



# Residential Development at Castle Road, Wellheads, Alford, Aberdeenshire

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## Castle Road Masterplan

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Kirkwood Homes Limited

September 2018



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## 1.0 Introduction and Vision

- 1.1 Kirkwood Homes Limited are promoting a high quality and sustainable residential expansion to Alford. The town is located 26 miles to the west of Aberdeen on the A944 Road. The settlement has experienced fairly strong population growth between 2003 and 2012 (14.5%) and the population was circa 2290 in 2012 and forecast to continue to grow with further residential expansion of the town. Alford is a commuter settlement for Aberdeen and Westhill and also an important service and administrative centre for the Marr Area. The masterplan site (see Figure 1) is located to the west of Castle Road on the existing settlement boundary. It is in a highly accessible location within Alford being close to the town centre and the new community campus on Greyhope Road where both Alford Primary School and Alford Academy are situated. Access to the site will be provided from Castle Road which has a direct connection to the A944 Road to Aberdeen.
- 1.2 The site, which measures 3.78 hectares, is allocated in the Aberdeenshire Local Development Plan for up to 60 houses (Site OP5) and prior to bringing forward a planning application for the zoned land at Castle Road there is a requirement for a masterplan to be prepared for the site. The masterplan vision is for a sympathetic expansion to Alford, which provides the opportunity to logically round off the settlement boundary and enhance the landscaping at the entrance to Alford. The development will be designed to a high quality in terms of building design, layout and landscaping. Affordable housing will be provided onsite at a rate of 25% with a mix of delivery options in accordance with local need and aspirations. Whilst Alford is a commuter settlement, it is an accessible place being well located for employment opportunities at Westhill, Inverurie and Aberdeen. The town is served by the Aberdeen to Alford Stagecoach bus service Number 218 and there are bus stops on Main Street which are located conveniently for the proposed housing development
- 1.3 The Masterplan has been prepared by planning consultants Knight Frank and Kirkwood Homes in house Design Team. Following approval of the masterplan a planning application will be submitted for development of the site with a view to a start on development being made in 2019.

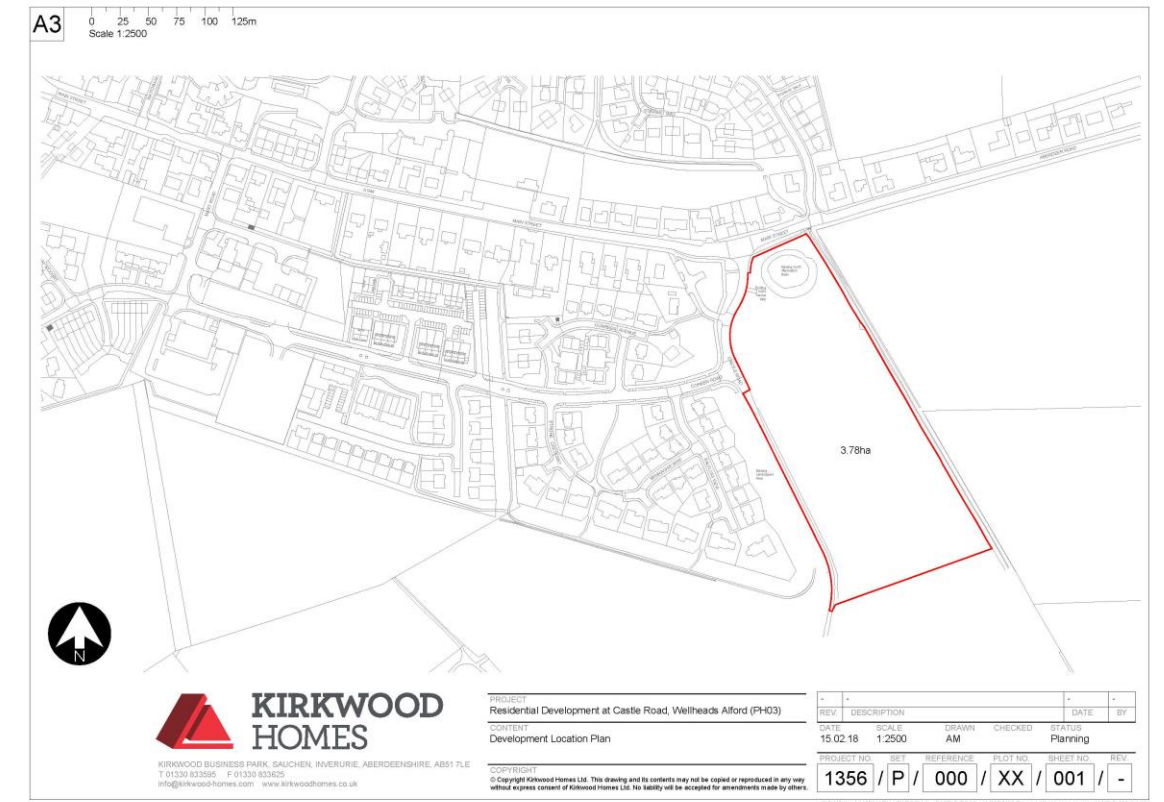


Figure 1 - Site Location Plan



## 2.0 Context – Planning Policy Review

### **National Guidance**

2.1 In preparing the Masterplan regard has been made to Scottish Planning Policy and the need to consider and comply in particular with the guidance set down in:

- Scottish Planning Policy;
- Designing Places and Designing Streets;
- Planning Advice Note 3/2010 – Community Engagement; and
- Planning Advice Note 83 – Masterplanning.

Reference to the guidance in these documents is considered further in other parts of the Masterplan.

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

1. Scottish Ministers approved the Aberdeen City and Shire Strategic Development Plan (SDP) with modifications on 28 March 2014. The plan advocates a high rate of growth for the North East and promotes a spatial strategy which focuses future development into three Strategic Growth Areas. Alford lies outwith the strategic growth areas and is in an area identified for local growth and diversification. In such areas the level of growth in individual settlements should relate to local needs. The growth in Alford recognises that the town is an important service and administrative centre and a popular commuter settlement which is conveniently located for major employers at Aberdeen and Westhill. The town will also become more accessible and attractive to commuters when the Aberdeen Western Peripheral Route opens later this year. Work has started on preparation of a new Strategic Development Plan with the publication of a Main Issues Report in March 2018.

### **Aberdeenshire Local Development Plan (2017)**

2.2 The Aberdeenshire Local Development Plan (LDP) was adopted by Aberdeenshire Council in April 2017 and sets the land use framework for the area up to 2026. The LDP allocates the land at Castle Road for 60 homes and is identified as Opportunity Site OP5 (see Figure 2). This is a newly allocated site which for which a masterplan is required. Vehicular access to the site is to be provided from Castle Road and a landscaping scheme is required to maintain and enhance the wildlife corridor provided by the burn which runs along the east side of the site, and to provide a robust boundary between the development and countryside. Affordable housing requires to be provided at a rate of 25%.

2.3 In developing the design and layout for the masterplan regard has been taken of the range of Supplementary Guidance policies and advice available from Aberdeenshire Council. The following documents have been particularly helpful in developing the masterplan:

- Planning Advice 6/2012 - Implementation of Policy SG LSD2: Layout, Siting and Design of New Development; and
- Planning Advice 7/2012 - Implementation of Policy SG LSD1: Masterplanning.

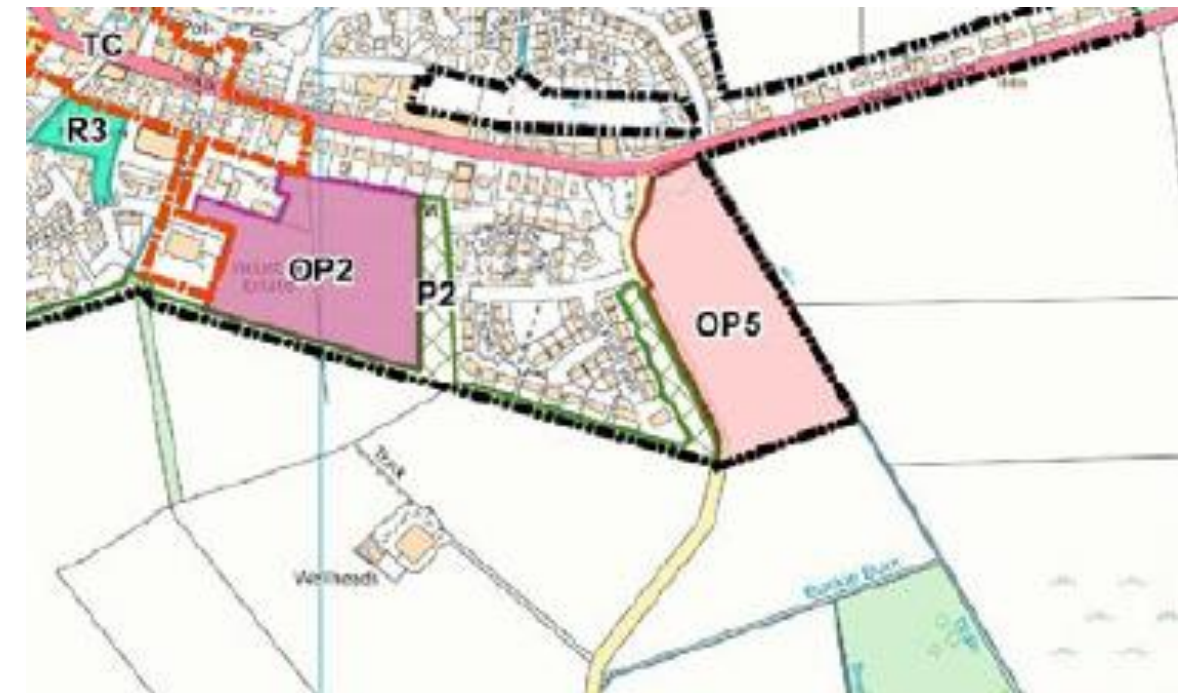


Figure 2 - Extract from Aberdeenshire Local Development Plan

### **Proposal of Application Notice**

2.5 As the proposed development of the land at Castle Road is a major development as defined in the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009, a Proposal of Application Notice (POAN) requires to be submitted for the site. A POAN was submitted and registered in September 2016 (Application Reference ENQ/2016/1758) for the site at Castle Road for a proposed residential development. A public consultation event was held in Alford on 28 September 2016. A second public consultation event was held on 14 March 2018 on updated proposals. Full details of the public consultation is considered in Section 4 of the masterplan document.

### 3.0 Site Analysis and Appraisal

3.1 The Castle Road site, which is owned by Kirkwood Homes Limited, was formerly part of Wellheads Farm. The farm has now been sold by Kirkwood and the land at Castle Road is still in agricultural use for the grazing of animals pending its development for housing. The site is located on the south eastern edge of Alford, immediately to the south of the A944 Road and to the east of Castle Road and the relatively recent residential development there. The site is flat with a southern aspect and panoramic views across farmland to the hills that surround Alford. The site measures approximately 3.78 hectares

#### **Landscape, Climate and Ecology**

3.2 Alford lies on the southern side of the River Don with higher land immediately to the south and west of the town. The Castle Road site's location at the southern edge of Alford just before the higher ground means it is relatively contained within the landscape and has some shelter from the prevailing winds. The site gently slopes in a north easterly direction and the layout of housing on site will not be subject to overshadowing and will be designed to maximise solar gain.

3.3 The site is not covered by any nature conservation designations and the only part of the site which is of ecological value is the Buckie Burn and the banks on either side of it which run along the eastern boundary of the site. This provides a wildlife corridor with potential habitat for water voles, and common amphibians as well as small mammals. The burn will be retained and buffer landscaping be provided between it and the proposed development. There is no woodland within the site though tree planting has been undertaken where the SUDS basin for Kirkwood's Correen Road development is located adjacent to the A944 road. A walkover study will be undertaken at the planning application stage to confirm the ecological status of the site.

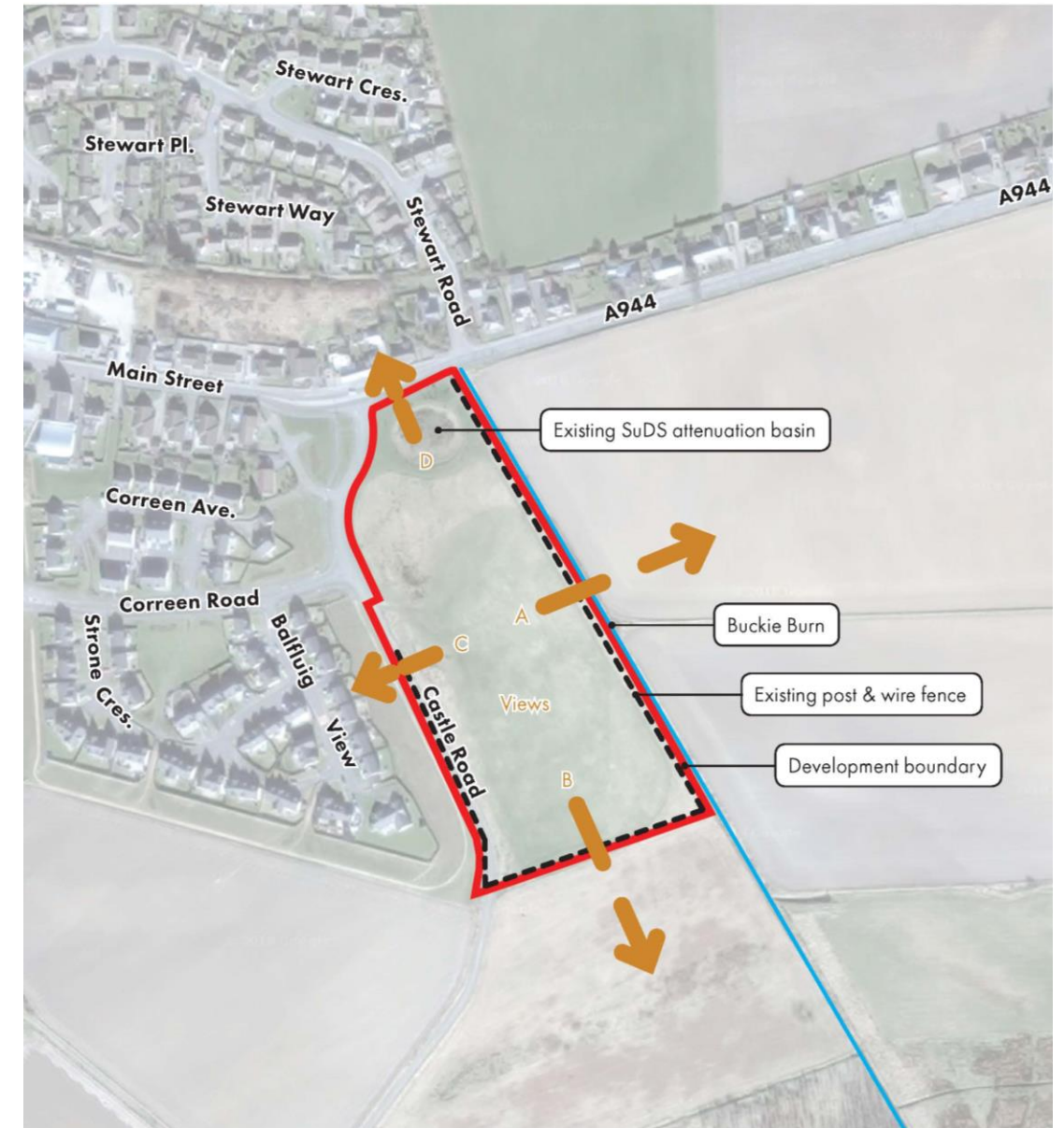


Figure 3 – Site analysis layout



View A – East Facing



View B – South Facing



View C – West Facing

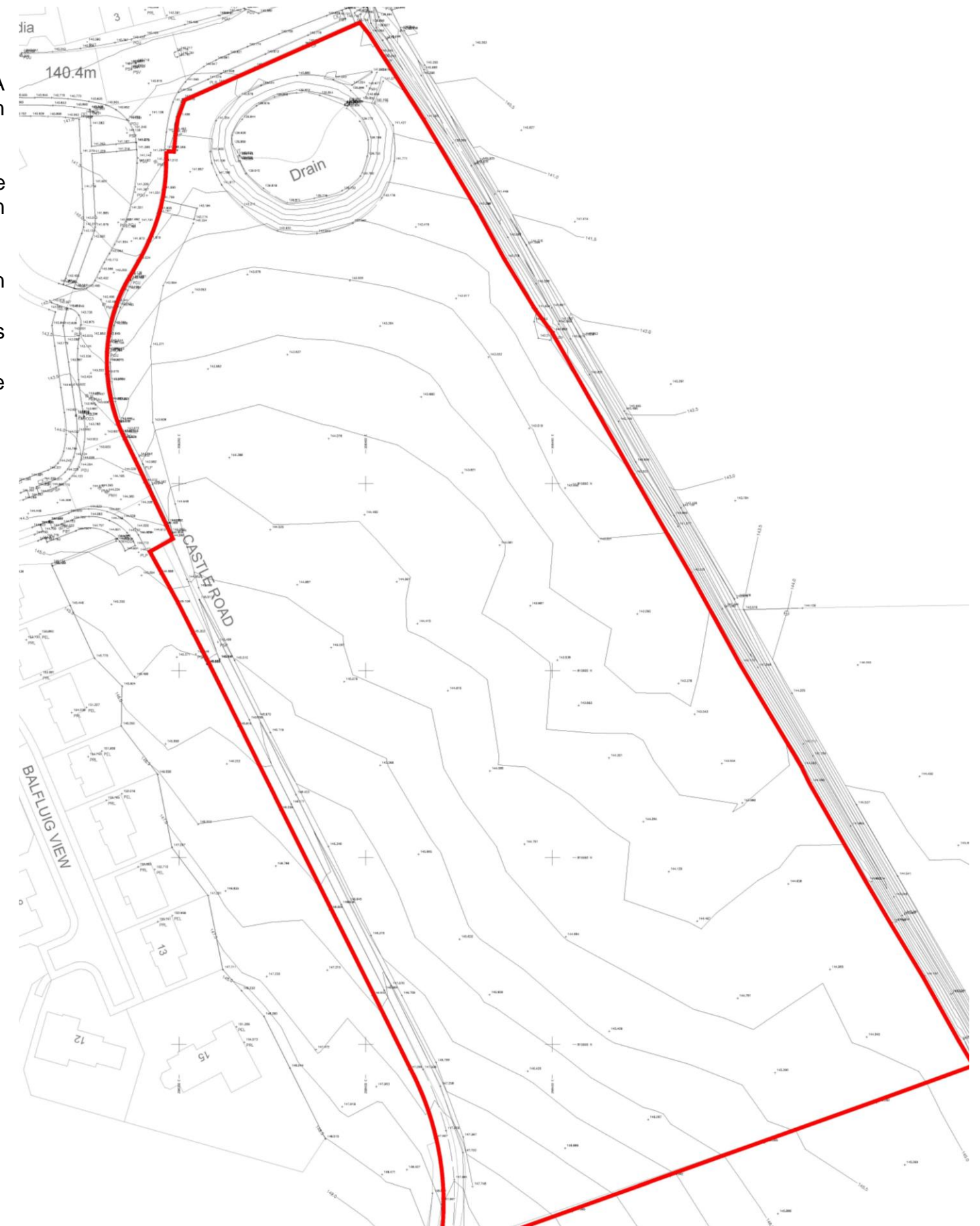
### **Topography**

3.4 This area of Aberdeenshire is characterised by gently rolling farmland. A topographical survey has been undertaken for the site and an extract is shown in Figure 04.

This shows a high point of circa 148.000 AOD to the south west corner of the site and falling to a low point of circa 142.000 AOD towards the existing SUDs basin at the north east corner of the site.

In developing the masterplan for the site, the following approach has been adopted:

- Minimise the need for cut and fill by working with the opportunities presented by the contours.
- Enhance the character of the development by retaining the shape of the landform.



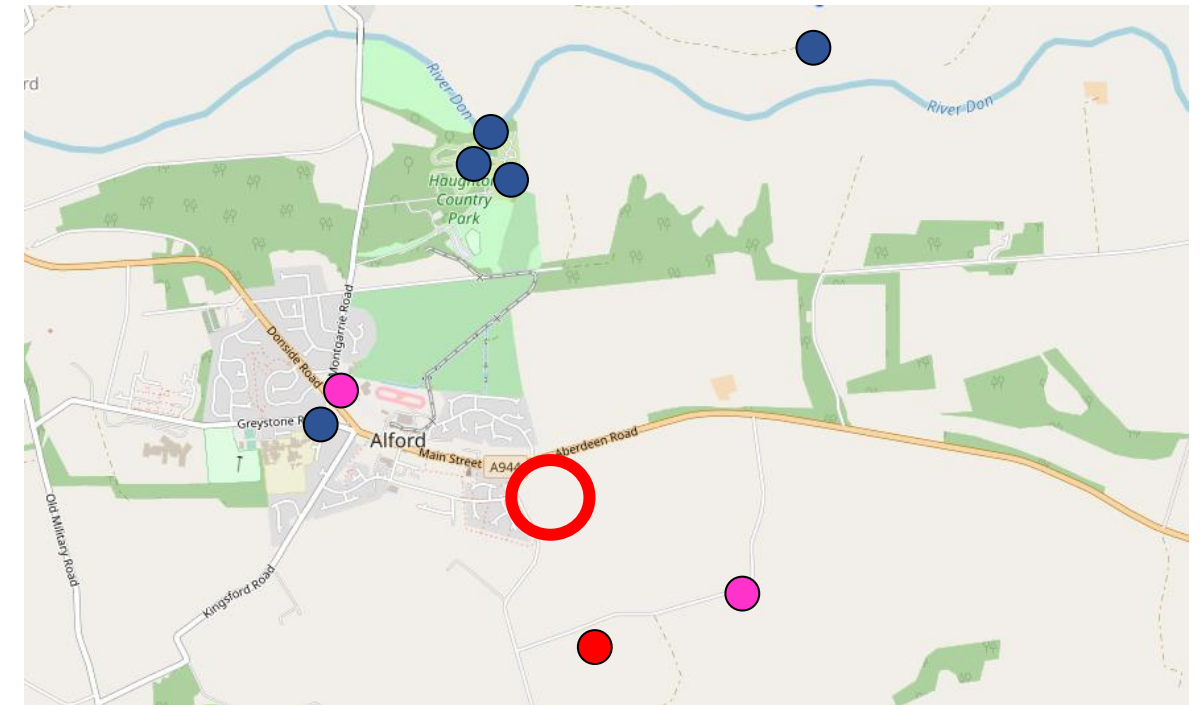
**Figure 4– Topographical Survey**

**History and Archaeology**

3.5 It is not considered that the site is important in historical or archaeological terms, however an appropriate planning condition attached to the granting of any planning consent for development of the site covering archaeology would ensure that these matters are considered and investigated during the course of development. Balfuig Castle, a Category 'A' Listed Building, is located 0.7 miles to the south east of the site. Originally built in 1556, the castle was burned during the battle of Alford in 1645. Subsequently used as a farm house and was derelict by the 1960s however, a new owner has restored it through the help of the historic buildings council. The property is buffered with coniferous and deciduous to its South, West and North boundaries. Separate to this building there is also Balfuig Castle Cottage, a Category 'C' Listed Building that sits to the east of Balfuig Castle, it is understood that the property is Deserted.



**Figure 5 – Balfuig Castle with existing landscaping facing towards proposed development**



**Figure 6 – Listed building designation map.**

Grade A ● Grade B ● Grade C ● Site Location ○

Historic Scotland in commenting on the Wellheads Farm site during the preparation of the 2012 Local Development Plan stated that any impact on the castle from the proposed development could be mitigated by sensitive design and appropriate screening. In this respect robust landscaping will be provided along the boundaries of the site which front onto the countryside and face in the direction of the castle.

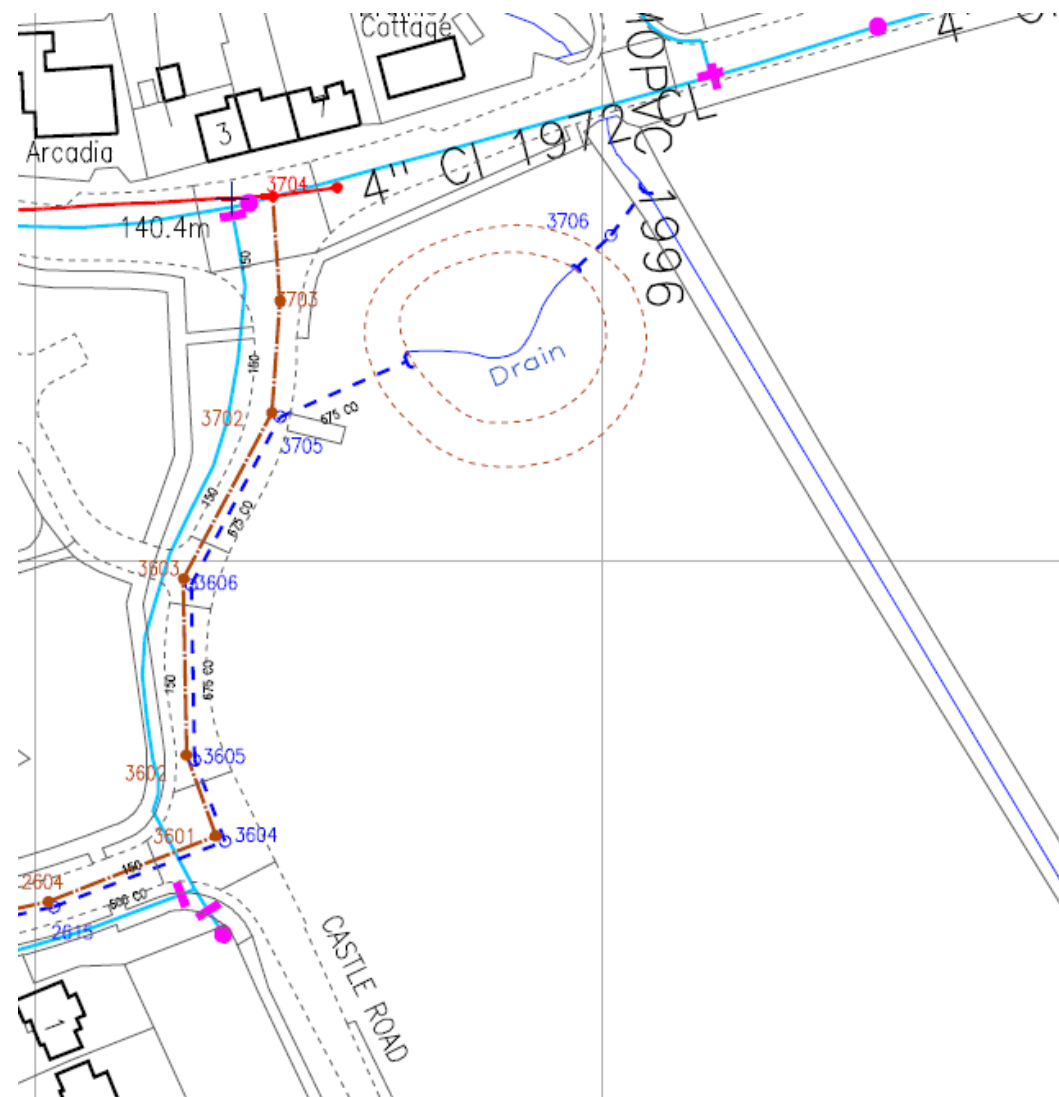


**Figure 7 – Development layout extract showing robust landscaping in the direction of Balfuig Castle.**

***Drainage and Services***

3.6 The site can be serviced in terms of water. A Drainage Impact Assessment (DIA) that was submitted by Kirkwood Homes for a planning application for land to the west at Wellheads has established that there is capacity at the existing SUDS basin beside the A944 Road to serve the development. New gravity foul and surface water sewers will be provided to service the development and will discharge to the existing Alford public sewer network. The proposals will tie in with planned upgrades to the network infrastructure by Scottish Water as part of their growth project for future development in Alford.

There is a water course that runs along the eastern boundary of the site. SEPA's indicative River and Coastal Flood Risk Map does not show any signs of flood risk to the development site. However, this will still be taken into consideration and a full desk top and site investigation will be carried out as part of the detailed planning application process.



**Figure 8 – Waste Water and Water Plan**



**Figure 9 – Existing established SUDs Basin**



**Figure 10 – Watercourse to the east of the site.**



**Existing Services**

3.7 Alford benefits from a wide range of established facilities and services, many can be seen on the plan below. The masterplan area will link these via the existing network of footpaths in the area, these linkages can be seen in section 3.8



**Local Amenities Walking Distance & Time**

1	Alford Academy	0.9mi (19 min)
	Alford Primary School	0.9mi (19 min)
	Alford Community Campus	0.9mi (19 min)
2	Alford Golf Club	0.7mi (14 min)
3	Alford Heritage Centre	0.9mi (19 min)
4	Alford Medical Centre	0.9mi (19 min)
5	Alford Public Hall	0.6mi (12 min)
6	Alford Ski Centre	0.8mi (17 min)
7	Alford Valley Railway	0.4mi (8 min)
8	Co-op Food Donside Road	0.7mi (14 min)
9	Co-op Food Mart Road	0.4mi (8 min)
10	Grampian Transport Museum	0.6mi (12 min)
11	Haughton Arms Hotel	0.6mi (12 min)
12	Haughton Country Park	1.0mi (19 min)

**KEY:**

- Wellheads, Alford, Phase 01.  
43 units & 12 affordable units approved and built.

Wellheads, Alford, Phase 02.  
28 units & 16 affordable units approved and built.
- Wellheads, Alford, Phase 02A.  
27 affordable units approved and built.

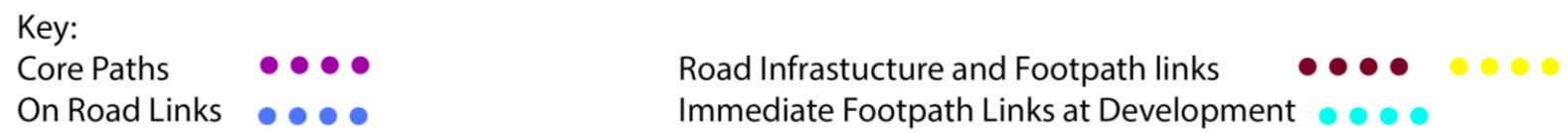
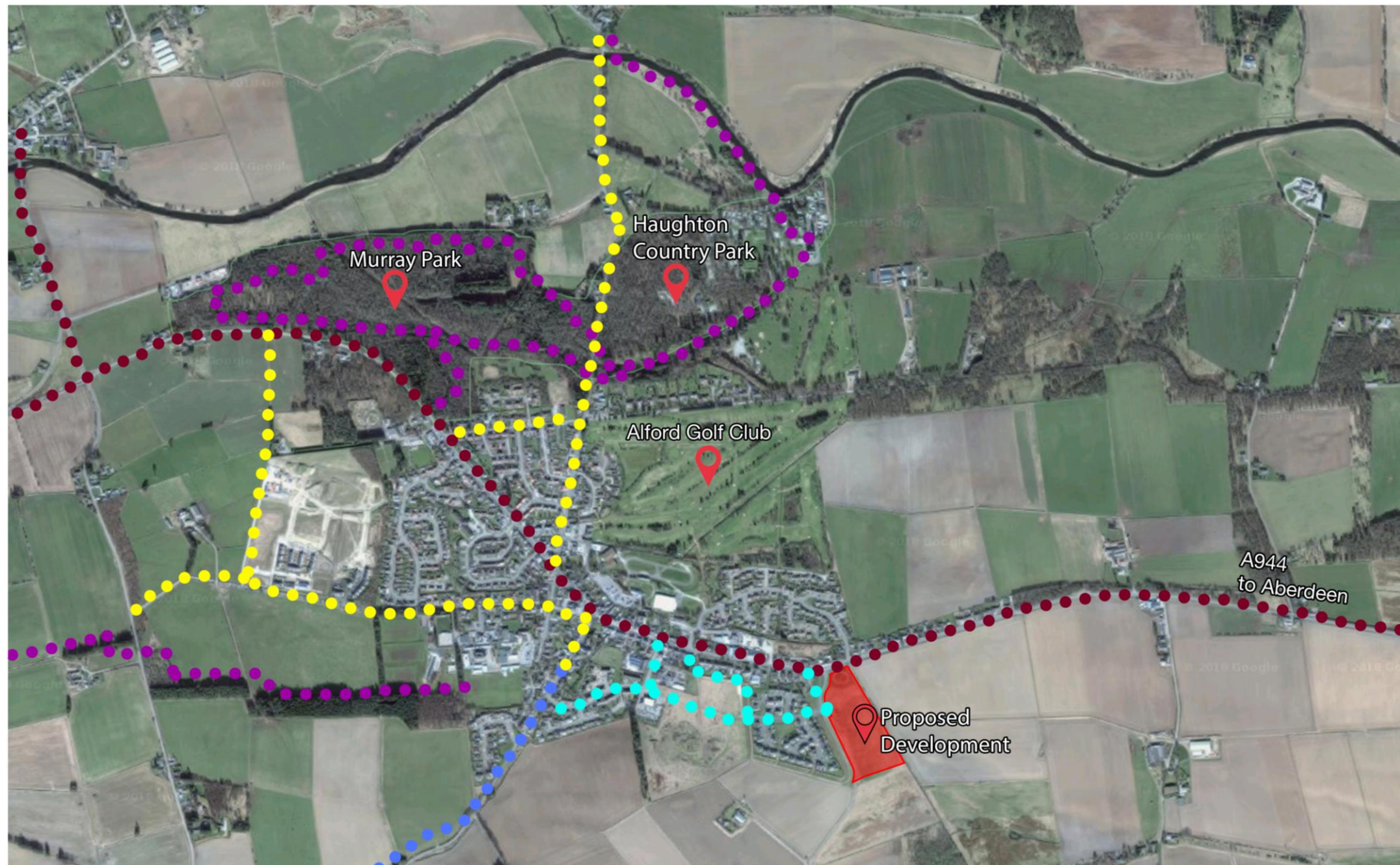
Greystone Road, Alford.  
41 units approved and ongoing.
- Proposed Wellheads, Alford, Phase 03

**Figure 11 –**

**Existing facilities and services**

**Core Paths & Vehicular**

3.8 Vehicular access to the site can be provided from Castle Road and pedestrian links will connect to the existing footpath network along Correen Road and Main Street and then onto the wider Core Path Network at Kingsford and Haughton Country Park – routes can be seen in the plan below.



Afford-CPP Plan Provided by Aberdeenshire Council used as base for the above.

**Figure 12 – Core paths**

**network**

**Primary and Secondary Education**

3.9 Primary and secondary education for Alford will be provided at the new community campus on Greyhope Road. There is currently capacity at both schools and the capacity of Alford Primary School is to be increased from 350 to 372. Recycling facilities are available nearby on Mart Road. The facility there is to be upgraded in the near future.



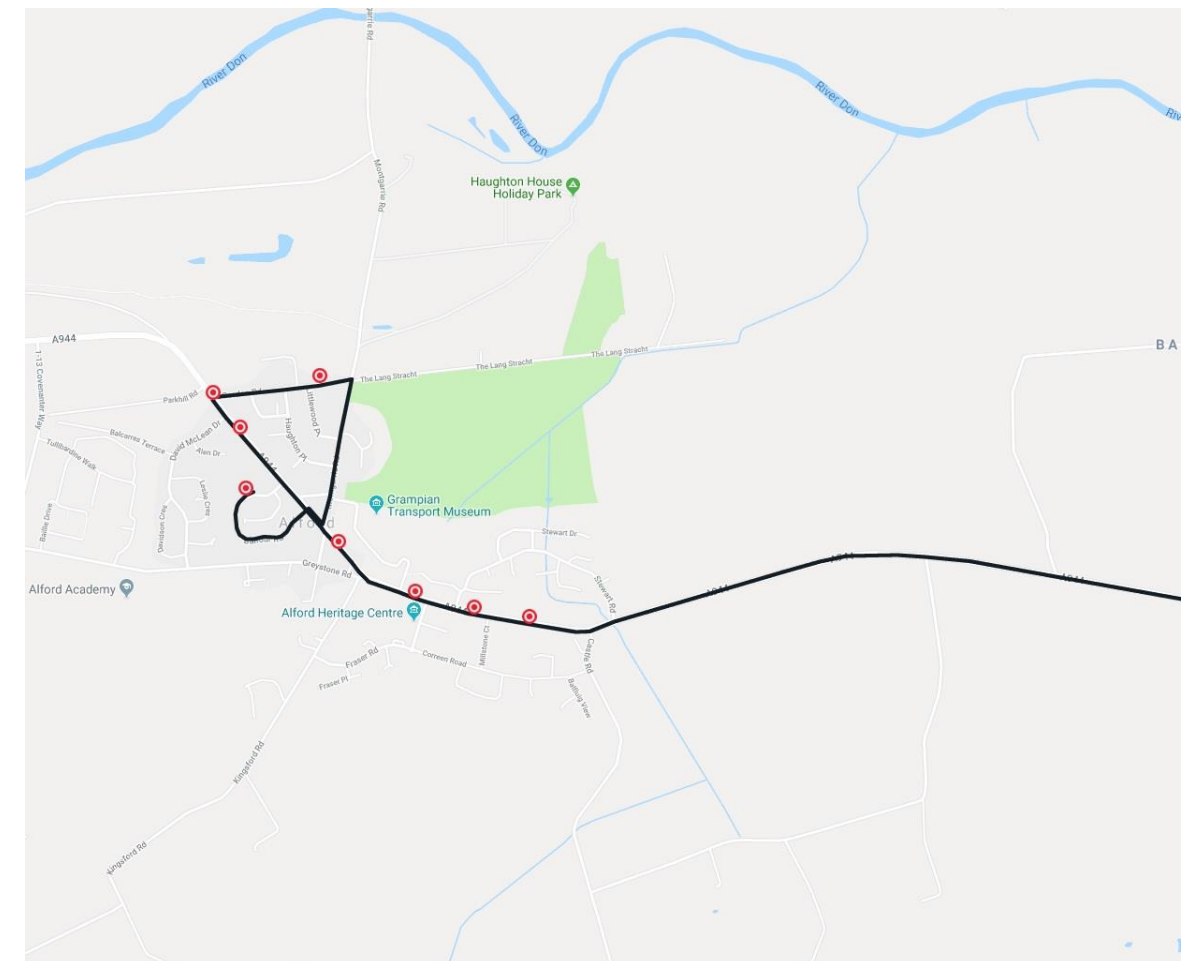
**Figure 13 – Alford Community Campus**

**Public Transport**

3.10 Alford is served by the 218, 231, 420 & 421 two of which pass the entrance to the site and the others are within a 10 minute walking distance. Operated by Stagecoach these routes give access from Alford to:

- Sauchen
- Dunecht
- Westhill
- Kingswells
- Aberdeen
- Huntly
- Kemnay
- Inverurie
- Insch

Bus stops are located along the B944 and the footpath from the site will connect directly to wider network and these stops.



**Figure 14 – Route example of the 218 from Aberdeen**

**Constraints**

3.11 It is not believed that there are any major constraints affecting the site. Given the presence of the burn running along the eastern boundary of the site some high level investigations of flood risk may be required at the planning application stage. The site is not subject to pollution or contamination.

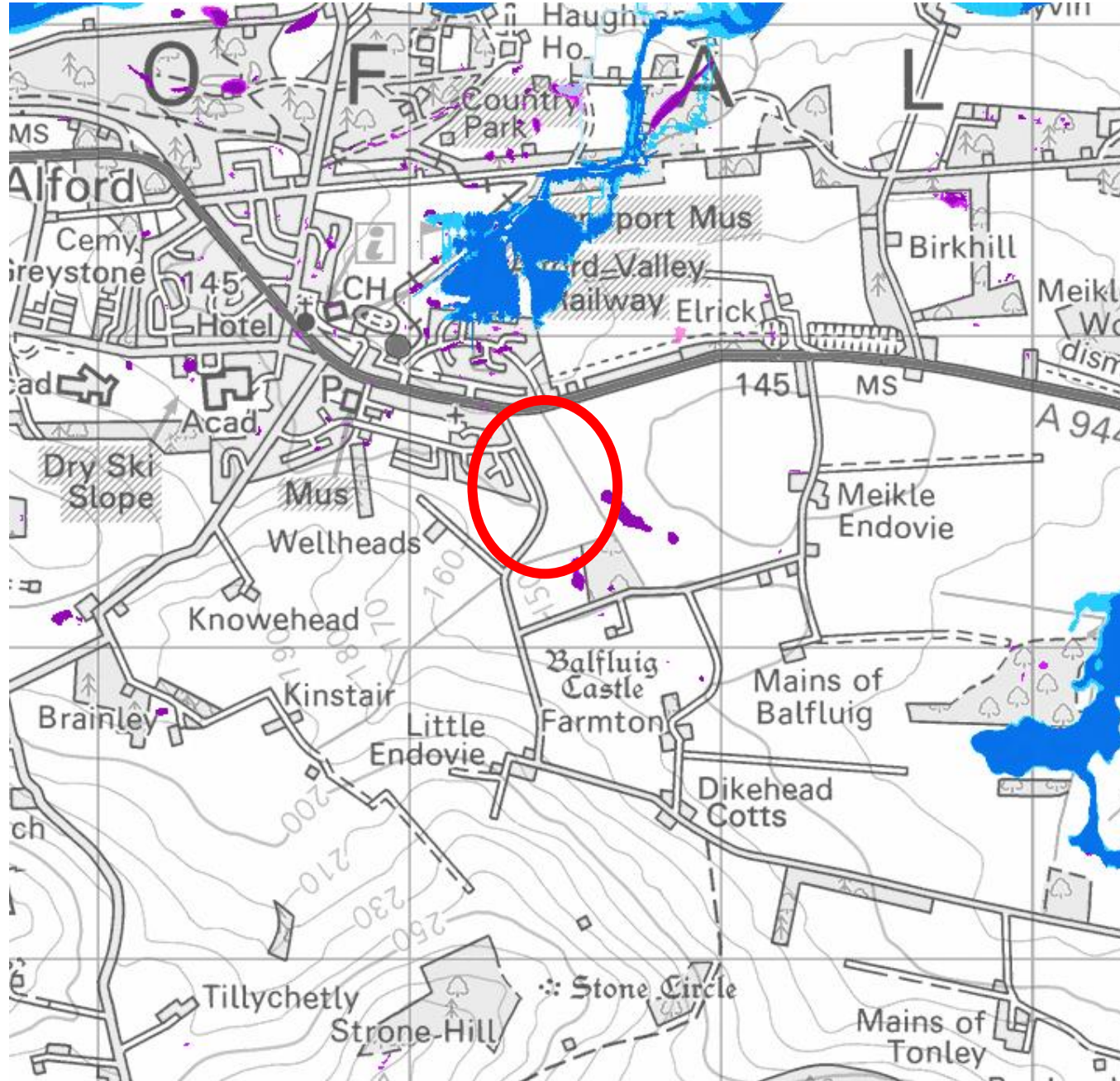


Figure 15 – Extract from SEPA flood map

**Developable Area**

3.12 Appendices 1 and 2 identify the area of the site that is developable taking into account the need for landscaping, the area required for SUDs and the road and footpath layout. This equates to approximately 50% of the site developable area. Further details are outlined in the table below.

Developable Area and Public Open Space	
Total developable area (highlighted in appendix 1)	2.691 ha (26910m <sup>2</sup> )
Total Area POS (highlighted in appendix 2)	1.207 ha (12070m <sup>2</sup> )
POS % of developable area	44.8%
Overall Site Area	3.78 ha (37800m <sup>2</sup> )

Table 1 – Area calculations

## 4.0 Community Engagement

- 4.1 In accordance with best practice in undertaking public engagement in the planning process and guidance provided by Aberdeenshire Council, public consultation has been undertaken as part of the preparation of the emerging masterplan for Castle Road. This is an important part of the process which allows people to engage and contribute to the proposals for new development and keeps them informed of progress. The public consultation for both the Masterplan and a future planning application has been run in tandem to avoid duplication. Details of the public consultation undertaken are also set down in the Proposal of Application Notice that was submitted for the site.
- 4.2 Consultation has been undertaken following the best practice guidelines as set out in Planning Advice Note 3/2010 - Community Engagement and SP=EED Successful Planning=Effective Engagement and Delivery. The main focus for the community engagement was the holding of two public consultation events to consider the masterplan proposals for Castle Road, Alford. In this respect the following meetings have been held with stakeholders and the local community.

### **First Public Exhibition**

- 4.3 The first public exhibition was held at Alford Public Hall, on Kingsford Road, Alford on 28 September 2016 for a proposed development of the Castle Road site. At the time the site was subject of a development bid and objections to the finalised Aberdeenshire Local Development Plan and had not been allocated for development. The open day event ran from 3 pm until 7.30pm. An advert giving notification of the exhibition was placed prior to the event in the Deeside and Donside Piper papers (See Figure 3). Personal invites were sent out to stakeholders, Council officers and local Councillors. Representatives from the developers were in attendance to provide information and discuss the emerging ideas for the future development of the site. Around 12 people attended the event and three responses were returned at or after the event.

### **Feedback and Analysis from First Consultation Event**

- 4.4 Feedback from the first public exhibition was fairly limited. Support for the proposals was expressed by two of the respondents and the third respondent was strongly opposed to the proposals on the basis that the site was not allocated in the Local Development Plan and there had been problems with Kirkwood's existing development at Wellheads in terms of adoption of roads and pavements and maintenance of landscaped areas. It was also considered that there was low demand for more private housing in Alford.

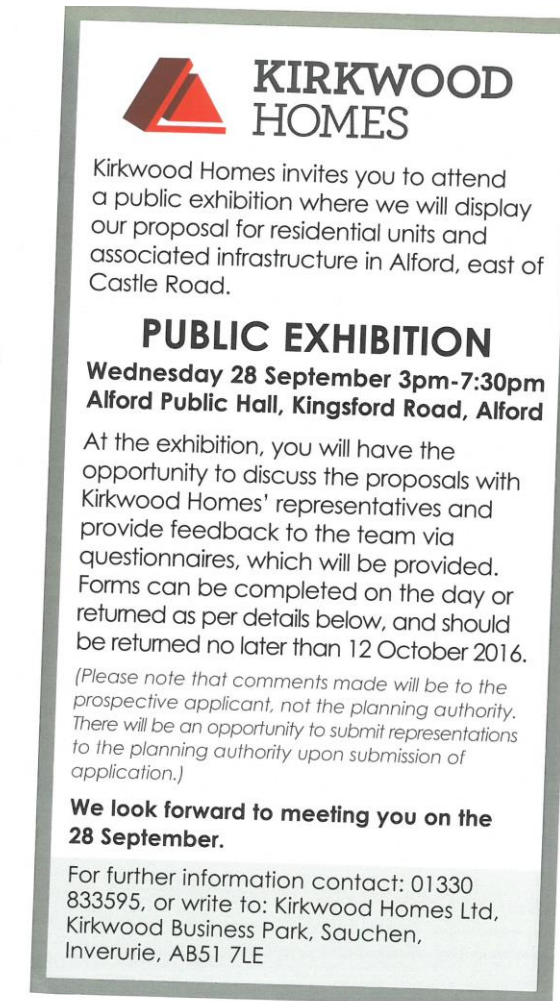


Figure 16 – Newspaper Adverts for Consultation Events

### **Second Public Exhibition**

- 4.5 The second public exhibition was also held at Alford Public Hall, Alford on 14 March 2018 and considered revised proposals for development of the Castle Road site. The site at this time was now allocated in the adopted Aberdeenshire Local Development Plan as Site OP5. The open day event ran from 3 pm until 7.30pm. An advert giving notification of the exhibition was placed prior to the event in the Deeside and Donside Piper papers and personal invites sent out to a range of community groups, local politicians, Council officers and other public bodies and interested parties. Representatives from Knight Frank and Kirkwood Homes were on hand throughout the day to answer questions and discuss the proposals for Castle Road with members of the local community and other interested parties. An exhibition was on display at the consultation event which included background on the proposals, plans and photographs of the site, the evolution of the design, a preferred option for development of the site and the process for approval of the masterplan (See Figure 4). Comments forms (see Figure 5) were also available and people were encouraged to fill them in to help inform the development of the proposals. People were given until 30 March 2018 to respond with comments on the proposals. Around 15 people attended the consultation event including a local Councillor and 4 responses on the proposals were returned. Information and comments were also disseminated to members of the Design Team in discussions held at the event.

## 1 Welcome

Kirkwood Homes Limited welcome you to today's public exhibition, where we are seeking feedback on the preparation of a Masterplan and the planning application for this 3.87 ha site at Castle Road, Wellheads, Alford. To avoid duplication, the consultation for both of these is being held in tandem. This site has already been the focus of consultation through an earlier consultation event held in September 2016 and the previous Local Development Plan preparation processes. It was during the preparation of the 2017 Local Development Plan that the Reporter allocated the site which they considered related well to recent residential development at Wellheads and offered the potential for a logical, proportionate extension to Alford without giving rise to any significant impacts upon the character or appearance of the approach to the town, or its landscape setting in wider views.



Castle Road, Alford

## 4 Masterplan and Planning Application

### Masterplan

The first stage in the development of this site is the preparation of a masterplan for the site as required by the Local Development Plan. This will ensure that the development of this site is designed to the highest standard, encompassing social, environmental and economic requirements and ensure an integrated approach to site planning, transport, servicing, community facilities, design, ecology and landscaping.

A draft Masterplan will be submitted to Aberdeenshire Council before a finalised Masterplan is presented to the Marr Area Committee for approval.

### Planning Application

Once the Masterplan is approved by the Council, a planning application will be submitted. The planning application for the site will need to conform to the Masterplan and policies of the Local Development Plan.

### Access

The LDP identifies that access to the site should be provided from Castle Road. It is proposed that two points of access will be provided from Castle Road and also a pedestrian crossing point over Castle Road which will likely take the form of a pedestrian island. The junction at Castle Road and Main Street has previously been constructed to a high specification and is considered capable of accommodating the proposed development. There will also be benefits to traffic movements in the area when Correen Road connects through to Marr Road, providing an alternative route for accessing the site from Main Street.



Castle Road, Alford

Figure 17 - Public Consultation Display Boards

### Feedback and Analysis from Second Consultation Event

4.6 The comments received at the second public consultation event focussed on the following issues:

#### Housing

- Disappointment was expressed that the development does not include any 2 bedroom detached and semi-detached bungalows for which there is demand for in Alford.

#### Education, Community and Medical Facilities

- Concern was expressed that there were not adequate facilities in Alford to support the development.
- Alford Medical Practice who provide health care services for Alford wished to know where the developer contributions monies for health care provision were to be allocated as no one from the NHS has approached the practice to discuss this.

#### General

- The development was opposed on the basis that satisfactory arrangements were not put in place for the earlier phase of housing at Wellheads for the completion of open space provision and its future maintenance.
- 4.7 Of the written responses received one indicated support for the proposals, one was neutral and two were opposed, one strongly. A number of people who attended the meeting on the day were nearby residents and their focus was largely on the landscaping and maintenance issues associated with the earlier phase of Kirkwood housing at Wellheads, Alford. Others who attended were interested to know when the new housing (affordable and private) might be delivered. There was a consensus from a number of people who attended the event that this was the correct side of the town to build new houses, being accessible to services and facilities.



### Response to Consultations

4.8 A response to the comments raised is considered below.

#### Housing

Whilst it is appreciated that there is some demand for bungalows in Alford, it is not a house type that Kirkwood Homes build for sale. The provision of bungalows at Castle Road would impact on the viability of the development particularly when developer contributions and affordable housing contributions are taken into account. Bungalows are also not seen as being cost effective for the provision of affordable housing by affordable housing providers. Bungalows are not efficient

in terms of land take and the efficient use of housing land. Kirkwood however do have house types which include a bedroom on the ground floor and consideration will be given to including some of these within the final layout. In terms of housing demand, Kirkwood's housing developments at Wellheads, Alford have sold very well and there are no houses remaining for sale. The Council's Annual Housing Land Audit also confirms the steady uptake of housing at Alford over the past ten years and that this will continue whilst there are effective housing sites available for development.

### Education, Community and Medical Facilities

There is capacity in the existing services (community, medical and education) to accommodate the proposed housing at Castle Road. Developer contributions from the development will also be used to assist in future community and healthcare service provision. Information will be sought from the Council's Developer Contributions Team as to where the contributions to be provided for healthcare are proposed to be allocated to by NHS Grampian.

### General

The concerns expressed regarding responsibility for the future maintenance of open space applied to the neighbouring development at Wellheads and the Council have confirmed that Kirkwood Homes have complied in full with their responsibilities in connection with this development. The proposed development at Castle Road will be subject to a factoring agreement for future open space maintenance to which the new residents will sign up to when they occupy their house. Kirkwood will implement a proposed landscaping scheme for the development in accordance with their planning consent.

### Impact on Masterplan

No changes require to be made to the masterplan as a result of the comments received to the public consultation exercise. All comments received will also be reported in detail in the public consultation report that will be submitted with the future planning application for the site.

## 6 Next Steps

**Step 1: Provide feedback on the proposals**

Kirkwood Homes Limited thank you for attending the public consultation. They are keen to obtain feedback from the local community and would therefore be grateful if you could fill in a questionnaire and provide your thoughts on the Masterplan and planning application for the site. We do hope that you take this opportunity to help Kirkwood shape the future development of Alford. Forms can be returned on the day; emailed to [malcolm.campbell@knightfrank.com](mailto:malcolm.campbell@knightfrank.com) or posted to Knight Frank LLP, 4 Albert Street, Aberdeen, AB25 1XQ by Friday 30th March 2018. Tel: 01224 415949

**Step 2: Consideration of comments received and alterations made to proposals as considered appropriate**


**Step 3: Consideration of additional comments received, any alterations made to the proposals as considered appropriate and Pre-Application Consultation report prepared for submission with the application**

**Step 4: Applicant prepares and submits Planning Application**


**Step 5: Aberdeenshire Council assesses planning application following statutory consultation**

**For more information**  
If you would like to be kept updated on progress of the development, please leave your contact details in the Visitor Register, or visit our web site at:  
[www.kirkwoodhomes.co.uk](http://www.kirkwoodhomes.co.uk)

**Option 1: Respond by Feedback Form**



 Complete and return to the pre-printed address

**Option 2: Respond by Letter or Email**

  
Knight Frank LLP  
4 Albert Street  
Aberdeen  
AB25 1XQ  
[malcolm.campbell@knightfrank.com](mailto:malcolm.campbell@knightfrank.com)  
01224 415949

Please note that all written representations on the pre-application consultation must be sent to the above address and NOT to Aberdeenshire Council. Comments made to the prospective applicant are not representations to the Planning Authority. If the prospective applicant submits an application there will be an opportunity to make representations on that application to the Planning Authority.

**Deadline for Pre-Application Comments:  
Friday, 30<sup>th</sup> March 2018**

Castle Road, Alford

Figure 18 – Public Consultation Feedback Form

### Masterplan Meeting with Council Officers

4.9 An earlier version of the masterplan was also presented to a special meeting of Council officers in November 2017 at which representatives from NHS Grampian and Scottish Water were also in attendance. The main points raised by consultees at this meeting and the response to the points raised is considered in Table 1 below.

**Table 2 - Consideration of Masterplan Meeting Comments**

Consultee	Consultee Comments	Masterplan Response
<b>Planning</b>	Concern was expressed that all the affordable housing was to be provided off-site and that only 46 houses were to be provided on the masterplan site whereas the LDP allocation was for 60 houses. The plan that was presented at the second public consultation event was amended to include all the affordable housing onsite and increase the number of houses to be provided to 60 in accordance with the LDP maximum allowance. It was suggested that consideration be given to the layout in terms of plots 41-44 having their private access road pulled to the Castle Road side to have those dwellings fronting towards Castle Road, and plot 45 should be rotated to face Castle Road. Landscaping also needs careful consideration and whilst the southern edge may provide screening to the listed Balfluig Castle building, if too high will reduce natural light and solar gain to the gardens of the houses in that location.	These aspects have been considered and taken account of in the detailed design for the site that has been brought forward.
<b>Transportation</b>	Sustainable transport connections need reviewed, including identifying options for bus stop enhancement and pedestrian linkages. There is also a need for a transport statement at the planning application stage.	The revised masterplan includes a new pedestrian crossing point over Castle Road and the other issues raised will be dealt with at the planning application stage.
<b>Roads</b>	There is a need to provide better connectivity in the area providing access from Castle Road along Correen Road to Mart Road. There is also a need to look at reducing the use of shared surfaces and providing crossing points over Castle Road, using traffic islands.	The connection between Correen Road and Mart Road has now been implemented. As stated above the revised masterplan includes a new pedestrian crossing point over Castle Road. The area of shared surfacing has also been considerably reduced.
<b>Flood Prevention Unit</b>	The FPU wish to see the risk of flooding from the adjacent burn addressed, albeit not necessarily through a full FRA. Details of existing and proposed overland flow rates are required, alongside finished floor levels for all properties which may rule out the need for a FRA.	This will be addressed at the planning application stage.
<b>Environment</b>	A buffer strip along the burn is required and seems to be already in place on the proposed plans. Opportunities for habitat enhancement should also be explored.	As stated the buffer strip along the Buckie Burn is already incorporated within the masterplan and an Ecological walkover study will be undertaken at the planning

		application stage.
<b>Education</b>	The application was supported and it was confirmed that education capacity does exist, but build out rates/phasing details are required to provide certainty on pupil yield implications.	The earliest a start will be made on site will be later in 2019 with a build out rate of between 10-20 houses per annum.
<b>Housing</b>	The early and overprovision of affordable housing was welcomed, and depending on how the sites progress they would need an area of the allocated site safeguarded to meet provision in the event of the remote site not coming forward.	The masterplan has been amended to allow for all the affordable housing to be provided onsite.
<b>Archaeology</b>	It was confirmed that there are no known archaeological sites within the proposed development boundary. Furthermore, there is only a low possibility of previously unknown archaeological remains surviving within the development site. The potential impact upon the setting of the Category 'A' Listed Building of Balfluig Castle however needs to be considered and Historic Environment Scotland will require to be consulted. Comments have also been received from the owner of Balfluig Castle expressing concern about the impact of the proposed development on the castle and the need to take account of this through appropriate screening.	A landscape architect has been commissioned to prepare a landscaping plan for the site which will fully consider and take account of the impact of the development on Balfluig Castle.
<b>Waste Management</b>	The roads need to be designed so that refuse vehicles can manoeuvre and serve the development.	This will be addressed through the Street Engineering Review that will be submitted at the planning application stage.
<b>Scottish Water</b>	They confirmed that the proposed development would tie-in with planned upgrades to the network in Alford.	Noted.
<b>SEPA</b>	SEPA raised a number of matters in relation to flood risk, the water environment, waste water and surface water drainage, disruption to wetlands including peatlands, pollution prevention and environmental management.	All the matters raised by SEPA will be addressed at the planning application stage.
<b>NHS Grampian</b>	Alterations or an extension to the existing medical centre would be required, NHS will review and confirm in due course.	Noted
<b>Developer Obligations</b>	A financial contribution will be required towards additional capacity at Alford Medical Centre.	Noted.



## 5.0 Developing the Design and Layout

5.1 A detailed technical assessment of the masterplan site has been undertaken. In accordance with masterplanning principles the core aims are to provide a “place” which is not seen as a stand-alone development, isolated and disconnected from its surroundings and a development that is connected to the surrounding built form as well as the landscape. Footpaths and cycleways will connect the development to the surrounding landscape and the existing town. The landscaped buffer strip along the Buckie Burn will encourage biodiversity.

### ***Climate***

5.2 The location of the site is well situated in the landscape and substantial planting on the eastern and southern boundaries of the site will help ensure an element of protection from the prevailing winds. The protection is reinforced by the housing and landscaping on the western side of Castle Road. There is also tree planting at the northern entrance to the site around the existing SUDs attenuation basin.

### ***Access and Connectivity***

5.3 Access to the site will be taken from Castle Road which runs along the complete length of the western boundary of the site. In accordance with the Council’s standards for roads serving new residential developments two access points will be created both located to the south of Correen Road. Castle Road will also require to be upgraded and widened along the section of the site to the south of Correen Road. The upgrading will include a footpath along the eastern side of Castle Road. A pedestrian crossing point has been provided across Castle Road providing safe access between the masterplan site and the existing housing and built up area to the west. This will likely be a traffic island. In addition to pavements within the internal street network an informal footpath will be provided through the open space area within the site. Once across Castle Road connections link through to the wider core path network and facilities within Alford including the new Community Campus. The site has good access to the bus service on Main Street which is located conveniently for the proposed housing.

### ***Land Use and Infrastructure***

5.4 The proposed land use is restricted by the Local Development Plan allocation to residential use and open space. The site as stated above is conveniently located for primary and secondary school education at the new Community Campus and for services/uses in the town, including shops, community facilities and healthcare. Employment opportunities are limited in Alford though the town is a service centre for the surrounding area.

There is also a small business/industrial park located off Mart Road, however there is generally a requirement to travel further afield for employment in Westhill and Aberdeen.

5.5 In terms of SUDs infrastructure, as stated earlier there is capacity at the existing SUDs basin beside the A944 Road to serve the development. New gravity foul and surface water sewers will be provided to service the development and will discharge to the existing Alford public sewer network. The proposals will tie in with planned upgrades to the network infrastructure by Scottish Water as part of their growth project for future development in Alford.

### ***Street Layout and Servicing***

5.6 The street structure and site layout has been designed as a specific response to the elongated shape of the site. The design solution, where possible, has sought to create a continuous street with houses fronting directly onto it and taking access from it. This takes advantage of the two access points into the site from Castle Road. The use of shared surfaces has been kept to a minimum however due to the positioning of the access onto Castle Road which is dictated by junction spacing requirements, one section of shared access has been incorporated in the layout at the northern end of the site. This has the advantage of avoiding the alternative solution of the use of cul de sacs which are not favoured by the Council’s waste management services. This part of the layout design has also been influenced by the SUDs and open space arrangements. The street layout subscribes to the general philosophy advocated by “Designing Streets”, horizontal traffic calming measures have been located on the longer sections of road and footpath links encouraged through the landscaping areas and out to the Castle Road and the neighbouring development.

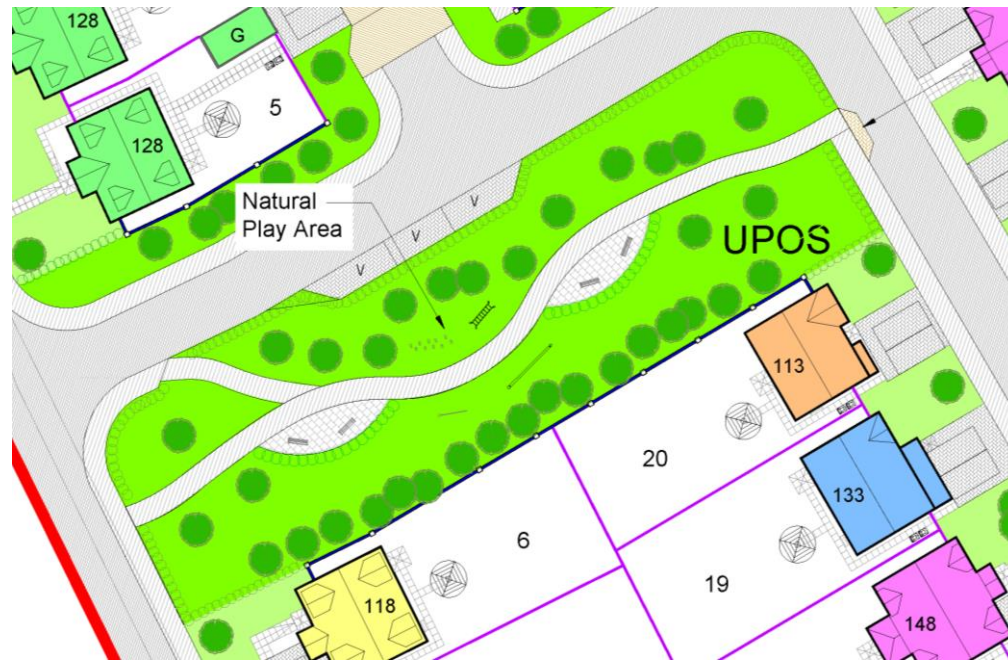
5.7 The proposed street layout is suitable for service access and complies with the appropriate standards. Street lighting will be designed to be energy efficient in accordance with Aberdeenshire Council standards. Plot Parking will be provided in accordance with Aberdeenshire Council standards. Visitor parking has been provided around the site to cater to as many plots as possible. It is understood that farm traffic is likely to still use Castle Road, so to avoid any obstructions visitor parking has been restricted on Castle Road. Instead the main front plots have been given larger than required driveways with some plots able to have up to four cars parked within the plot drive. Thus, increasing the plot parking availability and reducing the need to park on the street.

### **Open Space and Landscaping**

5.8 A landscape architect has been appointed to undertake a landscape appraisal of the site with the key objectives being:

- To provide a robust landscaping edge along the eastern boundary of the site which enhances the habitat for plants and wildlife and softens the settlement boundary at the entrance to Alford.
- The provision of sensitive landscaping along the southern boundary of the site which provides screening to mitigate any adverse impact on the Category 'A' Listed Balfluig Castle while still ensuring natural light and solar gain for the housing in this part of the site.
- The provision of an appropriate planting schedule for the areas of open space within the site and the SUDs area at the northern end of the site.
- The provision of centrally located public open space with natural play area.

Open space and landscaping will be provided in accordance with Aberdeenshire Council's standards (See Appendices 1 and 2) and taking into account the very generous size of many of the house gardens, a design issue resulting from the elongated shape of the site. The masterplan takes full account of these objectives and more details will be provided at the planning application stage.



**Figure 19 – Indicative public open space to site entrance**

### **Density**

5.9 In accordance with the policies of the Local Development Plan the Castle Road Masterplan (See Appendices 3 and 4) proposes a mixture of house types and sizes (1, 2, 3, 4 and 5 bedrooms) to meet housing need in terms of affordable housing and market demand. Affordable housing provision will be provided in accordance with the national standards of 25%. It is proposed that this provision will all be onsite. Building heights will be one and a half and two storeys which are in keeping with housing elsewhere in the village. The number of houses proposed is 55 which is slightly below the maximum of 60 allowed by the Local Development Plan. The type and number of houses proposed is directly related to market demand and for the private element of the scheme to what Kirkwood will attract purchasers for. This could change when development starts and in this respect Kirkwood are continually monitoring demand and the need to adapt layouts to changes in the housing market. It is considered what is proposed is in compliance with the LDP allocation for the site.



**Figure 20 – Typical Kirkwood Homes, 3 bedroom, one and half storey property**

### ***Security and Adaptability***

- 5.10 The masterplan layout has been designed following the principles set down in the guidance in Secured by Design with natural surveillance of streets (see appendix 6), footpaths and open space areas built into the design.

### ***Building Design and Materials***

- 5.11 Building design and materials will reflect the character of the existing housing in Alford and reflect the scale and contemporary style of the Aberdeenshire rural vernacular, working within the parameters set by commercial viability, modern construction requirements and market demand (see Appendix 5). Construction materials will be agreed in detail at planning application stage but will be drawn from a palette which respects the local context – roughcast finish walls, cast stone detailing, modern roof tiles, high performance PVCU windows, wall, fence and hedge plot boundaries (see appendix 7), limited use of shared surface roadways and native species planting wherever possible. Material examples can be seen in the following images:

#### ***White linings, Fascia and Windows***



#### ***Concrete Roof Tiles***



#### ***Roughcast to Walls***



# Typical Material Finishes

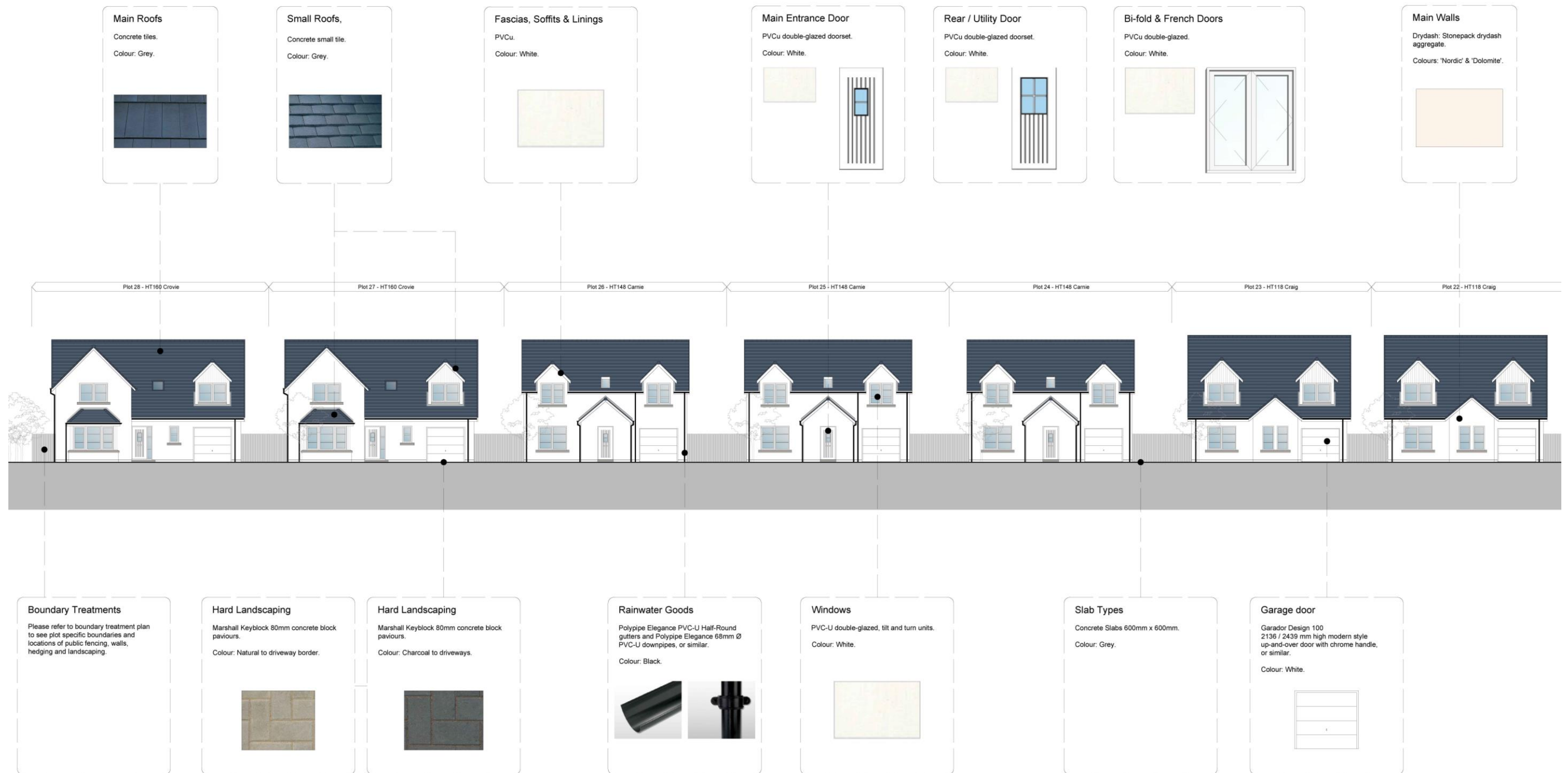


Figure 21 – Example material finishes

*Example Streets and House Types*



**Figure 22 – Example street scene and house types**

## 6.0 Procedural Requirements

### *Community Engagement*

- 6.1 Details of the community engagement undertaken are considered earlier in Chapter 4 of this report. This details the procedures and process that were followed for public consultation, the feedback that was received and how this has influenced the masterplan. A more detailed report on the pre-application consultation undertaken will be submitted with the planning application for the site.

### *Developer Contributions*

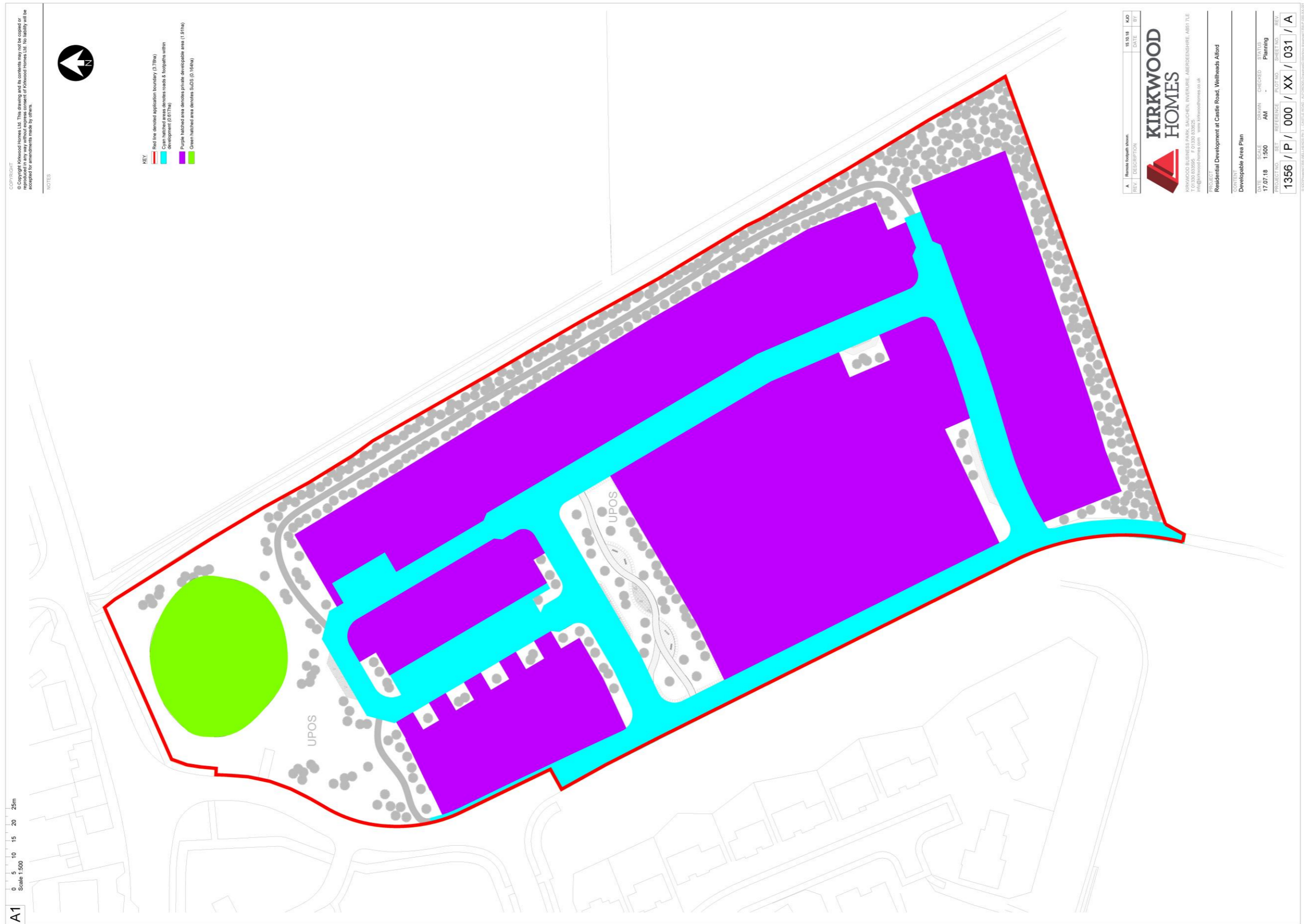
- 6.2 A planning gain package for the development at Castle Road is still to be agreed with the Council's Developer Obligations Team. It is likely to include the following:
- **Health** - Financial contribution.
  - **Affordable Housing (25%)** – Fourteen to fifteen units on site.

### *Phasing and Management*

- 6.3 The phasing strategy for the masterplan site will logically work in a west to east direction from the proposed accesses on Castle Road. It is envisaged that the housing will be completed over a period of 5 years depending on market demand. Management arrangements will be put in place by the site developers for future maintenance of the public open space and SUDS and the landscaped open space areas will be designed to be low maintenance.
- 6.4 This masterplan was prepared by Knight Frank LLP and Kirkwood Homes Limited.



# Appendix 1 - Developable Area Plan



# Appendix 2 - Green Area Plan and Pedestrian Core Footpaths





# Appendix 3 – Castle Road Masterplan



**NOTES**

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REV	DESCRIPTION	DATE	BY
D	Revised footpath & natural play area added.	15.10.18	KJO
C	Minor car parking shown.	11.09.18	AM
B	General update.	24.08.18	KJO
A	Development scheme name revised.	13.07.18	AM



PROJECT: Residential Development at Castle Road, Wellheads Alford

CONTENT: Proposed Site Layout Plan

DATE	SCALE	DRAWN	CHECKED	STATUS
09.07.18	1:500	KJO	-	Planning

PROJECT NO. / SET / REFERENCE / PLOT NO. / SHEET NO. / REV  
 1356 / P / 000 / XX / 003 / D

## Appendix 4 – Masterplan Housing and Parking Schedules

### DEVELOPMENT MIX

Unit Reference	Unit Name	Unit Type	Plot Nos.		Accommodation		No. of storeys	Total No. off	Total floor area	
			LH	RH	Bedrooms	Parking spaces			m <sup>2</sup>	sq. ft
43	Affordable	Ground floor flat	44, 46		1	1.5	1	2	86	926
58	Affordable	First floor flat	45, 47		1	1.5	1	2	116	1,249
72	Affordable	Semi-detached	51, 53	50, 52	2	2	2	4	288	3,100
91	Affordable	Semi-detached	42, 43, 49, 54		3	2	2	4	364	3,918
102	Affordable	Semi-detached	48, 55		3	2	2	2	204	2,196
120	Affordable	Detached house	-	41	4	3	2	1	120	1,292
113	Buchan	Detached house	30, 40	20, 33, 35, 37	3	2	2	6	678	7,298
118	Craig	Detached house	6, 7, 22, 23	11, 12, 21	3	2	1.5	7	826	8,891
128	Morven	Detached house	-	1, 2, 3, 4 & 5	4	3	1.5	5	640	6,889
133	Atholl	Detached house	31, 32	15, 17, 19, 39	4	3	2	6	798	8,590
136	Birse	Detached house	29	14	3	2	1.75	2	272	2,928
148	Camie	Detached house	8, 9, 10, 24, 25, 26	13, 16, 18, 34, 36, 38	4	3	1.75	12	1,776	19,117
160	Crovie	Detached house	27, 28	-	4	3	1.5	2	320	3,444
							<b>Total</b>	<b>55</b>	<b>6,488</b>	<b>69,836</b>

### TOTAL PARKING PROVISION FOR DEVELOPMENT

Unit Reference	Unit Name	Unit Type	Parking Distribution				Total No. of spaces
			Min Parking Spaces	In garage (6m x 3m or 6m x 6m)	In driveway Minimum	Parking Bay	
43	Affordable	Ground floor flat	6			6	6
58	Affordable	First floor flat					
72	Affordable	Semi-detached	2			2	8
91	Affordable	Semi-detached	2		2		8
102	Affordable	Semi-detached	2		2		4
120	Affordable	Detached house	2		2		2
113	Buchan	Detached house	2		2		12
118	Craig	Detached house	2		2		14
128	Morven	Detached house	3	1	2		15
133	Atholl	Detached house	3	1	2		18
136	Birse	Detached house	2		2		4
148	Carnie	Detached house	3	1	2		36
160	Crovie	Detached house	3	1	2		6
						<b>Total</b>	<b>133</b>

# Appendix 5 – Materials, Elevations and Details of House Types

**A1** Scale 1:500

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SECTION

**Main Roofs**  
Concrete tiles.  
Colour: Grey.

**Small Roofs**  
Concrete small tile.  
Colour: Grey.

**Fascias, Soffits & Linings**  
PVCu.  
Colour: White.

**Main Entrance Door**  
PVCu double-glazed doorset.  
Colour: White.

**Rear / Utility Door**  
PVCu double-glazed doorset.  
Colour: White.

**Bi-fold & French Doors**  
PVCu double-glazed.  
Colour: White.

**Main Walls**  
Drydash: Stonepeak drydash aggregate.  
Colour: 'Nordic' & 'Delomir'.

**Plot 26 - HT180 Drive**

**Plot 27 - HT180 Drive**

**Plot 28 - HT180 Drive**

**Plot 29 - HT180 Drive**

**Plot 30 - HT180 Drive**

**Plot 31 - HT180 Drive**

**Plot 32 - HT180 Drive**

**Plot 33 - HT180 Drive**

**Boundary Treatments**  
Please refer to boundary treatment plan to see plot specific boundaries and locations of public fencing, walls, hedging and landscaping.

**Hard Landscaping**  
Marshall Keyblock 80mm concrete block pavements.  
Colour: Natural to driveway border.

**Hard Landscaping**  
Marshall Keyblock 80mm concrete block pavements.  
Colour: Charcoal to driveways.

**Rainwater Goods**  
Polypipe Elegance PVC-U Half-Round gutters and Polypipe Elegance 50mm Ø PVC-U downpipes, or similar.  
Colour: Black.

**Windows**  
PVC-U double-glazed, 18 and turn units.  
Colour: White.

**Slab Types**  
Concrete Slabs 600mm x 600mm.  
Colour: Grey.

**Garage door**  
Garador Design 100  
2126 / 2439 mm high modern style up-and-over door with chrome handle, or similar.  
Colour: White.

REV	DESCRIPTION	DATE	BY

**KIRKWOOD HOMES**  
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T 01924 800000 F 01924 800020  
E info@kirkwoodhomes.co.uk www.kirkwoodhomes.co.uk

PROJECT: Residential Development at Castle Road, Wellheads Aford

CONTRACT: Materials Elevation & Details

DATE: 26.07.18 SCALE: NTS DRAWN: KJD CHECKED: - STATUS: Planning

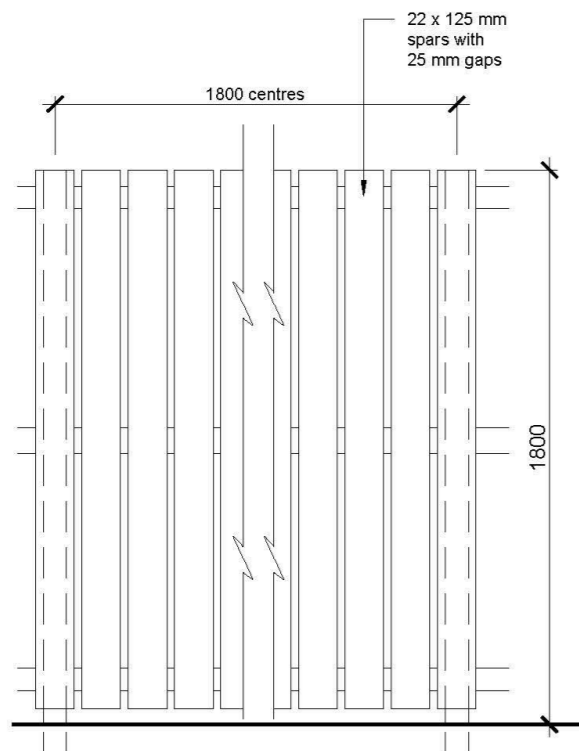
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# Appendix 6 – Sectional Elevations

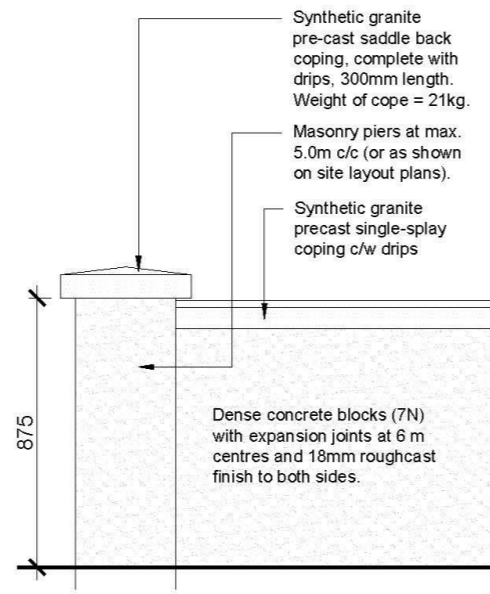


# Appendix 6 – Sectional Elevations

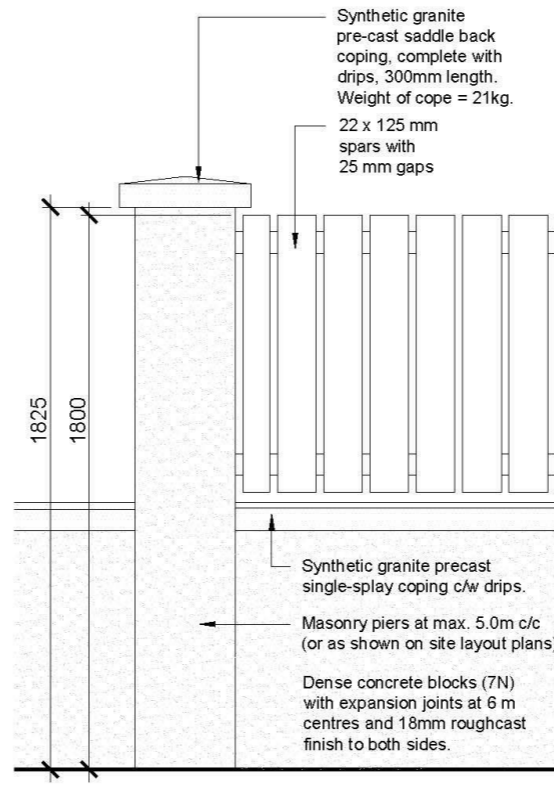
A3



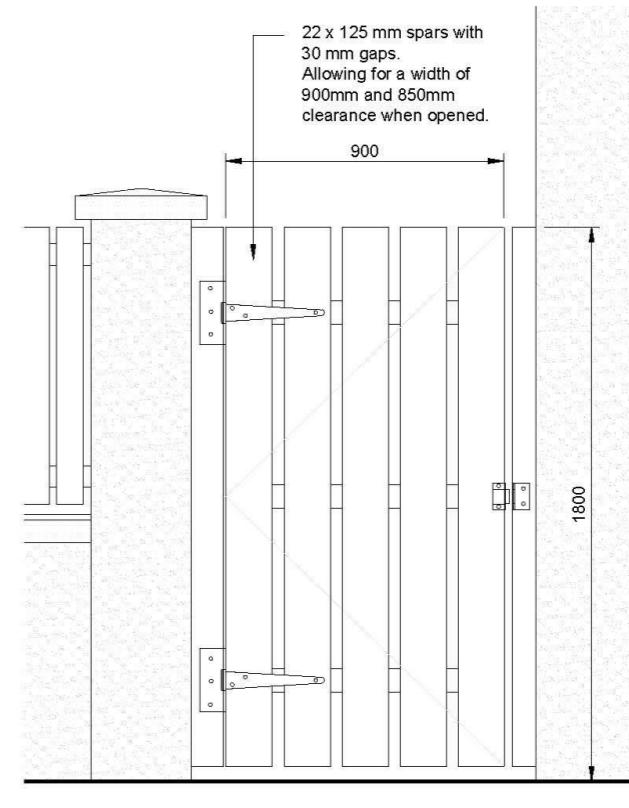
TYPICAL 1800mm HIGH TIMBER FENCE  
SCALE 1:20



TYPICAL 900mm HIGH MASONRY WALL  
SCALE 1:20



TYPICAL 900mm HIGH MASONRY WALL  
WITH 900mm TIMBER FENCE OVER  
SCALE 1:20



TYPICAL 1800mm HIGH TIMBER  
LEDGED & BRACED GATE  
SCALE 1:20



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PROJECT  
Residential Development at Castle Road, Wellheads Alford

CONTENT  
Typical Examples of Boundary Treatments

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REV.	DESCRIPTION	DATE	SCALE	DRAWN	CHECKED	STATUS	BY
		24.08.18	1:20	-	-	Planning	
PROJECT NO.	SET	REFERENCE	PLOT NO.	SHEET NO.	REV.		
1356	P	000	XX	061	-		

S:\DO\Projects\1356-WELLHEADS PH 3 - CASTLE ROAD - ALFORD\05-Drawings\05-Working drawings\1356-P-000-XX-32 Boundary Treatment Details.dwg