



**Master Plan
For Residential Development
At Hallgreen Park Inverbervie
For Peterkin Homes
November 2014**



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1. Introduction

1.1 The Proposal

The proposed master plan seeks to establish the development framework for the development of approximately 200 houses with associated open space, roads network, linkages, landscaping and sustainable urban drainage areas. This master plan provides the planning policy background, design principles and provides an overview of the public consultation to date and responds to the community comments. The document further provides brief summary of the technical studies which will accompany the master plan document. The document has been prepared by the development team which comprise Peterkin Homes, as developer, A B Roger & Young, Architects and Suller & Clark Planning Consultants.

1.2 The Site

The site area is 17ha located to the south of the settlement of Inverbervie and is allocated as H2 for the development of approximately 200 houses in the adopted Aberdeenshire Local Development Plan 2012.

The site is currently in agricultural use for crops and grazing. The site consists of a large south facing sloping field. The land is bounded to the north by the existing urban edge of Inverbervie and existing houses at West Park, to the east by the A92, the south by an existing track and west by open countryside. An area to the south is allocated P5, within the Aberdeenshire Local Development Plan as a protected landscape buffer.

1.3 Master Plan Document

This document has been developed to provide the following

- Planning Policy background to the site
- Community consultation undertaken and responses
- Site analysis, constraints and opportunities.
- Landscape and Physical Appraisal
- Summary of Technical reports which have informed the master plan
- The proposed draft master plan
- Brief indication of design principles to be developed

2. Planning Context

2.1 Scottish Planning Policy

The recent Scottish Planning Policy (SPP) was published June 2014. Its stated purpose is:

“The purpose of the SPP is to set out national planning policies which reflect Scottish Ministers' priorities for operation of the planning system and for the development and use of land”

SPP identifies four planning outcomes:

Outcome 1: A successful, sustainable place – supporting sustainable economic growth and regeneration, and the creation of well-designed, sustainable places. The SPP confirms that by locating the right development in the right place, planning can provide opportunities for people to make sustainable choices and improve their quality of life. Well-planned places promote well-being, a sense of identity and pride, and greater opportunities for social interaction.

Outcome 2: A low carbon place – reducing our carbon emissions and adapting to climate change. This can be achieved by supporting a change to a low carbon economy through promoting opportunities for adaptation and mitigation.

Outcome 3: A natural, resilient place – helping to protect and enhance our natural and cultural assets and facilitating their sustainable use.

Outcome 4: A more connected place – supporting better transport and digital connectivity.

SPP encourages the creation of high quality places by taking a design-led approach and by directing the right development to the right place.

2.2 Aberdeen City and Shire Strategic Development Plan 2014

The Strategic Development Plan (SDP) sets out a clear direction for the future development of the North East. It promotes a spatial strategy. All parts of the SDP area will fall within either a strategic growth area or a local growth and diversification area and finally regeneration priority areas.

Inverbervie site lies within an identified Regeneration Priority Area. Within these areas improving the economy, environmental quality, accessibility, employment opportunities and the competitiveness of business should play a particular role. It is recognised that the challenges and opportunities in these areas are wide-ranging and demand a response appropriate to the particular area. A partnership approach is advocated to bring about positive change in these communities.

In terms of housing development the SDP promotes sustainable mixed communities and seeks to achieve a choice of housing types and tenures.

2.3 Aberdeenshire Local Development Plan (2012)

Within the Aberdeenshire Local Development Plan 2012 the site is identified as one of the main development opportunities, allocated as Site H2, allocated for up to 200 houses in 2 phases, with 100 houses in the first phase and 100 houses in the second phase. The first section of a new distributor road between the A92 and Townhead should be included within the site. A master plan is required for the site.

The settlement statement notes that all development in the settlement will be required to contribute to the provision of a primary school extension, an additional or replacement recycling centre with the potential for a household waste recycling centre. Open space contributions should include allotments and a full size grass pitch. Scottish Water have identified there is currently insufficient capacity at Nether Knox WWTW and local mains reinforcement may be required for both water and waste networks. The following policy is considered of relevance:

Policy 8 - Layout, Siting and Design of New Development, aims to improve the quality of design by the use of development frameworks, master plans, design statements, design codes, and public involvement when developing the design.

It states:

"Aberdeenshire Council will support new development on sites we have allocated within this plan, where they conform with its previously agreed development framework and/or masterplan (whichever is appropriate) for the site. We will assess all development, whether on sites we have allocated or elsewhere, using a process that includes appropriate public consultation and appropriate standards for design, open space, accessibility, safety, sustainability, and the provision of associated services."

2.4 Aberdeenshire Local Development Plan Supplementary Guidance (2012)

The following pieces of Supplementary Guidance are considered relevant to the preparation of this draft Master Plan:

SG LSD1 Master planning states:

"we will approve new development on sites allocated in the LDP, subject to other policies, if:.....

2)the applicant has submitted a master plan, and it has been agreed by the local area committee.

The applicant must also have demonstrated in particular that

a) the design of the development accords with the agreed development framework and/or master plan, and

b) within the process of generating the appropriate development framework, master plan and/or design statement adequate steps have been taken explicitly to consider the relationship with the existing village or town and to engage the local community in a manner that is in proportion to the scale and type of development proposed."

Other pieces of Supplementary Guidance which are considered relevant:

SG Housing 1 - Housing land allocations 2007 to 2016, advises that the council will approve new housing, subject to other policies, on land allocated for immediate housing development (2007-2016). This is to ensure the land allocated for housing meets the Structure Plan requirements and safeguards the site from other uses.

SG Housing 2 - Housing land allocations 2017 to 2023 and early draw down, advises that subject to review of the LDP by 2017, the council expect to release land allocated for housing development for the period 2017 to 2023 during that period. It goes on to advise;

"For the avoidance of doubt, for larger sites, which may span two periods of the Plan, planning permission can be granted for the entire allocation in order to avoid any ambiguity in the planning status of the site. However, development will have to be carried out according to the phasing of the plan, unless otherwise specified."

SG Affordable Housing 1 - Affordable housing advises that new housing development must contain 25% affordable housing.

LSD2 - Layout, Siting and design of new development, the purpose of the SG is to improve the standard of layout, siting and design in new development. Development must address the way it looks, its permeability, connectivity and sustainability.

LSD5 - Public Open Space advises that in the case of major developments (of more than 50 dwellings) it is expected that 40% of the development will be provided as Public Open Space.

LSD6 - Public Access aims to ensure that existing and potential public access routes are protected and that new development incorporates appropriate opportunities for informal recreation and the promotion of walking and cycling.

SG Developer contributions 1 - Developer contributions, advises that the developer may be required to make fair and reasonable contributions towards the cost of public services, facilities and infrastructure, that fairly and reasonably relate to the proposed development and are necessary in order to make the development acceptable in planning terms.

SG Developer contributions 2 - Access to new development, aims to ensure that all new development can be satisfactorily accessed by different modes of transport.

SG Developer contributions 3 - Water and waste water drainage infrastructure, seeks to ensure that the developer has met the required standard in terms of satisfactorily servicing the development. SEPA and Scottish Water are key consultees.

SG Developer contributions 4 - Waste management requirements for new development, aims to promote sustainable waste management and encourage responsibility for waste at the producer level.

Planning Advice: 7/2012 Master planning, also provides practical guidance on the Implementation of LDS1.

3. Community Consultation

A full copy of the report to Masterplan Consultation is attached at Appendix 2

3.1 Background to the Community Consultation

In the preparation of this master plan the views of the Inverbervie community have been sought.

PAN 3/2010 Community Engagement encourages applicants to engage with the local community Paragraph 35 indicates that

“Communities may also get involved in the preparation of other planning documents, for example master plans, development briefs for individual sites and in the supplementary guidance.”

Aberdeenshire Council Planning Advice Number 7/2012 Implementation of Policy SG1: Master planning confirms that the aim of community consultation is to:

“include communities in the development process, encouraging improved trust and working relationships and importantly, to provide an opportunity for community views to be reflected early in the process.”

Aberdeenshire Council Planning Advice Number 7/2012 Implementation of Policy SG1: Master planning confirms that it is a decision for the developer/landowner to make as to the most appropriate stage to engage with the community. However the document encourages early engagement. It is recommended that a minimum of two events are undertaken, engaging with the community at the outset of the draft master plan preparation and then a further event seeking views in the draft document. The following provides an overview of the consultation process, community responses and an analysis of the community responses. To date the following public consultation and publication has been completed and a copy of the Pre-application consultation document is lodged with the Masterplan.

3.2 Publicity Measures

- 22/11/13 Initial contact with Planning contact at Inverbervie Community Council
- 3/02/14 landowner of part of the site advised of start of master plan process and public consultation event
- 10/2/14 Attendance at Inverbervie Community Council
- Week of 17/2/14 various flyers placed in local shops/community facilities advertising public consultation event including post office, newsagent, health centre, Burgh Hall, leisure centre and chemist.
- Face-book event, 1090 invites issued
- 21/2/14 Immediate neighbours notified of public consultation event (33,29,27,25,23,17 and 15 West Park, Inverbervie and Hallgreen Farm)
- 27/2/14 and 6/3/14 Advert regarding public consultation event in Mearns Leader newspaper
- 6/3/14 Public consultation event 3.30- 8.30pm Burgh Hall, Inverbervie
- 20/3/14 submission of Draft master plan to Aberdeenshire Council for comment.
- 3/4/14 Pre master plan event Woodhill House
- 3/4/14 Flyer advertising public event placed in local community facilities
- 15/4/14 Letters informing immediate neighbours and letter to joint owner with copy of draft master plan enclosed sent
- Inverbervie Community Council issue 1200 invites to Master plan Exhibition via Face book
- 24/4/14 and 1/5/14 Public notice in Mearns Advertiser
- 1/5/14 Draft Master Plan Exhibition held in the Burgh Hall
- 12/5/14 Attendance at Inverbervie Community Council

3.3 Analysis of Consultation Responses

Both public consultation events were well attended with over 100 people attending the events. In total 28 response forms were completed by residents and Inverbervie Community Council. Overall the response of the community to the development was generally positive with a general acceptance of the principle of residential development at this location. Many members of the public confirmed that new development should be encouraged as it would bring economic benefits to the town. The following provides a summary of the areas of interest/concerns, a full Pre Application Consultation document is also lodged in support of the Masterplan. In summary the issues raised by the community are as follows:

- Distributor road, is there a need? Some residents supported the link road however the majority were opposed
- Proposed link road should be located further to the west
- Where will the link road be located? Concerns the roads would be located too close to the existing housing
- Noise from traffic as it enters the town
- Impact of development on residents entering/exiting West Park particularly at peak times
- Green field land should be protected
- If the proposed link road eventually links with Townhead will this not just add to congestion in this area?
- No vehicular link to West Park should be included
- Flooding, will the site drain adequately, there was anecdotal evidence of problems within the gardens of some of the properties in West Park, due to clay ground conditions. Gourdon residents had concerns with regard to water runoff effecting the coastal paths
- Skate park, there is a considerable level of public support for this community facility. In a recent survey undertaken by the Community Council West Park play park was the preferred location
- Requirement for retail/commercial units, a small pool, covered play area, community meeting area and a café
- Concerns related to the capacity of primary school and health centre
- Need for pedestrian crossing facilities on the A92
- Pedestrian/cycle links throughout the site
- Queries with regard to the required works at the Waste Water Treatment Plant
- Concerns with regard to water pressure in the area
- Impact on the outlook of housing at West Park
- Protection of tree belt within West Park
- Interest in land for allotments
- Lack of leisure centre on the site a disappointment
- Concerns with regard to the existing facilities, request to see Aberdeenshire Council plans for the area
- Request further information on the house types
- Support for development and expansion of town



3.3 Analysis of Consultation Responses cont.

- Support for financial contribution to local facilities
- Concerns with regard to construction traffic/noise
- Against location of skate park at West Park
- Support for the location of the proposed skate park

The development team further attended a pre master plan event on the 3rd April 2014 at Woodhill House, Aberdeen. At this meeting a very short presentation was provided outlining the proposal and the opportunity was provided for the various consultees in attendance to request further information. A summary of comments are as follows

Planning Gain – confirmed requirement for developer contributions as part of the development. The Applicant’s agents were advised to make early contact with Developer Contributions Team. Negotiations are currently on going.

Roads, flooding, conformation that Drainage Impact Assessment is required as part of the formal planning application

Roads – raised the issue that emergency access for development in excess of 50 units, this issue has been discussed with the Roads Team of Aberdeenshire Council and a pedestrian access has been included to the A92 this will double as an emergency access with knock down bollards.

Pollution Prevention during construction - measures required to prevent clay discoloration of the watercourse, this will be included in detail at the time of the Construction Method Statement

Site Waste Management Plans – the management of the waste will be considered at the time of the formal planning application.

Buffer strips to water course -no development permitted within a 6m buffer from watercourse, this is annotated on the master plan.

Hallgreen Mains Farm water supply – will be protection of supply during construction.

Existing landscape Features The willow hedgerow to the south west of the site and to the north of Hallgreen Mains farm; this hedgerow will be retained and incorporated into the detailed landscape design of the scheme

Listed buildings – Hallgreen Mains, a category C listed building is located to the south west of the application site. It is submitted that the proposed development does not detract from the setting of the listed building by the careful placing of POS around the building rather than an urban context in direct juxtaposition.

Designing Streets principles – The masterplan layout has fully considered the aims and objectives of Designing for Streets.

3.4 Response to Feedback from Public Consultation Events

We would respond to the community consultation comments as follows:

- The master plan includes no vehicular link to West Park
- The site has been assessed in terms of hydrology. The site is clay with limited porosity. The development will include an appropriately designed Sustainable Urban Drainage (SUDS) system as such there is no anticipated flood issue
- Skate Park, the master plan includes an extended area of open space to the north east of the site adjoining the existing West Park play park. It is intended that an improved access will be provided to this area and parking space made available. It may be that once the final level of developer contributions are known and the final house numbers Peterkin Homes can provide a voluntary financial contribution towards the development of a skate park in Inverbervie. It is the responsibility of the community to decide the best place/design etc. for the proposed skate park. This suggestion has the full support of the Inverbervie Skate Park Committee.
- There is no requirement within the H2 policy for the inclusion of any commercial/industrial units, it is a residential allocation only, at this time there is no plan for any retail or commercial units in the site. Inverbervie town centre is fragile with 3 units currently vacant in the town centre as such there is no desire to detract from this area by providing shops within the proposed development. Indeed, it can be argued that new growth in Inverbervie will sustain existing retail premises and might see more units brought back into use.
- All Community facilities, including the primary school and health centre will be improved through the required developer contributions.
- Pedestrian crossing facilities on the A92, this issue has been carefully considered by the traffic consultant. This issue will be considered in detail at the time of the Transport Assessment, however at this time the masterplan includes 2 bus stops on the A92 and a crossing point will be included, the design of which will be determined in consultation with the Roads Department.
- Upgrade of the Waste Water Treatment Plant, the applicants agents are currently in negotiation with Scottish Water to determine what level of work is required to the WWTP.
- In terms of water pressure, the applicant is aware that Scottish Water recently undertook improvement works within this section of the water supply. Again discussions are ongoing related to water supply.
- Housing immediately to the rear of the existing housing on West Park will, where possible, be restricted to single storey.
- Link road, discussions have been undertaken with representatives of Aberdeenshire Council Roads Service. Peterkin Homes are committed to providing a link road to the northern edge of the allocated site and the nature of this road will comply with the aspirations of Designing for Streets.

3.4 Response to Feedback from Public Consultation Events cont.

- Location of the proposed link road, the final position of the link road will be a function of the master plan process; this will be influenced by the site topography and the internal roads layout. However in response to the specific queries of the existing residents the link road will not be located immediately to the rear of the existing houses. The development will include sufficient separation to allow a single row of housing between the link road and existing properties.
- Impact of development on residents entering/exiting West Park particularly at peak times will be considered at the time of the Transport Assessment, which will be examined by planned traffic counts undertaken.
- Any road connection to Townhead will be part of a possible later development out with the control of the current developer.
- Use of green field land, the development site is allocated within the extant Aberdeenshire LDP for residential development and as such the site is considered suitable for housing release.
- The master plan includes pedestrian/cycle links throughout the site linking the development site with the existing settlement and the core paths to the south.
- The master plan will protect the existing tree belt at West Park.
- There has never been any leisure facility proposed as part of the current development. Contributions to improve the existing facilities will be made through the normal developer contribution process.
- Information on the house types will be available at the time of the detailed planning application. It is not the function of a master plan to provide such details.
- There is not anticipated to be any concern with regard to noise from the adjacent A92. The development will include a high level of structure planting which will act as a sound barrier to the road. Should the issue of noise be identified as a concern at the time of the formal planning application the details of the concerns will be addressed at that time.

4. Site Analysis

4.1 Landscape and Physical Setting of Inverbervie

Scottish Natural Heritage published the South and Central Aberdeenshire, Landscape and Character Assessment in 1998. This document assessed all the landscape types within the Aberdeenshire area, the land of the current master plan falls within the “Kincardine Links”.

The assessment notes that to the south of Inverbervie, the land is distinctly flat and farmland rises gradually from the shoreline to form a gently sloping apron of land that extends into the more pronounced relief of Garvock and Glenbervie. The distinctive rocky edge of much of the coastline is absent here and the raised beach widens to create a more gentle unison between land and sea. Immediately south of Inverbervie the coast merges with farmland directly or across low steps that mark the edge of the raised beach. The landscape is well settled with villages located on the farmland apron behind the coast.

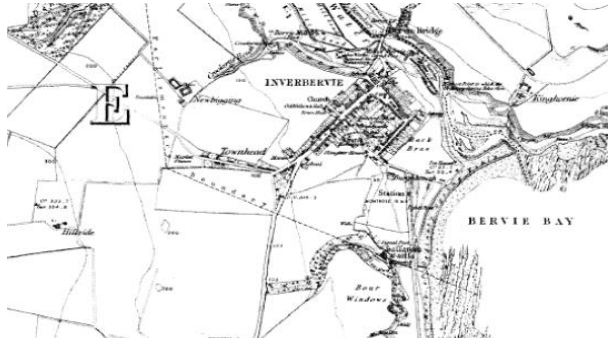
In terms of development pressures the assessment notes that this is generally related to caravan and camp sites and new built development along the A92. The landscape character seeks to protect the coastal edge from significant development and suggests setting new large scale development 1-2km back from the edge to help preserve the coastal edge exposure.



Kincardine Links Location



Ordnance Survey Map of Inverbervie and surrounding area with contours.



1868



1904



1973

4.2 Urban Context

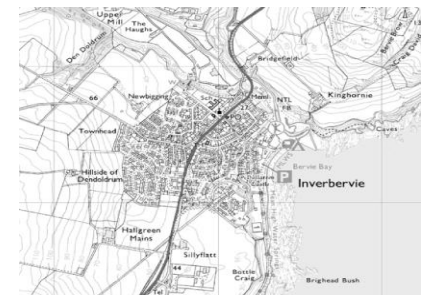
The present site of Inverbervie and its neighbourhood has been occupied by man since the Middle and New Stone Ages. Discoveries of stone and flint tools, weapons, coins, cist-graves and cairns, confirm its continuous occupation for thousands of years. The town appears to have been developed at this location as it adjoined a bridging point of the river; it could be easily defended, it commanded the high ground (raised beach) at the top of the Bervie Bay. Access to the sea, good water supply and drainage were also important features of location.

Inverbervie is a royal burgh in the South Aberdeenshire parish of Bervie; it is situated at the mouth of the Bervie Water. The town received its first royal charter in 1342 from David II.

Inverbervie developed from a market town to an industrial centre following the establishment of Scotland's first flax mill here in 1788 and went on to have textile and food processing industries. The town developed around the beach and the main street which become part of the historic main route between Dundee and Aberdeen. The town has since been by passed with the development of the A92. In recent years the town has developed organically but with the restriction of the sea to the east new development more recently has occurred to the west of the town.



1993



2012

4.3 Location and Site description

Inverbervie is located on the eastern coast of Aberdeenshire within a short distance from Stonehaven, Montrose and Aberdeen City. The town is on the route of the A92 and therefore provides good access to the wider surrounding area.

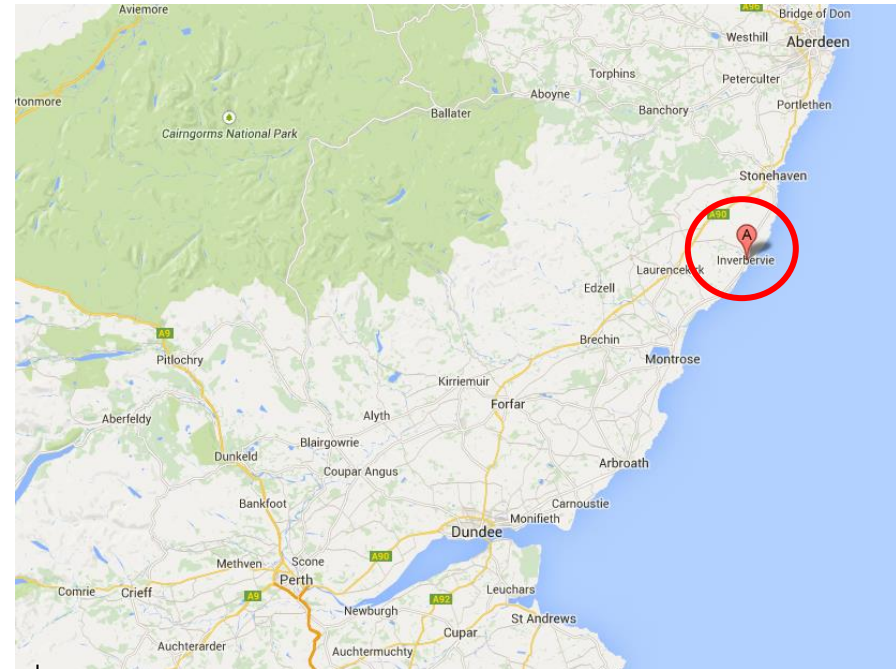
The settlement is ideally placed to serve the immediate needs of the surrounding rural hinterland.

Inverbervie has a wide range of local services and facilities to serve its population of around 1,000 including health centre, leisure centre, primary school and a range of local shops and services.

The site is located to the south of the existing settlement of Inverbervie. The site consists of two fields separated by an area of uncultivated ground which is poorly drained. The northern field is used for arable crops while the southerly field is maintained in grass for grazing purposes. The main feature of the site is the north west to south east slope. A strip to the south has been protected in the LDP for a landscape buffer. An existing watercourse runs to the south west of the site.

The entrance of Inverbervie from the A92 to the south is of the modern two storey and 1 ½ storey houses at West Park. These houses, which were developed within the last 15 years, have breached the skyline.

To the north east of the site is an existing area of public open space. In consultation with the local community it is clear that this area of open space, although well served with a range of modern play equipment is isolated with poor pedestrian and vehicular access and is therefore under used. In terms of climate the site sits on a south facing slope and is exposed to the prevailing south and easterly winds.





Looking west along access track up to Hallgreen Mains



Looking North West across site from bottom on farm track



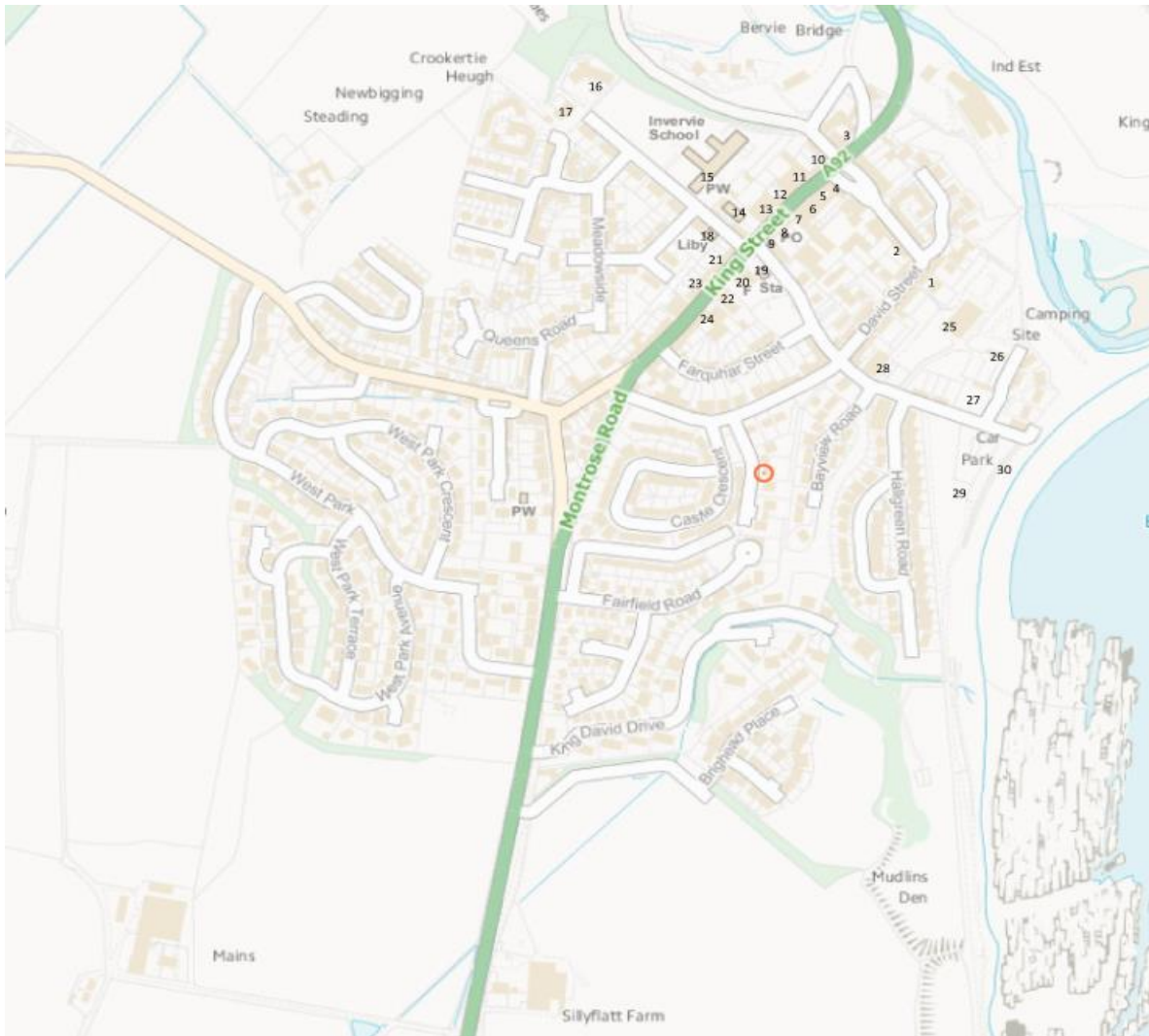
Houses at West Park looking onto A92 adjacent to existing open space



Existing open space play area with single pedestrian access through West Park housing

Facilities in Inverbervie

- | | |
|------------------------------------|---------------------------------|
| 1- Touchwood | 16- Medical Centre |
| 2- Bervie Auctions | 17- Garage |
| 3- The Bervie Chip Shop | 18- Library & Public Toilets |
| 4- Cafe & Bakery | 19- Fire Station |
| 5- The Crown Hotel | 20- Co-op |
| 6- Chinese Takeaway | 21- Chemist |
| 7- The Salutation Hotel | 22- Hairdressers |
| 8- Butchers | 23- Vets |
| 9- Post Office & Bank | 24- Cutty Sark Bar & Restaurant |
| 10- Bervie Papershop | 25- Leisure Centre & Play area |
| 11- Keepsakes Gift Shop | 26- Caravan Park |
| 12- Queens Arms Public House | 27- Bowling Club |
| 13- Wm Beattie & Son Clothing Shop | 28- Nursing Home |
| 14- Church | 29- Recycling Point |
| 15- Primary School | 30- Beach |



● 13 Listed buildings in Inverbervie

Hallgreen Mains Farmhouse & Hallgreen Mains both next to site are category C listed.





No. 3- the Bervie Chip Shop



No.9- Post Office & Bank



No. 11, 12 & 13- Keepsakes, Queens Arms & Wm Beattie



No.29- Recycling Point



No.15- Primary School



No.16- Medical Centre



No.19- Fire Station



No.25- Leisure Centre

4.4 View Analysis

View Point 1

View of the site from the south-east corner adjacent to the A92 looking towards the north-east, the majority of the site is visible. The gradient of the site is evident with existing housing at West Park visible on the skyline. The existing development to the north provides containment to the site.

Inevitably this view point will change with the proposed development however the inclusion of structure planting along the southern and south eastern boundary will provide shelter, habitat creation and in the longer term, some screening of the development.



View Point 2

View point from the north of the site adjacent to the access path from West Park. This viewpoint identifies the open nature of the site with the fall from west to east towards the sea. Hallgreen farm is visible in the distance in centre of the picture with the existing line of willow trees also visible.



View Point 3

View point of the site from Hallgreen Farm access track which provides the southern boundary of the site. The view point looks north east with the sea visible in the distance. This view point demonstrates the open nature of the site and the excellent views. The gradient of the site is also apparent. The view includes the existing hedging to the south of the site following the line of the access track which provides the boundary which as part of the development will be significantly enhanced to provide shelter and screening. The existing housing at West Park is also visible.



4.5 Constraints and Opportunities

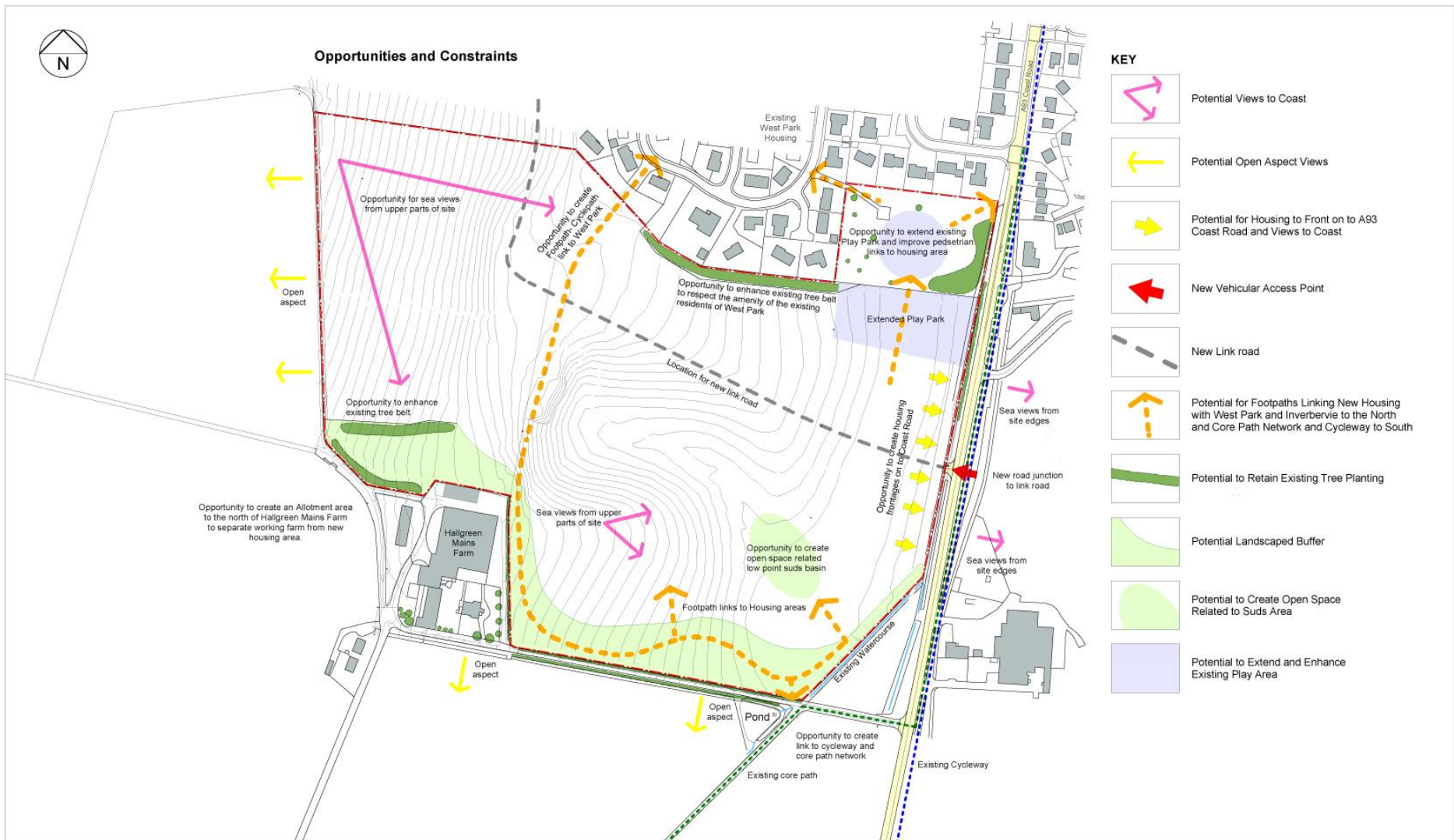
An initial examination of the site sought to identify a constraints and opportunities for the development site which are identified on the following plan.

The constraints were identified as:

- The gradient of the site, with a 40m fall from west to east, however we were encouraged by the fact that the Developer, Peterkin Homes had developed site with similar gradient directly to the north.
- Waste Water Treatment Capacity: There is insufficient capacity at the current time but mains reinforcement is recommended.
- Amenity of residents at West Park

The Opportunities of the site were identified as:

- Direct access onto the A92 Coast road with possibility for new junction onto proposed link road.
- The site is an open arable field with minimal topographical features
- The client developed the site to the north and still retains an access path to the development
- The opportunity to create the first section of a link road around Inverbervie is possible.
- There are sea views to the east and south-east of the development site.
- With an open aspect to the east south and west with agricultural fields surrounding the site.
- The site is mainly clear of planting apart from some small trees around the periphery and a small row of willow trees to the north of Hallgreen Farm.



4.6 Capacity for Growth

The allocated site H2 Hallgreen Park offers a good capacity for new development for the following reasons:

- It continues the pattern of development which has been established in the town radiating from the town centre, and
- The site is of no particular scenic value nor is it prime agricultural land and
- The site offers the opportunity to improve the setting of Inverbervie from the south through the consolidation of the landscape buffer and
- The site is contained to the east by the A92.

Therefore it is submitted that the allocated site offers an opportunity to provide the required housing land on a site which is close to existing amenities. Further, the site provides an opportunity to improve the entrance to Inverbervie by introducing significant structural planting within the identified landscape buffer zone. Given physical restrictions on development in the town this is the logical place for future development. Therefore while the development will have an impact on the setting of Inverbervie this change is wholly in line with other developments which have occurred in the settlement.

In looking to create the draft master plan in light of the existing landscape feature the plan should address the following

- Views into the site from the south,
- Access to the A92
- How the development addresses the A92, current development fronts to this road
- How the development considered the existing residents of West Park
- Location and standard to the proposed “distributor road”.

5. Vision and Aims

5.1 Distinctive

Peterkin Homes aim to create a distinctive development, one which creates a sense of place for prospective residents and is integrated both physically and socially with the existing settlement of Inverberive. The master plan has evolved through extensive discussion with the local community and has responded to the issues raised.

5.2 Permeable and Connected

The development will be based around a roads hierarchy and a series of areas of open spaces linked by pedestrian footways and cycleways. The development will be permeable, integrating and connecting the development to the existing settlement while also linking Inverbervie with the wider countryside through the existing core paths network.

5.3 Attractive

The development will include a landscape framework providing both hard and soft landscaping which assists in ensuring the development enhances the entrance to Inverberive and defines the hierarchy of open space creating biodiversity opportunities.

5.4 Sustainable

The proposed housing will use high levels of insulation and modern timber kit construction to the highest specifications to deliver low energy usage and low energy bills for the future occupants. The use of sustainable energy generation within the individual houses will be incorporated into the house design.

6. Summary of Technical Reports –

The Planning Application will be accompanied by the following information:

6.1 Transportation

Pedestrians, Cyclists and Public Transport - The site can be connected to existing routes that front the A92. On the west (site) side of the road, a footway extension would connect the site with the existing footway at West Park. Around the perimeter of the site area, opportunities for informal recreation exist and the existing park / open space area to the northeast of the site can also be connected to. These connections afford onward links to the developed area of Inverbervie. National Cycle route 1 already passes the site (and there is an alternative alignment within Inverbervie).

Existing bus stops are located just north of the site, but through site development opportunities will exist to consider a further pair of stops on the site frontage. Service X7 passes the site on a 60 minute frequency (120 minutes Sunday) connecting with Aberdeen and Dundee whilst local service 107 (connecting Stonehaven with Montrose) also passes by the site on a 60 minute frequency.

National rail services can also be reached at Stonehaven and Montrose.

Figure 2 extracted from the Transport Statement that will accompany the application illustrates the site in the local context and highlights that, in line with national guidance, local facilities in Inverbervie lie within 1600m walk of the site with the passing public transport route within 400m

Roads - The site can be accessed from a simple T junction, in keeping with that used to access the Brighead development opposite. The capacity of the simple T will be tested within the accompanying Transport Statement.

Within the site, the plan calls for a road link to be established that would eventually connect through to Townhead and this can be planned into the site layout. However, the details of the eventual specification of this link require confirmation with Aberdeenshire Council. In keeping with the character of the residential layout, this link would provide dwelling frontage access and be designed in such a way as to suppress through vehicle speeds.

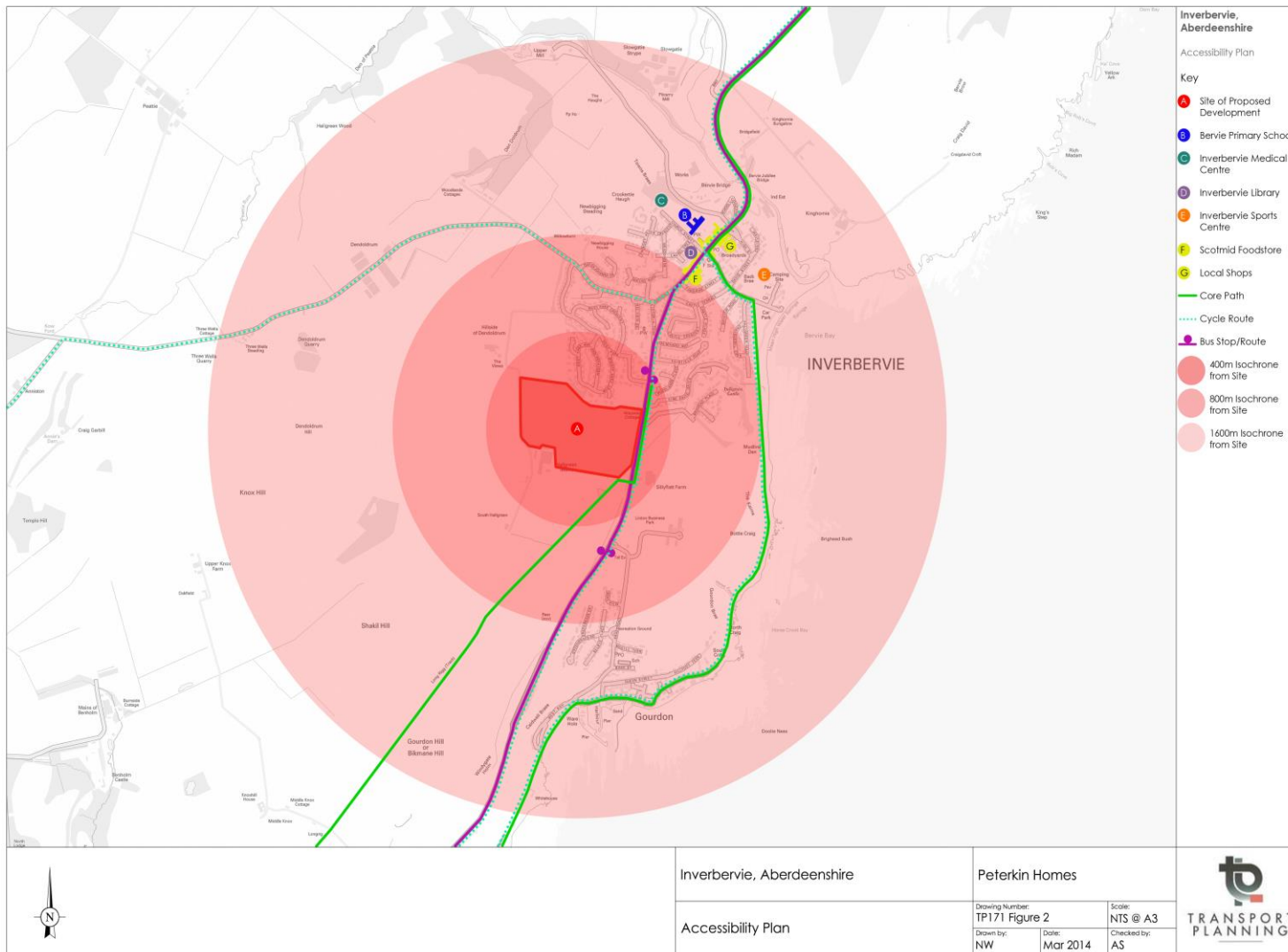
The street principles established in the national Policy document 'Designing Streets' are therefore being followed in developing the internal road layout.



View North along A92 in front of site



View south along A92 in front of site



Core path to south of site



Core Path & Cycle Route along coast



King Street Inverbervie A92

6.2 Hydrology

A preliminary Ground Assessment Report has been prepared by Sarah McGregor with trial pits dug on the 28th January 2014. In summary the ground conditions were confirmed as clay. As such the underlying clay stratum is not considered suitable for the direct discharge to the ground. Therefore, in order to ensure the disposal of the surface waters from the development on the site it is recommended to 'attenuate' the surface waters with an overflow/outlet to further attenuation and onto the burn along the eastern boundary of the site. The preliminary report provided two options to deal with the SUDS, these are as follows:

Option 1.

Individual Attenuation Rings, Using a surface area of 100m² per house the designed attenuation ring for a 1 in 200 year storm event would need to have a capacity holding of 1.2m³ and controlled discharge to disposal drains.

Option 2.

Communal Attenuation Basin Say up to 200 houses with surface area 100m² and up to 4km of 5m wide access roads the attenuation basin would be in the region of 50m x 40m with 1m storage depth and outlet to the burn.

Further options may include use of 'swales' or 'soft verges' along the roads/footpaths, smaller collective attenuation basins or larger rings which flow to a larger basin prior to a controlled discharge to the burn.

In conclusion, it is considered that there are various options to deal with the SUDS, the detail of the design will be progressed at the time of formal planning submissions.

A flood risk assessment has been completed by Envirocentre which identifies an area as a functional floodplain of the ditches at the south east corner of the site. This area can be left undeveloped and still allow the houses to address the A92.

6.3 Archaeology

There are no known archaeological features or constraints on site; this has been confirmed by Aberdeenshire Council.

6.4 Ecology

The fields are open and in recent years have been used for arable farming and grazing. The burn to the south and the existing scrub vegetation to the south are the only features which provide habitats, these both will remain unaffected by the proposed development. Aberdeenshire Council have confirmed there are no ecological or scientific constraints upon or adjacent to the site.



7.0 Master Plan Principles

7.1 Master Plan Concept

The master plan aims to provide a considered overall plan for the site, developing a concept layout developed in conjunction with Aberdeenshire Council and the community of Inverbervie. The intention is to provide key design principles and the basic internal layout upon which detailed planning applications can be based.

The overarching concept is for the development of a phased residential development within a connected hierarchy of streets with the associated open space, access and sustainable urban drainage system. A core element is the provision of a road taking access from the A92 from a T junction. This road has the opportunity to become the “ring road” to Townhead in the fullness of time, however, its ability to function as a thoroughfare aimed at lowering vehicle speeds and taking frontage access needs to be established.

The relationship of the development to the A92, the existing residents within West Park and the existing area of open space have been considered during the master plan process.

7.2 Key Features

During the master plan process a number of alternative layouts have been considered. However, the key site features remain constant and provide the basis for any design these are

1. Required access to the A92
2. Local Development Plan H2 allocation for the provision of a “ring road”/“link” road
3. Protected landscape buffer to the south
4. Site topography
5. Existing burn to the south and west of the site
6. Existing housing to the north
7. Availability of linkages.

7.3 Design Principles

The design principles have been established using the existing landscape capacity, existing development and site topography. The master plan seeks to mitigate the anticipated impact of the proposed development on the surrounding landscape while at the same time creating high quality residential amenity.

The design principles include the following

- Single new access to A92, including provision of emergency access, and
- Development of a landscape and open space strategy creating a suitable development edge to Inverbervie, and variety of functional open green spaces
- Creating a well connected layout which links Inverbervie with the surrounding core path network ensuring the development is accessible to modes of transport other than the car, and
- Development of a range of high quality homes, including affordable houses and flats providing choice and value to the prospective residents, and
- Creating a hierarchy of open space providing a range of play and recreation facilities. Working with the local community to provide a key requirement for the inclusion for the opportunity for a skate park at West Park, and
- Developing a street structure following the design guidance of Designing for Streets providing a permeable street structure through the use of materials, street widths and use of planting, thus ensuring pedestrians have priority over vehicles.
- Protection of open space buffer to the south – landscaped to a high standard providing shelter and screening to the site.
- Creation of a safe environment through ensuring public open space and walkways are overlooked.

7.4 Proposed Master Plan

The proposed master plan provides development blocks set within a hierarchy of streets with link roads and connectors, an open space network including green corridors, pedestrian and cycle linkages and SUDS location.

The current master plan is for an urban extension to Inverbervie. The principle of development has been accepted at this location by its allocation within the Aberdeenshire LDP. The aim is therefore not to hide the development but rather to integrate the proposal with the surrounding character. To a large extent the existing features and site topography has had a significant influence on the master plan solution.

There is an existing protected landscape buffer area to the south; allocated P5 in the Aberdeenshire LDP, this area will be significantly enhanced.

The topography and makeup of the site has largely dictated the location of the SUDS area. It is intended to make maximum use of the south facing slope to achieve solar gain. Further, the topography and site gradients have influenced the road layout.

In terms of the interaction with the A92 and the frontage of the site, it is considered a positive response in terms of good design practice to have the housing facing east to the road and the open views. At the entrance to the town the existing houses face on to and take direct access to the A92. In terms of the proposed new houses it is accepted that direct access from the proposed individual houses is inappropriate therefore the proposed solution is to include a private drive immediately to the rear of the A92 allowing a front facing development.

Pedestrian access has been considered as a priority through the site. A pedestrian cycle link is included to link with West Park directly though to the existing core path to the south east. All pedestrian links will be overlooked.

A single vehicle access is provided to the A92. However, a second emergency access will be available by the pedestrian/cycle access from West Park, a second emergency access will be available by the pedestrian/cycle access from West Park, through the use of knock down barriers. The position and nature of the main access has been subject of discussion with Aberdeen Roads Department. A street hierarchy is proposed. The streets have been designed to encourage slow speeds with a permeable network throughout the scheme.

In terms of the green space the development will include a variety of differing types of space from the smaller local children's play areas, buffer zones to an improvement to the existing play space at West Park. The green space will provide amenity areas for residents, play space, improved bio diversity, SUDS and landscape buffers.

The housing will provide a range of size and styles and include an affordable housing requirement to cater for the whole community. The houses will be orientated to maximise the southern aspect ensuring maximum solar gain and taking advantage of the long views. The proposed structural planting to the south will help shelter the site from prevailing winds



7.5 House Types

The developer promoting this site has a wide range of housing development experience in Aberdeenshire. Indeed the developer undertook the adjoining development at West Park, Inverbervie. The applicant intends to provide a wide range of house types from large detached family homes to smaller semi detached and terraced houses and flats. The scheme will further provide the required 25% affordable housing units with the mix and tenure are to be agreed with Aberdeenshire Council Housing Service.

7.6 Landscape and Green Space Network

The new residential development at Hallgreen Park is located on the edge of Inverbervie and is within easy reach of the village and local amenities. The masterplan creates a series of useful community spaces, linked by streets and footpaths which have all been designed to minimise traffic speeds, creating streets with an emphasis on pedestrian movement over cars.

The green space network has also incorporated existing tree belts and includes an extended and enhanced the play park. Discussions with the local community have also explored the opportunity to introduce a new skate park, development of the park will be at the communities discretion.

Green spaces are distributed throughout the development, all are easily accessible from the street network and all include high quality landscaping. They also include a variety of differing types of space, ranging from local children's play areas, through amenity spaces for local residents, through the larger Community Green. All spaces are clearly overlooked by housing frontages, which will provide passive surveillance and encourage active use. Open spaces have also been designed with an emphasis on the use of native tree planting, and the inclusion of meadow areas and meadow edges. These elements will all improve the biodiversity of the Hallgreen Park and Inverbervie as a whole.

All housing areas have been set out in a simple and easily understood block pattern. Back garden areas form the core of each block, and all the houses face out on to the developments roads and/or open spaces. This pattern will help ensure passive surveillance throughout the site, encouraging safe active use of the whole development.

Within the development there are five associated green spaces, all of which have a different natural focus. These are:- The Community Green, The West Park & East Park, The Extended Play Area and The Wooland Walk.

7.6 Landscape and Green Space Network

Community Green:- This is the largest green space and will be the focus for a range of community activities. The area will include areas for seating and informal recreation. The central part of the green is a simple lawn area, this creates a simple unobstructed space within which a wide range of community events will take place. The green is edged by informal groups of trees under planted with meadow grassland and drifts of bulb planting. The eastern edge of the space will be planted as a formal avenue of trees, creating a natural gateway to the space.

Pocket Parks West and East(Suds):- There are two pocket parks within the development. At West Park the road edges are defined by avenues of tree planting, and the access drives are defined by looser groups of trees. In contrast, East Park is a bit more informal, at its core there is a damp meadow, planted with grasses and wildflowers, this is edged by small groups of indigenous trees in mown grass which will act as an informal path around the space.

Extension of Existing Play Park. The existing play park is well served with a range of modern play equipment and seating, but it is at present isolated with poor pedestrian and vehicular access. The masterplan proposes an extension of the park to the south which will include a parking area. The park will also gain two additional pedestrian entrances, linking to Inverbervie to the north and the new housing to the south. In addition to this, indigenous trees and meadow edges are to be introduced adding visual and ecological diversity to the park.

Woodland Walk:- The southern edge of the development is contained within a landscaped buffer zone which has been designed to act as a foil to the development rather than a screen. This will help to ensure that the new development merges seamlessly with the open countryside to the south. Groups of trees form the main structural planting to the walk. These trees will be planted in small intermittent groups lining the edges of the space. From the southern approaches, this will allow foiled glimpse views of the housing, breaking down the overall scale of the development, whilst acknowledging the change from open countryside to edge of the settlement of Inverbervie. The design intention for the Woodland Walk is an open grassland glade edged by meadow grasses and intermittent groups of trees, which will allow views out to the surrounding landscape. To the west end of the woodland walk Allotments are being introduced which will act as a new backdrop to Hallgreen Mains Farm and screening the farm from the new housing area.

7.7 Sustainable Development

The residential development has been designed with sustainable features at the core of the design. The site is accessible by modes of transport other than the car with excellent public transport links and cycle and core paths routes. In addition the scheme will include sustainable urban drainage system. Further, each individual hose will be insulated to a high level and will include photovoltaic or solar heating as standard.

7.8 Services

The site has a BT overhead cable running north/south–this will be moved underground as part of the proposed development. Peterkin Homes as an experienced developer within the south Aberdeenshire area do not anticipate any difficulties with achieving the necessary services to the proposed development.

7.9 Phasing

The anticipated housing demand at Hallgreen Park is in the region of 20-30 houses per year. Therefore it is the intention of the developer to bring forward a phased development with the initial detailed planning application submitted Spring 2015 hoping for planning consent Summer 2015 allowing the initial site works to start Autumn 2015. The scheme is likely to be undertaken in 4 phases over an 8 year period.

7.10 Drainage Strategy

The drainage strategy will include carefully designed SUDS with attenuation pond to the south of the site. The surface water related to the housing will be attenuated within the house plots with the road water runoff directed to a central SUDS pond to the south of the site. At the time of the detailed planning application a DIA will be submitted to Aberdeenshire Council for their approval.

7.11 Materials

The choice of materials will be appropriate to the site context. It is intended that this will include:-

- Roof – Grey concrete tiles
- Walls – Mix of buff/cream render
- Windows – White UPVC
- Detailing – Painted timber and natural stone

7.12 Maintenance

It is intended that similar to other schemes undertaken by Peterkin Homes, a small financial levy will be made on the individual householder – this will be used to ensure regular and high quality maintenance of the shared areas. This levy will be included within the house missives.

- Boundary treatment – Natural
- Stone feature walls
- Hedging and timber fence between properties

8. Summary

This master plan provides the proposed development framework for approximately 200 homes with associated open space, access, landscape framework and drainage on land at Hallgreen Park. The site is allocated as H2 Residential development within the Aberdeenshire Local Development Plan 2012.

This document sets out the analysis which has informed the development of the master plan framework and the accompanying Public Consultation Report confirms the involvement and contributions of the community of Inverbervie. The master plan as submitted has been considered by the Inverbervie Community Council and the wider community and received a positive reaction with overall support expressed by the Community Council.

The site is well located for in terms of the existing settlement which offers opportunities for linkages to Inverbervie and the wider area. The development at Hallgreen Park will provide an attractive environment in which to live and will appeal to a wide range of prospective residents while making a valuable contribution to the local economy and supporting local services and facilities. In summary the development seek to achieve the following:

Distinctive: The development will ensure a use for a field which, by virtue of its steep topography, is limited in its agricultural function. The site has existing development to the north and opportunities to provide good quality linkages with the existing settlement. The proposed development will create a distinctive urban form with views into and out of the site. The development will provide a range of family and smaller homes providing a sustainable mixed community. Providing high quality family homes will help support the local community.

Safe and Pleasant: The development has been carefully considered and provides an appropriate response to the site while considering the existing residents.

Easy to get around: The development offers excellent links to the immediate area of Inverbervie and the wider area by pedestrians, cyclist and public transport links.

Welcoming: Care has been taken in the design of the site so that it does not “turn its back” on the existing settlement. The houses to the east have been orientated to provide a frontage to the A92 allowing the development to link with the existing settlement and mirror the pattern of development facing on to the main road. The development is intended to create a new integrated workable neighbourhood.

Safe & Pleasant: The proposed street hierarchy has ensured that pedestrian and cyclists are the priority. The layout of the streets ensures low car speeds. A landscape framework will be created responding to the different areas of open space.

Adaptable: The scheme has been developed to integrate with the adjacent streets and provides walk routes to the town centre. Parking is available on and off street complying with Aberdeenshire Road Department Guidance. Two access paths are provided ensuring safe emergency access.

Resource Efficient: The housing has been orientated to ensure a high quality layout while seeking to max opportunity for solar gain. SUDS will be incorporated into the scheme.

The master plan is the first stage in seeking planning approval for the residential development on a site allocated H2 in the Aberdeenshire Local Development Plan. The site at Hallgreen Park has been identified as the area of growth within Inverbervie. The draft master plan sets out the proposed development pattern after considerable community consultation. This document is submitted for the approval of Aberdeenshire Council. Once approved Peterkin Homes would hope to move forward with a detailed planning application in the Spring of 2015 allowing start on site Autumn 2015.

Appendices