treatment capacity. Current available capacity is 32hu.		Turriff WTW – No issues

Education			Monquitter Primary School can accommodate. Turriff Academy can accommodate.
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Area Formartine		Settlement Foveran	
Housing (units) F74	40 40	Employment F74 F92	Mixed use 10 ha

Service	Requirement	Aspiration	Additional Information
Transportation			
Housing	20% affordable housing requirement		8 units
Landscape			
Waste			No identified need.
Environment		Protection of water courses adjacent sites and integration into green infrastructure strategic planting areas within and around settlement. Needs core path network and footbridge across Foveran Burn to link settlement together and provide safe route to school. Provision of public art	

		linked to built & cultural heritage.	
NHS Grampian	Development will compound the issue already identified in NHS Grampians response to the Main Issues Report in regard to Ellon.		
Scottish Water	Blairythan Terrace Septic Tank - There is currently insufficient treatment capacity available. A Drainage Impact Assessment will be required if development is connecting into the existing network.		Invercannie, Mannofield and Turriff WTW – No issues
Education	Foveran Primary School - The development would require phasing and there is limited space on site for further development. Ellon Academy could not sustain development- new Academy will require capacity extension to 1600 to accommodate.		

Area Garioch		Settlement Blackburn	
Housing (units) G157	50 50	Employment	

Service	Requirement	Aspiration	Additional Information
Transportation			
Housing	30% affordable housing requirement		15 units
Landscape			
Waste			No identified need.
Environment		New primary school needs safe routes to schools. Upgrade core path strategic route Tyrebagger through site G157 to urban cyclepath. Re-use onsite ditches as suds. Cyclepath link to Kintore. Provision of public art linked to natural & cultural heritage.	
NHS Grampian	Cross border issue with City - compounds an already over burdened service.		
Scottish Water			Invercarnie and Mannofield WTW– No issues Inverurie WWTW - There is currently available treatment capacity. A Drainage Impact Assessment will be required if development is connecting into the existing network.

Education	<p>New housing can only be supported by the development of a new primary school.</p> <p>There is currently no capacity at Kemnay Academy but this may be resolved through the development of a new secondary school in this corridor.</p>		
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Area Garioch		Settlement Cluny/Sauchen	
Housing (units) G121	50 50	Employment G121	Mixed use

Service	Requirement	Aspiration	Additional Information
Transportation			
Housing	10% affordable housing requirement		5 units
Landscape			
Waste			No identified need.
Environment		Plus employment land. Play equipment and public open space required. Provision of public art linked to natural & cultural heritage.	
NHS Grampian	Development will compound the issue already identified in NHS Grampians response to the Main Issues Report in regard to Kemnay.		
Scottish Water	Sauchen WWTW/Private - There is currently limited treatment capacity. A Drainage Impact Assessment will be required if development is connecting into the existing network.		Invercannie and Mannofield WTW– No issues
Education			Cluny Primary School can accommodate new development. Alford Academy cannot cope with development- currently proposals on

			going for redevelopment – capacity not decided at this point
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Area Garioch		Settlement Westhill	
Housing (units) G132 G15	200	Employment G39	

Service	Requirement	Aspiration	Additional Information
Transportation			
Housing	40% affordable housing requirement		80 units
Landscape			
Waste	Need to expand or replace existing HWRC at Westdyke. Also additional Recycling Point depending on which side of the town the houses are located at (adequate provision at east side of town)		No identified need.
Environment		Need for strategic landscaping. Cyclepath connections to Hill of Keir road on west boundary and core path Broadshade to Hill of Keir to east of site. Potential public art site for Westhill compass rose project.	
NHS Grampian			No issue at this level of development
Scottish Water	Invercannie and Mannofield WTW - A water impact assessment may need to be carried out by the developer as there are capacity issues in the network: reservoir storage time and pumping capacity could be an issue.		Nigg PFI - There is currently available treatment capacity. A Drainage Impact Assessment will be required.

Education	Area of development (G132) is currently zoned to Skene Primary School which doesn't have capacity for development. Westhill Academy cannot accommodate development.		
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Area Garioch		Settlement Dunecht	
Housing (units) G55	50 50	Employment G55	Mixed use

Service	Requirement	Aspiration	Additional Information
Transportation			
Housing	20% affordable housing requirement		10 units
Landscape			
Waste	A recycling point is needed in Dunecht.		
Environment		Employment land. Site G56 needs to have regard to Corskie Burn wetland corridor and access path link to core path from village. Provision of public art linked to built & cultural heritage.	
NHS Grampian			No issue at this level of development
Scottish Water	Dunecht WWTW - There is currently limited treatment capacity. A Drainage Impact Assessment will be required if development is connecting into the existing network.		Invercannie and Mannofield WTW– No issues
Education			Dunecht Primary School can accommodate new development. Alford Academy cannot cope with development- currently proposals on going for redevelopment – capacity

			not decided at this point
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Area Kincardine & Mearns		Settlement Drumlithie	
Housing (units) K56	60	Employment	

Service	Requirement	Aspiration	Additional Information
Transportation			
Housing	10% affordable housing requirement		6 units 2 units – phase 1 4 units – phase 2
Landscape			
Waste			No identified need.
Environment		Protection of Drumlithie Burn and integration of water course into green infrastructure strategic planting around settlement. Provide pedestrian links from sites into settlement centre and improved path links around settlement including local facilities and school. Provision of public art linked to built & cultural heritage.	
NHS Grampian	Development will compound the issue already identified in NHS Grampians response to the Main Issues Report in regard to Stonehaven.		
Scottish Water	Drumlithie WWTW currently has limited capacity. A growth project may be required to allow proposed development to be served.		Sufficient capacity at Whitehillocks WTW to serve development. Sufficient capacity in Service Reservoir. Local mains reinforcement

			may be required depending on outcome of Flow & Pressure test or Water Impact Assessment.
Education	Extension to Mackie Academy or new Academy would be required depending on cumulative impacts.		Glenbervie Primary can accommodate development

Area Kincardine & Mearns		Settlement Luthermuir	
Housing (units) K31 K33	50	Employment	

Service	Requirement	Aspiration	Additional Information
Transportation			
Housing	10% affordable housing requirement		5 units 2 units – phase 1 3 units – phase 2
Landscape			
Waste	A new recycling point is needed in Luthermuir.		Access to the previous RP could be improved.
Environment		Opportunity for improved links around settlement including settlement centre, local facilities and school. Opportunity to replace proposed core path on road with an off road pathway. Opportunities for green infrastructure strategic planting around settlement. Provision of public art linked to built & cultural heritage.	
NHS Grampian	Development will compound the issue already identified in NHS Grampians response to the Main Issues Report in regard to Laurencekirk.		
Scottish Water	There is limited capacity at Luthermuir Septic Tank. A growth project may be		Sufficient capacity at Whitehillocks WTW to serve development.

	required to allow all proposed development to be served.		<p>Sufficient capacity in Service Reservoir. Local mains reinforcement may be required depending on outcome of Flow & Pressure test or Water Impact Assessment.</p> <p>Septic Tank has various issues that have been highlighted by SEPA with regards to the water course - an assessment would have to be carried out it whether there is sufficient capacity to take these units for connection of foul only.</p>
Education	Mearns Academy cannot accommodate development.		Luthermuir Primary School can accommodate new development.

Area Kincardine & Mearns		Settlement St Cyrus	
Housing (units) K108	125 125	Employment K108	Mixed use

Service	Requirement	Aspiration	Additional Information
Transportation			
Housing	20% affordable housing requirement		25 units 15 units – phase 1 10 units – phase 2
Landscape			
Waste			No identified need.
Environment		Opportunity for improved links around settlement including settlement centre, local facilities and school. Opportunity to provide off road path and cycle link into settlement (part of National Cycle Route). Opportunities for green infrastructure strategic planting around settlement. Provision of public art linked to built & cultural heritage.	
NHS Grampian	Development will compound the issue already identified in NHS Grampians response to the Main Issues Report in regard to Inverbervie.		
Scottish Water			Sufficient capacity at Whitehillocks WTW to serve development. Sufficient capacity in Service Reservoir. Local mains reinforcement

			<p>may be required depending on outcome of Flow & Pressure test or Water Impact Assessment.</p> <p>Nether Knox WWTW - would have to be assessed to identify if it could take these additional flows</p>
Education	Mearns Academy cannot accommodate development.		St Cyrus Primary School can accommodate new development.

Area Marr		Settlement Lumsden	
Housing (units) M175	30 30	Employment	

Service	Requirement	Aspiration	Additional Information
Transportation			
Housing	10% affordable housing requirement		3 units 1 unit – phase 1 2 units – phase 2
Landscape			
Waste	A new RP should be identified for the settlement.		
Environment		Protection of Drumlithie Burn and integration of water course into green infrastructure strategic planting around settlement. Provide pedestrian links from sites into settlement centre and improved path links around settlement including local facilities and school. Provision of public art linked to built & cultural heritage.	
NHS Grampian			No issue at this level of development
Scottish Water	Lumsden WWTW - No treatment capacity available at present. A Drainage Impact Assessment will be required if development is connecting into the existing network.		Lumsden WTW – No issues
Education	Alford Academy cannot cope with		Lumsden Primary School can

	development- Alford Campus proposed re-development may alleviate this issue.		accommodate development.
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Area Marr		Settlement Rhynie	
Housing (units) M20 M127		Employment	
	30		

Service	Requirement	Aspiration	Additional Information
Transportation			
Housing	10% affordable housing requirement		3 units 1 unit – phase 1 2 units – phase 2
Landscape			
Waste			No identified need.
Environment		Protection of Drumlithie Burn and integration of water course into green infrastructure strategic planting around settlement. Provide pedestrian links from sites into settlement centre and improved path links around settlement including local facilities and school. Provision	

		of public art linked to built & cultural heritage.	
NHS Grampian			No issue at this level of development
Scottish Water	There is currently limited capacity at Rhynie WWTW. A growth project may be required to serve all of the proposed development.		Windyfield and Rhynie WTW– No issues
Education	The Gordon School, Huntly, cannot cope with development until 2016 when capacity will be made available.		Rhynie Primary School can accommodate development.

Area Marr	Settlement Torphins		
Housing (units) M5 M83	50	Employment	

Service	Requirement	Aspiration	Additional Information
Transportation			
Housing	20% affordable housing requirement		10 units 6 unit – phase 1 4 units – phase 2
Landscape			

Waste			No identified need.
Environment		Protection of Drumlithie Burn and integration of water course into green infrastructure strategic planting around settlement. Provide pedestrian links from sites into settlement centre and improved path links around settlement including local facilities and school. Provision of public art linked to built & cultural heritage.	
NHS Grampian			No issue at this level of development
Scottish Water	Torphins WWTW - There is currently limited treatment capacity. A Drainage Impact Assessment will be required if development is connecting into the existing network.		Invercarnie WTW– No issues
Education	Primary feeds into Aboyne Academy- Academy would struggle to cope with the cumulative impact of development even with 2 classroom extension.		Torphins Primary School can accommodate development.

Area Marr	Settlement Kincardine O Neil		
Housing (units) M108		Employment M108	Mixed use

M99b	30	M99b	
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Service	Requirement	Aspiration	Additional Information
Transportation			
Housing	30% affordable housing requirement		9 units 5 unit – phase 1 4 units – phase 2
Landscape			
Waste			No identified need.
Environment		Protection of Drumlithie Burn and integration of water course into green infrastructure strategic planting around settlement. Provide pedestrian links from sites into settlement centre and improved path links around settlement including local facilities and school. Provision of public art linked to built, natural & cultural heritage.	
NHS Grampian			No issue at this level of development
Scottish Water	Kincardine O Neil WWTW - There is currently limited treatment capacity. A Drainage Impact Assessment will be required if development is connecting into the existing network.		Invercarnie WTW– No issues
Education	Primary feeds into Aboyne Academy- Academy would struggle to cope with the cumulative impact of development even with 2 classroom extension.		Kincardine O Neil Primary School can accommodate development.

Area Marr		Settlement Lumphanan	
Housing (units) M133	30	Employment	
	30		

Service	Requirement	Aspiration	Additional Information
Transportation			
Housing	10% affordable housing requirement		3 units 1 unit – phase 1 2 units – phase 2
Landscape			
Waste			No identified need.
Environment			
NHS Grampian			No issue at this level of development
Scottish Water	Lumphanan WWTW - There is currently limited treatment capacity. A Drainage Impact Assessment will be required if development is connecting into the existing network.		Invercarnie WTW– No issues
Education	Lumphanan Primary School cannot accommodate development. Primary feeds into Aboyne Academy- Academy would struggle to cope with		

	the cumulative impact of development even with 2 classroom extension.		
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Area Marr		Settlement Monymusk	
Housing (units) M28	30 30	Employment	

Service	Requirement	Aspiration	Additional Information
Transportation			
Housing	10% affordable housing requirement		3 units 1 unit – phase 1 2 units – phase 2
Landscape			
Waste			No identified need.
Environment		Protection of Drumlithie Burn and integration of water course into green infrastructure strategic planting around settlement. Provide pedestrian links from sites to settlement centre and improved path links around settlement including local facilities and school. Provision of public art linked to built & cultural heritage.	
NHS Grampian	Development will compound the issue already identified in NHS Grampians		

	response to the Main Issues Report in regard to Kemnay.		
Scottish Water	Monymusk WWTW - There is currently limited treatment capacity. A Drainage Impact Assessment will be required if development is connecting into the existing network.		Invercarnie and Mannofield WTW- No issues
Education	Alford Academy cannot cope with development- Alford Campus proposed re-development may alleviate this issue.		Monymusk Primary School can accommodate development.

Area Marr		Settlement Tarland	
Housing (units) M31	30 30	Employment	

Service	Requirement	Aspiration	Additional Information
Transportation			
Housing	20% affordable housing requirement		6 units 2 unit – phase 1 4 units – phase 2
Landscape			
Waste			No identified need.
Environment		Protection of Drumlithie Burn and integration of water course into green infrastructure strategic planting	

		around settlement. Provide pedestrian links from sites into settlement centre and improved path links around settlement including local facilities and school. Provision of public art linked to built & cultural heritage.	
NHS Grampian			No issue at this level of development
Scottish Water	Tarland WWTW - There is currently limited treatment capacity. A Drainage Impact Assessment will be required if development is connecting into the existing network.		Ballater WTW– No issues
Education	Primary feeds into Aboyne Academy- Academy would struggle to cope with the cumulative impact of development even with 2 classroom extension.		Tarland Primary School can accommodate development.