

# Introduction

## The Proposal

Kirkwood Homes submitted a Proposal of Application Notice (PoAN) to Aberdeenshire Council on 8th May 2025 for “Proposed Residential Development of approximately 175 houses, including 25% affordable, with Associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space” on Land at Kirkton Heights, Phase 2 Development, Fraserburgh.

The PoAN was acknowledged by Aberdeenshire Council on the same day (ENQ/2025/0662) and this is the first public stage in the preparation of an application for planning permission.

In advance of the submission of the application, the applicant, Kirkwood Homes is seeking comments on both the prospective application for planning permission and amendments to the current Masterplan, which covers this PoAN area and adjacent land currently allocated for other mixed use development purposes.

The first public event was held on 27th May 2025 and provided the opportunity for any interested party to provide comments at the event, after the event by email and post and via the website. This second public event provides a summary of comments received and the prospective applicants responses to those comments and also presents any changes made to the proposals in response to those submissions and other ongoing technical and environmental considerations. Following this second event, a deadline of 9th July has been set for any further comments and thereafter the revised Masterplan will be finalised and reported to Banff & Buchan Area Committee for agreement. A finalised application for planning permission will also be prepared and submitted to Aberdeenshire Council. Following submission of the application, there will be an opportunity for any interested parties to make representations direct to Aberdeenshire Council.

## Planning History

This PoAN site was previously allocated as one part of site OPI in the Aberdeenshire Local Development Plan 2017. OPI 'Kirkton Development' was allocated for 600 homes, 4 hectares of employment land and sites for a new primary school, health centre and cemetery. Historically, this reflects the earlier Local Development Plan 2012 M1 allocation for a similar range of uses.

A Masterplan was agreed for the OPI site by Banff and Buchan Area Committee in November 2014. The Masterplan was produced to demonstrate integration with the existing town and to set out where the housing, school, health centre, cemetery and employment land would be accommodated on the site. Subsequently, an updated Masterplan was agreed in 2016 with a revised phasing plan. Phase 1 of the approved Masterplan commenced with construction of 120 homes, starting in 2017 (APP/2016/0618).

## Current Planning Context

The currently adopted Aberdeenshire Local Development Plan (LDP) 2023 now splits the Masterplan area into allocations OPI for 600 homes and sites for education / community use, health centre and cemetery; and OP6 for 4 hectares employment land.

The LDP 2023 therefore continues to recognise that Fraserburgh serves as a major employment and service centre within north eastern Aberdeenshire and is identified as being located within a Regeneration Priority Area. Fraserburgh is one of Europe's premier fishing harbours and its growth has been tied to the fortunes of the industry ever since its early origins. Fraserburgh therefore offers a wide range of services with good shopping and leisure facilities. Fraserburgh has also been identified as an Integrated Travel Town in the Local Transport Strategy.

Bounded to the north and east by the sea, Fraserburgh has expanded inland without the landward physical constraints of many of the smaller coastline settlements. The north has undergone extensive housing regeneration and new tourism and recreation opportunities are being provided with the ongoing regeneration of the lighthouse and beach. It is essential that this effort continues during the LDP period in order to fully realise the potential Fraserburgh has to be a vibrant place to live, work and visit.

Reflective of this position, significant employment and housing land allocations have been made within the LDP 2023 to the north and south of the town with progress being made on developing the various housing sites within the town.

Of particular relevance to these proposals, at that time of LDP adoption, January 2023, the current PoAN site was subject to an application for planning permission for 130 dwellinghouses (APP/2021/0329). Notably, on 8th March 2022, that application had received delegated authority to grant from Aberdeenshire Council, subject to appropriate conditions and the conclusion of a satisfactory Section 75 agreement, with the applicants to secure developer obligations and the delivery of a serviced affordable housing site. However, following discussions between the Council and the applicants, Colaren Homes, it became clear that there was no realistic prospect of the agreement being concluded and the application was eventually refused under delegated powers on 25th September 2023.

In the intervening time, i.e. from that application being submitted to the date of refusal, the new Aberdeenshire Local Development Plan was adopted in January 2023 and National Planning Framework 4 (NPF4) was adopted in February 2023. These documents now form the 'Development Plan' and applications for planning permission should be determined in accordance with the development plan, unless material considerations indicate otherwise. The 2016 Masterplan, covering both the submitted PoAN area and adjacent and allocated development areas beyond the PoAN boundary, is one such material consideration.

The original approved Masterplan was agreed by Banff and Buchan Area Committee in November 2014 and an updated Masterplan was agreed by Committee in 2016, based on the allocations as identified at that time within the Local Development Plan 2012. It is therefore appropriate that in order to facilitate and provide an updated planning context for these new residential proposals, the Masterplan therefore requires further updating to reflect both NPF4 policies and the new LDP 2023 allocations. The Masterplan update is therefore provided for consultation on Board 3.

## PoAN Plan as Submitted





# Site Context



Development Site

01

Fraserburgh Beach

02

Fraserburgh Golf Club

03

Fraserburgh Academy

04

Community Facilities - Running Track, Tennis Courts, Football Pitches, Leisure Centre, Skate park

05

North East Scotland College

06

Fraserburgh Hospital

07

Museum of Scottish Lighthouses

08

Tesco Superstore, Toolstation, Argos, Lidl

09

High Street

10

Completed development (Phase 1)

11

ASDA, Home Bargains, McDonalds

12

Community Recycling Centre

13

Fraserburgh South Park School

14

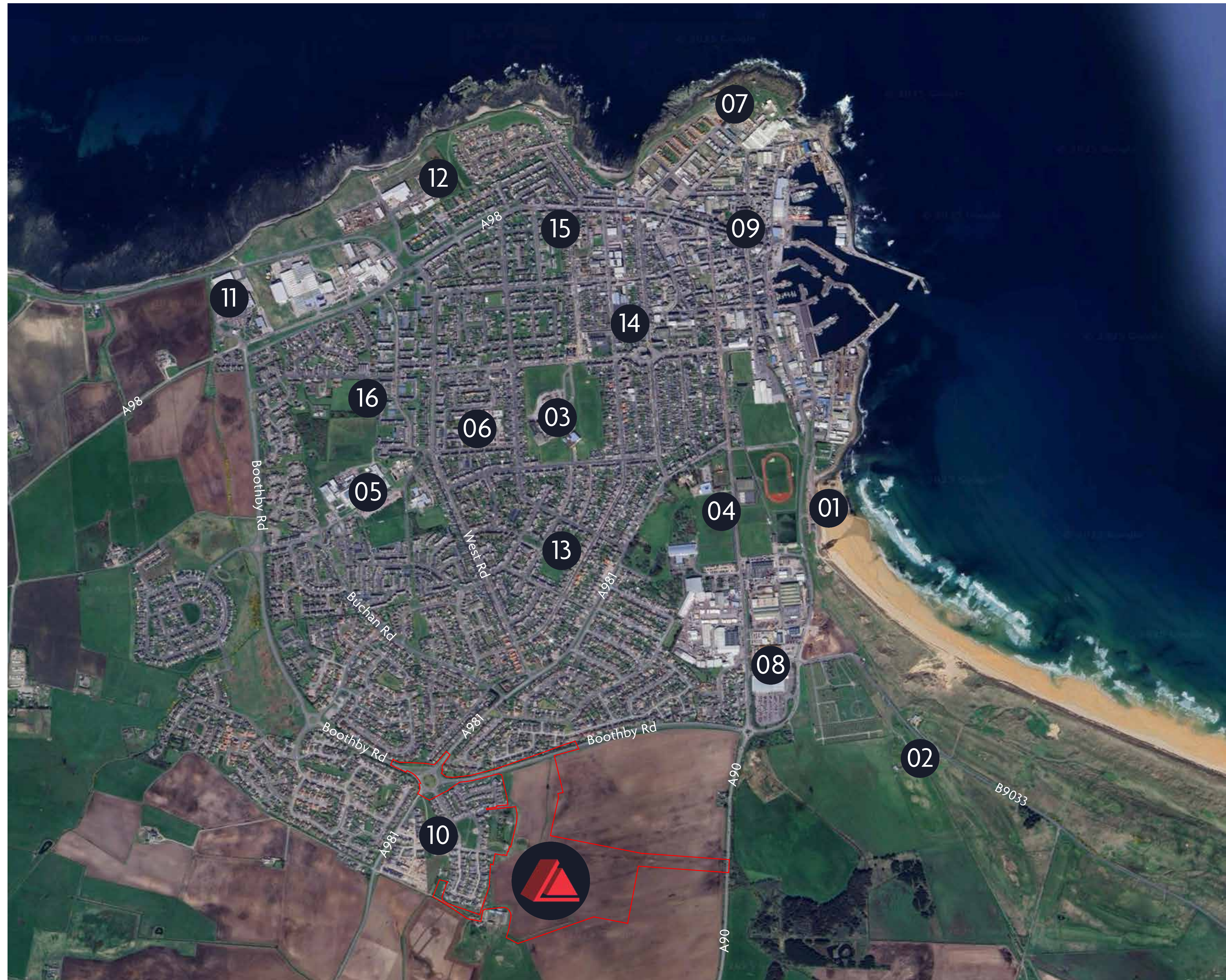
St Andrews School

15

Lochpots School

16

Fraserburgh North School





# Masterplan

## Masterplan Update

As reference, the LDP 2023 now splits the Masterplan area into allocations OP1 for 600 homes and sites for education / community use, health centre and cemetery; and separately OP6 for 4 hectares employment land. With various LDP requirements now also listed for both allocations, the Masterplan requires updating from its 2016 base.

Whilst sites OP1 and OP6 remain inextricably linked as per the approved Masterplan, i.e. retaining a mixed use development overall, the Masterplan requires these amendments to ensure that the access and delivery strategies for OP1 and OP6 can align to facilitate timeous delivery of the OP1 residential proposals, whilst the employment areas (OP6) advance at their own commercial pace.

Furthermore, whilst the previous planning application (APP/2021/0329) was to provide serviced land for affordable housing, these new proposals will now seek detailed consent for and deliver 43 affordable housing units in tandem with the delivery of the private housing. This affordable housing will be delivered in partnership with Osprey Housing Association and be provided as part of the early phases of the housing development, integrated into the design of the development to provide a mix of house types and sizes to meet local need. Land for education/community purposes will remain unchanged as identified within the amended Masterplan, including associated recreation facilities.

Overall, this Masterplan area is conveniently located next to the A90 and in accordance with the OP1 and OP6 LDP 2023 requirements, vehicular access has been updated and arranged to separate, as far as possible, commercial and freight movements from residential traffic.

The opportunity has also however been taken to ensure connectivity between the proposed residential development site OP1, OP6 and the existing settlement, including vehicle and pedestrian routes and taking into consideration the potential for future growth of both the employment land (OP6) and the adjacent remaining allocated housing (OP1) areas. In this regard, core paths located in close proximity to the site and suitable connections to them have also been accommodated through the updated Masterplan.

In summary, the changes to the Masterplan are proposed to react to and accommodate:

- The new Development Plan context, most notably the separating of the LDP 2017 allocation OP1 into LDP 2023 allocations OP1 and OP6;
- A new access strategy to reflect the LDP 2023 OP1 requirement to continue to review the access strategy with each phase of development, with vehicular access to be arranged to separate, as far as possible, commercial and freight movements from residential traffic;
- Potential vehicular access link from OP1 to LDP 2023 allocation OP4 (30 houses) Land at Tyronhill Farm;
- Siting and early delivery of 43 affordable housing units in partnership with Osprey Housing Association;
- Ensuring pedestrian and cycle connectivity between OP1 and OP6 and the existing settlement.

An updated version of the Masterplan is currently being prepared and this will show the proposed changes to the phase 2 housing development, i.e. the area subject to this prospective application for planning permission, and any other consequential changes to the subsequent phases. The updated masterplan will become a material consideration in the determination of the prospective application for planning permission on site OP1, subject to it being timeously agreed by the Banff & Buchan Area Committee."





# Site Proposal & Planning

### Site and Current Planning Context

The proposed housing is designed to be frontage facing to allow for overlooking of the open space areas and provide a varied street scene. The proposed mix of house types range from 1 bedroom bungalows to 5 bedroom detached homes with a 25% allocation for affordable homes which will be delivered with Osprey Housing and will be for social rent. Following feedback from the first consultation, a more detailed breakdown of the proposed house types has been provided below:

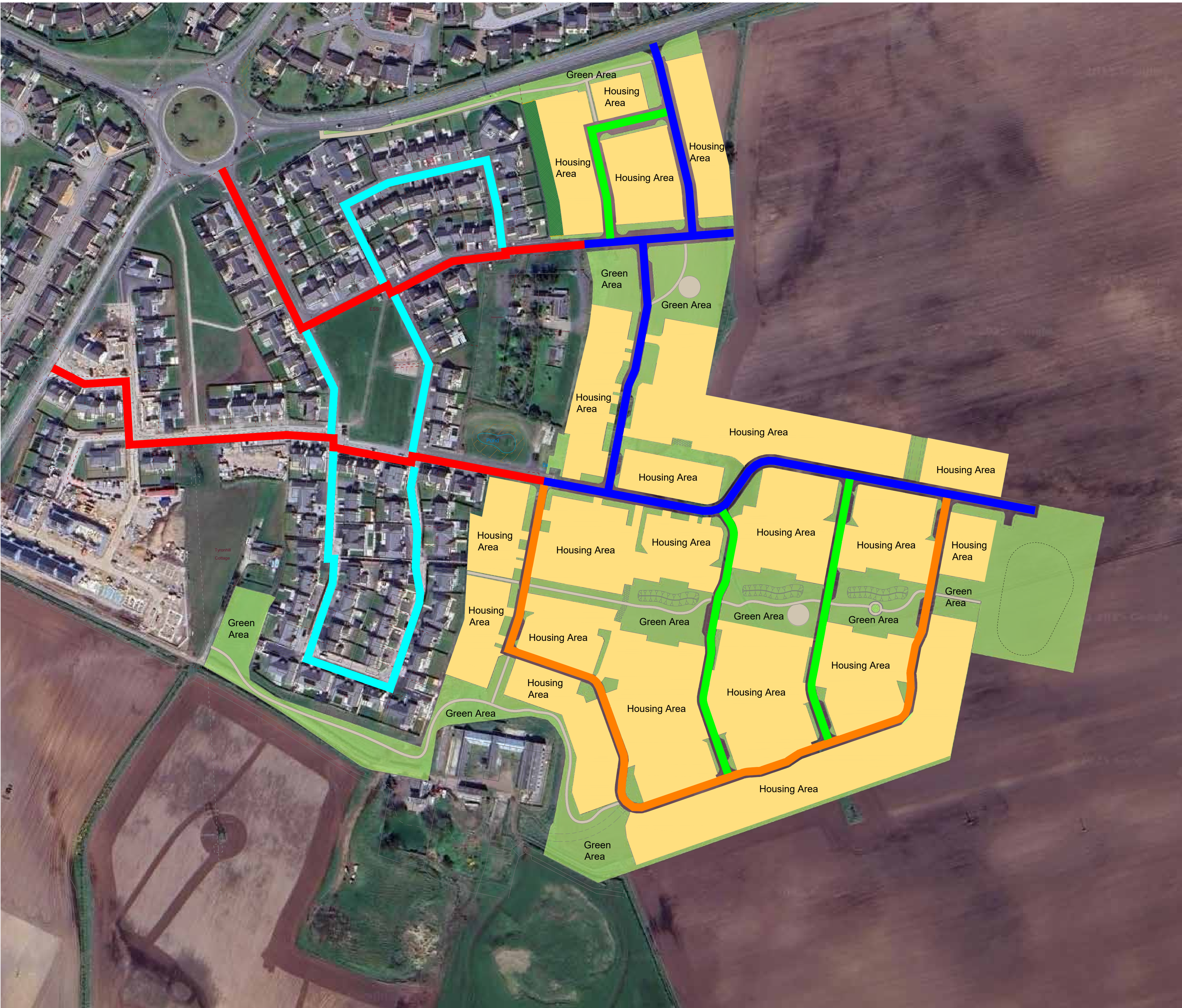
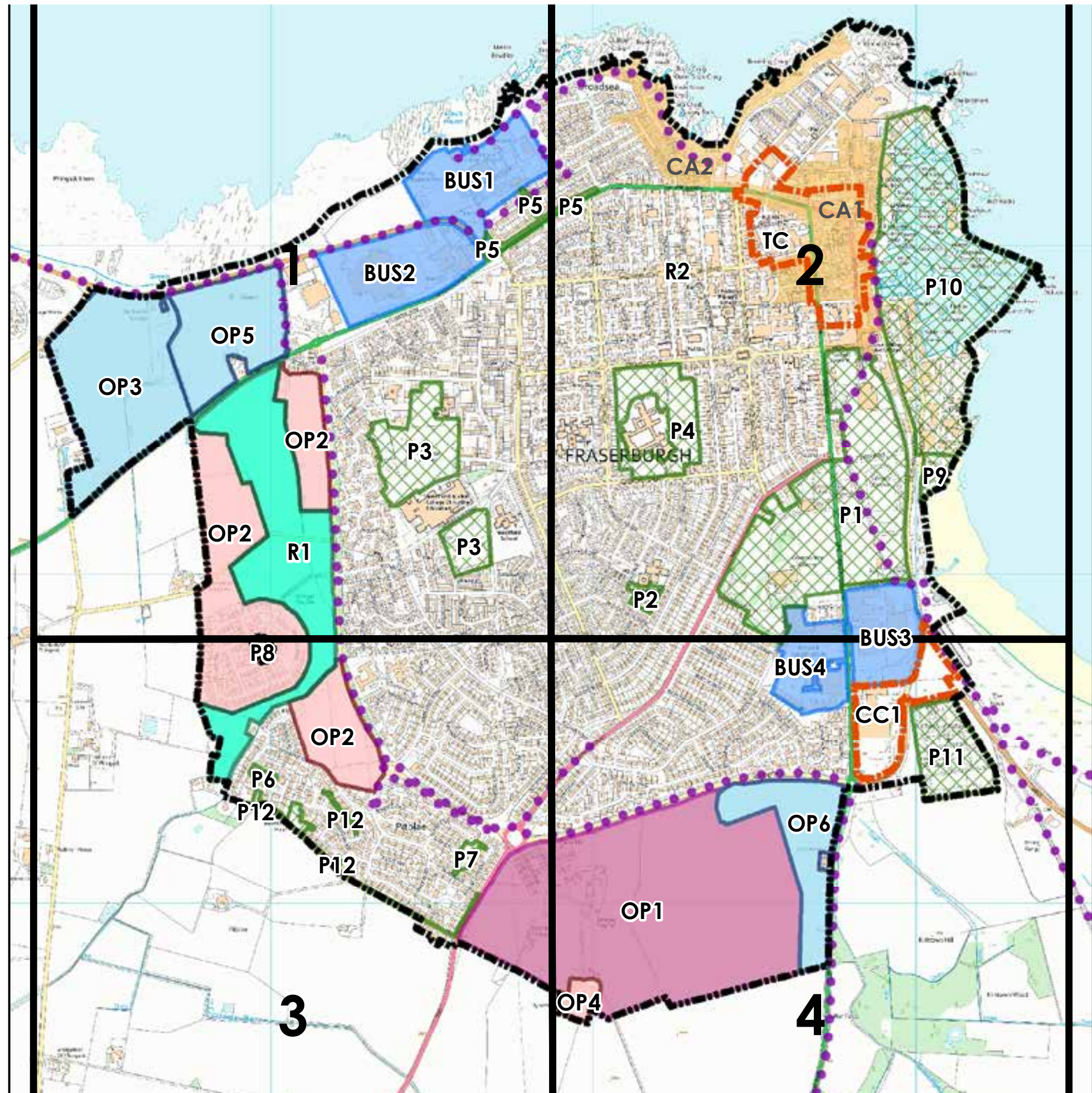
#### Proposed Affordable Housing Mix

- 4no. 1 bedroom bungalows
- 2no. 2 bedroom bungalows
- 2no. 3 bedroom bungalows
- 30no. 3 bedroom semi-detached
- 5no. 4 bedroom detached

#### Proposed Main Market Housing Mix

- 8no. 3 bedroom bungalows
- 5no. 4 bedroom bungalows
- 25no. 3 bedroom detached
- 60no. 4 bedroom detached
- 32no. 5 bedroom detached

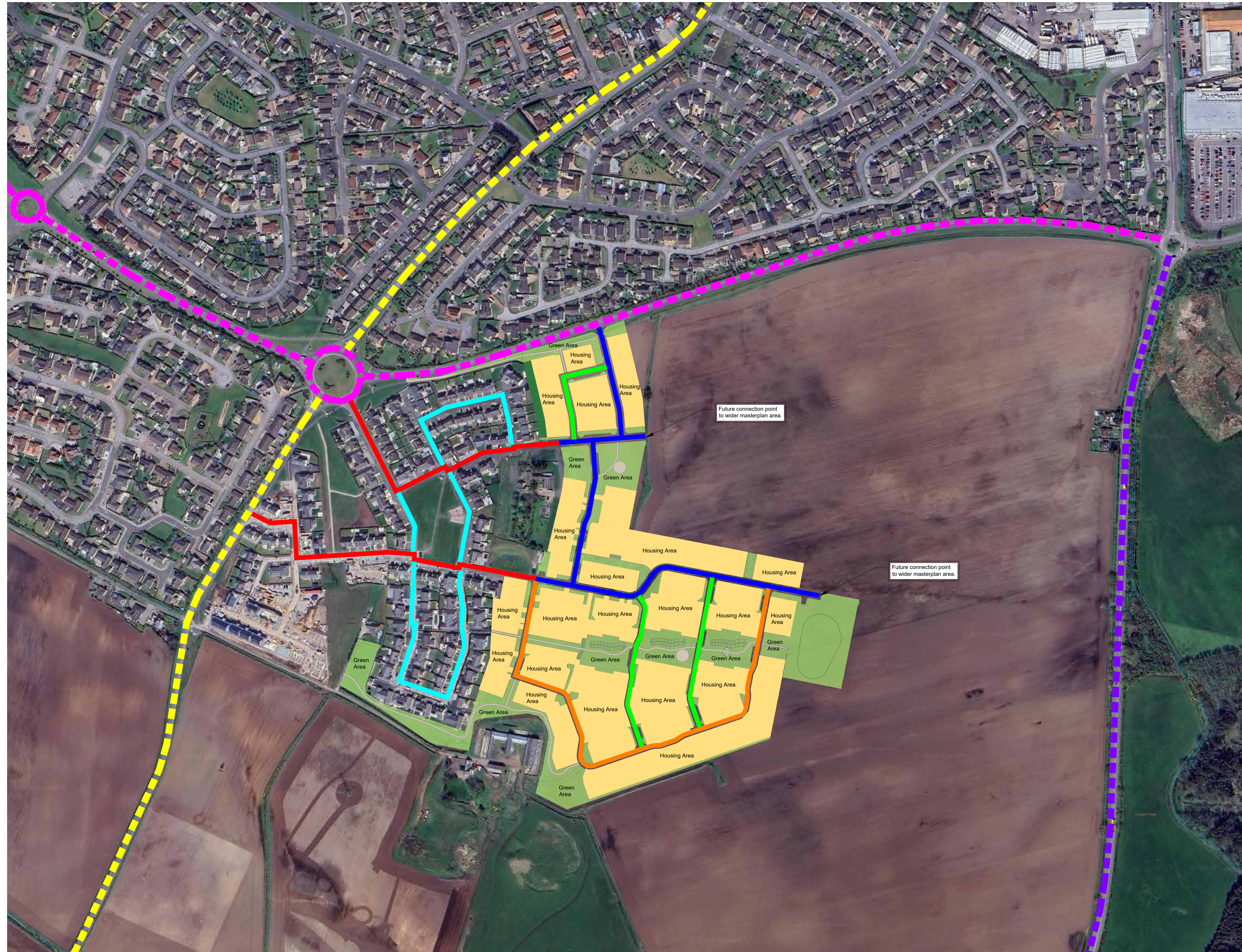
#### 2023 Local Development Plan Fraserburgh Keymap





# Road Hierarchy and Connectivity

- Kirktown Brae (A90)
- Strichen Road (A981)
- Boothby Road
- Existing Core Road - 6.0m wide
- Existing Housing Road - 5.5m wide
- Proposed Core Road - 6.0m wide
- Proposed Core Road - 5.5m wide
- Proposed Housing Road - 5.5m wide





# Green Space Infrastructure

01 Landscape areas with potential integrated surface water landscaping. The document 'Nature Far Ye Bide: Fraserburgh' is currently being assessed in consideration of the opportunity / application within the areas of open space, including support for increased biodiversity and creating more opportunities for local people to connect with nature closer to home.

02 Proposed sustainable drainage system (SUDs) area.

03 Formal areas of green space / planting.

04 Proposed informal path and landscaped corridor.



Example of integrated surface water and landscaping





# Indicative Detailed Application Area

- 01 Central landscaped spine with potential integrated surface water landscaping providing increased bio-diversity through the development.
- 02 Wide range of private housing catering for a large proportion of the market. Properties orientated to front open space areas.
- 03 25% affordable housing.
- 04 Community spaces.
- 05 Landscaped informal path routes linking to the existing and future developments.
- 06 Indicative sustainable drainage system (SUDs) area.
- 07 Following feedback from the first consultation, the landscaping strip has been widened compared to previous proposal and units backing onto Cromarty Crescent have been moved eastwards. Landscaped area to be closed off with post & wire fence with a gate for maintenance access, with native hedgerow and tree mix proposed. Please speak to a representative of the prospective applicant for further information on the updated proposals in this area.
- 08 Path added next to shared drive linking to informal path which is proposed to link to road crossing point on Boothby Road.





# Indicative Phasing Plan

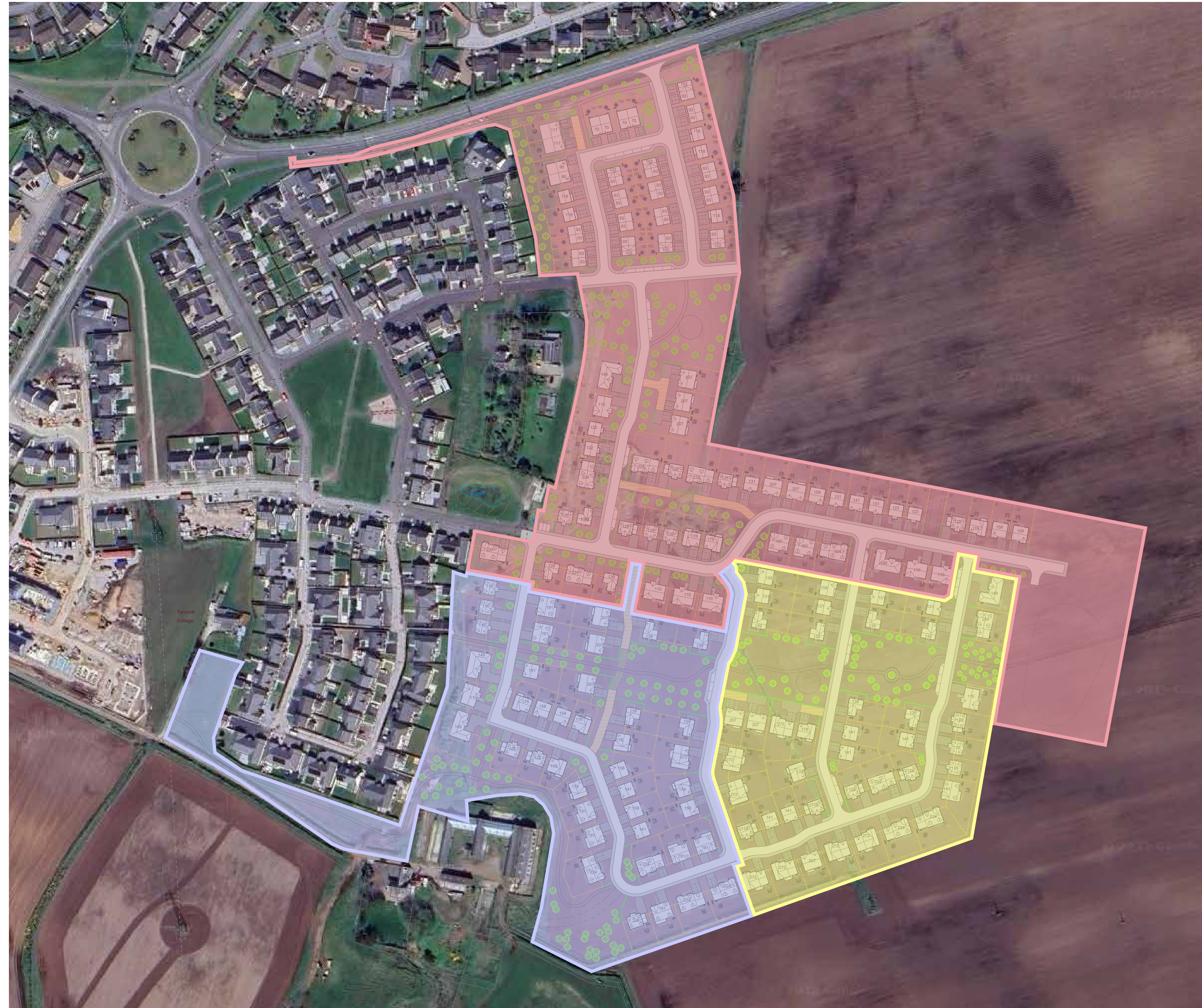
Proposed Phase 1



Proposed Phase 2



Proposed Phase 3





# Frequently Asked Questions

The following questions and answers represent the feedback we have received in response to the first Public Consultation Event. These question and answers are also published on our consultation website - [www.kirkwoodconsultations.co.uk/Kirkton-Fraserburgh](http://www.kirkwoodconsultations.co.uk/Kirkton-Fraserburgh)

## Question:

Support for the proposed green space strategy of linked green spaces rather than one large central open space similar to the previous phase of housing.

## Answer:

Noted and appreciated. Additional opportunities for bio-diversity will be presented through these areas, the detail of which will be included within the application pack.

## Question:

Will there be traffic calming within the proposed road network.

## Answer:

A Transportation Assessment is currently being actioned, which will include details of any required traffic calming, and this document will be included within the application pack.

## Question

Will the proposed footpath and cycle routes link into the existing network.

## Answer:

Yes, as per the current Masterplan requirements, footpath and cycle routes will be facilitated to provide linkages to the edge of the site to potentially link beyond to Fraserburgh, the Formartine and Buchan Way and the national coastal path links.

## Question

What are the latest proposals for the proposed business park / employment area to the east.

## Answer:

Whilst the area, LDP allocation OP6, does not form part of these application proposals, we are aware that the pre-application enquiries between a prospective developer and the Council remain ongoing.

## Question

What type of Affordable Homes will be provided on site 03.

## Answer:

The 25% Affordable Housing will be delivered in partnership with Osprey Housing and will be for social rent.

## Question:

How will the construction be phased.

## Answer:

The construction phasing will typically follow core road routes however this will be dependant upon Scottish Water and Road Construction Consents.

## Question:

What is proposed immediately behind 27 Cromarty Crescent.

## Answer:

The current proposals show a landscape buffer with affordable housing beyond. The amended proposals will be available for comment at public consultation event 2, 3.00pm to 7.30pm Tuesday 24th June at Fraserburgh Golf Club and available on our website where feedback can be provided until 9th July.

## Question:

Strong support, when will the properties be available for purchase.

## Answer:

Noted and appreciated. Subject to all satisfactory consents being realised, summer 2026.

## Question:

The land behind 20 Covesea Crescent was previously proposed, under the previous application, for green area / an adjoining path. Is this still the case.

## Answer:

Yes, that remains the current intention.

## Question:

Would Kirkwood consider selling land to allow for an extended garden area to units backing proposed open space areas.

## Answer:

All the land controlled by Kirkwood Homes is required to facilitate delivery of the housing proposals.

## Question:

Support for the development as there is demand for housing, especially social housing, in the town.

## Answer:

Noted and appreciated.

## Question:

Any additional access to Boothby Road should be a roundabout as this is a very busy road.

## Answer:

A Transportation Assessment is currently being actioned which will include detailed access arrangements and this will be included within the application pack.

## Question:

Involve local children in the nature / open space design and planting.

## Answer:

The document 'Nature Far Ye Bide: Fraserburgh' is currently being assessed in consideration of the opportunity / application within the areas of open space, including support for increased biodiversity and creating more opportunities for local people to connect with nature closer to home.

## Question:

Hope you get planning permission.

## Answer:

Noted and appreciated.



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Question:

Strong support. Looking to purchase.

Answer:

Noted and appreciated. The second of two consultation events will be held from 3.00pm to 7.30pm on Tuesday 24th June at Fraserburgh Golf Club where representatives of the prospective applicant, including a sales representative, will be available to discuss the emerging proposals and potential timeline for house sales.

Question:

Support for the proposals, dissapointed the last application did not deliver the housing and still looking to purchase.

Answer:

Noted and appreciated. The second of two consultation events will be held from 3.00pm to 7.30pm on Tuesday 24th June at Fraserburgh Golf Club where representatives of the prospective applicant, including a sales representative, will be available to discuss the emerging proposals and potential timeline for house sales.

Question

What are the house types included so I can look on your website and match them up; also how many of each house type.

Answer:

An updated schedule of house types and mix will be available on the website and at the second consultation event which will be held from 3.00pm to 7.30pm on Tuesday 24th June at Fraserburgh Golf Club where representatives of the prospective applicant will be available to discuss the emerging proposals.

Question

Will the layout / houses change from those shown at event 1.

Answer:

The layout and house types have been amended in preparation for event 2 and may well change again prior to submission of the formal application for planning permission.

Question

Where will the construction access be located.

Answer:

Pending agreement with Aberdeenshire Council, it is proposed that the construction access will be taken from Boothby Road.

Question:

When will the new properties be available and what are the prices of the new homes.

Answer:

Subject to all satisfactory consents being realised, the anticipation is that the first phase will be summer 2023. Prices will be set at the time of individual house marketing.

Question:

How is access for construction vehicles and equipment being coordinated and how will they access the site. Once the site is completed, is there a plan to open additional access roads.

Answer:

Pending agreement with Aberdeenshire Council, it is proposed that the construction access will be taekn from Boothby Road. The coordination of construction vehicles and equipment will be included within a Construction Management Plan which will be prepared and submitted with the application pack. The proposed access roads are shown within the proposed layout and the detail of these will be included within a Transportation Assessment.

Question:

Very interested in purchasing a property. Looking to build a 3 bedroom bungalow and the option to add additional features or take away features appeals (x2).

Answer:

The current proposed layout and house types will be displayed at event 2 and also available to view on the website.

Question:

Strongly oppose. Concerns over infrastructure capacity. Would like to see a "green" border between the two developments, i.e. there will be disturbance for a very long time.

Answer:

Infrastructure capacities are currently being assessed and will be addressed through all application / consent processes. Where appropriate, areas of landscaping are included within the proposals although it has to be recognised that it is also appropriate in certain circumstances to have houses back to back with appropriate fencing boundaries. Any potential disturbance will be controlled by agreed operating practices and hours through both the Construction Management Plan and appropriate conditions attached to the planning consent by Aberdeenshire Council.

Question:

Support. This town needs more affordable housing however with regard to private houses it depends on price. In the past sales have been slow however this may have been due to house types and other factors. Main concern is the access to the building site during construction phase, if the proposd core road, blue, on the site plan is going to be the main access off Boothby Road then all well and good; if the existing core roads (red) are also to be used in the construction phase as main roads then I have concern over the noise and safety to residents that this would cause.

Answer:

Support noted and appreciated. Support also noted regarding affordable housing need. The rate of private sale will be dictated by demand at point of marketing, currently targeted for commencing summer 2026. Pending agreement with Aberdeenshire Council, it is proposed that the construction access will be taken from Boothby Road. The 'blue' road as shown at event 1, is currently proposed new vehicular access from Boothby Road. The 'red'



# Example House Types



Kirkwood Homes - Street scene from Balgillo Heights, Broughty Ferry



Kirkwood Homes - Street scene from Inchmarlo, Banchory



Kirkwood Homes - Street scene from The Brambles, Sauchen



Kirkwood Homes - Street scene from Balgillo Heights, Broughty Ferry



# Next Steps

## Step 1: Provide feedback on the proposals

- Thank you for participating in this consultation event. Please fill out a feedback form
- and return. Alternatively, fill out one online, write by letter or email to give your views on the proposed development by 9th July 2025.

Step 2: Consideration of additional comments received and alterations made to the proposals as considered appropriate.

Step 3: Applicant prepares supporting documentation, including a Pre-Application Consultation Report, and submits application(s) for Planning Permission to Aberdeenshire Council with a target submission date of Summer 2025.

Step 4: Aberdeenshire Council assess the planning application(s) following statutory consultation with a determination target date of late 2025 / early 2026.

### For more information

If you would like to be kept updated on progress of the development, please leave your details on the webpage feedback form or find out more about Kirkwood Homes at:

[www.kirkwoodhomes.co.uk](http://www.kirkwoodhomes.co.uk)

## Option 1: Respond by Webpage Feedback form



The form can be found at

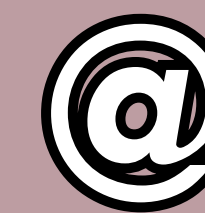
[www.Kirkwoodconsultations.co.uk/  
Kirkton- Fraserburgh](http://www.Kirkwoodconsultations.co.uk/Kirkton- Fraserburgh)

## Option 2: Respond by Letter or Email



Fraserburgh Consultation

Emac Planning, 109 Camphill Road,  
Broughty Ferry, Dundee, DD5 2NE



[ewan@emacplanning.co.uk](mailto:ewan@emacplanning.co.uk)



07860 968006

Please note that all written representations on the pre-application consultation must be sent to the above address and NOT to Aberdeenshire Council. Comments made to the prospective applicant are not representations to the Planning Authority. If the prospective applicant submits an application there will be an opportunity to make representations on that application to the Planning Authority.

## Deadline for Pre-Application Comments:

## Wednesday 9<sup>th</sup> July 2025