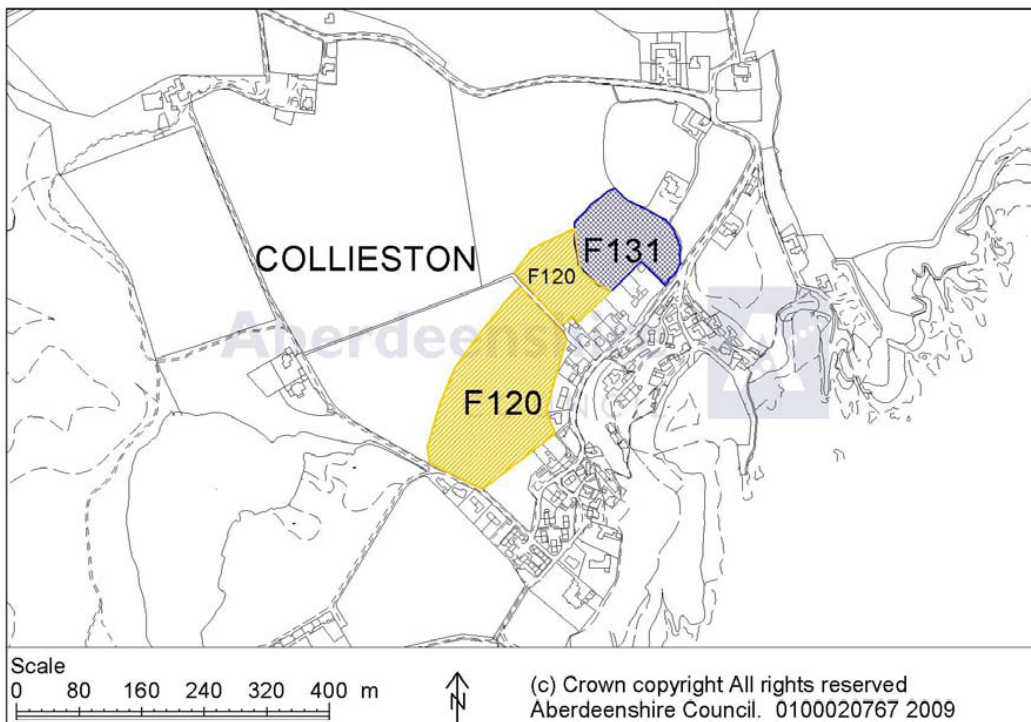


Collieston – INFO INCLUDED IN MAIN ISSUES REPORT ON COLLESTON

Collieston has a strong individual identity and this is evident in the coastal environment that it is located in. A traditional fishing heritage, common along much of the Aberdeenshire coast, is very much in evidence in the development of the settlement. The settlement is enclosed by the surrounding land form, and is located within a pocket of steep sided slopes, which give a certain limit to further development. The area surrounding the settlement is of rolling, agricultural land to the west and views out to the sea to the east.

The built form is of a traditional fishing village, with closeknit housing and a lack of space between buildings. There is little provision of garden space, and the only open space is near the harbour area. Many of the dwellings have views over the harbour, and this is a key focal point of the village. Roads are not dominant in the settlement and provide a means of access rather than a route from A to B. A shop and community hall provide some facilities for the settlement. However, the local primary school is located outwith the settlement. The entrance to the settlement is along a narrow road, and a church, graveyard and manse house signal the beginning of Collieston.

The original settlement contains 1½ storey cottages, with simple architecture and sitting on individual plots. The roofs are of traditional pitches with flush dormers and squat chimneys. Many of the dwellings are harled, due to the coastal location of the settlement, with dark grey natural slate on the roof. All new development that has taken place has complemented the original built form of Collieston. There is very good permeability throughout the settlement with little or no culdesac development.



The scale of development in Collieston is based on the need to sustain local services. Slains Primary School has a falling school roll and some smallscale development could help to increase pupil numbers in the future. The preferred option is proposal F131, which includes housing (15 residential dwellings), business and community facilities and would provide a coherent development for the settlement. It is located near the entrance to the settlement and could provide much needed facilities and a gateway feature for Collieston. There would need to be strict coherence with the current built form, and care would be needed to ensure that any development would enhance the current settlement. Proposal F120 is a large housing development, which would be out of character to the scale of the community.