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## Introduction

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 at Newbarns, Oldmeldrum.

The Masterplan is a supporting document preceding an application for planning permission to Aberdeenshire Council in respect of Residential and Ancillary Development including Open Space and Infrastructure.

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

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.

## Vision

To create a high quality sustainable residential neighbourhood to the east of Oldmeldrum, contained within an attractive open space and landscape setting. The development will be characterised by an identifiable neighbourhood 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 eastern edge of Oldmeldrum, the vision for the developments expansion would also seek to ensure a link between the existing settlement and the new development through physical accessibility and the design and layout of the new houses, open spaces, footpaths and streets.



Kirkwood Homes - Street scene from Sauchen



Kirkwood Homes - Street scene from Countesswells



Kirkwood Homes - Street scene from Dunecht



Kirkwood Homes - Street scene from Broughty Ferry

## Name of Development

Proposed Residential Development of approximately 160 - 170 houses, including 25% affordable, with Associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space on Land at Newbarns, Oldmeldrum

## Proposal of Application Notice (PoAN)

A PoAN for the above proposed development was submitted on 10th May 2022 and acknowledged / registered by Aberdeenshire Council on 9th June 2022.

An advisory note was included within the Councils registration acknowledgement as follows: "Please be advised that as part of the initial assessment of this proposal, Contaminated Land has noted that the site encompasses two former landfills. The suitability of the site for residential use and the risks to the wider environment must be determined by comprehensive site investigation works undertaken in accordance with current guidance. Reports detailing the findings of the investigation and necessary remedial measures will be required in support of any future planning application(s)."

A blended approach was taken to the PoAN and Proposed Masterplan consultation. In light of Covid restrictions at the time, this involved one in person and two online events.

- A consultation website went live on 14th June 2022 and included an introduction to the proposals; information boards; proposed draft masterplan and proposed draft layout and how to comment.
- A drop-in session was held at the Sports Pavilion, Oldmeldrum on 21st June 2022 (3pm to 7pm)
- A first interactive live chat session was held on 22nd June (3.30 to 6.30pm)
- A second interactive live chat session was held on 3rd August (3.30 to 6.30pm)

There was generally a good understanding from attendees that the OP5 site was allocated for residential development and local interest in the proposed form of development, including the proposed masterplan.

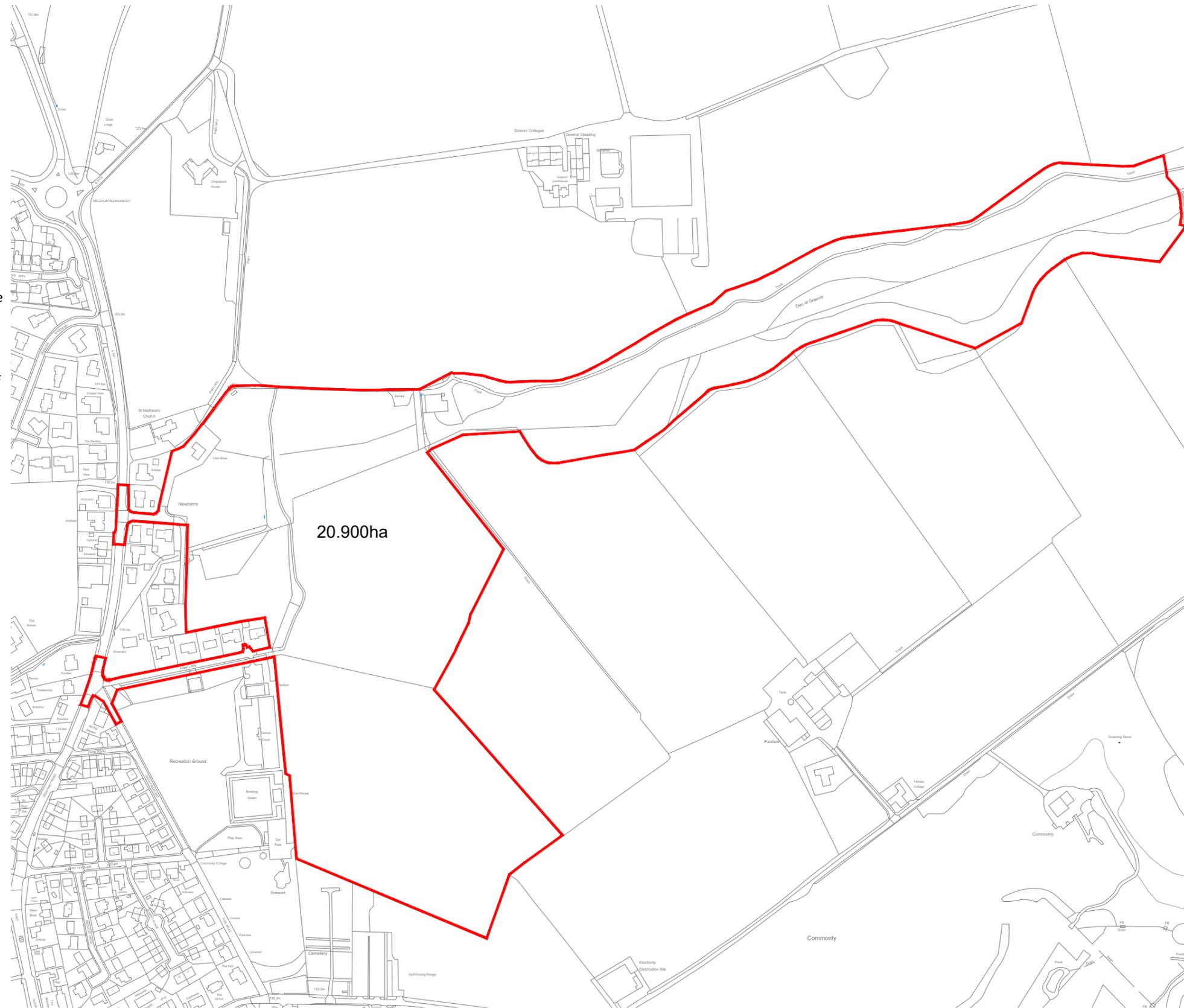


Figure 1 – PoAN Plan

## Current Planning Context

National Planning Framework 4 (NPF4) was formally adopted on 13th of February 2023 and is now part of the statutory Development Plan. NPF4 provides the national planning policy context for the assessment of all planning matters. The Adopted Aberdeenshire Local Development Plan 2023 (ALDP) and associated Supplementary Guidance continue to be part of the Development Plan.

This masterplan has therefore considered and taken appropriate account of all national and local planning policy issues relating to the principle of development; layout, siting and design; phasing; community and economic benefits; water, drainage and flood risk; natural heritage including impact on trees, protected species, wildlife habitats and biodiversity enhancement; sustainability; climate change; archaeological impacts; and developer obligations, including affordable housing.

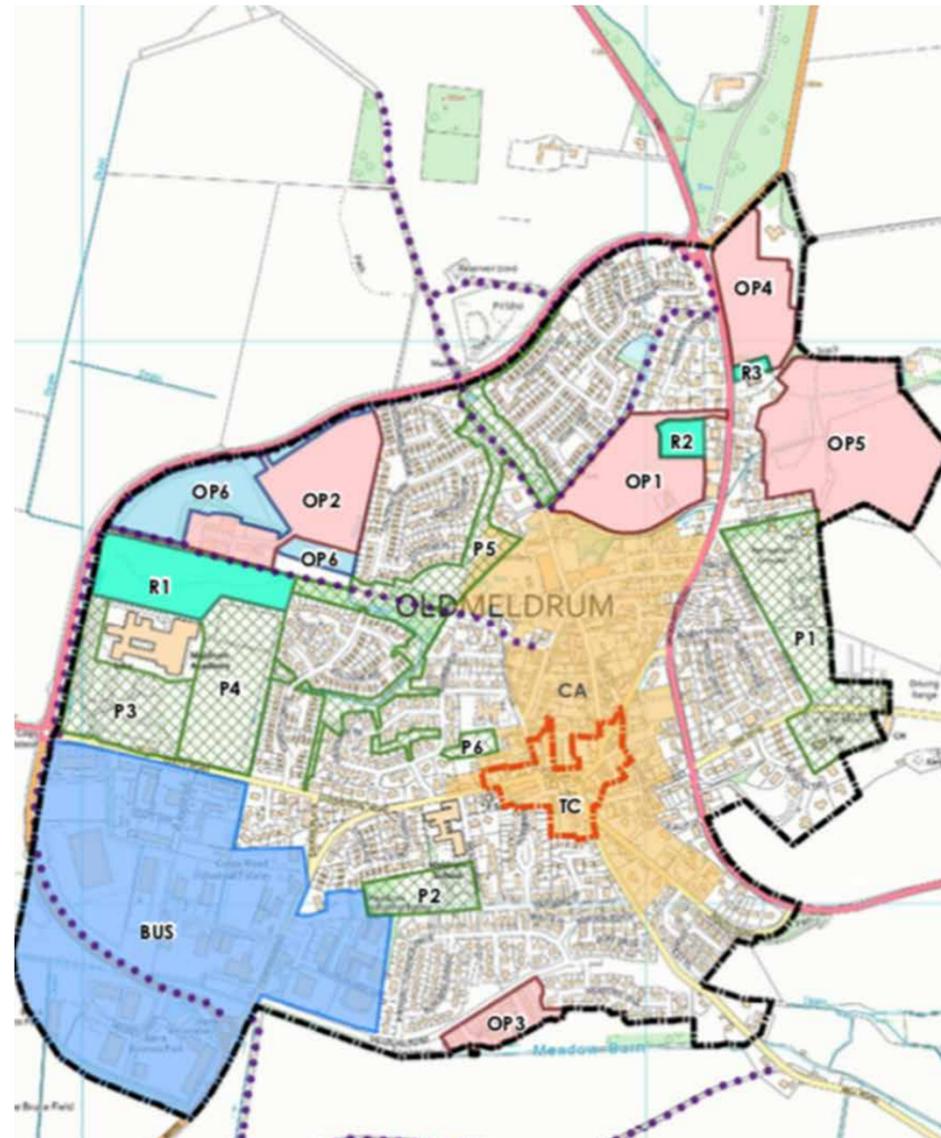


Figure 2 – Extract from Aberdeenshire Local Development Plan

Due to Oldmeldrum's level of existing services, good transport links and central location within Formartine, the Aberdeenshire Local Development Plan 2023 (LDP) recognises that there is a strong local demand for new housing and meeting that demand is therefore a key LDP aspiration for the settlement.

The LDP therefore allocates five housing sites, four of which are reallocations from the Local Development Plan 2017. The additional new allocation lies to the east of the settlement and is identified as OP5: Newbarns for approximately 146 homes, i.e. the subject land.

Notably, when identifying the OP5 site as a residential allocation, the LDP also recognises that there is potential to develop, in a phased manner, land directly to the south. That additional area also lies within the red line PoAN boundary and logically forms part of these masterplan proposals.

In formulating the draft masterplan, and in particular learning from a previous PoAN process, including the impact of constraints at the northern end of the site, it became clear that the LDP allocation of approximately 146 houses couldn't be accommodated within the identified OP5 area. The OP5 area and the phased land to the south can however accommodate 160 - 170 houses and it is therefore considered reasonable to include this land within the proposal masterplan and comprehensively plan for the phased delivery of much needed mainstream and affordable housing. The following delivery of requirements and benefits are included within the LDP OP5 allocation and have also therefore been addressed through the emerging masterplan process.

**PLDP OP5 Requirement:** Masterplan required encompassing FR062 (already including the entirety of bid site FR061) as a whole on the basis of the work being phased.

**Response:** The proposed masterplan fulfils this obligation by including the land to the south, i.e. FR062. Both FR061 and FR062 are required to achieve the number of units required by the PLDP.

**PLDP OP5 Requirement:** FRA required.

**Response:** A Flood Risk Assessment (FRA) is currently being prepared and will be included within the application pack. The proposed masterplan is however based on preliminary findings and is considered deliverable.

**PLDP OP5 Requirement:** Habitats Survey required.

**Response:** A Habitats Survey is currently being prepared and will be included within the application pack. The proposed masterplan is however based on preliminary findings and is considered deliverable.

**PLDP OP5 Requirement:** Ancient woodland adjoining the north east corner of the site which should be protected through a buffer strip. Buffer strips also required along the burn of Keithfield / Raxton and the small watercourse along the eastern boundary and are to be positively integrated into the development.

**Response:** The proposed masterplan retains an area of open space / woodland to the north of the site. This is a material change from the previous PoAN and the LDP bid layout which both showed housing in this area. This change reduces the scope for housing at the northern end of the site but has positive impacts in terms of woodland and ecology.

**PLDP OP5 Requirement:** Part of the Burn of Keithfield/Raxton is currently downgraded to 'Poor' status due to its physical condition and therefore an enhancement of the watercourse through re-naturalisation and removal of any redundant features is a requirement of the development.

**Response:** Detailed landscape proposals have been prepared to address this requirement and support the proposed masterplan.

**PLDP OP5 Requirement:** Sustainable Drainage System mitigation is also likely to be required to address surface water flooding.

**Response:** A Drainage Impact Assessment (DIA) is currently being prepared and will be included within the application pack. The final assessment will include details of surface water treatment, including sustainable urban drainage systems (SuDS). The proposed masterplan is however based on preliminary findings and is considered deliverable.

**PLDP OP5 Requirement:** Two vehicle accesses will be required, internally connected by way of a loop. Access from Park Lane and Newbarns will require these roads to meet adoptable standards relevant to the level of development, with footways. A new junction configuration is required at the Park Lane/ Park Crescent/A947 junction. Connectivity with the existing settlement needs to address the severance of the A947 by way of pedestrian crossing facilities provided on the A947.

**Response:** The required access / crossing points, junction upgrade and the required loop road are all shown within the proposed Masterplan. A Transport Statement (TS) is currently being prepared and will be included within the application pack. The assessment will include details of all surface treatments, including those proposed for adoption. The proposed masterplan is however based on preliminary findings and is considered deliverable.

**PLDP OP5 Requirement:** There is also potential for improved access to the nearby recreational path (Den of Gownor track).

**Response:** The PoAN and masterplan boundary include the Den of Gownor Track, the intention being to improve accessibility to this area.

**PLDP OP5 Requirement:** It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need.

**Response:** The proposed masterplan identifies appropriate areas for the delivery of 25% affordable housing and detailed discussions are ongoing with Aberdeenshire Council regarding the required mix.

**PLDP OP5 Requirement:** Educational provision is a constraint that will require to be overcome.

**Response:** The site falls within the catchment areas of Meldrum Primary and Meldrum Academy. In accordance with Aberdeenshire Councils Developer Obligations Policy, at the time of application the current school rolls and the potential pupil generation from this development will be assessed and addressed. This requirement does not impact on the preparation of the proposed masterplan document.

**PLDP OP5 Requirement:** Development should ensure its potential impact on the Category C Listed St. Matthew's Church located to the west of the site is minimised. Strategic landscaping should be used as well as carefully considered design of the site to mitigate the impact on the setting of the listed building.

**Response:** No development is proposed in close proximity to the church, however notwithstanding, strategic landscape proposals are included within the proposed masterplan.

## Topography

A topographical survey has been undertaken for the site and an extract is shown in Figure 3.

This shows a high point of circa 137.000 AOD to the south east of the site and falling to a low point of circa 117.000 AOD at the north west of the site. The site has a water course running from east to west across the northern part of the site and two sets of overhead electric cables, one along the north eastern boundary and the other dissecting the site from north to south.

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

- Minimise the level of cut and fill by working with the contours of the land.
- Use the existing land form to increase the character of the development.

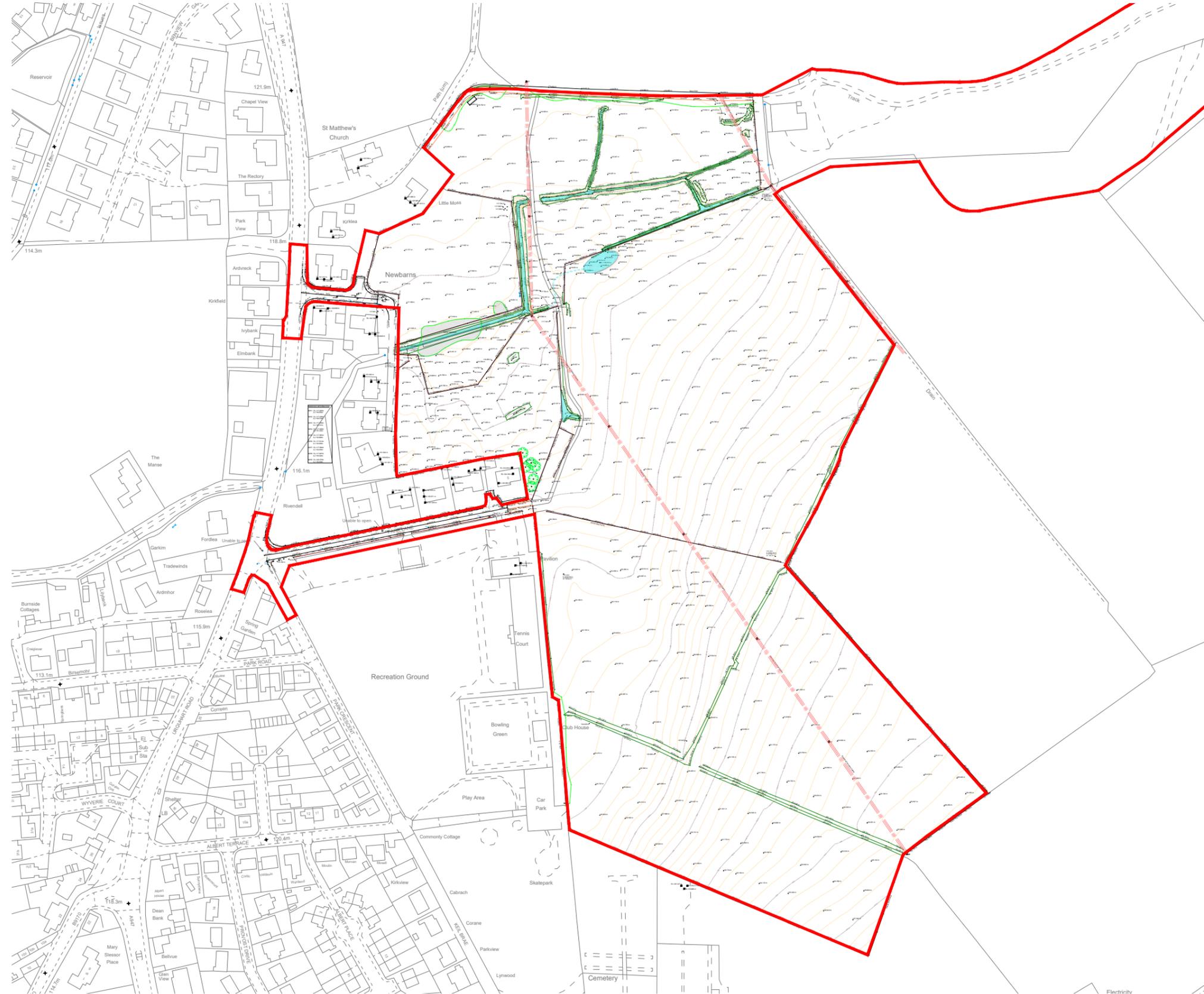


Figure 3 – Topographical Survey

**Peat**  
 PEAT was only recorded on site within the Section 1 area at the locations indicated in Figure 4 below. Peat was also recorded in TT103A, TT106, TT107, TT112, TT113 and TT115.

Occasional lenses of Peat were recorded on the boundary between the Section 1 and Section 2 areas of the site in BH109 between 0.45 m and 1.5 mbgl. Gravel sized fragments of Peat were recorded in BH117 (0.9 m – 2.9 mbgl), and in BH119A (0.8 m to base of borehole at 1.0 mbgl). In TP123 the natural deposits between 0.95 m and 2.9 mbgl were described as peaty.

 Location of Peat

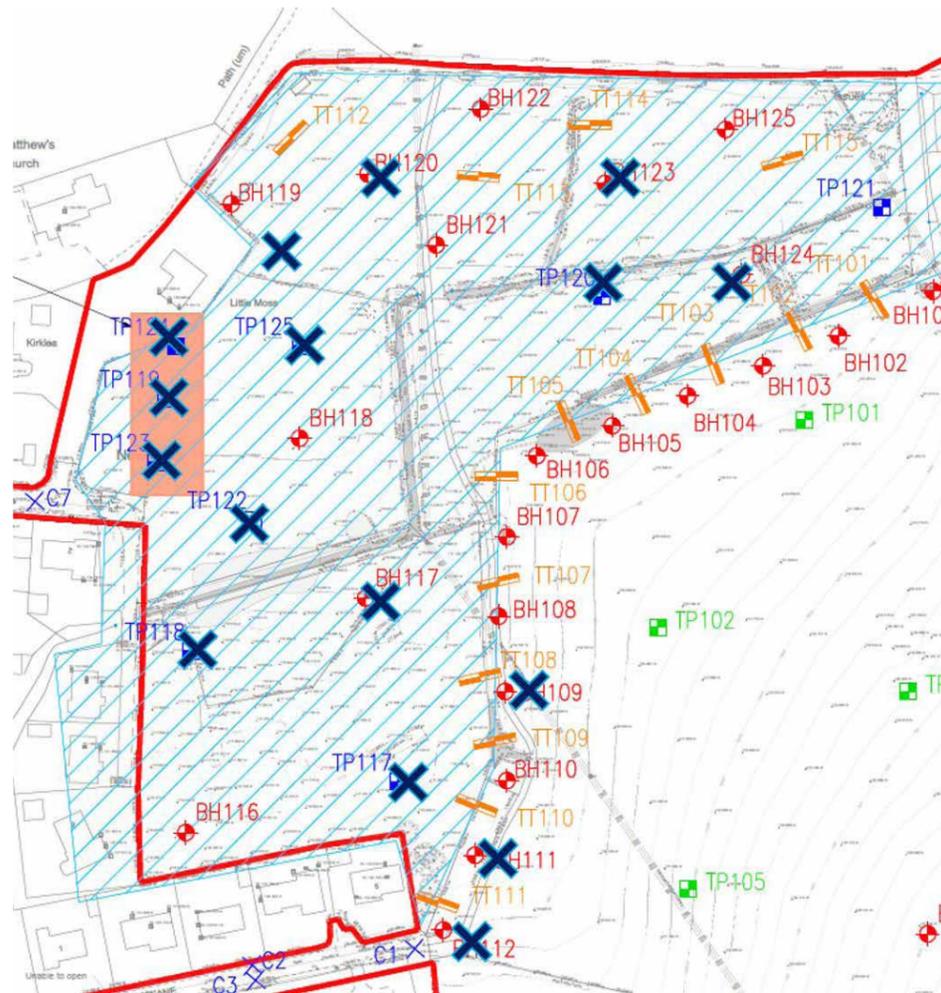


Figure 4 – Locations of Peat

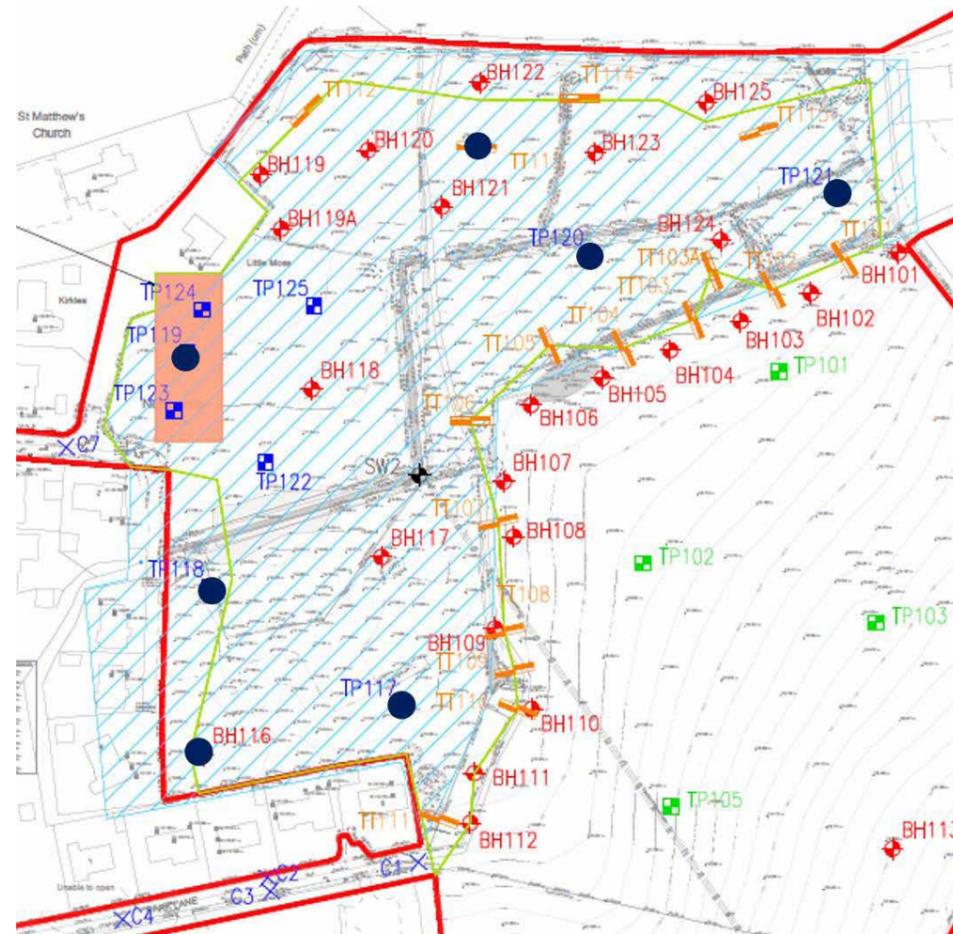


Figure 5 – Locations of Noted Visual/ Olfactory Contamination

 Location of Visual / Olfactory Evidence of Contamination

**Evidence of Contamination**

Visual / olfactory evidence of contamination was identified at various locations across the Section 1 area of the site and generally comprised of hydrocarbon odours (see Figure 5 above).

Hydrocarbon odours were encountered at the following locations or within layers of Peat (where odours could be organic):

- BH116 within the Made Ground between 1.3 and 2.0 mbgl – slight hydrocarbon odour;
- TT113 within the Made Ground between 0.9 and 1.8 mbgl – very strong hydrocarbon odour and a visible sheen in the water;
- TP117 in the PEAT between 1.85 and 2.5 mbgl – strong hydrocarbon odour;
- TP118 in the PEAT between 1.5 and 2.1 mbgl – strong hydrocarbon odour;
- TP119 within the Made Ground 0.75 – 1.05 mbgl – moderate hydrocarbon odour;
- TP120 within the Made Ground 0.45 – 1.40 mbgl – strong hydrocarbon odour;
- TP121 within the Made Ground 0.7 – 1.8 mbgl – strong hydrocarbon odour

 Section 1 Area  
 Section 2 Area

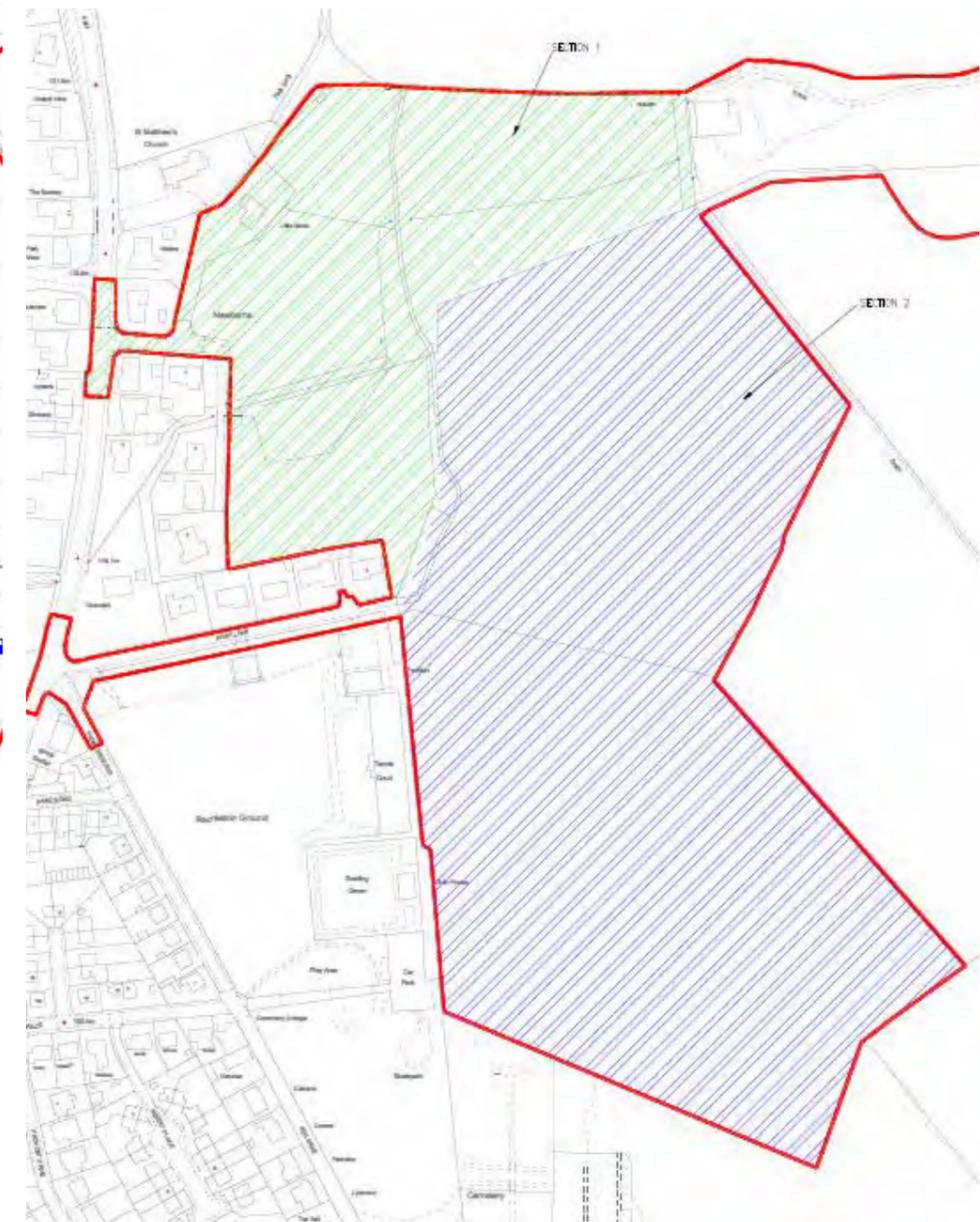


Figure 6 – Section areas

**Summary**

Following the information obtained from the ground investigations we concluded that Section 1 was not suitable for housing and by making this area a natural green space, it provided a link to the Den of Gownner walking route.

## Flood Risk Analysis in relation to National Planning Framework 4 (NPF4)

Fairhurst were appointed to carry out a flood risk analysis of the site and this has been assessed in relation to Policy 22 of the NPF4 and the Scottish Government's online Planning Advice on Flood Risk. Policy 22 of the NPF4, 'Flood Risk and Water Management', sets out the requirements for development proposals at risk of flooding or in a flood risk area.

Flood risk at the site has primarily been assessed in relation to a small watercourse which flows westwards along the north boundary of the site; however, other potential sources of flood risk have also been considered.

## Conclusion and Recommendations of Assessment

Hydraulic modelling of the small watercourse within the northern part of the site indicates that, for the majority of the modelled reach, the 1 in 200 year plus climate change flows are predicted to remain within the banks of the watercourse. A small area of out-of-bank flooding is predicted immediately upstream of a small field access culvert (Culvert A), although the topography is such that floodwater is directed back into the channel immediately downstream of the crossing. This crossing is remote from the area proposed for development and therefore the development area is not considered to be located within an area at risk of fluvial flooding.

It is recommended that floor levels within the proposed development should be located above the maximum 1 in 200 year plus climate change level (including structure blockage where appropriate) plus 0.6m freeboard level.

In order to avoid increasing fluvial flood risk at the proposed development site, it is recommended that any new or replacement watercourse crossings included as part of the development should be designed for the 1 in 200 year plus climate change event.

Flood risk from other sources including surface water flooding, sewer flooding and groundwater flooding, have also been assessed. Flood risk from these sources is considered to be low. Residual flood risk to the development should be mitigated by setting finished floor levels above surrounding ground level and profiling ground levels to route overland flow around and away from buildings.

## Surface Water Flooding

-  High Likelihood  
 Each year this area has a 10% chance of flooding
-  Medium Likelihood  
 Each year this area has a 0.5% chance of flooding
-  Low Likelihood  
 Each year this area has a 0.1% chance of flooding

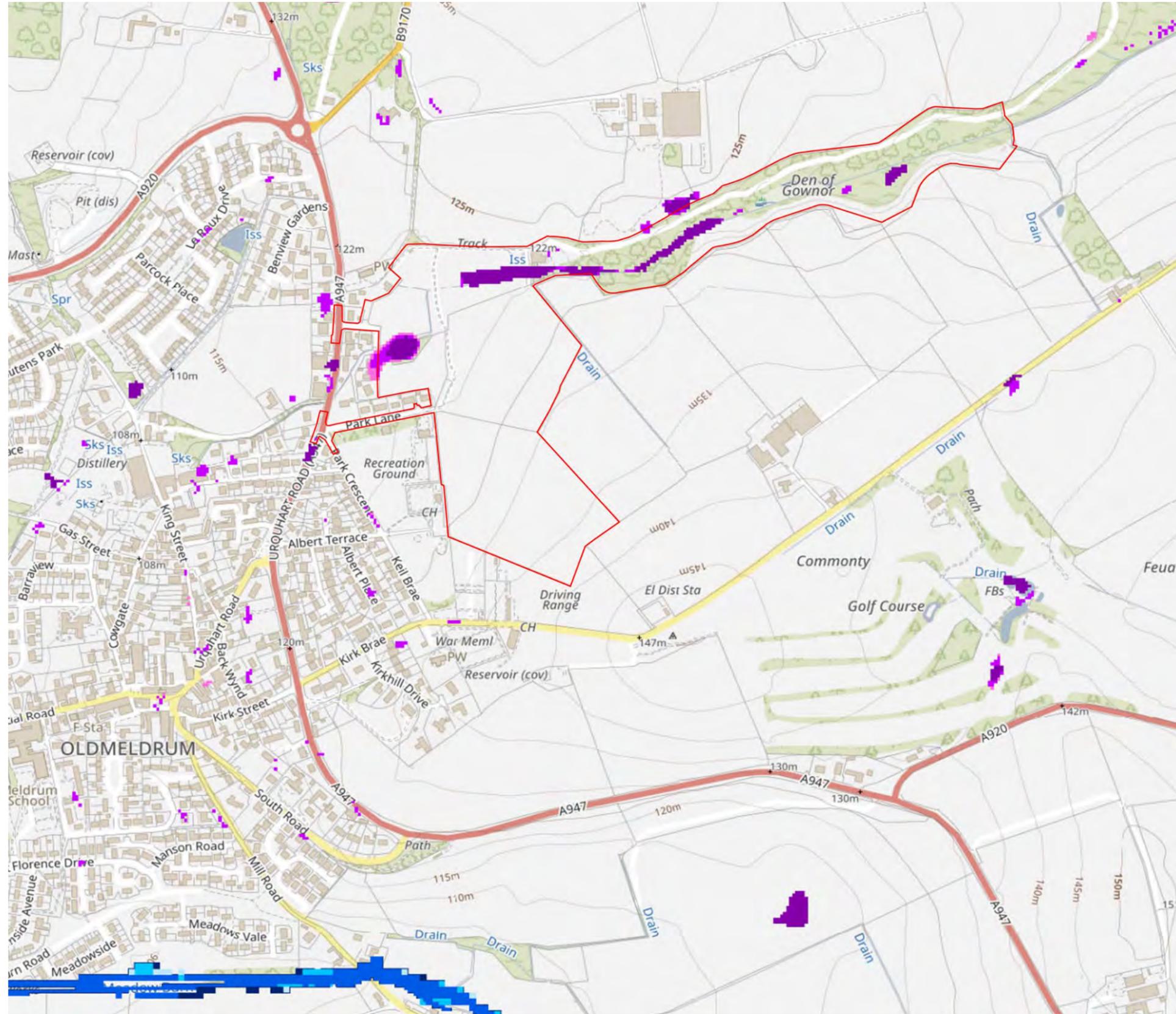


Figure 7 – Extract from SEPA flood map

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**Development Site**
- 01** Meldrum House Country Hotel & Golf Course  
 Distance - 1.0 mile  
 Time to walk - 20 minutes walk
- 02** Meldrum Primary School and Nursery  
 Distance - 0.6 miles  
 Time to walk - 11 minutes
- 03** Meldrum Academy  
 Distance - 1.1 miles  
 Time to walk - 20 minutes
- 04** Community Facilities - Tennis Courts, Playing Fields, Skate park  
 Distance - 0.3 miles  
 Time to walk - 6 minutes
- 05** Glen Garioch Distillery  
 Distance - 0.3 miles  
 Time to walk - 5 minutes
- 06** Oldmeldrum Golf Club  
 Distance - 0.4 miles  
 Time to walk - 9 minutes
- 07** Fyvie Oldmeldrum Medical Group  
 Distance - 0.6 miles  
 Time to walk - 11 minutes
- 08** Town Centre  
 Distance - 0.5 miles  
 Time to walk - 10 minutes
- 09** Albert Road A947
- 10** B9170



Figure 8 – Context Plan

- 01 Wild planting/Landscaping around the proposed new pedestrian/ cycle paths
- 02 Formal areas of green space/ planting in small areas in the middle of the site.
- 03 Indicative SUDs area
- 04 Existing watercourse to remain with additional landscaping.
- 05 Skate Park / Play park / Playing Fields
- 06 Community Pavillion
- 07 Tennis Courts
- 08 Bowling Green
- 09 Oldmeldrum Driving Range
- 10 Community Orchard
- 11 Den of Gownor
- 12 Oldmeldrum Golf Course
- 13 Cemetery



Figure 9 – Amenity Plan

- Proposed new pedestrian/cycle paths within development site and into adjoining woodland area.
- 'A' road through Oldmeldrum - A947
- Development Core Road - Primary vehicular route with 3m wide footpath/cycle way
- Secondary roads servicing the developments housing
- Existing Core Path network

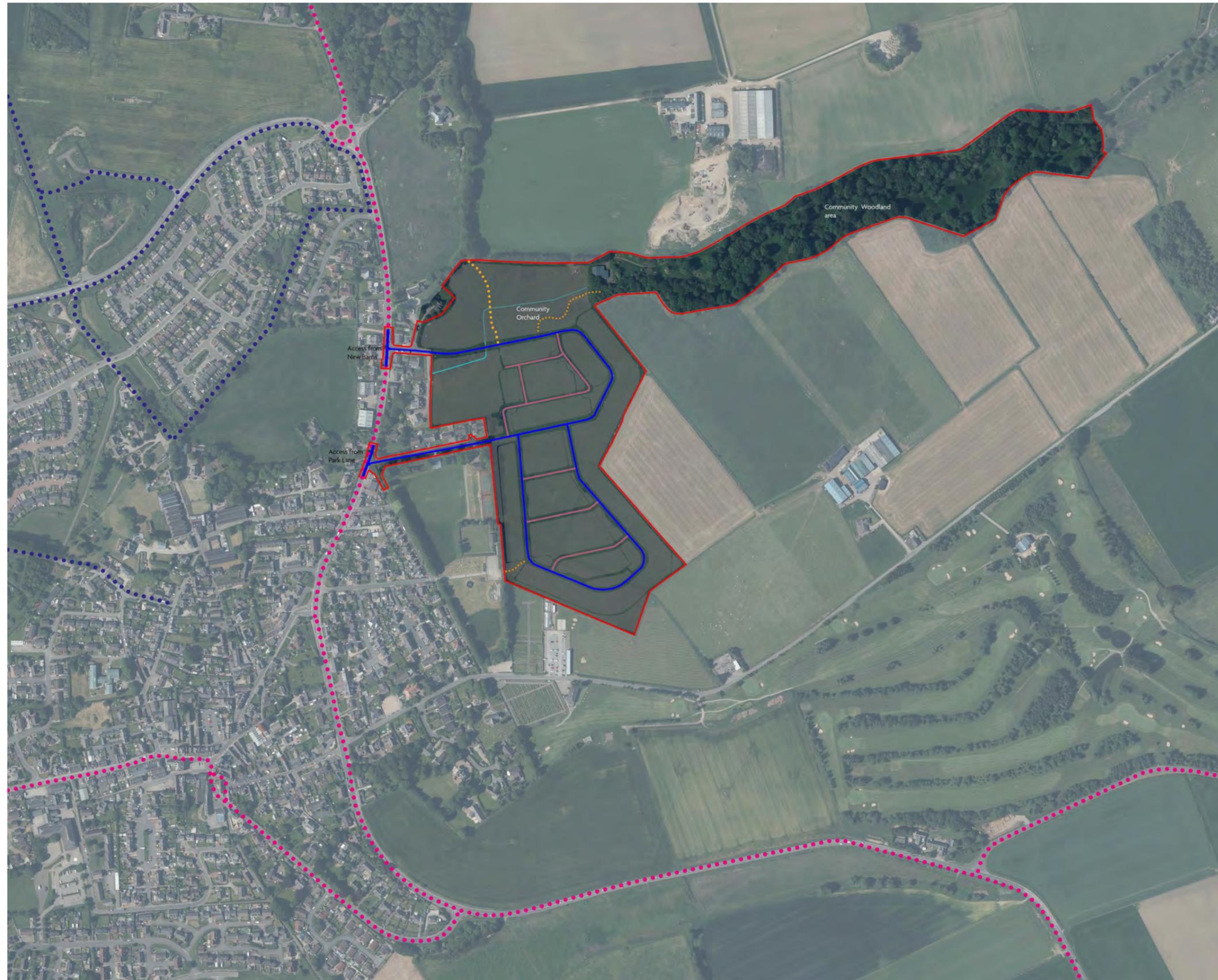


Figure 10 – Connections to Local Community Plan

## Public Transport

Public transport accessibility is generally defined by the location of the nearest bus stops and PAN 75 recommends a maximum walking threshold of within 400 metres to bus stops for residential developments. The proposed development is located within 400m of the existing bus stops, with access to both northbound and southbound services on the A947 Urquhart Road, ensuring that the site is in accordance with SPP public transport accessibility criteria.

There are additional bus stops on the A947 Albert Road and within the town centre at Oldmeldrum Square that are also within an acceptable walking distance from the site. The bus stops are served by a number of services including Stagecoach Services 35 and 49 and Bains Coaches 240, 421, and 305 between Oldmeldrum, Inverurie, Macduff and Aberdeen City Centre.

The frequency of bus services on the A947 Urquhart Road is every 30 minutes between Monday and Saturday towards Aberdeen, and hourly on Sundays. This provides an excellent service for commuters towards Aberdeen in the morning and evening peak hours.



Development Site



Bus Stops in Oldmeldrum



Bus Route 41  
Insch - Inverurie



Bus Route 248  
New Byth - Inverurie



Bus Route 49  
Ellon Park & Ride - Inverurie



Bus Route 35  
Elgin - Aberdeen

Figure 11 – Public Transport Plan

## Community involvement and Consultation

- A consultation website went live on 14th June 2022 and included an introduction to the proposals; information boards; proposed draft masterplan and proposed draft layout and how to comment.
- A drop-in session was held at the Sports Pavilion, Oldmeldrum on 21st June 2022 (3pm to 7pm)
- An first interactive live chat session was held on 22nd June (3.30 to 6.30pm)
- A second interactive live chat session was held on 3rd August (3.30 to 6.30pm)

In relation to the proposed masterplan, discussion included queries relating to the fact that the southern half of the proposed site, the area south of OP5, is not zoned for housing development in the Local Development Plan (LDP) and is only noted as a possible site in the next 10 year plan, and is therefore not in accordance with the Council's Development Plan.

In response, it was made clear through discussion that when identifying the OP5 site as a residential allocation, LDP also recognised that there was potential to develop, in a phased manner, land directly to the south. There was therefore a responsibility placed on the prospective applicant to include the wider area within the masterplan proposals.

In formulating the emerging masterplan, including the impact of constraints at the northern end of the site, it became clear that the allocation of approximately 146 houses could not be accommodated within the OP5 area. The OP5 area and the phased land to the south can however accommodate 160 - 170 houses and it was therefore considered reasonable to include this land within the proposals at this time and comprehensively plan for the phased delivery of much needed mainstream and affordable housing.



Figure 12 – Drop in session Consultation event

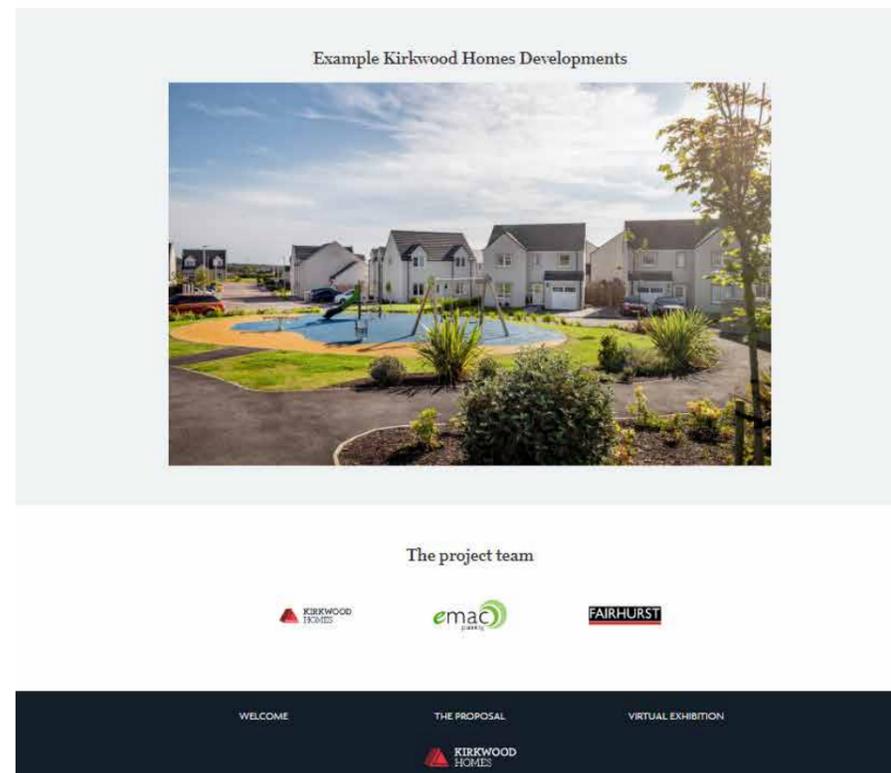
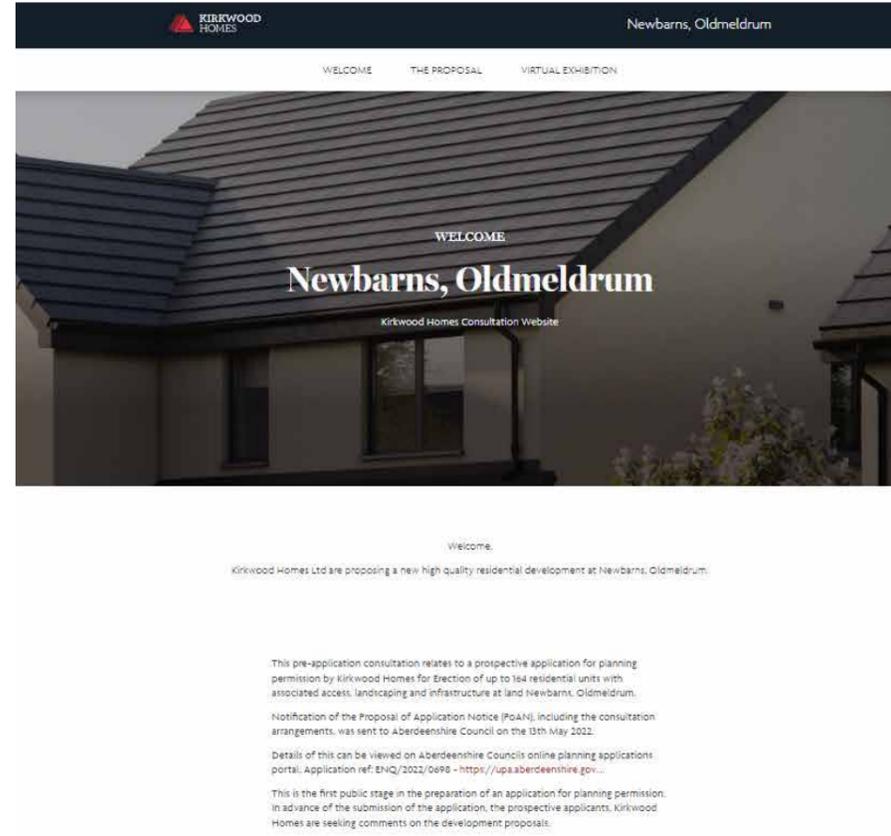


Figure 13 – Consultation Website

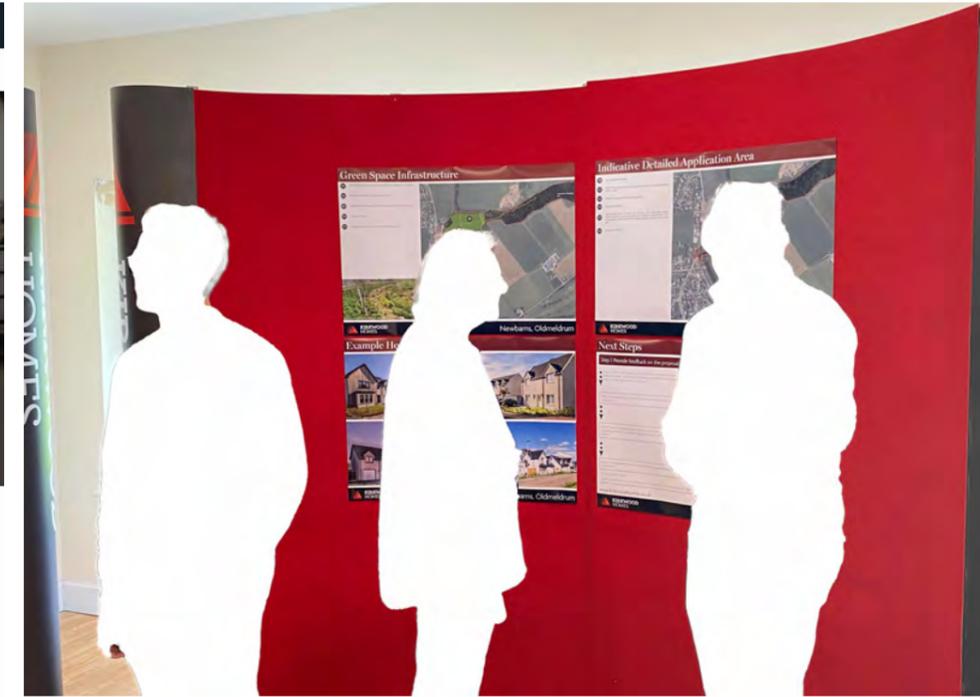


Figure 14 – Drop in session Consultation event

Additional comments, and responses, relating to the emerging masterplan, as follows:

**Question:** Will improvements be made to the Den of Gowmor. Will there be upgrades to existing paths, including those off-site.

**Answer:** Yes, the potential for improved access to the Den of Gowmor track is an identified requirement within the LDP and the proposed masterplan addresses this requirement. Further consideration is currently being given / remains ongoing regarding the potential linkages into the wider core path network.

**Question:** What fencing will be put in place at the back gardens of the homes bordering the park? Will children be tempted to climb fences and go through trees to access the park quickly and directly.

**Answer:** A 1.8m high fence line will define the rear garden boundaries, with a landscape strip beyond and post and wire fence thereafter onto the park boundary.

**Question:** MAIG have requested that further consideration be given to the security of their compound to ensure it is inaccessible from the proposed housing area.

**Answer:** The prospective applicants have given further consideration to this particular boundary and remain in discussion with MAIG regarding potential solutions.

**Question:** A community Orchard should be incorporated into the masterplan.

**Answer:** The masterplan has been amended to show the location and layout of the community orchard.

## Design Concept 1

- Original design concept.



Figure 15 – Design Concept 1 - Masterplan Original

## Design Concept 2

- Design and location of housing areas updated following ground conditions report.
- Open space/landscaping area relocated to the north of the site
- Relocation of natural green space allowed connections directly to proposed Den of Gowner circular walking route.

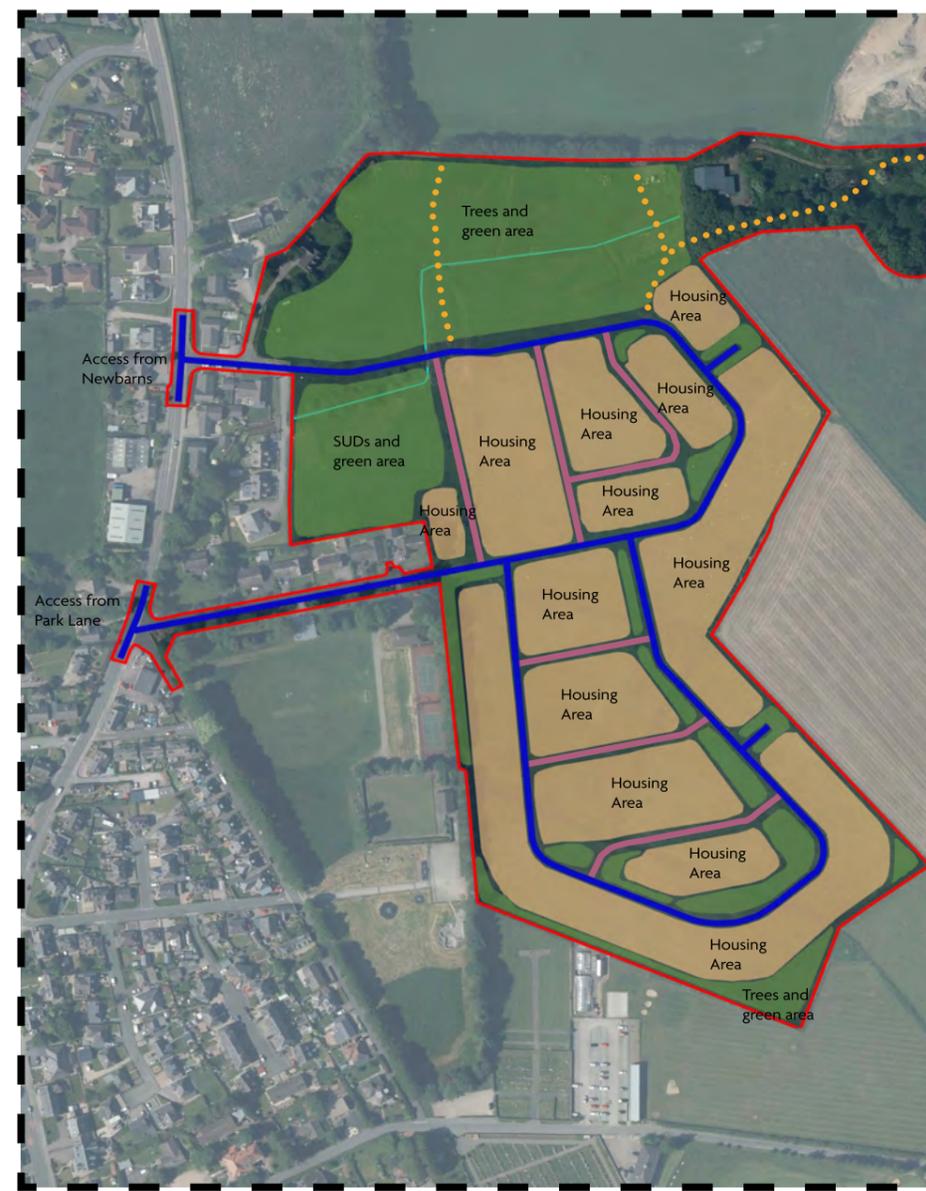


Figure 16 – Design Concept 2 - Masterplan Consultation

## Design Concept 3

Updates made to layout following comments received from public consultation and a wider review of the design:

- Footpath link to park area at south west of site added.
- Community Orchard area added.
- Linear housing streets in northern part of concept 2 broken up and more prominent frontages created at both Newbarns and Park Lane site entrances.
- Red line updated following consultation.



Figure 17 – Design Concept 3 - Masterplan Finalised

## Built Form

Oldmeldrum does not have a predominant house type style, with a mix of both traditional and some more modern properties. The proposal will represent a modern development and through the use of high-quality building materials, a variation in property types in terms of siting, scale and design and through the use of appropriate boundary treatments, the proposal will represent a distinctive development, i.e. as defined within NPF4's six qualities of successful places. Whilst the finishing materials would be somewhat different to those within the neighbouring areas, it is considered that their modern nature will provide a modern contrast and raise no concerns. The distinctiveness of the proposal will also be reinforced by allowing views through and beyond the site.

As a local developer with extensive knowledge of the local market the housing mix will reflect local customer demand and what has been requested by our affordable housing partner. Homes could include the following:

- 1 bedroom cottage apartments
- 2 bedroom bungalows
- 3 bedroom starter family homes
- 3, 4 & 5 bedroom detached homes

All featuring timber kits built locally in Sauchen, Aberdeenshire and high quality external materials suited to the local vernacular that provide a safe and low maintenance lifespan to the home owner.

Example materials and housing forms can be seen on the elevation and CGI examples.

All homes will feature air source heat pumps reducing the reliance on fossil fuel energy usage. Smart controls in the home will allow occupants to control the space and water heating remotely to limit wasted energy use.



Figure 18 – Example material finishes



Figure 19 – Example street scene and house types



Figure 20 – Example street scene and house types



Figure 21 – Example street scene and house types

NPF4 Policy 15 Local Living and 20 Minute Neighbourhoods requires that development proposals will contribute to local living including, where relevant, 20-minute neighbourhoods.

A wide range of amenities are considered to be within walking distance, including the following:

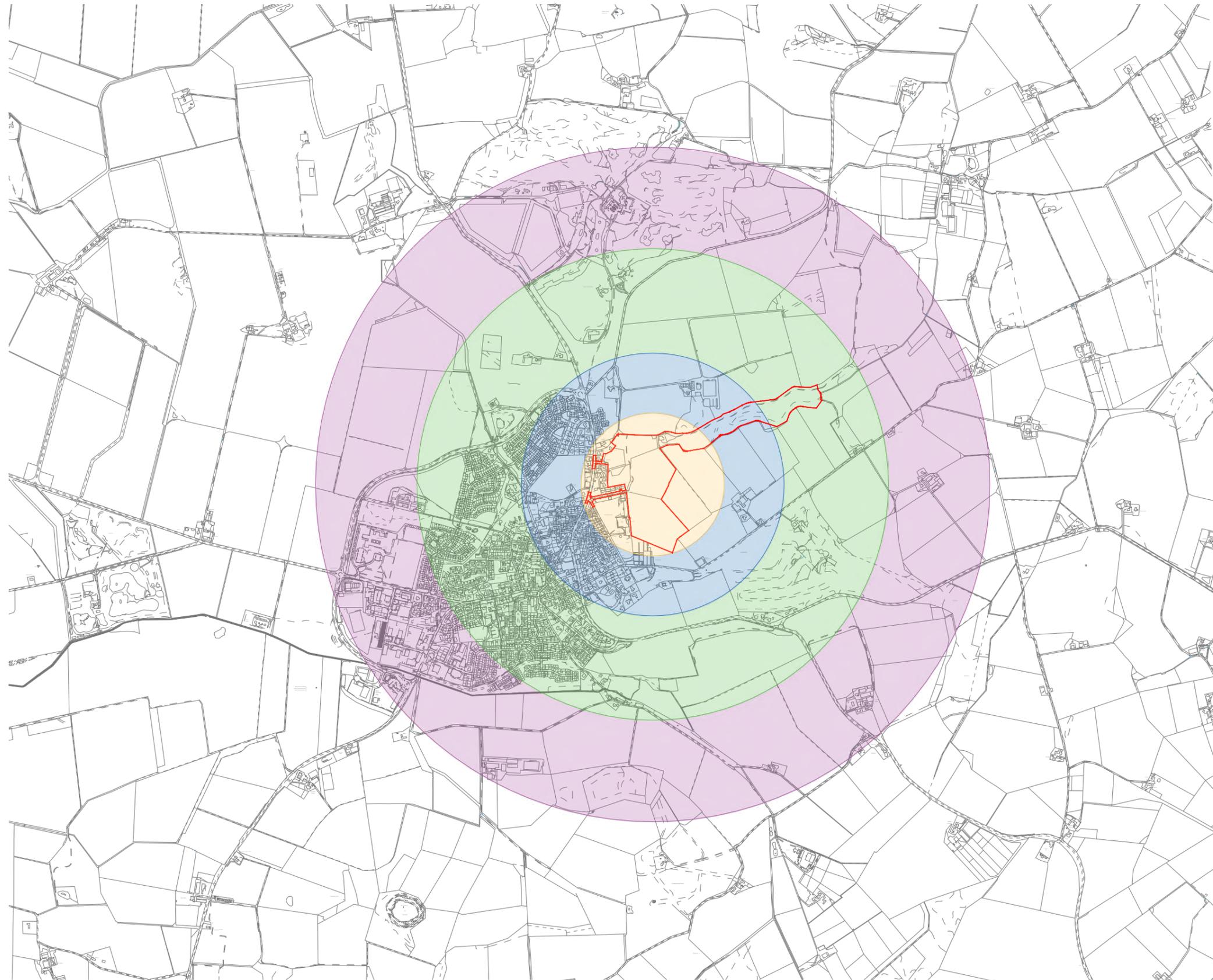
- Oldmeldrum Golf Club
- Meldrum Pleasure Park & Skate Park
- Local Food Stores
- Local Post Office
- Catchment Primary and Secondary Schools
- Local Health Centre
- Local Pubs, Restaurants and Takeaways
- Colby Road Industrial Estate

The site lies within an area that comprises agricultural uses, with the nearest residential areas located to the west of site.

The footways on the A947 Urquhart Road are generally of a good standard and are well-lit on the east side of the carriageway. A signalised pedestrian crossing is located on the A947 between Albert Terrace and Urquhart Road which enhances the pedestrian link between the site and Oldmeldrum and also represents a good traffic calming measure on the A947.

The existing footways on Newbarns and Park Lane provide good links to the A947 Urquhart Road and will facilitate walking to / from the site to the west.

Overall, the walking accessibility to local amenities is considered to be excellent and easily accessible via the proposed and existing pedestrian network within and from the site.



-  Yellow circle indicates 5 minute walking zone
-  Blue circle indicates 10 minute walking zone
-  Green circle indicates 15 minute walking zone
-  Purple circle indicates 20 minute walking zone

Figure 22 – 20 minute Neighbourhoods

NPF4 Policy 3 Biodiversity states that proposals will contribute to the enhancement of biodiversity, including where relevant, restoring degraded habitats and building and strengthening nature networks and the connections between them, whilst, proposals should also integrate nature-based solutions, where possible.

The proposed Masterplan provides in excess of 55% Public Open Space, all located within accessible, usable and biodiverse areas. The development features strategic landscape fingers running north to south on the main core reducing car dominance and encouraging active travel through the development. The landscape fingers also maintain wildlife corridors through the site to the neighbouring fields.

To the north and as a result of the ground conditions there is a large natural open space area with footpath connections to core path networks and a community orchard.



Figure 23 – Indicative Green Area Plan



Figure 24 – Indicative Open space



Figure 25 – Indicative Open space



Figure 26 – Indicative Open space /Community Orchard

- 0-2 Years (Orange)**  
Site compound set up  
Site security and tree protection fencing  
Construction Stage SUDS and surface water management  
Core drainage and service infrastructure and development spine road  
Indicative homes - 35 including an initial phase of affordable
- 0-2 Years (Blue)**  
Extension of roads, drainage and service infrastructure as loops for ease of RCC process.  
Indicative homes - 17 including sales / showhome
- 2-3 years (Pink)**  
Extension of roads, drainage and service infrastructure as loops for ease of RCC process.  
Affordable homes - 34 affordable
- 3-4 years (Yellow)**  
Extension of roads, drainage and service infrastructure as loops for ease of RCC process.  
Indicative homes - 21 including sales / showhome
- 4-5 years (Purple)**  
Extension of roads, drainage and service infrastructure as loops for ease of RCC process.  
Indicative homes - 28 including sales / showhome
- 5-6 years (Green)**  
Extension of roads, drainage and service infrastructure as loops for ease of RCC process.  
Indicative homes - 27 including sales / showhome



Figure 27 – Indicative Phasing Plan

The six qualities of successful places identified within NPF4 promote appropriate design, identity and character. The Masterplan has therefore been formulated and examined against the following defining principles:

## 01 - Healthy / Welcoming

The layout has been developed in line with the principles of a 20 minute neighbourhood and walk-able neighbourhoods with the street layouts and path networks providing a variety of routes through the site and beyond. Accessibility and inclusion for everyone regardless of gender, sexual orientation, age, ability and culture and social connectivity to create a sense of place and belonging / identity with the community has been paramount.

## 02 - 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 areas provides natural surveillance opportunities. On shared surface streets, pedestrians have priority. The design, through a combination of reducing turning radii, sight lines, 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.

## 03 - Well Connected

The initial two access roads leading into the development extend from the current road hierarchy in a traditional format and will provide footways of sufficient width and drop kerbs to accommodate users 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.

## 04 - Distinctive

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.

## 05 – Sustainable / Resource Efficient

The approach to the design provides a development that embodies the principles of resource efficiency throughout. The homes proposed would be of a timber frame construction, made locally in Sauchen, Aberdeenshire. All homes would feature Air Source Heat Pumps for the space and water heating with smart home controls allowing the occupants to control remotely and reduce waste heating.

## 06 - Adaptable

It is important to retain the edge of settlement character of the site by linking to the local and wider core path network and keeping current desire lines in their natural environment and, as much as possible, open character as they cross through the site. Parking is generally provided within curtilage and frontage 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. 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.

## Public Open Space

The proposed Masterplan provides in excess of 55% Public Open Space, all located within accessible, usable and biodiverse areas. The development features strategic landscape fingers running north to south on the main core reducing car dominance and encouraging active travel through the development. To the north and as a result of the ground conditions there is a large natural open space area with footpath connections to core path networks and a community orchard.



Figure 28 – Indicative Site Proposal