

NEWTONHILL SOUTH MASTERPLAN (Site OP1–Park Place)

March 2018

Prepared by Halliday Fraser Munro on behalf of Barratt North Scotland & Polmuir Properties (Newtonhill) Limited



POLMUIR  PROPERTIES


BARRATT
HOMES

Preface

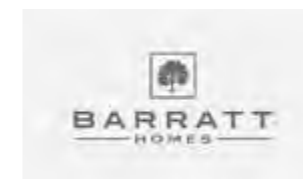
This Masterplan Statement has been prepared on behalf of Barratt North Scotland and Polmuir Properties (Newtonhill) Limited by their consultant team to inform a Planning Application to Aberdeenshire Council for Planning Permission for Residential and Ancillary Development including Open Space and Infrastructure on Land South of Park Place, Newtonhill, as required by Aberdeenshire Local Development Plan (LDP) 2017

Section 6 of this document should be read as a revised Masterplan to the original Newtonhill South Masterplan (Site OP1 - Park Place) January 2018. This section provides a context for the revised Masterplan.

The Project & Consultant Team

The detailed environmental and planning appraisals have been carried out by the following expert consultants,

- ◇ Halliday Fraser Munro: Masterplanning
- ◇ Emac Planning LLP: Planning
- ◇ Cameron Archaeology: Archaeology
- ◇ Landcare NorthEast: Ecology & Noise
- ◇ Goodson Associates: Engineering (Drainage and Hydrology)
- ◇ Goodson Associates: Transport



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1. INTRODUCTION

1.1 Executive Summary

1.1.1 The Newtonhill South Masterplan (Figure 01), site OP1-Park Place in the LDP 2017 presented in this document has been prepared by Halliday Fraser Munro on behalf of Barratt North Scotland and Polmuir Properties (Newtonhill) Limited. The document aims to guide the Masterplan with key design principles. These principles are defined as:

- ⇒ Spatial treatment at Core Path
- ⇒ Private rear gardens
- ⇒ Spatial treatment at the Eastern boundary
- ⇒ Street hierarchy
- ⇒ Public open space



Figure 01 - Proposed Masterplan March 2018

1. INTRODUCTION

1.2 Masterplan

1.2.1 This Masterplan defines the influences that have resulted in the submitted Illustrative Masterplan and supports the design concept and proposed layout for the future development of Newtonhill South.

1.2.2 The Masterplan is a supporting document preceding the application for Full Planning Permission to Aberdeenshire Council in respect of Residential and Ancillary Development including Open Space and Infrastructure on Land South of Park Place, Newtonhill.

1.2.3 The promotion of good design is an integral part of the planning process. The main purpose of this Masterplan is to ensure that the principles of good design are embodied within the future development of the site.

1.2.4 The Masterplan is intended to assist in explaining the main design principles and how they have been developed in response to the site, its wider context and the collected feedback from the community and the Council.

1.2.5 The following key advice and guidance on design has been taken into consideration, in the preparation of the Masterplan:

- ⇒ Scottish Government (2003) Planning Advice Note: Design Statements
- ⇒ Scottish Government (2008) Planning Advice Note: Masterplanning
- ⇒ Scottish Government (2011) Green Infrastructure, Design & Placemaking
- ⇒ Scottish Government (2010) Designing Streets: A Policy Statement for Scotland
- ⇒ Scottish Government (2013) Creating Places: A policy statement on architecture and place for Scotland
- ⇒ Aberdeenshire Council Planning Advice: Number 7/2012 Masterplanning



Figure 02 - Photograph taken from Muchalls Village looking north towards the development site which is not visible due to the mound in the foreground.

1. INTRODUCTION

1.3 Site Location, Description and Land Use

1.3.1 The site is located on the southern settlement edge of Newtonhill and is characterised by farmland and scrub, largely consisting of gorse, on a south-facing slope. The Ordnance Survey Grid Reference of the approximate centre of the site is 390683, 792924. The site is located within the LDP 2017 site OP1 - Park Place.

1.3.2 The site extends to around 5.69 hectares (14.06 acres) and is bounded by existing residential development, a paddock and allotments to the north; existing residential development to the west; and the railway line to the east.

1.3.3 The southern boundary of the allocated site in the LDP is not strongly defined in visual and landform terms and the same is true for the P4 buffer as there is no logic in the alignment of the southern boundary line. The notional boundary in the LDP forms a gentle curve between the south-east and south-west extremities of the site. It is described as a landscape buffer, separating Newtonhill from the nearby village of Muchalls. The boundary red line shown in Figure 03 has been defined by the LDP allocation. As there is currently no fence line or hard landscape feature to the perimeter, the southern boundary is currently physically undefined.

1.3.4 The landform generally falls from the northwest corner of the site which lies at approximately 74 - 75 metres above Ordnance Datum (AOD) sloping to approximately 64 - 65 metres AOD at the southeast boundary along the edge of the railway line, bounding the site to the east. This is compared to the existing mound, located south of the site which is approximately 81 metres AOD at its highest point.

1.3.5 An overhead low voltage electricity line runs diagonally across the site from north to south-west. The Newtonhill to Muchalls Core Path (no. 63) also runs through the site.



Figure 03 - Aerial photograph of southern edge of Newtonhill showing site boundary.

1. INTRODUCTION

1.4 About

1.4.1 Barratt North Scotland

Barratt Homes are the UK's largest house builder. Design, quality and service are at the heart of what Barratt Homes strive to deliver for their customers and are committed to delivering desirable homes in attractive locations, built to the House Builder Federation's exacting five-star quality standards. Barratt Homes have recently won the prestigious Homes for Scotland Builder of the Year award in 2017.

With over 90% customer recommendation, the Barratt Group has achieved a five-star rating from the Home Builders Federation customer satisfaction survey. They have maintained the five-star status for the last eight years - more than any other major national housebuilder.

The HBF customer satisfaction survey is an independent survey undertaken by customers once their purchase has completed. Results are based upon the question "would you recommend your builder to a friend?".

Barratt North Scotland are the largest housing developer in the Aberdeen Housing Market Area. They are based locally and have a commitment to invest and deliver a range of housing across the region.

Barratt North Scotland are one of the largest suppliers of affordable housing within the Aberdeen Housing Market Area and work with local Registered Social Landlords (RSL's) and Local Authorities to help deliver these essential affordable homes for local communities.

1.4.2 Polmuir Properties (Newtonhill) Limited

Polmuir Properties is an Aberdeen based residential developer with a strong track record of delivery and an insistence of the highest standards.



Figure 04 - Barratt North Scotland development at Den of Pitfodels, Aberdeen - completed in 2016

1. INTRODUCTION

1.5 Vision

1.5.1 *“To create a high quality sustainable residential neighborhood to the south of Newtonhill, contained within an attractive open space and landscape setting. The development will be characterised by an identifiable neighborhood settlement pattern, ensuring a unique sense of place. Overall legibility and townscape cohesion will be achieved through applying core design principles throughout the whole development area. Located on the edge of Newtonhill, the vision for the developments expansion would also seek to ensure a link between Newtonhill and the new development through physical accessibility and the design and layout of the new houses, open spaces, footpaths and streets.”*



Figure 05 - Photograph of site looking East from Cairnhill Drive.

1.6 Masterplan Elements

1.6.1 In order to achieve the stated vision, the following Masterplan elements and complementary land uses are proposed:

- Delivery of a mix range of housing types to meet market demand for families, first time buyers and down sizers;
- Delivery of 25% provision of affordable homes within the first phase of development;
- Formation of a link road between Park Place and Cairnhill Way providing two points of vehicular access;
- New footpaths and cycle paths integrated with existing routes;
- Sustainable Urban Drainage Systems;
- Provision of 40% public open space.
- Retaining the P4 Landscape Buffer, consisting of: formal and informal recreational areas to create meaningful open spaces linking housing and community facilities;
- New tree planting;
- Integration of the site within the wider community and providing links from the site to the wider area;
- The retention of existing gorse where possible within the P4 Landscape Buffer zone and along the edges of the Core Path Network.

1.6.2 The Masterplan elements reflect the Council’s land use allocation for residential development as identified in the LDP 2017 (Ref: OP1: Park Place.) for homes and the landscape designation (Ref: P4) to provide and develop a landscape buffer.

1. INTRODUCTION

1.7 The Masterplan Process

1.7.1 In order to ensure the vision is delivered, the evolution of the Masterplan has followed a clear process, taking into account the comments of the community and the Council. The 'Director of Infrastructure Services' Report prepared for the Masterplan for the Kincardine and Mearns Area Committee on the 22nd August 2017 concludes that the Planning Service was satisfied with the detail and structure of the Masterplan and that the correct process and public engagement had taken place. The report also acknowledges that although the indicative layout shown in the submitted Masterplan shows more than the number of units allocated as per the LDP, the increase in the number of houses and their impact on services and amenities to the existing area does not form part of the Masterplanning assessment. This is to be addressed through the detailed planning application.

1.7.2 Whilst not a consideration of the Masterplan process, it should be noted that LDP Policy H1 Housing Land sets out an appropriate policy bases for the assessment of sites allocated for that purpose. Capacities shown within the LDP are therefore indicative until assessed and justified in detail. The Masterplan process is not designed nor is required to go into that detail, although it should be noted that there is sufficient school and highway capacity to support the development. Affordable housing will be provided in the first phase of development and the proposed housing would help support local services and amenities.

1.7.3 The Kincardine and Mearns Area Committee Meeting (22nd August 2017) report states that the Masterplan has been prepared under Masterplanning processes and policies, with the illustrative Masterplan having changed during this process.

1.7.4 The report concludes with recommendation to agree the Newtonhill South Masterplan, the Planning Authority being satisfied with the detail and structure of the submitted Masterplan and addendum.

1.7.5 At the Kincardine and Mearns Area Committee meeting on the 22nd August 2017, Members considered the original Masterplan and the first addendum, which was reported to Committee with a positive recommendation from the Director of Infrastructure Services to agree the Newtonhill South Masterplan as planning advice to be used as a material consideration in the determination of any future planning application on the site.

1.7.6 The Committee disagreed and requested the following actions to be taken:

1. Arrange a site visit to consider the following issues that were raised by the Area Committee.

a. The Core Path route is to be considered giving due regard to its protection as: 'welcoming', 'well maintained', 'meeting the community's needs', being a well-used and appreciated local facility.

b. The Core Path to/ from the south of the site to be re-considered given it was the access for a local farm to the public road at Cairnhill Road.

1. INTRODUCTION

1.7 The Masterplan Process

c. Clarification as to why such a large landscape buffer between the railway line and housing is required.

d. Consideration of the road infrastructure from Park Place to Cairnhill Way.

e. Consideration of the southern boundary lines as they did not match those of the LDP with the proposal impinging on the Greenbelt.

f. Consideration of the topography, characteristic of the site and the visual impact of the proposed Masterplan on the landscape.

2. Further public consultation on the Masterplan, in line with Council Policy.

All these matters have been considered and addressed within this Masterplan proposal.

1.7.7 The site visit took place on the 19th September 2017 which allowed the Committee Members to consider the Core Path route; access road to the farm; local road infrastructure on Park Place and Cairnhill Way; topography and the extent of the southern boundary. The site access from Park Place and the P4 landscape buffer was pegged out along to assist Members to understand the site context and allow further consideration of the matters listed above in the committee minutes.

1.7.8 Following the site visit with local Councillors, a meeting was held with Officers prior to the third public event. At that meeting it was suggested by Officers that, in view of Members focus on the Core Path, options should be shown as to how the path could be accommodated/enhanced. A third public consultation event took place on the 27th September 2017 at the Bettridge Centre, in Newtonhill. The event was pre-advertised through the local press and posters were placed around the village. Aberdeenshire Council and the Community Council were also prior notified. The public exhibition made clear that the subject land was allocated for residential development within the Aberdeenshire LDP 2017 and the purpose of the consultation event was to re-consult on the Masterplan, focusing on the queries raised by Members. In response to the Committee minutes and feedback from the meeting with Officers, three options for the proposed route of the Core Path were presented. A review of the scale of the landscape buffer between the proposed housing and the railway line took place, with the opportunity to provide additional central open space either adjacent to or

1.7.9 Following the K&M Committee on 27th Feb the following steps were taken to address the points raised by Committee when they elected to defer their decision on the proposed Masterplan:

All Reference to unit numbers - Have been removed and all references to proposed unit numbers from the have bene removed from the Masterplan

Farm Vehicle movements:

The Masterplan site falls within the same ownership as the Mains of Monduff Farm, located directly to the south. The farm owner has therefore been party to, and is happy with, all proposed arrangements regarding development access and ongoing access for the operational needs of the farm.

The majority of farm vehicles are kept on site and as a result there is very limited use of public roads in Newtonhill by farm vehicles. Once a year a combine harvester is brought onto the farm and this is currently achieved via the existing farm track which crosses through the site and continues along the farm track lying beyond the north west corner of the site.

This remote farm access will continue to be used following development and only a short section of the road within the site be required to permit access

and egress. This requirement is identified in the Masterplan as it has been highlighted through feedback on initial proposals and consultations. Initial Swept Path analysis has confirmed that access requirements can be achieved.

Further detailed design and supporting information will be provided as part of a Planning Application where it shall be demonstrated that this occasional use can be satisfactorily accommodated within the internal road network taking account of car parking.

LDP South Boundary:

The revised Masterplan Drawing has been prepared to accord with the boundaries of OP1 and P4 in the LDP.

2. PLANNING CONTEXT

2.1 National Planning Policy Context

2.1.1 The purpose of the planning system in Scotland is to guide the future development and use of land for the long-term public interest. It aims to ensure that new development and changes in land use happen in suitable locations.

2.1.2 The national planning context is provided by the Scottish Government in both the National Planning Framework 3 (NPF3) and in Scottish Planning Policy (SPP) 2014.

2.1.3 Scottish Government (2014) National Planning Framework 3

NPF3 sets out the long-term strategy and spatial development priorities for Scotland for the next 20 to 30 years. NPF3 provides a spatial expression of the Government Economic Strategy, and of our plans for development and investment in infrastructure. In terms of creating a successful, sustainable place, NPF3 identifies that housing requirements will continue to be at their most acute around Edinburgh, Perth and Aberdeen.



Figure o6 - National Planning policy documents

2.1.4 Scottish Government (2014) Scottish Planning Policy

SPP is Scottish Government policy on how nationally important land use planning matters and should be addressed across the country. The SPP sits alongside the following Scottish Government planning policy documents.

- The National Planning Framework. The SPP sets out policy that will help to deliver the objectives of the NPF;
- Creating Places, the policy statement on architecture and place, which contains policies and guidance on the importance of architecture and design;
- Designing Streets, which is a policy statement putting street design at the centre of placemaking. It contains policies and guidance on the design of new or existing streets and their construction, adoption and maintenance; and
- Circulars, which contain policy on the implementation of legislation or procedures.

2.1.5 The Scottish Government has identified that by applying NPF3 and SPP at the national, strategic and local levels this will help the planning system including:

- A successful, sustainable place;
- A low carbon place;
- A natural, resilient place;
- A connected place.

2. PLANNING CONTEXT

2.1.6 SPP sets out the principal policies on Sustainability and Placemaking and confirms that these policies are overarching and should be applied to all development. SPP also sets out, within a planning policy context how the above national vision should be delivered on the ground and the objectives achieved.

2.1.7 In relation to Placemaking, SPP identifies a key planning policy principle that “*Planning should take every opportunity to create high quality places by taking a design-led approach.*” SPP confirms that this means taking a holistic approach that responds to and enhances the existing place while balancing the costs and benefits of potential opportunities over the long term. This means considering the relationships between the above 4 national planning principles for creating higher quality places.

2.1.8 SPP confirms that Planning’s purpose is to create better places and that Planning should direct the right development to the right place. Planning should support development that is designed to a high quality, which demonstrates the six qualities of successful place.

2.1.9 Scottish Government: Creating Places & Designing Streets

Creating Places and Designing Streets reaffirm the requirement that development that is designed to a high-quality and demonstrates achievement of the following six qualities of successful place:

- Distinctive.
- Safe and Pleasant.
- Welcoming.
- Adaptable.
- Resource Efficient.
- Easy to Move Around and Beyond.

2.1.10 Section 5.0 of this Masterplan Statement will identify how this proposal addresses the design requirements contained in Creating Places and Designing Streets.

2.1.11 In determining planning applications, the Planning Authority is required, under Section 25 of the Planning Act to “*determine the application in accordance with the Development Plan unless material considerations indicate otherwise.*” Decisions should also be made in accordance with any statements/requirements contained in the National Planning Framework (NPF).

2.1.12 The relevant Development Plan Context is provided by:

- The Aberdeen City and Shire Strategic Development Plan 2014;
- The Aberdeenshire LDP 2017.

2.1.13 The Proposed Aberdeenshire LDP 2017 and Supplementary Planning Guidance produced by Aberdeenshire Council are material considerations alongside the national planning context described above.

2. PLANNING CONTEXT

2.2 Aberdeen City and Shire Strategic Development Plan 2014

2.2.1 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 falls within either a strategic growth area, or a local growth and diversification area and finally regeneration priority areas.

2.2.2 The SDP identifies four strategic growth areas which will be the main focus of development in the area up to 2035 and can be expected to account for 75% of the projected growth over the next 20 years or so.

2.2.3 Newtonhill lies within the Aberdeen to Laurencekirk Strategic Growth Area which is identified as a key corridor linking the region with central and southern Scotland and the rest of the UK by road and rail. The plan proposes significant new development in the northern part of this corridor from Portlethen to Stonehaven, which includes Newtonhill and Chapelton of Elsick.

2.2.4 LDPs use the spatial strategy of the SDP to set policies and identify land for development at a local level. Planning applications should be assessed against the spatial strategy to decide whether the location, nature and scale of development is in line with the plan.

2.3 Aberdeenshire LDP 2017 & Supplementary Guidance & Advice

2.3.1 Reflecting the requirements set out in the SDP, the Aberdeenshire LDP 2017 sets out policies and detailed proposals for those sites allocated for development.

2.3.2 Within the LDP, the Masterplan site is identified as one of the main development allocations within the strategic growth corridor, identified as Site OP1:Park Place, allocated for 70 homes. A landscape buffer is required on the southern boundary of the site and all new development in the settlement requires to contribute towards a road linking Park Place and Cairnhill Drive. Development in the settlement is also required to contribute to community and health facilities. A Masterplan is also required for the site.

The following Supplementary Guidance are considered relevant to the preparation of this Masterplan:

2.3.3 SG LSD1 Masterplanning: The SG states that:

“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 Masterplan; and

b) Within the process of generating the appropriate development framework, Masterplan 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 proportionate to the scale and type of development proposed.”

In addition to the Supplementary Guidance the relevant Planning policies which are considered include:

2.3.4 Policy P1: Layout, Siting and Design

The policy aims to improve the quality of design by use of development frameworks, Masterplans, design statements, design codes and public involvement when developing the design.

The policy states:

“(Aberdeenshire Council) will support major developments (more than 50 homes, or more than 2 hectares of employment, retail or mixed use development), or new development on sites we have identified within the settlement statements as requiring a development framework or Masterplan, if they keep to a previously agreed statement(s) on the proposed design for the site. We will assess all development, whether on sites we have allocated or elsewhere, using a process that includes appropriate public consultation.”

2. PLANNING CONTEXT

2.3.5 Shaping Places - Layout, Siting and the Design of new Development: Housing Density

Housing densities within the proposed Masterplan site will, where practicable, meet the densities as set out within the Aberdeen City and Shire Structure Plan where the policy seeks to set minimum densities of 30 dwellings per hectare thus maximising finite land resources, creating well designed and sustainable development that sits well within the context of the site. The densities within Newtonhill vary across the settlement with housing situated immediately west of the site, being of medium density.

2.3.6 Policy P2: Open Space and Access in New Development

The policy aims to promote safe, welcoming, distinctive and accessible open space in new developments by complying with the appropriate standards shown in the Aberdeenshire Parks and Open Spaces Strategy. It advises that in the case of major developments it is expected that 40% will be devoted to open space.

2.3.7 The Masterplan currently sits on the boundary of the land described as area P4. This area has been included and integrated into the illustrative Masterplan to develop a natural landscape buffer between Muchalls Village and the rest of Newtonhill, albeit the local topography south of the site means this is largely unseen when looking north of Muchalls Village,

2.3.8 Policy H1– Housing Land

Supports the development of housing on sites allocated for that purpose within the LDP and as shown in the settlement statements. Appendix 5 show strategic plans which sets out the target for the amount of housing that is required up to 2026 and beyond for the Aberdeen and Rural Housing Market Area. In Newtonhill site OP1 states a requirement of 50 units up to 2016 followed by an additional 20 units 2017 to 2026.

2.3.9 Policy H2 Affordable Housing

Advises that new housing development must contain 25% affordable housing.

2.3.10 Policy RD1–Providing Suitable Services

This policy advises that the only development that will be allowed is one that provides adequate road, waste management, water and waste water facilities, connections and treatment as appropriate.

2.3.11 Policy RD2–Developer’s Obligations

This policy advises that the developer may be sought to make provision for the necessary infrastructure. Contributions are required to be fair and to reasonably relate to this scale of the proposed development, in order to make the proposed development acceptable in planning terms.

2.3.12 LSD Principles: Section 5.0 of this Masterplan Statement will identify how this proposal addresses the design principles contained the LDP 2017 as follows:

01 - Well connected, easy to move around and promote intermodal shifts and active travel.

02 - Distinct with a sense of local identity through creating a sense of place.

03 - Safe and pleasant, encouraging both activity and privacy.

04 - Resource efficient in terms of waste management, water use, heating and electricity, the use of recycled materials and materials with low embodied energy.

05 - Welcoming through visual appeal, style and creating a welcoming environment.

06 - Adaptable to future needs by balancing land uses, building types, density, sizes and tenures, including affordable housing.

2. PLANNING CONTEXT

2.3.13 Policy E1 Natural Heritage

This policy identifies Local Nature Conservation Sites (LNCS) as part of the family of areas given protection from development, except in circumstances where public benefits clearly outweigh the nature conservation value of the site. The LNCS replaces the previous “Sites of Interest to Natural Science”. The LNCS sites are shown on the “Natural Heritage and Landscape” proposals map of the LDP.

2.3.14 The site currently sits west of the east coast railway line which defines the edge of “The Coastal Zone”, and is outwith the LNCS and away from any coastal sites. The Porlethen to Muchalls Coast is made up of cliffs, coastal grassland, heathland and gorse scrub. These habitats support a good diversity of coastal and heathland species and the cliffs are important for nesting birds. Map 26 (Figure 07), extracted from LDP 2017 shows the area separated by the railway line and fields to the Mains of Monduff as a recognised Local Nature Conservation Site.

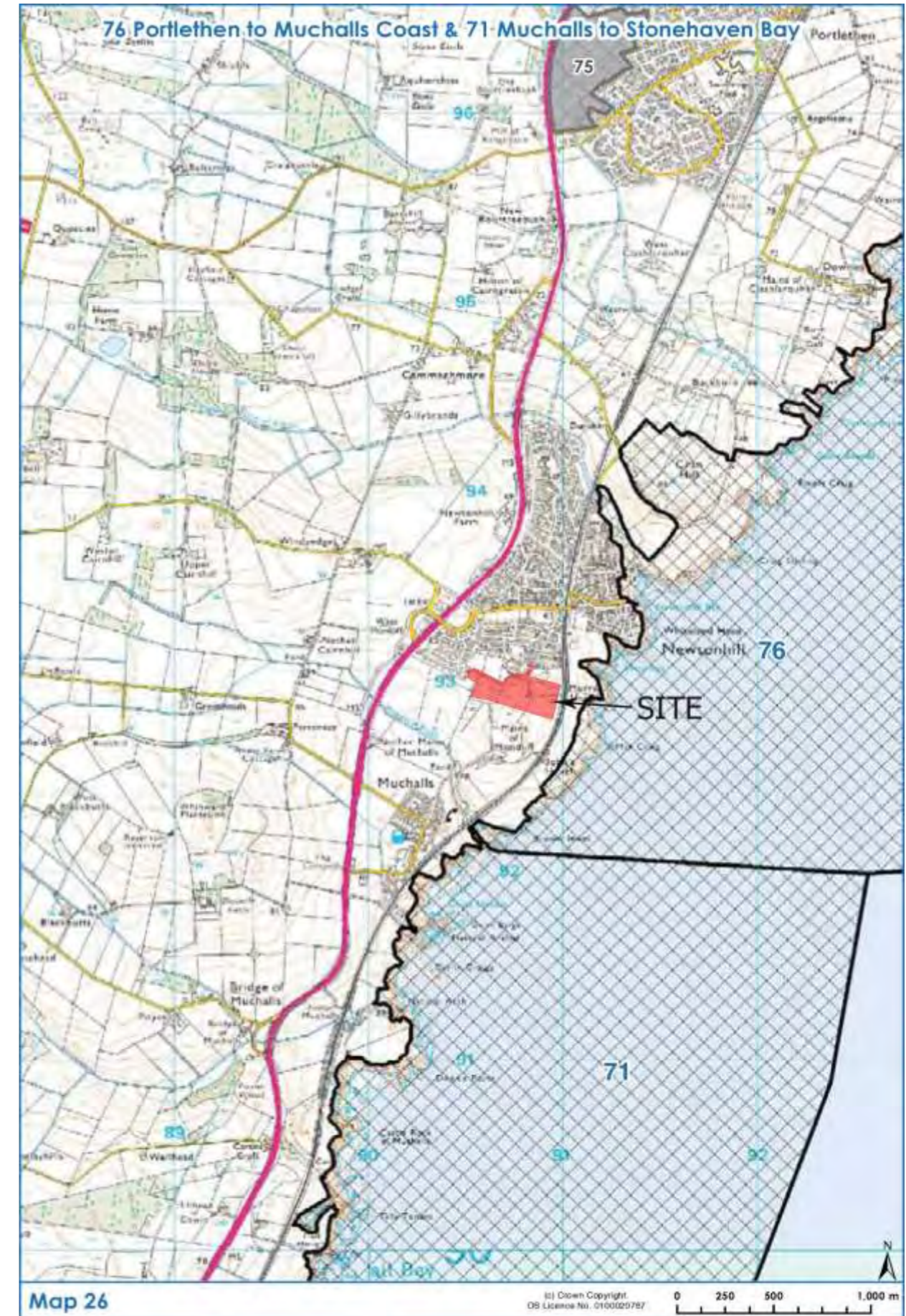


Figure 07 - Map 26 taken from the adopted LDP 2017 showing coastal zones. The site sits out with the Coastal Zone as this is defined to the west by the East Coast railway line and fields beyond the railway.

2. PLANNING CONTEXT

Other items of Supplementary Guidance which are considered relevant include:

2.3.15 Planning Advice 7/2012 Master Planning:

Also provides practical guidance on the Implementation of Policy SG LDS 1: Masterplanning.

2.3.16 The Aberdeenshire LDP 2017 retains the residential allocation, renaming it OP1, confirming that the site remains the Council's agreed strategy for the development of Newtonhill.

2.3.17 Developer Contributions have been agreed with Aberdeenshire Council.

2.3.18 Figure 08 opposite shows Newtonhill settlement map extracted from the Aberdeenshire LDP 2017. Site OP1 includes an area known as the Paddock. For reasons of ownership, and unwillingness to participate in the masterplan process this area is undeliverable and it is therefore not included in the Masterplan. It is worth noting that the development structure of the Masterplan allows for a future link to the Paddock.

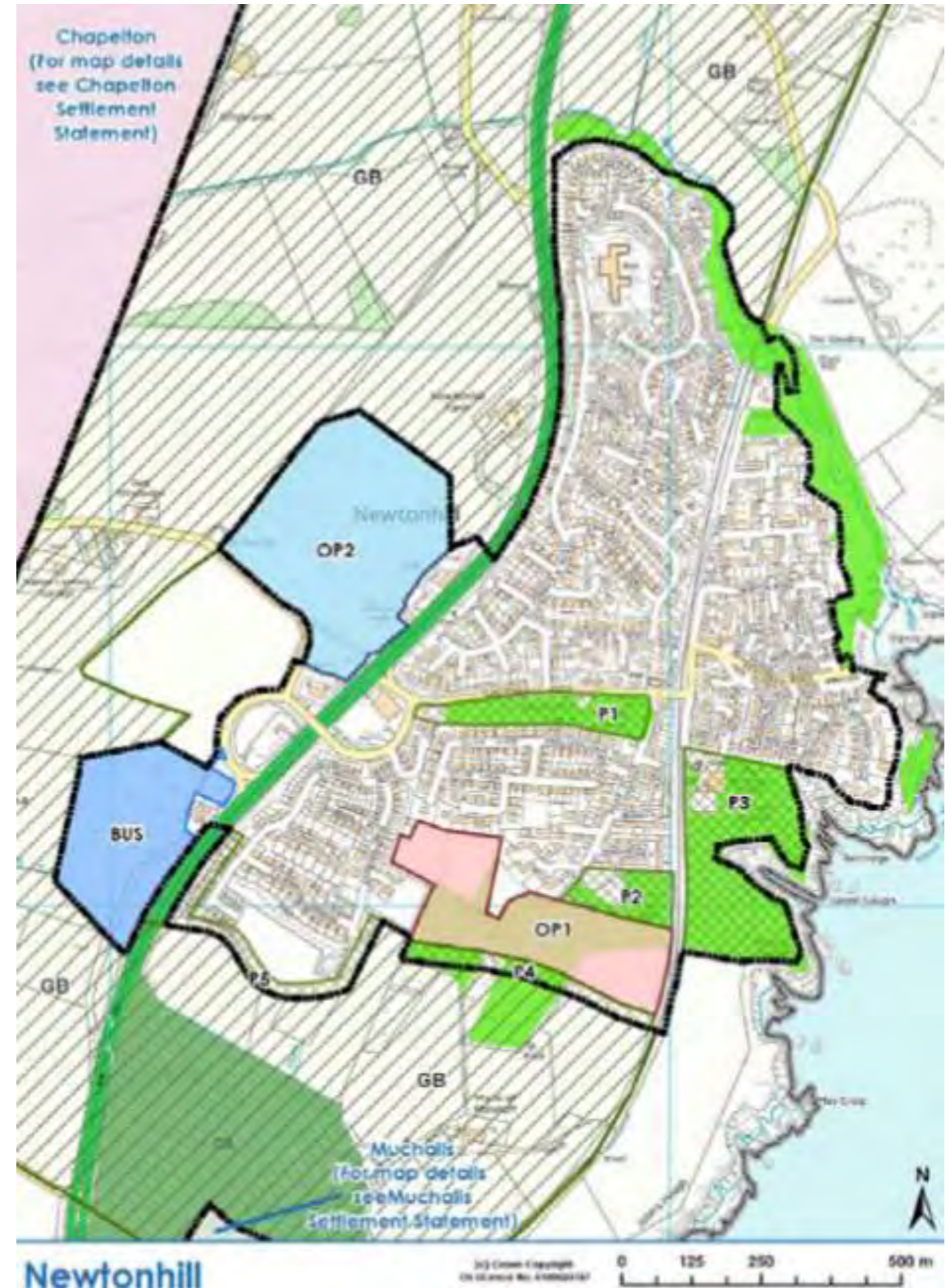


Figure 08 - Site OP1 from Aberdeenshire LDP 2017—includes and area of land called the 'Paddock'.

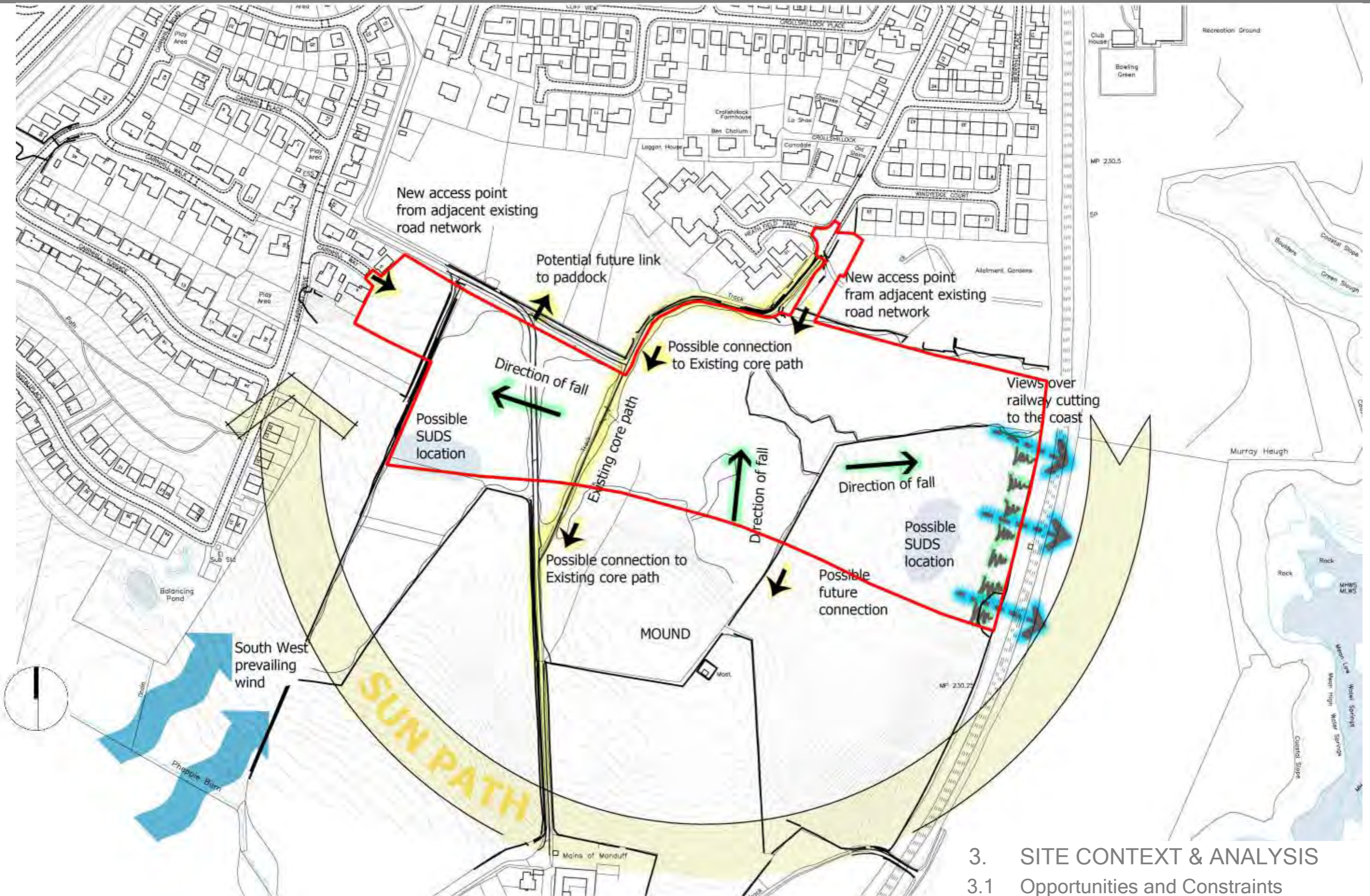


Figure 09 - Site context and constraints.

3. SITE CONTEXT & ANALYSIS
 3.1 Opportunities and Constraints



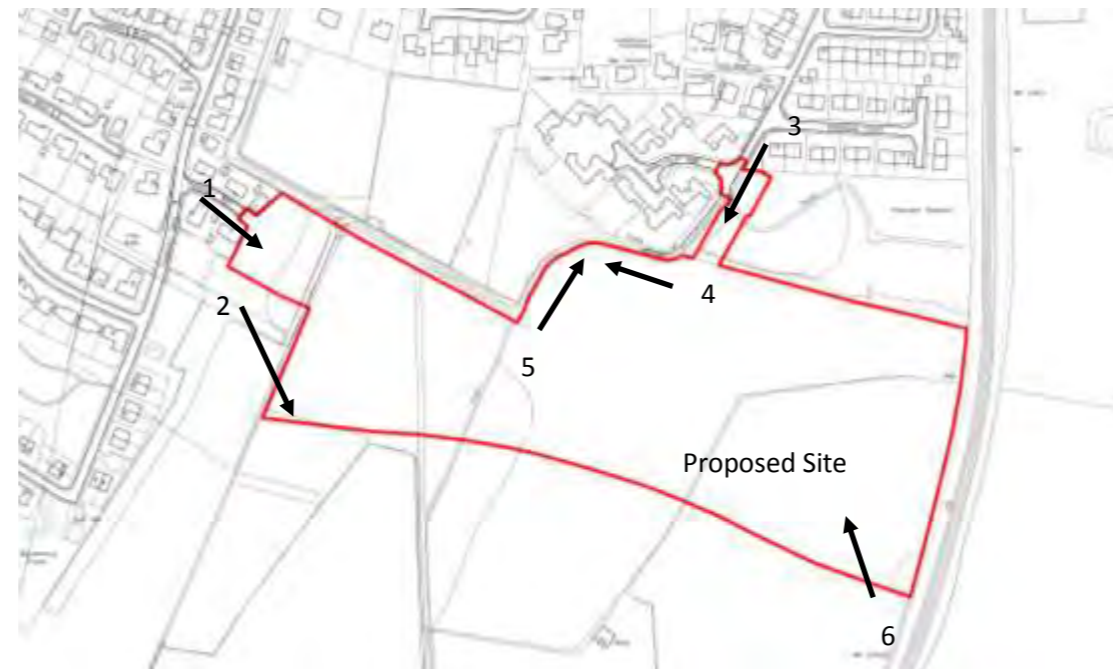
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Figure 10 - Series of photographs showing the existing site and key plan.

3. SITE CONTEXT & ANALYSIS
 3.2 Site Photographic Schedule

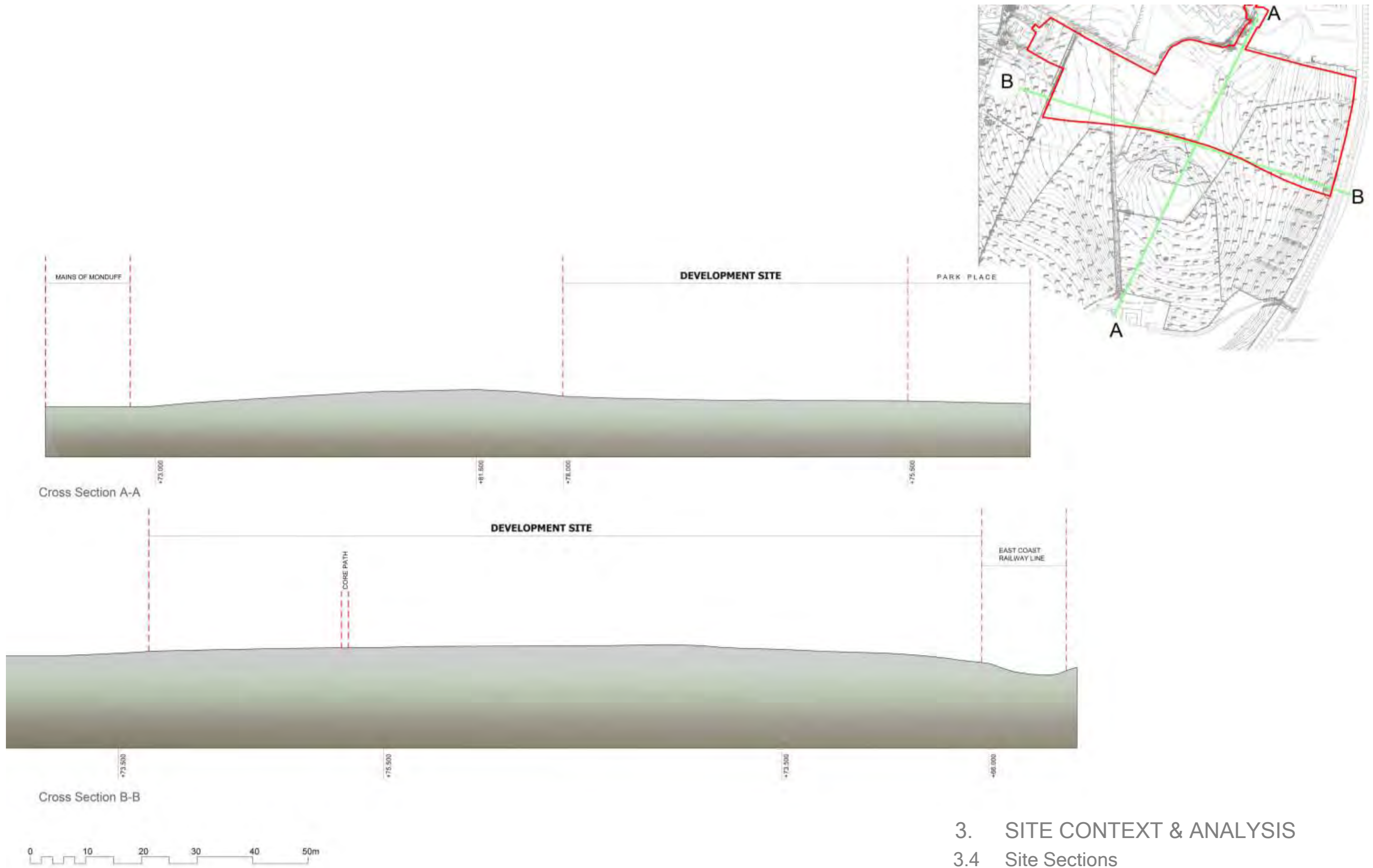


Figure 11 - Aerial map showing topography, levels and indicative line of burn..

3. SITE CONTEXT & ANALYSIS
 3.3 Topography

0 10 20 40 60 100m





3. SITE CONTEXT & ANALYSIS
 3.4 Site Sections

Figure 12 - Long and cross sections through the site showing natural topography, context and constraints.

3. SITE CONTEXT & ANALYSIS

3.5 Landscape Characteristics

3.5.1 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 subject land at Newtonhill lies within “Kincardine Cliffs”.

3.5.2 It is essentially a rocky coastline although the lithology changes dramatically at Stonehaven where the hard schists that extend from the Mounth are replaced by the Old Sandstone of Strathmore. This transition marks the Highland Boundary Fault, although at the coast the distinct boundary which is seen further west is almost imperceptible. Despite this, its character is a persistent one of mostly steep rugged slopes and cliffs merging quickly into the farmed hinterland.

3.5.3 It is a densely inhabited area, particularly north of Stonehaven where the foothills of the Grampians extend almost to the sea, forcing the main road and settlements into a narrow corridor of land. Old fishing villages such as Muchalls occur within sheltered coves or perched on cliff tops and typically include small, white washed or pebble dashed cottages. Modern expansion often extends back from these old villages into the farmland, including substantial areas of new houses such as at Portlethen, Stonehaven and at Newtonhill.

3.5.4 The assessment produced specific guidance to avoid linear development along communications routes whilst clusters on edge of settlement should be encouraged and developments which reflect the traditional white walled finishes will be most appropriate.

3.5.5 The maintenance, where relevant, of drystone field boundaries will enhance landscape structure and extensive use of shelterbelts around the development will appear out of place and may emphasise built development; clumped groups of native species will be more appropriate.

3. SITE CONTEXT & ANALYSIS

3.5.7 Sea views are fundamental to the character of the Kincardine Cliffs providing an immense sense of scale when viewed from cliff tops. (Refer to Figure 09) The siting of the larger detached units in this area, will optimise the view of the coastline offered from the high ridgeline along the eastern edge of the development site.

3.5.8 Key Characteristics:

- Farmland extends to cliff edge;
- Major communications corridor behind the cliffs, notably the A90 and east coast railway;
- Settlements cluster on cliff tops; older villages and harbours nestle at cliff base accessed by steep roads down to the sea;
- Extensive new development at edge of coastal towns;
- Expansive views out to sea provide vast sense of scale;
- Weather is fundamental to the character, as the coast is often windswept.

3.5.9 The mound conceals views from the south as can be seen in the photo impact assessment shown in Figure 14. The mound obscures views of the existing housing development in Newtonhill and will create a natural visual buffer to the proposed development.



Figure 13 - Photograph taken from Muchalls Village looking north towards the site with the mound and mast in view.



Figure 14 - Photograph impact assessment showing view from Dunnyfell Road looking north towards Newtonhill.

3. SITE CONTEXT & ANALYSIS
3.5 Landscape Characteristics

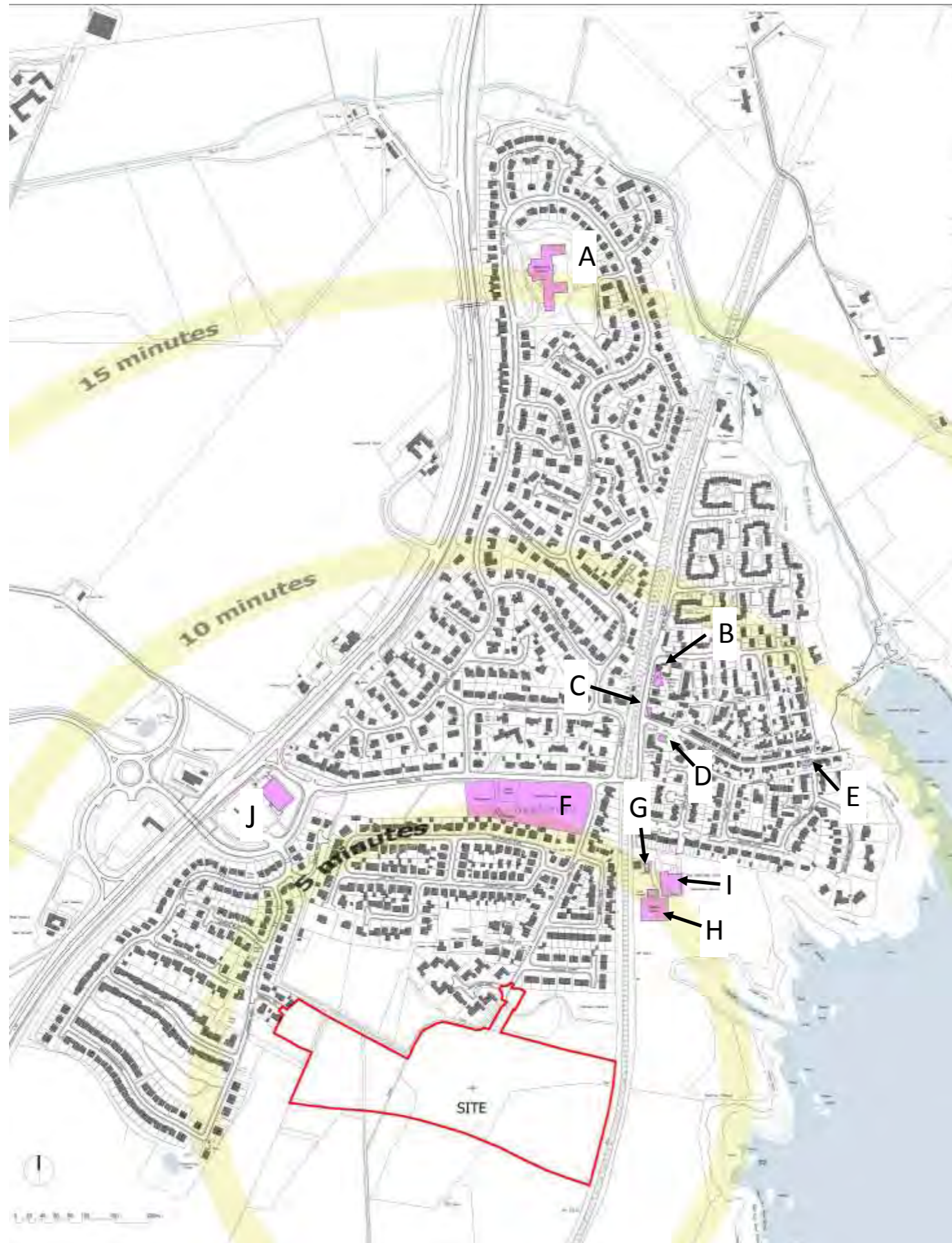


Figure 15 - Map of Newtonhill

3. SITE CONTEXT & ANALYSIS

3.6 Movement & Connectivity

- A - Primary School
- B - Public House
- C - Pharmacy
- D - Local Store
- E - Post Office
- F - Recreation Area
- G - Library
- H - Bowling Green
- I - The Betteridge Centre (Leisure/ Community Centre)
- J - Tesco



Figure 16 - Aerial photograph of Newtonhill showing context.

3. SITE CONTEXT & ANALYSIS
3.6 Movement & Connectivity

3. SITE CONTEXT & ANALYSIS

3.7 Archaeology, Ecology & Biodiversity

3.7.1 Other than historic reference to a single ruined croft, there are no specific sources of archaeological interest identified on the site. Through liaison with Aberdeenshire Council Archaeology Service, it has been indicated that as a condition to any planning consent, a watching brief may be required.

3.7.2 There are no environmental designations recorded on or close to the site, including Sites of Special Scientific Interest (SSSI), Special Areas of Conservation (SAC) or Special Protection Area (SPA). There are also no local nature reserves or similar designations recorded.

3.7.3 In addition the site is situated outside of the LNCS which lies to the east of the railway line and over another field beyond.

3.7.4 An ecological survey took place in April 2017 to establish habitat types and determine the presence of any protected species on the site. The site offers potential commuting and breeding habitats for certain species of birds however there were no signs of protected species such as badgers, red squirrels or bats within, or adjacent, to the application site.



Figure 17 - Diagram showing various natural habitat on site taken from the Ecological survey.



3. SITE CONTEXT & ANALYSIS

3.8 Core Path Network

3.8.1 Core Paths set out a framework or network of paths for recreation to meet the needs of communities and local visitor. The aim is to provide active opportunities for walking, cycling, horse riding, etc. Each plan is put together with consultation with the local community and land managers in order to minimise any potential conflict with land management. The nature and character of the Core Paths varies along its route. These paths are well signed posted, maintained and welcoming.

3.8.2 The principle of keeping the Newtonhill to Muchalls Core Path open and accessible has been a key consideration through the Masterplan process. Similar to most Core Paths within Aberdeenshire, the Newtonhill section of the path consists of many character and surface variations as it traverses through the rural areas to the north and south of the village and through the village itself: from adopted pavements within the village to uneven and unmaintained paths beyond the village's edge. Figure 19 depicts photographs of the existing Core Path through the site as it stands which currently has a variety of uneven and largely unmaintained surfaces cutting through the high gorse and placed adjacent to existing stone walls.



Figure 18 - Map showing existing and proposed Core Paths in Newtonhill.

3. SITE CONTEXT & ANALYSIS

3.8 Core Path Network



Photograph of Core Path looking North



Photograph of Core Path looking South.

Figure 19 - Photographs showing the existing Core Path at the site.

4. COMMUNITY PARTICIPATION & LIAISON

4.1 Introduction

4.1.1 In accordance with SG LSD1–Masterplanning and as agreed with the case officer, the evolution and consultation on the emerging Masterplan is being carried out in tandem with the public consultation on an emerging application for planning permission. Two events have been held to date.

4.2 First Public Consultation Event

4.2.1 The first public consultation event was held in the Betteridge Centre from 2:00pm to 7:00pm on Wednesday 28th September 2016. Exhibition Boards were displayed providing background to the proposals; the site location; planning history; Masterplan vision; and the next steps for consultation. Forms were provided for feedback and the event was extremely well attended with over 100 local residents taking time to attend, consider the proposals and provide feedback.

4.2.2 Rather than providing a simple blank canvas, an initial concept plan was provided for residents to mark on any suggested proposals for the Masterplanning of the site and company representatives were on hand to assist.

4.2.3 Whilst many attendees positively engaged in the process, including local children from the ‘after school’ club, from the comments received at time of writing, there were very few detailed site Masterplanning ideas that emerged, other than possible retention of some of the gorse, if possible, through the landscape strategy.

4.2.4 The following is a bullet summary of comments received to date and these will be addressed through the PAC Report that will accompany the planning application:

Negatives:

- Call for Ecology Study on land.
- Ruin character of village.
- Increased levels of traffic along existing roads and in particular immediate residential streets - Cairnhill Drive and Park Place.
- Negative impact on existing house prices.
- Impact on existing infrastructure - primary school and medical centre already at capacity with future development at Chapelton.
- Loss of amenity (the moor).
- Impact on wildlife.
- Promise by Local Authority that there would be no more houses in Newtonhill on back of Chapelton.
- Route of construction traffic and impact on residential area.
- Don't want settlements of Newtonhill and Muchalls to join up.

- Capacity of existing sewer system - not able to cope with current volume.
- Loss of wildlife garden - on land which was gifted by local Authority.
- Impact on people, history and community spirit of villagers.
- Benefit only to landowner and developer.
- Vehicle connection on park place should not be a dog-leg.
- Existing slip roads on and off the A90 - not suitable for increase traffic in and out of village.

Positives:

- Welcome delivery of more houses in the village.
- Increase in population will help improve existing Infrastructure.
- Mix of house types and suitable for first time buyers.
- Appropriate site for development.
- Affordable houses to meet the demand as Chapelton is too expensive.



Figure 20 - Draft Masterplan image displayed at the First Public Consultation Event.

4.2 First Public Consultation Event - Photographs



Figure 21 - Photographs taken at the First Public Consultation Event.

4. COMMUNITY PARTICIPATION & LIAISON

4.3 Second Public Consultation Event

4.3.1 The second Consultation Event was held on 26th October 2016, again in the Bettridge Centre, Newtonhill.

4.3.2 Following this event, the Masterplan was further refined, taking on local residents comments prior to submission for approval by Kincardine and Mearns Area Committee.

4.3.3 The following is a bullet summary of comments received to date and these will be addressed through the PAC Report that will accompany the detailed planning application:

Negatives:

- House types look small.
- Entirely unnecessary.
- Infrastructure and transport [are] already unable to cope.
- Spoiling an area of natural beauty.
- Train service [is] unlikely to be reinstated at Newtonhill.
- Main concern is the provision of school places, with Chapelton not complete yet and no school built as yet. What will be the impact?
- Already affordable housing in village.
- Allotment and wildlife garden are going to be affected. The grounds belong to the village.

Positives:

- Overall layout looks good and would fit in well.
- Good to see plenty of green space as this is needed.
- Glad to see that the development is going ahead.
- The plans look great and it will be a positive addition to the community.
- Affordable and smaller houses are welcomed.
- The proposed development might improve that part of the village, especially if the paths to Muchalls village are kept for dog walkers and for people who like nature.



Figure 22 - Extract from display board at Second Public Consultation Event.



Figure 23 - Draft Masterplan image displayed at the Second Public Consultation Event.

4.3 Second Public Consultation Event - Photographs



Figure 24 - Photographs taken at the Second Public Consultation Event.

4. COMMUNITY PARTICIPATION & LIAISON

4.4 Third Public Consultation Event

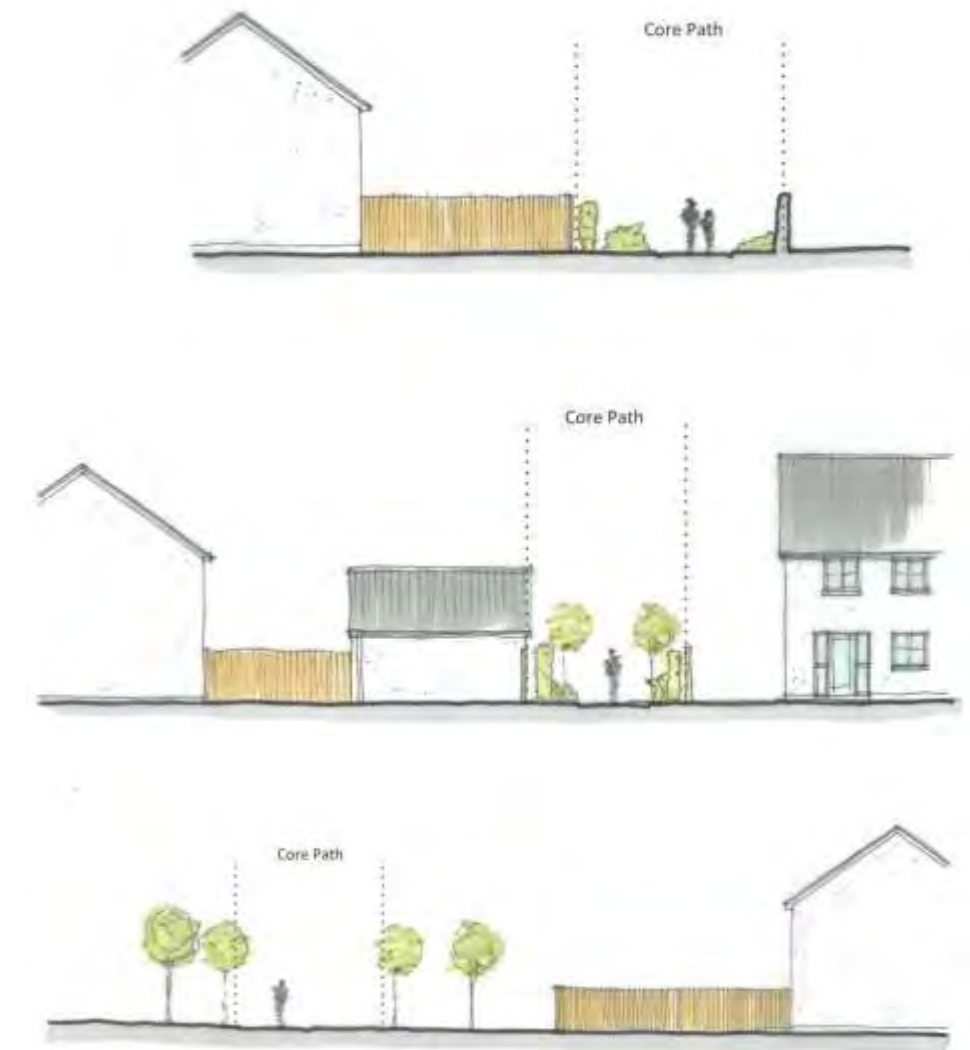
4.4.1 The third Consultation Event was held on 27th of September 2017 in the Bettridge Centre, Newtonhill. The purpose of the consultation event was to re-consult on the Masterplan, focusing on queries raised by Members during the Kincardine and Mearns Area Committee meeting,

4.4.2 During the event, the public were asked to comment on three separate options for the proposed Masterplan. Option 1 showed the route of the Core Path with landscape on either side and housing beyond. Option 2 opened the route of the path towards the Central Open Space and Option 3 created a more meandering route through the 'Village Green'.

4.4.3 Approximately 100 local residents attended the event, with approximately 60 feedback/ comment forms being returned. The results of the preferred vote at the Newtonhill Public Event are as follows:

- Option 1 - 2 votes.
- Option 2 - Nil votes.
- Option 3 - 4 votes.

4.4.4 From the feedback obtained at the event, it was viewed that the meandering path presented in Option 3 gave the path a more rural feel. Of the three options which were presented –Option 3 was considered the most popular. It should be noted that contrary to LDP policy, a large proportion of attendees were against any form of development on the land and had requested an Option 4 showing “no development” on their feedback forms.



WELCOME

Welcome to the 3rd Public Engagement Event for the Proposed Residential Development on Land South of Park Place, Newtonhill – Masterplan Reference: RM/ENQ/2017/1004

Why are we here?

We are here to consult with the community and local stakeholders following the Kincardine and Mearns Area Committee meeting of 22nd of August 2017, where Local Members requested a further consultation event be held in relation to the Proposed Masterplan for site CP3 - Land to the South of Park Place, Newtonhill. The main focus is to refine the core path route and open space to the east of the site.

The exhibition identifies the site, the planning history of the site and the latest proposals further to public & planning consultations.

We would greatly appreciate your thoughts, comments and ideas on how best to shape the Masterplan and promote sustainable growth in Newtonhill.

The Site

• The site is located on the east of the site, Newtonhill.

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Figure 25 - Extract from display board at Third Public Consultation Event.

Figure 26 - Masterplan image displayed at the Third Public Consultation Event. Above - Hand-drawn sections illustrating the Core Path.



Figure 27 - Initial Masterplan layout from October 2016 presented at the Second Consultation Event.

5. MASTERPLAN PROPOSALS

5.1 Initial Masterplan Layout–October 2016

5.1.1 An initial Masterplan layout was presented at the second public consultation in October 2016, subsequently this has been further refined and the layout amended. The following section refers to the culmination of the Masterplan process, however, there was further scope for the proposed Masterplan to evolve.

5.1.2 The central open space, placed initially at the centre of the Masterplan, has been relocated to the southern edge of the site, allowing the mound to be incorporated as part of the open space and retained as a feature. The landscape buffer reinforces the natural buffer between Newtonhill and Muchalls Village to the south.



Figure 28 - Masterplan layout from May 2017.

5. MASTERPLAN PROPOSALS

5.2 Masterplan Layout–May 2017

5.2.1 A proposed Masterplan was submitted for consideration on May 2017. The layout changed considerably from the initial draft layout. The central public open space has been located to the centre towards the southern boundary. The location of the affordable housing was relocated towards the south-west edge of the development, to permit early delivery. The link between Park Place and Cairnhill Way was developed and further emphasised. The landscape buffer on the eastern edge has been left intact and free from development.



Figure 29 - Masterplan layout from August 2017 presented on the first addendum to the Masterplan.

5. MASTERPLAN PROPOSALS

5.3 Masterplan Layout - August 2017

Addendum

5.3.1 The following diagram shows the proposed Masterplan layout which was submitted for consideration on August 2017 as an addendum to the original Masterplan. The main design principles remain largely the same with the exception a buffer zone located to the south of the site. The P4 boundary buffer zone as outlined in the Aberdeenshire LDP 2017 was introduced to the Masterplan layout.

5.3.2 The P4 boundary is described as an area designated "to provide a landscape buffer". The LDP has designated the area to act as a screening between Newtonhill and Muchalls, where the landscape is to be developed as part of the proposals. The layout in the addendum to the Masterplan removed all development footprint from the buffer zone and redistributed it within the rest of the site, slightly extending the development further east on the northern boundary. A further pedestrian loop path has been added following comments on improving connectivity throughout the site.



Figure 30 - Masterplan layout from November 2017 presented on the third public consultation event.

5. MASTERPLAN PROPOSALS

5.4 Masterplan Layout

November 2017- Second Addendum

- 5.4.1 The following diagram shows the proposed Masterplan layout which was presented as Option 3 for the third public consultation. This layout was the preferred option chosen by the community who attended the public event. The main design principles remain largely the same, including the delineation of the P4 boundary a buffer zone located to the south of the site. The main changes to the layout can be seen on the Core Path route which has been opened up to meander through the central open space. The development has been further extended towards the east by 5 plots. The central open space or 'Village Green' is now seen as an extension of the natural existing mound located out with the landscape buffer of the site towards the south of the site. The layout was used and further redesigned for the proposed Masterplan with the reduction of residential development blocks and plots.



Figure 31 - The Masterplan showing indicative housing blocks.



6. MASTERPLAN PRINCIPLES

6.1 Development Structure

6.1.1 The layout with the new route to the enhancement of the Core Path and central open space, dictates the distribution of the residential development areas throughout the site. This has allowed for further enhancement to the landscaped areas proposed between the site and the railway line, the southern edge buffer zone and the central 'Village Green'.

6.1.2 The main focal point of the site the, 'Village Green', is overlooked by larger detached units looking into the space creating a good visual connection, natural surveillance and positive aspect for the residents. The Core Path is allowed to naturally meander through the central amenity space, with additional remote footpath links around the east and south edges of the site, thus improving the connectivity of the existing footpaths in the immediate area. The Core Path deviates in this area and opens up towards the open space as a continuation of the existing mound to the south of the development. Connectivity between the village and the countryside is increased and enhanced through the amended layout.

6.1.3 The residential development areas have been decreased and redistributed around the site in order to increase open amenity space.

6. MASTERPLAN PRINCIPLES

6.2 Streets - Primary roads, secondary roads & tertiary lanes

6.2.1 Figure 32 illustrates the roads hierarchy and access to the development which remain largely the same. Any roads or lanes within the buffer zone have been removed. The road infrastructure from Park Place to Cairnhill Way has been reassessed and no further changes have taken place as the layout is currently in line with the LDP and the configuration of the primary route conforms with Designing Streets and has been agreed with Aberdeenshire Council's roads department.

6.2.2 The layout shows two points of access connecting to the existing road network; taken from Cairnhill Drive and Park Place, connecting these two neighbourhoods. This link provides a secondary emergency access to the site at Cairnhill Drive. Shared surfaces, build-outs have been incorporated helping reduce the speed of vehicles and allowing priority to the pedestrian. The pedestrian Core Path network is maintained and enhanced through the layout as it is an important local footpath, which connects Newtonhill with Muchalls and is used by dog walkers and those seeking outdoor activities.



Figure 32 - Diagram of site showing the roads hierarchy.

6. MASTERPLAN PRINCIPLES

6.3 Core Path Network & Connections

6.3.1 The following diagram (Figure 33) corresponds to sections A to C which show the approach of the Core Path and its connection through the site. The diagram illustrates the proposed route of the Core Path connection following the existing path and then taking a more informal route through the site next to the 'Village Green' across the link road between Park Place and Cairnhill Way.

6.3.2 The sections on the following page (Figure 34) show the Core Path as it crosses the development site. The route of the existing Core Path is to be improved with a proposed footpath incorporating landscape strips to either side with housing beyond. This allows the Core Path to be opened up and attract more users.

6.3.3 The main focal point of the site the 'Village Green' is located towards the southern edge of the site, with remote footpath links around the east and south of the site. This improves the connectivity of the existing footpath in the immediate area. The Core Path then opens up towards the central open space as a continuation of the existing mound to the south of the site with remote footpaths linking the east and southern edges of the site.

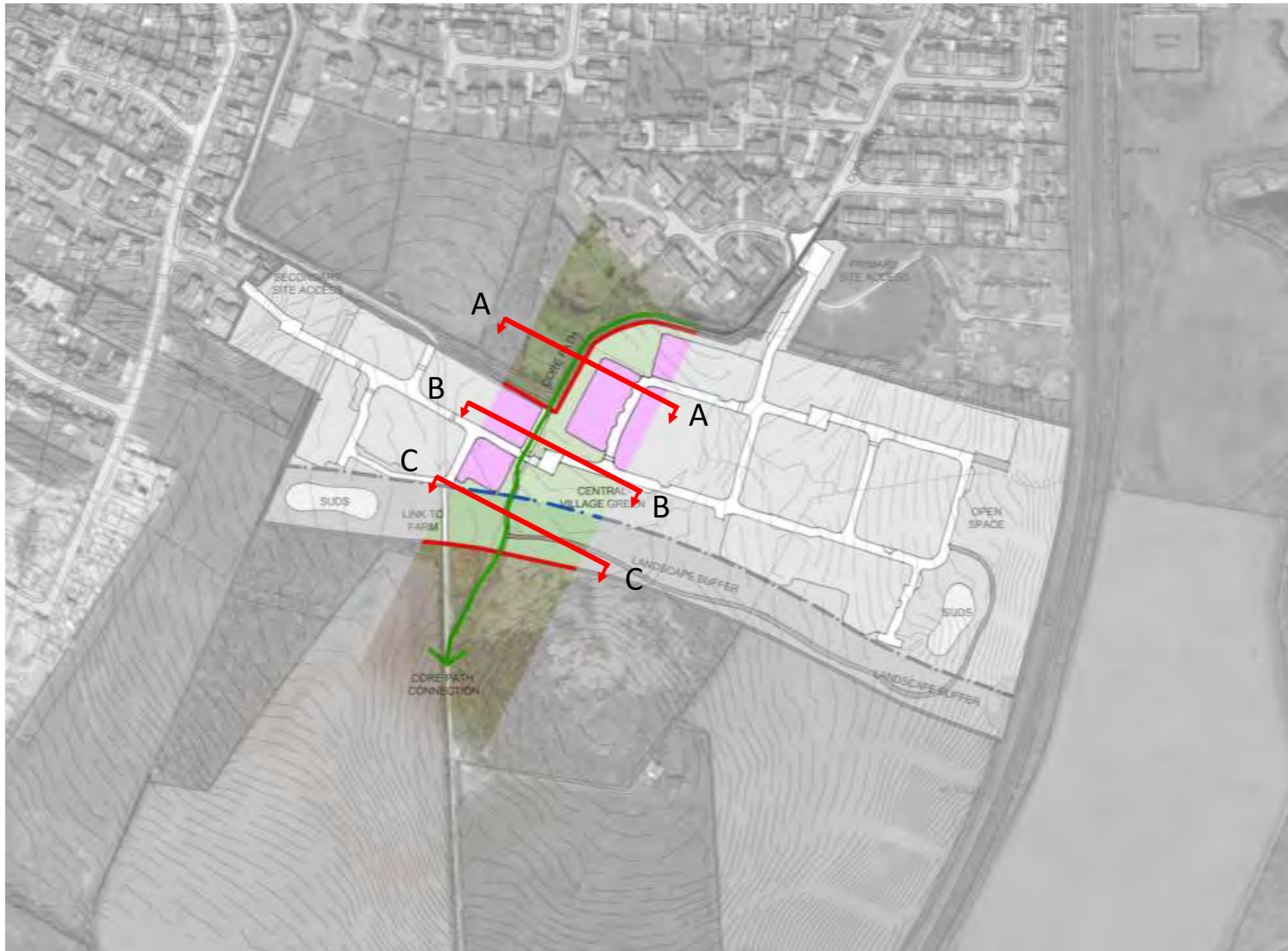


Figure 33 - Diagram of key site plan showing location of sections of the Core Path.

6. MASTERPLAN PRINCIPLES

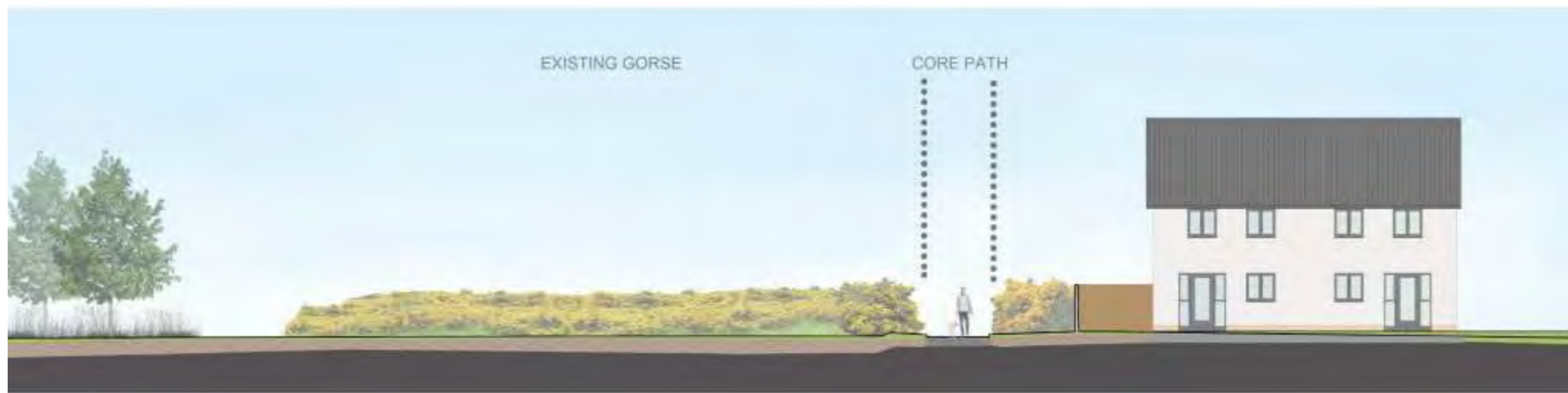
6.3 Core Path Network & Connections

6.3.4 The Core Path layout was reviewed in direct response to Member's comments. This included a review of the scale of the landscape buffer between the proposed housing and the railway line and consideration of the opportunity to provide additional open space either adjacent to, or accommodate a slightly amended alignment of the Core Path.

6.3.5 Figure 34 shows sections through the proposed Core Path on approach to the site. The footpath is to retain its rural character as it crosses the site by virtue of the open aspect, landscaping and natural flow. This allows the path to become accessible to more users. In order to keep with the rural character, the Core Path would be marked with whin dust and timber edging on either side. A mixture of proposed trees and existing gorse is to be maintained throughout the route of the path. The existing Core Path would be retained outwith the site and improvements would start as the route enters the site through formal management.



SECTION A-A - Core Path shown at the periphery of the site boundary



SECTION B-B - Core Path at the start of the site adjacent to retained gorse



SECTION C-C - Core Path towards the south of the site shown opening up to the central open space

Figure 34 - Sections showing approach to site through the Core Path.

6. MASTERPLAN PRINCIPLES

6.4 Key Principles:

1 - Spatial treatment at Core Path

Existing gorse retained along the Core Path network and provide a continued visual buffer to development.

2 - Private rear gardens

Well defined gardens with screen fencing to private areas.

3 - Spatial treatment at Eastern boundary

Predominantly detached properties to address and take advantage of views to the sea.

4 - Spatial treatment to central open space

Properties must address the 'Village Green' with direct frontage access where possible to make the most of views and provide natural surveillance.

5 - Continued access for seasonal farm vehicles (Combine Harvester)

Road design must address the seasonal use and allow the required access for farm vehicles (Combine Harvester) through the site.



Material Key

	Plot/ Dwellinghouse
	Private Gardens
	Amenity space/ Public open space
	Shared surface
	Existing gorse
	Pavement
	SUDS location
	Core path route
	Rural path
	Primary & secondary road

Figure 35 - Illustrative Masterplan—extract showing different areas of Key Principles



Material Key

	Plot/ Dwellinghouse
	Private Gardens
	Amenity space/ Public open space
	Shared surface
	Existing gorse
	Pavement
	SUDS location
	Core path route
	Rural path
	Primary & secondary road

6. MASTERPLAN PRINCIPLES

6.5 Key Principles

1 - Spatial treatment at Core Path

6.5.1 Figure 36 shows the placement of homes in relation to the Core Path Network. Significant open space is retained at both sides of the proposed Core Path connection on the site, retaining some of the existing gorse and other native habitats, in order to preserve the natural rural character of the Core Path. Gardens to the rear of the plots backing onto the Core Path will be screened with fencing together with an existing gorse buffer which will be retained where possible to accommodate the Core Path and provide continued visual amenity across the site.



Figure 36—Illustrative Masterplan extract showing spatial treatment at Core Path.



Material Key

	Plot/ Dwellinghouse
	Private Gardens
	Amenity space/ Public open space
	Shared surface
	Existing gorse
	Pavement
	SUDS location
	Core path route
	Rural path
	Primary & secondary road

6. MASTERPLAN PRINCIPLES

6.6 Key Principles

2 - Private Rear Gardens











6.6.1 Figure 37 shows the placement of plots with back to back rear gardens. Layout allows for appropriate garden sizes separated by 1.8m timber fences for privacy. The proposed dwellings along the southern section overlook the 'Village Green' which not only takes advantage of views to the south, but also provides natural surveillance.



Figure 37 - Illustrative Masterplan extract showing plots with back to back gardens.



Material Key

-  Plot/ Dwellinghouse
-  Private Gardens
-  Amenity space/ Public open space
-  Shared surface
-  Existing gorse
-  Pavement
-  SUDS location
-  Core path route
-  Rural path
-  Primary & secondary road

6. MASTERPLAN PRINCIPLES

6.7 Key Principles

3 - Spatial treatment at Eastern Boundary

6.7.1 Figure 39 shows the placement of plots set back from eastern landscape buffer between the site and the Railway Line. Lower density, detached housing is proposed along the eastern periphery of the site which will take advantage of the views to the sea. A remote rural circular path is shown traversing the open space and through the P4 Landscape Buffer, taking advantage of its natural setting and improving accessibility for the site.



Figure 39 - Illustrative Masterplan extract showing spatial treatment at the eastern boundary.



Material Key

	Plot/ Dwellinghouse
	Private Gardens
	Amenity space/ Public open space
	Shared surface
	Existing gorse
	Pavement
	SUDS location
	Core path route
	Rural path
	Primary & secondary road

6. MASTERPLAN PRINCIPLES

6.8 Key Principles

4 - Spatial treatment to Central Open Space










6.8.1 Figure 40 shows the placement of plots directly fronting the central amenity space of the site, providing natural surveillance, southerly views and connection to the existing and proposed paths which provide access to the wider area. The central open space is the heart of the development and is contained on the south boundary by a natural screen of gorse within the P4 Landscape buffer. This open space lends a different character to the rest of the development containing the space with a physical edge and providing a southern outlook.



Figure 40 - Illustrative Masterplan extract showing spatial treatment at the central open space.



Material Key

-  Plot/ Dwellinghouse
-  Private Gardens
-  Amenity space/ Public open space
-  Shared surface
-  Existing gorse
-  Pavement
-  SUDS location
-  Core path route
-  Rural path
-  Primary & secondary road

6. MASTERPLAN PRINCIPLES

6.9 Key Principles

6 - Continued access for seasonal farm vehicles (Combine Harvester)

6.9.1 The Mains of Monduff Farm located south of the Masterplan and in the same ownership as the site, requires seasonal access of a Combine Harvester approximately twice a year. Figure 41 illustrates the swept path analysis that has been carried out to show the route required for the Combine Harvester. The majority of farm vehicles are kept on site and as a result there is very limited use of public roads in Newtonhill by farm vehicles. Once a year a combine harvester is brought onto the farm and this is currently achieved via the existing farm track which crosses through the site and continues along the farm track lying beyond the north west corner of the site. This remote farm access will continue to be used following development and only a short section of the road within the site be required to permit access and egress. This requirement is identified in the Masterplan as it has been highlighted through feedback on initial proposals and consultations. The farm owner has therefore been party to, and is happy with, all proposed arrangements regarding development access and ongoing access for the operational needs of the farm.



Figure 41 - Illustrative Masterplan extract showing combine harvester swept path route

6. MASTERPLAN PRINCIPLES

6.10 Design Principles

6.10.1 Designing Places along with the six design principles outlined within the LDP 2017 promote appropriate design, identity and character. The Masterplan has been formulated and examined against the following defining principles:

6.10.2 01 - Well Connected

The initial access roads leading into the development extends from the current road hierarchy in a traditional format and will provide footways of sufficient width and drop kerbs to accommodate those in wheelchairs, mobility scooters, pushchairs, etc. The gradients of the new access road and footways also make it easy for mobility impaired users to move around.

6.10.3 02 - Distinct

The block structure creates character through a combination of house types and streets that follow the topography of the site and is set out on a permeable and desire line based layout.

6.10.4 03 - Safe and Pleasant

The proposed Masterplan promotes the Designing Streets principle of respecting pedestrians first. The hierarchy of the streets is important and the junctions will be effective in reducing vehicle speeds through their spacing, geometry and widths. The positioning of the homes overlooking the Public Open Space provides natural surveillance opportunities.

6.10.5 On shared surface streets, pedestrians have priority. The design, through a combination of reducing turning radii, sightlines, forward visibility and different colours/types of surfacing materials, will be effective in reducing vehicles speeds, i.e. reducing forward visibility to slow down drivers and enhance the cycling and pedestrian environment.

6.10.6 04 - Resource Efficient

The approach to the design provides a development that embodies the principles of resource efficiency throughout.

6.10.7 This is demonstrated by:

- Properties fronting onto streets and, other than the initial access points, avoiding lengths of street that are only routes to properties located further away;
- Narrowing of street widths down through the hierarchy;
- Landscape strategy emphasising the use of green space and planting to enhance the layout and reduce vehicle speeds throughout.

6.10.8 05 - Welcoming

The layout has been developed in line with the principles of 'walkable neighbourhoods' with the street layouts and path networks providing a variety of routes through the site and beyond.

6.10.9 06 - Adaptable

It is important to retain the semi rural character of the site by adapting the Core Path in its natural environment and retaining the character as it crosses through the site.

6.10.10 Parking is generally provided within curtilage and courtyard areas, but there are also areas provided on the street for additional visitor parking. These areas will incorporate landscaping to lessen the visual impact of the parked vehicles.

6.10.11 The design ensures that parking areas are overlooked, close to destinations and easy to find and identify. Vehicle tracking will be undertaken to demonstrate that larger vehicles can access all areas.

6.10.12 Public Open Space

The proposed Masterplan provides 40% Public Open Space not including the P4 Landscape Buffer zone in accordance with the Policy P2 of the adopted LDP 2017 which sets out to conserve areas of open space as an amenity for the community, forming part of the green network and providing a natural landscape buffer between Newtonhill and Muchalls Village.



- 7. PLACEMAKING
- 7.1 Barratt 'Village Green' Exemplar



7. PLACEMAKING

7.2 Barratt Building Typology Exemplars



- 7. PLACEMAKING
- 7.2 Barratt Building Typology Exemplars