

Mill of Newburgh LDP Ref: OP3 Masterplan

PREPARED BY
RYDEN LLP
ON BEHALF OF
STEWART MILNE HOMES
JANUARY 2024



STEWART
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Ryden

01 BACKGROUND

1.1 SITE DETAILS

This is a newly allocated site within the Aberdeenshire Local Development Plan 2023, identified as Opportunity Site OP3: Land to the North of School Road, Mill of Newburgh. It is allocated for 160 homes.

1.2 APPLICANT AND TEAM

This Masterplan has been prepared by Ryden LLP on behalf of Stewart Milne Homes. The project team comprises:

- Planning Consultant: Ryden LLP
- Civils & Transport Consulting Engineer: Fairhurst
- Structural Engineer: Fairhurst
- Ecologist: Latimer Ecology
- Archaeologists: CFA Archaeology Ltd
- Acoustic Consultants: Robin Mackenzie Partnership
- Ground investigation: Johnson Poole & Bloomer Consultants
- Topographic Survey: L&M Surveys

1.3 SITE DESCRIPTION

The Masterplan site lies to the west of Newburgh, immediately adjacent to the existing built up area and within the boundary of the village as shown in Figure 1. It lies within close proximity to Newburgh Mathers Primary School, with the village centre lying a short walk along School Road to the east. The site enjoys long vistas towards the River Ythan and dunes beyond. The site extends to approximately 10.8 hectares (26.9 acres) and is bound to east by a

row of trees, beyond which lies housing accessed from St Clair Way. To the south lies the B9000, from which direct access can be taken. This road also provides access to the new housing development delivered

by Stewart Milne Homes at Sinclair Park opposite the site to the south.

A small watercourse contains the Masterplan site to the north, with open fields beyond and also to the west.

The Masterplan area is in the sole ownership of the landowner and under option to Stewart Milne Homes. It is currently in agricultural use and therefore has very few physical features or landscape character and little potential for contamination.



1.4 PURPOSE OF THE MASTERPLAN

The aim of the Masterplan is to promote good place-making and ensure the development is designed to the highest standard, encompassing social, environmental and economic requirements to create a sustainable community.

It will set a clear idea for the future and demonstrate an integrated approach to community participation, site planning, sustainable transport, servicing, community facilities, design, ecology and landscaping. It will seek to achieve a high quality design that incorporates the six qualities of a successful place.

This Masterplan will comprise plans/site layouts, images and text describing how the site will be developed having regard to all of these requirements. It will provide detailed guidance in relation to building heights, spaces, movement, landscape type and predominant uses.

Once agreed by Aberdeenshire Council it will become a material consideration in determining planning applications on the site and will be valid for a period of 5 years from the date of Committee Agreement.

Policies of the Development Plan (LDP) will be taken into consideration, which includes National Planning Framework (NPF) 4 and the Aberdeenshire Local Development Plan 2023 which was adopted on 13th January 2023. Relevant policies of the LDP include:

- Policy H1: Housing Land
- Policy H2: Affordable Housing
- Policy P1: Layout Siting and Design
- Policy P2: Open Space and Access in New Development
- Policy E1: Natural Heritage
- Policy HE1: Protecting Listed Buildings, Scheduled monuments and Archaeological Sites
- Policy C1: Using Resources in Buildings
- Policy C4: Flooding
- Policy RD1: Providing Suitable Services
- Policy RD2: Developer Obligations

NPF4 was adopted in February 2023 and takes precedence over the policies of the Aberdeenshire LDP where conflict exists. This Masterplan also takes due consideration of the following policies in NPF4:

- Policy 2: Climate mitigation and adaptation
- Policy 3: Biodiversity
- Policy 4: Natural places
- Policy 7: Historic assets and places
- Policy 12: Zero Waste
- Policy 13: Sustainable Transport
- Policy 14: Design, quality and place
- Policy 15: Local living and 20 minute neighbourhoods
- Policy 16: Quality homes
- Policy 18: Infrastructure First
- Policy 20: Blue and Green Infrastructure
- Policy 21: Play recreation and sport
- Policy 22: Flood Risk and Water Management

2.1 VIABILITY

Developer Obligations have confirmed the level of contributions required for the Masterplan area.

Investigations have determined that there are no insurmountable constraints that cannot be mitigated through the development of the site and Section 3 includes an indicative layout that proposes an appropriate solution for the site that meets policy requirements. The site is therefore considered to be deliverable in the form promoted.

2.2 CONTEXT

Newburgh is a coastal village within the Formartine area of Aberdeenshire, sitting midway between Aberdeen and Peterhead.

It lies within the Aberdeen Housing Market Area (AHMA), within the Energetica Corridor and therefore plays an important role in providing housing opportunities in line with the Energetica vision of transforming the area into a high quality lifestyle, leisure and global business location.

Local Area

The village lies within the Beaches, Dunes and Links Landscape Character Type along the Collieston to Aberdeen coast (shown delineated in red in Figure 2). It is also designated within the North-east Aberdeenshire Coast Special Landscape Area (SLA) (shown hatched in green in Figure 2).

These designations recognise the ecological value of the area's dune system and other features that contribute to landscape character, as well as being recognised as being nationally and/or internationally important for nature conservation.

The Forvie National Nature Reserve covers extensive areas around the mouth of the River Ythan on the eastern edge of Newburgh. Other important sites in the area include the Ythan Estuary; Sands of Forvie and Meikle Loch Special Protection Areas (SPA), the Sands of Forvie Special Area of Conservation (SAC) and the Sands of Forvie and Ythan Estuary Site of Special Scientific Interest (SSSI).

Planning Advice states that built development along the coastline and expansion of settlements that is set back from the coastal edge will help conserve the dune character of this area. The location of the Masterplan site ensures the coastline is protected.



Figure 2: Aberdeenshire Planning Advice PA2023-07a (extract); Coastal Landscape Character Types

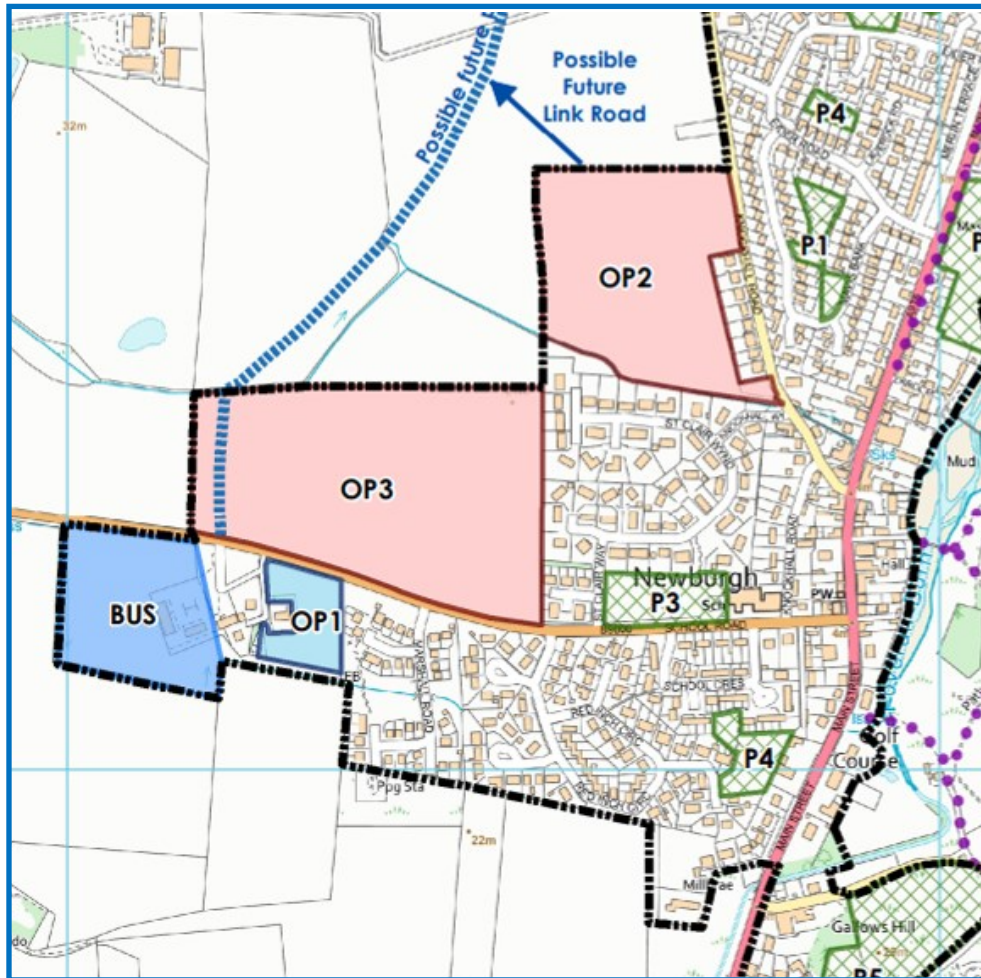


Figure 3: Aberdeenshire Local Development Plan 2023 (extract)

Planning History

The Masterplan area was promoted through the LDP process and part of the site has now been identified in the adopted Aberdeenshire Local Development Plan (2023) as site OP3 for 160 homes in order to meet the housing needs of the area (Figure 3).

The LDP allocation (extending to 8.7hectares/21.5 acres) excludes an area of land (2.1 hectares/5.4 acres) to the north of the site. However, it has been agreed with Aberdeenshire Council that it is appropriate to contain that land within the Masterplan process.

OP1: West of Airyhall View, to the south is identified for community facilities and 0.8ha of employment land, with OP2: Knockhall Road comprising an historic allocation of 60 homes, which has now been completed by Scotia Homes. There are no other significant residential developments in the village.

An existing industrial site (BUS) is located to the south west and a **Noise Impact Assessment** will be submitted to Aberdeenshire Council to consider its impact on development within the Masterplan area. The development will take into account any mitigation required.

The **LDP settlement statement** for Newburgh contains a number of specific requirements for the site, which will inform the layout. This includes:

- Provision of a **“primary street”** on the western side of the site, the function of which is to serve housing areas and other local functions. This will support the first section of a vehicular link between the B9000 and the A975 to the north of Newburgh.
- Appraise development to determine if there is any impact on the **Newburgh junction** on the A90(T).
- Vehicle and pedestrian **connectivity** to **OP2** incorporated into the site layout with new footway provision required on the B9000 School Road.
- A **buffer strip** adjacent to the watercourse on the northern boundary should be positively integrated into the development. Enhancement of the watercourse through re-naturalisation and removal of any redundant features should be investigated.
- 25% **affordable housing** in line with Policy H2, delivered as part of the early phases of development and integrated into the design to provide a mix of house types and sizes.

Figure 4: Topographical Survey

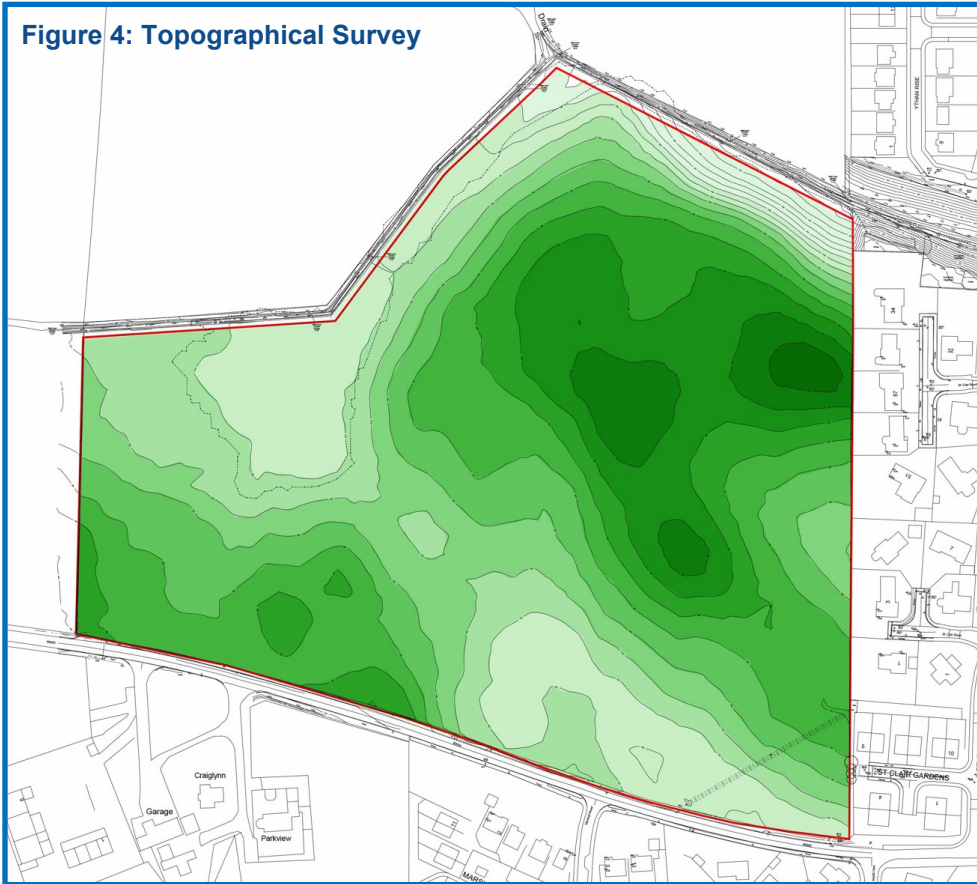
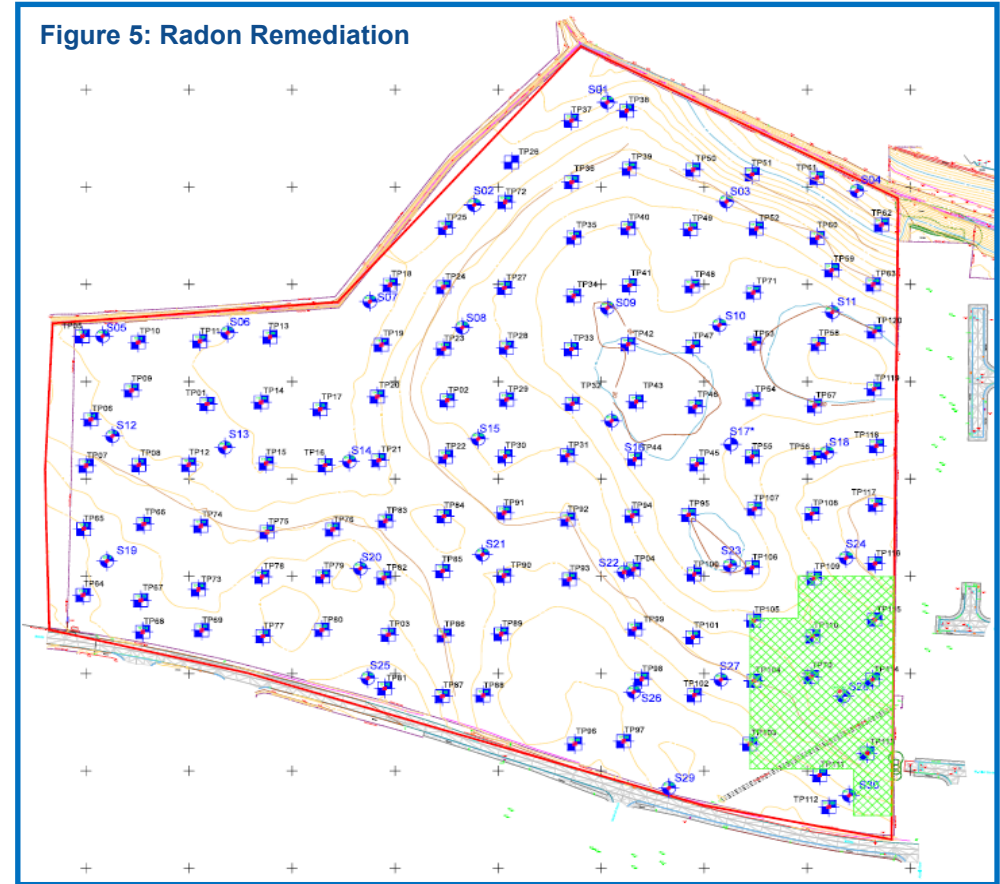


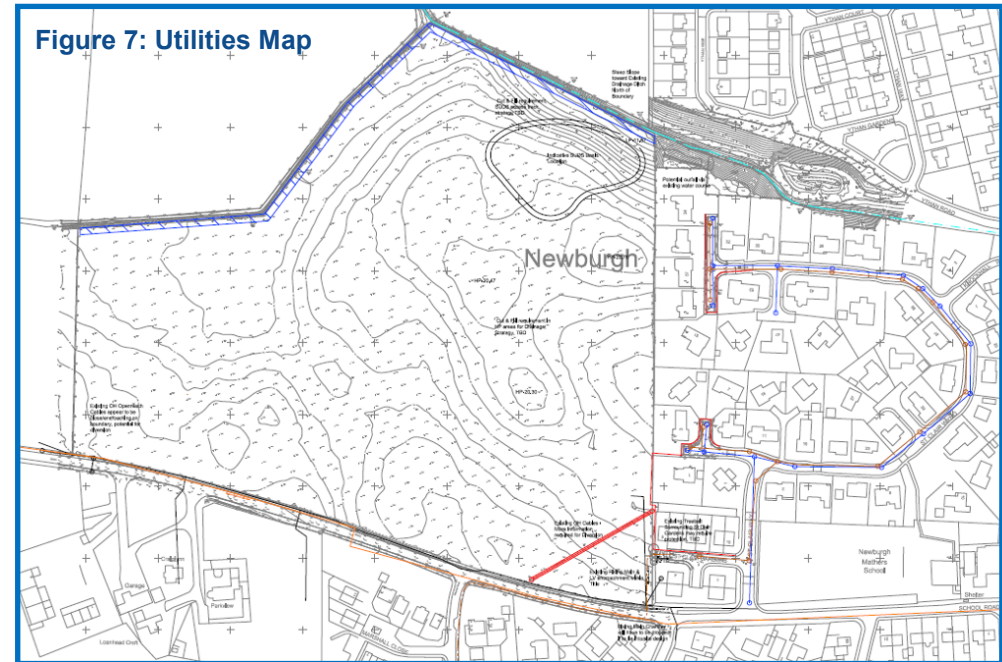
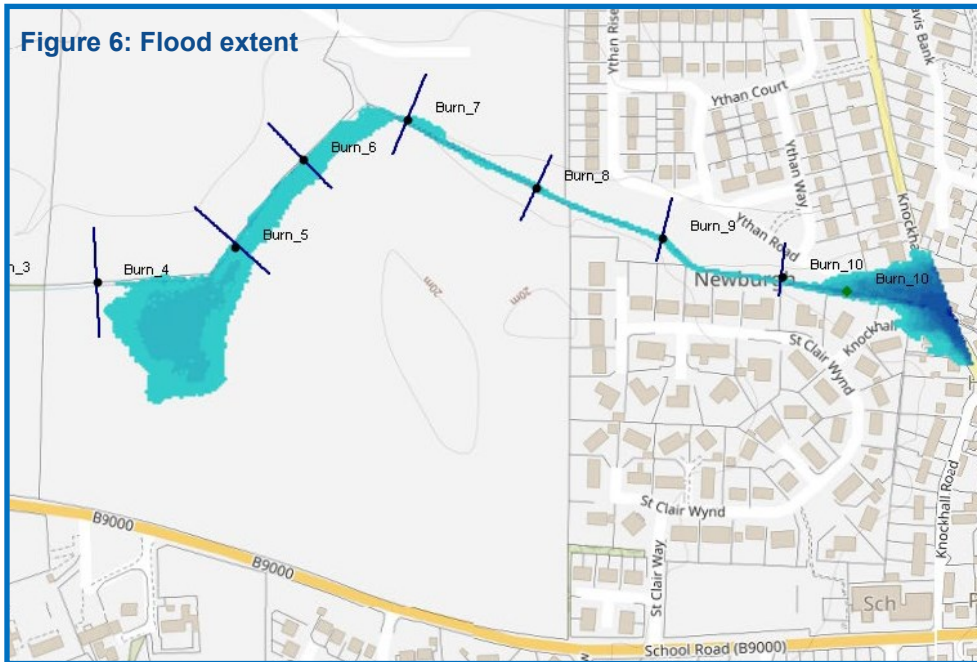
Figure 5: Radon Remediation



Site Analysis

A topographical survey (Figure 4) has been undertaken for the site which demonstrates that the site undulates from south-west to north-east, with a high point of 20.76 to the east of the site, before falling steeply in the north-east corner towards the watercourse, to a level of 14m.

The site has been tested for Radon, with the location of trial pits and boreholes identified in Figure 5. The green hatched area identifies the approximate extent of the area requiring remedial measures.



Flood Risk

Aberdeenshire Council’s Flood Risk and Coast Protection department confirmed that there could be flood risk issues in the area due to the proximity of the watercourse to the north.

This has been investigated further and Figure 6 Identifies the full extent of flood risk covering the site. The flood risk, including risk from the watercourse and run-off from adjoining land, will be addressed in a Flood Risk Assessment to be submitted with any planning application and any required mitigation will be provided as required by LDP Policy C4 and NPF Policy 22.

Areas of open space must be provided as buffers to the watercourses in line with policy requirements. This will address any risk of flooding and provide recreational and biodiversity opportunities which will benefit the local area.

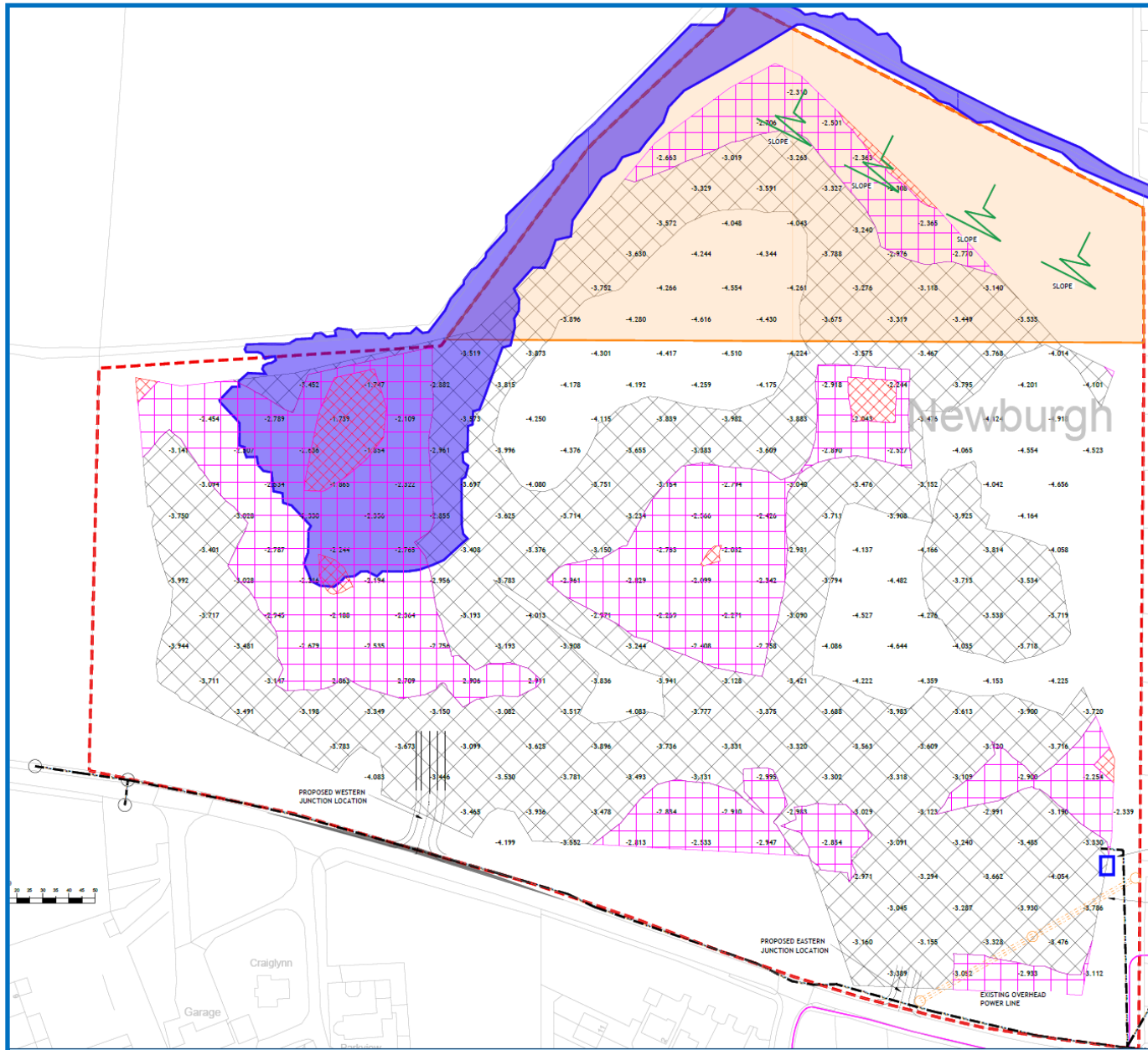
Services and Utilities

As a greenfield site, there is currently little existing infrastructure within the Masterplan area. Figure 7 identifies the location of utilities in the area, which are located to the south east of the site and within the existing residential development to the east.

A ground investigation (Figure 8) has determined the soil and rock profile of the site and a Drainage Impact Assessment will consider these conditions and provide drainage solutions for the site.

This will also assess the existing capacity within the local networks, however, Scottish Water have confirmed that the Balmedie WWTW has capacity for the next 12 years. Further investigations will be undertaken to determine if this remains the case since this is a new allocation.

Surface Water should be dealt with by sustainable means to ensure compliance with LDP Policy RD1.



LEGEND:

- DENOTES SITE BOUNDARY
- DENOTES AREA OUTWITH DEVELOPABLE AREA
- DENOTES 1 in 200 YEAR + CLIMATE CHANGE FLOODING EXTENTS FROM DITCH
- DENOTES APPROXIMATE 0-2m DEPTH TO TOP OF ROCK HEAD
- DENOTES APPROXIMATE 2-3m DEPTH TO TOP OF ROCK HEAD
- DENOTES APPROXIMATE 3-4m DEPTH TO TOP OF ROCK HEAD
- 3.000** DENOTES DEPTH TO CONJECTURED TOP OF ROCK
- DENOTES EXISTING RISING MAIN
- TELCM DENOTES EXISTING BT INFRASTRUCTURE
- DENOTES ROYAL OBSERVER CORPS POST

Figure 8: Constraints Plan

Habitats and Natural Environment

Given that the site is arable fields, there are no statutory sites present upon or adjacent to the site and has a negligible ecological value. This is supported by an Ecological Impact Assessment and Habitats Regulation Assessment which has been undertaken to inform the Masterplan, in line with LDP Policy E1 and NPF Policy 4.

Red squirrel is recorded within the woodland on the northern edge of Newburgh and badger and water vole from the land to the south. However, none of these species is found within a 0.5km radius of the Masterplan area. There is no evidence of any other protected species within the watercourse area. The site as a whole offers poor habitat for foraging bats and none of the trees along the eastern edge of the site showed any cavities that could be used by them. Two areas in the south of the field are prone to flooding in wet weather and these ephemeral pools are attractive to a small number of wetland and coastal bird.

Development of the site raises no ecological implications. The only feature of minor value is the burn to the north and it should be kept clear of development.

The proposed development may increase visitor pressures on nature conservation sites to the east of Newburgh. However, these areas are well managed by NatureScot and have capacity to absorb additional visitor pressures from the development.

Built and Cultural Heritage

Within the proposed development lies the site or remains of a Royal Observer Corps in use between 1961 and 1968 as shown in Figure 8.

Although no above ground remains survive, there is the potential for below ground features to survive. The site also lies in proximity to an area where evidence of prehistoric activity was recorded during investigations in 2014. A Programme of Archaeological Works will be undertaken at this site prior to development commencing to comply with LDP Policy HE1 and NPF Policy 7.

Schools

The 2022 based School Roll Forecasts indicate that Newburgh Mathers Primary School has a capacity of 217 pupils. It is currently operating at 73% of capacity (158 pupils), which is due to fluctuate until it reaches 76% of capacity (165 pupils) by 2027. The increase in pupils from the OP3 site can be accommodated in the current school roll.

Ellon Academy has a capacity of 1300 pupils and is currently operating at 86% of capacity (1124 pupils). It is also projected to have a fluctuating school roll and will reach 87% of capacity (1131 pupils) by 2027. Again, there is capacity in the existing school roll to absorb increased pupil numbers from the proposed development.





TYPICAL STREET



MODERN HOUSING



TRADITIONAL AND MODERN INFILL DEVELOPMENT

2.3 IDENTITY

The form of the existing village is similar to many planned villages in the North East, set along a main street, with sites for churches and other village uses. The buildings within the village centre are set close to the pavement, with the ridges of the roofs sitting parallel to the road.

Expansion of the village took place towards the end of the 20th Century, with modern housing developments taking place on the edge of the settlement. This comprises a range of building materials and building lines, none of which match the traditional village centre. There are some further examples of modern development within the village which have taken place on infill sites



HOLYROOD CHAPEL, NEWBURGH

Existing Open Spaces

Aberdeenshire Council's Open Space Audit confirms that Newburgh enjoys a high proportion of semi-natural areas due to its coastal location, including the golf course, wildlife area and play area at Udney Links, and riverside and estuary walks as shown in Figure 9. The community garden lying between the estuary and the pavilion, originally established with the help of 'The Beechgrove Garden' is maintained by the Local Authority.

The village has significant amounts of amenity greenspace, most of which lie within residential areas at its northern end. Sports facilities include a tennis court at the links, and an all weather pitch and football field in the vicinity of the golf club. However, green infrastructure links are poor, with many sites being 'landlocked'. Although private gardens have a role to play, it will be important to create and maintain linked public open spaces in the event of new development. Section 3 considers a hierarchy of open space within the new development to complement the existing network in accordance with NPF4 Policy 3 and 20, LDP Policy P1, P2 and the Council's Parks and Open Space Strategy.



Figure 9: Open Space Audit (source: Aberdeenshire Council Copyright license No. 0100020767)

2.4 CONNECTION

Core Paths

There are no core paths crossing the Masterplan site, or any records of any rights of way, on or adjacent the site.

Figure 10 identifies the location of existing and new core paths in the area, which are concentrated to the east of Newburgh. The coastal path runs through the village and to the north, where it links with the wider network and proposed Core Paths on the Forvie Nature Reserve.

The Core Paths Plan identifies further access opportunities around the village and linkages will be required from the Masterplan area, to these existing routes.

Cycle Network

Newburgh forms part of a cycle route and is designated by Sustrans as the 'Newburgh Ellon Circular' which has been designed to cater for all ages and abilities and where possible, off road, family and commuter routes have been selected. This route can be accessed approximately 360 metres to the east of the masterplan area and is shown in Figure 11.

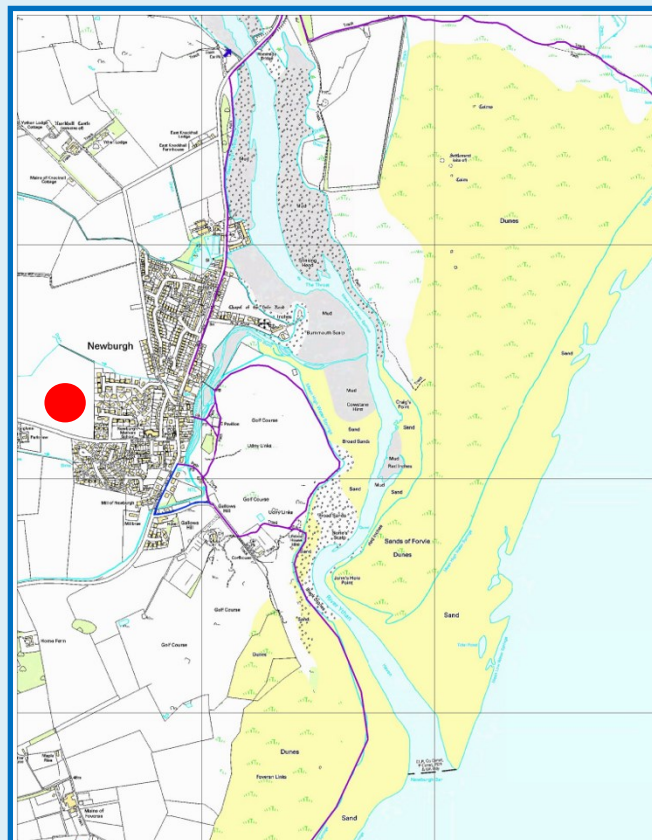


Figure 10: Core Paths Plan (Source: Aberdeenshire Council)



Figure 11: Formartine Cycle Route 3—Newburgh—Ellon Circular (Source: Aberdeenshire Council)

Pedestrian access

All areas of the Masterplan site are generally within 5-10 minutes walking distance of the village centre where the majority of facilities and recreational activities can be found as demonstrated in Figures 12 and 13.

Existing on street footways on school Road and Main Street connect the village centre to footways on connecting residential streets throughout the village. Development of this site will therefore contribute to local living and 20 minute neighbourhoods, providing local access to sustainable transport, employment, shopping, childcare, and opportunities for play in line with NPF4 Policy 15 and LDP Policy RD1.

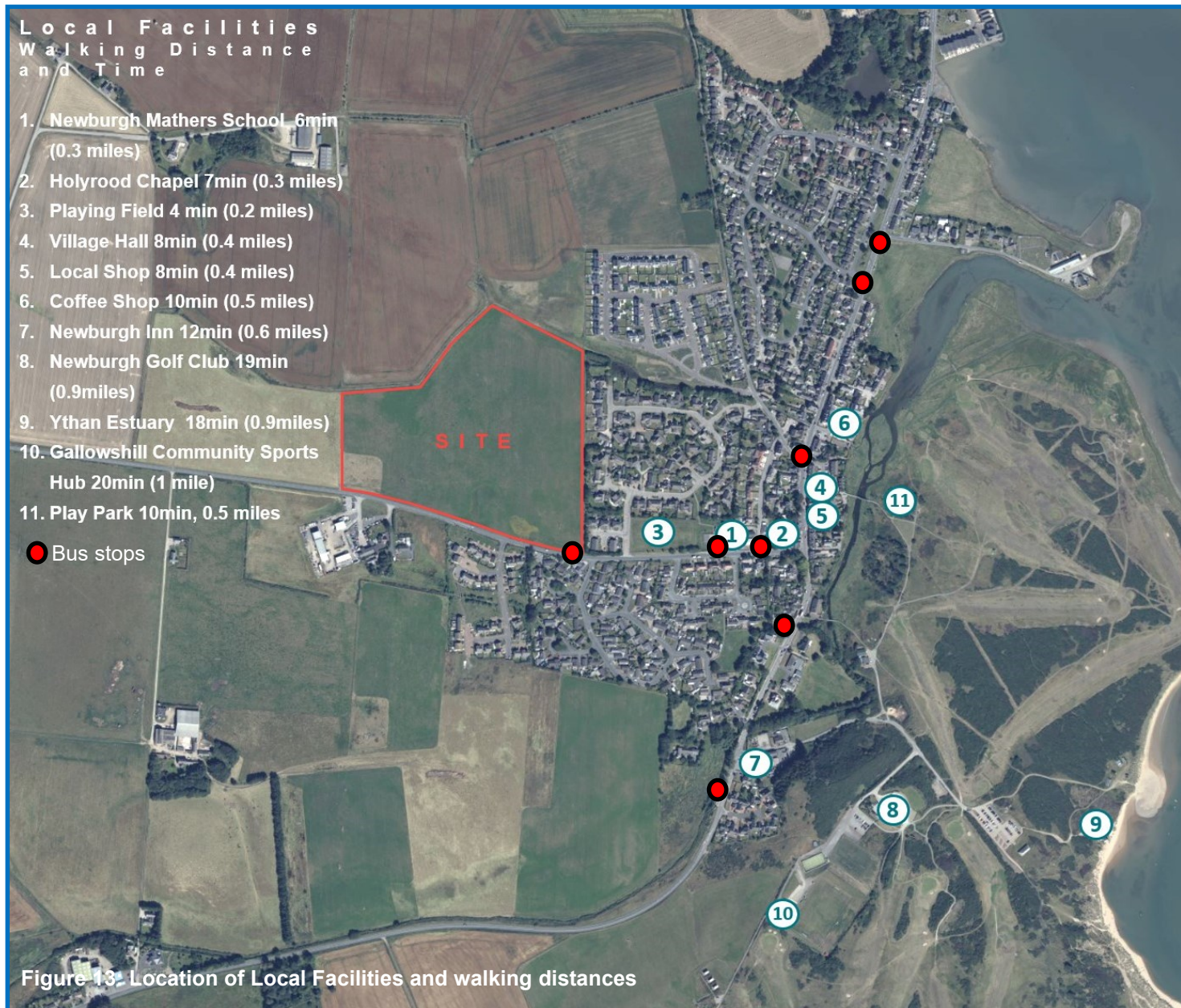
Public Transport

Newburgh is served by the 50 (Aberdeen to Ellon) and 61/X63 (Aberdeen to Peterhead) bus services, operated by Stagecoach North East, providing access from Newburgh to:

- Aberdeen
- Balmedie
- Ellon
- Hatton
- Cruden Bay
- Boddam
- Stirling Village and
- Peterhead

The location of bus stops are shown in Figure 13 and new footpaths will be required to link the with the public transport provision in Newburgh.





Vehicular Access

Access to Newburgh is obtained from the B9000 or the A975 which leads to the A90/AWPR to the west, where new junctions have been implemented as part of the Balmedie to Tipperty upgrading works.

The LDP advises that the development of the site will support the first section of a vehicular link between the B9000 and the A975 to the north of Newburgh. This route is envisaged as a “primary street”.

The purpose of a traditional distributor road is principally to facilitate the movement of motor traffic, the purpose of a primary street would also include serving housing areas and other local functions.

The LDP settlement statement also requires the following:

- Determine if there is an impact on the Newburgh junction on the A90(T).
- Vehicle and pedestrian connectivity to OP2
- New footway provision on the B9000 School Road linking to the existing network.

The following requirements have been identified by Aberdeenshire Council's Roads Development Department:

- Links with adjacent development
- Links to future development
- Relocation of speed limits and extension of street lighting network
- Traffic calming within the proposed site and on the existing road network
- RCC

2.5 COMMUNITY INVOLVEMENT AND CONSULTATION

A Proposal of Application Notice for the Masterplan area was submitted to Aberdeenshire Council on 3 November 2022. In conformity with the Town and Country Planning (Pre-Application Consultation) (Scotland) Amendment Regulations 2021, the public consultation involved two public drop-in exhibitions at an easily accessible public place close to the site.

Notice of each consultation was advertised in the Ellon Times and given to Foveran Community Council and Councillors for the Ellon and District Wards. Posters were displayed throughout Newburgh and a targeted mailshot was undertaken to residential properties falling within 50m of the site. The exhibition material was also contained on Stewart Milne Homes website. Aberdeenshire Council confirmed on 10 November 2022 that this strategy was acceptable.

Full details of the public consultation is contained in the Pre-Application Consultation (PAC) Report submitted with the planning application.

First Consultation Event

The first event was held on Wednesday 7th December 2022 between 3pm and 7pm at the Newburgh inn, Main Street, Newburgh.

Representatives from Stewart Milne Homes were in attendance, with feedback forms available to collect the views of those in attendance. A dedicated email address was also set up to collect comments after the event.

A total of 55 people signed the attendance register, with 9 responses returned at the event and a further 15 after the event. The following issues were highlighted:

ISSUE	RESPONSE
LDP	
The PAC event covered a larger area than the LDP allocation	Aberdeenshire Council have confirmed that the triangle of land to the north can be included for the purposes of the Masterplan.
Proposals for the land beyond the LDP allocation	The applicant has no plans to develop beyond the boundaries of the 2022 LDP at this time, other than for essential infrastructure. This land would be retained as open space.
INCREASE IN HOUSING	
Concerns regarding the number of houses and density.	The capacity of the site was increased to 160 by Aberdeenshire Council. This is indicative and the proposals will create a development that makes the most efficient use of the site when taking account of site constraints and infrastructure requirements.
Will alter the character of the village	The applicant is committed to creating an attractive residential environment which will maintain the desirability of Newburgh as a place to live. It will help sustain and encourage services in the village.
TRAFFIC AND SAFETY	
Volume of traffic, impact on safety, impact on the High Street	The Transport Assessment confirms that there is capacity in the transport network to accommodate the proposed development. The 30mph speed limit will be extended to the boundary of the application site.
Proposal will be incompatible with the Scottish Government's climate change target to reduce vehicle miles travelled by 20%.	This target considers options to reduce the use of the private car. The application site is within walking distance of the centre of Newburgh and close to public transport, walking and cycling routes. It is therefore not incompatible with climate change targets as it is well located to encourage options other than the private car.
Would welcome crossing points (islands) between the two developments.	If required, further discussions will be undertaken during the planning application process.
Lack of parking in the village	The site is within walking distance of the village and it is hoped that alternative means of access to the village will be utilised by any new occupants.

ISSUE	RESPONSE
ACCESS/DISTRIBUTOR ROAD	
The 'distributor road' will take some traffic away from the centre of the village and thus reduce impacts there.	Noted
The 'distributor road' will open up the floodgates for mass expansion to the west of Newburgh	Any additional development will have to be allocated in future LDP's, which will depend on housing land requirements at that time.
Pedestrian access down to school and high street.	All areas of the site are generally within 400m/5-10-minute walking distance of the village centre. New footways will be provided along the B9000 School Road and will link with the existing footpath network, providing foot access to the school and High Street.
DRAINAGE/FLOODING	
Concern regarding impacts of the development on flood risk	<p>Further studies have been undertaken which identified areas at risk of flooding. These areas will be kept free from development.</p> <p>A Flood Risk Assessment and Drainage Assessment will be submitted with the planning application and will consider relevant issues.</p> <p>A Sustainable Urban Drainage System will be delivered on the site which will naturally control levels of surface water on the site.</p>
AMENITIES/SERVICES	
School is full and does not have capacity for any more children	The school roll forecasts confirm that there is capacity with both the primary and secondary schools to accommodate the level of housing proposed.
Lack of amenities in the village	Developer Obligations required to mitigate the impacts of this development will be agreed and the developer will be legally obligated to provide these.

ISSUE	RESPONSE
WILDLIFE	
	During the LDP process, Nature Scot did not consider that expansion would impact adversely on the coastal environment .
Disturbance to local wildlife and loss of natural habitat for wide range of birds	<p>The site has been screened for an Environmental Impact Assessment. The Council have confirmed that it is not required.</p> <p>A Habitat Impact Assessment has been undertaken as part of the application process to assess the site and any areas of significance nearby. Development is not considered to create an adverse impact.</p>
DESIGN/LAYOUT	
Garages/parking provision for these new properties in the development.	Housing will include garages or parking in line with Aberdeenshire Council's Roads Standards.
Any new development in Newburgh ought to include allocated space for co-working and for new small retail outlets	The site is not suitable for retail use as this will pull trade away from the village which is not acceptable under LDP policy.
Provision for cycling	Footpaths on the site will provide opportunities for dual pedestrian and cycle use.
Develop footpath connections and footbridges to neighbouring estates.	The proposals consider and provide footpath connections to the wider area where possible.
Maximise green spaces in new development	A number of areas of open space is proposed. The layout will provide open space in line with LDP policy requirements.
A tree line between new build and existing houses on St Clair Wynd is necessary	An appropriately sized landscaped buffer will be provided between new and existing housing

ISSUE	RESPONSE
DESIGN/LAYOUT	
Welcome the landscape buffer between the development and the road	Noted
Concerns overlooking of our house by nearest line of new houses	The landscape buffer and garden ground will provide a significant distance between existing and proposed dwellings
The homes should be affordable	House prices will be dictated by the market. 25% affordable housing will be provided.
NOISE POLLUTION	
Increased building noise and pollution	A Construction Environment Management Plan will be a requirement of the application process and will ensure that noise and pollution is minimised as far as possible. This will require to be approved by Aberdeenshire Council prior to development.

ISSUE	RESPONSE
Opportunity to straighten/recourse the burn to the north to make it a feature of the site.	The straightening of the watercourse would render the development unviable owing to the costs and consents required to carry this out. It is argued that retaining the watercourse in its natural form is more appropriate.
SUDs provision should be a pond to allow children to gather and potentially look for tadpoles.	The Drainage Impact Assessment makes provides details of the SUDs provision on the site. This will take the form of a dry basin. Due to safety considerations, a wet pond would not be appropriate in this instance.
While I appreciate an EIA is not needed some habitat measures alongside the hedgerow would be welcome, and encouraging new home to protect the habitats/look after the site. The environment needs to be supported much more.	Habitat measures are considered within the Ecology Report and further details will be contained in the Landscaping proposals submitted with the application. The applicant is also required to ensure a biodiversity net gain is provided across the site which will ensure the environment is supported.
Landscaping along the burn important.	The layout makes provision for a landscaped buffer along the burn.
Western approach is important	An appropriate buffer will be provided to the west of the site.
Rear access to properties to keep cars from the front of properties and improve visual amenity.	Feedback from locations that provide rear access to housing determined that house buyers prefer to have front access to their property. Therefore, this type of layout, would be less marketable, thereby affecting viability considerations.
Increase in light pollution.	It is not anticipated that this would be excessive or have a significant impact on the surrounding area.
Disruption from construction site works	A Construction Environment Management Plan will be a requirement of the consent process. This will ensure that noise is minimised as far as possible.
Potential for solar park on the site rather an PV panels on each house.	The provision of a solar park would impact on the amount of open space available for public use and is not considered appropriate in this instance.

Pre-Application Consultation with Aberdeenshire Council

A Major Application meeting was held with Aberdeenshire Council on 14th December 2022 which discussed the requirements for the site and the Masterplan document. Feedback was received from the Council’s Roads, Developer Obligations, Archaeology, Contaminated Land, Natural Heritage, Flood Risk and Coast Protection and Housing Departments, in addition to feedback from SEPA, and Scottish Water. Comments have been addressed in the Masterplan.

Second Public Consultation Event

The second event was held at the Newburgh Inn on Wednesday 22nd February 2023. Again, representatives of Stewart Milne Homes were in attendance to discuss the indicative proposals. This event provided feedback from the first event as well as an indicative layout.

A total of 32 people signed the attendance register, with 9 feedback forms returned at the event and a further 5 received after the event. The following additional issues/comments were received:

03 PROPOSED DEVELOPMENT

Figure 14: Initial Design Concept

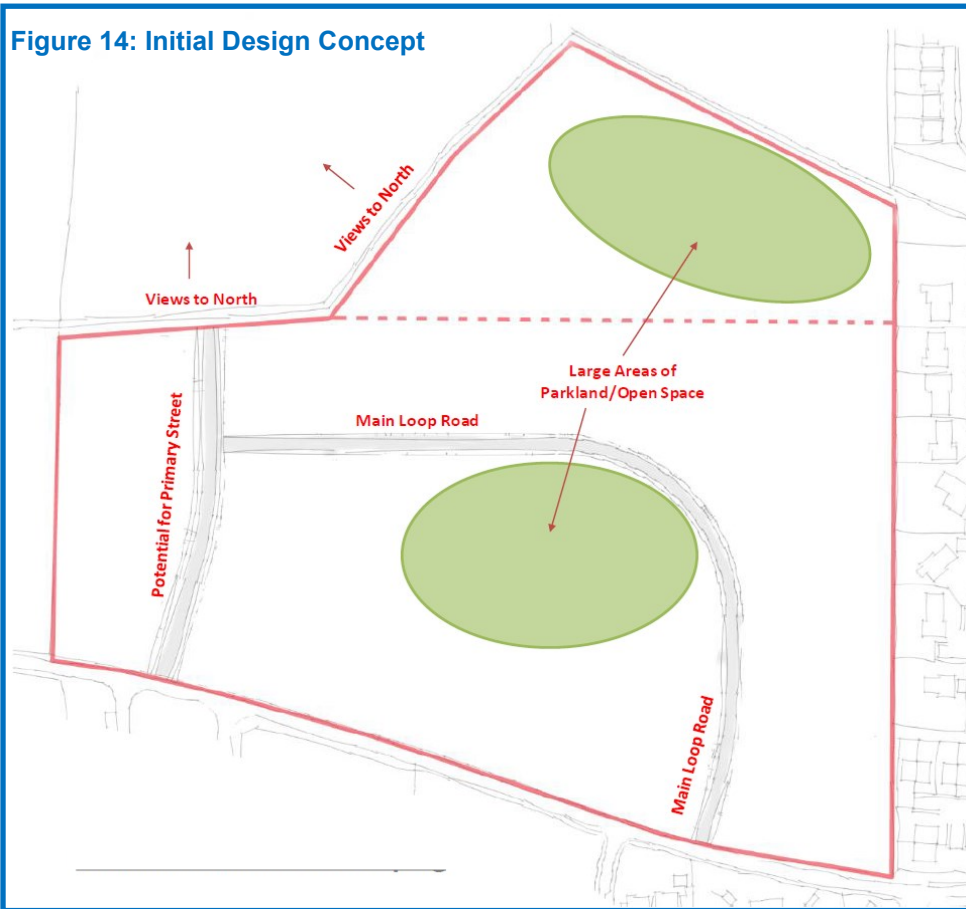
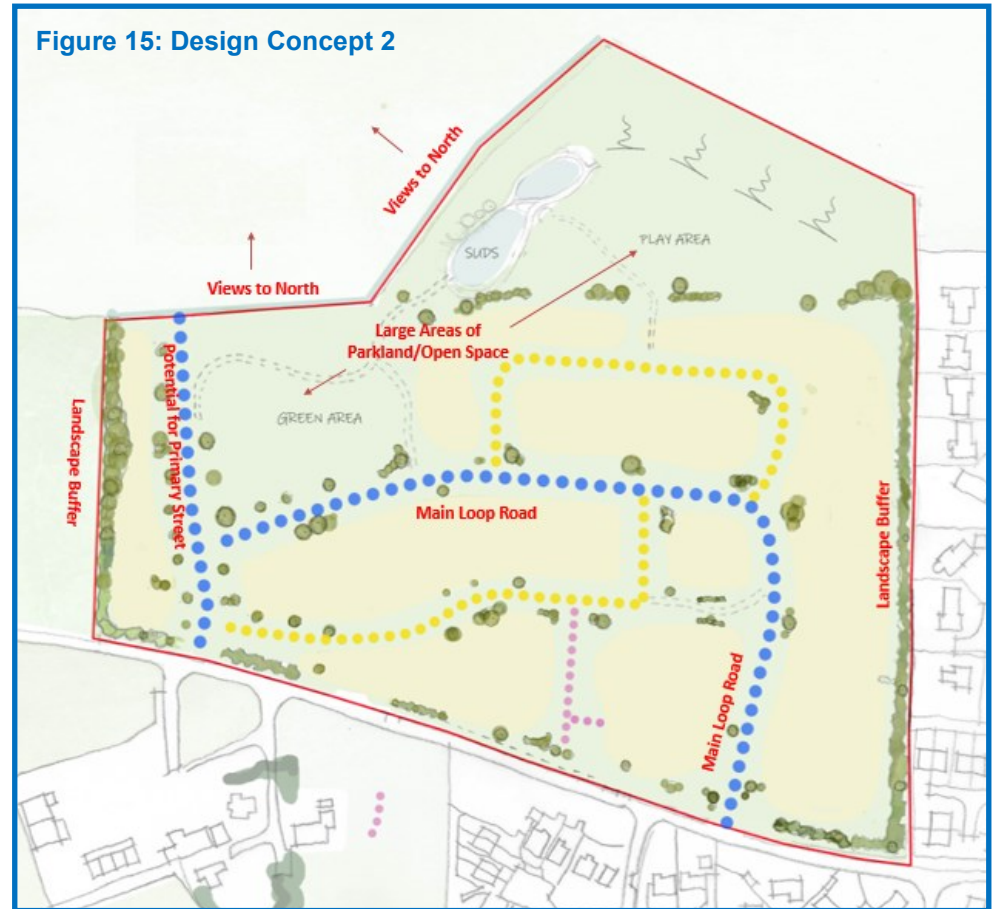


Figure 15: Design Concept 2



3.1 DESIGN CONCEPT

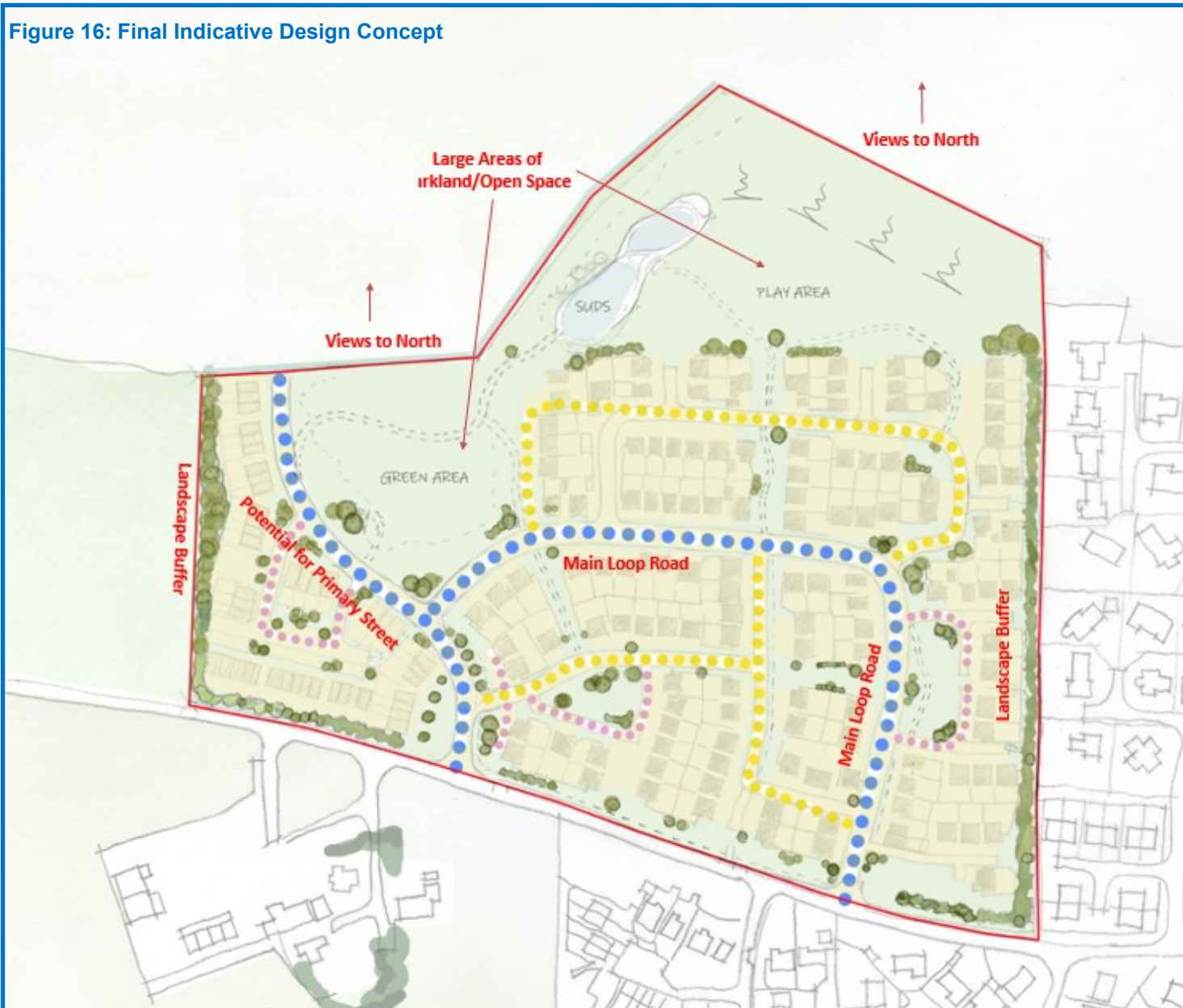
The design concept has evolved during the application process. Figure 14 shows the initial design concept that was shared at the first public event.

This identifies the indicative location for the Primary Street and areas of open space.

Figure 15 further expanded this concept and Identified an initial design and location of housing and areas of open space which has been influenced by the flooding report and other analysis.

Housing has been kept clear of the land outwith the OP3 designation. SuDS is located in this area and page 21 provides further justification.

Figure 16: Final Indicative Design Concept



Design concept 3 in Figure 16 presents the final indicative layout. This has been informed by the site analysis, supporting documents, background information and consultation feedback.

Specific elements incorporated into the layout include:

1. Ensuring visibility at exits onto School Road/B9000 (LDP Policy RD1).
2. The provision of open spaces throughout the site (NPF4 Policy 20 and LDP Policy P2) to ensure enhancement of biodiversity.
3. Location for play area within areas of open space (NPF4 Policy 21).
4. A buffer zone between the site and St Clair Gardens, Way and Wynd and a 5m stand off buffer zone adjacent to the watercourse to the north (LDP Policy E1).
5. The provision of a landscape buffer between the development and the B9000 similar to Sinclair Park opposite. Additional landscape buffer to the west to protect views into the site from that direction.
6. Footpath connections within the site to the wider area (NPF4 Policy 13 and 15 and LDP Policy P1, and P2).
7. Provision of cycle routes and a Safe Route to School (NPF4 Policy 13 and LDP Policy RD1).
8. Provision of SUDs in the most appropriate location (LDP Policy C4 and RD1) with further justification provided on page 21.

03 PROPOSED DEVELOPMENT



The Sustainable Urban Drainage System (SuDS) is identified to the north-west of the site on land outwith the OP3 designation. This is considered the most appropriate location for a number of reasons:

- The basin should ideally be sited where all development can drain to it by gravity, as well as the basin being capable of draining (by gravity) from its outfall to the receiving carrier drainage or watercourse. There is a significant hill in the north-east of the site, therefore the SuDS basin needs to be located at a low point in the western half of the site;
- SUDS needs to be located outwith the functional flood plain of the adjacent watercourse and must not increase the risk of flooding within the site. The Flood Risk Assessment (Figure 6) shows the flood extent for the northern watercourse extends into a significant low area of the western half of the site, ruling out this area as potential location for the SuDS basin;
- There are significant depths of a relatively hard metamorphic bedrock within the Masterplan area (Figure 8). To avoid excessive excavation, both in forming the SuDS basin and in laying the main carrier drainage that would serve the basin, it is better to site the basin where the bedrock is relatively deep and lay the main carrier drainage pipes along the Scottish Water sewer on “valley”/ bottom of the undulation (see Figure 4) that bisects the OP3 development area in a line from the flood prone area south-east wards to the B9000. This “drainage corridor” would also have the benefit of providing a route within the same storm drainage wayleave for the main foul drainage serving the development to outfall to the existing Scottish Water sewer on School Road (B9000);
- Finally, locating the SUDS on the northern edge of the development in an elongated shape next to the existing watercourse enhances the amenity of the buffer strip, providing increased chances for wetland species from the buffer strip and watercourse to colonise the basin habitat. This integrates the SuDS into the open spaces, providing opportunities for enhanced biodiversity through the creation of new habitats in line with LDP Policy.

3.2 BUILT FORM

The development will deliver approximately 160 homes on an allocated site as supported by NPF4 Policy 16 and LDP Policy H1. LDP Policy H1 states that this capacity is indicative, and the final housing numbers will be influenced by achieving the most efficient layout of the site, when all other policies are taken into consideration.

Homes will consist of a mix of 1-5 bedroom properties, comprising detached, semi-detached and terraced homes, similar to that delivered by Stewart Milne Homes to the south. Building heights will comprise an appropriate mix of 1.5—2.5 storeys.

25% of the total number of homes will be delivered as Affordable Housing, integrated into the development in line with NPF4 Policy 16 and LDP Policy H2.

Final layouts will be designed to meet the six qualities of successful place as contained within NPF Policy 14 and LDP Policy P1.

A Statement of Community Benefit will be prepared and submitted with any application as required by NPF4 Policy 16.



Figure 17: Indicative elevations

Sustainability

The development has been designed to minimise lifecycle greenhouse gas emissions as well as future risks and climate change as required by NPF Policy 2.

An Energy Statement will be submitted with the planning application to demonstrate how the proposals will satisfy the requirements of LDP Policy C1 to reduce carbon dioxide emissions and reduce the use of energy.

A Site Waste Management Plan will also accompany the planning application to demonstrate that the proposals contribute to the Zero Waste Plan and Circular Economy Strategy through minimisation, reuse, recycling, composting as required by LDP Policy P1.

The generation of waste will be minimised, with reuse and recycling maximised in the construction and operation phases in line with NPF4 Policy 12m and LDP Policy P1 and RD1.

Adequate space on site will be provided for the separation, storage and collection of all waste from properties in line with LDP Policy RD1.

3

Our Goals & Targets

Environmental Impact

Reducing and eliminating environmental impacts from our operations is fundamental to our sustainability goals.

We will reduce waste generated from our supply chain, construction operations and office facilities, increasing recycling and reuse, whilst promoting biodegradable packaging

We will reduce CO2 emissions arising from our workforce, construction operations and office facilities, through increasing use of low carbon renewable solutions, and a longer-term shift away from fossil fuels.

We will safeguard our neighbours, ensuring zero environmental impact, from our developments to surrounding communities, neighbourhoods, and environments.

KEY THEMES:

- Achieve zero waste to landfill from all offices, sites, and developments
- Work with housing industry and supply chain, to reduce, recycle and reuse waste
- Transition towards biodegradable packaging
- Transition to EV company car fleet and office charging points
- Transition to low carbon renewable heat and power for offices
- Eliminate environmental impacts arising from construction of our developments

LONG TERM OUTCOMES:

- Low impact and resource efficient developments and offices
- 100% electric company car fleet and EV charging at all offices
- Low carbon renewable heat and electricity in all offices
- Zero waste and elimination of single use plastic
- Zero environmental harm to our neighbours



Our 2045 Aspirations

- 100% of homes to be energy efficient net zero carbon homes.
- 100% of developments to deliver a net biodiversity gain.
- 100% of offices and site facilities to be net zero carbon.
- 100% homes to be built using advanced off-site construction methods.
- 100% of materials procured from sustainable and ethical sources.
- Zero waste to landfill from all office and developments.
- 100% of our workforce to be environmental aware, supporting a sustainable business culture and practises.

3.3 MOVEMENT

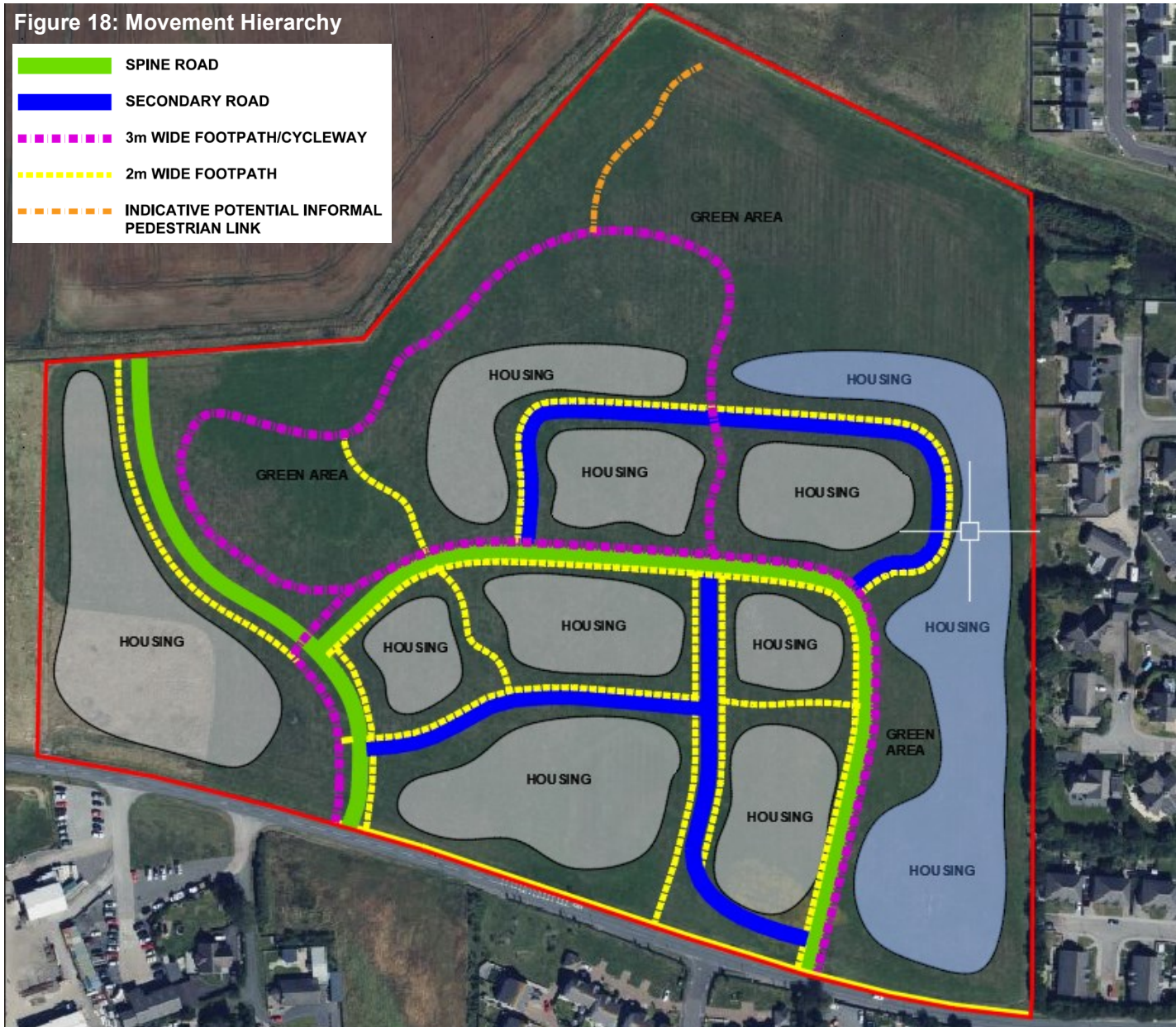
Good access to the site exists via the B9000 immediately to the south of the site, from which vehicular access will be taken. A Transport Assessment will be undertaken to determine the capacity of the existing network and the impact of the proposed development on it. Any mitigation will be provided.

The layout makes provision for the following, as required by the LDP:

- The first section of a vehicular link between the B9000 and A975;
- New footway provision on the B9000 School Road linking to the existing network. These will form a safe access to the village centre and the main serviced and facilities location; there as well as a Safe Route to School as required by LDP Policy RD1;
- Speed limits will be relocated and extensions will be made to the street lighting network.

The hierarchy of streets and routes identified in Figure 18 will help create character and a legible structure to the development, assisting way finding and orientation for pedestrians, cycles and vehicles. Due to site levels and the position of the watercourse to the north, it has not been possible to provide vehicle and pedestrian connectivity to OP2. However, land has been protected so this can be provided in future if required.

Traffic speeds will be reduced through careful design led initiatives.



3.4 OPEN SPACE

The Masterplan area provides a hierarchy of open space provision as shown in Figure 16 which meets the requirements of NPF4 Policy 20 and 21, LDP Policy P2 as well as standards shown in the Aberdeenshire Parks and Open Space Strategy.

Approximately 46% of the site is retained as open space in line with LDP Policy P2. The aim is to provide high quality multi-functional open space that is easily accessible by paths and active travel routes, safe, welcoming, rich in biodiversity and managed for the future.

Open space comprises two main areas, located to the north and west, supplemented by smaller areas throughout the site, ensuring each property is only a short distance from an area of recreation. This provides a linked network of open spaces.

Open spaces meet the requirements of NPF Policy 23 by having a positive effect on health and safety. This specifies the importance of opportunities for exercise, community food growing or allotments, which these proposals make provision. Within areas of open space will be well designed, good quality provision for play in line with NPF Policy 21. A community orchard will provide opportunities for local food growing in line with NPF4 Policy 23 and LDP Policy P2 which will encourage social interaction.

New streets are inclusive and enable children to plan and move safely and independently through the provision of

quieter, secondary roads and courtyards and shared surfaces, as well as a safe route to school, within the buffer strip along the B9000 to the south.

The site provides an opportunity to create an attractive gateway to the village from the B9000 as well as providing an opportunity to enhance the green space network along this road, both for the residents of this site and the wider area. Where possible, homes will front this generous corridor of landscaping which will be planted with local species of shrubs and trees.

Proposals contribute to the enhancement of biodiversity as required by NPF4 Policy 3 and LDP Policy P1 through the provision of new landscaped areas and garden space which will introduce plant species for new habitats. Landscaped areas will be planted with nectar rich and native species and the SUDS will provide further opportunities for new habitats. A statement in relation to biodiversity net gain will be submitted with the planning application.

Land adjacent to the watercourse to the north is kept free from development to create a buffer in line with the requirements of the LDP. This makes significant contributions to green-blue networks, with open space in this location comprising a more natural form, rich in biodiversity in line with NPF4 Policy 20. Further details will be included within Landscape proposals submitted with any planning application.



3.5 PHASING DELIVERY

Phasing delivery is identified in Figure 19.

Housing will be delivered at a rate of 40-60 houses per phase, subject to demand and rates of sales. Each phase will deliver the required roads, drainage infrastructure and landscaping to accompany it. Affordable housing will also be provided within each phase.

In addition to this, **Phase 1** will deliver the SUDs infrastructure, the start of the Primary Street to the west and the start of the site frontage.

Phase 2 will deliver the buffer to the watercourse to the north and the play area and footpaths within that space, as well as the start of the buffer to the west and continuation of the buffer to the south.

Finally, the remainder of the open space and footpaths will be delivered in **Phase 3**. The buffer to the west and south will also be completed.



Figure 19: Phasing Plan

04 SUMMARY OF COMMITMENTS AND KEY DESIGN PRINCIPLES

SUMMARY OF COMMITMENTS

The developer is committed to resolving any constraints on the site and addressing any impacts of development to create a high quality extension to Newburgh and provide housing to meet an identified need.

NPF4 Policy 18 requires an infrastructure first approach and supports proposals that provide or contribute to infrastructure in line with that identified as necessary in the LDP and development programmes.

The LDP requirements are set out on page 6 and the Masterplan proposals have incorporated these into the layout of the site including:

- Supporting the first section of a vehicular link between the B9000 and A975
- Ensure any impact on the B9000 is mitigated
- New footway provision on the B9000 linking to the existing network
- Flood Risk Assessment and SUDs
- Enhancement of the watercourse, with provision of a buffer strip
- Affordable Housing

Developer obligations have been discussed with Aberdeenshire and contributions towards Community Halls, Sports and Recreation, Healthcare and Recycling are required.

Both primary and secondary schools in the area are operating within capacity. Therefore, in line with the tests for applying conditions contained within Policy and Supplementary Guidance on Developer Obligations, no contributions are required, ensuring the proposals comply with LDP Policy RD2 as well as supplementary guidance on Developer Obligations.

The Masterplan proposals make the most of opportunities within the site, and encourages biodiversity gain through the provision of high quality, landscaped, open spaces within the site.

KEY DESIGN PRINCIPLES

The proposals will uphold design aspirations while complying with the relevant policies of NPF4 and LDP. It will ensure the delivery of:

A **Healthy/Welcoming** development supporting the prioritisation of women's safety and improving physical and mental health. Visual appeal and style will create a welcoming environment.

A **safe and pleasant** residential development, supporting attractive natural and built spaces. Both activity and privacy will be encouraged, providing security and protecting amenity.

The proposals will create a **well connected** network of spaces that makes moving around easy to promote intermodal shifts and active travel to reduce car dependency.

A **distinctive** development that supports attention to detail of design features and elements as well as natural landscapes into the design to reinforce a sense of local identity.

The proposals will be **sustainable and resource efficient**: to allow people to live, play, work and stay in their area. It will be resource efficient in terms of waste, water, heating and electricity, with low embodied energy, responding to local climatic factors to ensure climate resilience while integrating nature positive, biodiversity solutions.

Finally, development will be **adaptable** to future needs through the balance of building types, densities, sizes, tenures and will have the flexibility to adapt to the changing circumstances of occupants. It will invest in the long term value of buildings, streets and spaces by allowing flexibility to accommodate different uses over time.

More detail on how the proposals will deliver this will be contained within the planning application submission.



STEWART
Milne
HOMES

Ryden

Figure 20: Design Concept Masterplan

STEWART
Milne
HOMES

Ryden