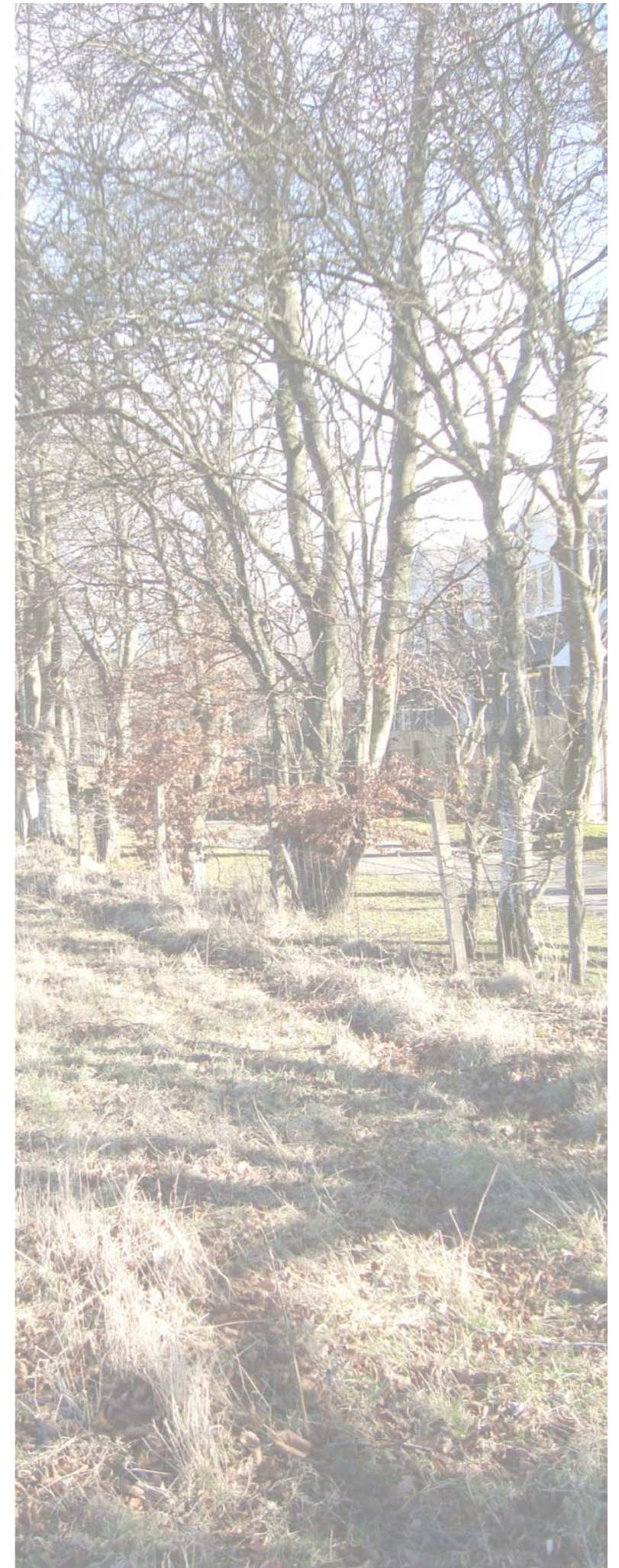




# MIXED USE DEVELOPMENT AT THE GLEBE, OLDMELDRUM (SITE M1)

Masterplan Document

September 2015





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# Executive Summary

## Purpose of Document

Working with Aberdeenshire Council and Key Stakeholders, CALA Homes (North) and Halliday Fraser Munro have produced this Masterplan document to guide the delivery of a new residential development and community facilities in Oldmeldrum, Aberdeenshire.

The aim of this document is to provide a guide to inform the future development of the site. The document also demonstrates via an indicative Masterplan, how an effective development solution for the site can be delivered in accordance with local, regional and national policy aspirations for sustainable economic growth.

This Masterplan will provide a tool which will inform future detailed planning applications. The document has been prepared in the context of Aberdeenshire Council's Masterplanning process. It is the intention that this document be agreed with Aberdeenshire Council and the Formartine Area Committee.

## Summary of Proposals

The site is identified as The Glebe, and is located to the west of Urquhart Road, to the north of Oldmeldrum town centre.

Oldmeldrum lies within the Formartine area of the Aberdeenshire local authority boundary, 4.5 miles north east of

Inverurie and 18 miles north west of Aberdeen city centre. The land at the Glebe is allocated as M1 in the extant Aberdeenshire Local Development Plan 2012.

Within the context of Oldmeldrum, the site provides the opportunity to deliver an appropriate, high quality, masterplanned development in the centre of an established settlement. The proposed development will deliver a range of high quality housing and a new community church. The site is located within an area of existing residential development and lies adjacent to the main vehicular route through Oldmeldrum, allowing for effective linkages to Aberdeen and wider Aberdeenshire.

The site has already been the subject of a Proposal of Application Notice, public consultation and a Masterplan meeting with Aberdeenshire Council.

## Project Team



**CALA Homes (North) Ltd**



**Halliday Fraser Munro**



**Fairhurst**



**Envirocentre**



# 1.0 Planning Context

## 1.1 Planning Position

This Masterplan Document for The Glebe has been informed by the following national, regional and local policy and guidance documents.

## 1.2 National Context

### Scottish Planning Policy

The Scottish Planning Policy (SPP) provides the Scottish Government's policy on national land use planning matters. The SPP confirmed the importance of ensuring a high environmental quality in new developments.

**“Planning should take every opportunity to create high quality places by taking a design-led approach.”**

The Policy Principles set out in the SPP identify that successful places should demonstrate six qualities; Distinctive, Safe and Pleasant, Welcoming, Adaptable, Resource Efficient, Easy to Move Around.

### Designing Streets: A Policy Statement for Scotland (2010)

Designing Streets is the first policy statement in Scotland for street design. It has been created to support the Scottish Government's place-making agenda. The fundamental principle of Designing Streets is that design must consider place before movement. This principle has been considered during the preparation of the Masterplan, with particular attention given to establishing a high quality street design.

Throughout this document, relevant policy and guidance prepared at National level has been factored into the proposals to ensure a high quality, sustainable, development can be created at The Glebe, Oldmeldrum, in keeping with the Scottish Government's aspiration for sustainable economic growth across the country.



## 1.3 Regional Context

### Aberdeen City and Shire Strategic Development Plan (2014)

The Strategic Development Plan (SDP) identifies three Strategic Growth Areas (SGA); Aberdeen City, Huntly to Laurencekirk and Aberdeen to Peterhead. Outwith the SGA, the areas are identified as Local Growth and Diversification Areas, which recognises that there is a need for diversification and growth in the economy to meet local needs.

A main objective of the SDP is population growth and the aim is

**“to increase the population of the city region and achieve a balanced age range to help maintain and improve people's quality of life”**

In order to meet this aim, the following targets have been set:

- To increase the population of the city region to 50,000 by 2035.
- To move towards building at least 2,500 homes by 2016



through the development plan.

- To move towards building at least 3,000 homes a year by 2020 through the development plan.

A further objective of the SDP is to create sustainable mixed communities and...

**“to make sure that new development meets the needs of the whole community, both now and in the future, and makes the area a more attractive place for residents and businesses to move to”**

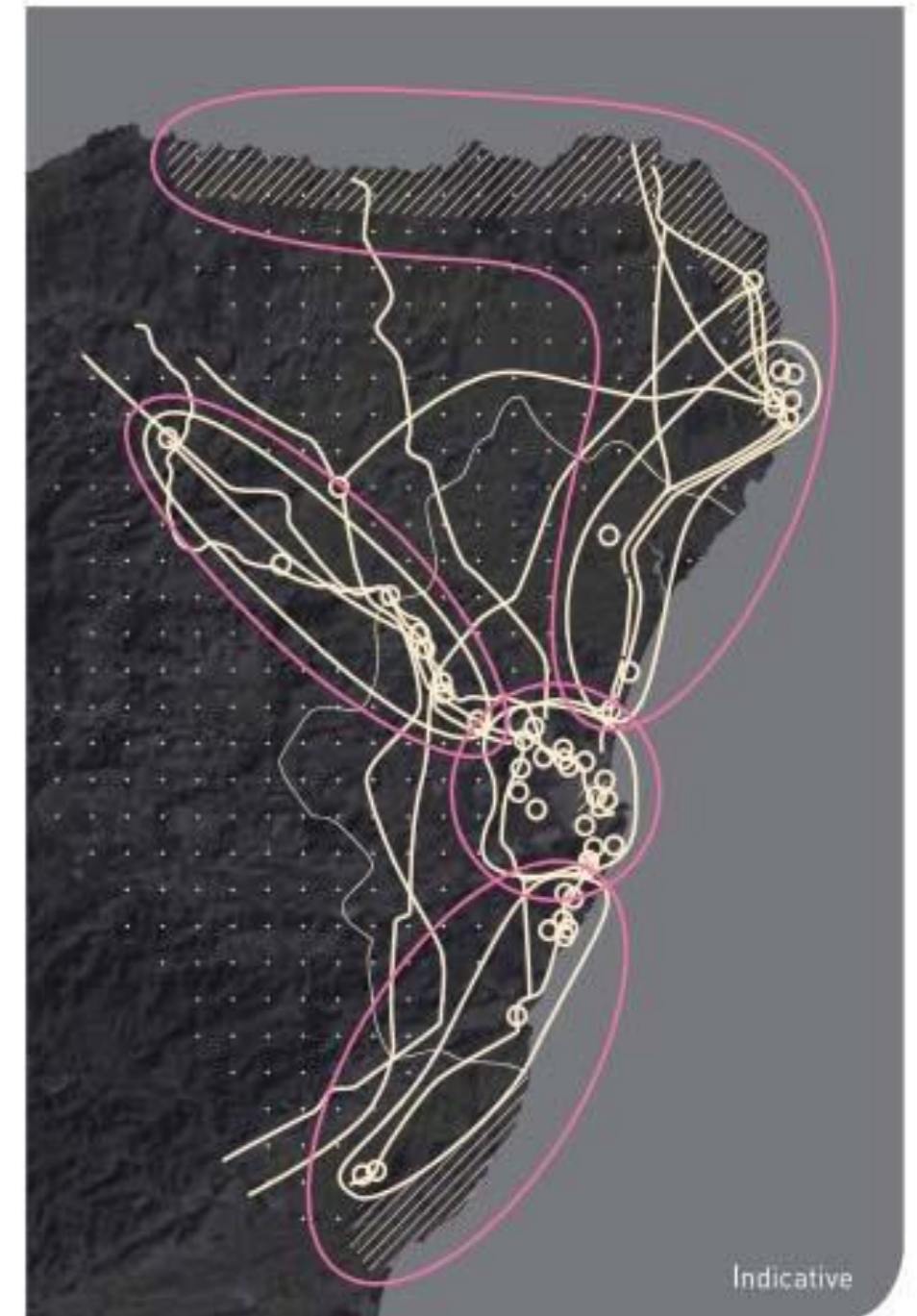
Targets identified to meet this objective include:

- For all housing development of over one hectare in strategic growth areas to be in line with approved supplementary guidance and generally have no less than 30 dwellings per hectare.
- For new housing to meet the needs of the whole community by providing appropriate levels of affordable housing (around 25%) and an appropriate mix of types

and sizes of homes, in line with local development plans and approved supplementary guidance.

- For local development plans and all masterplans to fully consider the scope for a mix of uses on a site.

The proposed development at The Glebe will help to reach these targets by providing 50 high quality family homes, including 12 affordable units and a new public community facility.





## 1.4 Local Context

### Aberdeenshire Local Development Plan (2012)

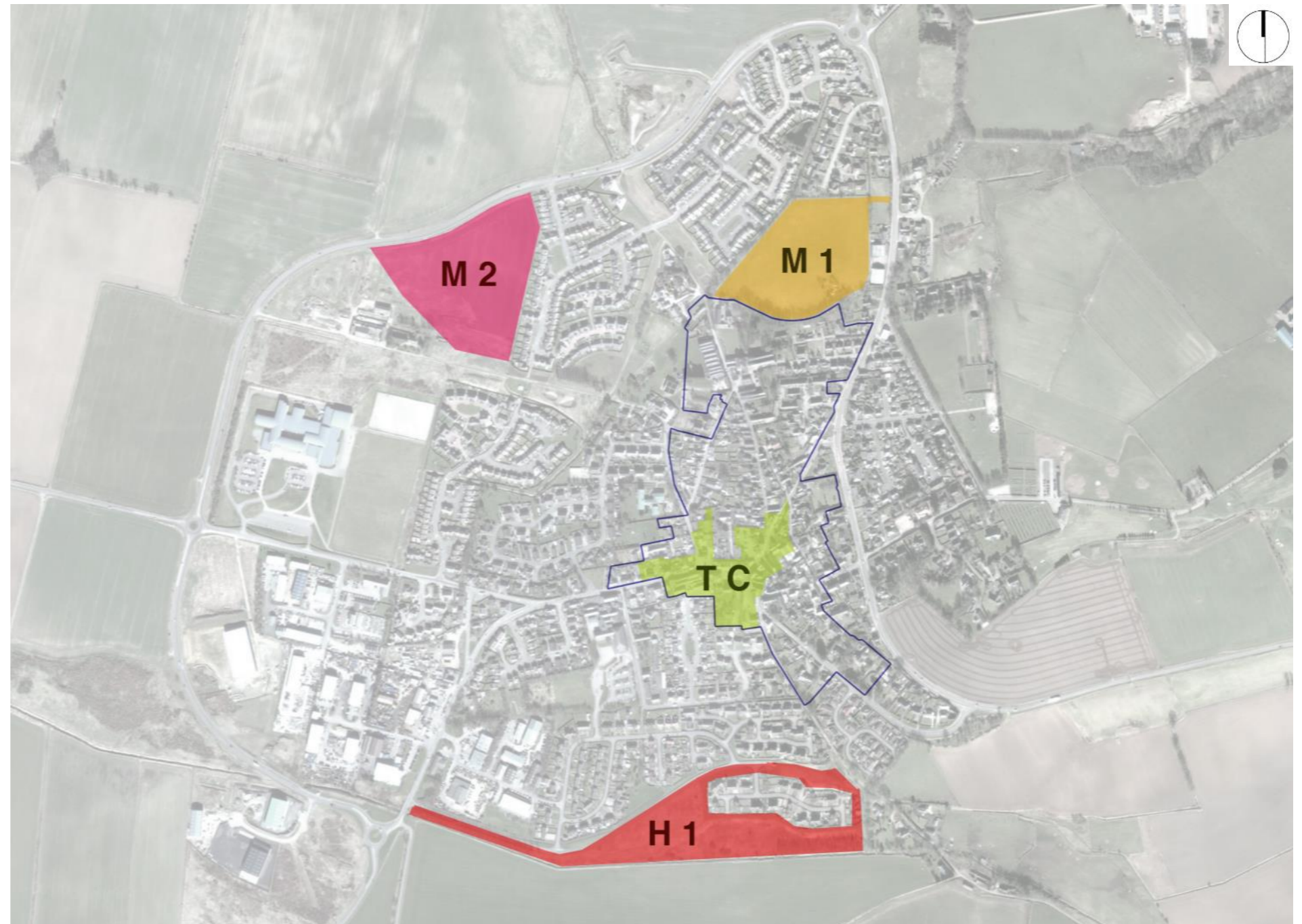
Aberdeenshire Council adopted the Aberdeenshire Local Development Plan in 2012. The Glebe is identified as site M1 for 50 houses and a community facility. This allocated site requires a Masterplan to be agreed with the Council.

**“Site M1 is allocated for up to 50 houses and new community facilities. Up to 25 houses will be delivered in the first phase of the plan, with the remaining 25 delivered in the second phase. A masterplan will be required”**

### Aberdeenshire Proposed Local Development Plan (2015)

In March 2015, Aberdeenshire Council published the Aberdeenshire Proposed Local Development Plan for formal consultation. It is anticipated that this Plan will be formally adopted in early 2016. The Plan sets out the land supported for allocation to meet the development needs up to 2026 and the planning policies that will be applied in the assessment of planning applications.

The Proposed Plan identifies The Glebe for the development



Google Earth extract identifying allocated sites within the LDP.

of 50 houses and new community facilities in Oldmeldrum (Site OP1). A masterplan is also required for the site, which this document addresses.

Other allocations in Oldmeldrum are noted below:



Site M2, to the west of M1, is allocated for up to 50 houses on the eastern part of the site and appropriate employment or retail opportunities (2.1 ha) on the western part of the site. Up to 25 of the houses will be delivered in the first phase of the plan, with the remaining 25 delivered in the second phase. A masterplan will be required.



Site H1, located on land to the south of the settlement, is allocated for up to 40 houses. Up to 20 houses will be delivered in the first phase of the plan, with the remaining 20 delivered in the second phase. Any flooding issues will need to be considered within the design of the development.



Identified Town Centre

— Conservation Area Boundary

### Supplementary Guidance - SG LSD1: Masterplanning

The Aberdeenshire Council's Supplementary Guidance sets out information on how the developments of 50 units and over should be progressed. The Council require a Masterplan to be submitted which considers the site in its context and informs the design of the development going forward.

**“The standard of design of new developments, and in particular large developments, will be improved through the application of a masterplanning and design process that considers the whole development site and puts this in a context for subsequent applications”**

This supplementary guidance and associated Planning Advice has been considered throughout the preparation of this document. This Masterplan will set out clear design parameters to inform a future application and will provide comfort to the public and local members that the development to be delivered will be of a high design standard that will integrate successfully within its context.

### Oldmeldrum Conservation Area

The northern boundary of the Oldmeldrum Conservation Area, is formed by the unnamed road leading to the Sapphire Centre, directly adjacent to the land at the Glebe. It is therefore important to take cognisance of this through the progression of the design.

**“The northern boundary of the conservation area is defined by an avenue of mature trees which run eastwards from the former Episcopal Manse to Urquhart Road. A green wedge effectively follows the route of the principal drive which sits adjacent to the scattering of residential properties...”**

This green corridor and the adjacent Conservation Area forms an important consideration in identifying a suitable design solution for the site. It has been identified through our analysis of the site how important the 'green wedge' which lies to the south of the site is in the design and layout of the proposal. Celebrating this strong Conservation Area boundary will be of benefit to both the proposed and existing development.





## 2.0 Site Overview

### 2.1 Site Description

The Glebe is located to the north east of Oldmeldrum. The town is accessed by the A947 from the south from Dyce and from the west by the A920 from the A96 (Inverness-Aberdeen). It has a population of around 3000 people (Aberdeenshire Council, 2010).

The site is located to the west of Urquhart Road and includes the land associated with the existing Meldrum and Bourtie Parish Church manse. The remaining ground comprises open green space, and extends to 10.03 acres. The site has defined boundaries on all sides and is situated behind the existing industrial buildings which front onto the A947 (Urquhart Road).

The surrounding land use is predominantly residential development to the north and west. Benview Gardens is located to the north of the site and contains a mixture of predominantly two storey detached houses. Howe View and Howe Place lie to the west and include modern two storey, predominantly detached housing set out in crescents and cul-de-sacs.

The Sapphire Centre and Glen Garioch Distillery are located to the south adjacent to properties on Distillery Road, within a conservation area. Two commercial units are located along the eastern boundary between the site and the A947 Urquhart Road.



Google Earth extract identifying the site within a wide context.





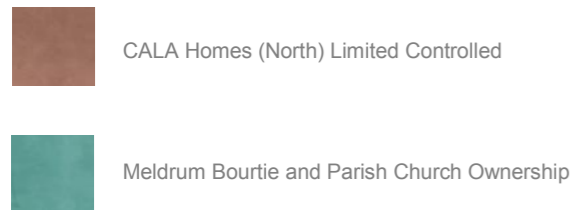
Development on this site will follow the pattern of growth in Oldmeldrum, which has taken place within the boundary of the bypass and allow for infill development to be delivered.

## 2.2 Ownership

The image opposite illustrates the ownership within the Local Development Plan allocation.

Land under the control of CALA Homes (North) Limited extends to 8.13 acres and makes up the majority of the allocation.

A parcel of land is to be retained by Meldrum and Bourtie Parish Church for the delivery of their new facility. This area of land extends to 1.9 acres. This masterplan will consider this area of land in order to produce a document for the entire site.



Google Earth extract identifying the site ownership boundaries.





## 2.4 Views of the Site



D - View looking south west toward mature woodland and gate access onto King Street



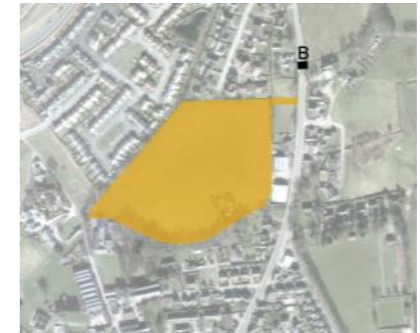
A - View looking north east towards existing business units and St Matthew and St George's Church spire







B - View looking south along Urquhart Road



C - View looking north west across site from mature tree lined avenue





# 3.0 Site Analysis

## 3.1 History of the Site

In the 15th Century, Oldmeldrum grew around the strategic crossroads of two drove roads, Banff to Aberdeen and Huntly to the port of Newburgh. Its importance increased as it served the great trade surrounding cattle supply to the needs of Southern Scotland. In addition to farming, whisky was of great influence shown by Meldrum having its own distillery and brewery, Glengarioch, which was established in 1794 and still in use today, located to the south west corner of the site. The importance of the village in economic terms can be exemplified due to it receiving a charter as a burgh of barony in 1672, when it had 16 merchants, compared to four in Inverurie.

There have been distinct periods of growth in the settlement of Oldmeldrum, with the original old town located centrally, and pockets of mid-20th century housing development located throughout the settlement. Over the last Century the population of Oldmeldrum has more than doubled, from 1100 in 1911 to over 3000 in 2010.

In recent years there has been considerable housing development in the style of two storey executive estate type developments. This growth has been stimulated by the new B9170 link road to the west of the town, which has led to significant infill development.



Historic Map in 1925



Historic Map in 2003



Historic Map in 2006

Google Earth and historic map extracts identifying the site within a historical context. Note, the above incorporates historical material provided by the Great Britain Historical GIS Project and the University of Portsmouth through their web site A Vision of Britain through Time (<http://www.VisionofBritain.org.uk>).



Glen Garioch Distillery, King Street  
Photographer: Mick Wernham



Oldmeldrum Town Square  
Source: Google street view





### 3.2 Connectivity

The site has excellent links to the town centre and local transport network. The Glebe is located in the northern part of the settlement within the B9170 / A947 'ring-road'. The adjacent A947 provides a direct access to this main link around the settlement and to the wider area.

Oldmeldrum Town Centre, just half a mile south of the site, has a range of shops and services (pharmacy, post office, etc) to serve the local community. Meldrum Academy is a modern facility which also hosts the Police Station and Library, and is less than two miles west of the site.

The site is well connected by pedestrian links to the wider settlement and the town centre and Meldrum House Hotel can be reached within 10 minutes. Both the primary and secondary school are located within a 15 minute walk of the site.

- |   |             |   |                         |
|---|-------------|---|-------------------------|
|  | The Site    |  | School                  |
|  | A Road      |  | Green Space             |
|  | B Road      |  | Glen Garioch Distillery |
|  | C Road      |  | Church                  |
|  | Minor Roads |  | Sapphire Centre         |
|  | Core Paths  |  | Town Centre             |



Google Earth extract identifying key connections





### 3.2 Connectivity (continued)

A core path runs along the western boundary of the site, which allows for cycle and pedestrian links throughout the town and to the wider network. The opportunity exists through the development of the site to link the open space to the west with Crescent Park to the south east and deliver a strong pedestrian link through the town.

Oldmeldrum is served by up to six bus services summarised below. There are bus stops (northbound and southbound) adjacent to the site on Urquhart Road.

Route No.	To	Frequency
240	Oldmeldrum-Kemnay	Every 40 mins (0900-1500)
493	Inverurie-Ellon	5 per day (Mon-Fri) 4 per day (Saturday)
747	Peterhead-Dyce	2 per day (Mon-Fri)
777	Oldmeldrum-Dyce	0600-0900 and 1430-1900
35/35A	Aberdeen-Elgin	Every 30 mins – 1 hour

- The Site
- A Road
- B Road
- C Road
- Minor Roads
- Core Paths
- Bus Stop
- Green Space
- Glen Garioch Distillery
- Church
- Sapphire Centre



Google Earth extract identifying land uses and connections








### 3.3 Surrounding Land Uses

The site is located within a predominantly residential area. However, there are a number of non-residential uses including industrial commercial development on the eastern boundary, the Distillery and Sapphire Centre in the south west corner and a Church to the north east. Furthermore, there is substantial green space in the immediate vicinity.

There is an existing mature, tree lined avenue which forms the southern boundary. Trees are also present on the western and northern boundaries between the site and the public footpaths.

A significant area of open space lies to the west of the site formed by the SUDs area serving the Wimpey development. Crescent Park is also located to the south east.

The wider context of Oldmeldrum is that of undulating agricultural land and Bennachie and Barra Hill can be viewed from the site.

-  The Site
-  Non-Housing
-  Green Space



Google Earth extract identifying housing and non-housing land and building uses





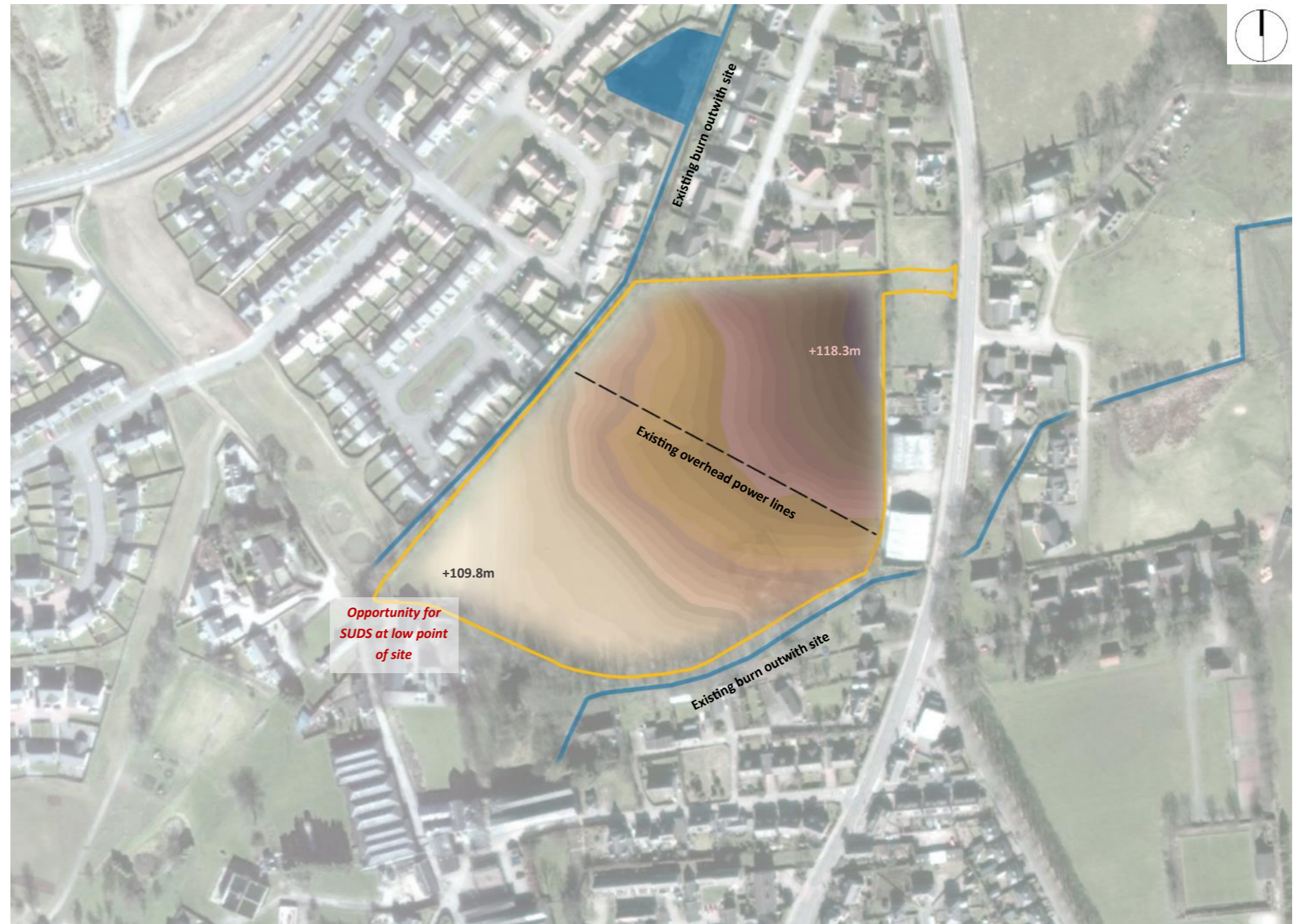
### 3.4 Topography, Drainage and Utilities

The name “Oldmeldrum” purportedly derives from Gaelic, “meall-droma”, which translates into “hill of the ridge” which was a good description of the original settlement that was situated tightly on the hillside. A town greatly shaped by the topography of its surroundings with the various through roads travelling either up or down through the relatively flat commercial core. Indeed, this variance in gradient facilitates unexpected views that add interest through the various gaps and spaces between the buildings.

The topography of the site identifies that the highest point is located in the north east corner, and slopes downwards to the lowest point in the south west corner of the field. The opportunity for SUDS therefore exists at the south west corner of the site.

Despite being bounded by trees on three sides, the site itself is relatively bare, except for the presence of electricity cables across the site with an electricity pole located on the western edge.

A study and scope of works has been undertaken by Fairhurst to confirm that the land does not show any adverse effects from the former landfill use on the opposite side of Urquhart Road. Ground investigations were undertaken on the site. Three boreholes were installed and a period of gas monitoring undertaken which showed no evidence of landfill gas on the site. The ground gas levels recorded are considered to be



Google Earth extract identifying existing topographical, drainage and utility features



consistent with natural ground gas levels and are not indicative of landfill gas migration.

There are existing watercourses in close proximity to the site. To the west of the site, a burn runs parallel to the existing housing development on the opposite side of the footpath and a further burn is located to the southern edge of the site. However, the existing watercourses adjacent to the site have been investigated to identify possible overflow. Any future planning application will include information to demonstrate that a 6m buffer will be maintained between watercourses and areas of built development.

### 3.5 Microclimate

Oldmeldrum features an oceanic climate with prevailing mild winds from the south east and cold winds from the north west. During the summer daylight hours span just under 18 hours (17 hours 50 minutes between sunrise and sunset). Temperatures at this time of year average approximately 18 °C during the day. During January daily temperatures fluctuate between an average low temperature of 1°C, rising to an average high temperature of 7°C. During this winter month, hours of daylight are short, averaging around 7 hours. However this quickly increases, and by the start of February average daylight hours reach 8 hours and 40 minutes.

The site itself benefits from potential solar gain in its layout. The southern boundary plantation within the site also provides shelter from southerly winds.



Google Earth extract identifying key climate features



### 3.6 Landscape

There are significant landscape features adjacent to the site, which can both benefit the proposals and provide an opportunity to enhance them.

There are significant green spaces to the west of the site created by the green area of the Wimpey Homes development, as identified in the council's open space audit. This green corridor continues through the south of the site due to the presence of the existing tree belt along the private access serving the Sapphire Centre. The opportunity exists to strengthen this green link to allow access to Crescent Park to the south east of the site.



- |                             |                      |                                 |
|-----------------------------|----------------------|---------------------------------|
| Public Parks and Gardens    | Schools/Institutions | Amenity Areas                   |
| Play Space                  | Sports Areas         | Green Corridors/Riparian Routes |
| Semi Natural Areas          | Allotments           | Churchyards, Cemeteries         |
| Other Functional Greenspace |                      |                                 |

Extract from Aberdeenshire Council's Open Space Audit



- A—Heritage Society Viewpoint
- B—Open Space associated with adjoining development
- C—Mature Tree Lined Avenue along southern boundary (out with site boundary)
- D—Crescent Park

Google Earth extract identifying key landscape features





This will create a strong recreational opportunity to link the site with the wider townscape, and provide a positive contribution to the wider green network.

Amenity space in Oldmeldrum is relatively well linked, particularly when compared to more traditional settlements, where pockets of greenspace are frequently isolated. However, current path provision is poor in relation to the size of population, which has expanded rapidly in recent years.

Overall, there appears to be a reasonable range of open space types in Oldmeldrum, although with provision concentrated towards the west side of the town, and a considerable number of semi-natural areas throughout.

### 3.7 Ecology

A Phase 1 Habitat and Walkover Survey has been undertaken by the EnviroCentre in July 2015 to inform the Masterplan.

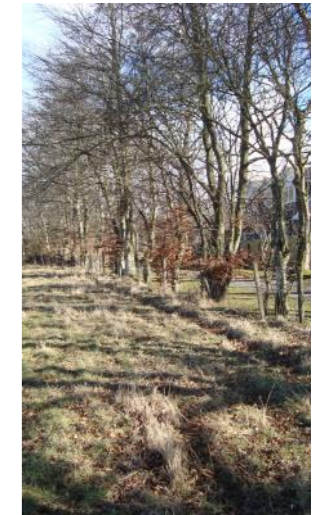
No habitats or flora identified within the development area were considered to be of conservation interest or notable rarity.

Broad-leaved trees are located on the south west and north site boundaries. This is dominated by beech and sycamore trees, and ash, hawthorn and cherry trees are also present. The Protected Species survey included red squirrel, bats, badger and nesting birds.

The findings of the work undertaken are as follows:

- A total of six broad habitat types were identified within the surveyed area;
- No direct evidence of protected species was discovered however the following observations were made:
  - \* Woodland features are likely to provide foraging and commuting resource for bat species;
  - \* A tree cavity with potential to host roosting bats was identified upon a horse chestnut tree located adjacent to the south west site boundary; and
  - \* Woodland features are likely to support nesting birds and could host red squirrel seasonally.

If mitigation measures are implemented, plans to construct a residential development and a new church are not likely to pose intolerable levels of disturbance to any protected species or breeding birds present in the locale.



Photographs of the site





# 4.0 Stakeholder Engagement

## 4.1 Public Consultation

As the site analysis and concept details have evolved, we have undertaken community consultation with members of the public to inform the proposals and provide the opportunity to receive comments.

Two public events have been held on the proposed development. This was advertised through the Inverurie Herald, invite letters were sent and posters advertising the events were displayed around the town.

### Public Event 28 May 2015

On 28th May 2015, a public consultation event was held to consult with the wider community on proposals to develop this site. The consultation event explained the process being followed and the suggested design and layout for the development.

This initial event was held at the Oldmeldrum Golf Club House, which ran from 2pm-8pm in order to appeal to a wide range of attendees from all sectors of the community.

The event was advertised in the Inverurie Herald the week prior to the event. All Local Ward Councillors and the Meldrum and Bourtie Community Council were invited to the event and through a formal letter. Furthermore, around 60 invite letters were sent to surrounding neighbours adjacent to the site and A3 posters were displayed in locations throughout the town.

The event comprised a number of display boards and plans and were staffed by members of the Project Team.

A sign in sheet was provided for attendees, which recorded 40 attendees, however it is anticipated there were around 50 in total. All attendees were local to the area, and a significant number of the Community Council were in attendance.

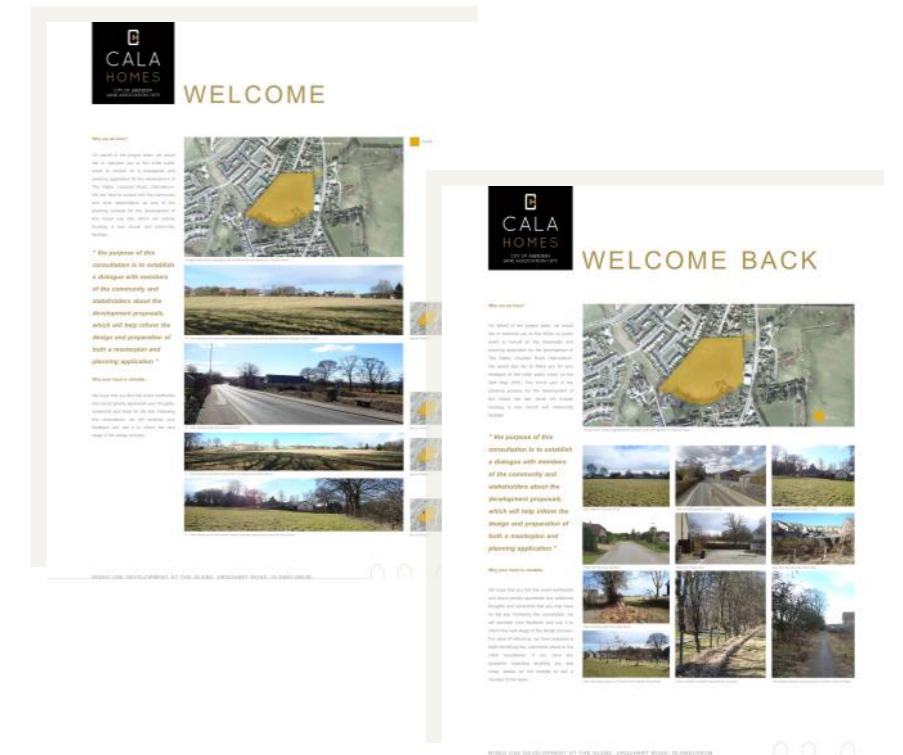
Comments Forms were provided and a number of attendees filled these out and returned to a member of the team, or took away with them to return at a later date through post / email. The Project Team also took a note of the comments made to them on the day.

### Public Event 2 July 2015

The second public event was held on 2nd July 2015 to update the public on the progression of the design and layout of the site. Further details were provided on the technical aspects of the development and how it was intended to deliver the site.

This second event was held in the Oldmeldrum Town Hall and ran from 2pm-8pm. We again issued invites to all adjacent neighbours and those who attended the initial event and displayed posters in the local area. A notice was included in the Inverurie Herald the week prior to the event and the Community Council and Ward Councillors were advised of the event.

The display material included an update of the comments from



Extracts of the public consultation boards



Photographs from the public consultation events





the initial consultation event and members of the Project Team were on hand to answer questions from attendees.

The sign in sheet from the event recorded 22 attendees, although it is anticipated that over 30 people attended the event. The Community Council were, again, well represented and one of the four Local Councillors attended.

No Comment Forms were returned at this event, however the Project Team took a record of the comments made.

#### 4.2 Feedback from Public Events

Comments received through completed Comments Forms and through verbal feedback focused on the following issues (refer to adjacent table).

#### 4.3 Changes as a Result of Consultation Period

Following comments received during the consultation period, we have reduced the number of units proposed on the site from 62, to 50 units. This was a result of feedback received from both the public and statutory consultees. Of the 50 units proposed, 12 units will be affordable.

The new church to be delivered on the site will have community facilities included within the building. The total land take reserved for the church extends to 1.9 acres.

Comments from Consultation	How the proposals have addressed these comments
<i>Traffic Impact and access to the site</i>	<ul style="list-style-type: none"> <li>• Access to the site is to be taken from Urquhart Road</li> <li>• A detailed Traffic Assessment and Engineering study is being undertaken to inform the Masterplan and Planning Application and meetings with the Council's Roads Authority have been undertaken to inform the content of these</li> </ul>
<p><i>Proposed housing mix:</i></p> <ul style="list-style-type: none"> <li>• Keen to see bungalows</li> <li>• Good to see family housing being proposed</li> <li>• Good to see affordable housing next to the private housing</li> </ul>	<ul style="list-style-type: none"> <li>• CALA are seeking to provide a mixture of apartments and family homes on the site</li> <li>• CALA have a long established reputation of delivering high quality housing in the north east</li> <li>• There will be 8 low cost apartments and 4 low cost semi-detached houses delivered on the site which will be integrated into the development</li> </ul>
<ul style="list-style-type: none"> <li>• Impact on services and amenities</li> </ul>	<ul style="list-style-type: none"> <li>• Aberdeenshire Council's Education Team have confirmed that as the site has been allocated in the LDP, this has been taken into account in the school roll forecasts. As the housing will be delivered over a number of years, they do not foresee an adverse impact on school capacity</li> <li>• Although no retail facilities are proposed on the site, the increased population will create a greater critical mass to sustain a potential retail facility in the town</li> <li>• The delivery of a new community Church will deliver more facilities and services to the area</li> </ul>
<i>Concerns regarding overlooking into existing properties</i>	<ul style="list-style-type: none"> <li>• We have produced site sections to show the relationship between the proposed and existing houses</li> <li>• The site has been designed to ensure no unacceptable overlooking to or from existing properties</li> <li>• There will be landscape planting located between the access road and the properties to the north of the site</li> </ul>
<i>Who will maintain the open space within the site on completion of the development</i>	<ul style="list-style-type: none"> <li>• The areas of open space within the site will be maintained by a factor</li> </ul>
<i>How the site will be drained and the potential flooding of the adjacent burn</i>	<ul style="list-style-type: none"> <li>• There will be a SUDS pond located within the site to attenuate the surface water run off from the development</li> <li>• A detailed Drainage Assessment will be submitted with the planning application</li> </ul>
<i>Proposed development is above the number of units identified in the Local Development Plan</i>	<ul style="list-style-type: none"> <li>• The number of properties proposed has been reduced from 62 units to 50 in line with the LDP allocation</li> </ul>





# 5.0 Design Principles

## 5.1 Concept Design

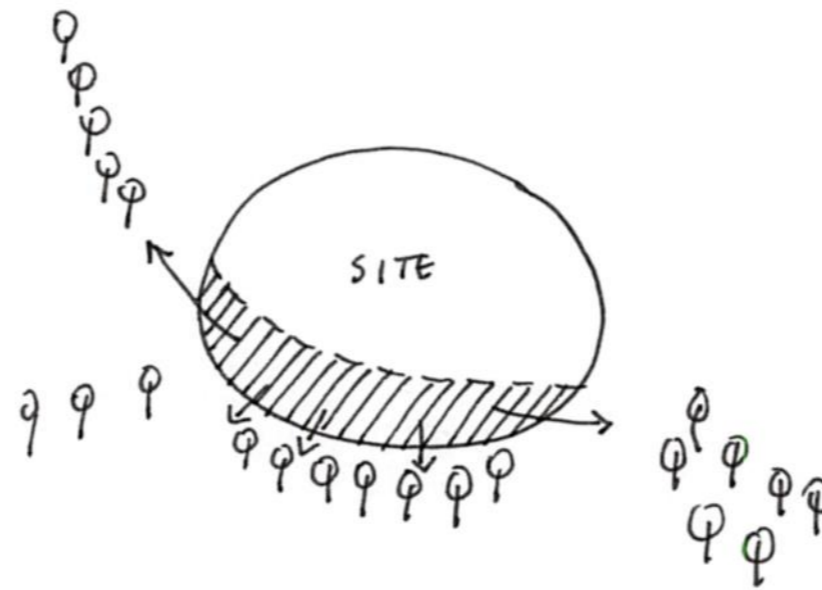
The design concept has evolved from two primary opportunities, which we identified during our analysis of the site; connectivity and community.

The ambition is to provide a high quality development which enhances the amenity value of the site by providing an attractive woodland walk, connecting the site and nearby neighbourhoods with the existing green space network and Oldmeldrum town centre.

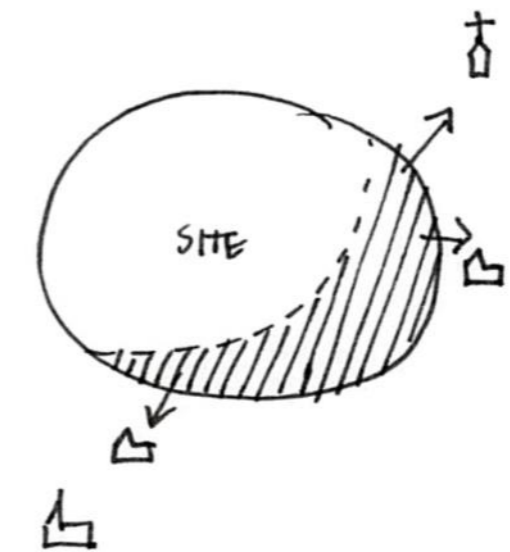
The proposed location for the church relates to existing land use patterns to the south and east of the site —where it can take advantage of and enhance the proposed green corridor.

### CALA Homes' vision for the site is to deliver a range of high quality, exceptional homes within a unique setting, lined with picturesque mature trees

A number of layout options have been considered to inform the proposal. An important consideration has been how the residential development and community church facility relate to one another both within the site, as well as how they sit within the existing development pattern.



- Potential links to existing green spaces
- Footpath located within area overshadowed by existing trees
- Sensitive boundary to Conservation Area

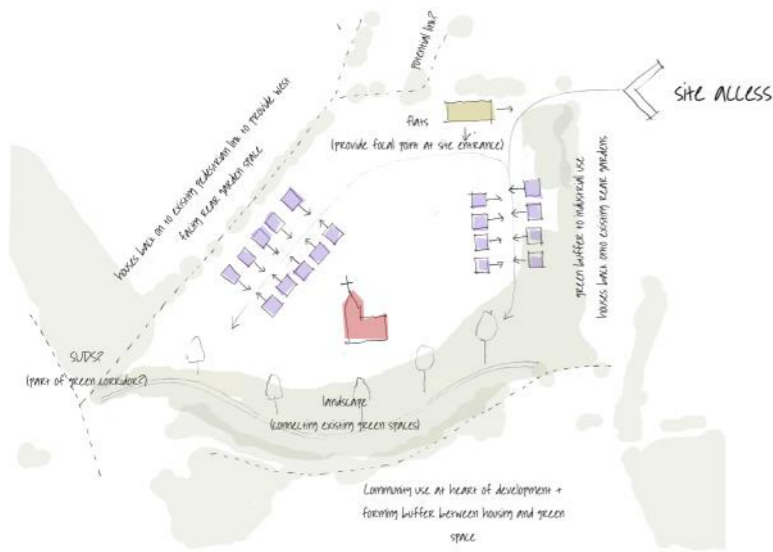


- Location of proposed community facilities responds to surrounding land/building uses





## 5.2 Design Development



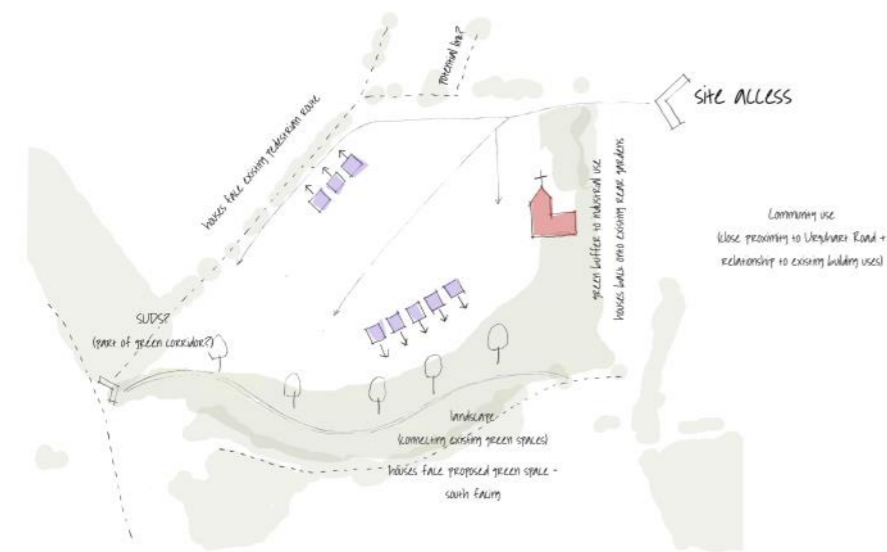
### Design Development Revision 1

#### Pros

Church is focal point of development taking advantage of park land setting

#### Cons

Limits residents' enjoyment of the open space and creates a barrier to the green network



### Design Development Revision 2

#### Pros

Church location follows existing land use/development patterns

#### Cons

Housing arrangement to the south limits other residents enjoyment of the open space

Housing arrangement to the north west has unattractive outlook



### Design Development Revision 3

#### Pros

Attractive outlook from housing on southern boundary

#### Cons

Church location does not follow existing land use/development patterns

Potential overlooking issues to neighbouring housing

Housing arrangement to the north west has unattractive outlook

### Design Solution

#### Pros

Location of church and housing follows existing land use/development patterns

Housing arrangement to the south allows brings the green space into the heart of the development

Housing to north west benefits from west facing gardens



# 6.0 Indicative Masterplan



## Key

- 1. Church
- 2. Church car park
- 3. Vehicle entrance
- 4. Open space with footpaths
- 5. Mature trees
- 6. SUDS
- 7. Shared surfaces / traffic calming
- 8. Pocket garden
- 9. Crescent Park
- 10. Adjacent green space



## 6.1 CALA Homes

CALA Homes are a premium house builder with its heritage firmly placed in Aberdeen, having been established in the city in 1875 as the City of Aberdeen Land Association. CALA was the first Scottish company listed on the London Stock Market. 140 years on CALA are focused on delivering high quality developments in the best locations. The principle focus being sourcing the best land opportunities and optimising value through high quality design and sought after living environments.

CALA Homes, part of the CALA Group, is the UK's most upmarket major home builder operating in Scotland, the Midlands and South of England. The company focuses on high quality, well-designed homes in prime locations.



## 6.2 Indicative Masterplan

The design process has involved a comprehensive approach to the analysis of the brief and the site. This process has produced a clear and comprehensive masterplan solution for the site. The masterplan process has evolved over a number of months through public consultation and discussions with numerous teams within the Council and Key Agencies.

The analysis and design process has resulted in a masterplan that can accommodate 50 residential units, of which 12 would be affordable and a new community church facility.





# 7.0 Key Characteristics

## 7.1 Connectivity & Accessibility

Connecting the site to surrounding neighbourhoods and green spaces is an intrinsic part of the design concept for the proposed development. An informal footpath is proposed along the south boundary, set against a backdrop of mature trees, which is intended to provide house owners and members of the community with an attractive, safe and accessible pedestrian route to the town centre, Crescent park, school and the viewpoint at the top of King Street.

A pavement is provided to allow pedestrian access to all housing plots. In the central courtyard areas, this takes the form of a shared surface for both vehicular and pedestrian traffic. Additional informal footpaths provide connections to the surrounding context. These footpaths terminate at the site boundary, at key locations, such as the access road to the Sapphire Centre, King Street and Howe Place.

The Church will have a dedicated access point off the main arterial route through the site to ensure there is not any conflict between the residential traffic and community Church.

### Key

Pavement		Streets	
Footpaths		Traffic calming measure	
Lanes			





The proposed development is accessed off Urquhart Road. The access road will incorporate a wide shared surface to one side to provide access/egress for emergency vehicles.

The proposals incorporate a clear and varied hierarchical street structure, intended to meet adoptable standards. Details of each street type are noted below:

**Street type A -**

5.5m wide carriageway

2m single sided footpath

On street visitor parking and dedicated private parking Tarmac surface Shared surface raised tables at junctions with lanes

**Street type B -**

4m wide carriageway at narrowest point, 6m at widest point

Shared surface for vehicles, cyclists and pedestrians

Parking will be provided for each unit, based on current Aberdeenshire standards.

**Key**

Street Type A



Street Type B





## 7.2 Landscape & Ecology

An important consideration in the design concept for the site was the creation of usable green spaces, which could benefit both home owners and the wider community. The location of the green corridor at the south of the site takes advantage of an existing mature tree lined avenue and allows the housing development to face on to that space in a positive manner. A pocket garden will also be created in the centre of the development to provide an additional formal green space.

The primary green corridor has multiple functions, including enhancing the site's connectivity, providing a buffer to the protected conservation area, providing a drainage solution for the housing and church and minimising the issues associated with root growth and overshadowing for the proposed housing. The green space also respects an existing riparian habitat, identified in Aberdeenshire's open space audit.

It is intended that the proposed landscaping would sensitively enhance the existing environment, using native plant species appropriate to the site.

The site boundaries shall relate to the surrounding context with a variety of stone walling, hedging and 1.8m timber fencing for privacy to back gardens. Buffer planting created by the existing trees will ensure an effective screen from the footpath to the west of the site.

Footpaths will be provided throughout, in a variety of forms, including conventional Tarmac pavements, shared surfaces and gravel or paved paths.





### 7.3 Drainage & Utilities

There is currently no existing drainage infrastructure within the development. Connections are anticipated as being available to the adjacent residential developments infrastructure and existing watercourse in the southwest. A Drainage and Water Impact Assessment is to be carried out to inform a future planning application and assess the capacity within local networks.

A development of up to 50 units will require a single level of SUDS treatment. The surface water will therefore be dealt with as follows: A detention basin will be provided on the southwest corner, and a single SUDS treatment will be provided. Individual plots driveways will include self-draining porous construction providing 'at source' treatment. SUDS treatment will be designed in line with CIRIA guidance and best practice.

The Church will require two levels of SUDS treatment. Therefore, the car parking area will provide 'at source' SUDS treatment via porous parking bays and stone filter trenches beneath. This will then drain to the detention basin. These measures will provide 2-3 levels of SUDS treatment prior to flows discharging to the existing watercourse. This will limit the discharge to the existing watercourse to that of the pre-development greenfield flow rate.

Initial discussions with Scottish Water have indicated that there is currently insufficient capacity at the existing Waste Water Treatment Works (WWTW) to serve the proposed development. In order for the development to drain to the public network, Scottish Water will need to promote a Growth Project to upgrade the WWTW.





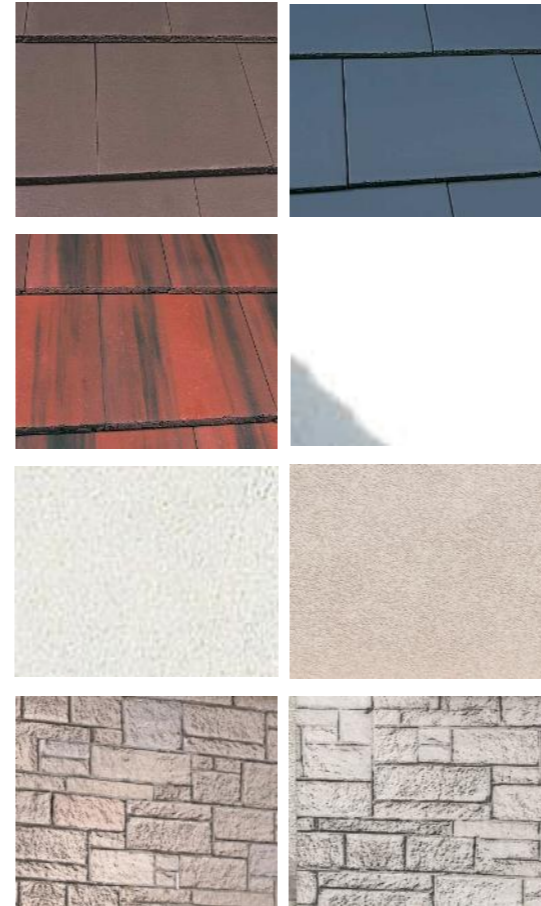
## 7.4 Materials

High quality materials have been carefully chosen from CALA's existing palette to best suit the rural character of Oldmeldrum and sit sensitively within the woodland setting of the Glebe.

The material palette is envisaged to consist of:

- 1 Concrete roofing tiles—Dark Red/Brown/Grey
- 2 Dry dash render—Cream/White/Champagne
- 3 Stonework—Brown/Grey Old Weathered
- 4 Precast stone elements
  - Keystone
  - Feature Window surrounds
  - Banding
- 5 External doors—White UPVC double glazed
- 6 Windows—White UPVC

The exact detail relating to materials will be developed and provided as part of any future detailed planning application.



Example of CALA house type with indicative material palette



Example of CALA house type with indicative material palette







Example of CALA street scene (visualisation of completed development at Balgownie Gate, Bridge of Don, Aberdeen) with indicative material palette





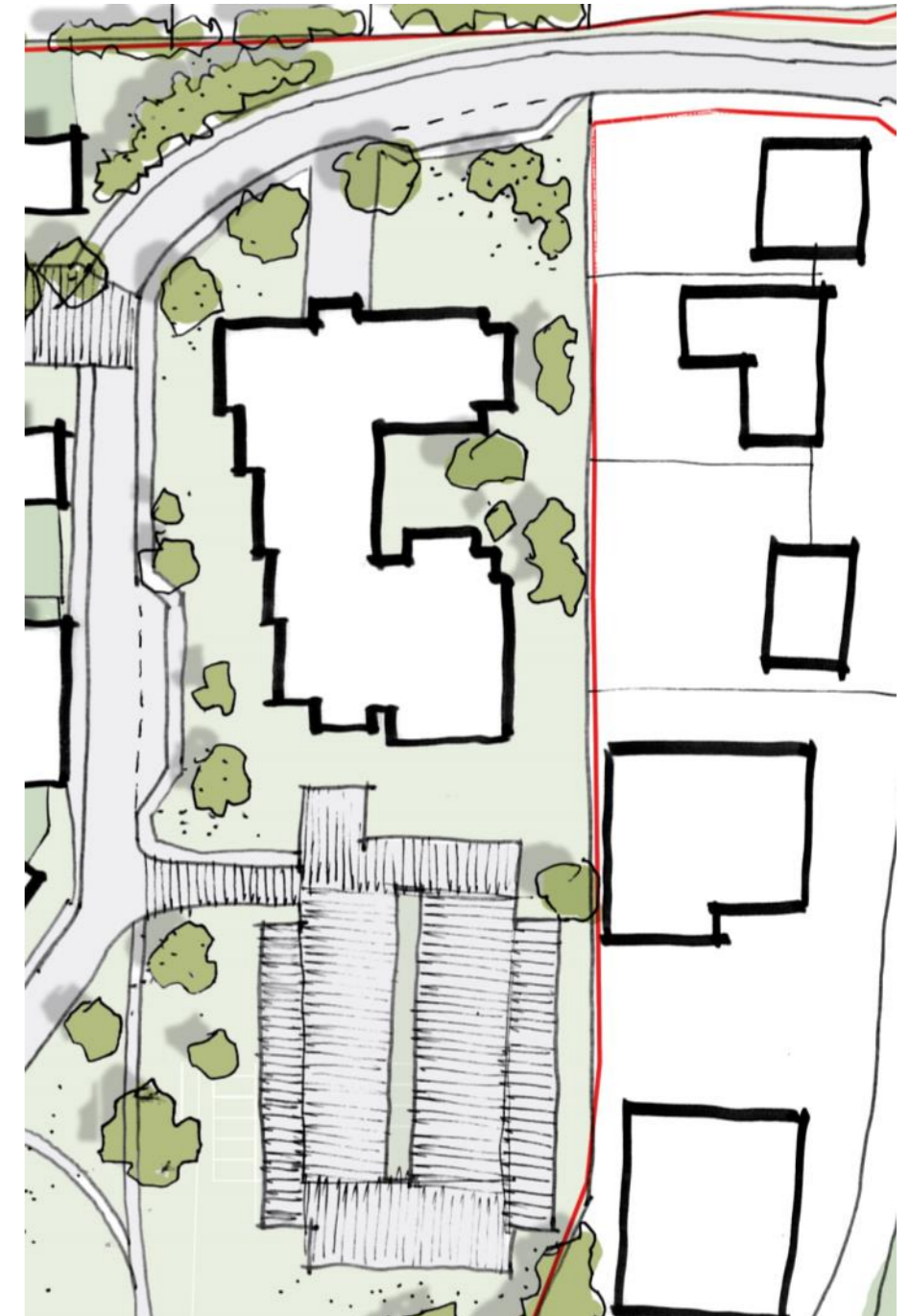
### 7.5 New Community Church Facility

The masterplan includes the delivery of a new Meldrum Parish Church to replace the existing church in the town. This facility will include the formal requirements of a parish church with a range of community facilities, which is to include a small sports hall.

Any planning application for the church will be subject to detailed design. The indicative design, shown opposite, provides a layout where the church and community facilities can be either integrated or segregated as required.

The indicative layout gives prominence to the church at the entrance to the site and positions the bulky form of the sports hall to the rear of the plot. Between the sports hall and the church is a secluded garden of contemplation and running along the front of the building between the car park entrance and the church is a 'cloister' that provide a walkway trough to the church off which the community facilities are accessed.

The indicative site layout provides scope for future expansion of the sports facilities and the creation of an area of landscaped public open space at the south end of the site. The final design of the church will be the subject of a planning application.



Extract of masterplan, illustrating indicative site layout



# 8.0 Phasing and Delivery

## 8.1 Phasing and Delivery

The Local Development Plan identifies that the site should be delivered in two phases, with 25 units being delivered by 2017 and 25 units to be delivered by 2023. The current timescales for delivery will obviously be dependent on the planning process, however, it is anticipated that the site will be delivered before 2023.

Following the submission of the Masterplan document and discussions with the Council, an application for the houses and Church will be submitted. Although there will be separate applications, the planning application for the community Church is to be submitted in parallel with the application for residential development, therefore it is anticipated that the developments will run in conjunction with one another.

The proposal offers the opportunity for the delivery of new development on this infill site within the town. In accordance with Scottish Government Guidance and Developer Obligation policy, the developer will be required to deliver a number of requirements. This will be considered within the context of the community benefits delivered on the site, which will include 12 low-cost affordable units and a new community church facility.

Pollution prevention and environmental management will be addressed during the construction phase of the development of the site through the submission of a site specific Construction Management Plan. A comprehensive Waste Management Plan (WMP) will be provided prior to the commencement of any works on site.

