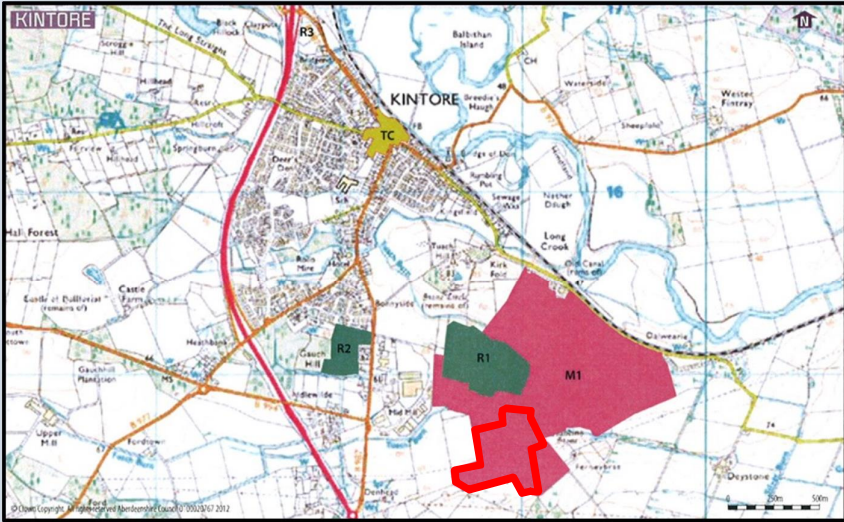




Masterplan

Draft – October 2013



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1 INTRODUCTION AND VISION

Introduction

- 1.1 This Masterplan report has been prepared on behalf of Malcolm Allan, Uppermill Farms, in relation to land interest at Midmill South East (Phase 2), Kintore, which forms part of site M1 as identified in the Aberdeenshire Local Development Plan 2012.
- 1.2 Site M1 has been allocated for up to 600 houses, together with employment land, a new secondary school, new primary school and community facilities. The Local Development Plan requires a development framework and masterplan(s) to be prepared for the site. This Masterplan document provides design guidance for that part of site M1 which has been identified for employment uses in the Development Framework for the overall site.
- 1.3 Together with the Development Framework for Kintore East (Site M1), this Masterplan will provide the context within which future planning applications will be considered.

The Vision

- 1.4 Site M1 is a key allocation in the Inverurie-Blackburn Strategic Growth Area. The delivery of employment land as part of the overall development is important to minimise the need for residents in Kintore to travel outwith the settlement for work. Together with the provision of community and education facilities, site M1 will enable Kintore to achieve sustainable growth.

- 1.5 This Masterplan report seeks to guide the delivery of employment land within site M1 and is designed to achieve:
- a development of high quality, prestige employment uses to complement the existing developments at Midmill, Midmill South and Midmill South East.
 - a development which is well structured, appropriate to its surroundings and makes a positive contribution to the established business and industrial sites within this area of Kintore.
 - a proposal which is fully integrated in space, form, character and connectivity with the existing and expanding areas of the town and ensure Kintore is a place where people want to live, work and enjoy.
- 1.6 The following sections consider the planning, site, design, accessibility, drainage and phasing of the development required to achieve the vision for the site.

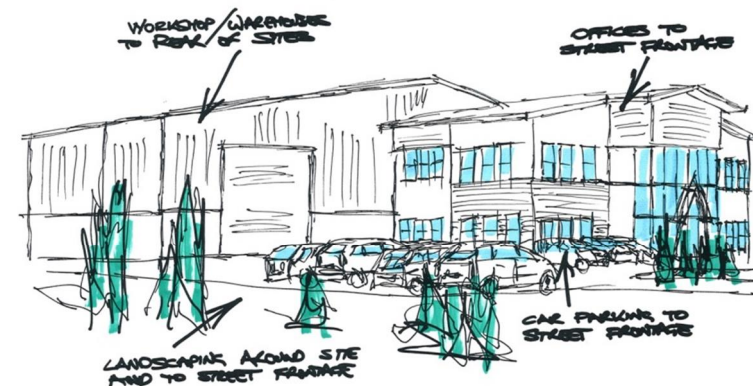


Figure 1 – Concept drawing of building for site

2 CONTEXT

Scottish Planning Policy

- 2.1 Increasing sustainable economic growth is the overarching purpose of the Scottish Government. Scottish Planning Policy is the Government's statement on land use and planning. It requires the planning system to take a positive approach to development which will contribute to economic growth.
- 2.2 In particular, SPP supports development which will provide new employment opportunities and enhance local competitiveness. It promotes the integration of new employment opportunities with supporting infrastructure and housing development.
- 2.3 Recognising that a pleasant environment can attract investment into an area, SPP seeks to ensure that new employment development safeguards and enhances an area's environmental quality.
- 2.4 National design guidance is provided in *Designing Places* and *Designing Streets*.

Strategic Planning Policy

- 2.5 Strategic planning policy is currently contained in the Aberdeen City and Shire Structure Plan 2009. A key objective of the Structure Plan is to create new employment opportunities in a range of areas that are both appropriate for and attractive to the needs of different industries, while at the same time improving the essential strategic infrastructure necessary to allow the economy to grow over the long term.

- 2.6 Within the Huntly-Laurencekirk Strategic Growth Area, the Structure Plan requires a minimum of 40 hectares of employment land to be available at all times. 105 hectares of new employment land requires to be allocated in Local Development Plans in the period 2007-2023 and a further 70 hectares of strategic reserve land should be identified between 2024-2030.

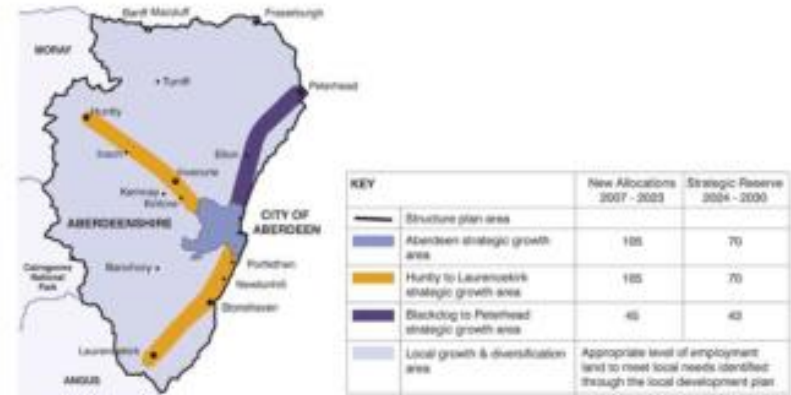


Figure 2 - Extract from Aberdeen City and Shire Structure Plan

- 2.7 The Structure Plan is to be replaced by a new Strategic Development Plan. The emerging Plan is currently before the Scottish Ministers and an examination into objections to the Plan will be held in due course. The SDP carries forward the principles of economic growth from the Structure Plan.

Local Planning Policy

- 2.8 The Aberdeenshire Local Development Plan which was adopted in 2012 implements the vision of the Structure Plan, developing its strategy to make the Aberdeenshire area an attractive place to live, visit and do business in.
- 2.9 Policy 1 recognises the importance of developing business to the economic health of the region. It promotes an approach that means Aberdeenshire is “open for business”. Schedule 2 sets out the new employment land allocations to meet the requirements of the Structure Plan.
- 2.10 The policy on layout, siting and design of new development is Policy 8. This policy looks to put in place a process to take account of all the relevant issues in the emerging design of a development at the appropriate stage. This involves using development frameworks, masterplans, design statements, and design codes.

Supplementary Guidance

- 2.11 The Settlement Statement for Kintore is set out within Supplementary Guidance produced pursuant to the Local Development Plan. Key planning objectives for Kintore are meeting the need for housing in the settlement and meeting the need for employment land, together with the provision of new community facilities, including primary and secondary school provision.
- 2.12 Site M1 is allocated for up to 600 houses, together with employment land. The Settlement Statement advises that a new academy will have to have been confirmed before planning permission is granted for the housing and a primary school, as well community facilities, will need to be in place prior to the development of housing. A site for education provision is shown as protected land and a development framework and masterplan(s) are required for the site.
- 2.13 The Settlement Statement advises that major roads infrastructure is required to link Site M1 to the A96 and surrounding routes. Parts of Site M1 lie within SEPA’s indicative 1:200 year flood risk area and a detailed Flood Risk Assessment will be required to accompany any future development proposals for the site. The Inverurie Waste Water Treatment Works is stated to be currently at capacity.

2.14 The development of business land is supported through SG BUS1: Development of Business Land and SG Safeguarding 5: Safeguarding Employment Land. The Supplementary Guidance recognises that maintaining a supply of land for industrial, business and other employment uses is one of the key factors in sustaining a vibrant, effective and sustainable economy for Aberdeenshire.

2.15 SG LSD1: Masterplanning requires the preparation of a masterplan or plans for constituent parts of an area covered by a Development Framework.

2.16 More detailed guidance is provided within SG LSD2: Layout, Siting and Design of New Developments. This SG requires new development to conform with any agreed masterplan for the site and to demonstrate that the proposal successfully combines and responds to the following design issues:-

- Optimises its response to the site's context, such as climate and respect for its setting;
- Optimises resource efficiency;
- Ensures that it performs the basic functions of amenity, sustainability, connectivity and flexibility;
- Creates a local identity.

2.17 More detailed planning advice is contained within Planning Advice: 7/2012.

2.18 This Masterplan Report has been prepared to accord with all of the above guidance.



Development Framework

2.19 The Kintore Consortium, comprising Kirkwood Homes Ltd, Barratt East Scotland Ltd and Malcolm Allan Housebuilders Ltd have prepared a Development Framework for the entire Site M1 area.

2.20 The Framework highlights the strong demand for employment/business land at Kintore and identifies the extension of the existing Midmill Business Park as a priority development for the Consortium.

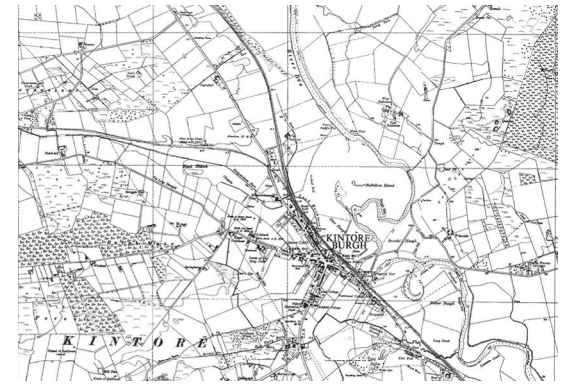
2.21 The Framework is not prescriptive on the scale, massing and materials for new buildings as this detail is expected to emerge through the Masterplans for the overall site. However, all new buildings are expected to be responsive to context and integrated within a landscape structure.



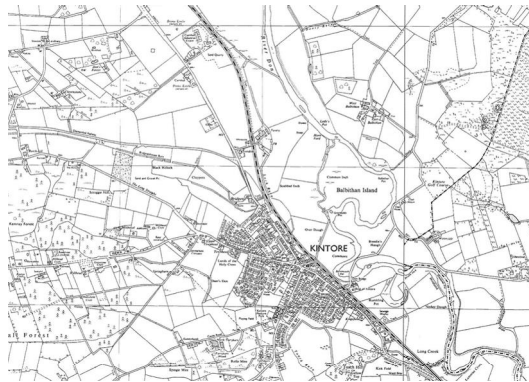
Town Map 1869



Town Map 1928



Town Map 1959



Town Map 1993

3 SITE ANALYSIS AND APPRAISAL

History

3.1 Kintore was established in the ninth century AD as a royal burgh and the area has been a settlement since prehistoric times. The town sits above the River Don flood plain. It is an area of important archaeological significance as supported by the large number of archaeological finds in the area. Historical maps reveal the presence of a Roman Camp at Deers' Den covering 120 acres.



Town Map 2009

3.2 The historic town centre boasts a number of elegant buildings including the Town Hall dated 1747 and constructed by the then town Provost, the 3rd Earl of Kintore.

3.3 The village has undergone considerable expansion over the last 50 years. Prior to this the settlement had developed as a linear village, following the old A96 and minor roads to the north east and south west. The most rapid expansion of both residential and employment uses has occurred over the last decade to the south of the village at Castle Fields.



Figure 3 – View of Kintore from south



Figure 4 – Kintore Town Hall



Figure 5 – Entrance roundabout to Midmill Business Park



Figure 6 – View from entrance roundabout to Midmill Business Park across existing Midmill and Midmill South



Figure 7 – Kintore town centre

Location

3.4 The site is located to the south of Kintore on rising ground from the Tuach burn southwards, beyond the existing electric pylon lines, to an existing post and wire fence boundary and extends to 15.22 hectares (37.60 acres) of which 8.83 hectares (21.80 acres) is developable as individual business sites. It is bound to the south by the continuation of rising ground and open agricultural fields, a wooded area and existing ponds; to the north by the Tuach burn and beyond that open fields and part wooded area and to the west by the existing Midmill South East business and industrial park which is currently under construction. To the east, the site is bound partly by the 'Skair' historic route and a wooded area.

3.5 The adjacent Business Park of Midmill has been under construction since 2001, beginning with "Midmill" and continuing on to the commencement of works at Midmill South in 2004 and Midmill South East in 2007. Midmill and Midmill South are now fully occupied and Midmill South East is nearing full capacity. The proposed site forms a continuation of the already well established Midmill Business Park.

3.6 The adjoining map shows the previous development of the Midmill Business Park.

- 'Midmill' commenced 2001
- 'Midmill South' commenced 2004
- 'Midmill South East' commenced 2007



Figure 8 – View from Tuach hill looking south towards the site



Figure 9 – Existing ponds at south east corner of site



Figure 10 – View looking north towards the site showing the 'Skair' historical route



Figure 11 – Tuach burn looking east towards the site

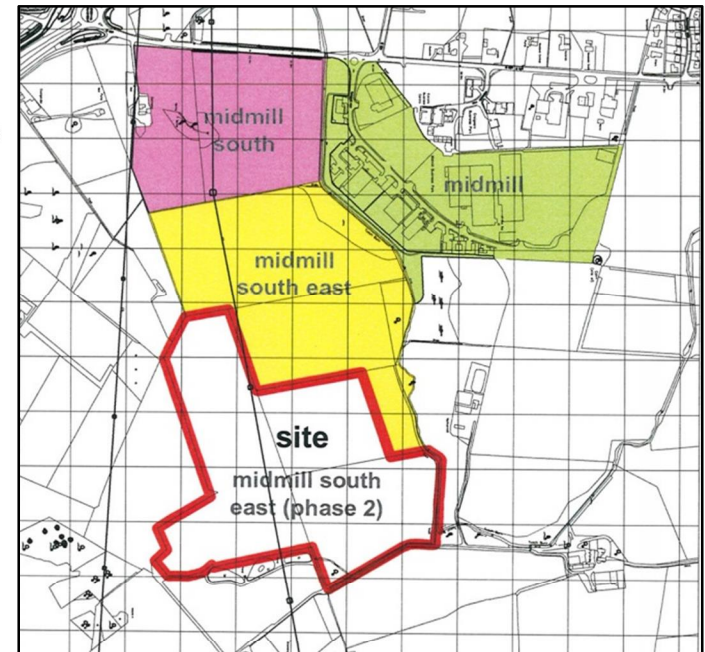
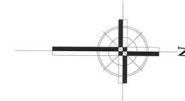


Figure 12 – Ordnance Survey extract showing development of adjoining sites

3.7 The main pedestrian, cycle and vehicular access routes will be taken from an extension of the existing road network serving the adjoining Midmill South East business and industrial park. The road will form part of the continuation of the road network through the remainder of the M1 site.

Climate

3.8 Kintore features an oceanic climate with prevailing mild winds from the south east and cold winds from the north west.

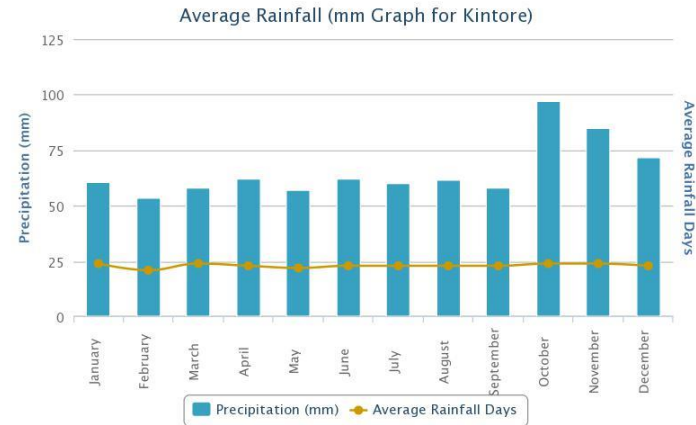


Figure 14 – Kintore average rainfall

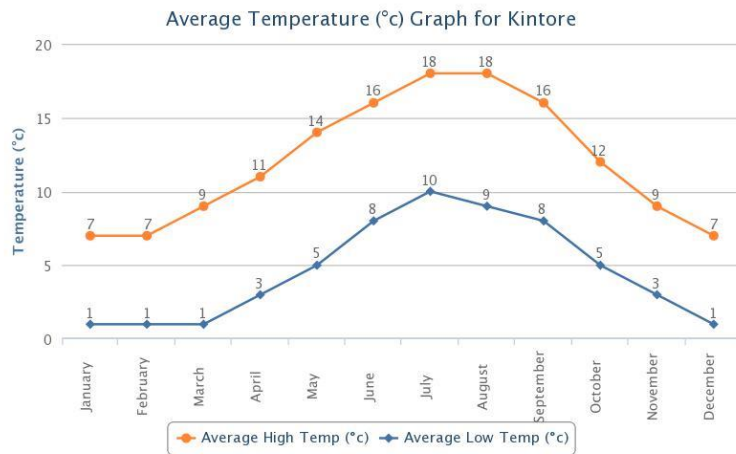


Figure 13 – Kintore average temperature

Landscape

3.9 The existing landscape of the site is mainly arable fields. They are generally bound by stone dykes. There are some tree planted areas and an existing area of ponds lies adjacent to the south east boundary of the site. Figure 15 shows an aerial photograph of the site. Provided are landscape photos of the site taken from external view points as shown on the map at figure 16.

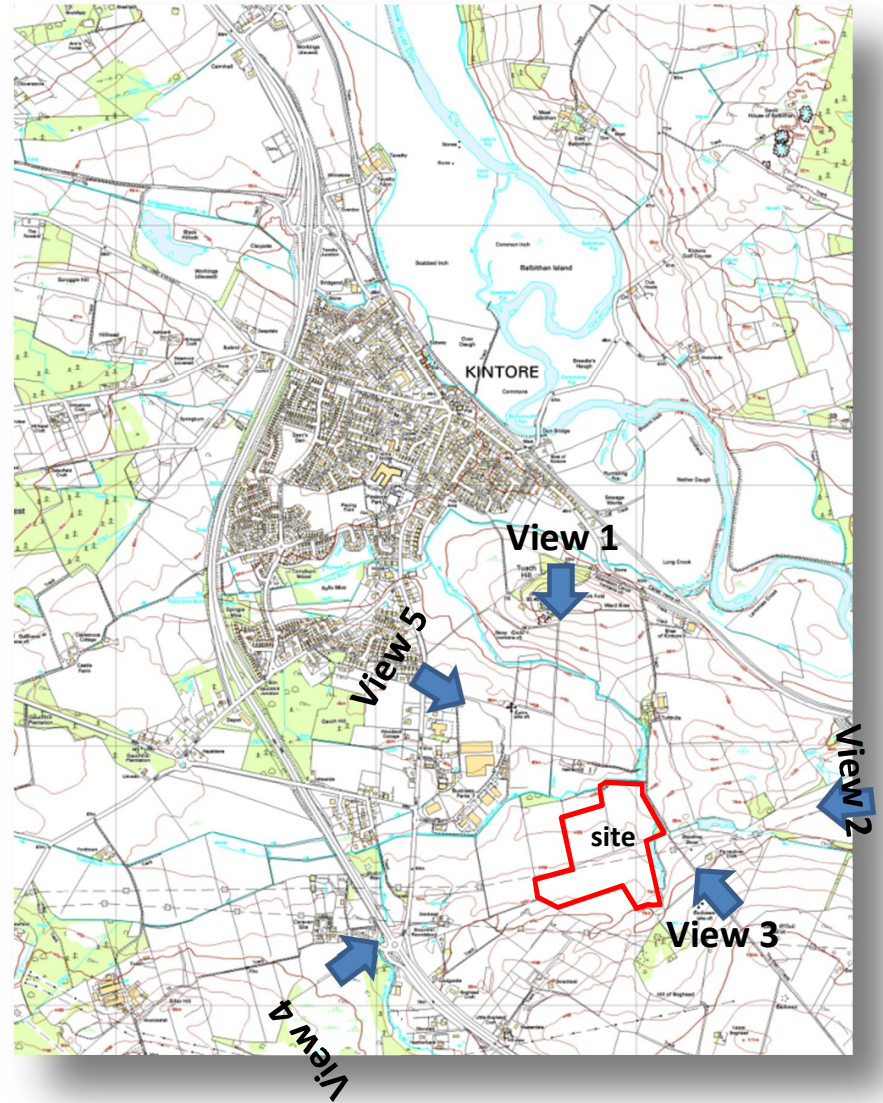
3.10 Further tree planting should be provided to connect the existing wooded areas to extend the natural habitat and provide a dense buffer of landscaping between the business and industrial use of the site and the adjoining housing development areas which may be provided to the east of the site as part of the future expansion of Kintore.

3.11 Any landscaping between the ponds and the site on the eastern boundary should be done in a sensitive manner to retain the suitability of the ponds as a natural habitat for wildlife, flora and fauna.



Figure 15 – Aerial photograph of Kintore

Figure 16 – Ordnance Survey map extract of Kintore showing position of view point photographs





View of site looking south from Tuach Hill (**View 1**)



View of site looking west (**View 2**)



View of site looking north west (**View 3**)



View of site looking north east from Broomhill roundabout (**View 4**)



View of site looking south east from Tumulus Way (**View 5**)

Topography

3.12 The site rises from a level of 52.00m OD to 75.00m OD on the southern boundary of the site. The continuing rising ground, beyond the south boundary, provides a backdrop of agricultural fields and existing natural features when viewed from Tuach Hill.

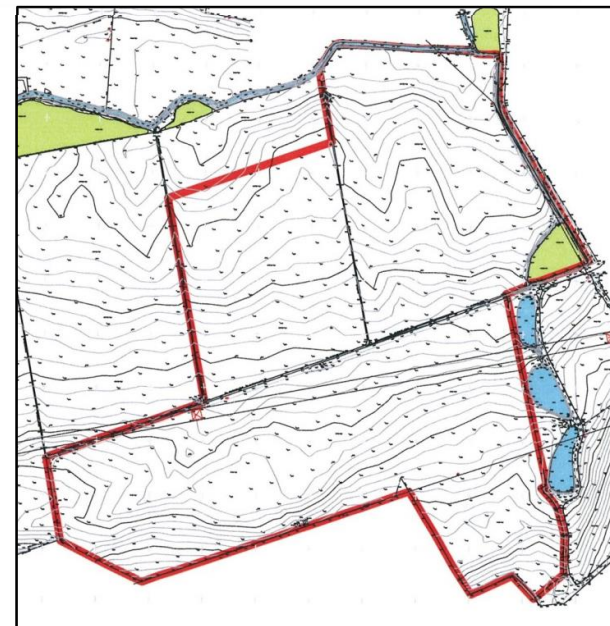


Figure 17 – Ordnance Survey extract showing contours

Ecology

- 3.13 In general, the fields that make up the majority of the site do not have great diversity and are not of outstanding ecological interest. Dry stone dykes form some of the field boundaries with wire fences making up the remainder.



Figure 18 – Dry stone dyke on site

- 3.14 The nearby Tuach burn runs along the northern boundary of the site providing a natural habitat for wild species and wild flora and fauna. As part of the future expansion of Kintore, a riparian linear park will be formed to the north of the Tuach burn incorporating SUDS ponds and provide an expansion of the natural habitat of the area. An existing SUDS pond adjacent to the north west corner of the site already exists and serves the adjoining Midmill South and Midmill South East business parks. SUDS ponds serving the site should be sited along the northern boundary of the site, in effect extending the existing SUDS area adjacent to the Tuach burn, and would enlarge the area as a natural habitat for wild species and wild flora and fauna. Consideration should be made to allow wild species to move from the SUDS area further afield to the wider landscape and agricultural area. This may be by tunnels under roadways and suitable culverts over waterways to the east of the site.

- 3.15 A small wooded area at the north east corner of the site and a small wooded area on the far eastern boundary exist and should be retained as they form a natural habitat for wild species, flora and fauna and wild birds.
- 3.16 Existing ponds lie out-with the site to the east. The ponds have been formed in recent years and provide some natural habitat.



Figure 19 – Tuach burn adjacent to northern boundary of site



Figure 20 – Existing SUDS pond serving Midmill South and Midmill South East sites



Figure 21 – Existing woodland area on eastern boundary of site



Figure 22 – Existing ponds at south eastern boundary of site

3.17 If work is to be carried out within 10 metres of any watercourse, a check for otter holts, and water voles should be undertaken before the start of any works.

3.18 Badgers are widespread in Aberdeenshire and it is possible that they may be present in the area of the proposed development. It is recommended that a badger survey is carried out by an experienced badger surveyor as part of any planning application process.

3.19 It is important that any proposals for development integrate with and enhance the surrounding landscape. Any current or informal opportunities for access to open space in the area should be maintained.

Flooding

3.20 Figure 23 shows the area of flood risk identified by SEPA within the Kintore area. Flooding of the Tuach burn is associated with the River Don when it is in spate, which results in flood water backing up the Tuach burn. It is important that surface water attenuation measures are put in place for the development site. A full flood risk assessment will be submitted to Aberdeenshire Council in support of any planning application.

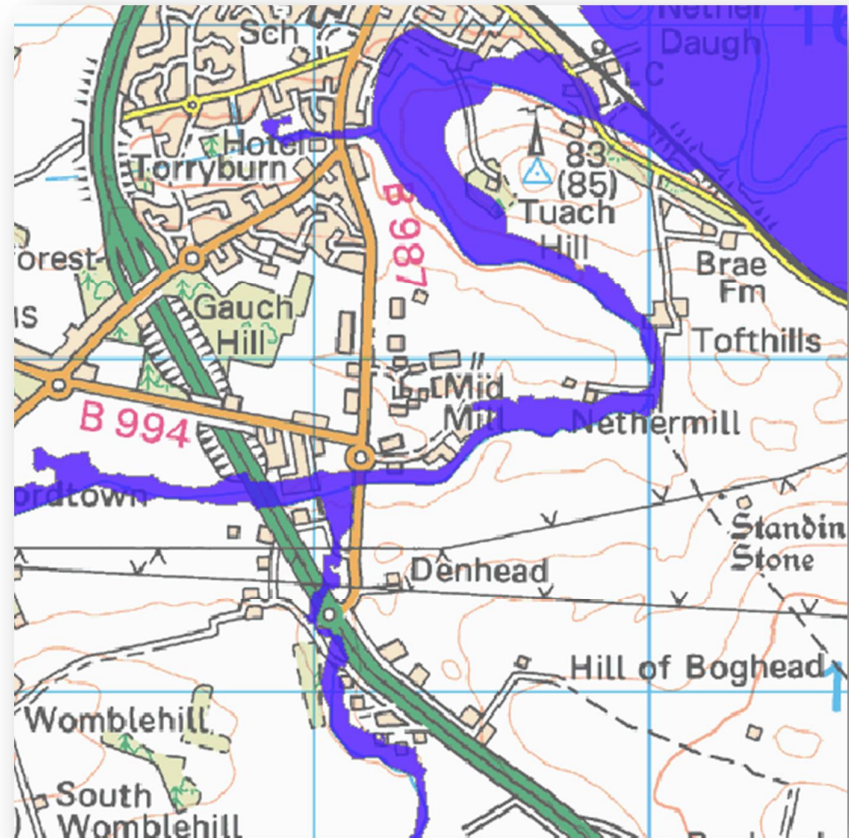


Figure 23 - Extract from SEPA flood map

Access and Public Transport

3.21 The main access point at the southern end of Kintore is taken from the Broomhill roundabout on the A96 trunk road. This connects to the existing roundabout at the entrance to the Midmill Business Park. Within the existing business park is a network of roads serving the existing sites. The existing road network is to be extended from the adjoining Midmill South East development to the site. The road will be routed through the site to serve the proposed business and industrial use and will connect in the future at the east side of the site to the remainder of the M1 site. The nearest footpaths and cycle paths are alongside the existing road network within the adjoining Midmill South East development. These paths are to be extended through the site to connect the existing developments with the entire M1 site.

3.22 The site is accessible by a range of transport methods. There are various frequent daily bus services running through Kintore to Aberdeen and Inverurie and adjoining settlements. The service operates every 20 minutes at peak times. There is an existing bus stop approximately 560 metres to the north west of the site, although it is anticipated that on completion of the road network serving the entire M1 site that internal bus routes will be provided.

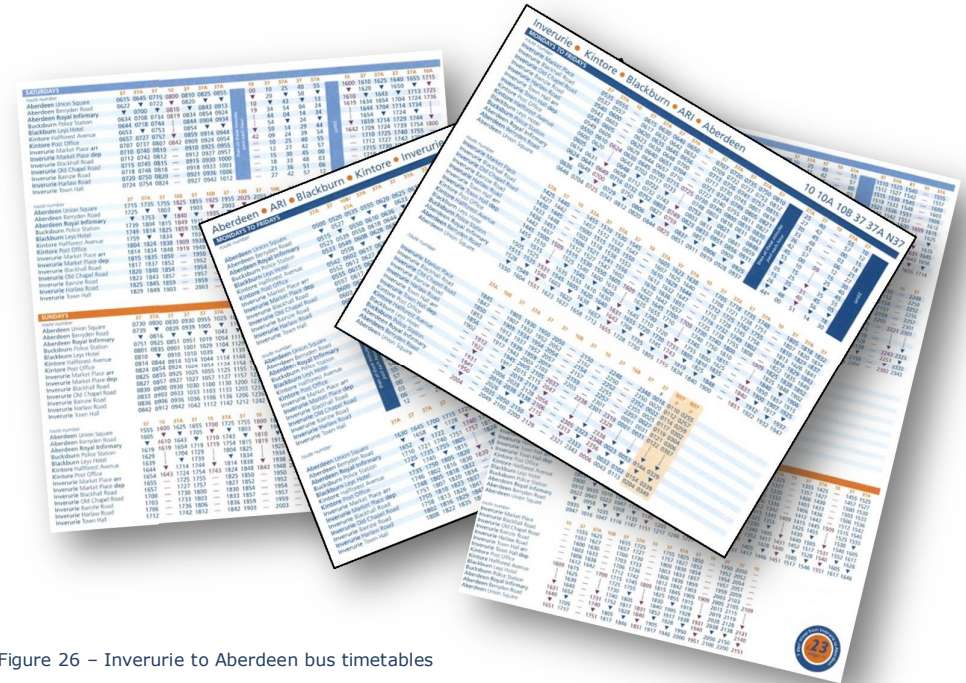


Figure 26 – Inverurie to Aberdeen bus timetables



Figure 24 – Entrance roundabout to Midmill Business Park



Figure 25 – Broomhill roundabout on A96 trunk road

Archaeology

3.23 With the number of finds in the Kintore area and its archaeological importance, consideration should be given to the level of archaeological survey required prior to the commencement of any works on the site. In light of the knowledge gained from the adjacent developments at Midmill, Midmill South and Midmill South East the Council's Archaeological Services department have advised that a 5% strip should be undertaken and any findings reported.

3.24 Part of the southern section of the site includes an area of former cairns now removed (SMR Ref No NJ81SW0005) and which are uncertain of date, though possible prehistoric in origin. There is a scheduled ancient monument (lying outwith the proposed site boundary to the south east of the site, Ferney Brae standing stone (SMR Ref No NJ81SW0003)). The Council's Archaeological Services department are content that the development will not impact on the SAM.

Drainage

- 3.25 Foul water drainage will be served by the extension of the existing foul water sewer in the adjoining Midmill South East business site. Any necessary upgrades will be discussed with Scottish Water. A drainage impact assessment will be provided to detail the drainage scheme.

SUDS

- 3.26 An existing SUDS pond lies adjacent to the north boundary of the site and serves the existing Midmill South and South East developments. It is suggested that a further SUDS pond is provided alongside the Tuach burn adjacent to the north boundary of the site.

Water Supply

- 3.27 Water supply will be served by the extension of the existing mains water pipework in the adjoining Midmill South East business site. Any necessary upgrades will be discussed with Scottish Water.

Telecoms

- 3.28 The site will be served by the existing telecoms network serving the town.

Gas

- 3.29 Gas supply will be served by the extension of the existing mains gas pipework in the adjoining Midmill South East business site.



Figure 27 – Existing SUDS pond serving Midmill South and Midmill South East sites

4 DESIGN AND LAYOUT

Concept

4.1 The site is to be planned in conjunction with the Scottish Government's Policy Statement for Scotland 'Designing Places' which sets out design principles for development. New development should:-

- have a distinct identity
- be spaces that are safe and pleasant
- be easy to move around in, especially on foot
- make visitors feel a sense of welcome
- adapt easily to changing circumstances
- be sustainable.

4.2 The site will be designed based on the above principles, and the overarching guidance provided in the Development Framework for the overall Site M1 area to provide a successful place which flourishes socially and economically. The Masterplan seeks to achieve a sense of place for both those persons who will work in the area and also for those who visit the site in a work or social capacity.



Figure 28 – Existing Midmill South building design

4.3 The main consideration for the initial site layout is to provide a place where business premises can be provided within a well defined landscaped setting with pedestrian and cycle links well connected to the remainder of the M1 site and beyond to the wider area of Kintore. Street frontage will play an important role in the visual appearance of the site and the use of appropriate siting, materials, and landscaping will be vital.

4.4 Good design will achieve a wide range of social, economic and environmental goals, providing a place that will be successful and sustainable. Sensitive siting and design will support a sense of place in the expansion of the Midmill sites. It is vital that an emphasis on good design and connectivity is promoted through the site at an early stage in discussions with prospective individual site owners. An understanding that the site can provide an important addition to Kintore as a whole should always be borne in mind and provide a business park where the likely impact of development on the social, economic and environmental conditions of people now and in the future is understood by all stakeholders.

- 4.5 The identity of the site will be formed by a design understanding of the shape of the land, its materials, its character, its appearance and its ecologies, thus providing a place which is locally distinctive. The site will be designed to make the most of its setting in the landscape.
- 4.6 The retention of existing features such as tree planting and stone dykes will form a basis for the development. Within these existing features individual site areas will be formed on which buildings of character and identity can be provided. Each building can be designed to form an attractive addition to the overall site, with building siting and landscaping creating an appropriate addition to the business park. Each individual building should be presented in its own right, and not form a cluster of identical buildings of which the uniformity gives an uninteresting appearance to the overall development.

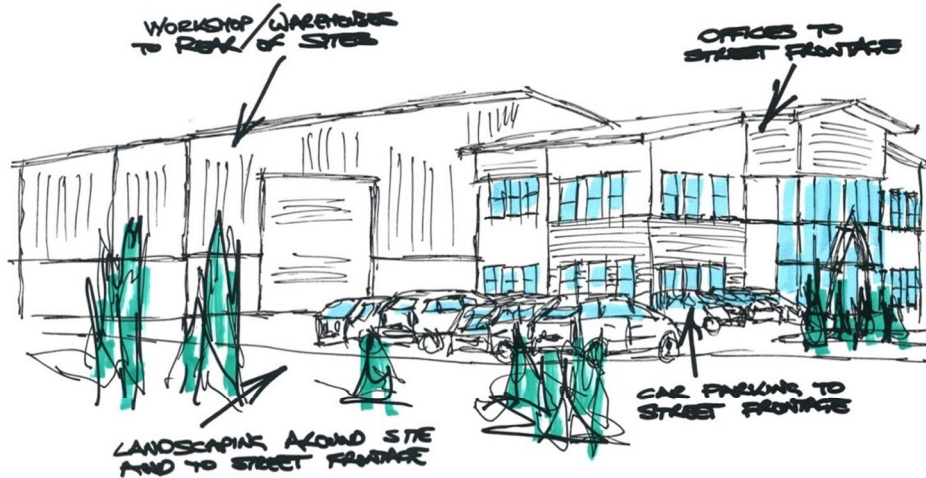


Figure 29 – Concept drawing of building for site



Figure 30 – Existing Midmill South building design



Figure 31 – Existing Midmill South East building design

- 4.7 The site is to be designed to not only provide the requirements of each individual site, but also to understand the cumulative effect of development at Midmill and provide a space which is safe and pleasant to move around in.
- 4.8 A well designed place will provide people with an enjoyable destination to work in and visit.
- 4.9 A welcoming development will encourage local residents to become part of and enjoy and allow businesses to flourish.

4.10 The site will also be planned in conjunction with the Scottish Government's Policy Statement for Scotland 'Designing Streets'. For new development the street design should:-

- Consider place before movement
- Meet the six qualities of successful place, as set out in 'Designing Streets'
- Be based on balanced decision making and must adopt a multidisciplinary collaborative approach
- Run planning permission and road construction consent processes in parallel.

4.11 Street design for the site will form an important element in providing a sense of place for the development. An understanding of pedestrian, cycle and vehicular movement will aid the design of the layout to provide the creation of successful places through street design.

4.12 The issue of place and movement in relation to the street design must be understood and form part of the design process for the site.



Figure 32 – Entrance gateway to residential development

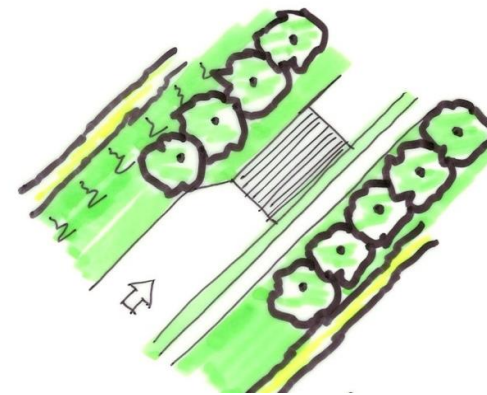


Figure 33 – Traffic calming design to road layout



Energy Efficiency

4.13 It is important that the energy efficiency of the buildings on the proposed site meets with the highest standards. At an early stage of the design process, suitable mitigation will be discussed to reduce CO2 emissions and provide buildings that not only comply with current policy, but may also surpass requirements to provide carbon neutral buildings. Technologies that may be considered are:-

- High level insulation
- Air tightness
- Ventilation with heat recovery
- Air source heat pumps
- Ground source heat pumps
- Biomass
- Photo Voltaic panels

4.14 Each building will undergo rigorous assessment using Sbem calculations to show compliance and beyond.



Figure 34 – Photo Voltaic panels sited on existing building at Midmill South Business Park

Drainage

4.15 The drainage design will be fully detailed after conducting a drainage impact assessment. Foul water from the development will be taken to a sewer within the road network and connected to the existing foul sewer serving the existing Midmill South East development. The foul sewer will serve sanitary and canteen facilities within the proposed buildings together with the possibility of external wash bay areas if required. There will be full consultation with Scottish Water in relation to any upgrades required on the existing foul sewer line or pumping station at Kintore. At present, foul water from Kintore is pumped to the waste water treatment works at Inverurie for processing. It is anticipated that Scottish Water will adopt the sewer.

4.16 SUDS will be required as an integral part of the scheme providing up to three levels of treatment to surface water from the roofs, yard areas, car parking areas and roads of the site. The first two levels of treatment will be through filter trenches, designed in accordance with CIRIA's C697 manual entitled "The SUDS Manual", on each individual site. The final level of treatment will be through a pond adjacent to the Tuach burn. A drainage impact assessment will be provided to detail the drainage scheme. Full consultation with Aberdeenshire Council's flood prevention team and SEPA will take place. It is anticipated that Scottish Water will adopt the SUDS pond.

Pollution Prevention

- 4.17 Prior to the construction period of the site a detailed statement will be produced identifying all aspects of the construction site work that might impact on the environment, for example silt entering the Tuach burn and potential pollution risks associated with the construction proposals. Furthermore the statement shall include the mitigation measures required to be adhered to.
- 4.18 Planning permission is separate to environmental licensing. Regulatory authorisations may be required under environmental regulations, such as the Waste Management Licensing (Scotland) Regulations or CAR depending on the proposals brought forward for each individual site. Early consultation with the relevant regulatory body is recommended once the proposed use of any part of the site is known.



Water

- 4.19 Water will be fed to each individual building from a main sited within the proposed road network on the site. Water saving devices including rain water harvesting may be incorporated in the design.

Waste

- 4.20 Each individual site will incorporate waste storage facilities sited in yard areas. Recycling will be a policy of each business to ensure that there are adequate facilities to allow the separation of waste types prior to collection. Individual owners will liaise with Aberdeenshire Council.
- 4.21 A site waste management plan which details how waste will be managed, minimised and reused at the construction stage in a sustainable manner will be required in support of any planning application. Wherever possible the waste hierarchy of reduce, reuse and recycle should be encouraged. All waste streams associated with the works should be identified along with appropriate means of disposal.

Solar Gain

- 4.22 The site lends itself to the capture of solar gain. Correctly sited buildings will allow the south facing aspect of the site to be used for Photo Voltaic panels, to generate electricity, and transpired solar collectors in a twin walled system to provide heat for workshop and warehouse buildings. Existing and proposed planting will provide shelter belts together with the correct grouping of building structures.



Figure 35 – Concept drawing for transpired solar collector



Figure 36 – Photo voltaic panel

Transportation

- 4.23 A full transport assessment will be undertaken to review mitigation required to both the A96 trunk road and local road network serving the town. Consultation will take place with both Aberdeenshire Council's Transportation department and Transport Scotland.



Figure 37 – Car and heavy goods vehicle drawing

Vehicular Access

- 4.24 Vehicular access to the site will be taken from the extension of the existing road network serving the adjoining Midmill South East site. Each individual site will take access from the proposed road network to internal car parking and yard areas. Adequate vehicle turning areas should be provided within each individual site. The roads will be designed to a standard that is acceptable to Aberdeenshire Council and suitable for adoption by them. The proposed road network for the site will be designed so that it can be extended to the east boundary and connected to the future internal road network serving the remainder of the M1 site.
- 4.25 Movement along the road network will be required to allow vehicles to service individual sites in an employment capacity, but it is important to provide a design which encourages the passage of people on foot and cycle and encourages the use of public transport.
- 4.26 To encourage vehicles servicing the site to return through the original Midmill development to the existing road network at Broomhill roundabout it is suggested that the entrance gateway and the road network beyond that to the east is designed to provide traffic calming that will discourage use by heavy goods vehicles, thus providing a safer environment for the residential development part of the M1 site.
- 4.27 Car parking will be provided to comply with the guidance provided by Aberdeenshire Council's 'Car Parking Standards'.
- 4.28 It is anticipated that mitigation will be required to the trunk road and local road network to allow for the additional vehicle movements serving the site.

Pedestrian and Cycle Access

4.29 Pedestrian and cycle access to the site will be taken from the extension of the existing foot path and cycle path network serving the adjoining Midmill South East site. The proposed path network for the site will be designed so that it can be extended to the east boundary and connected to the future internal path network serving the remainder of the M1 site. Covered cycle parking will be provided on each individual site.



Figure 38 – Pedestrian and cyclist drawing

Public Transport

4.30 At present, the nearest existing bus stop lies some 560m north west of the site. There is an opportunity, as the entire M1 site is developed, to provide a bus service through the site via an internal loop road.

4.31 Although there are no existing rail facilities located within Kintore, Aberdeenshire Council have safeguarded land to the north of the town centre, which proposes to provide a new railway station. However, there are no fixed timescales for this development. The proposed railway station is to be sited alongside an existing bus route which could be diverted in to the M1 site.

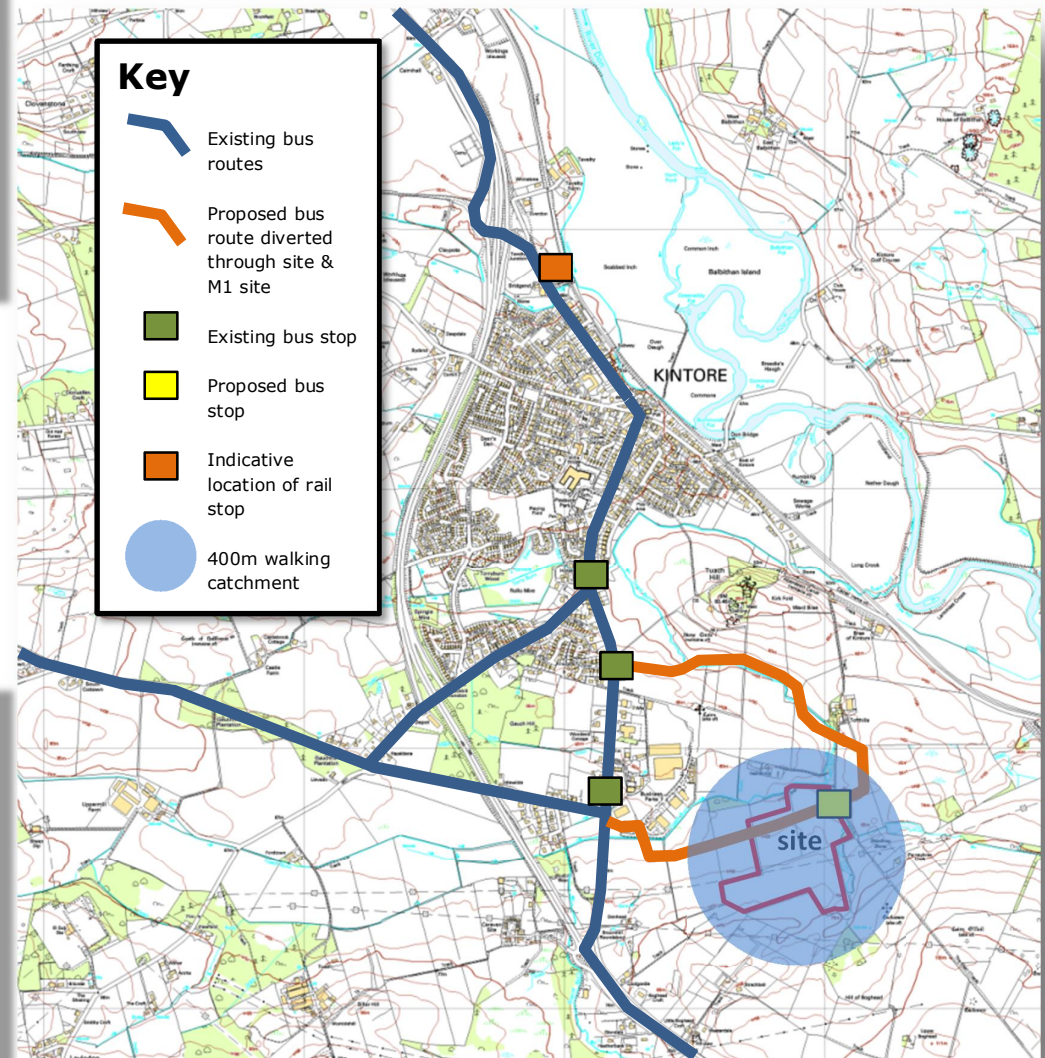


Figure 39 – Transportation diagram

Travel Pack

- 4.32 A travel pack is to be prepared by each individual site to provide employees with full details of the available transportation links in the area.
- 4.33 The pack will contain details of walk and cycle routes, bus routes and nearest position of bus stops and any car share schemes which operate in the area.

Ecology

- 4.34 For the development site, the following measures should be adhered to in order to protect, enhance and extend the biodiversity of the site.
- Retention of existing trees and vegetation at boundaries.
 - Extension of SUDS area along the northern boundary adjacent to the Tuach burn to extend the area of biodiversity and form part of the riparian area within the site and future M1 site.
 - Provide landscaped areas which enhance and extend the biodiversity of the site.
 - Provide areas which allow wildlife to use the site and access the arable fields and vegetation beyond.
 - Investigate opportunities to redevelop water features on site, such as realignment of the Tuach burn which is at poor status, to a more natural feature with adequate buffer strips which may also reduce flood risk and improve the water environment.

Street Layout

- 4.35 The existing Midmill business and industrial sites have been developed with a common theme to provide landscaped areas and car parking adjacent to the internal road networks with office fronted buildings facing the street with workshops, warehouses and yard areas to the rear of each individual site. It is proposed to continue this design theme through the site to retain a frontage to the street that complements the existing developments.

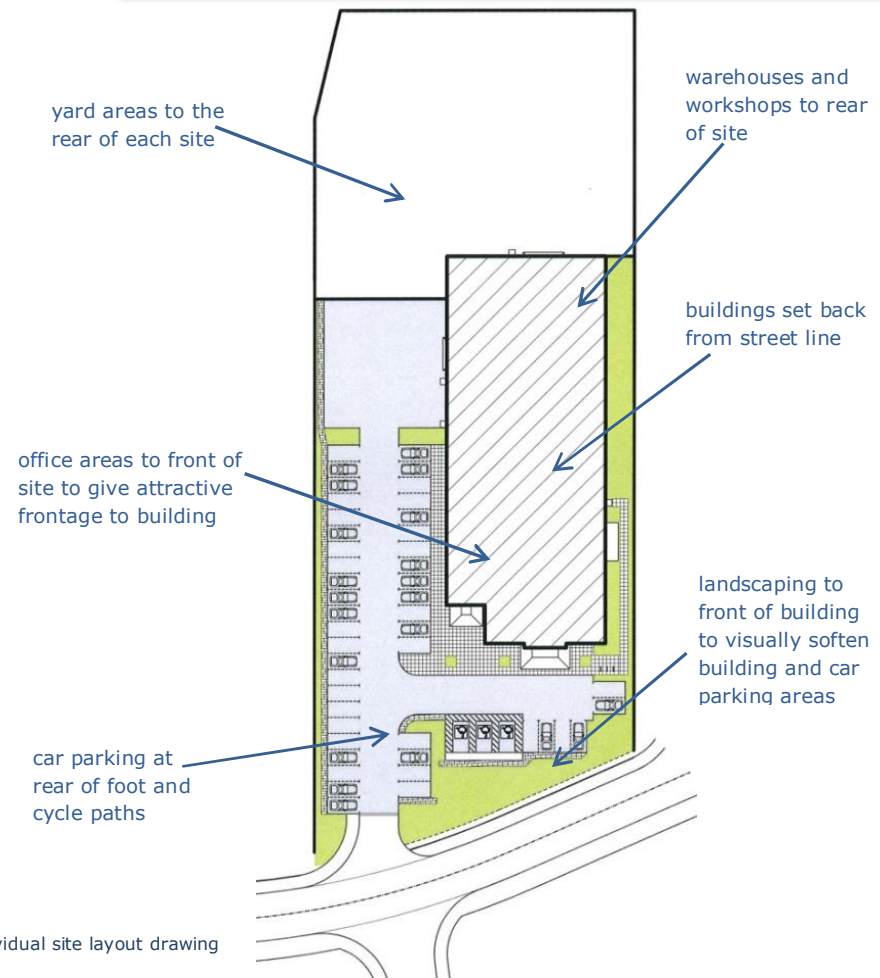


Figure 40 – Indicative individual site layout drawing

- 4.36 The proposed road network providing access to the site is to run adjacent to the SUDS pond areas on the north boundary to provide an open landscaped aspect to the street layout as it continues towards the eastern boundary entering the remainder of the M1 site.
- 4.37 At the north east corner of the site the road network will extend in to the remainder of the M1 site, entering what is anticipated to be a predominantly residential area. The use of appropriate landscape belts will soften the passage from the business land use. It is proposed to provide at this connection an entrance gateway to define the transition between land uses.
- 4.38 The gateway may incorporate local natural materials in the form of natural stone dykes and timber post and board fencing. The landscape design should complement the gateway feature.

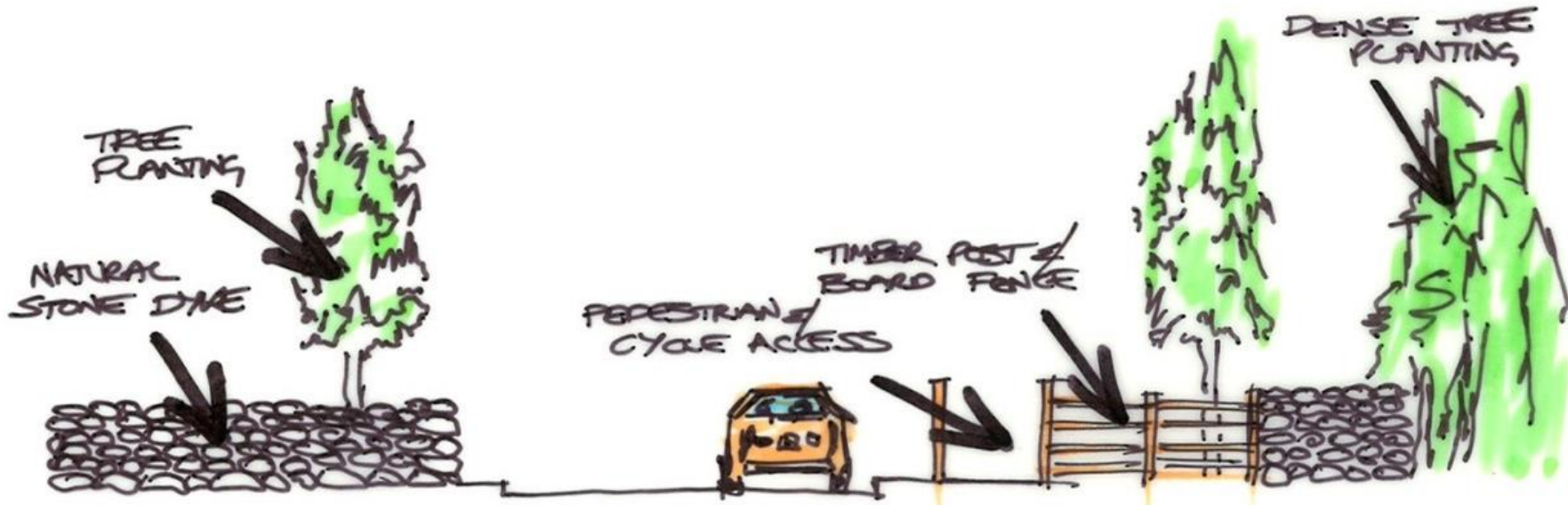


Figure 41 – Entrance gateway to residential development

Open space

- 4.39 A total of 40% open space should be provided on the site. Existing natural features should be incorporated in to the overall design and provide areas which are easily maintained but also provide a sense of place and setting for the development.

Security

- 4.40 Street lighting to be provided in accordance with the requirements of Aberdeenshire Council for future adoption.
- 4.41 Security fencing around yard areas should, if possible, be sited towards the rear of individual sites to retain an open aspect to the street frontage.

Landscaping

- 4.42 A full detailed landscape design and maintenance plan will be provided as part of the planning application for the site.
- 4.43 Landscape strips around the site are to be provided together with landscaping to the internal road network verges. The existing wooded area to the east of the site is to be enlarged. Particular care should be taken in relation to plant types provided within the landscape and buffer strip below the existing high voltage power line crossing the site. The SUDS ponds area is to be landscaped in a manner suitable to provide biodiversity along the river bank and surrounding area.
- 4.44 Existing natural features, such as natural stone dykes and existing tree planting at the perimeter of the site, are to be retained.

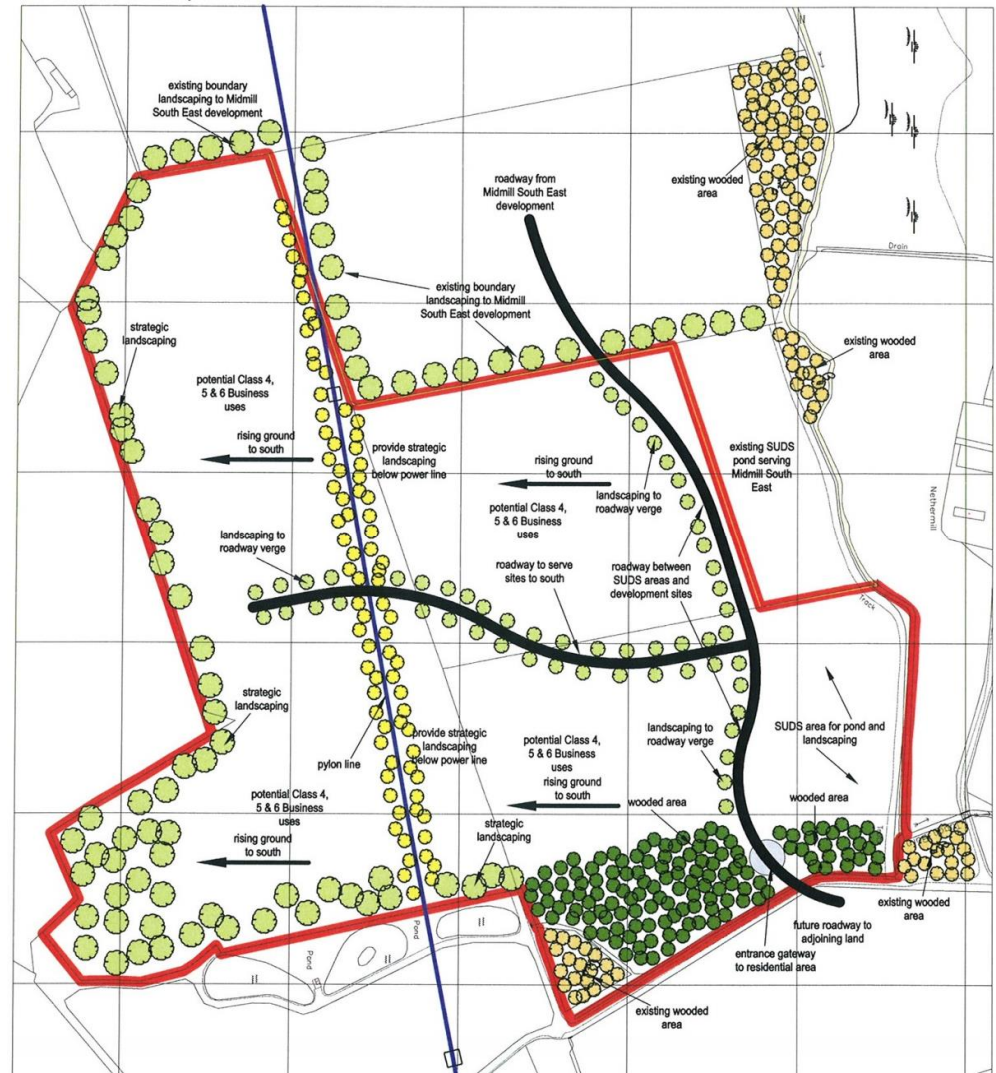


Figure 42 – Landscape layout drawing



Materials

- 4.45 Materials for the development should be sourced to be easy to maintain, suitable and safe for purpose, durable, sustainable and appropriate.
- 4.46 The existing Midmill South East site uses similar textures and a palette of colours which complement each other, but do not provide a development with overly individual site styles. It is proposed to allow this style to flow through to the proposed development where the buildings will sit well in context to each other. Materials will be locally sourced where at all possible. Consideration could be given to incorporating materials which have been used historically in the local area such as render, timber, natural slate and tiles.

Figure 43 – External materials

5 MASTERPLAN

5.1 The Masterplan has been prepared following a detailed analysis of the site and its immediate surroundings in Kintore. It builds on the principles set out in the Development Framework and draws together the principles set out in Section 4 of this Report.

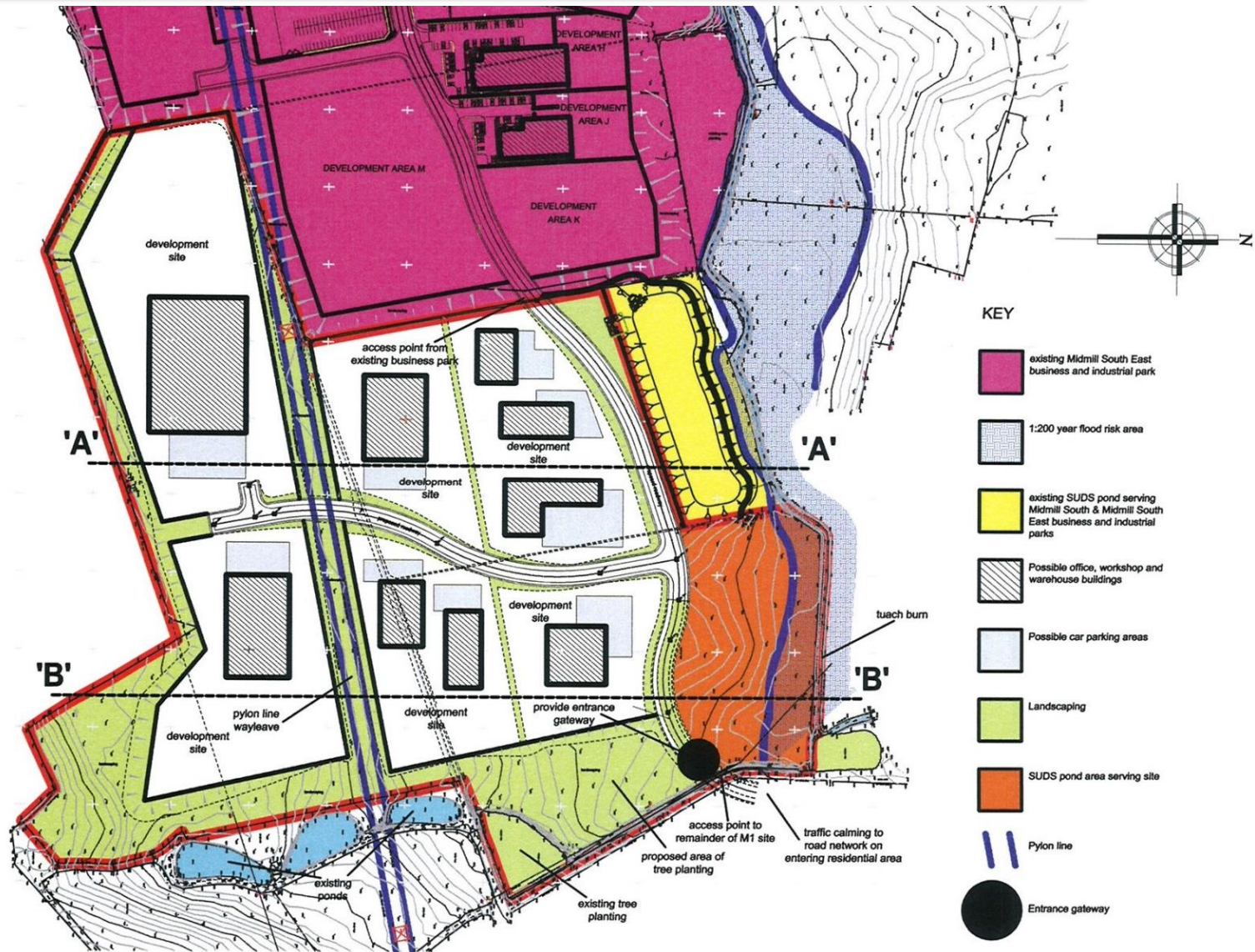


Figure 44 – Masterplan drawing

5.2 The main road network has been set by linking from the existing Midmill South East Business Park to the remainder of the M1 site, allowing for a SUDS pond serving the site adjacent to the Tuach Burn with the road running alongside. This retains an open view over the SUDS area to the north when entering the site.

5.3 A further internal road will be required to access sites to the south and run under the existing pylon line which runs across the site. The pylon line splits this site and allows a wide landscape strip to be provided under, giving natural breaks between the individual site areas, forming 'pockets' of development.

5.4 Landscaping will be provided around the perimeter of the site retaining natural features where possible and continuing the 'pocket' style of development.

Site Sections

5.5 Site sections as shown 'A' - 'A' and 'B' - 'B' on Masterplan drawing (Figure 45).

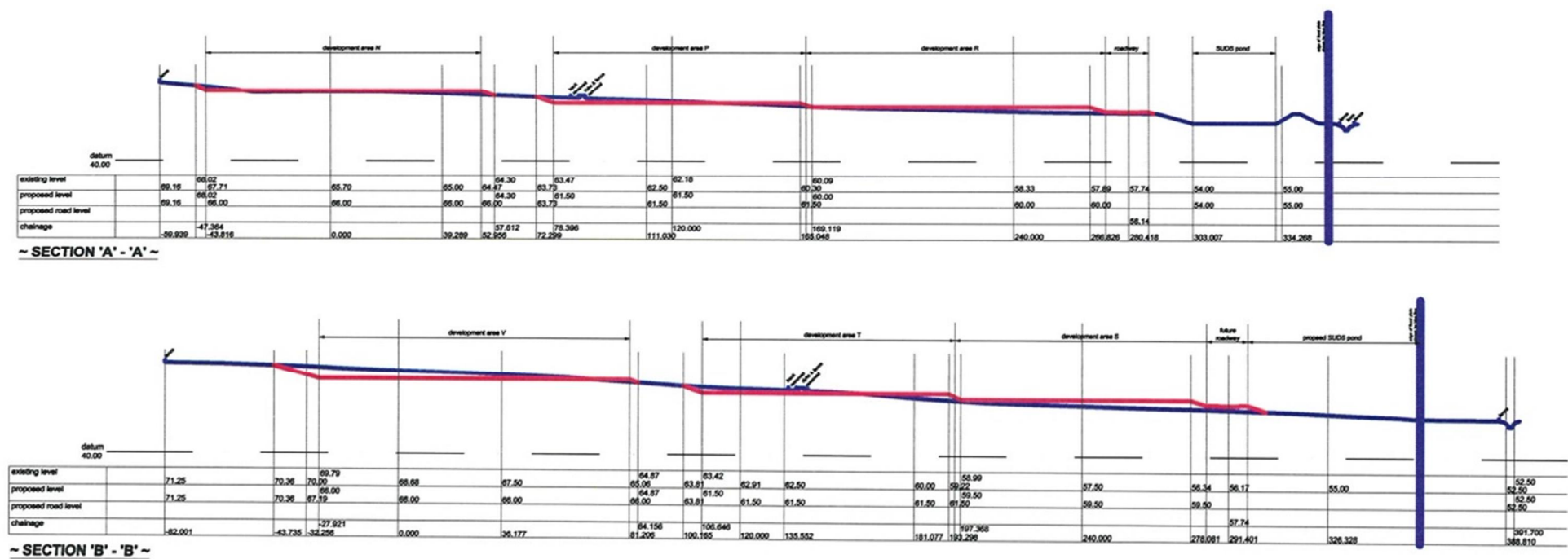


Figure 45 - Site Sections

6 PROCEDURAL REQUIREMENTS

Community Engagement

- 6.1 Consultation and engagement for the wider M1 site commenced as part of the LDP process and is ongoing. A Proposal of Application Notice (reference ENQ/2010/1812) was submitted by the Kintore Consortium in December 2010 for a mixed use development comprising 1200 houses, primary and secondary school provision; commercial, retail and community facilities; plus roads, drainage and landscape infrastructure. A public exhibition was held in February 2011 and a follow up workshop took place in March 2011. A meeting with the Kintore and District Community Council was convened in May 2013.
- 6.2 The Framework anticipates the submission of a planning application for the employment land. A Proposal of Application Notice for the employment land comprising an extension to Midmill Business Park (reference ENQ/2013/1545) was submitted to Aberdeenshire Council on 7 August 2013. A public consultation event took place at Kintore Public Hall on Friday 27 September 2013.



Figure 46 – Public consultation event



Figure 47 – Public consultation event

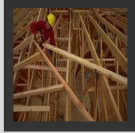
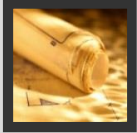
- 6.3 Thirteen people attended the public consultation event and one comment form was completed. The comment received highlighted the importance of sustainability, setting and creation of a well planned green development. A number of other verbal comments were made in relation to traffic and flooding. Discussion centred around the availability of public transport to serve the site and upgrading of the local road network. The comments in relation to transport were addressed by confirming that a detailed transport assessment would be undertaken. In relation to flooding the main concern related to the Tuach burn and the River Don. It was explained that a detailed flood study would accompany any future planning application.

Phasing

- 6.4 The LDP allocates 10 hectares of employment land at Site 1, Kintore. 5 hectares is proposed in the period 2007-2023 and the balance is earmarked as strategic reserve. However, as the Framework notes, there is high demand for employment land in the settlement.
- 6.5 The Masterplan addresses the entirety of the employment area to ensure that the development is delivered as a coherent and planned extension of the existing Midmill Business Park.
- 6.6 The Proposal of Application Notice (reference ENQ/2013/1545) covers the entirety of the Masterplan area and it is likely that planning permission in principle for the overall site will be sought to ensure that the infrastructure to serve the site is provided in a co-ordinated manner and to provide the maximum flexibility for future owners/tenants of the employment land.

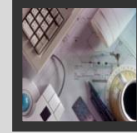
Developer Contributions

- 6.7 Any planning application for the employment land will require to ensure that there is sufficient infrastructure in place to serve the development. The extent of those requirements will be determined through appropriate assessments as part of the application process.



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