

# Westfield Foveran Masterplan

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“For many years the residents of Foveran have been left frustrated by poor connectivity, sub-standard amenities, inadequate drainage and constrained school facilities.

We believe that this development has the potential to overcome many of these issues and make Foveran a destination for modern living.

Foveran sits in the heart of the new Energetica and Strategic Growth Corridors, therefore is ideally located for investment and development. We would like to assist in bringing this disjointed community together to create a village with new employment opportunities, modern amenities and a school with updated facilities.

A community that residents and future generations can enjoy in making Foveran a community for all.”

Harper & Cochrane Ltd

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# 1. The Vision

## 1.1 The Need

Foveran is a group of houses in the countryside that suffers from a lack of a village centre, focal points and a strong sense of place. The various elements of the settlement have poor connectivity and there is an absence of necessary infrastructure. Foveran is currently made up of:

- 75 houses;
- Village Hall;
- Primary School;
- The Store farm shop & café.

The balance between housing, employment opportunities and the provision of services is wrong. The Masterplan for Westfield Foveran seeks to address this imbalance through the creation of a cohesive village with a heart. It aims to link the existing housing with the school and overcome the separation caused by the Foveran Burn and the A90 trunk road. At present, Foveran does not have mains drainage provision, an unacceptable situation for a group of 75 houses. This causes many problems for existing residents, and has done for a number of years. Recent developments have still not provided a solution to this long-standing issue.

The allocation of the M1 site for a mixed-use development of 50 houses and 5 ha of employment land (over two phases) as included in the Aberdeenshire Local Development Plan (LDP) has the potential to assist the situation, but this does not go far enough. For the wider vision to be realised however, a phased approach to the allocation and delivery of additional development is sought through this Masterplan. This will allow Foveran to become a self-sustaining village with appropriate infrastructure and services. In order to allow this to happen, additional development on the allocated M1 site is required, along with opportunities for future development immediately west of the existing main area of housing.

Public consultation and discussions with the Community Council has generally indicated that existing residents would be willing to accept higher levels of development in Foveran if it were to provide the required infrastructure, services and result in the creation of a 'proper' village settlement.

## 1.2 The Opportunity

The Westfield Foveran Masterplan comprises two areas of land:

- Site M1 at Westfield is a 15.5 ha area allocated in the Local Development Plan (LDP) for 50 houses in the first phase (2007—2016) of the LDP and 5 ha of employment land (2 ha now and 3 ha as Strategic Reserve). This site comprises south facing open agricultural fields gently sloping down to the Foveran Burn, an attractive natural feature. Site M1 is bordered to the north by 'The Store', housing and the Cultercullen road. At the south east corner of the site is Foveran Primary School. The main areas of housing in Foveran lies on the south side of the Burn, directly opposite the M1 site. M1 has the capacity to accommodate many more houses than the 50 allocated, anything up to 200 depending on the density and layout.



BIRDS EYE VIEW

- The land at Ardgill extends to 7.6 ha and again comprises open agricultural land gently sloping in an west—east orientation. The eastern section of the site is allocated as site EH2 in the LDP for six houses. The eastern boundary of the site is directly adjacent to housing on Mcbey Way and lies north of the recently completed housing at Blairythan Place. The site is directly opposite site M1 on the southern side of the Foveran Burn, presenting opportunities for direct connectivity between the sites, between the existing and proposed housing and between existing housing and the primary school.

The land at Westfield and Ardgill presents a number of opportunities to address existing issues experienced at Foveran and to create a self-sufficient, sustainable village in which to live and work. Foveran lies within a Strategic Growth Area and the Energetica Corridor and is an ideal opportunity to grow and enhance the existing village to meet the aims and aspirations of these key economic drivers.

This masterplan document will justify how a holistic approach to future development in Foveran will deliver benefits for all, not just slavishly adhering to the current LDP allocations. These benefits include:

- Addressing mains drainage issues;
- Enhancing the characteristics of the village;
- Delivering a sustainable village;
- Provision of land to expand primary education and wider community facilities for the Foveran area;
- Creation of new employment opportunities;
- Introduction of a range of different house types;
- Increased connectivity between existing and proposed housing and employment areas, school, community uses and retailing;
- Creation of a sustainable mixed—use village with employment opportunities, services, adequate infrastructure.



## 1.3 The Process

Aberdeenshire Council have an adopted procedure for the preparation of masterplans. This document follows that process by analysing the site and its context, developing the design from that analysis and producing a draft masterplan that will be issued to Aberdeenshire Council officers and Foveran Community Council for comments.

This site has already been the subject of a Proposal of Application Notice and two rounds of Public Consultation in January 2011 and March 2013.

Comments received from Aberdeenshire Council officers, consultees and the Community Council, have been considered and incorporated into this masterplan document. The masterplan will be presented to Aberdeenshire Council's Formartine Area Committee for review and agreement as an example of how this site should be masterplanned.

## 1.4 Community Consultation

The Westfield Foveran Masterplan has already been the subject of a programme of extensive public consultation including:

- Attendance and presentation at Foveran Community Council Meetings (25th February 2009, 26th January 2011, 27th March 2013);
- Proposal of Application Notice (19th November 2010);
- Public consultation event in Foveran (31st January 2011);
- Public consultation event in Foveran (25th March 2013).

A full report of the process, comments, discussions and outcomes of the community consultation is included as Appendix 1 of this masterplan submission.

# Foveran headlines

**Addressing Mains Drainage Issues:**

- We have met with Scottish Water, the Scottish Environmental Protection Agency (SEPA) and Aberdeenshire Council;
- We are discussing potential engineering solutions that will satisfactorily deal with current mains drainage issues and serve the proposed development;
- We have commissioned Fairhurst as consulting engineers to provide the necessary specialist input.

**Enhancing the Characteristics of the Village:**

- Connectivity and improved, safe linkages between existing housing, the school, The Store, proposed new housing and proposed employment areas;
- Vehicular, cycle and footpath links to provide safe routes to the School and playing fields to allow the school to fulfil curricular requirements;
- A village centre with a range of uses and focal points;
- Enhanced green open space along the Foveran Burn and creation of new green space networks accessible to everyone;
- An attractive identifiable character appropriate to Foveran as a village set within rolling Formartine farmland.

**Land to Expand Primary Education Facilities:**

- Provision of land to allow the existing primary school buildings to expand into;
- Provision of land for playing fields adjacent to the school;
- Provision of land to allow a new primary school to be built.

**Delivering a Sustainable Village:**

- Introduction of new uses and services currently missing from Foveran, such as a nursery, a playbar, retailing, office accommodation, business units;
- Introduction of employment opportunities to create a sustainable village where people can live and work instead of a housing estate that only provides homes for commuters.

**New Employment Opportunities:**

- Provision of land to allow businesses to locate to and grow in Foveran, bringing life to the village during the day;
- Creating the right conditions to support commercial ventures in keeping with the 'Energetica Corridor' in which Foveran lies.

**A Range of House Types:**

- Introducing different house types to attract people to Foveran – couples, young families, the elderly;
- This will be achieved through the provision of detached, semi-detached, terraced houses, townhouses, and flatted blocks;
- This creates a variety of character, functions and use of the village – **A COMMUNITY FOR ALL.**

**FOVERAN - A COMMUNITY FOR ALL**



# Foveran a place to grow

**The Concept**

To enhance a small group of houses in the countryside to form a sustainable village. This can be achieved through the creation of a mixed use development based on the characteristics of a traditional Aberdeenshire village.

**Improved Connectivity**

Existing connectivity will be improved through linkages between the existing and proposed development area providing:

- Improved access from the de-trunked ASD
- Easy circulation around the village
- Safe pedestrian access to the primary school

**Green Space**


Access to existing green space along the Foveran Burn will be enhanced. New public open spaces and landscaped areas will form part of the proposed development, that will be accessible to all.

The proposals include connections for pedestrians and cyclists with safe public walkways and a fully linked pedestrian / cycle network over the Foveran Burn. Safe public walkways will also be created to increase connectivity between the existing housing and the school. A clear street pattern ranging from public areas in the village centre to more private residential streets on the edge of the village is proposed.

**Energetica Corridor**

Foveran lies within the Energetica Corridor and has the potential to become a key employment area adjacent to the ASD. The Energetica concept envisages the creation of a green energy 'Corridor of Foveran' stretching from Dyce and Bridge of Don to Peterhead. The introduction of potential employment areas at Westfield will allow Foveran to become a more self-sufficient, sustainable village for people to live and work in, fully in-keeping with the Energetica concept.

**FOVERAN - A COMMUNITY FOR ALL**



# Foveran a place to enjoy

**What should future development in Foveran look like?**

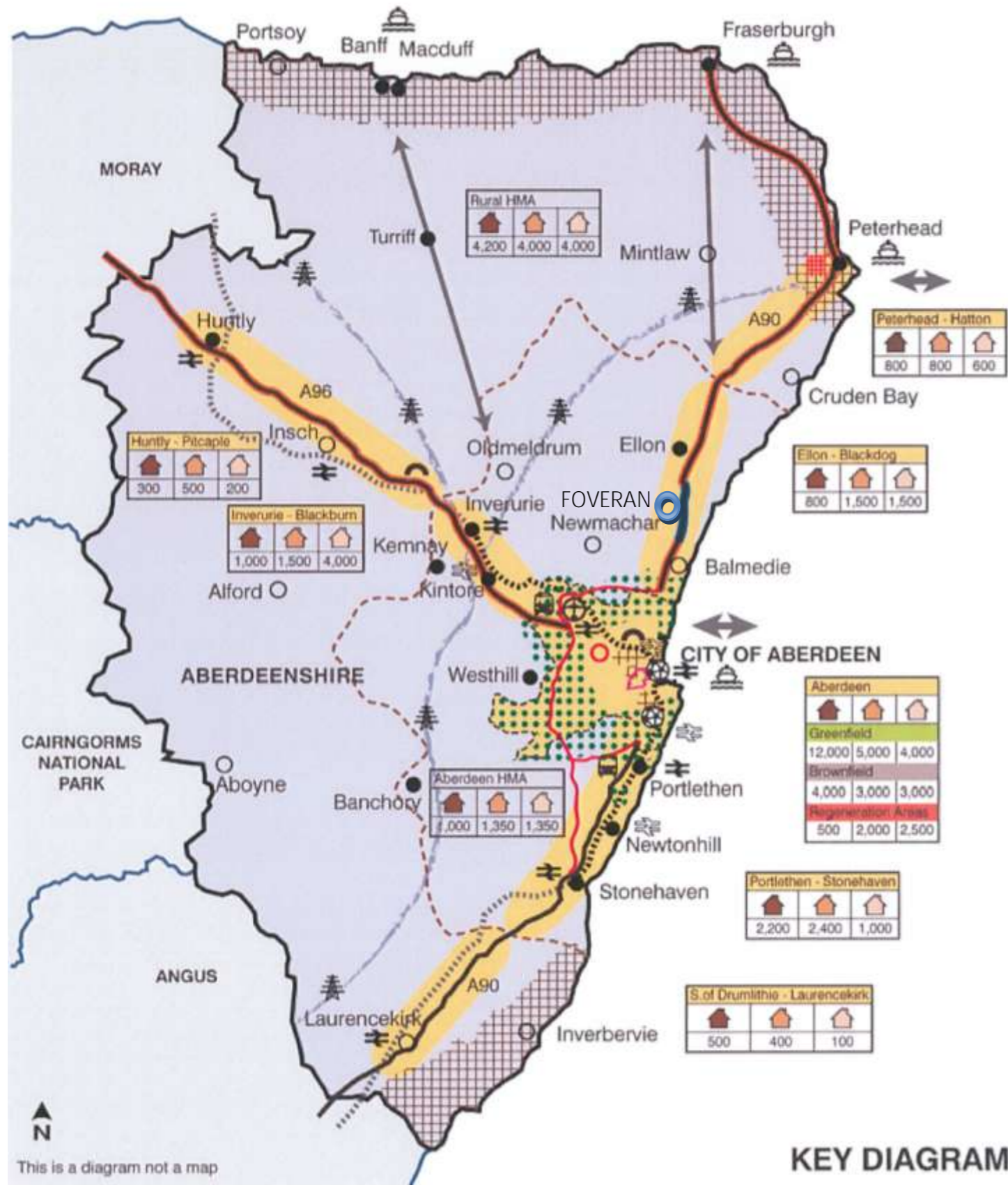
**FOVERAN - A COMMUNITY FOR ALL**



SELECTION OF CONSULTATION BOARDS



## 2. The Site



STRUCTURE PLAN KEY DIAGRAM SHOWING FOVERAN WITHIN SGA.

### 2.1 Context

#### Regional Context

The Aberdeen City and Shire Structure Plan (2009) and the Proposed Aberdeen City and Shire Strategic Development Plan (2012) identify three Strategic Growth Areas (SGA): 1-Aberdeen City, 2-Huntly to Laurencekirk and 3-Aberdeen to Peterhead. Foveran lies within the Aberdeen to Peterhead corridor, midway between Balmedie and Ellon on the A90 Trunk Road.

In the context of the Structure Plan, a key objective is to provide opportunities which encourage development within Strategic Growth Areas.

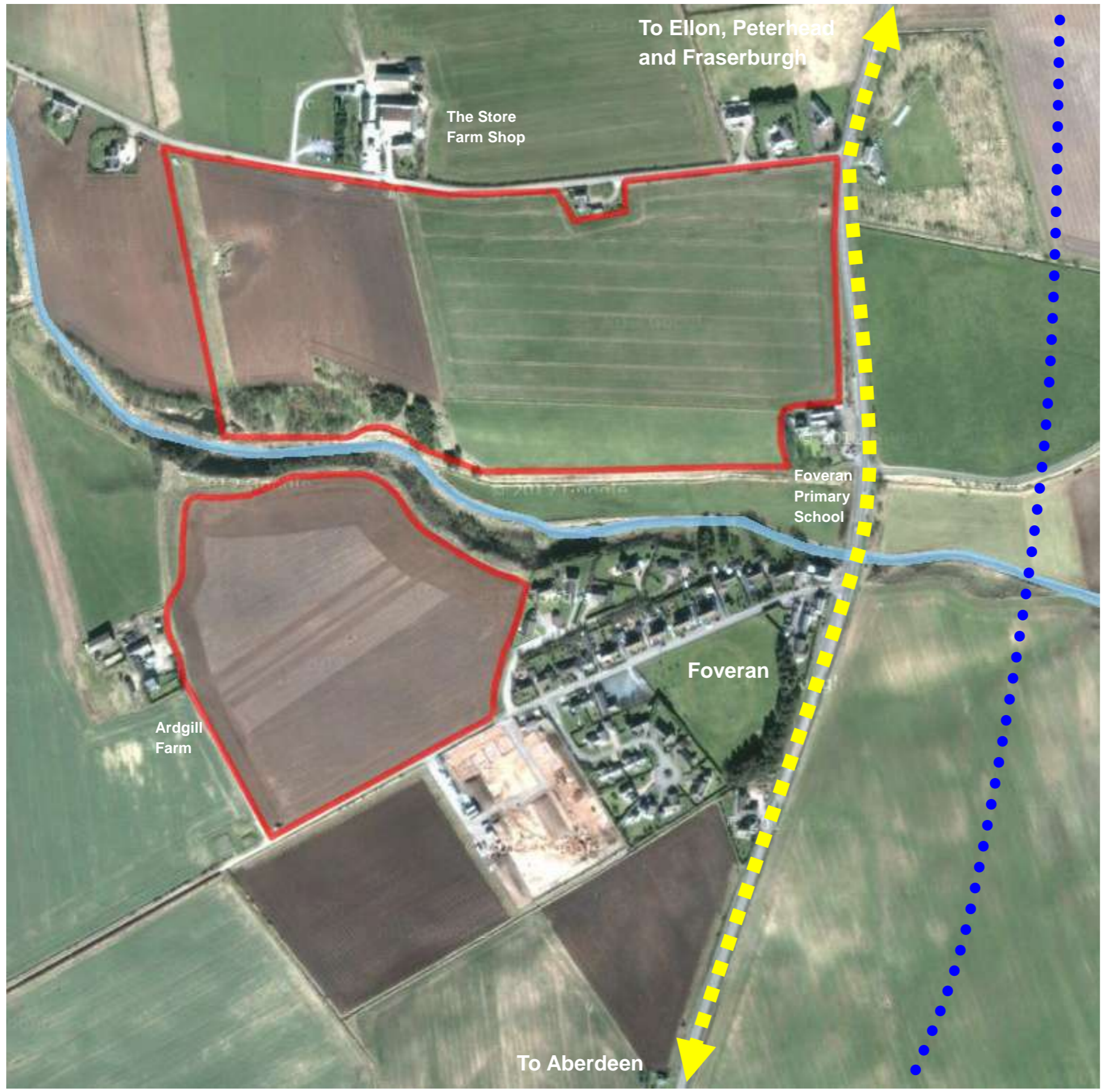
#### Local Context

The Aberdeenshire LDP was formally Adopted in 2012. This allocated 50 houses and 5 ha of phased employment land on site M1 at Westfield. Despite an indication of support from the Formartine Area Committee to increase the scale of development on the M1 site, only the site area was increased, not the scale of development allocated.

The eastern part of the land at Ardgill continues to be allocated for six houses in the LDP. There is scope however to marginally increase the numbers at a more appropriate, higher density in line with current development patterns, particularly given that the site lies within a SGA, where higher densities are sought by the Structure Plan.

The existing allocations and Westfield and Ardgill confirm the acceptability of the principle of development on the sites. The combination of an increased housing allocation on M1 and further development at Ardgill presents the opportunity to achieve the economies of scale necessary create a sustainable community with appropriate infrastructure.





AERIAL VIEW OF SITE

### 2.2 Ownership

The site is made up of two parcels of land at Westfield and Ardgill. Together these extend to just over 23 hectares. These are under the ownership of the same family.

Agreement has been reached between both landowners to progress with the proposed development, therefore there are no land ownership issues with the masterplan area.

### 2.3 Description

Foveran is located in the Formartine administrative area of Aberdeenshire Council and lies on the A90 dual carriageway 11 miles from Aberdeen City Centre. Foveran lies on the key transport corridor linking Aberdeen with Ellon, Peterhead and Fraserburgh. The corridor's importance is reflected in the designation of the 'Energetica' corridor concept and the retention of the corridor as a strategic growth area in the Aberdeen City and Shire Proposed Strategic Development Plan (published February 2013).

The A90 in this area is the subject of the Balmedie—Tipperty dualling scheme, anticipated to be delivered within the next five years. This will improve transport links and road safety within Foveran. **Delivery of development at Westfield and Ardgill is however not reliant on the road dualling project.**

- Key**
- Current A90
  - Foveran Burn
  - Site Boundary
  - Proposed A90 dualling route



## 2.4 Energetica

Foveran lies within the Energetica Corridor, an area designated with the aim of creating a 'Global hub for the energy sector extending along a 30 mile corridor from Aberdeen to Peterhead.' This concept involves business and housing development along with improved transport, access and recreational opportunities. The Energetica concept is set out in the 'Energetica Placemaking Supplementary Guidance' adopted by both Aberdeenshire and Aberdeen City Councils. The allocation of housing and employment land at Foveran gives the village a key role in delivering the Energetica vision through new development. New development within the Energetica Corridor requires to adhere to the following objectives:

**1. It is demonstrated, through a range of mixes and uses, and design of structures, that innovation and experimentation have been employed in the pursuit of the highest levels of economic, social, and environmental sustainability; and**

**2. It is demonstrated that the energy performance has been carefully considered in the design process to result in buildings and layouts which have exemplary energy performance or introduce innovation in this regard; and**

**3. Buildings demonstrate future-proofing through flexibility in their design to allow for easy extension or conversion to other uses over the full lifespan of the building; and**

**4. It is demonstrated that the layout and design of buildings promotes the creation of social hubs, civic spaces, streets as places, and active frontages within developments; and**

**5. It is demonstrated that the implementation of open space requirements emphasise the aspiration for active lifestyles within the corridor; and**

**6. There is a commitment to the provision of high quality landscaping which contributes to a unified sense of place within the framework area.**

Objectives 1—3 will be considered through subsequent planning applications for the various phases of development in Foveran and are entirely in line with the vision for development at Westfield and Ardgill.

Objectives 4 — 6 have influenced the Masterplan layout detailed in Section 5. The Masterplan contains focal points and public social spaces that will be overlooked by buildings containing a mix of uses and active frontages. The 9.7 ha of open space provided within the Masterplan area is well in excess of the 9.2 ha required by current LDP policy and guidance. The overall open space concept is to:

- Enhance and improve access to the open space along the Foveran Burn;
- Provide public open space that creates attractive and useable linkages between the various parts of existing and proposed housing, employment areas, amenities and recreational resources;



ENERGETICA CORRIDOR

- Provide public open space that creates focal points at key nodes either side of the Foveran Burn at Westfield and Ardgill and provides a setting for the mixed—use areas, in line with the overall development hierarchy.

Pedestrian movement and walking / cycle linkages are also key themes reflected in the Masterplan. The development will be easy to get around and will link to existing housing and community facilities and the wider footpath / cycle network. Two key accessibility and recreational amenities in the Energetica area, the Formartine and Buchan way and Newburgh Links are 6km and 3.6 km away respectively. This provides further opportunities for the Foveran Masterplan area to link into the wider recreational network. Such linkages will be promoted through the detailed designs at Westfield and Ardgill.

The Foveran Burn presents a further recreational resource and opportunity. The Burn is a key feature of the Masterplan area and will be retained and enhanced as part of any development. The Foveran Burn provides linkages to the wider countryside and recreational amenities, further promoting active lifestyles.

The Foveran Masterplan is entirely in line with the aims and objectives of the Energetica Concept. This will further evolve through detailed development proposals delivering the Masterplan vision.



# 3. Site Analysis and Appraisal

## 3.1 Landscape Characteristics

The site topography indicates a high point along the northern boundary of the Westfield site. Westfield falls from around 40m AOD to 25 m at the Foveran Burn.

The Ardgill site slopes more steeply westwards, rising from 40m to 55m AOD. The site is generally undulating,

The existing Store buildings and group of houses around the A90 / Cultercullen road junction provide a backdrop to the Westfield site.

Generally, the landscape character of the area is rolling agricultural land, typical of this part of Formartine. The Foveran Burn provides a interesting focal point and landscape feature.

The landscape is also fairly bare in character with only a few trees to the eastern boundary and very few landscape features of note. A pylon line runs diagonally across the site.



SITE TOPOGRAPHY

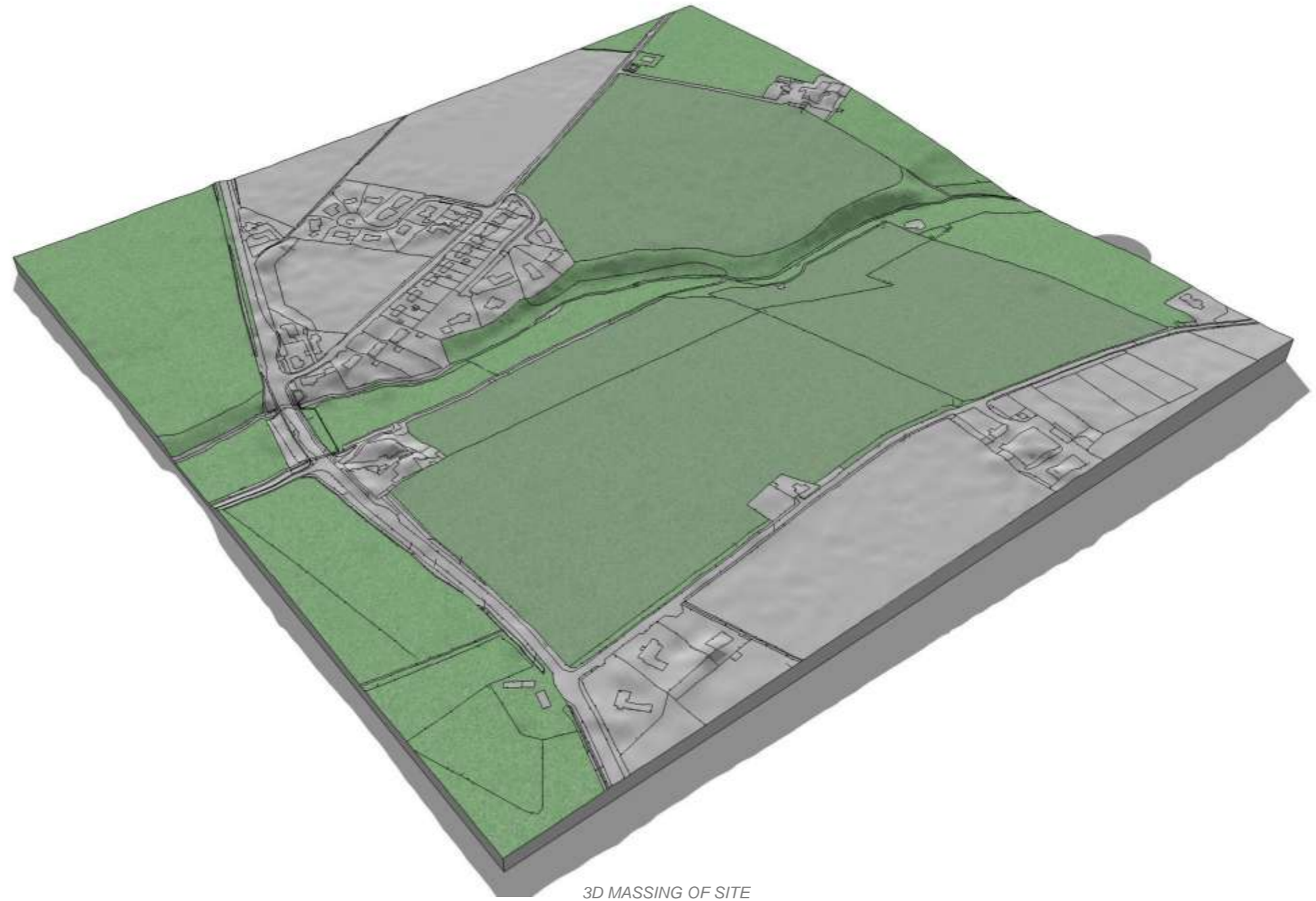
*Drawing based on OS Data, Pro-map image license number 100020449*



### 3.1 Landscape Characteristics (cont)

The figures opposite illustrate the way in which both the Westfield and Ardgill sites gradually slope toward the natural central feature of the Foveran Burn and its adjacent wetland areas.

This natural topography has influenced the Masterplan concept and layout, with new development taking advantage of the sloping landform as a natural backdrop. This arrangement also allows the Foveran Burn to become natural focal point and connectivity corridor, linking into the green space path networks within the development areas.





### 3.2 Landscape Impact Assessment

The land at Westfield and Ardgill is generally undulating with little features apart from the Foveran Burn.

Overall the site is not considered particularly sensitive from a landscape perspective.

The key views of Foveran tend to be from the A90 when travelling northwards. The land at Westfield is not particularly prominent in the landscape and will sit behind existing development on the south side of the Foveran Burn. The M1 site rises to the north west, however the landform continues to rise to the north behind the site, providing a backdrop.

At Ardgill, the land rises westwards, however the landform again continues to rise to the west behind the site, providing a backdrop to development. The landscape character of the area is typical for this part of Formartine and has the capacity to accommodate the development proposed. These arrangements ensure that development proposed will have a minimal landscape impact.



VIEW SOUTH-WEST FROM BLAIRYTHAN TERRACE TOWARDS ARDGILL FARM



VIEW EAST TOWARDS A90—NOTE AREA AROUND FOVERAN BURN



VIEW SOUTH TOWARDS RECENT HOUSING DEVELOPMENT



VIEW SOUTH-WEST FROM THE STORE TOWARDS ARDGILL FARM



VIEW SOUTH FROM FOVERAN BURN TO EXISTING HOUSING



### 3.3 Foveran Characteristics

Foveran does not have a distinct character as such. The existing buildings can be grouped into four main categories:

- 19th C vernacular farmhouses, cottages and Primary School;
- Circa 1980s Low density detached bungalows on McBey Way;
- Circa 1990s detached bungalows and 1 1/2 storey villas on Turin Way;
- 2012 detached two storey houses on Blairythan Place.

The range of development styles does not provide Foveran with a distinctive character. The density of development on Blairythan Place is much higher than the lower density layouts found on the adjacent Turin Way and McBey Way. The scale of development sought through the phased masterplan at Westfield and Ardgill presents an opportunity to create a more distinctive character through the scale of development and mix of uses.

A range of house types and tenures is proposed within the Masterplan area. This creates the potential for a development with a more distinct character rather than the homogenous detached housing current found in the more recent housing in Foveran.

Detached housing will form part of the future developments at Westfield and Ardgill, however this will be in conjunction with semi-detached, terraced and flatted properties. This will provide a range of house types and tenures. Small scale retail uses are envisaged along with higher density residential use around the central area, reflecting the density and form set out in the Masterplan.



HOUSING IN MCBEY WAY (Google Street View)



HOUSING IN TURIN WAY



HOUSING ON BLAIRYTHAN TERRACE,



RECENT HOUSING ON BLAIRYTHAN PLACE



### 3.4 Climate

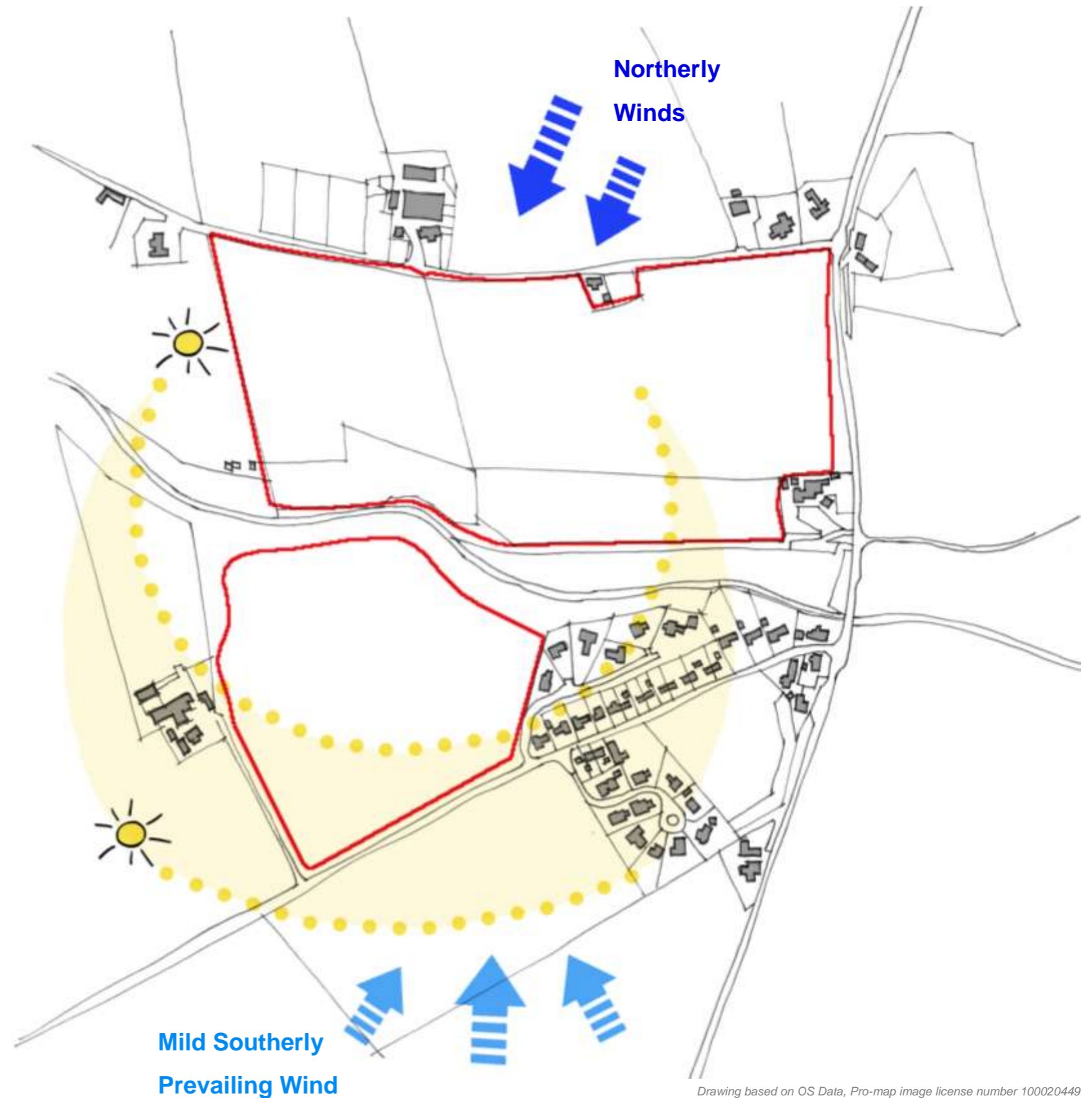
Foveran features an oceanic climate with prevailing mild winds from the south east and winds from the north west.

During summer, the days become 18 hours long (17 hours and 57 minutes between sunrise and sunset). Temperatures at this time of year will be averaging around 17 °C during the day.

January is the coldest month in Foveran. Daily minimum temperatures fluctuate from about 1.5 °C to less than -2 °C. Throughout the winter, especially in December, the length of the day is very short, averaging 6 hours and 40 minutes between sunrise and sunset. As winter progresses, the length of the day grows quickly, to 8 hours and 20 minutes by the end of January.

The site has an open aspect but the south facing slopes at Westfield can take advantage of passive solar gain in any development layout and orientation. The Masterplan development areas do not suffer unduly from significant frost pockets. Structure planting may be necessary on some boundaries, although existing tree belts to the west will provide some shelter. The Masterplan layout has been influenced by the climate and topography, allowing development to take advantage of existing shelter, grouping buildings in the least exposed parts of the site.

The site has no climatic development constraints.



Drawing based on OS Data, Pro-map image license number 100020449

CLIMATE ANALYSIS DIAGRAM



### 3.5 History

Foveran is a historic parish established in the 18th Century and comprises a wide area stretching east to Newburgh, west to Udny, south to Belhelvie and north to Logie Buchan. One of the oldest buildings in the parish is the Mill of Foveran Farmhouse which dates from 1609, now a 'B' Listed building. Mill of Foveran lies 300m east of Foveran School.

The historic centre of the parish is the listed Foveran House near Newburgh to the east. The aerial image opposite demonstrates the 'historic axis' running east — west from Newburgh — Foveran House and Home Farm—Mill of Foveran Farmhouse — Foveran School and housing.

The village of Foveran we know today has developed around the point of the main road northwards crossing the Foveran Burn.

In 1869 the only development at 'Foveran' was the school and farmhouses at Westfield and Blairythan.

Little changed until the 1950s with the construction of the local authority housing on Blairythan Terrace.

In the late 1980s and 1990s two pockets of housing were built forming McBey Way and Turin Way. This low density development was a marked contrast to the vernacular buildings and local authority housing.

Recent development has involved the building of 28 two storey detached houses on Blairythan Place, again a further contrast in density and form compared to the adjacent low density residential areas.

The Foveran Burn and Mill Lade within the Masterplan area, along with its historic connections to the Mill of Foveran, presents an opportunity to recognise and promote the early origins of Foveran. The retention of enhancement of the Burn as a green corridor is in line with such aspirations.

Any necessary archaeological mitigation measures will be considered at the detailed planning application stage.



AERIAL VIEW ILLUSTRATING 'HISTORIC AXIS'



VIEW TOWARDS FOVERAN SCHOOL



VIEW TOWARDS MILL OF FOVERAN FARMHOUSE



1869 MAP OF FOVERAN

1966 MAP OF FOVERAN



2012 MAP OF FOVERAN

PRO-MAP IMAGE LICENSE NUMBER 100020449



## 3.6 Ecology

Ecological issues on the Masterplan area have been considered by Northern Ecological Services with an ecological survey undertaken in mid April. Current land-use in the area comprises open farmland of large fields of mainly arable land. The Foveran Burn flows through the proposal site from west to east in a sharply defined but fairly broad valley encompassing the burn and its flood plain.

The proposals under the masterplan are for development on the higher, relatively flat arable land to the north and south of the burn. The burn, its floodplain and valley slopes would remain as a broad green corridor through the development. Three new crossings of the burn are indicated, a road crossing in the west of the site, connecting the two main built areas to the north and south of the burn, and two footbridges connecting green spaces associated with the new housing.

Drainage from the development will be treated by a Sustainable Urban Drainage System (SUDS) and two detention/filtration basins are envisaged, one at the edge of the floodplain to the north-east of the southern housing block and the other on the edge of the floodplain to the south-east of the northern housing.

The full report of the ecological survey is available as a separate document..

### Methodology.

Biological records for the site have been provided by the North East Scotland Biological Record Centre (NESBReC) and a review has been undertaken of web-based information available on the National Biodiversity Network (NBN) Gateway and the Scottish Natural Heritage (SNH) Sitelink websites.

The site was visited on the 12th of April 2013 to undertake an ecological survey of current conditions with respect to vegetation and the possible presence of protected species (an Extended Phase 1 Habitat Survey). During the site visit, vegetation was examined and classified according to the Phase 1 Habitat Survey methodology (JNCC 1993).

Habitats on the site have been evaluated, and potential ecological impacts predicted following the Institute of Ecology and Environmental Management's ((IEEM 2006) Guidelines for Ecological Impact Assessment. The implications for any protected species have been informed by the The Conservation (Natural Habitats, &c.) Amendment (Scotland) Regulations 2007 (SI 2007/80) which considers that a significant disturbance is assumed if the project significantly affects the ability of any significant group of animals of that species to survive, breed or rear or nurture their young or is likely to significantly affect the local distribution or abundance of the species.

Species that are the subject of Biodiversity Action Plans or Biodiversity Lists (e.g. under the Nature Conservation (Scotland) Act 2004) come under particular focus as these may be uncommon or threatened, a factor which may relate to their evaluation of ecological importance. Similarly certain species may also be listed in Red Data compilations and Red or Amber lists of species of conservation concern.

### Planning Context

Scottish Planning Policy (SPP February 2010) is the Scottish Government's policy statement on nationally important land use planning matters. Under the general heading of "Landscape and Natural Heritage" paragraphs 134-148 of SPP provide policy guidance on matters relating to International Designations, National and Local Designations, Protected Species and Trees and Woodland.

Regional planning policy, in particular for spatial development, is provided by the Aberdeen City and Aberdeenshire Structure Plan 2009. Within the Aberdeenshire Local Development Plan 2012 there are policies and proposals, supported by supplementary guidance (SG), to promote sustainable development and tackle climate change, to protect natural heritage, in particular nature conservation sites the wider biodiversity and geodiversity. The plan recognises the importance of safeguarding of resources under Policy 14, with the guidance given on the protection of natural resources in the following areas:

SG Safeguarding 1: Protection and conservation of the water environment

SG Safeguarding 2: Protection and conservation of agricultural land

SG Safeguarding 3: Protection and conservation of trees and woodland

SG Safeguarding 9: Open space

### Designated Sites

There are no statutory or non-statutory sites within or close to the proposal site and the nearest such protected areas are the complex of overlapping designations (that cover the Ythan estuary at Newburgh, comprising the Sands of Forvie and Ythan Estuary Site of Special Scientific Interest into which the Foveran burn flows, the Forvie National Nature Reserve and three internationally designated areas, the Sands of Forvie, Ythan Estuary and Meikle Loch Special Protection Area (SPA), the Sands of Forvie Special Area of Conservation (SAC) and the Ythan Estuary and Meikle Loch Ramsar site. There are no other statutory sites within the likely zone of influence and there are no ancient woodlands or non-statutory sites of nature conservation importance in the immediate locality of the proposal site.

### Results of Survey

#### Habitats and Vegetation

The north and south of the site comprises extensive fields of arable land with post-and-wire field boundaries with the Foveran burn flowing between these fields. The arable land forms the majority of the application site.





Photographs 1 & 2. Arable land providing the core areas for development to the south (above) and north (below) of the Foveran Burn.



Photographs 3 & 4. Foveran valley looking west from the A90 road bridge (above) and west from the edge of the housing on McBey Way (below)



Smaller habitat areas associated with the burn are wet grassland, dry semi-improved grassland, tall herb and woodland in addition to the aquatic habitats of the burn channel. Land-use and the resulting habitats present are shown in the Phase 1 habitat plan.

#### Woodland and Scrub

Rather sparse stands of planted deciduous woodland (Target note 2 on the habitat plan) over semi-improved grassland are present on the valley sides in the west of the site with the northern stand extending into the flood plain by the north bank of the burn and its parallel drainage channel. Alder predominates in the northern stand, along with oak, ash, wild cherry and willow. The more linear stand along the south of the burn includes sycamore along with hawthorn, ash and hazel. Wet grasslands with rushes marsh thistle, lesser celandine and creeping buttercup are associated with these stands of trees lower down the valley slopes and upon the flood plain where reed canary grass predominates.

To the east of the northern stand of deciduous woodland a dense mature conifer plantation is present as two stands comprising Norway and Sitka spruce with a smaller stand of Scots pine in the south-east corner of the woodland block. There is little growing on the shaded woodland floor within the body of the dense plantation.

#### Grassland

Much of the immediate flood plain of the Foveran Burn (Target note 1) outside the farmed land is dominated by reed canary grass. To the west, up to the road bridge of the A90, the floodplain between the burn and the drainage channel to the north (land outside the application site) has been converted to improved grassland for grazing. North of this narrow field, the valley slope within the application site is also down to semi-improved pasture.

#### Tall-herb/coarse grassland

The south slope of the Foveran Burn valley comprises rank grassland of cocksfoot and false oat with dense patches of rose-bay willow herb, cow parsley and nettle. On the eastern edge of the conifer stand, an area of tipped rubble has become colonised by such vegetation (Target



note 3).

#### Watercourses

The Foveran Burn is fairly fast flowing over a gravel substrate and supports a relatively limited emergent aquatic flora as a result though additional plant species may become evident later in the year. Unlike some sections of the burn which have been straightened, this reach represents an example of a relatively natural, unmodified watercourse. To the north of the burn, a drainage ditch has been constructed at the base of the northern valley-side slope and is well vegetated with reed canary grass.

#### Fauna

A number of common bird species were recorded during the site visit with activity centred along the burn corridor and stands of trees where goldfinch, greenfinch,

chaffinch, robin, wren, blue tit, great-tit, blackbird and song thrush were recorded. Buzzard and wood pigeon were noted in the mature conifer woods.

Fresh otter spraints were evident along the surveyed reach of the Foveran burn indicated on-going activity by otters along the entire section of the burn that runs through the development site. No holts or obvious resting places were noted, but the cavities under rubble in the old tip (Target Note 3), currently occupied by rabbits, provide opportunities for otter refuges. No signs of water vole or badger were noted and there were no trees on the site that could provide significant roosting habitat for bats.

#### Ecological Evaluation.

The majority of the site is dominated by intensively farmed arable land with fields separated by post and wire fencing and hence there are no habitats present of any ecological importance within the greater part of the site.

The watercourses, being the burn and its parallel drain provide a key focal point of ecological interest upon the site and the contributing habitats are the stands of deciduous trees, wet grasslands, stands of tall-herb and reed and the aquatic habitats of the burn, here providing an example of a relatively unmodified channel. This reach would be

considered to be of significant value at the local scale and the burn provides a locally notable wildlife corridor in an intensively farmed landscape with an otherwise poorly developed network of connecting habitats.

The mature coniferous woodlands provide some dense cover for bird species and the tall Scots pine appear to provide a perching place for species such as buzzard. The dense plantations of non-native conifers would however be considered of little ecological value; conversely the stand of mature native Scots pine would be considered to be of site value and the trees here are worthy of retention.

The presence of otters along the burn is notable though the species is generally well represented along good quality watercourses in Aberdeenshire. The evaluation of site importance for this fully protected and charismatic species would place its significance at a local to district level.

#### Potential Impacts and Mitigation

The development site is situated around 4 km upstream from the protected area of the Ythan estuary and, given this distance, and the retention of the burn and its floodplain as a green corridor outside the core area of proposed construction, the risk of any impact upon the Ythan appears very low. Nevertheless, construction works on land above the valley, and for the bridge crossings of the burn, should proceed with best practice in relation to the control and prevention of pollution.

The proposals as outlined in the Masterplan are for development on the higher ground to the north and south of the flood-plain of the Foveran Burn. The riparian corridor of this burn will be retained intact and some areas will be available for ecological enhancements. For the main development, the only land to be affected by land-take is currently under intensive arable land of little value for wildlife.

The proposals for landscaping and the provision of new tree and shrub plantings in the retained green estate will provide new habitats in what is currently an open arable landscape and a notable biodiversity gain might be expected over time as the plantings mature. Similarly the

semi-improved pastures on the northern valley slope in the east of the site will be retained in the green corridor and any potential botanical interest inherent in these pastures may be realised by more sympathetic management, or enhanced by additional wildflower seeding.

Construction works on site, and particularly for the bridge crossings of the burn, should be informed by a repeated survey for the presence of otters and their resting places and the watercourses should be re-surveyed for the presence of water voles.

The bridges will result in a small area of habitat loss to the floodplain habitats. Bridges should be constructed so as to leave a broad strip of terrestrial habitat between the burn and the bridge abutments to ensure continued and safe passage by otters and possibly other wildlife.

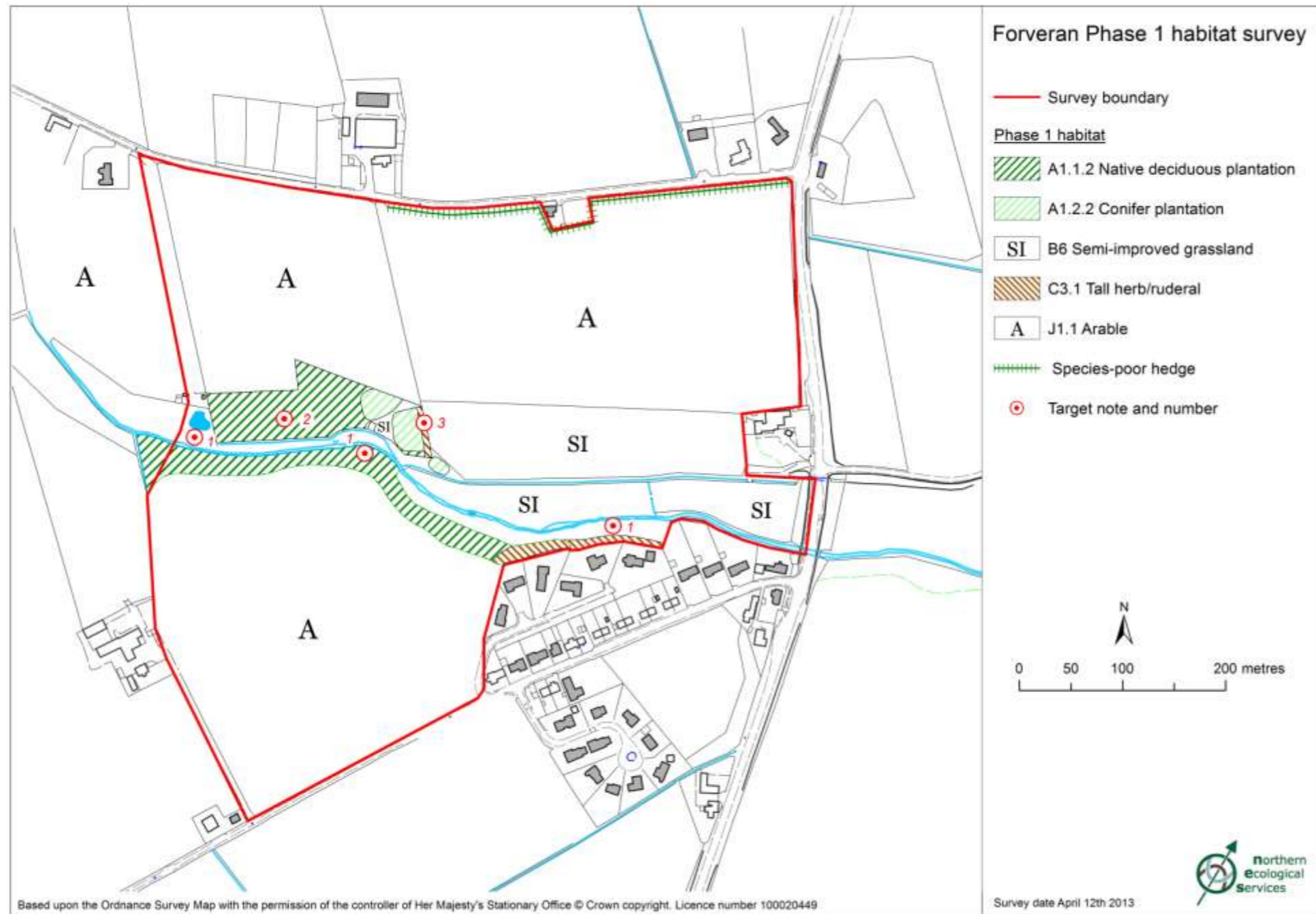
The burn crossings should also remain unlit to retain dark conditions along the burn, also to minimise disturbance to otters and possibly to bats which are likely to forage along this section of the burn.

Similarly, the construction of two detention basins for the SUDS will result in some temporary habitat loss from the edge of the floodplain, but where naturally vegetated basins are provided, such habitat losses are temporary, and, given the limited diversity of the flood plain vegetation at the proposed SUDS sites, the impact is considered to be temporary and of little significance over the longer term.

Following construction, subsequent occupation of the land by an increased human population, has the potential to disturb otters associated with the Foveran Burn. As no holts or resting places have been identified on the site, such disturbance might affect only transient or feeding otters. Time partitioning of activity by humans and otters respectively also tends to minimise disturbance with otters mainly active in the early morning, late evening and at night in mainland habitats.

In view of the retention of the riparian corridor of the Foveran Burn, and the significant environmental enhancements that are proposed in terms of creation of new planted areas and wetlands, the development will provide an opportunity for local gains in biodiversity and will be compliant with national and local planning policies and best practice.





HABITAT PLAN.

## 3.7 Drainage and Flooding

Drainage and flooding on the Masterplan area have been considered by Fairhurst.

### Flooding

The following policies and guidance are relevant to the consideration of flooding:-

Scottish Planning Policy (SPP), February 2010

Flood Risk Management (Scotland) Act 2009

Water Environment (Controlled Activities) (Scotland) Regulations 2011

PAN 69: Planning and Building Standards Advice on Flooding, Scottish Executive 2004

Technical Flood Risk Guidance for Stakeholders v6, SEPA 2010

In accordance with Scottish Planning Policy (SPP) and Planning Advice Note 69 (PAN69): Planning and Building Standards Advice on Flooding, it is necessary to demonstrate that adequate protection against flooding exists, or can be provided, for the proposed development and that the development does not increase any existing flood risk to persons or property upstream and downstream.

Aberdeenshire Council's Local Development Plan includes supplementary guidance on flooding issues SG LSD 8: Flooding and erosion. This guidance is in line with the risk framework contained in Scottish Planning Policy.

SPP states that new development should not take place if it would be at significant risk of flooding from any source or would materially increase the probability of flooding elsewhere. In general, the storage capacity of floodplains should be safeguarded.

The proposed development sites are identified in the Aberdeenshire Local Plan as F74 and F34 and are divided by the Foveran Burn which flows eastward through a valley between them. The land to be developed to the north (F74) and south (F34) of the burn sits well above the level of the burn and the land adjacent to the burn within the valley.

SEPA's Indicative River & Coastal Flood (<http://www.sepa.org.uk/flooding/mapping/>) provides predictive guidance on the possible extent of functional floodplain (1 in 200 year flood extent) for catchments greater than 3km<sup>2</sup>. The map shows some out of bank flooding along the Foveran Burn as it passes between the sites, however the existing topography is such that flooding will be confined to the low lying areas to either side of the burn.

Potential flood risk and the mitigation of impacts on the water environment have been fundamental considerations in the development layout and a green corridor has been provided along the route of the Foveran Burn to provide a substantial buffer to the development envelope. The proposed development has been set out with the flood envelope, with the exception of a single road and pedestrian crossing points over the burn, which will provide linkage between the sites.

Any risk of potential constraint of flood flows from the burn crossings will be mitigated by designing these so that capacity is provided to carry the predicted 200 year flood event flow with appropriate freeboard. All engineering works associated with the crossings will be Licenced under the Water Environment (Controlled Activities) (Scotland) Regulations 2011.

Finished floor levels of the proposed buildings will be set to provide a minimum 600mm freeboard above the 1 in 200 year peak flood levels.

### Drainage

The following policies and guidance are relevant to the consideration of drainage:-

- Scottish Planning Policy (SPP), February 2010
- Flood Risk Management (Scotland) Act 2009
- Water Environment (Controlled Activities) (Scotland) Regulations 2011
- Planning Advice Note (PAN) 61: Planning and Sustainable Urban Drainage Systems, Scottish Executive 2001

- SUDS Manual, C697, CIRIA 2007
- SUDS for Roads
- Drainage Assessment – A Guide for Scotland, SEPA 2005
- Sewers for Scotland Second Edition, WRc plc 2007
- PAN 69: Planning and Building Standards Advice on Flooding, Scottish Executive 2004
- Technical Flood Risk Guidance for Stakeholders v6, SEPA 2010

### Foul Drainage

Part of the existing settlement is served by a public foul drainage system, however the existing public waste water treatment facility has no spare capacity. Scottish Water propose to provide additional public waste water treatment capacity through a "Growth" project which has been triggered by existing development within Foveran. The "Growth" project will also include capacity provision for foul flows from all development areas included in the current Aberdeenshire Council Local Development Plan and therefore waste water treatment capacity will be provided for sites F74 & F34 as part of these works. The additional waste water treatment provision is currently expected to be funded from Scottish Water's 2015-2020 Capital Budget.

Until sufficient waste water treatment capacity is available it is intended to provide a temporary private waste water treatment plant (WWTP). The WWTP would be located within the development area and would discharge the treated effluent to the Foveran Burn. The WWTP would remain privately owned and maintained and an appropriate Licence would be obtained under the Controlled Activities Regulations for the effluent discharge. Once the public waste water treatment provision is in place, the temporary private WWTP will be removed and foul flows from the development directed to the public sewer system.

New gravity foul sewers will be provided to serve the development and these will be located within the proposed roads, driveways and areas of open space, as necessary. Foul sewers will be designed and installed in accordance with Sewers for Scotland, Second Edition, November



## Surface Water Drainage

The surface water drainage system will be appropriately designed in line with the principles of Sustainable Drainage Systems (SUDS). The surface water system will mimic the natural drainage of the catchment and mitigate many of the adverse effects of surface water run-off from urban development on the environment by:-

- managing and restricting run-off rates to reduce the risk of downstream flooding;
- encouraging natural groundwater recharge (where appropriate);
- reducing pollutant concentrations in the run-off and acting as protection to the receiving waters;
- contributing to the enhanced amenity and aesthetic value of developed areas;
- providing habitats for wildlife in urban areas and opportunities for biodiversity enhancement.

The proposed surface water drainage measures will provide treatment of the run-off in accordance of the requirements of the SUDS manual. The SUDS solutions proposed will also require to satisfy the adoption and maintenance requirements of Scottish Water and Aberdeenshire Council.

It is intended that surface water run-off will be dealt with as follows:-

Run-off from roof areas will be drained directly to a public gravity sewer system.

House driveways will be drained directly to ground at source where subsoil infiltration permits.

Run-off from the proposed roads will drain via trapped road gullies to the public gravity sewer system.

Run-off from car parking areas with the Commercial / Employment Land areas will drain to areas of porous construction within the parking bays with a stone filled filter drain located beneath. These measures will drain to the public gravity sewer system.

Extended detention basins will be provided to the north and south of the Foveran Burn to serve the F74 and F34 sites respectively. The surface water sewers will discharge to these basins via a conveyance swale.

In accordance with the Drainage Assessment guide, the rate and volume of surface water run-off from the post development situation should not exceed the surface water run-off from the existing greenfield site.

Attenuation volume will be provided within the extended detention basins in order to contain the run-off volumes and restrict the discharges to the greenfield run-off rates. The attenuated surface water flows will discharge to the Foveran Burn. As part of the detailed drainage design, sensitivity tests to assess flood risk will be carried out for rainfall events up to and including the 200 year event and site levels will be set in order to prevent water entering properties or restricting access for emergency vehicles.

Any existing land drainage encountered during the development works will be reinstated or re-routed as appropriate.

The majority of the current greenfield run-off is from farmland and will contain sediment, fertilisers etc. The removal of farmland will have a positive impact on the water quality.

### Adoption and Maintenance

It is anticipated the adoption and maintenance of the proposed drainage measures will be as follows:-

In plot drainage will remain private and will be maintained by the property owner.

Foul and surface water sewers will be adopted and maintained by Scottish Water.

Gullies will be adopted and maintained by Aberdeenshire Council as part of the roads adoption.

Conveyance swales will be adopted by Aberdeenshire Council.

The extended detention basins will be adopted and maintained by Scottish Water.



PHOTOGRAPH OF TYPICAL SUDS

### 3.8 Transportation and Roads

Transportation and roads matters have been considered by Cameron and Ross.

#### Description

Foveran village lies approximately 5 miles south of Ellon in rural Aberdeenshire. The site lies between two unclassified roads to Cultercullen and Blairythan Terrace. The site is currently farmland and the Foveran Burn runs west to east through the middle of the proposed development masterplan.

Foveran village consists of approximately 70 houses including those which are currently being built. The village is adjacent to the A90 Trunk road which is subject to a 50mph speed restriction generally and a 20mph speed restriction during school arrival and departure times at morning, lunch and afternoon.

The unclassified road is currently subject to the national speed limit and Blairythan Terrace has a 30mph speed restriction and is traffic calmed.

Foveran lies adjacent to the A90 and as such lies on the direct bus route from Aberdeen to Ellon which has a transport interchange. The interchange links to the west with Fyvie, Inverurie and northwards to Fraserburgh and Peterhead.

Bus stops are currently located at the junction with Blairythan Terrace and outside the school northbound with a southbound bus layby located between the school and Blairythan Terrace.

Phased masterplan proposals have been prepared showing 175 houses plus 5 Ha of land designated for commercial use. The first phase of this development for which this transport statement relates comprises 50 houses plus the 2 Ha of commercial development.

#### Balmedie to Tippetty Dualling

The Scottish Government has recently confirmed that the dualling of the Tippetty to Balmedie section of the A90 will be built as part of the Aberdeen Western Peripheral Route (AWPR). The timescales

suggested for construction indicate that this significant infrastructure project will be in place within the next 5 years.

Traffic flows on the A90 are relatively high and as a result the Scottish Government have agreed to upgrade the section of road to dual carriageway from Tippetty to Balmedie. The proposals indicate that numbers and locations of junctions onto the dual carriageway section will be limited and as such there will still be a requirement for local traffic to use the existing section of road. The volumes of traffic using the existing A90, Blairythan Terrace and Cultercullen Road will be significantly reduced.

#### Local Area Development Plan

Aberdeenshire Councils Local Development Plan is not dependent on the delivery of the AWPR and allocated area M1 for development. The LADP recommends the site for development comprising 50 houses plus 2 Ha allocated as current employment land and 3Ha of strategic reserve employment land.

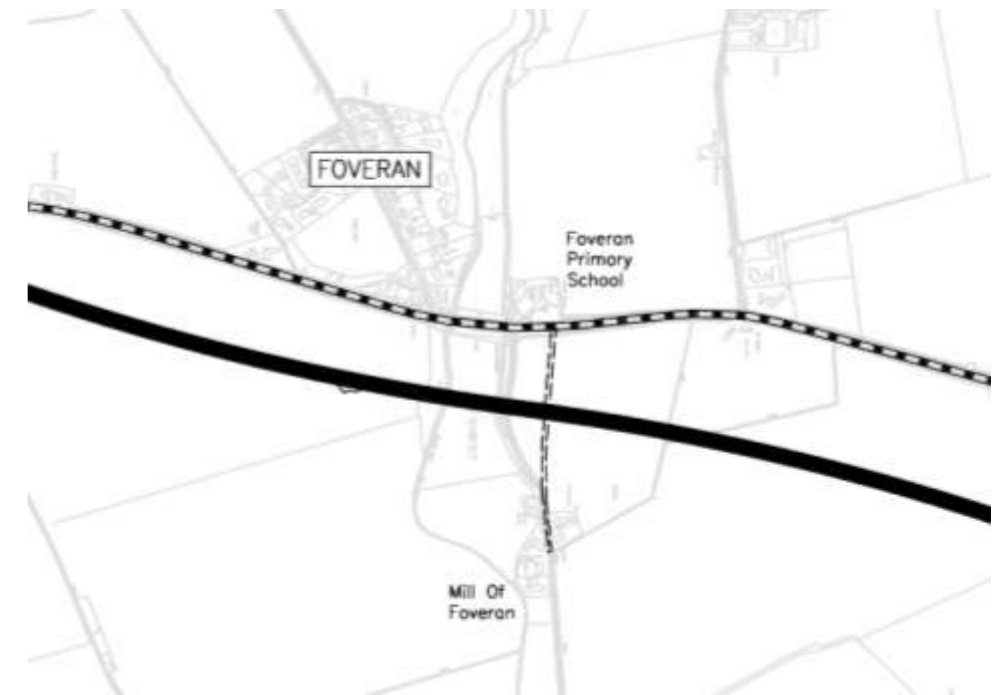
#### Development Proposals.

A public consultation process is currently being undertaken to discuss the existing school access and means of improving this. Currently the school is served directly off the A90 trunk road with bus parking and drop off spaces provided adjacent to the trunk road.

The masterplan suggests that as part of the first phase of this development that the access to the school would be provided from the internal road infrastructure and that a pedestrian link may be delivered to Blairythan Terrace. This would provide a safe pedestrian link to the public park. There exists a remote footpath along the A90 from Blairythan Terrace which is separated from the road by a pedestrian barrier and verge along most of its length. At present Foveran School pupils are bussed the short distance to Foveran playing fields (off Blairythan Terrace) to participate in PE curricular activities as the footpath as the existing footpath provision is not considered to be appropriate for this use by the school.

A similarly sized development off Blairythan Terrace has required the upgrade of the junction onto the trunk road. We propose that a similar style of upgrade, which includes a left turn deceleration lane, is necessary at the Cultercullen Road junction with the trunk road.

The 50mph speed restriction is currently located north of Cultercullen Rd which will remain. As with Blairythan Terrace a 30mph speed restriction will be introduced on Cultercullen Road extending beyond the proposed development access road. Suitable traffic calming will be introduced to encourage lower speeds whilst not inhibiting use by commercial vehicles and catering for school transport vehicles.



ROUTE OF BALMEDIE TO TIPPETTY DUALLING



JUNCTION AT A90



A village gateway feature will be introduced on Cultercullen Rd to announce the village to those entering and reduce speeds on entry to the residential area.

With the anticipated construction of the Balmedie to Tippetty Dual Carriageway complete, and the significant reduction in traffic which will result, within the next 3 to 5 years we anticipate that the junctions will operate well within their capacity. As such we do not propose to upgrade the two junctions beyond the requirements to cater for phase 1 of this development. Future development in association with the masterplan in conjunction with the completion of the Balmedie to Tippetty dual carriageway will allow the village to be linked along the existing A90 as well as via the proposed link to the west. The speed limit on the existing A90 post dualling should be reduced to 30mph with traffic calming introduced to ensure appropriate vehicle speeds are achieved.

### Existing Transport Links and Accessibility

#### Pedestrian Accessibility

There is a footpath link along the A90 to and from the school. This link is adjacent to the trunk road and has visirail along its length except for a short section where a crossing is provided to the bus stop opposite. Within the existing village footpaths are located on both sides of the existing road.

#### Cycle Assessability

The A90 T contains sections of dual carriageway which prohibits cycle use, however, there are alternative routes to the west which are suitable and link to national cycle route 1. If we consider 8km represents a 40 minute cycle the villages of Newburgh, Balmedie, Pitmedden and the town of Ellon are all accessible. Within a further few minutes cycle lie Newmachar and Potterton.

#### Public Transport

The 251 bus service has designated stops at Foveran both north and southbound. The 67 and 68 services also pass through Foveran and stop on demand. The 67 and 68 services provide an hourly service.

### Proposed Transport Links

The development proposals for phase 1 are to utilise the existing infrastructure as far as possible. The development is located behind the school and falls within 400m of the existing bus stop locations. It is not proposed to encourage pedestrian use along the existing A90 and at this stage no additional roadworks are proposed for the existing road verge. It is however proposed to provide a comprehensive network of paths and cycle provision within the new development linking to the bus laybys on the A90. The route of the footpath is proposed to be close to and parallel to the school however this yet to be determined and will be decided through public consultation.

#### Trip Generation

Trip generation figures for the peak hours have been determined using the TRICS database and restricted to those sites within sub urban or edge of town locations. The daily flows on the A90 at Ellon have been recorded as:

Trunk Road Flows (Existing)	Morning Peak (7:00 - 8:00)			Evening Peak (17:00 - 18:00)		
	In	Out	Total	In	Out	Total
Traffic Volume Info (A90 Ellon)	453	717	1170	784	426	1210

Development Trip Generation	Morning Peak (8:00 - 9:00)			Evening Peak (16:30 - 17:30)		
	In	Out	Total	In	Out	Total
Residential Trips (50 units)	14	28	42	32	18	50
Commercial Trips (2500m2 gfa)	34	3	37	3	18	21
<b>Total</b>	<b>48</b>	<b>31</b>	<b>79</b>	<b>35</b>	<b>36</b>	<b>71</b>

The table above shows that the phase 1 development trips for the site are minimal in context of peak hourly flows on the adjacent A90.

Therefore the increase in flow generated by this development will not have any notable impact on the surrounding road network.

### Summary

The proposed development will have a minimal impact on the existing roads infrastructure. The impact on the existing junctions can be mitigated by the introduction of a left hand northbound deceleration lane similar to that provided at Blairythan Terrace.

When the Balmedie to Tippetty dual carriageway is built the A90 will become much less busy and traffic speeds will reduce. It is likely that the current 50mph restriction will be further reduced to 30mph with the introduction of appropriate traffic calming features. This will be discussed as the masterplan develops.

The following items are proposed to be incorporated within the existing and proposed road network as part of this masterplan.

- **Development proposed consists of 175 houses plus 5Ha commercial use.**
- **Provide junction upgrade similar to that provided at Blairythan Terrace**
- **Introduce 30mph speed restriction along Cultercullen Rd beyond development extents.**
- **Provide village gateway feature on entrance to Foveran approaching from Cultercullen.**
- **New access to school from internal road network to be investigated.**

### 3.9 Opportunities and Constraints

The Foveran masterplan area presents a number of opportunities and constraints. These include:

#### Opportunities:

- Addressing mains drainage issues;
- Enhancing the characteristics of the village;
- Delivering a sustainable village;
- Provision of land to expand primary education and wider community facilities for the Foveran area;
- Creation of new employment opportunities;
- Introduction of a range of different house types;
- Increased connectivity between existing and proposed housing and employment areas, school, community uses and retailing;
- Creation of a sustainable mixed—use village with employment opportunities, services, adequate infrastructure.

#### Constraints:

- Absence of mains drainage;
- Lack of connectivity across the Foveran Burn.



DIAGRAM SHOWING DEVELOPABLE AREAS



# 4. Developing the Design

## 4.1 Connectivity and Street Hierarchy

Improving connectivity through linkages between existing and proposed development areas is one of the key concepts behind the Foveran masterplan. Improved access from the de-trunked A90, safe access to the primary school from existing and proposed housing, and easy circulation around the village are opportunities that the masterplan seeks to deliver.

### Pedestrian and Cycle:

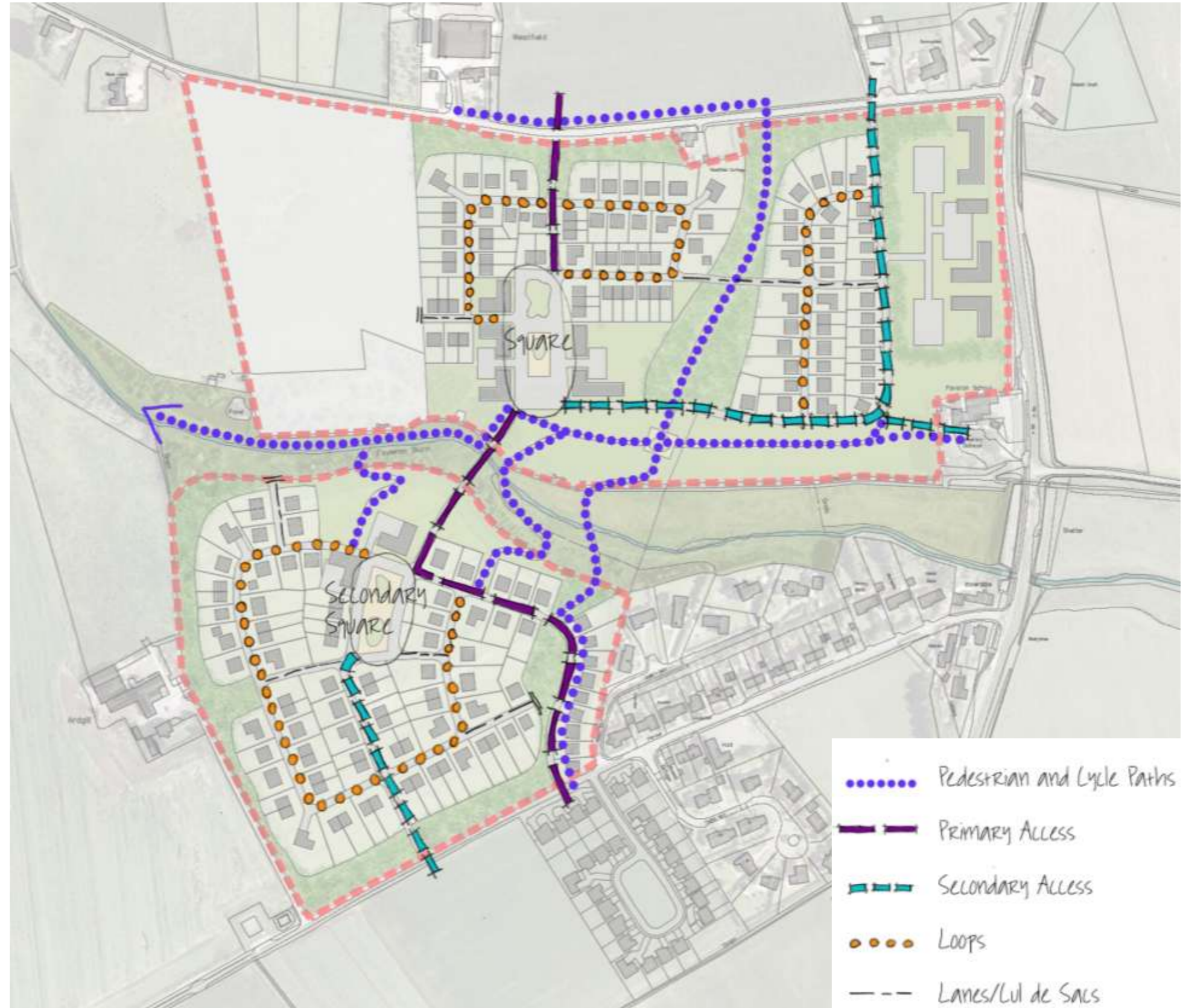
The proposals will form connections for pedestrians and cyclists with safe public walkways and a fully linked pedestrian/cycle network across the Foveran Burn. The first phase of development involves housing built on the 'EH2' site south of the Foveran Burn, along with up to 50 houses on M1, north of the Foveran Burn. This phase 1 development will include a footpath link across the Burn, connecting both the new development areas and also providing a safe alternative route from the existing housing at Blairythan Terrace to the existing primary school, which is currently accessed from the A90. Further pedestrian and cycle routes will be provided to the west as part of the phase 2 development.

### Vehicular:

The site's location adjacent to the A90 trunk road provides good links to Aberdeen City from the proposed development area. The proposals incorporate additional vehicular linkages within Foveran to improve the connections within the village. A new vehicular access option from the east will be provided to the existing primary school.

### Street Hierarchy

A hierarchy of streets is proposed, with the difference between a primary access road and lane being obvious to users. The development will vary in density from the tight urban pattern at the proposed village centre, to low density homezone layouts at the village edges, and will be reflected in the street scale and layout. The streets will change in character as they move from the village centre to the edge of the village, by including more gardens, trees and open landscaping forming a transition zone to the surrounding countryside.



STREET HIERARCHY



## 4.2 Uses

A number of uses are proposed in the masterplan area. The uses proposed for the site have been established from discussions with the community and a review of the existing services available in Foveran. These include:

- Up to 175 houses delivered in a phased manner;
- 5 ha of employment land;
- Community uses including enhanced education provision;
- Public open space;
- Footpath / Cycle networks;
- A mixed use village centre comprising residential, community and retail provision.

The mixed use sustainable community proposed is fully compliant with the objectives of delivering development in the strategic growth area and Energetica corridor.





# 5. The Masterplan

## 5.1 Concept

- To enhance a small group of houses in the countryside to form a sustainable village unit. This will be achieved by the creation of a mixed use development based on the forms, uses and characteristics of a traditional Aberdeenshire village.
- To link the existing school with the existing houses in a safe manner, allowing pupils and parents to walk safely to school within the site via a footbridge instead of along the A90.
- To form connections for pedestrians, cycles and cars with a fully linked movement network over the Foveran Burn.
- The underpinning main design philosophy is sustainability at all levels, from creation of a self-sufficient balanced community which would include provision for employment, commercial, community and home working units, to the reduction of CO2 emissions through energy efficient design.

## 5.2 Village Centre

A village centre is proposed adjacent to the existing development across the burn at the natural crossing point as dictated by the geography. This location for the centre will allow a cohesive village development, both north and south of the burn encompassing the existing houses. The centre could include higher density terraced housing with ground floor home work units, and some flats. It is proposed that a village shop will be located in this area also.

## 5.3 Open Green Space

The overall concept for the open space provision is to enhance the area around the burn and create new areas of open space adjacent to the development areas. Views across the Foveran Burn from the existing housing will also be protected through this approach.

## 5.4 Mixed uses

Provision for employment and commercial land uses are encompassed into the masterplan, by providing 5 ha of employment land for variety of uses.

## 5.5 School and Community Facilities

The existing school will be enhanced by allowing an area for the school expansion, car parking, and external amenity space or potentially land for a new 'community campus' school to be built. Pedestrian and vehicular access to the school will also be improved, by closing off the dangerous A90 access, and removing the requirement to bus school pupils to playing fields, providing safe access via the new development, and a connection to the existing houses, community hall and playing fields via a pedestrian footbridge. The existing primary school is already close to capacity. The Foveran Masterplan presents a real opportunity to deliver an improved education solution for this part of the Ellon—Blackdog Strategic Growth Corridor, either through expansion adjacent to the existing school or the provision of a new campus. This also provides opportunities for the delivery of improved flexible community meeting spaces and facilities. The retention and improvement of the school is stated as an aim within the current LDP allocation, was a key message from community consultation and has been considered in conjunction with the education authority. This has resulted in the education options being included in the Masterplan.

## 5.6 Streets

Creation of a clear hierarchical street pattern, radiating from the village centre, while complying with "Designing Streets" guidance. This will vary in density from the tight urban pattern at the proposed village centre, to low density homezone layouts at the village edges. The streets will change in character as they move from the village centre to the edge of the village, by including more gardens, trees and open landscaping forming a transition zone to the surrounding countryside.

## 5.7 Paths

To enhance the existing paths and create a network of cyclepaths, bridleways and footpaths connecting public spaces within the site, to the existing houses, and to the wider surrounding countryside. This is key to the development concept and will provide safer routes to school for existing residents.

## 5.8 Housing

To create a range of housing types and tenures.



ARTIST'S IMPRESSION







# 6. Phasing and Delivery

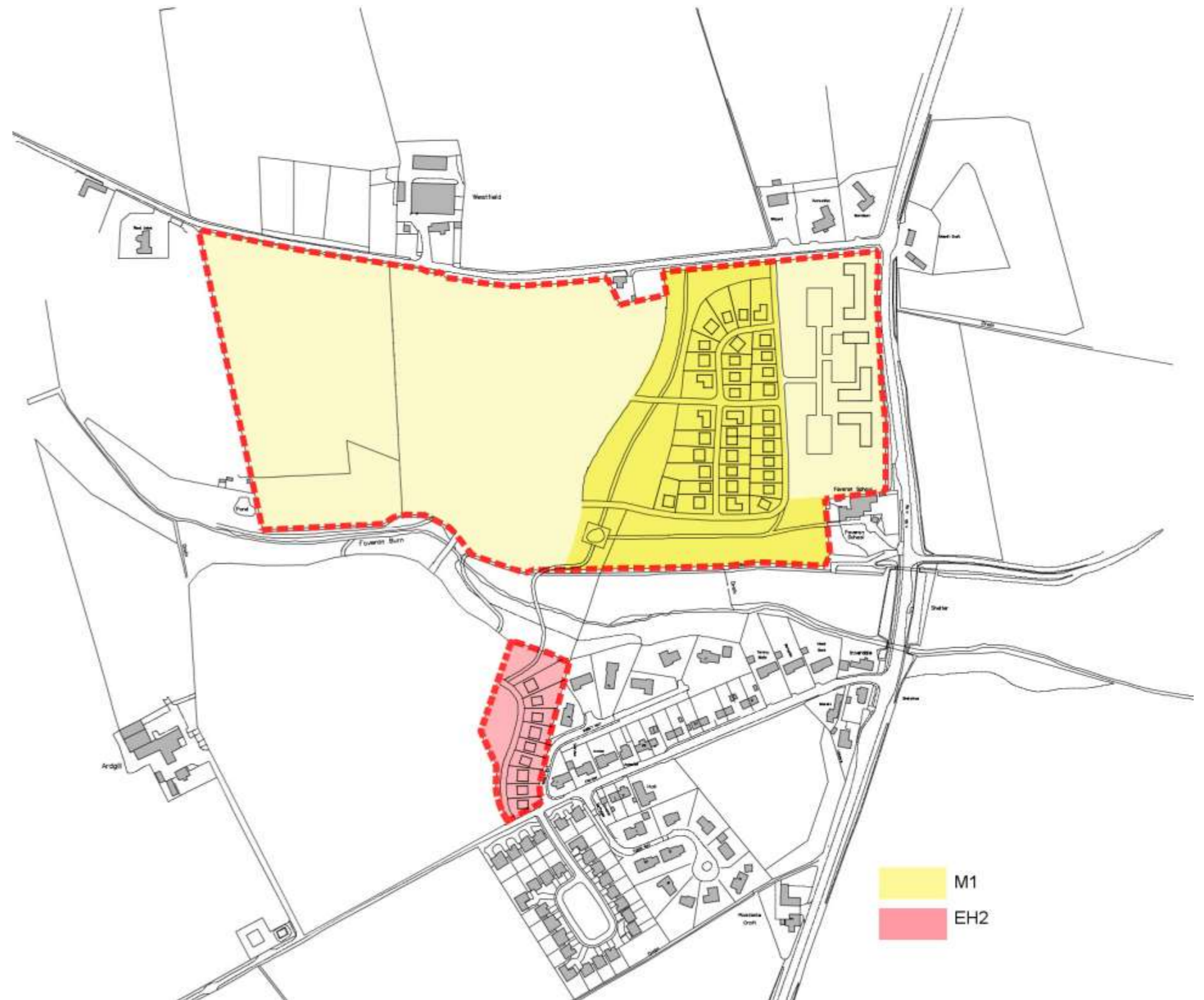
## 6.1 LDP Allocation

This document has been prepared in the context of Aberdeenshire Council's Supplementary Guidance and Planning Advice relating to Masterplanning.

The Westfield and Ardgill sites were previously submitted as development bids for the current LDP, however only the land at Westfield has been allocated as site M1 for 50 houses and 5 ha of employment land. EH2 at the eastern edge of the Ardgill site has been carried forward from the previous Local Plan. M1 has capacity to comfortably accommodate a higher level of development than the current allocation within the existing site boundaries. Studies have shown that in excess of 200 houses could be built on the M1 site while still accommodating 5 ha of employment land. A more realistic, attractive development of 100 is however envisaged through this masterplan. Together with the land at Ardgill, a comprehensive, cohesive development can be created to address the issues faced by the settlement and create a more self-sufficient, sustainable community. In order to explain this development concept this masterplan has been produced which will be presented to the Formartine Area Committee. A planning permission in principle application(s) will likely follow.

Running in parallel with this process will be the preparation of the forthcoming LDP. Bids have been submitted to reflect and progress the strategy outlined in the phased masterplan.

The current LDP allocations have influenced the phasing strategy and are shown in the figure opposite.



LDP ALLOCATION DIAGRAM



## 6.2 Delivery

A phasing strategy will be established in order to ensure a sustainable development solution can be achieved on the site. This is illustrated in the phasing plan opposite. Certain elements of infrastructure, such as the provision of mains foul drainage are anticipated to be delivered on a phased basis.

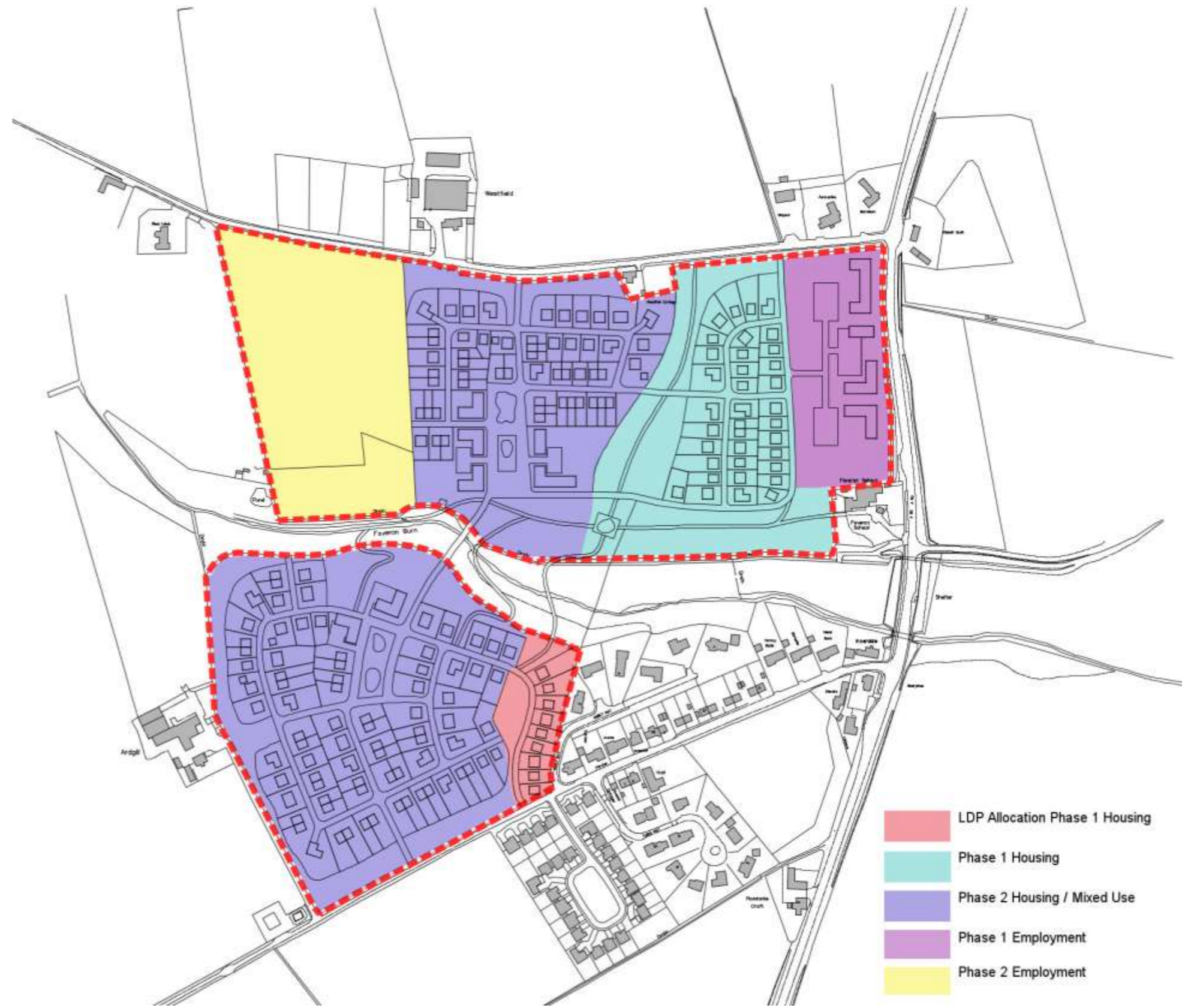
The preferred option for delivery of this site is for development to begin on both the Westfield and Ardgill sites in a phased manner. The proposed phasing is related to the LDP allocations.

Phase 1 housing will include development on the 'EH2' site at Blairythan Terrace carried forward from the previous Local Plan and up to 50 houses on the M1 site at Westfield. The housing at Ardgill is very much an extension of existing housing at McBey Way and Blairythan Place, and as such will integrate with these areas as a small-scale western extension of the village. 50 houses at Ardgill on the other hand represents the first development in this area. The 'north—south' orientation of this phase has been chosen as it brings the following benefits:

- Early connectivity to The Store and the Cultercullen road;
- Scope to emphasise the 'green corridor' linking Westfield to Ardgill at an early stage;
- Represents 'infill' development between the existing school and the Cultercullen road.

Land directly adjacent to the current A90 has been set aside for employment use as its roadside prominence will make it attractive to commercial developers. This also fits in with the 'Energetica Corridor' concepts.

Phase 2 housing and small-scale commercial uses at both Westfield and Ardgill will follow as extensions to the phase 1 elements. They will include potential for a mix of uses such as small-scale retail and public open space formally laid out in squares, adding character and identity to the areas. Further footpath and cycle connections across the Foveran Burn will be delivered at this stage, in addition to a vehicular bridge link. The final phase of development is envisaged to be the 'strategic reserve' employment land in the western part of the M1 site.



PHASING PLAN



# 7. Developer Contributions

## 7.1 Specific Infrastructure

Foveran and the wider A90 corridor will be subject to extensive development over the coming 5-10 years. Much of the infrastructure will require to be improved to accommodate development. Aberdeenshire Council's Action Programme 2012 sets out some general infrastructure requirements for Foveran:

*Education* - Upgrades to primary education provision. Discussions have been undertaken with the Council's Education Service regarding future options for primary education provision in Foveran. This has resulted in the Masterplan including two options for the primary school:

1. Retention and expansion of the existing school;
2. Provision of land to allow construction of a new primary school with community facilities.

*Waste Water* – First Time Provision of foul drainage infrastructure (Scottish Water growth funding triggered by the proposed development).

*Health* – Provision of a new health centre in Ellon.

The development of the Westfield and Ardgill Masterplan site would be required to contribute to some or all of these depending on the prevailing circumstances at the time development is taken forward. More specifically this development can facilitate the delivery of the a mains drainage system for the entire settlement, addressing a serious, long-standing issue in Foveran.

# 8. Further Information

## 8.1 Contact Details

### Halliday Fraser Munro

Carden Church  
6 Carden Place  
Aberdeen  
AB10 1UR

### Aberdeenshire Council

Woodhill House  
Westburn Road  
Aberdeen  
AB16 5GB



# Appendix 1—Public Consultation

## January 2011

The Westfield and Ardgill development has been the subject of a long programme of public consultation dating back to the preparation of development bids for the land in late 2009. The local community have been kept informed of the development's progress throughout the Local Development Plan process. A good relationship has been formed with the community with many residents accepting that the proposed level of development provides the economies of scale to bring benefits to Foveran.

A Proposal of Application Notice (PoAN) was submitted to Aberdeenshire Council in January 2011. This was followed by a meeting with the Community Council to discuss the development and advise of the process. A meeting was also held with the headteacher of Foveran Primary School.

A formal public consultation exhibition was then held in Foveran Village Hall in January 2011. This took the form of an afternoon and early evening exhibition. A total of 65 invitations were sent out to residents living within Foveran, adjacent neighbouring properties, local councillors and the Community Council. A formal advert publicising the exhibition was placed in the Ellon Times prior to the event. The advert included the location and description of the development, details as to where further information could be obtained including a contact email address for the agent, the date and place of the event, a statement explaining how and by when persons wishing to make comment to the prospective applicant relating to the proposal may do so and a statement indicating that comments made to the prospective applicant are not representations to the planning authority in respect of a planning application.

The format of the consultation was a drop-in exhibition session. This was considered to be the most effective form of consultation as it offered the opportunity to encourage dialogue between the attendees and the applicant / agent. This allowed further information to be provided and gave the opportunity to discuss / record support and any concerns about the proposal.

The drop-in session took the form of exhibition boards displaying various context plans, aerial images and site analysis plans. During the event two - three members of staff from Halliday Fraser Munro were present in addition to two representatives from Harper & Cochrane and the landowners. The team were on hand to provide explanations, answer any questions and record comments on the development.

Attendees were encouraged to register at the consultation. It is estimated that over 100 people actually attended the event. The majority of attendees were Foveran residents or parents with children attending Foveran Primary School. Comment forms were made available for attendees to complete at the exhibition or to return to Halliday Fraser Munro or The Store. The exhibition was covered by the Ellon Times with an article appearing in the 27th January 2011 edition. The local Foveran Community Newsletter also covered the event.

The questions on the comment forms used at the exhibition were:

**What do you think of the development concept suggested for Westfield?**

**Do you think the mix of uses shown on the Indicative Masterplan is appropriate?**

**Are there any types of uses and facilities, other than those suggested, that you think might be useful to include?**

**Do you have any current frustrations with Foveran that could potentially be addressed through this development?**

The comment forms also gave the email address of the agent as a further point of contact and another means of submitting comments.

General comments received included:

- Impact of new development on primary school capacities;
- Acceptance of higher levels of new development if it will assist in resolving existing issues such as foul drainage and bring new facilities and services to Foveran;

- Lack of a village centre;
- Lack of connectivity to local shops and facilities;
- Road safety concerns due to the proximity of the trunk road.

These issues have become key in the preparation of the Masterplan and have been further explored as the project has progressed. Considerations such as pedestrian connectivity and opportunities for improved education provision have been key influences in the Masterplan layout.



FOVERAN VILLAGE HALL: LOCATION OF PUBLIC CONSULTATION

## March 2013

Following the Adoption of the Aberdeenshire Local Development Plan, the allocation of the Westfield site and the decision to progress a Masterplan, further community consultation was undertaken in March 2013. This was largely based on updating the community on progress made with the development proposals and to gather input into the Draft Masterplan being drawn up. A public exhibition was held in Foveran Village Hall on 25th March, and the Community Council were updated on the consultation and general progress with the project on 27th March 2013.

A similar format to the 2011 exhibition was followed, in terms of publicity, venue, timings, staff and comment recording. Matters had moved on with the LDP, the Masterplan and recent developments in Foveran.

The public exhibition was busy throughout, with an estimated 150 people attending. A number of completed comment forms were received, in addition to many comments and discussions with staff. The event was also covered by the Press and Journal, with an article appearing in the 26th March edition.

### Summary of Comments:

- Support for a new purpose built school;
- Unsure how the two halves of the village will link;
- Support for shops in the village;
- Build a new school and village hall on the park area, propose a wind turbine that would generate income for the community;
- Overall support for a well-planned development providing drainage is dealt with;
- Welcome small shops and an upgraded hall with community clubs;
- A mains drainage system has to be in place for a development of this scale to go ahead;
- Foveran already has a thriving 'community for all' – what is proposed is too large scale;

- Foveran is blighted by the Cala development;
- If the area is in the Local Development Plan it doesn't matter what anyone thinks;
- Want a guarantee that infrastructure would be addressed – sewerage, drainage, flooding and mains water pressure;
- What the Masterplan shows is too big;
- Need safe crossing points for pedestrians and cars onto the A90;
- Concerned about traffic on Blairythan Terrace;
- There is nothing for people to do in Foveran, any shopping has to be done in Ellon or Aberdeen;
- Keep the small country feel of Foveran – don't want a massive housing estate;
- Cala houses should never have been allowed to have been built at such a high density;
- Would like to see a specific dog walking area and the allotments previously mentioned;
- Need pedestrian and cycle links to the A90 and bus stops;
- Phasing is important;
- If the school roll is increased, the special character of the school will be lost;
- Don't want a big new school;
- How will the school extension / replacement be timed to fit in with the development phasing and new pupils – its much quicker to build some houses than a school;
- Ok with some employment land, but don't want an industrial estate with joiner's workshops.

### Response to Comments:

It is clear that there are issues raised through the public consultation that the development proposed through the Masterplan can address

and have already been considered within this document. These include an adequate mains drainage system, upgraded roads network improving connectivity and potential to improve primary education provision.

The public consultation programme has proven successful and worthwhile and has provided the opportunity to keep local residents informed of the process being followed, allowing them input into the creation of the Masterplan.



SELECTION OF BOARDS PRESENTED AT CONSULTATION



# Appendix 2—Design Code

## Scottish Domestic Architecture Building Traditions:

- Clear simple geometric forms.
- Clear and apparent structure to building groups and functions.
- Limited palette of natural materials.
- Robustness and versatility of detailing
- Directness in spatial and functional organisation.
- Modesty in the use of contrast and colour
- An evolution of form based on sound principles.



EXAMPLES OF SCOTTISH BUILDING TRADITIONS





CHARACTER SKETCH SHOWING HOW DEVELOPMENT AT FOVERAN COULD LOOK



CHARACTER SKETCH SHOWING HOW DEVELOPMENT AT FOVERAN COULD LOOK





CHARACTER SKETCH SHOWING HOW DEVELOPMENT AT FOVERAN COULD LOOK



# 1. Plot Layout

When we speak about plot layout we consider where the house is on the site, its relationship with the access road, its garden area and its neighbours.

We should also be considering the orientation of the house with regard to sunlight, views, wind protection, privacy and flexibility.

One fundamental requirement is that generally a 2m wide zone on either side of the site be left undeveloped to allow construction and maintenance access to the house. It is accepted and indeed encouraged that ancillary buildings can be built right up to the site boundary as shown in the examples overleaf.

The sketches illustrate the visual problems of car dominance resulting from garage and driveway locations and layouts.

Placemaking and identity are fundamental to the creation of a successful development. It is proposed that a variety of plot layouts should be adopted to add interest and help create a sense of place.

The diagrams opposite outline 3 possible plot layouts which when combined would provide interest, identity and variety to the streetscape. These layouts are not prescriptive, they are only used to illustrate parameters within which the houses can be developed.

The common themes identified which would be adopted throughout the self build portion of the development are as follows:

- The use of a variety of building lines to add interest to the street.
- The use of beech hedging, masonry walling or dry stone dyking to define the front and street visible side boundaries to the plots.
- The reduction of the visual dominance of the car.
- Plot ratio of 1 to 3 (footprint area to plot area)
- Minimum usable back garden area of 100 sq.m.



Avoid prominent location of garages where car will dominate.



Avoid prominent location of garages where car will dominate.



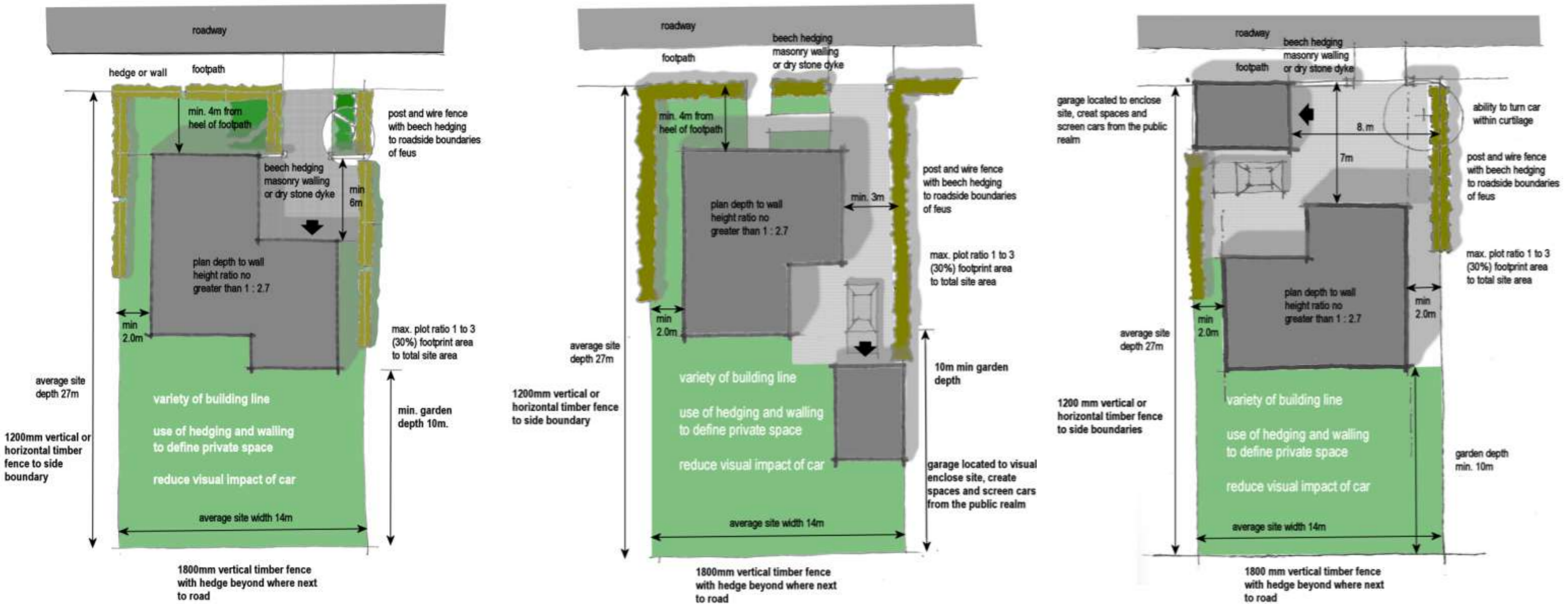
Integral garages dominate the approach especially when cars are parked in front



Garage doors facing into site  
Wall to street to enclose site and screen cars.







PLOT LAYOUT EXAMPLES

Contemporary architectural designs will not be discouraged, however it is important that such buildings respect historical forms and can be identified as relating to their place and culture through their massing, proportions and use of materials.

Proportion, visual balance and coherence is critical to a successful design. Historically the plan depth of traditional rural Scottish houses has been restricted by structural considerations and resulted in building depths between 5m and 6.6m predominating. House depths did increase in later traditional rural housing but seldom exceeded 7m. Devices for reducing the visual impact of deeper plans can be seen opposite.

Generally the ratio of plan depth to wall height should be no greater than 2.7 to 1.

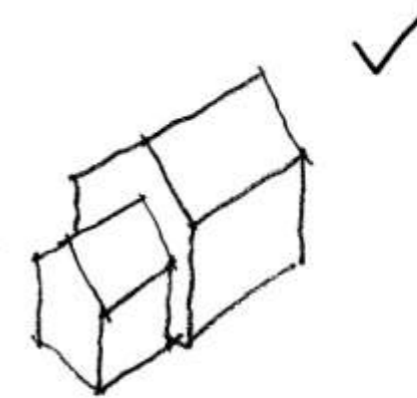
Generally a roof pitch of no less than 35 deg. And no more than 40 degrees will be adopted. Dormers where proposed may adopt roof pitches up to 60 deg.

Window arrangements and proportions play an important factor in the visual appearance, traditionally windows tended to have a vertical emphasis again born originally from structural considerations. It should be noted however that tall windows have the advantage of bringing natural daylight deeper into the building.

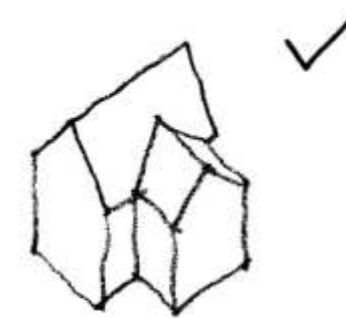
In order not to be too prescriptive, window forms and proportions other those with a vertical emphasis will be accepted if supporting arguments can be made on the basis of the design principles outlined previously.



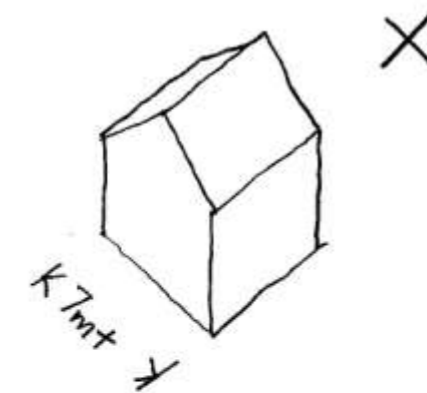
PHOTOGRAPH OF CONVERTED STEADING SHOWING CONTEMPORARY ARCHITECTURAL DESIGN



Wide gables can be visually controlled by the addition of narrower extensions or garages



Deep plan dwellings (over 7.0m wide) should be designed as a series of similar pitched forms



Gable widths greater than 7.0m are uncharacteristic of this area. They create visually unacceptable features



## 2. Materials

The design principles at the beginning of this document stated that it was in the Scottish tradition to employ a limited palette of natural materials in our rural domestic buildings.

It is proposed that this ethos be adhered to within this design guide. Consequently the palette of building materials for the self build houses will be restricted to the following:

### Walls:

Dry dash render finish, colours to be agreed at resolution of matters specified in conditions stage.

Facing blockwork, colours to be agreed at resolution of matters specified in conditions stage.

Timber Cladding is acceptable.

Brick is not an acceptable wall finish in this development.

### Roofs:

It is proposed that the roof finishes generally be restricted to a colour palette of slate grey concrete interlocking tiles. However small areas of different roof materials say on the roof of garages would be acceptable to add variety and identity to the development.

### Windows and screens:

Generally to be timber painted white.

### Driveways and on site parking areas:

These should be constructed with quality blocks, small areas of bitmac and tarmac or granite setts will be acceptable. Large areas of block paving or tar are to be avoided.

### Boundary treatments:

Walls and hedges should be used to enclose front gardens and define defensible space.



MATERIAL EXAMPLES

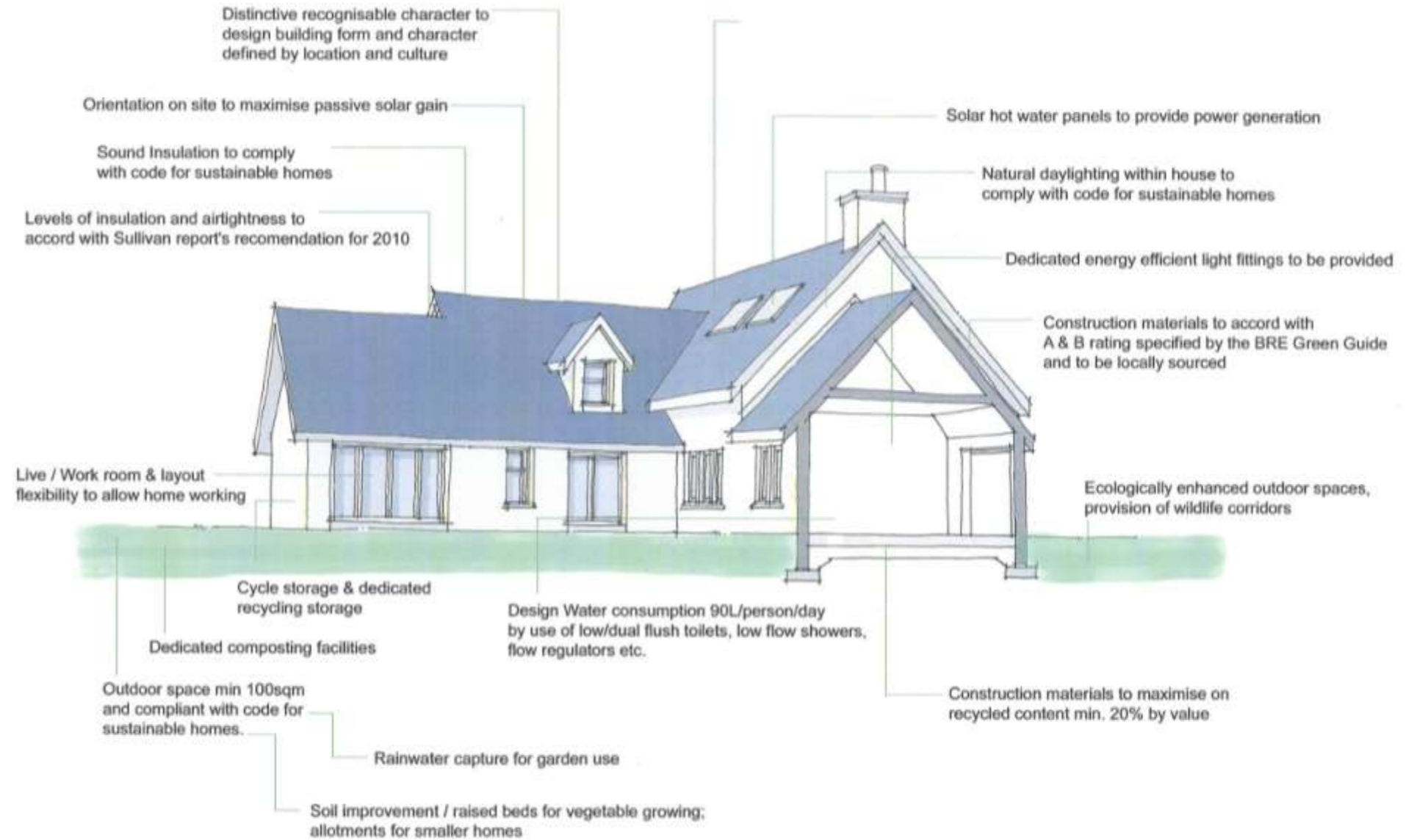
### 3. Sustainability

Sustainability must be a prime consideration when considering the house designs for the individual plots.

The main factors in addition to those required in the current building regulations to consider are as follows:

1. House orientation to maximise passive solar gain and minimise heat loss through north facing glazing.
2. Roof orientation for maximising opportunities for solar thermal and photovoltaics.
3. House form for the creation of sheltered outside sun traps.
4. The use of as many locally sourced natural building materials as possible.
5. House designed with built in flexibility in mind adopting whole life principles to allow adaptation to changing circumstances.
6. Encourage bio diversity by considered garden design and planting.

This design code is not meant to be prescriptive, but it does provide a framework that will allow a variety of what will be bespoke homes to integrate with each other to form a legible and cohesive whole with a definite "sense of place".



SKETCH SHOWING POSSIBLE SUSTAINABILITY MEASURES



