
Kirkton,
Fraserburgh

Masterplan
Update

May 2016



Contents

1.0	Foreword	2
2.0	Nature of the Changes	3

Figures

1	Updated Masterplan
2	Updated Phasing Plan

1.0 Foreword

- 1.1 This document has been prepared on behalf of Colaren Homes to update the approved masterplan for the mixed use development of the land to the south of Boothby Road and to the east of the A981 (Strichen Road) in Fraserburgh.
- 1.2 The approved masterplan was agreed by the Banff and Buchan Area Committee in November 2014. It represents a vision for the expansion of Fraserburgh on Local Development Plan site M1 which is allocated for 600 houses, 3 hectares of employment land, and community facilities.
- 1.3 The approved masterplan states that the first phase of the development will take place on the western portion of the M1 site. Colaren Homes have now submitted an application for Full Planning Permission for the erection of 120 houses plus associated infrastructure on the western portion of the site.
- 1.4 Aberdeenshire Council have requested this update to the approved masterplan because:
 - a) There have been changes to planning policy against which the application for the first phase will be assessed; and
 - b) There are changes to the proposals for the first phase since the approval of the masterplan in 2014.
- 1.5 The topics within the masterplan which require to be updated in light of the detailed plans for the first phase can be summarised as follows:
 - The location and level of affordable housing.
 - The provision of open space.
 - The wider access strategy.
 - Mix of houses and the design approach.
 - Developer Obligations.
- 1.6 An updated version of the masterplan and the associated phasing plan have been provided in Figures 1 and 2 of this report respectively. These show the changes to the first phase of the development, and other consequential changes to the subsequent phases such as the open space areas and the wider access strategy.
- 1.7 The updated masterplan will become a material consideration in the determination of planning applications on the M1 site subject to it being approved by the Banff & Buchan Area Committee.

2.0 Nature of the Changes

Affordable housing

- 2.1 Paragraph 6.12 of the approved masterplan states that the first phase of the development will provide 30% affordable housing. Aberdeenshire Council have advised that the requirement is for 25% affordable housing within the first phase. As a result of the change from 30% to 25% affordable housing, the updated masterplan shows that the first phase will provide land for 37 affordable units to be delivered by Aberdeenshire Council.
- 2.2 The developer is required to provide 3 acres of serviced land to Aberdeenshire Council to provide the affordable housing as part of the first phase. Figure 18 and Figure 19 of the approved masterplan identify the south-east corner of phase one for the affordable housing. The updated masterplan in Figure 1 of this report shows that the first phase provides affordable housing in the south-west corner of the site.

Open space

- 2.3 Paragraph 6.63 to 6.71 of the approved masterplan contain the open space strategy. The updated masterplan in Figure 1 of this report shows that the first phase contains a large central park. This area will be accessible for all residents and will create an attractive vista when entering the development. The updated masterplan also contains open space in the future phases that is far more functional and usable.
- 2.4 Paragraph 6.6 of the approved masterplan envisages that 40% of the site will be retained as open space. The updated masterplan in Figure 1 of this report contains 35% of the total site area in the first phase as open space. The shortfall in open space will be made up in future phases of the masterplan which includes potential playing fields and a cemetery.
- 2.5 Paragraph 6.67 of the approved masterplan states that the first phase will contain allotments should there be demand for such a facility. The updated masterplan in Figure 1 of this report shows that the allotments will be provided in a future phase of the development if required.

Access strategy

- 2.6 Paragraph 6.22 to 6.26 of the approved masterplan refer to the private access track within the first phase. A legal agreement has now been reached and the track will be incorporated into the development. The developer will provide a new road to adoptable standards to serve the existing properties.

- 2.7 Paragraph 6.59 to 6.62 and Figure 15 of the approved masterplan state that the preferred option for accessing the eastern portion of the M1 site will be via a new roundabout at the A90 junction with Boothby Road. Transport Scotland and Aberdeenshire Council's Transportation department have indicated a preference for a new 3-arm roundabout from Boothby Road to provide the primary access to the future development areas. The updated masterplan in Figure 1 of this report shows the internal spine road serving the first phase will connect into the future phases of the development and ultimately the proposed 3-arm roundabout from Boothby Road over time.

Housing Mix and Design Approach

- 2.8 Paragraph 6.10 and 6.11 of the approved masterplan state that the majority of the first phase will be low density which will be primarily detached and semi-detached properties. This is consistent with the updated masterplan and phase one will provide 92 detached properties and 28 semi-detached properties.
- 2.9 Paragraphs 6.10 and 6.11 of the approved masterplan also state that there will be an element of higher density properties. This is consistent with the updated masterplan and these properties will be provided in the affordable units to be delivered by Aberdeenshire Council in phase one.
- 2.10 Paragraphs 6.14 of the approved masterplan contains a range of design aspirations relating to materials, styles and house features. This is consistent with the updated masterplan and phase one will provide a neutral palette of colours which will set a precedent for the future phases of the development including different tones of rendering and materials such as oak, white fascia windows and soffits to reflect the local vernacular.

Developer Obligations

- 2.11 Paragraph 7.1 of the approved masterplan states that developer contributions will be required towards community facilities. Recent discussions with Aberdeenshire Council have confirmed that contributions are required in respect of affordable housing (3 acres of serviced land), sports and recreation, healthcare and waste.

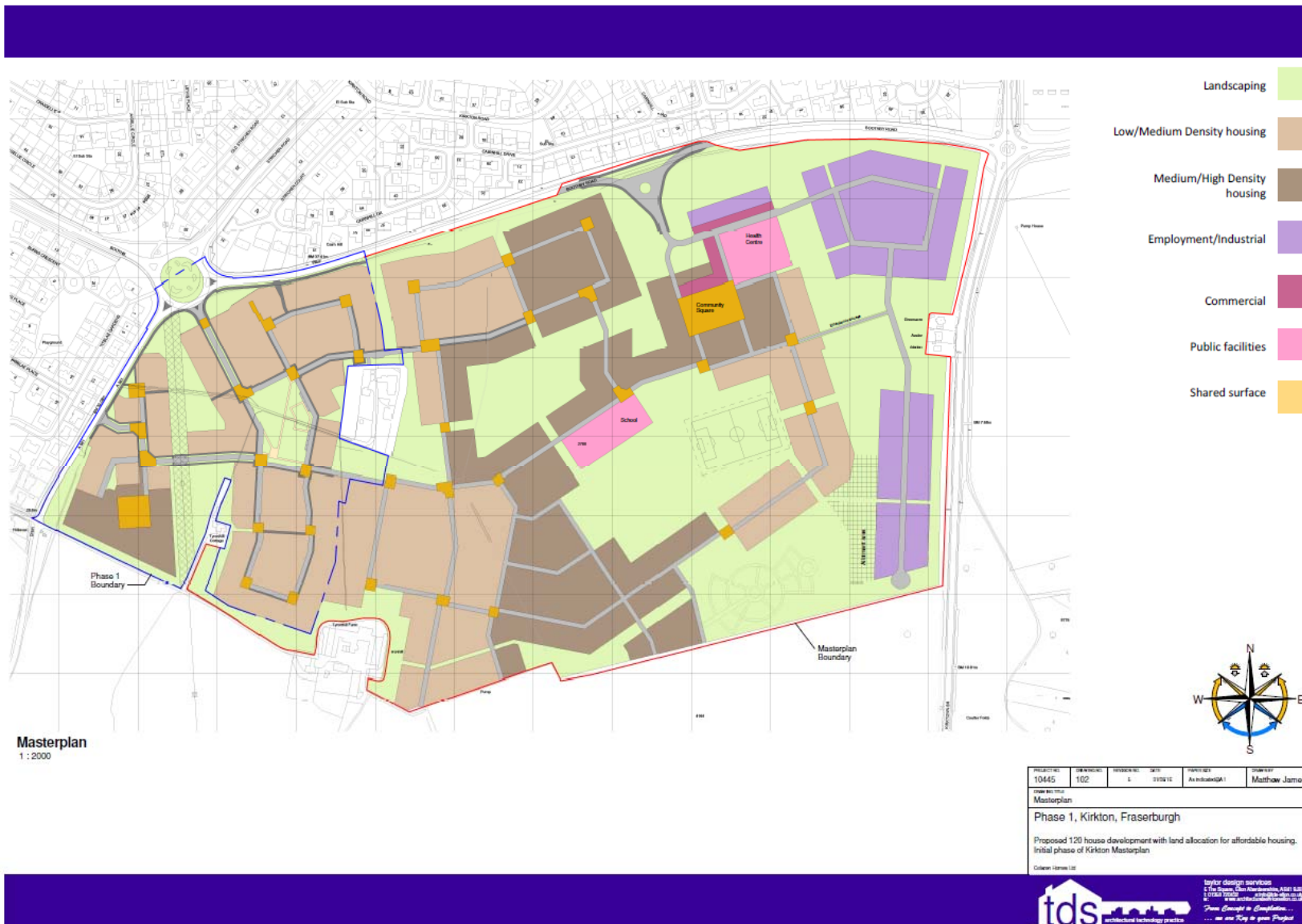


Figure 1: Updated Masterplan

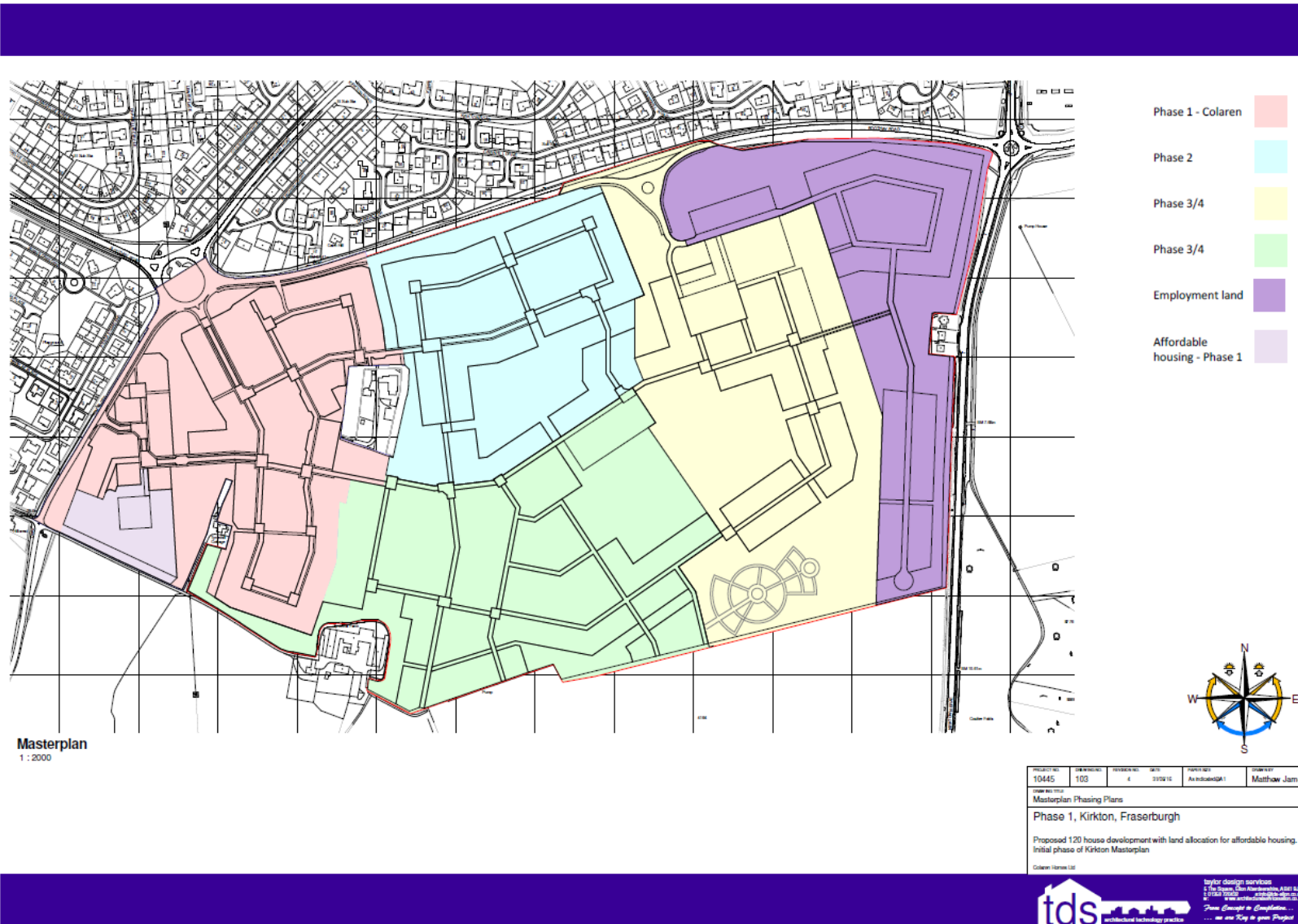


Figure 2: Updated Phasing Plan