

Future Infrastructure requirements, Aberdeenshire Local Development Plan K&M - Marr

Settlement	L/S requirement
Gourdon / Inverbervie	Cemetery extension area K 42 preferred (approx 2 acre 100K) additional play area or off site contributions Identify land for Allotments
Laurencekirk	Identify land for cem extension K 51 land next to existing cem (approx 2 acre 100k) Identify land for Allotments additional play area or off site contributions
Marywell	
Newtonhill	Requirement for additional formal sports pitch (approx 60K) additional play area or off site contributions
Portlethen	Requirement for additional formal sports pitches (3 * 60K) identify land for cemetery extension Identify land for Allotments
Stonehaven	identify land for cemetery extension (population increase would require at least 2.5 acre (150k) Requirement for additional sports pitches Requirement for additional green space Identify land for Allotments
Banchory Leggart	identify land for cemetery - if required (main cem for this area is Banchory Devnick, no lairs left, 2 acre 100k) Requirement for sports pitches Play areas to be discussed

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Aboyne	Requirement for additional formal sports pitch (1 * 60k) Identify land for Allotments
Alford	Requirement for additional 3 formal sports pitches (3*60k) Identify land for Allotments identify land for cemetery extension
Banchory	Requirement for additional formal sports pitches (3*60k) identify land for cemetery extension (2 acres 100k) additional play areas or off site contributions
Huntly	Requirement for additional formal sports pitches (2 * 60k) play area off site contributions to add to existing Areas.

Future Infrastructure Requirements for Services

Banff and Buchan Area.

Aberchirder. (80 Housing units)

- **Open Space / Amenity Provision:** Adequate provision at present, any new developments should provide useful and meaningful areas of open space within their site boundary and to the appropriate standards and level of provision per unit.
- **Sports Pitch Provision:** One football pitch and community run pavilion is located at McRobert Park. Sports playing fields at Aberchirder Primary School. Private Bowling Green and Clubhouse.
- **Play Provision:** Aberchirder is well served with existing play areas (5) with one proposed for the Causewayend development. It would be appropriate for any new developments to contribute financially towards the improvement of existing play facilities for all age ranges rather than any new on-site provision.
- **Burial Ground / Cemetery Provision:** the cemetery at Marnoch serves the settlement of Aberchirder and the surrounding area some 3 miles from Aberchirder. Extra land is in the process of being purchased for future provision adjacent to the existing cemetery.
- **Notes:** Environmental assets – Cleanhill Wood, Conservation Area, Central Square.
- **Community Requirements:** Protection and development of existing environmental assets. Cleanhill Wood / Central Square. Community are in the process of developing a sports hall on part of McRobert Park.

Banff. (800 Housing units)

- **Open Space / Amenity Provision.** Adequate provision at present, any new developments should provide useful and meaningful areas of open space within their site boundary and to the appropriate standards and level of provision per unit.
- **Sports Pitch Provision.** One football pitch at Canal Park (Tesco Development), 2 rugby pitches at Duff House Playing Field. Pitches at Banff Academy. All weather pitch at Princess Royal and Banff Primary. Long-term requirement for another pitch in Banff.
- **Play Provision.** Banff is well served with existing play areas (6) It would be appropriate for any new developments to contribute financially towards the improvement of existing play facilities for all age ranges rather than any new on-site provision.
- **Burial Ground / Cemetery Provision.** Proposed site identified for a new cemetery (P3) should provide sufficient capacity for next 50-75 years.
- **Notes.** Environmental Assets – Duff House/Wrack Woodland, Coastline/Beach/Banff Links, Lusylaw Woods, River Deveron, Conservation Area, SSSI and Designed Landscape.

- **Community Requirements.** Banff / Macduff Community Council and Banff / Macduff Community Trust leading various environmental and other projects.

Cairnbulg / Inverallochy. (100 Housing units)

- **Open Space / Amenity Provision.** Adequate provision at present, any new developments should provide useful and meaningful areas of open space within their site boundary and to the appropriate standards and level of provision per unit.
- **Sports Pitch Provision.** One full size football pitch and one 5 a side pitch at Inverallochy Road Playing Fields. Changing Rooms Community owned and operated. Private Golf Course and Bowling Green.
- **Play Provision.** Currently 4 play areas within the two villages. Capacity at the Station Road site for expansion to Community Play Area as off-site provision from any new developments subject to location of those developments.
- **Burial Ground / Cemetery Provision.** Existing cemetery is reaching capacity and the adjacent land is not available due to cost (£30K). New provision of approximately .6 ha. Required closer to the two settlements.
- **Notes.** Environmental Assets – Coastline / Coastal Footpath links to Philorth Local Nature Reserve. Harbour / Marina, Conservation Area.

Fraserburgh. (1000 Housing units)

- **Open Space / Amenity Provision.** Adequate provision at present, any new developments should provide useful and meaningful areas of open space within their site boundary and to the appropriate standards and level of provision per unit. Current Local Plan has provision for possible new park P3 and it seems appropriate that this should be further defined and that any new development in that area should contribute towards this project.
- **Sports Pitch Provision.** 5 full size football pitches at James Ramsay Park (4) and Links (1). Cricket Square and All Weather Pitch at Links. (See ELL Pitch Survey) Questions about quality of existing pitches. Other pitches in Fraserburgh at Academy etc. Current Local Plan has provision for possible new sports facilities P2 and it seems appropriate that this should be further defined and that any new development in that area should contribute towards this project.
- **Play Provision.** 16 play areas within Fraserburgh. It would depend on the location of any new developments whether on or off-site provision would be required and it is likely to be a mixture of both.
- **Burial Ground / Cemetery Provision.** Less than 10 years lair provision left in the existing cemetery. Initial proposals for the use of the land to the south of the existing site have been abandoned due to flooding. Proposal for site to be provided within the “Crescent” Development.
- **Notes.** Environmental Assets – Beach, Coastal Path, Local Nature Reserve (Philorth), F&B Way, SSSI's, Philorth Woodland, James

Ramsay Park and Links Area, Kinnaird Head and woodland planting within town.

Macduff. (50 Housing units)

- **Open Space / Amenity Provision.** Adequate provision at present, any new developments should provide useful and meaningful areas of open space within their site boundary and to the appropriate standards and level of provision per unit.
- **Sports Pitch Provision.** One full size floodlit football pitch at Myrus Playing Field. Proposals to upgrade this pitch and pavilion together with all weather facility as part of Canal Park Tesco development.
- **Play Provision.** 5 Play areas within Macduff. Provision would be required for any development on the south east of the town.
- **Burial Ground / Cemetery Provision.** Sufficient lairspace available meantime within the existing cemetery at Myrus.
- **Notes.** Environmental Assets – Duff House/Wrack Woodland, Coastline, River Deveron.
- **Community Requirements.** Banff / Macduff Community Council and Banff / Macduff Community Trust leading various environmental and other projects.

Portsoy. (90 Housing units)

- **Open Space / Amenity Provision.** Adequate provision at present, any new developments should provide useful and meaningful areas of open space within their site boundary and to the appropriate standards and level of provision per unit.
- **Sports Pitch Provision.** Two full size football pitches (1 Floodlit) at Playing Fields. Community Pavilion and all-weather court. Private Bowling Green
- **Play Provision.** 4 play areas within the town (1 at the Primary School) It would depend on the location of any new developments whether on or off-site provision would be required and it is likely to be a mixture of both. Any larger development at BB21 / BB158 would require a Community Play Area. **Burial Ground / Cemetery Provision.** Existing cemetery provision adequate with room to expand to the south onto existing Council owned ground.
- **Notes.** Environmental Assets. Coastline / Coastal Footpath, Conservation Area / Harbour, Kirk Wood and Loch Soy.

Buchan Area.

Auchnagatt. (45 Housing units)

- **Open Space / Amenity Provision.** Adequate provision at present, any new developments should provide useful and meaningful areas of open space within their site boundary and to the appropriate standards and level of provision per unit.
- **Sports Pitch Provision.** One football pitch at Playing Field

- **Play Provision.** One play area at the Playing Field. Any development to the east of the A948 could contribute to this facility. Any development to the west of the A948 would need to provide some play facility on that side of the road.
- **Burial Ground / Cemetery Provision.** No requirement at this stage for cemetery ground, current cemetery at Savocho sufficient for requirements.
- **Notes.** Environmental Assets. Links to F&B Way.

Boddam. (50 Housing units)

- **Open Space / Amenity Provision.** Adequate provision at present, any new developments should provide useful and meaningful areas of open space within their site boundary and to the appropriate standards and level of provision per unit.
- **Sports Pitch Provision.** Two full-size football pitches and room for other provision.
- **Play Provision.** It would be appropriate for any new developments to contribute financially towards the improvement of existing play facilities for all age ranges rather than any new on-site provision. Should any development take place to the west of the A90 then provision would need to that side of the Trunk Road.
- **Burial Ground / Cemetery Provision.** Served by Peterhead Cemetery provision
- **Notes.** Environmental Assets. Coastline and Coastal Footpath, Harbour, Sandford Bay, Conservation Area.

Cruden Bay. (100 Housing units)

- **Open Space / Amenity Provision.** Adequate provision at present, any new developments should provide useful and meaningful areas of open space within their site boundary and to the appropriate standards and level of provision per unit.
- **Sports Pitch Provision.** One full sized football pitch at Mill Park (Community) together with double court all-weather area and one full sized pitch outwith settlement (Private). Golf Course and Bowling Green
- **Play Provision.** It would be appropriate for any new developments to contribute financially towards the improvement of existing play facilities for all age ranges rather than any new on-site provision.
- **Burial Ground / Cemetery Provision.** Cemetery extension will be required within the next 10 years. (0.5 ha). Adjacent land to existing cemetery should be available.
- **Notes.** Environmental Assets. Cruden Bay Beach, Coastline and Coastal Footpath, Cruden Bay Woods, Harbour, Slains Castle and Conservation Area.

Hatton. (40 Housing units)

- **Open Space / Amenity Provision.** Adequate provision at present, any new developments should provide useful and meaningful areas of open

space within their site boundary and to the appropriate standards and level of provision per unit.

- **Sports Pitch Provision.** One full sized football pitch at Playing Field, all weather facility at rear of hall. Proposals to replace existing football pitch with new facility,
- **Play Provision.** It would be appropriate for any new developments to contribute financially towards the improvement of existing play facilities for all age ranges rather than any new on-site provision.
- **Burial Ground / Cemetery Provision.** Served by Cruden Cemetery provision.
- **Community Requirements.** Community Park

Mintlaw. (850 Housing units)

- **Open Space / Amenity Provision.** Adequate provision at present, any new developments should provide useful and meaningful areas of open space within their site boundary and to the appropriate standards and level of provision per unit.
- **Sports Pitch Provision.** One full sized football pitch at Recreation Ground with community changing facility. Pitches at Academy including all-weather area.
- **Play Provision.** Future play provision could be a combination of both on and off-site provision depending on site size and location.
- **Burial Ground / Cemetery Provision.** Served by cemeteries at Fetterangus and Old Deer. Extra provision at Fetterangus is in hand. (0.3 ha) Extra ground will be required Old Deer Cemetery (0.6 ha)
- **Notes.** Environmental Assets – Aden Country Park, F&B Way, Woodland strips throughout settlement, TPO Station Road and South Ugie Water.

The proposed development bid B81 (250 dwellings) and B83 (employment land) both are on land that is classified as protected and forms part of Aden Country Park. The area of ground concerned acts as a buffer between the residential areas and the Country Park. Residential development in this area would severely impact on the setting of the park and would limit future use of the area for development of the park.

Peterhead. (1180 Housing units)

- **Open Space / Amenity Provision.** Adequate provision at present, any new developments should provide useful and meaningful areas of open space within their site boundary and to the appropriate standards and level of provision per unit.
- **Sports Pitch Provision.** See ELL Pitch Survey and Audit. A number of football pitches are poorly drained and exposed during the winter leading to poor overall usage. Consideration should be given to large developments financially contributing to existing pitch facilities rather than new provision.
- **Play Provision.** Peterhead is generally well served with play facilities. The provision of on or off-site facilities would largely depend on the

size and location of individual developments. Any developments to the west of the Peterhead bypass would need their own facilities

- **Burial Ground / Cemetery Provision.** Proposed extension at Grange cemetery will provide approx 2500 lairs.
- **Notes.** Environmental Assets – Coastline, F&B Way, Peterhead Bay, Ugie Estuary, Dales Park, Collieburn Park and Conservation Areas (3)

Stuartfield. (70 Housing units)

- **Open Space / Amenity Provision.** Adequate provision at present, any new developments should provide useful and meaningful areas of open space within their site boundary and to the appropriate standards and level of provision per unit.
- **Sports Pitch Provision.** One full sized football pitch, tennis courts and bowling green (Community) at the Recreation Ground.
- **Play Provision.** The play area at the Recreation Ground caters for the village at present. Developments on the eastern side of the village could be catered for by the further improvement of this area. Developments to the west of the village would need separate play facilities.
- **Burial Ground / Cemetery Provision.** Served by cemetery at Old Deer extra ground (0.6 ha) will be required.
- **Notes.** Environmental Assets. Mill Pond / Mill Lades, Existing footpath network

MAIN ISSUES REPORT
Implications for Burial Grounds, Playing Fields and Open Space

BALMEDIE: Nearest burial ground is Belhelvie which currently has a projected life of 28 years. Further development in Balmedie would need additional capacity in Belhelvie. An additional 450 houses would imply more formal sports provision since, apart from the school facility, there is only one suitable football pitch. If there was a privately funded new school, there would still be a requirement for public pitches to cater for the less formal groups which could not afford to pay. There is adequate open space nearby in the form of the Country Park - ensure connectivity with all new development.

NEWBURGH: Nearest burial ground is Ellon, see below. Unlikely to be a requirement for significant open space other than landscaping within the new development.

BLACKDOG:

Nearest burial ground is Belhelvie. Consider new burial ground; would also be used by Balmedie and Potterton residents. Additional 600 houses will need significant open space - important to maintain connection with coastal path.

POTTERTON: Nearest burial ground is Belhelvie. See provision for Blackdog above. Formal sports area required if additional 450 dwellings since very little at present - existing informal provision could be upgraded.

ELLON: Existing burial ground has a life of approximately 10 years. New burial ground required urgently - site F146 is ideal; test dig results are good, Council own the site, not too remote from the town. This site must be retained in its entirety as a burial facility. There is existing provision in Ellon for formal sports pitches but further provision would definitely be required to serve another 1200 houses - estimate 3 new pitches close to new development.

OLDMELDRUM: Adequate burial facilities (new extension to existing burial ground almost completed). Definite requirement for additional formal sports provision outwith school control. Existing application for site F113 has potential to link with existing sports area to provide a worthwhile facility.

CHAPEL OF GARIOCH: Cemetery has a life of 20 yrs. At current use. Additional 70 dwellings unlikely to have a significant effect. The suggested level of development does not justify the provision of anything other than informal recreation facilities.

INSCH: Extension to existing burial ground under construction. Upgrade of existing sports facilities would probably be sufficient. If there were to be more than 60 houses then would need to consider more formal sports provision.

INVERURIE: Adequate burial space at present for 20 yrs. But additional 1900 houses would require a new burial ground of at least 0.5 ha. And this should be in place by the time 1,000 houses have been completed. Existing open space at Uryside

would provide sufficient formal sports facilities but requires significant capital contribution to develop - guesstimate £2M. Development of this facility needs to start now.

KEMNAY: Cemetery is OK for another 50 years. Sufficient formal sports provision to allow for modest population increase but informal sports area required for each development >40 houses. If all proposed 205 houses form one development then would require at least one new formal pitch.

KINTORE: Existing burial ground has sufficient capacity to cope with proposals. Formal sports provision would be well served by the proposed Gauchhill site but significant capital requirement to develop. This needs to start now.

NEWMACHAR: Sufficient burial provision. Requirement for formal sports facility, estimate two pitches or approximately 1 ha.

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03 August 2009