

Area Banff and Buchan		Settlement Aberchirder	
Housing (units)		Employment	
BB54	50		
BB41	30		
	80		0 (effective supply of 1 ha of employment land in settlement)

Service	Requirement	Aspiration	Additional Information
Transportation			B41 - Full Access (vehicle / pedestrian / cycle) to be taken via existing development at Causeway End Crescent and linking through to Old Road. B54 - Full Access (vehicle / pedestrian / cycle) to be taken from the B9023 linking through to the existing development at Walker Court. Pedestrian and cycle linkage through to existing network leading to Cleanhill Woods
Housing	25% affordable housing requirement		Phase 1 – 30% (6 units) Phase 2 – 70% (14 units)
Landscape	Financial contributions towards existing play facilities.		
Waste	None		
Environment			
NHS Grampian	Extension will be required to existing medical centre	New site should be considered	Existing site very restricted - may be possible to construct small extension, however new site should be considered if community expand
Scottish	There is currently no waste water		Turriff WTW - There is currently

Water	treatment capacity available at Aberchirder WWTW, growth will be required. The network in this area is ok.		sufficient capacity at Turriff WTW and the network is ok.
Education	One additional primary school classroom (70m ²) will be needed	Support should be considered for local leisure and community facilities	Current primary school forecasts can accommodate level of growth but additional requirement for accommodation should be highlighted. Library could cope with additional pressure of 80 houses

Area Banff and Buchan		Settlement Banff	
Housing (units)		Employment	4
B	250		
BB20	200		
fh1	150		
BB63	80		
fh2	40		
BB107	80		
	800		4

Service	Requirement	Aspiration	Additional Information
Transportation	BB20, BB63, fh2 & BB107 - Full Access (vehicle / pedestrian / cycle) required via new roundabout at junction with Tannery Street. 2nd access required on Golden Knowles Road. 3rd access required from		BB52 - No perceived issue with access subject to satisfying required standards

	Whinhill Road. Connectivity (vehicle / pedestrian / cycle) must be provided through all development areas. Possible need for roundabout at Golden Knowes Road / A98 junction		
Housing	30% affordable housing requirement		240 units for the LDP period
Landscape	<p>Long term requirement for extra sports pitch in Banff.</p> <p>Financial contribution to current play park provision rather than any new provision.</p> <p>Allotments</p>		Proposed cemetery extension (P3) should provide enough provision for 50-75 years.
Waste	Requirement to replace the existing Household Waste Recycling Centre (1ha) at Macduff New depot and recycling bulking point to replace Tannery Street and Inverboyndie Yard. (1.5ha)		The current site in Macduff cannot be extended.
Environment		<p>Improve national cycleway link and national coastal path links to Whitehills.</p> <p>Enhancement of beach shelters (2).</p> <p>Landscape and woodland recreational network based upon Duff House Woods and Lusylaw Woods (20ha).</p> <p>Cycleways to link new sites & existing town together.</p>	
NHS Grampian			Community Hospital – redevelopment in progress but no

			<p>further room for expansion. Any future requirement for additional consulting capacity will have to be considered as part of a new Health Centre (see Macduff Health Centre).</p>
<p>Scottish Water</p>			<p>Gallowhill WTW is supplemented by water from Turriff WTW. Growth may be required to accommodate all proposed growth. No supply issues that we are aware of at present. Not aware of any network issues.</p> <p>Treatment isn't an issue for Banff as this settlement drains to Moray PFI - Banff Macduff WWTW, which currently has sufficient capacity. The pumping station here may need to be upgraded for storage, however this is a relatively small issue.</p> <p>Sites BB20, BB63 and BB107, which are positioned in town, would need a Drainage Impact Assessment as there are flooding issues. Site BB52, which is situated in Inverboyndie, is partly brownfield so there shouldn't be any big issues. Developments at Inverboyndie drain to Inverboyndie Pumping Station which is a PFI (Privately Funded Initiative).</p>

Education	New Primary/Nursery/Community Campus (210 Pupil) including recreation facilities + 1 additional grass pitch for community use		<p>Site and design of new primary school should allow for future expansion.</p> <p>Academy can accommodate proposed growth.</p> <p>Subject to Betterlife Centre Project going ahead library and sports facilities will be able to be accommodate proposed growth. If it does not requirements are a 200m² replacement library and 2 court sports hall</p>
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Area Banff and Buchan		Settlement Inverallochy	
Housing (units)		Employment	
BB51	25		0
BB25	60		
BB12	15		
	100		0

Service	Requirement	Aspiration	Additional Information
Transportation			<p>BB51 - No perceived issue with access subject to satisfying required standards. Proposed point of access to be linked with road to adoptable standards.</p> <p>BB12 - Full Access (vehicle / pedestrian / cycle) to be taken via</p>

			existing development to the North. BB25 - Full Access (vehicle / pedestrian / cycle) to be taken via Allochy Road. Further development in excess of 50 dwellings would require an emergency / second point of access via Allochy Road.
Housing	15% affordable housing requirement		15 units for the LDP period
Landscape	Capacity at Station Road site for expansion to community play area as off-site provision from any new developments. New cemetery provision required (6 ha.)		
Waste	None		
Environment		Connections, parking and upgrading to the national coastal path.	
NHS Grampian	Finlayson Street Practice branch surgery in Inverallochy requires replacement building on a new site.		
Scottish Water			Forehill WTW - These sites should be ok. A Water Impact Assessment would need to be carried out. A small amount of mains upsizing may be required to deal with additional flows. Treatment capacity is currently ok

			as these sites drain to Fraserburgh Phingask PFI. Site BB51 would need a Drainage Impact Assessment to look at the sewers as there are flooding issues. The current size of the pumps may also need to be reviewed for each of the preferred sites. Should there be any brownfield development there will be an opportunity to remove surface water which will allow additional capacity.
Education			Development can be accommodated

Area Banff and Buchan		Settlement Fraserburgh	
Housing (units)		Employment	6
BB36	600		
BB38	200		
BB58 & eh4	Up to 400		6
	1000		

Service	Requirement	Aspiration	Additional Information
Transportation	BB36 - Full Access (vehicle / pedestrian / cycle) to be taken via new fifth arm of Strichen Rd / Boothby Rd roundabout. 2 further access points must be provided from Boothby Road. Pedestrian / cycle linkage must be provided to north side of Boothby Road.		BB55 - Full Access (vehicle / pedestrian / cycle) to be taken via West Shore Road linking through to second point of access on to Roseharty Road at Western edge of site. All other development proposals have no perceived issue with

	<p>BB38 - Full Access (vehicle / pedestrian / cycle) to be taken via new roundabout on A98 to serve development to North and South, west of the proposed roundabout at Boothby Road junction. 2nd point of access required via Roseharty Road to the North.</p> <p>BB37 - Full Access (vehicle / pedestrian / cycle) to be taken via access road from A98 / Boothby Road Roundabout and provision of second access onto Roseharty Road to the North.</p>		access subject to satisfying required standards.
Housing	50% affordable housing requirement		500 units for LDP period
Landscape	<p>Development in the area should contribute to new park located in BB58.</p> <p>Development in the area should contribute to new sports facilities located in BB38.</p> <p>Play park provision would be determined as to location of development.</p> <p>New cemetery site needs to be provided.</p>		
Waste	New depot and recycling bulking point. (0.7ha)		Alternative, and preferred option would be to locate at Mintlaw.

Environment		<p>Improve national coastal path links into and out of town.</p> <p>Landscape and recreational network including community woodlands & cycleways to link new sites with existing town.</p> <p>New cycleway connections, parking and upgrading to the Formartine & Buchan Way.</p> <p>Allotments (1ha)</p>	
NHS Grampian	<p>Saitoun Practice in Fraserburgh at capacity - Extension to the Health Centre will be required if significant developments occur in Fraserburgh or local community</p> <p>Finlayson Street Practice in Fraserburgh at capacity and site very restricted. A new site will be required for a new development if significant developments occur in Fraserburgh or local community.</p>		
Scottish Water	<p>Turriff WTW will need additional growth to accommodate all these proposed developments. The network is currently well supplied so there aren't any issues that we are aware of.</p>		<p>Treatment capacity is currently ok as these sites drain to Fraserburgh Phingask PFI. Sites BB33, BB37 and BB38 lie west of the bypass and could be pumped directly to the PFI instead of going into the town's sewer system to be pumped all the way round the system before reaching the PFI. Site BB36 would need a Drainage Impact Assessment. All other sites in town (brownfield) shouldn't need Drainage Impact</p>

			Assessment's. There are serious flooding issues at the harbour. Surface Water should be removed from brownfield developments.
Education	<p>New Primary/Nursery/Community Campus (210 Pupil) including recreation facilities to accommodate community to SW of bypass.</p> <p>Two full size grass pitches with associated changing facilities (150m²) required</p>		

Area Banff and Buchan		Settlement Macduff	
Housing (units) BB40	50	Employment BB62	10
	50		10

Service	Requirement	Aspiration	Additional Information
Transportation	BB62 - Industrial standard access & loop road from U112L Old Gamrie Road through existing Emp.B. No direct access from A98. Depending on TA findings may require upgrading of Old Gamrie Road/A98 junction to roundabout including relocation of proposed gateway feature.		BB114 - Access to be taken from B9026 Duff St. No direct access from A947.

Housing	30% affordable housing requirement		15 units for LDP period
Landscape	Play park provision would be required for any development to the SE of the settlement.		
Waste	None		
Environment	None		
NHS Grampian	New Health Centre recommended in Macduff to address the need for additional space for the Macduff and Banff communities to support this significant population growth. Health Centre should also provide support for Diagnostic and Treatment Services to support the Hospital.		Community Hospital – redevelopment in progress but no further room for expansion. Any future requirement for additional consulting capacity will have to be considered as part of a new Health Centre (see Macduff Health Centre).
Scottish Water			<p>Developing 50hu shouldn't be a problem, unless they are situated on high ground and approaching the contour level of the serving service reservoir. However, there are three service reservoirs situated within the town so a supply should be able to be provided from one of these sources, but re-zoning may be required.</p> <p>The developer should pump straight to Moray PFI - Banff Macduff WWTW instead of being pumped all the way round the town's system. Surface water would need to be disposed of on the coast. As the foul sewer main</p>

			will need to be laid in that direction as well the track could be shared.
Education	None		

Area Banff and Buchan		Settlement Portsoy	
Housing (units) BB80	90	Employment BB80	0.5
	90		0.5

Service	Requirement	Aspiration	Additional Information
Transportation			BB27 – access to be taken from Park Road BB80 – Looped access from Burgh Road; No direct access from A98.
Housing	30% affordable housing requirement		27 units for LDP period
Landscape	Community play area may be needed close to any new development.		
Waste	None		
Environment	None		
NHS Grampian	Existing Medical Practice considered sufficient to copy with proposed growth, however the Health Centre will require an extension or a new site identified if Portsoy or wider community expands significantly		Community supported by nearest Hospital in Banff - See under Banff.
Scottish Water			Portsoy Damhead High Level Service Reservoir supplies the whole of Portsoy, which is supplied

			<p>by Turriff WTW. There shouldn't be any pressure issues. Capacity should be ok.</p> <p>Capacity for treatment at Portsoy Screening Station is ok. A Drainage Impact Assessment will be required to look at the network.</p>
Education	Additional primary school classroom (70m ²) or phasing of housing development to accommodate school roll		<p>Primary provision can cope, however, any changes in the forecast would bring very close to capacity.</p>