

Residential Development, Westhill, Aberdeenshire

Broadshade Phase II Masterplan

Stewart Milne Homes
April 2013



Contents

1.0 Introduction and Vision	3
2.0 Context – Planning Policy Reviews	4
3.0 Site Analysis and Appraisal	6
4.0 Community Engagement	11
5.0 Developing the Design and Layout	13
6.0 Procedural Requirements	26

Figures

- Figure 1 – Location Plan
- Figure 2 – Extract from Aberdeenshire Local Development Plan
- Figure 3 – Site Photo (view looking south)
- Figure 4 – Site Photo (view looking south to church site)
- Figure 5- Site Photo (Trees on site)
- Figure 6 – Site Photo (dry stane wall to north of site)
- Figure 7 – Site Photo (open ditch to western boundary)
- Figure 8 – Opportunities and Constraints Plan
- Figure 9 – Examples of Community Engagement Boards
- Figure 10 – Connectivity Plan
- Figure 11 – Connectivity Plan of site to Westhill
- Figure 12 – Landscaping Plan
- Figure 13 – Drainage ditch on Hill of Keir Road
- Figure 14 – Housing Mix
- Figure 15 – Densities Plan
- Figure 16 – Concept Masterplan
- Figure 17 – Concept Masterplan II
- Figure 18 – Cross Section (north to south)
- Figure 19 – Masterplan Character Areas

1.0 Introduction & Vision

1.1 Stewart Milne Homes are promoting a high quality and deliverable residential expansion to the settlement of Westhill, Aberdeenshire. Westhill lies approximately 7 miles west of Aberdeen City Centre and is now a focus for its quality of life and its excellent employment opportunities. Indeed, Westhill now prides itself on being a Subsea Centre of Excellence. The site which is subject of this Masterplan (see Figure 1) is located immediately to the west of the existing settlement and adjoins the existing boundary of the town. Access to the site will be provided through the existing first phase of the Broadshade development but will also have secondary access arrangements onto the Hill of Kier Road, which acts as the sites most western defensible boundary.

1.2 The site is allocated for residential development within the adopted Aberdeenshire Local Development Plan (ALDP) for up to 190 housing units and is identified as site H1. 95 units are to be delivered in the first phase of the LDP (up to 2016) and 95 in the second phase (up to 2023). A requirement of the LDP is that a Masterplan is prepared and approved for the site. The LDP also requires the site to identify land for 40% affordable housing and is to provide a recycling point as part of the development proposals.

1.3 The Masterplan Vision, seeks to provide a sympathetic extension to the existing settlement, and to build on the quality of the development already delivered through the established Phase 1 Broadshade development. The development will create quality homes and spaces for the residents both new and existing to enjoy. Well thought out green spaces interlinked with a network of footpaths and cycle links will encourage an active outdoor lifestyle and help add to and build on a more sustainable settlement. The site is well located close to existing bus stops that have regular buses in to the City of Aberdeen.

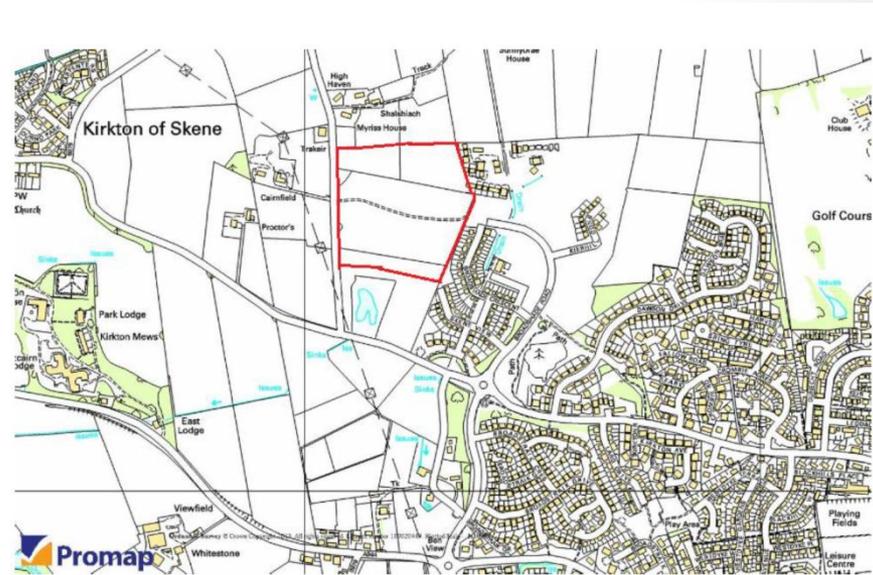


Figure 1 Location Plan

2.0 Context – Planning Policy Review

National Guidance

2.1 In preparing the Masterplan regard has been made to Scottish Planning Policy and the need to consider and comply in particular with the guidance set down in:

- Scottish Planning Policy;
- Designing Places ;
- Designing Streets;
- Planning Advice Note 3/2010 – Community Engagement; and
- Planning Advice Note 83 – Masterplanning

Reference to the guidance in the above documents is considered further in other parts of this Masterplan.

Aberdeen City & Shire Structure Plan

2.2 The Aberdeen City & Shire Structure Plan was approved by Scottish Ministers in August 2009. The Structure Plan allocated 36,000 houses to Aberdeenshire, with 3700 houses allocated for local growth within the Aberdeen Housing Market Area for Aberdeenshire, within which Westhill is located, for the period up to 2030. 1000 of these houses have been allocated for a period up to 2016. The Structure Plan advocates that new development needs to focus on communities and should relate to local needs. This is reflected in the LDP housing allocation for Westhill. The Proposed Aberdeen City & Shire Local Development Plan published for consultation in February 2013 sets out that between 2011 and 2035, an estimated total of 53,972 units will be required, most of which the need arises from within the current population. The Proposed LDP continues to plan for a population increase of 35,000 over a 24 year period.

Aberdeenshire Local Development Plan & Supplementary Guidance

2.3 Site H1 at Westhill, is identified in the adopted Aberdeenshire Local Development Plan and Supplementary Guidance for up to 190 houses as shown in Figure 2. The site is to be split into 2 development plan phases. The first being up to 2016 providing for 95 homes and then a further 95 homes beyond 2016 to 2023. There are no constraints identified by the Local Authority within the LDP. A requirement of the LDP is that a Masterplan be prepared for site H1. Affordable housing policy sets out a requirement for 40% on site provision. In addition to the affordable housing, other infrastructure requirements noted within the LDP are contributions towards the provision of a replacement Household Waste Recycling Centre in Westhill and a separate recycling point within H1 itself.

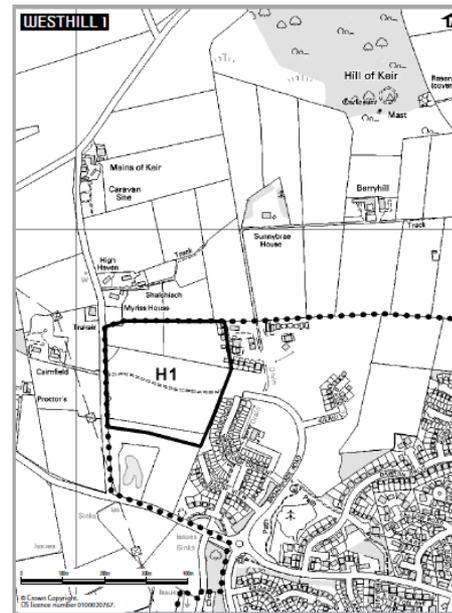


Figure 2
(Extract from Aberdeenshire Local Development Plan Supplementary Guidance)

2.4 In developing the design and layout for the Masterplan, regard has been taken of the range of Supplementary Guidance policies and advice available from Aberdeenshire Council. The following:

- Policy 5 Housing Land Supply
- SG Housing 1: Housing Land allocations 2007-2016
- Policy 6 Affordable Housing
- SG Affordable Housing 1: Affordable Housing
- Schedule 4 Affordable Housing Targets
- Policy 8 Layout, Siting & Design of New Development
- SG LSD2: Layout, Siting & Design of New Development
- SG LSD5: Public Open Space
- Policy 9 Developer Contributions
- SG Developer Contributions 1: Developer Contributions
- SG LSD1: Masterplanning
- SG LSD11: Carbon Neutrality in New Developments
- Planning Advice: Number 6/2012 Implementation of Policy
- SG LSD2 Layout, Siting & Design of New Development
- Planning Advice: Number 7/2012 Implementation of Policy

Proposal of Application Notice

2.5 A Proposal of Application Notice was submitted to Aberdeenshire Council on the 6th December 2012 for the development of the allocated H1 site as defined by the adopted Aberdeenshire Local Development Plan.

Masterplan Process

2.6 The Masterplan sets out how site H1 can achieve sustainable growth for the settlement of Westhill, building on from the already well established phase 1 development at Broadshade. The aim of the Masterplan process has been to ensure that the Community of Westhill and Elrick is engaged in the development process.

The design of the site has evolved throughout the consultation process which initially begun during the consultation for the Aberdeenshire Local Development Plan between 2009 and 2011. Consultation has continued in 2013 through the Masterplanning process.

Further opportunities for stakeholder involvement will come through the planning process. The principles of the Masterplan were set out at a public event held at the Westdyke Leisure Centre, Westhill in February 2013. The findings and issues raised through this engagement process will be set out later within this document.



3.0 Site Analysis & Appraisal

Introduction

3.1 Development at Broadshade has been ongoing since 2009 with nearly 250 homes delivered on site. Aberdeenshire Council approved a development brief for housing and a church in 2007. The housing delivered to date has been designed and delivered in line with the approved development brief. Broadshade Phase II follows on from the existing development and will take influence from the existing development but will also look at embracing new design criteria such as Designing Streets, which will complement the existing development and ensure the new development meets current policy and design standards.

Site Description

3.2 The Masterplan site although last used for agricultural use, is no longer in active use. It is situated to the immediate west of the existing Broadshade development and forms a series of fields that run up to the boundary of the Hill of Keir Road. This road will form the new defensible boundary to the wider site. The site is approximately 20 acres and slopes southwards towards Old Skene Road.



Figure 3: Photo Taken from north of site looking south towards new church.

The site is gently undulating in the northern section and falls away more steeply from the mid section to the southern boundary. The Masterplan area is bounded on the eastern side by the existing Broadshade development which is generally 2 storey in height; to the north by further agricultural fields; and to the south by the SUDs pond established to serve the wider development. Land to the south eastern corner of the site will be developed for a new church and community facility, see Figure 4. The ground works for this have already begun. The masterplan site, like much of the surrounding agricultural land in and around this area of Aberdeenshire has a series of dry stane dykes.

Climate

3.3 The site has the benefit of being a south facing slope and will therefore make use of the passive solar gain available where practicable. The land further north of the Masterplan site sits yet higher so that no issues relating to overshadowing of existing development will occur.



Figure 4: New church to south of site under construction.

Landscape

3.4 The development brief set out that strategic planting to the north and western boundaries would ensure landscape sensitivity and also provide improved habitat and encourage biodiversity. There is little existing planting on site with the exception of 2 Scots Pine trees, pictured in Figure 5. These will be retained on site and will be integrated with the wider strategic landscaping proposals for the site. The Masterplan will continue to develop areas of connected greenspace which will create good permeability through the site and also into the existing settlement and surrounding countryside.



Figure 5: 2 existing Scots Pine

3.5 The wider landscape strategy will also look to incorporate the stone dykes on site. The dyke to the northern boundary of the site will be retained and used as part of the site design. It is reasonably in tact and in places up to a height of approximately 1.5m (See Figure 6 opposite).

History & Archaeology

3.6 A prominent historical feature of the area are the dry stane dykes which can be seen in some areas in Aberdeenshire. It is important to retain these dykes where practicable however, where the dykes cannot be retained, stone will be re-used and new dykes created. This has already featured within the existing Broadshade development helping to retain the sites historical links to agriculture. A “Trough and Culvert” system was identified to the north of Phase 1 Broadshade and has been noted as being of regional importance by Aberdeenshire Council. Figure 6 below shows the stone dyke configuration to the north of Phase 2. It is noted that the same trough and culvert system is not visible at this point.

3.7 Crop marks of ring ditches have been recorded north of the site, which may suggest a possible prehistoric settlement. Any archaeological investigative work will be discussed with Aberdeenshire Council through the detailed planning application.



Figure 6: Stone Dyke to northern boundary of site.

Ecology

3.8 The site presently comprises of vacant agricultural land. There are no natural heritage designations associated with this site. An ecological study undertaken on the site has identified that there are no ecological constraints to the development. As part of the wider landscape strategy, wildlife and ecology will be encouraged to the development by the introduction of green ecological corridors that will focus on the western and northern boundaries, as well as arteries of green spaces shown throughout the site. An existing drainage ditch running down the western boundary shown in Figure 7 opposite, is an example of a feature that can be incorporated into the landscape strategy. This boundary will be planted and landscaped to encourage ecological diversity within the site. The landscape plan can be found on page 16 Figure 12. Detailed landscape plans will accompany the planning application that will set out the species and numbers for on site planting.

Drainage & Services

3.9 The site already benefits from water, sewerage and utility connections. There is adequate capacity for the next phase of development. Drainage Impact Assessment will be prepared as part of the detailed planning application for submission to Aberdeenshire Council and Scottish Water.

Site Access

3.10 The site can readily be accessed through the existing phase 1 development with an access onto the Hill of Keir Road. Discussions with Aberdeenshire Council Transportation Officers have indicated that the proposed access strategy is acceptable, discussed through early masterplan and pre-application meetings.



Figure 7: Open drainage ditch on western boundary.



Contextual Photographic Site Analysis Survey

A



B



C



D



E



F



G



H



- A) Taken from existing track road facing west
- B) Taken from north of the site facing south
- C) Existing track facing east
- D) Taken from mid site facing south
- E) Taken from north of site facing east
- F) Taken from existing track facing north
- G) Taken from south eastern corner facing south east
- H) Taken from extreme western boundary of site facing south

4.0 Community Engagement

Community Engagement Event

4.1 A community engagement event in the form of an exhibition on the proposed Masterplan was held within the Westdykes Leisure Centre on the 13th February 2013. The event was advertised in the Press & Journal 7 days in advance as well as separate press releases issued after the event to encourage as many local residents to participate in the engagement as possible. To allow a full engagement process, the exhibition materials were uploaded onto the Stewart Milne Homes' website and an extended comments period allowed for 2 weeks after the actual event. See examples of the exhibition material in Figure 9 opposite.

Meeting with Westhill & Elrick Community Council

4.2 Representatives from Stewart Milne Homes attended a meeting with the Westhill and Elrick Community Council which was held on the 9th May, where the Masterplan proposals were presented to the Members. 2 points were raised by the Community Council for consideration as part of the development moving forward to detailed planning.

- Need for very sheltered housing in Westhill
- The general volume of traffic in the town.

4.3 In response to the Community Councils points above, Stewart Milne Homes are working with Aberdeenshire Council on the delivery of affordable housing and the mix would be finalised through the planning application process. The identified need of mix and tenure will be determined by Aberdeenshire Council and will be dependant on appropriate funding being available which may include sheltered or very sheltered accommodation. In response to the point raised on general traffic volumes within Westhill, a Transport Assessment is being carried out and will be submitted with the planning application. The Transport Assessment can be shared with the Community Council in due course.

Feedback & Response to Community Engagement Event

4.4 A total of 12 visitors recorded their attendance at the exhibition on the 13th February with an estimated total number of visitors across the afternoon and evening of 20. As this area of Westhill has been developed over the course of the last 5 years, we assume that the low numbers attending the event signified the acknowledgement of the allocated nature of the site with little concern in principle for this further phase at Broadshade 2. Of the people that did attend, the majority of them were immediate neighbours to the proposal. We would consider this an average response in our experience. Feedback forms were made available to all who attended the event. Each visitor was also advised of the extended time period in which to access the exhibition material electronically with also an ability to make comment online. Only 1 written comment was received on the feedback forms and 1 comment left within the visitors sign in book.



Figure 9: Examples of Community Engagement Exhibition Boards

Actions Arising from Community Engagement Event

4.5 Comments received from those who visited the exhibition were generally positive. The indicative proposed plans on display incorporated well considered areas of open and green space with existing residents content in the main that development was at a distance not to create any concerns. Residents of the houses that lie to the immediate north of the site were keen to understand the relationship of the new development to their homes and what, if any, impact the development might have on their views.

4.6 Formally recorded comments arising from the exhibition were:

- Cycling should be encouraged. This requires as much separation of cars from cycles as possible for safety.
- Some provision should be made within the development for retirement properties. There is an under-provision within the area of homes for people looking to downsize.

Responding to the above comments:

- A strong network of footpaths exists throughout the existing phase of development with these links to continue through into phase 2 of the Masterplan. It is not always possible to create cycle only footpaths but there will certainly be scope for footpaths that will cater for both pedestrians and cyclists alike. It will be a focus of the development to encourage as much movement by foot and cycle as possible.
- A large portion of the site (40%) has been identified for affordable housing. Through the planning gain negotiations the Council will identify the tenures required on site. Part of the 40% allocation may identify the requirement for sheltered accommodation, if there is an identified need within Westhill. As well as this, a variety and choice of house types have already been delivered at Broadshade Phase 1, including 1 & 2 bed roomed properties. Indeed, the indicative layout within the masterplan sets out 122 1, 2 and 3 bed properties that represents 64% of the total 190 units. Providing sufficient housing choice to allow opportunities to downsize within the development.

5.0 Developing the Design & Layout

Introduction

5.1 A detailed technical assessment of the Masterplan site has been undertaken. In accordance with masterplanning principles the core aims are to provide a “place” which is not seen as a stand alone development, isolated and disconnected from its surroundings and a development that is connected to the surrounding built form as well as the landscape. Footpaths and cycleway will connect the development within Broadshade and wider Westhill. Strategic landscaping has been considered and is a requirement of the development brief . Landscape planting around the northern and western boundaries will ensure the development can integrate well into the surrounding as well as providing enhanced habitat to encourage local biodiversity.

Climate

5.2 The site has a southerly sloping aspect which can be used to maximise solar gain. The slope will also mean that good levels of daylight will penetrate the development ensuring areas of open space will be useable, bright spaces throughout the year.

Access & Connectivity

5.3 The site has the benefit of the earlier phase which was developed to include a distributor road. Access will be taken through the existing development using the main roundabout junction onto Old Skene Road. The distributor road will continue through the development of phase 2 with secondary access points taken out onto Hill of Keir Road. See Figure 10 opposite and also Figure 11 on page 13 which shows the site connectivity to the wider settlement of Westhill. Transportation officers have indicated that this is acceptable.

Connectivity Plan

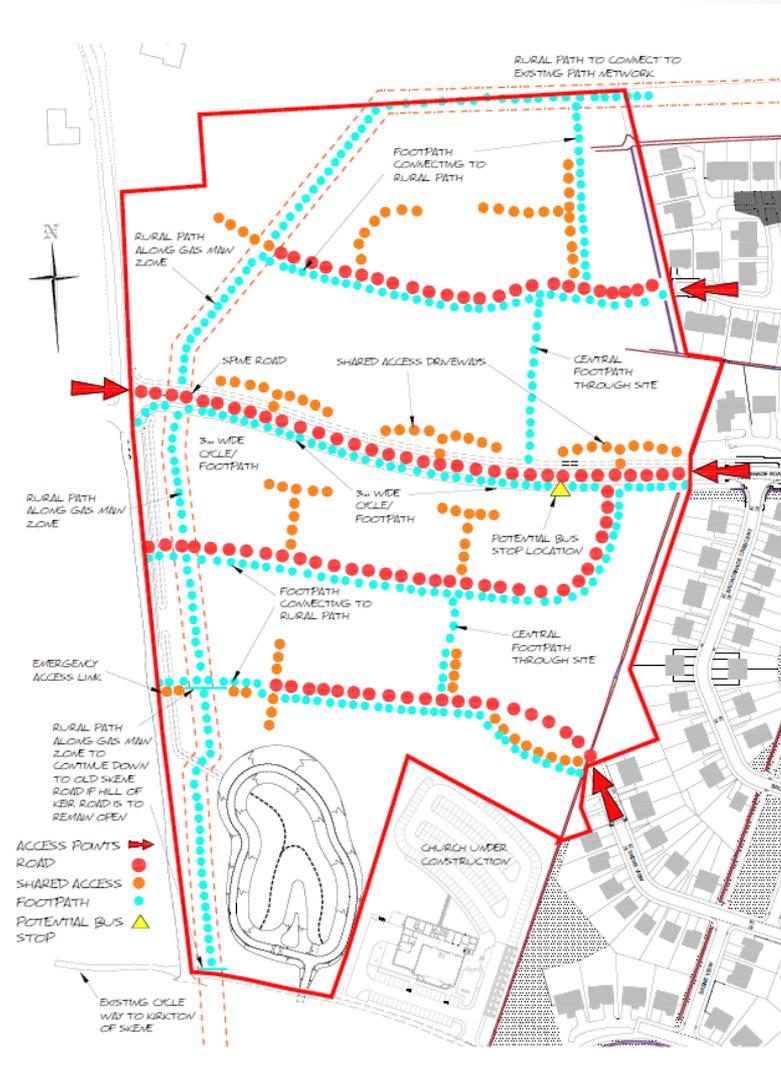


Figure 10: Connectivity Plan

Site Connectivity to Westhill and Local Amenities

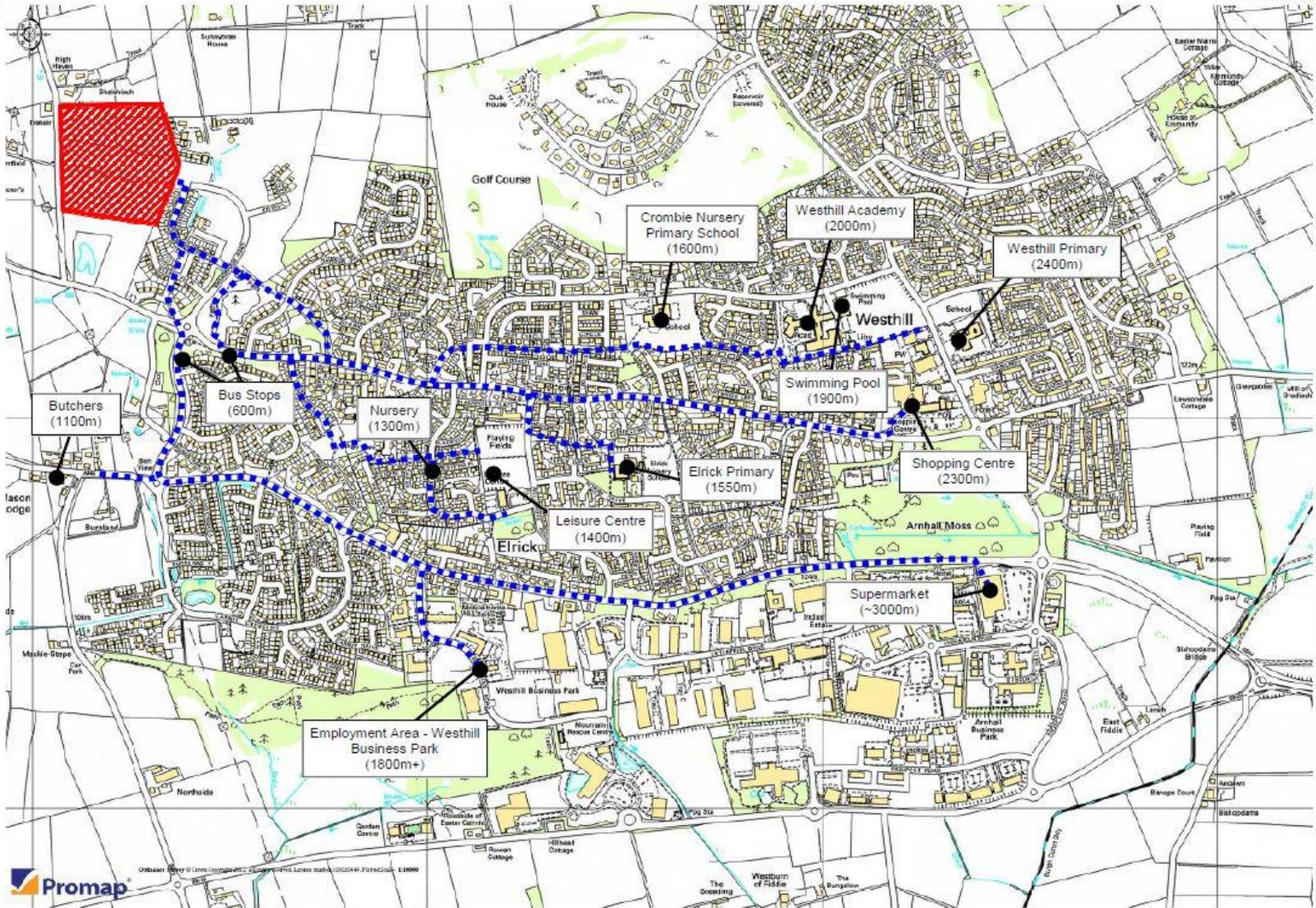


Figure 11

Land Use & Infrastructure

5.4 The site is identified within the Aberdeenshire LDP as housing site (H1). There are therefore no other land uses proposed for the site as these would be contrary to the LDP. Infrastructure is already established through Broadshade phase 1 and also as Westhill is a significantly established settlement.

Education

The site lies within the catchment of Skene Primary school which the Education Service has indicated as being at capacity. This is not an issue that has been identified within the Local Development Plan. The site can be provided for in education terms with both Primary school and secondary schools lying within Westhill itself as capacities within other local primary schools are noted as having capacity. An on going dialogue with the Education Service will be had throughout the Masterplanning and Planning Application process.

Retail

Westhill is also well served by retail facilities with the Westhill shopping centre offering both food and more specialised retailing. Large retailers also have a presence within the settlement. The connectivity plan (Figure 11, pg. 14) shows the site in relation to local amenities. The addition of the new housing and the continued investment in the employment sector within Westhill will only serve to strengthen the services that exist and also to attract further investment to the area.

SUDs

A SUDs facility is already in place on the site which will ultimately serve both phase 1 and phase 2 Broadshade. The facility is located to the immediate south of the masteplanned area and will form part of the integrated greenspace and landscape strategy that runs through the masterplan area.

Recycling

An existing waste recycling centre exists within Westhill however, it is a requirement of the LDP that an on site recycling facility be implemented. Ideally this use would be best located within the car park associated with the Church to the south of the masterplan area and away from the residential development to protect amenity.

Transportation

A transport assessment has been undertaken on the additional 190 units proposed as part of this Masterplan. The assessment confirms that there are no traffic capacity issues at Old Skene Road/Broadshade Road or the A944 Straik Road/Broadshade Road/Carnie Crescent roundabout junctions, with significant additional capacity available to accommodate future background traffic growth.



Top to bottom: Westhill Primary School; Westhill Shopping Centre; Generic Image of SUDs facility.

Street Layout & Servicing

5.5 Phase 1 Broadshade has evolved and developed using sound design guidance and led by the development brief approved by Aberdeenshire Council. Broadshade phase 2 will build on this using the best of the existing development design features and also incorporating the designing streets concepts introducing larger, safer areas of shared road space.

5.6 The links and network of greenspaces will continue to be a feature of Broadshade 2 with well considered avenues of green as well as larger more formal green spaces and harder landscaped designing streets spaces. Broadshade Phase 2 will carry through the strategic landscaping on the periphery of the site adjoining that of phase 1. It is important to stress that the new landscaping on the north and western boundary is not intended to act as a screen to the development, but instead to allow it to integrate in a softer, more sensitive manner with the surrounding countryside. The development should not be screened as it will establish a new defensible boundary to the settlement and will create a gateway to Westhill on approach from Kirkton of Skene.

5.7 The proposed street layout is suitable for service access and complies with the appropriate standards. Street lighting will be designed to be energy efficient in accordance with Aberdeenshire Council standards.

Open Space & Landscaping

5.8 The open space and green network has been approached from a development wide perspective and has looked at phase 1 and phase 2 together. Seeking to maximise the site, multi purpose areas of open space have been provided and link the masterplan area with green avenues and shared surface spaces that comply with the designing streets concepts. Areas of planting will ensure species that are native to the area and appropriate for the scale of development. Creating planted areas with native species will ensure that maximum potential is realised offering the opportunity to enhance and create valuable wildlife habitat and to provide a significant area of informal open space and a path network with potential to link to the wider countryside.

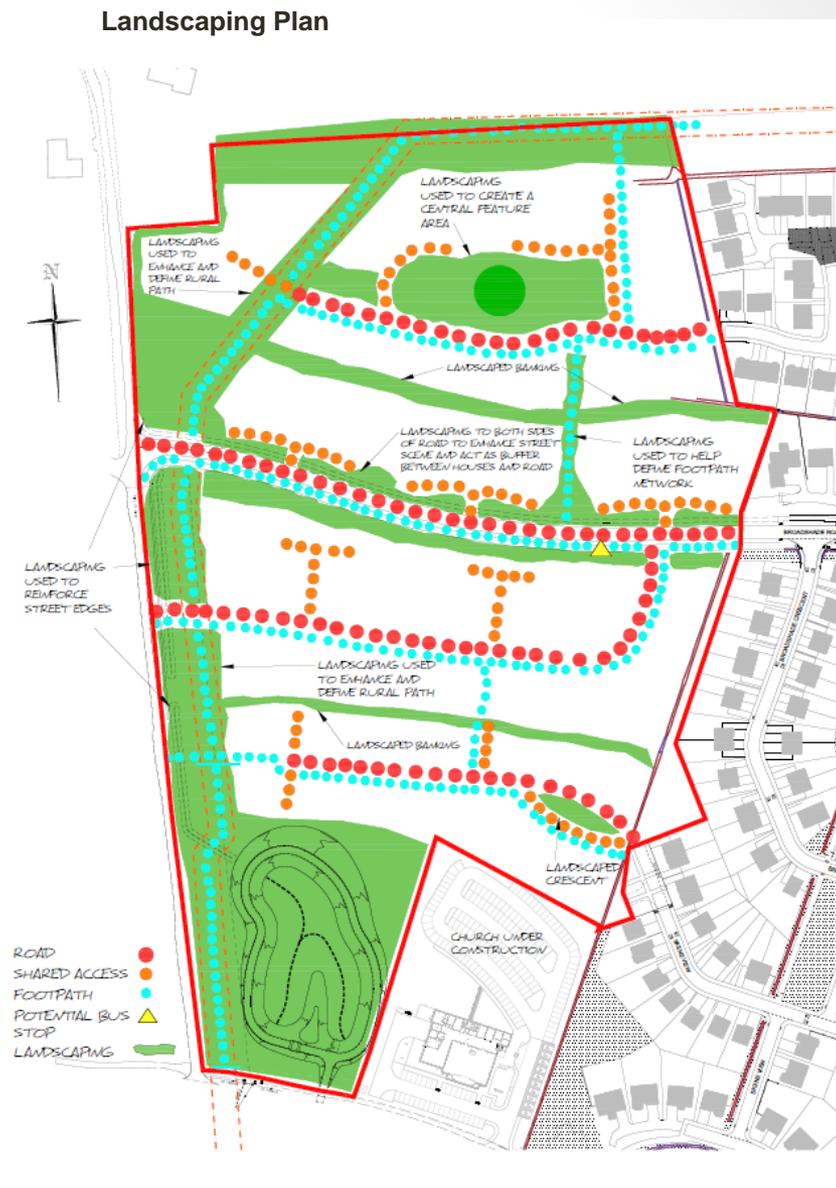


Figure 12

Landscape Brief



Play Space

With the topographical constraints of the site consideration has been given to a number of options for the provision of play space on the site. It is essential that play space is accessible to the whole development and on this basis a single formal play area may not be the best design solution as it could be seen to isolate areas within the development if located at one of the extreme ends of the site. A concept to create an informal play trail within the development (Figure 13) could follow the pathway around the periphery of the west and northern boundaries, providing a readily accessible feature to the whole of the site. In addition to this, an area of interactive play space could be implemented within the upper area of open space to the north of the site, should that be the desire of the Council. This will encourage active use of the footpaths and green spaces running through the development and will ensure that equipment is spread across the site and available and accessible to a broad section of the community.

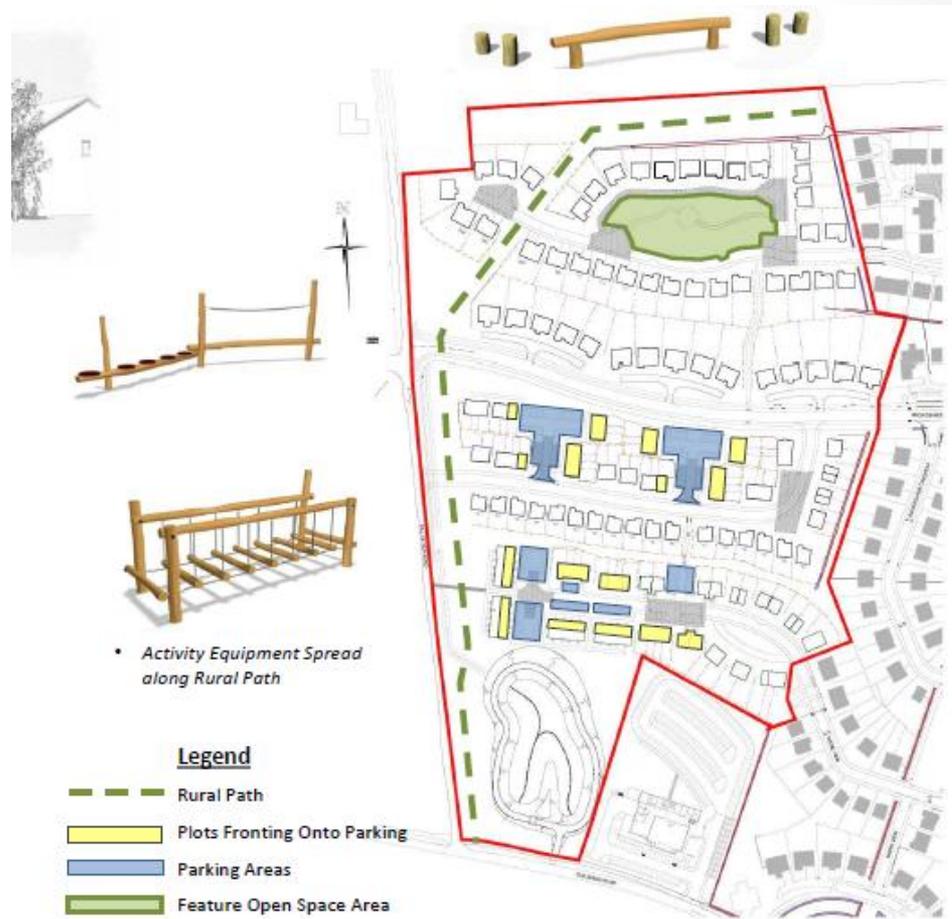


Figure 13

Site Design

5.9 The layout and street design is conceived as taking a “homezone” or shared access approach in line with Designing Streets. The strong road network that exists within Broadshade phase 1 lends itself well to the homezone concept, creating permeable through roads with squares and a mix of housing tenures on site. The site analysis, particularly the topography, led the development densities with pockets of higher density to the lower portion of the site as this is the flattest area. The site layout shown opposite (Figure 14) shows the spread and mix of tenure on the site. The higher densities to the lower and middle portions of the site with the lower density development to the upper portion. There is a broad mix of units on site with 1, 2 and 3 bed units making up 122 of the 190 units on site with approximately 68 detached units. The Broadshade development must be viewed as a whole with the affordable units and mainstream units for sale being interspersed amongst the mix. There is scope within the 40% affordable allocation for mixed tenure which will create a further diverse mix of house types on site.

5.10 The road hierarchy within the development has evolved through both the existing approved layout and engineering restrictions due to the topography of the site. Because the site slopes steeply in places, to limit the amount of cut and fill and maximise the natural contours of the site, the main arterial route adjoins the existing spine road. This will exit onto Hill of Keir Road. The 3 private lanes to the north of the main spine road have been designed to maximise the natural site levels. Creating a single adjoining road has been explored, however is not feasible due to the amount of engineering required.

5.11 The Council have indicated that some localised widening of Hill of Keir Road may be a requirement of the development. This will form part of the discussions with Aberdeenshire Council through the detailed planning submission.



Building Design & Materials

5.13 Building design, scale and materials will reflect largely the successful phase 1 Broadshade development which has used a sensitive palette of traditional Scottish materials including stone, roughcast and grey and red roof tiles.

5.14 Again due to the topographical constraints in parts of the site, design solutions have been investigated to avoid excessive engineering, particularly on the middle and lower sections of the site. Split level house types have been introduced to absorb differences in ground levels within the footprint of the building, thus avoiding the need to engineer substantial retaining walls on site. A cross section of the site showing a cut from north to south (Figure 16, pg. 18) illustrates this in some detail.



Example House Types: 1 & 2 Bed Terraced



Example House Types: 4 & 5 Bed Detached

Indicative Hard Landscaping Concepts



Typical Paviour Colours



- Key Hard Landscaping Areas
- Feature Re-Used Drystane Walling



Feature walling



Designing Streets

- Change in road surface
- Positioning of Street Furniture (Benches & Tree Grills)
- Narrowing of roads
- Panel of paviour colours to create interesting spaces

Concept Masterplan



5.15 The concept masterplan was developed from the analysis and set out for public consultation at the exhibition at Westdyke Leisure Centre on the 13th February. Since the public engagement, further analysis work has been undertaken on the site with engineering work undertaken on the layout. Due to the topography of the site, some amendments have had to be made to the layout to limit retaining walls and excessive engineering of the site. Further meetings have been held with Aberdeenshire Transportation Officers to ensure the changes to the road layouts and proximity of the houses to the road edges are acceptable.

Concept Layout II



Masterplan Design Evolution

5.16 Concept Masterplan II has evolved through discussions with Aberdeenshire Council transportation services differing from the initial concept. A second access point has been taken out onto Hill of Keir Road replacing an internal loop road. The upper section of the site has now been changed to incorporate a link road replacing the 2 private driveways. This was as a direct response to discussions with Officers at the Masterplan meeting with Council Consultees. The layout maintains the designing for street squares, interlinked with roads and footpaths to ensure the development is well connected both internally and externally to the site. A footpath link has been highlighted to the extreme north of the site that will link Phase II with the bus turning circle to the north of Phase I.



Feature Plot Layout

Legend

- Dual Frontage House Type
- Dual Aspect House Type
- Vista Stopper
- Feature Gables (Detailed Window/Feature Elevation)
- Split Level House Types



Dual Frontage House Type



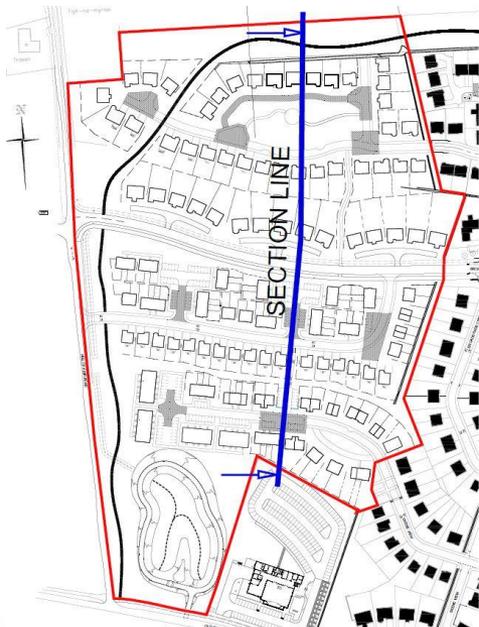
Dual Aspect House Type



Split Level House Type

NEW PRODUCT TO BE DEVELOPED

Cross Section



5.17 The cross section clearly illustrates the levels on site and how the steeper areas have been incorporated into the design. This design solution avoids retaining walls of between 2 to 6 metres on site which were considered to be visually intrusive and may have had a detrimental impact on the overall character of the development.

Masterplan Character Areas



Masterplan Character Areas 3D's



Area A - 5 Bedroom Detached Houses view looking north



Area A - 5 Bedroom Detached Houses view looking west



Area B - 2/3 Bedroom Terraced Houses view looking west



Area B - 2/3 Bedroom Terraced Houses view looking north west

Masterplan Character Areas 3D's



Area B - 2/3 Bedroom Terraced Houses view looking north



Dry Stone Walling Detail: Broadshade Phase 1



Area C - 2/3 Bedroom Semi-Detached Houses view looking east



6.0 Procedural Requirements

Community Engagement

6.1 Details of the community engagement undertaken are considered earlier in Chapter 3 of this report. This details the procedures and process that were followed for public consultation, the feedback that was received and how this has influenced the masterplan. A more detailed report on the pre-application consultation undertaken will be submitted with the planning application for the site.

Developer Contributions

6.2 A planning gain package for the development of the 190 houses at Broadshade II is under negotiation with Aberdeenshire Council's Planning Gain Officer. Planning gain requirements set out within the LDP are:

- Affordable housing (40% on site allocation)
- On site recycling facility

Any other requirements will be discussed with Aberdeenshire Council as the Masterplan and planning application progress.

Phasing & Management

6.3 The phasing strategy set out within the LDP splits the 190 unit allocation across the 10 year plan period. 95 houses will be delivered up to 2016 with the remaining 95 delivered from 2016 onwards. Management arrangements will be put in place for the new areas of open space however, this will tie in to the already existing landscape management program Stewart Milne Homes have in place for the remainder of the first phase of the development.

