

Appendix I – Ownership Plan

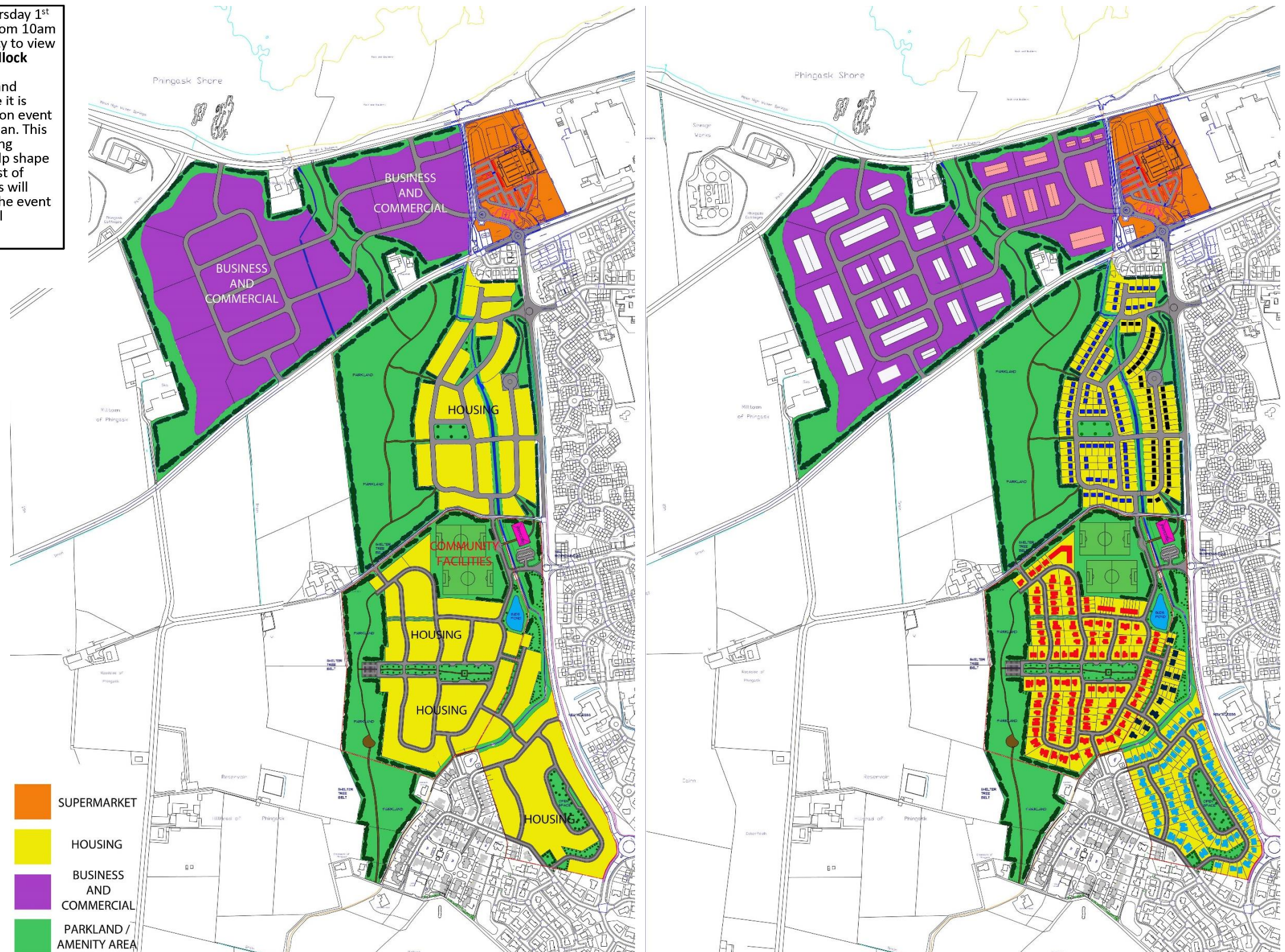
1. Claymore Homes
2. Mrs. Glynis Morrison
3. Mr. Charlie Cruden
4. Mr. Ian Elphinstone
5. Mr. Graeme Sutherland
6. Mr & Mrs Reid
7. Aberdeenshire Council (General Fund)
8. Aberdeenshire Council (Housing Department)





PUBLIC NOTICE

• Claymore Homes Ltd are holding a public open day on Thursday 1st of November at The Lighthouse Museum in Fraserburgh from 10am till 8pm. This is to give the local community the opportunity to view and have an input into the forthcoming proposed **Merryhillock Development** at the west of Boothby Road. The proposed **Fraserburgh Westside Masterplan** will also be on display and community input is invited to shape the masterplan before it is submitted to Aberdeenshire Council. This is a pre-application event in line with the policies of the 2012 Aberdeenshire Local Plan. This is not an opportunity to make a representation to a planning application. This is an opportunity to have an input and help shape the outcomes of 2 major developments at Land to the West of Boothby Road in Fraserburgh. Formal planning applications will follow. If you need any more information or directions to the event please contact Claymore Homes on 01779 821115 or email info@claymorehomes.co.uk.





Public Consultation for the development of site H1 in Fraserburgh

**Wednesday
3rd July 2013
3:00pm – 8:00pm
The Museum of Scottish Lighthouses
Kinnaird Head,
Stevenson Road,
Fraserburgh,
AB43 9DU**



H1 FRASERBURGH

Claymore homes invite you to attend a second public exhibition where they will provide further information on the masterplan currently being prepared for the development of H1 Fraserburgh. Site H1 is allocated in the Aberdeenshire Local Development Plan for the development of up to 590 dwellings.

All welcome to attend this event which will seek the thoughts and ideas of both the local community and interested parties.

For further information please contact:
Bruce Ballance, Mackie Ramsay Taylor Architects
47 Victoria Street, Aberdeen, AB10 1QA
e-mail: bruce.ballance@mrtarchitects.com
Tel: 01224 639295



**Public Exhibition
Proposed Development of site reference
H1 Fraserburgh**

Claymore Homes invite you to attend a second public exhibition where they will present an indicative masterplan which will guide the development of the H1 Fraserburgh site.

Planning applications will be submitted in due course.

**Wednesday 3rd July 2013
3:00pm – 8:00pm**

**The Museum of Scottish Lighthouses
Kinnaird Head, Stevenson Road, Fraserburgh, AB43 9DU**

At the exhibition you will have the opportunity to discuss the proposals with representatives of Claymore Homes and provide feedback to the design team via comments sheets which will be provided.

(Please note that comments made will be to Claymore Homes, not the planning authority. There will be an opportunity to submit representations to the planning authority, Aberdeenshire Council, upon submission of a planning application.)

We will keep you updated with our progress and look forward to meeting you on the 3rd July 2013.

For further information please contact:
Bruce Ballance, Mackie Ramsay Taylor Architects
47 Victoria Street, Aberdeen, AB10 1QA
e-mail: bruce.ballance@mrtarchitects.com
Tel: 01224 639295

Introduction

Welcome to the second exhibition on the development of land at Merryhilllock, Fraserburgh.

Our first exhibition on 1st November 2012 translated the requirements of the Aberdeenshire Local Development Plan 2012 (ALDP) in relation to the site and sought community input as to how the land should be developed in line with these requirements.

We thank you for taking the time to participate in the consultation process; input from the community is important to the development of the site to respond to local knowledge and character.

Issues raised in written feedback received have been investigated and incorporated into the masterplan where possible—see board 6 for more information. These comments and those received in response to this second consultation will influence detailed site layout designs at the planning stages for each phase of development.

The indicative concept masterplan exhibited on 1st November 2012 took into consideration the known pedestrian and cycle routes, vehicular access, existing development, topography, field boundaries and known habitats. The masterplan presented today is in final draft stages, having evolved through community feedback, discussions with the Council, transportation, landscape, ecological and design input.

Concept Indicative Masterplan Previously Exhibited for Discussion



Making Comment

All comments will be passed to Aberdeenshire Council as part of the reporting of the pre-application consultation process for future planning applications and will be taken into consideration in determining proposals for development of the land.

Visual Appraisal

- Sites H1 and R4 lie to the west of Boothby Road; between its junction with Smiddyhill Road to the south and Watermill Road (A98) to the north.
- To the east and south lie residential developments. Open farmland lies to the west.
- Sites BUS2 and E1 lie to the north of Watermill Road and west of its junction with Boothby Road. The B9031 road to Sandhaven lies to the north.
- To the northeast lie commercial developments (including a new supermarket under construction). Farmland and a water treatment works lie to the west.
- Site access is generally via the above named routes, with an unnamed road leading to Merryhilllock Farm offering access currently to the H1 and R4 sites.
- An existing watercourse runs through the site (south to north) with an outlet into the sea. Sections of the watercourse are open with other sections culverted.
- The site is undulating, generally falling south to north (down towards the sea).
- Residential development on the Greenbank site to the south has commenced by Claymore Homes; these houses fall within the overall housing allocation outlined for the H1 site within the ALDP.

The Site and Surrounding Area



Natural / Strategic Landscape



Public Access / Footpath Links



Road Network



Character Areas



Indicative Masterplan



Appendix III Flood Risk Assessment

What should the residential character of the H1 redevelopment site look like?



Community Feedback

Comments received following the initial consultation were grouped into issues, which were investigated and incorporated into the masterplan where possible.

Issue	Response	Action
Location		
There should be a focus on the town centre and its regeneration before building outwith the town centre.	The Local Development Plan aims to support Frasersburgh as a Regeneration Priority Area and has identified sites suitable of accommodating development in order to provide a choice of housing within the town centre.	
Design		
The design of housing should be traditional and in keeping with Frasersburgh.	To ensure that new development is in keeping with the character of Frasersburgh the masterplan will identify design principles with which new development must comply.	Masterplan to list design principles with which new development must comply.
Landscaping is good but should not be used as an excuse.	Landscaping will be provided to create an attractive environment and provide recreational facilities.	Masterplan to identify suitable areas of landscaping.
Considers the development will improve the outlook of Frasersburgh and create jobs.	The masterplan will list design principles for the development of buildings within the masterplan area and in doing so will create an attractive environment.	The masterplan to list a number of design principles with which proposals for new buildings must comply.
It is considered that the masterplan will enhance the area of Frasersburgh being a modern residential area.	The masterplan will list design principles for the development of buildings within the masterplan area and in doing so will create an attractive environment.	The masterplan to list a number of design principles with which proposals for new buildings must comply.
The proposal seems to include a range of housing to suit all budgets.	The masterplan will deliver a range of housing.	Masterplan to identify a range of housing.
Due to low lying ground the housing would be better suited to higher ground to prevent flooding.	Flood Risk Assessments have been undertaken to inform the preparation of the masterplan. There will be no development on areas at risk of flooding.	There will be no development on areas that flood.
The conservation area should be placed on the low lying areas.	The ALDP is specific in its allocation of R4, whilst there may be flexibility in terms of the boundary of this, this area is safeguarded for a parkland. The masterplan will, in addition to delivering the parkland of R4 deliver areas of open space throughout the site.	The masterplan to deliver areas of open space throughout the site.
Facilities		
Welcomes the masterplan incorporating recreational facilities.	The masterplan will deliver 2 full sized grass pitches with associated facilities.	Masterplan to identify the most appropriate location to accommodate recreational facilities.
A new primary school is needed should the housing go ahead.	The ALDP does not list any requirements for a new primary school to be located within the site. It is likely that a new primary school will be developed as part of site reference M1 which lies to the south of Frasersburgh.	
There should be a central store/ coffee shop.	The allocation in the ALDP is for residential development, parkland and employment use only. There are no plans to develop any retail units at this time.	
Playing fields should be located on low lying ground which would be more accessible for both residents of the development and also the local community of Frasersburgh.	The playing fields are located centrally within the development to ensure that they are accessible to both residents of the development and also the local community of Frasersburgh.	Playing fields to be located centrally within the development.
Roads		
Like the roundabout as it will slow down traffic.	The roundabout will provide the principle access into the residential area and the parkland to the west. The masterplan has been designed in accordance with the principles of Designing for Streets to ensure that new development focuses on the creation of place rather than prioritising vehicular travel.	Masterplan to deliver a safe and attractive environment for pedestrians.
Pedestrian crossings are much needed in this area.	Transport Assessments are being undertaken to inform the masterplan and will identify any mitigation measures required.	The masterplan will deliver mitigation measures where appropriate.
Access should be considered to the parkland surrounding Greenbank Cottage for possible housing development which would connect the existing Greenbank phase with the proposal.	Access to existing dwellings will be maintained however, access will not be provided to areas outwith the masterplan boundary. Future development outwith the ALDP allocations will need to come forward as part of the review of the ALDP.	Masterplan to maintain access to the existing dwellings.
Roads surrounding this development should be connected to Greenbank to allow access to any future development.	Access to existing dwellings will be maintained however, access will not be provided to other areas connected to Greenbank to allow access to any future development. Future development outwith the ALDP allocations will need to come forward as part of the review of the ALDP.	Masterplan to maintain access to existing dwellings.

Indicative Masterplan



What do you think?

Please deposit completed feedback forms in the box provided, alternatively we welcome comments via post or email, before Wednesday 17th July 2013.

Post: Mackie Ramsay Taylor Architects,
47 Victoria Street,
Aberdeen
AB10 1QA

Email: bruce.ballance@mrtarchitects.com



arboricultural, environmental and landscape consultants

Merryhillock, Fraserburgh



Landscape Assessment

16th October 2013
Ref: MFB-1310-EIS

26 Bingham Crescent, Milltimber, Aberdeen, AB13 0HP.
 Tel: (01224) 806458; email: info@astellassociates.co.uk
 www.astellassociates.co.uk



17th October 2013
 MFB-1310-EIS

Landscape Assessment

Merryhillock, Fraserburgh

1. Introduction

Astell Associates have been instructed by Claymore Homes and Mackie Ramsay Taylor Architects to carry out an environmental walkover survey of the site.

This report is intended to accompany the Planning Application as a document supporting the application and demonstrating that the implications of the proposed development on the arboricultural, ecological and landscape aspects on the site have been fully considered.

This report, and the accompanying information, is supplied in order to:

- Identify areas of environmental importance
- Identify the presence or absence of protected species
- Provide a visual assessment of the location, and impact of proposed new houses in the area.
- Provide mitigation measures where appropriate.

A site visit was undertaken on 4th August /2013 by Nigel Astell. A general assessment of the habitats in the proposed development area including birds and ground flora has been undertaken.

Professional Qualifications

Nigel Astell has been involved in arboriculture for over 35 years. He holds degrees in Botany and Zoology and is a member of the Arboricultural Association and The Chartered Institute of Environmental and Ecological Management.

2. Area Overview

The area covered by the masterplan is one that has been used by generations of Fraserburgh farmers for agriculture. The land is bordered to the east by Boothby Road and the housing of Fraserburgh. On the South End are the new houses of Greenbank.

To the west are the farms of Hillhead of Phingask, Roadside of Phingask, and Milltown of Phinbank. The agricultural area is divided by the farm road to Merryhillock and the A98 which both run from east to west. To the north, the B9031 separates the commercial area from the coastal habitats.

The fields between the Phingask Shore and the A98, the A98 and Merryhillock Road, and the farm access track and Greenbank to the south are agricultural areas, gently undulating and open to views from all directions. The area is mainly devoid of trees apart from some Sycamore on the burn bank at Greenbank and small groups of trees associated with the farms and steadings in the area. Vertical elements in the landscape are not predominant and the eye is caught by the farms, steading buildings and houses on the west side of Fraserburgh along Boothby Road and the houses of the new development of Greenbank to the south.



18th October 2013
 MFB-1310-EIS

Landscape Assessment

Merryhillock, Fraserburgh

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3. Ecology

The agricultural fields in the area are in production, with crop rotations of cereal and grazing. The fields immediately to the north of Greenbank are different. The area has been allowed to lie fallow for years. There is a burn running south - north which runs to the north west before passing under the A98 at Watermill Cottage and then on down to the sea.

The fallow fields have grasses, dock, raspberry, tansy, willowherb and other common herbaceous perennials growing as natural invasions of plants from local seed sources. The burn has phalaris, caltha, iris and other common aquatic perennials and is rapidly becoming overtaken by gorse. Gorse grows in clumps in different areas of the field and along the watercourse. This gorse will need to be managed in order to protect biodiversity in the area. Roe Deer take advantage of this and a group of three use these clumps of gorse to 'lie up' during the day. The burn runs from north to south and at the Merryhillock Farm access track runs under the road and then underground. The channel that the burn runs through is still visible but large rocks have been dumped into the valley and gorse has grown and occluded the area.

Due to crop production, the agricultural fields are species poor, with a resultant lack of biodiversity. The fields in fallow have a greater biodiversity as successions of plant and animal invasions have resulted in the removal of previous signs of agricultural working practices.

Red deer have been seen. Evidence of badgers was not visible and the short cut grass of water vole grazed river banks was not observed during the inspection of the riparian environment. The long, tussock grass of the fallow field is good vole and field mouse habitat. This in turn encourages owls. The skeleton and feathers of a short eared owl was found in the long grass to the west of the dyke running west to north east below Greenbank houses. This open vole rich grassland is an ideal foraging area for short eared owls. A jack snipe rose from the long grass area adjacent to the burn. There were no areas along the burn with short cropped grass, characteristic of water vole grazed habitat.

4. Landscape Strategy

The riparian area, with its vole rich long grasses, is to be retained. This will maintain a wildlife corridor running from north to south in the proposed development. This riparian corridor will be planted with alder (*Alnus glutinosa*), Willow (*Salix caprea*), Birch (*Betula pubescens*), Rowan (*Sorbus aucuparia*). Indigenous shrubs Elder (*Sambucus nigra*), Hawthorn (*Crataegus monogyna*), Dog Rose (*Rosa canina*) and briar (*Rosa rugosa*). This planting will also increase the habitat and forage in the area. These are all hardy in the coastal environment.

Along the west edge of the proposals hardy and indigenous trees and shrubs will be planted to give areas for public walkways and wildlife corridors. These tree and shrub belts will reduce the impact of the proposals when viewed from the west. Trees and shrub planting along the east edge of the proposals, adjacent to Boothby Road will give a green edge to the east side of the proposals and connect with the riparian area at the existing farm track to Merryhillock.

To the east of the riparian area is the sustainable urban drainage pond and this will be designed to extend the riparian area and increase the habitat diversity in this area.

On the south side of the A98, connecting the riparian area in the south to the western wildlife corridor and at various areas throughout the proposals public footpaths and cycleways will give public access. Some of these footpaths and cycleways will cross amenity grass areas and some will take advantage of the wildlife corridors.





5. Office / Commercial Area

The office / commercial development area to the north of the A98 extends the existing Fraserburgh fishing and commercial area into the fields adjacent to the seashore. This area is at present grassland, associated with agricultural grazing, and is also used for cereal production within standard crop rotation.

These proposals connect with the wildlife corridors to the south. The riparian area is continued down to the coastal strip, through the commercial estate.

Local, indigenous and hardy tree and shrub planting is proposed for the central wildlife corridors. This contains two of the sustainable urban drainage ponds. Between the commercial units further tree and shrub planting will reduce the impact of the proposals. Around the edges of the commercial area, tree and shrub planting will produce structural tree belts and reduce their impact when viewed from different directions.

The proposals to increase the planting and biodiversity of the riparian strip, the design of wildlife corridors, wildlife connections between areas from north to south, and east to west, across the proposed development, the connectivity between areas of landscaping, and the sustainable urban drainage features will all increase wildlife in the area, and reduce the impact of the new buildings and roads. They will produce a more natural edge to Fraserburgh. At present the houses along Boothby Road form a hard edge. This will be screened in the future by the western strategic tree and shrub belt planting, and the landscaping in between.

6. Visual Assessment

Refer to Appendix C, drawing MHF-1310-PP for aerial photo showing positions from which photos were taken.



Fig 1. North of Greenbank. Agricultural field, not ploughed or 'worked' for a number of years. Grasses, rosebay willowherb, nettle, brambles, docken and other herbaceous perennials are growing. Gorse is also present.



Fig 2. View north, across area of long grass, houses of Fraserburgh to the right (east), Merryhillock farm on left. Agricultural fields in production beyond long grass area.



Fig 3. View south west. Un-worked field with long grass and gorse patches. Farmland in production (grazing) seen beyond the field and new homes of Greenbank in centre left (southwest).



Fig 4. Southern area of burn with riparian habitat. The Greenbank development is adjacent to burn. Sycamore trees on west bank.



Fig 5. East of Boothby Road. Riparian area view north east towards Fraserburgh houses. Marsh marigold common in burn.



Fig 6. Riparian area view south west, small burn with long grass and various common and indigenous herbaceous perennials. Houses of Greenbank are seen in the centre left of photograph.



Fig 7. Riparian area view north, long grasses, gorse, docken, raspberry and common herbaceous perennials found.



Fig 8. Riparian area view north. Gabion basket supports for Boothby Road can be seen on the right.



Fig 9. Existing riparian habitat, formed by small burn which is joined by field drainage. View south showing existing houses of Fraserburgh along skyline on left, and Greenbank in the centre.



Fig 10. View east, roe deer in fallow field. They use gorse clumps by riparian strip to shelter during the day.



Fig 11. Riparian area view south. Houses on east side of Boothby Road seen along centre of photograph.



Fig 13. View east towards Fraserburgh from along Merryhillock road. Viewing west edge of Fraserburgh homes, not screened by landscape planting.



Fig 12. View south toward Greenbank. Riparian area on left, un-grazed agricultural field on east (left) of dyke. Grazed field in agricultural rotation to west (right).



Fig 14. View west toward Merryhillock - farm surrounded by fields in production. Sycamore trees can be seen by the farm and steading.



Fig 15. View of burn, buried and flowing underground to north of Merryhilllock access road.



Fig 16. View north west of agricultural field being sown with cereal. The riparian area with large stones and gorse is on the right. The burn is underground in this area, gorse is becoming dominant.



Fig 17. View north and north east. Agricultural fields to east and west of the 'underground' burn. Fraserburgh houses to east can be seen on right of photograph.



Fig 18. View north - Chapelhall can be seen at centre right of photograph. There are ploughed and seeded fields on east and west of the dyke and fence. This photograph is to the west of fig 17, showing the fence / dyke line.



Appendix A: Contact Details

Client: Steven Rollo
Claymore Homes,
Greenbank Croft Phingask Fraserburgh
AB43 7AB

Architect: Mackie Ramsay Taylor Architects,
47 Victoria Street,
Aberdeen,
AB10 1QA
Tel: 01224 639295

Environmental Consultant: Nigel Astell
Astell Associates
26 Binghill Crescent
Milltimber,
Aberdeen
AB13 0HP
Tel 01224 868645/8
email: info@astellassociates.co.uk

Appendix B: Legislation, Guidance and References

Town & Country Planning Act 1990
Town & Country Planning (Trees) Regulations 1999
Health & Safety at Work Act 1974
Construction (Design & Management) Regulations 1994

Directive 92/43/EEC The Conservation of Natural Habitat & of Wild Flora & Fauna,
Directive 79/409/EEC, The Conservation of Wild Birds (The Birds Directive)
The Wildlife and Countryside Act 1981
Nature Conservation (Scotland) Act 2004
Badgers Act 1992
Natural Environment and Rural Communities Acts 2006
The Conservation (Habitats & c.) Regulations 1994
Annex IV of the EC Habitats Directive 1994

Appendix C: Drawings

MHF-1310-PP Aerial photo showing positions from which photos were taken.
MHF-1310-LS Drawing showing wildlife corridors, riparian strip, tree planting and public open spaces

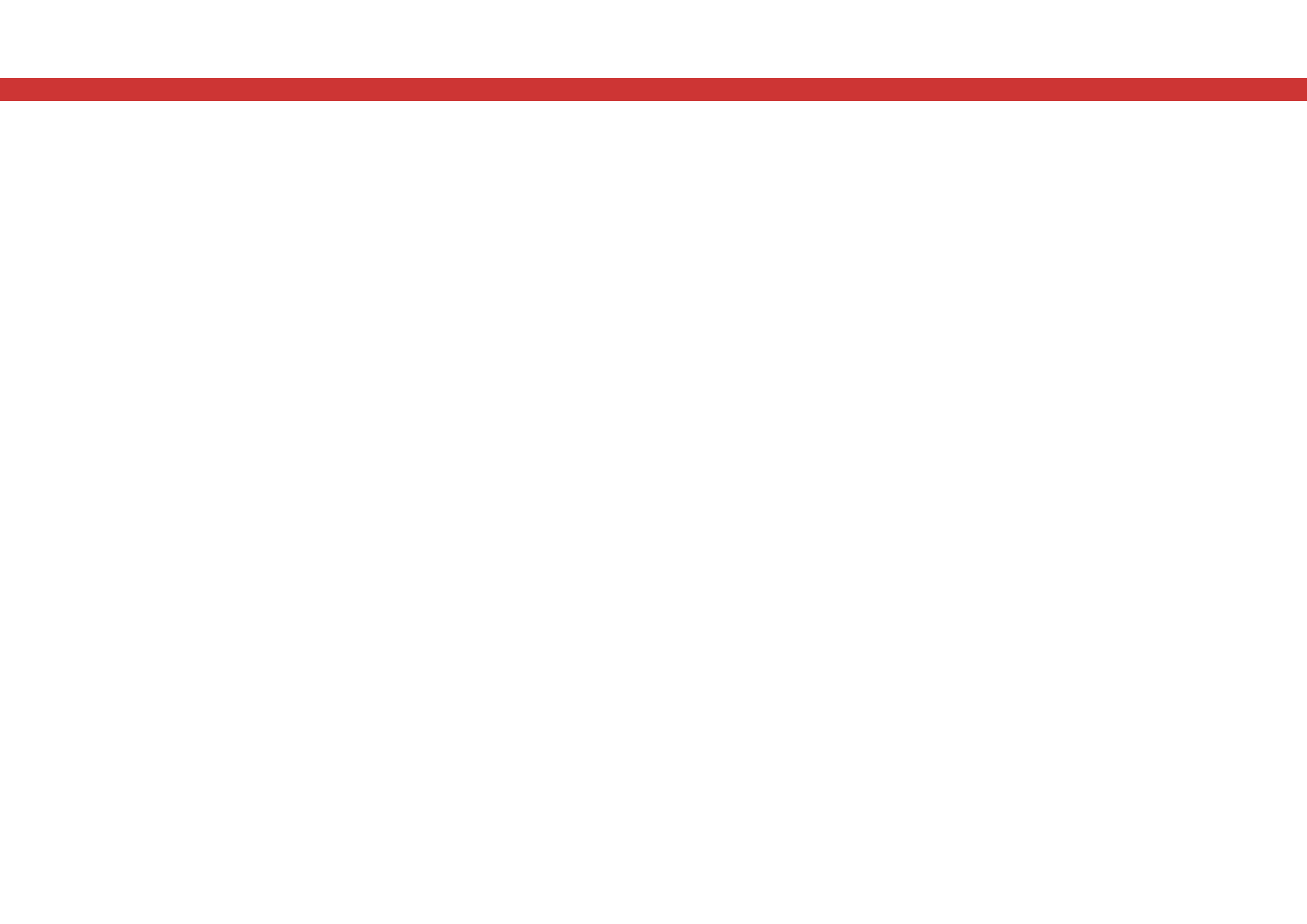
Nigel Astell
Astell Associates



Fig 19. Riparian area view south. The burn runs underground until 5m to north of power pylons (centre right). Field 'drilled' with cereal on right. The riparian strip is overwhelmed by gorse.



Fig 20. Riparian area view north. Chapelhall is seen in centre left. Agricultural field, in production on left.



Refer to attached File “Masterplan_H1 E1 BUS2 and R4_Fraserburgh_APPENDIX VI.pdf”

Appendix VII – Flood and Drainage Assessment

Refer to attached File “Masterplan_H1 E1 BUS2 and R4_Fraserburgh_APPENDIX VII_PART 1.pdf”

Refer to attached File “Masterplan_H1 E1 BUS2 and R4_Fraserburgh_APPENDIX VII_PART 2.pdf”