



Newburgh M1 Masterplan Document Non Technical Summary

Produced on behalf of Stewart Milne Homes

February 2013

1.0 Introduction

Introduction to the Summary Document

This document has been produced to provide a synopsis of the Newburgh M1 Masterplan document.

This summary aims to highlight the key information and guidance contained within the document however for a more complete and comprehensive understanding of the process, aims and outcomes of the Newburgh Masterplan the main document should be referred to.

The purpose of the document is to provide a tool which can be used to guide future detailed planning applications. The document has been prepared in the context of Aberdeenshire Masterplanning Process .

The Masterplan has been produced by a multidisciplinary team assembled by Stewart Milne Homes.

Stewart Milne Homes are committed to provide a sustainable, well-integrated, extension to Newburgh, which includes essential high quality housing and key infrastructure which is an aspiration of both Aberdeenshire Council and the local community.

The design team have worked closely together to provide a well considered and appropriate Masterplan response to the site. The Masterplan has been informed and supported by a series of technical studies and reports. Throughout the evolution of the Masterplan the design has benefitted from both community consultation and also regular meetings with Aberdeenshire Council.

1. Introduction + Vision
2. Site Analysis
3. Community Consultation
4. Site Requirements
5. Energetica
6. Masterplan
7. Link Road
8. Phasing and Delivery

The following pages give a brief description of the key information contained within these sections.



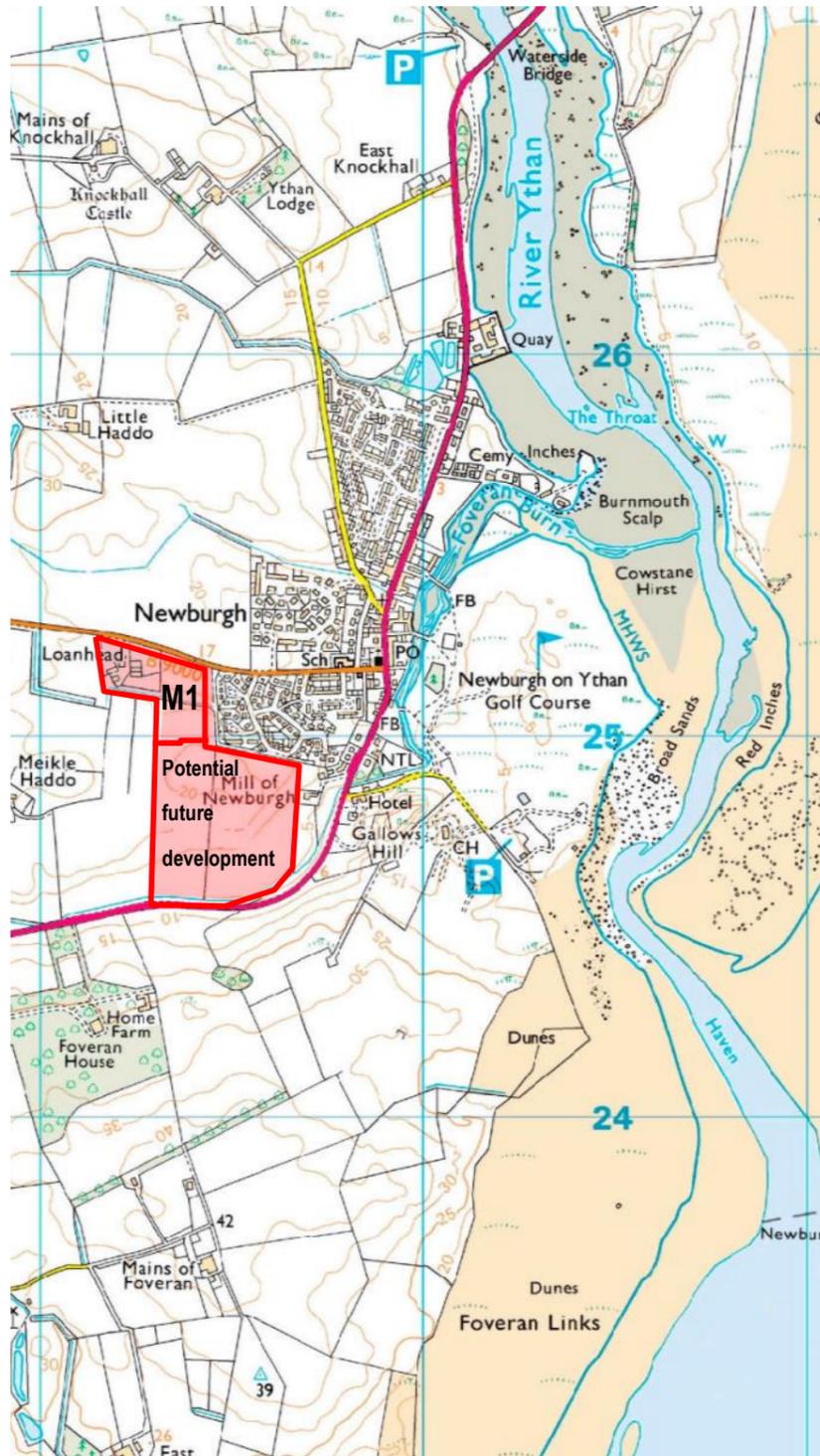


Figure 1: The fullest extent of the Masterplan area

Site Location

Newburgh is a coastal village situated in the Ythan Estuary, midway between Aberdeen and Peterhead. More specifically it lies 13 miles to the north east of Aberdeen. Newburgh itself is accessed via the A975 which leads directly to the A90 Aberdeen to Peterhead Road, as shown in Figure 1. The village benefits from a range of services including a primary school, golf course, garage, church, a number of hotels and shops and employment areas to the north and west.

Land Ownership and Control

The land subject of this Masterplan is mainly under the control of Stewart Milne Homes

Vision Statement

The Masterplan for the M1 site, as contained in the Aberdeenshire Local Development Plan (June 2012) sets out a vision for the long term growth for the settlement of Newburgh enabling a controlled expansion over the next 10 years. The Masterplan covers an area wider than the M1 allocation. This is primarily to safeguard land for the future to secure key infrastructure including a link road between the B9000 and A975 which presently cannot be delivered by the M1 allocation.

The M1 development comprises 40 dwellings delivered in 2 phases and 1.5ha of employment land as defined by the Aberdeenshire Local Development Plan (June 2012). Potential future phases of development lie to the south of this area and will be promoted through the next Local Development Plan process which is anticipated to begin in early 2013. For the purpose of the Masterplan, the additional area of land to the south, outwith the M1 allocation, is identified as 'Potential Future Development' throughout this document.

Site M1 forms Phase 1 of a holistic approach taken to prepare this Masterplan document, which can identify land to be safeguarded for a future link road and thereby avoiding piecemeal development

Masterplan Process

The Masterplan sets out how site M1 can achieve sustainable growth for the village of Newburgh, to create a unique environment that complements the existing character of the local area, taking into account the requirements listed in the Local Development Plan.

The aim of the Masterplan process has been to ensure that the community of Newburgh is genuinely engaged in the development process, encouraging improved trust and working relationships and importantly to provide an opportunity for community views.

The design of the site has evolved throughout the consultation process which initially began during the consultation for the Aberdeenshire Local Development Plan between 2009 and 2011. Consultation has continued in 2012 through the Masterplan Process.

Opportunities for stakeholder involvement will continue throughout the planning application process. It is important that the community are confident that they have helped shape that environment and continued public involvement will achieve that.

2.0 Site Analysis

Description of Masterplan Area

Site M1 lies to the west of Newburgh and extends to approximately 3.6ha (9 acres). The Masterplan site, beyond the allocated M1 is a further 13.8ha (34 acres). It is bounded to the north by the B9000 to the east by a residential development comprising a range of detached and semi detached one and two storey dwellings and the A975; and, to the west by land in agricultural use. A small cluster of residential dwellings and a car servicing garage are located to the north west, approximately 60 metres from the boundary of the site. Along the southern boundary lies the Foveran Burn.

The site is generally south facing and in topographic terms there is no impediment to the development of this site for residential purposes. Any design proposals should be designed to work with the existing topography and minimising the need for cut and fill.

The land shown with red hatch is controlled by a third party. However, it has been incorporated into the Masterplan as it lies within the M1 boundary. This land can be developed independently

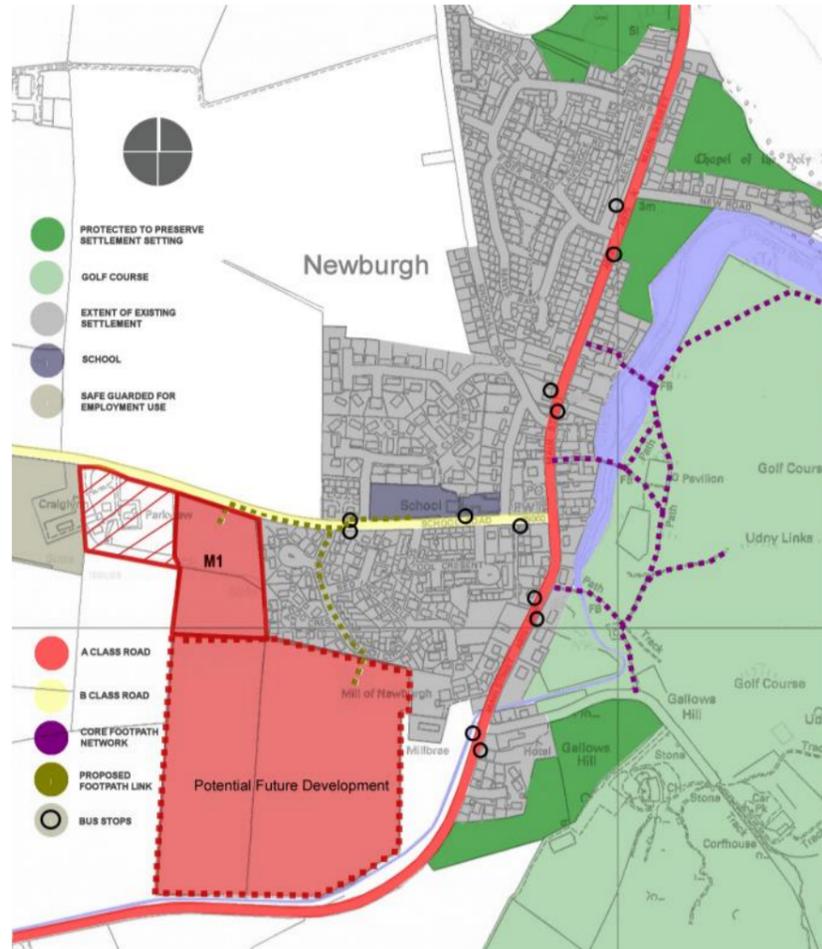
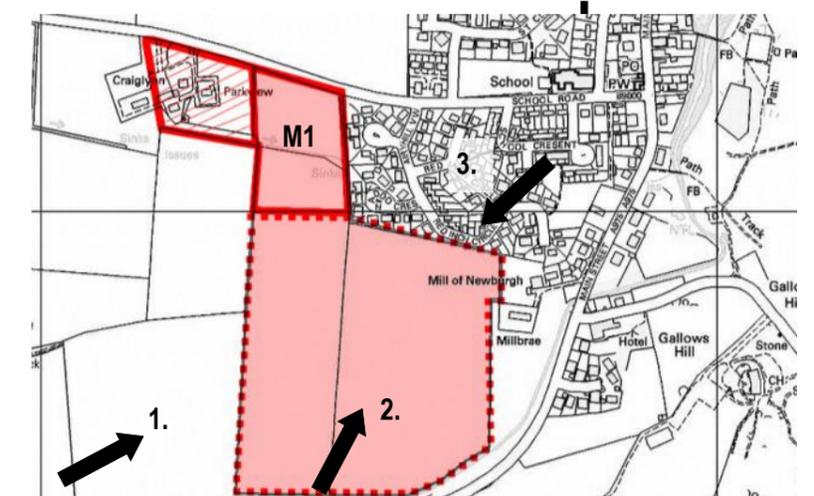


Figure 2: Land Use / connectivity Plan

Appreciating the Context

Context is the character and setting of the area within which the proposed development will sit. Context is the natural as well as human history; the forms of the settlements, buildings and spaces; its ecology and archaeology; its location, and routes that pass through it.

Context also includes people, the individuals living in or near an area and how communities are organised so that citizens become real participants in the projects development. A thorough appreciation of the overall site context is the starting point for designing a distinct place. Please refer to Figure 2, land use and connectivity plan, photos 1-3 which illustrate the site from various approaches and Figure 3, the resulting opportunity and constraints illustration.



Photograph Key

3.0 Community Consultation

Community Consultation and Engagement

An essential element of the Masterplan is community engagement. The public consultation for both the Masterplan and the planning application have been carried out in tandem to minimise confusion and avoid duplication. Details of the public consultation undertaken were provided in the PoAN which was submitted to and agreed by Aberdeenshire Council.

Throughout the Masterplan process, the project team has been committed to seeking the engagement of members of the local community, local Councillors and Community Council. This has been paramount in shaping the Masterplan and proposals for the site at Newburgh. Consultation has been undertaken following best practice guidelines as set out in Planning Advice Note 81: Community Engagement and Circular 4/2009 Development Management Procedures.

Two public consultation events were held; letters were sent to local Councillors and the Community Council advising of this. Posters advertising both events were hand delivered to local shops, schools and community facilities and adverts giving notification of the exhibition were placed in the Press and Journal on 22nd February 2012 and 10th April 2012 (Appendices 1 and 2).

Community Council

A meeting was held with Foveran Community Council on 22nd February 2012 to brief them on the proposals and seek their views. Foveran Community Council were supportive of the development proposals and raised the following issues:



Issue	Response	Action
Concern that land to the south of the site floods.	The LDP notes that part of M1 lies within SEPA's 1 in 200 year flood risk area or may have a small watercourse and notes that a flood risk assessment may be required. No housing will be built on areas of ground that flood.	All land within the floodplain will be designated as informal open space with an additional landscape buffer placed over the steep rising ground located between the floodplain and proposed housing areas. A full Flood Risk Assessment to be carried out and submitted with any planning application for the site.
What level of affordable housing would be provided as part of the development and how will it be delivered.	In line with the requirements of the LDP 20% affordable housing will be provided. The exact nature, type and style will be discussed with Aberdeenshire Council during the planning application process.	The site will provide appropriate levels of affordable housing in line with the requirements of the Aberdeenshire Local Development Plan 2012. The exact nature, type and style will be discussed with Aberdeenshire Council during the planning application process.
How will green areas be maintained.	Areas of open space will be maintained by a third party or management company.	Full details of the landscape design and a maintenance scheme will be submitted as part of any planning application for the site.
How will the development be phased.	The exact level of phasing has yet to be confirmed however, the Masterplan will provide indicative phasing which will be agreed with Aberdeenshire Council.	The M1 site will consist of 40 units delivered in two phases of 20 (1a and 1b) in addition to the 1.5ha of employment land. Future development will be promoted through the next Local Development Plan.
What is the impact of development on primary and secondary school rolls.	Newburgh Mathers Primary School is currently under capacity. The development will support the schools falling school roll. Ellon Academy is also under capacity and a new secondary school will be developed as part of the M1 Ellon site. The development will not have a detrimental impact on the schools roll.	The precise level of infrastructure provision and developer contributions required from the proposal will be agreed with Aberdeenshire Council through the planning gain officer in consultation with other statutory agencies.
Will there be medical and dental services provided as part of the development.	There are no plans to deliver medical or dental services on the site. The LDP identifies that a new health centre is required in Ellon and it is likely that Aberdeenshire Council may seek contributions for this.	The precise level of infrastructure provision and developer contributions required from the proposal will be agreed with Aberdeenshire Council through the planning gain officer in consultation with other statutory agencies.
The church is looking to expand could the development provide land for this.	Planning gain contributions will be discussed with Aberdeenshire Council who will determine they type of community facility to be delivered.	The precise level of infrastructure provision and developer contributions required from the proposal will be agreed with Aberdeenshire Council through the planning gain officer in consultation with other statutory agencies. The Masterplan will safeguard land in future phases for a possible community facility.
Will there be a retail park.	The is no proposal to develop a retail park.	The masterplan will focus on the delivery of residential dwellings and commercial uses only.

First Consultation Event

A public exhibition was held from 3pm –8pm on the 1st March 2012. , Ythan Arms, Newburgh. Representatives from the Developers and members of the Design Team were in attendance to provide information and discuss emerging ideas for the future development of the site. Consultation on the first exhibition ran from the 1st March—16th March 2012. Following the public exhibition all consultation material and details from the event were made available online at: <http://www.stewartmilnehomes.com/newburgh-community-engagement.aspx>



Feedback from First Consultation

The event attracted 36 registered attendees; 9 representations were received from residents. These are detailed in a separate report of consultation.

The main issues concerned:

Issue	Response	Action
There should be footpath connections from the site to the A975.	Indicative foot path links have been designed into the Masterplan.	Masterplan to provide footpath links throughout the site and out to the wider area.
Had thought that a link road between the A975 and the B9000 would be provided.	The Masterplan will safeguard a route for a link road which could be provided as part of a later phase of development.	Masterplan to secure the route for a link road to be developed as part of possible future development.
Could the Masterplan provide land for a new Village Hall.	Planning gain contributions will be discussed with Aberdeenshire Council who will determine they type of community facility to be delivered.	The precise level of infrastructure provision and developer contributions required from the proposal will be agreed with Aberdeenshire Council through the planning gain officer in consultation with other statutory agencies. The Masterplan will safeguard land in future phases for a possible community facility.
There should be safe footpath connections to the primary school.	The Masterplan will be designed in accordance with Designing Streets. Footpath links will be provided from the site to the primary school. An additional footpath connection is available from the site through Red Inch Circle to the primary school.	Masterplan to provide footpath links throughout the site and out to the wider area.
Open space should be provided as part of the development.	The Masterplan has been designed to incorporate large areas of open space in excess of the LDP requirements.	Masterplan to include areas of open space in accordance with Aberdeenshire Councils Supplementary Planning Guidance
Will there be medical and dental services provided as part of the development.	There are no plans to deliver medical or dental services. The LDP identifies that a new health centre is required in Ellon. It is likely that Aberdeenshire Council may seek contributions for this.	The precise level of infrastructure provision and developer contributions required from the proposal will be agreed with Aberdeenshire Council through the planning gain officer in consultation with other statutory agencies.
With the exception of a footpath there should be no entrance onto Red Inch Circle.	The Masterplan provides a footpath and emergency access from Red Inch Circle. There will be no vehicle connections at this location.	No vehicle connections to Red Inch Circle.

Issue	Response	Action
Landscaping should be provided adjacent to the Macrae Estate.	The Masterplan has been designed to provide strategic landscaping in this area.	Masterplan to provide strategic landscaping adjacent to Macrae Estate.
Concern that the development will have a detrimental impact on the local road network.	The proposed A90 Balmedie to Tippetty duelling will improve strategic and local accessibility along the A90 (T) corridor in the north east. The development will not have a detrimental impact on the local road network.	A Transport Statement will be submitted to Aberdeenshire Council as part of any application.
Open vistas are key landscape characteristics of Newburgh.	The Masterplan has been designed to maximise the open vistas.	The Masterplan will maximise open vistas.

Second Consultation Event

The second public exhibition on 18th April 2012 at the Ythan Arms, Newburgh presented the draft Masterplan, proposals for phasing and development of the site and highlighted the responses received from the first consultation exercise and where they had been taken into account.

Consultation on the second exhibition ran from the 18th April— 4th May 2012 and following the public exhibition all consultation material and details from the event were made available online at: <http://www.stewartmilnehomes.com/newburgh-community-engagement.aspx>



Feedback from Second Consultation

The event attracted over 40 registered attendees; 3 representations were received from residents. Comments received during the event were positive and supportive of the proposal. Several comments related to the Reporters' reduction in the scale of development and the negative effect that this would have on the provision of a Village Hall and possible impact on the delivery of a link road from the B9000 to the A975.

The main issues raised were:

Issue	Response	Action
Concern that the development would have a detrimental impact on the local road network.	The proposed A90 Balmedie to Tippetty duelling will improve strategic and local accessibility along the A90 (T) corridor in the north east. The development will not have a negative impact on the local road network.	A Transport Statement will be submitted to Aberdeenshire Council as part of any application.
Disappointment that the Reporter reduced the allocation at M1 and that there is no longer the requirement for a community facility.	The indicative Masterplan has taken a strategic view and has identified land as part of a possible future phase for community use. The exact type of community use to be delivered will be discussed and agreed with Aberdeenshire Council.	Masterplan to safeguard land in future phases for a possible community facility.
What stage is the development and when is building likely.	Development of the site is at very early stages and it is likely that a planning application will be submitted at the end of 2012. The Masterplan shows indicative phasing however, the first phase of development will be delivered in the period 2007—2016 in accordance with the LDP.	The Masterplan will identify the first phase of development which will be delivered in the period 2006—2016.



4.0 Site Requirements

Implications of Analysis for the Masterplan

The main access to the site would logically be from the B9000 and that links to Red Inch Circle should be restricted to pedestrians, cyclists and emergency vehicles.

The southerly aspect of the site is ideal for sustainable and energy efficient development. However the crest of the hill in the centre of the site offers views of the entire area and should be retained as feature open space for the amenity of the proposed development. This will provide a focal point for the proposed layout.

The topography of the site, will influence the road pattern as will the requirements of Designing Streets. The topography and the location of the Foveran Burn will influence the drainage solution for the site which falls both to the north and to the south.

Design Requirements

The Masterplan design aims to create a place where people will want to live incorporating high design that embraces the principles of Energetica This relies on creating a development that merges seamlessly with the surrounding village. There are 6 key qualities which form the basis for good Urban Design . These are summarised as follows:

Safe and Pleasant – It must provide properly designed streets and public areas. These should consist of defensible spaces with natural security through passive surveillance and overlooking. There should be facilities for work rest and play for the whole community. People need to take precedence over cars and traffic speeds need to be controlled by

careful design.

The development should have a clear identity which can only be created with an understanding of the historical character of the area and the surroundings.

Welcoming – Traditional Scottish villages had a clear approach sequence which led the visitor to a natural centre. This approach progressed through a transition from rural to urban and is reflected in the scale of buildings. Their proximity to each other and the change from soft to hard landscaping.

Easy to get around – Good connections to the surrounding road, cycle and footpath networks are core needs for a successful town plan. A legible and easily understood street pattern which delivers good local accessibility and links to the wider network is essential.

Flexibility – Sustainable design is good design and applies to buildings streets and public spaces as well as roads and footpaths. The fundamental requirement for sustainability is flexibility and provision must be made in design work at all levels to accommodate future needs and changing circumstances.

Resource Efficient – The use of existing infrastructure, transport networks and services are extremely important for creating sustainable communities. This site is well located on the local road networks as well as being closely linked to the existing facilities in the village. The design of the street layout, open spaces and buildings will take account of and recognise and respect the character and topography of the landscape and recognise and respect the microclimate of this area to ensure energy efficiency.

Distinctive – Successful places have a strong individual identity. This comes from a combination of building forms, materials, scale and landscape. The strong local heritage and character will influence the design of any new addition to the settlement.

The response to the key criteria taking on board the opportunities and constraints established from the site analysis will generate the design strategy for the proposed development.

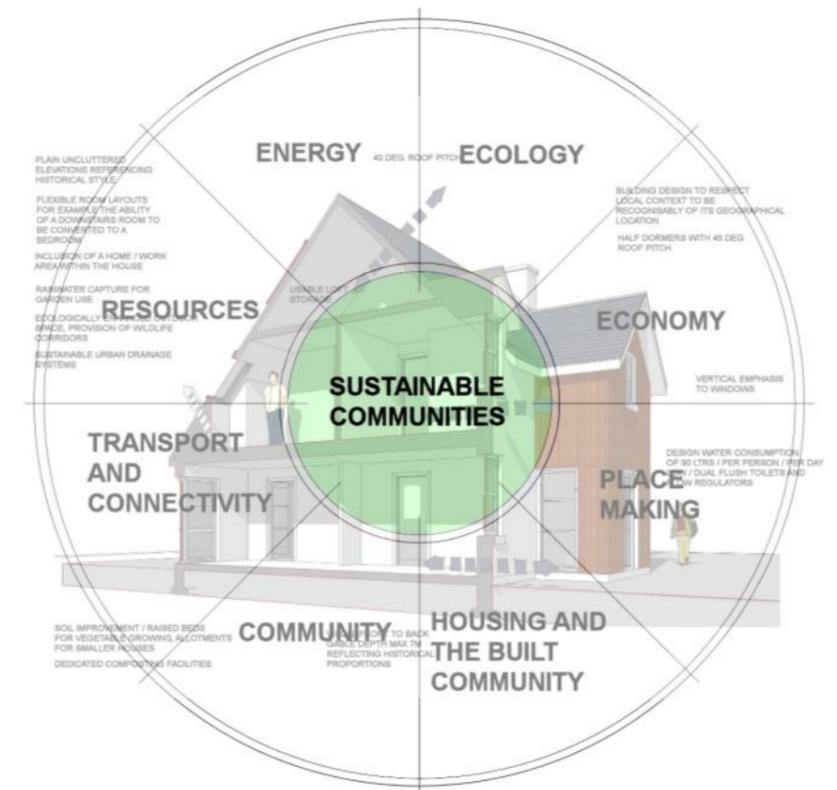


Figure 4: Sustainability Wheel

5.0 Energetica

Energetica

Energetica & Newburgh

Newburgh falls within the Energetica Framework Area set out by Aberdeenshire and as such the Masterplan has taken account of the principles set out within the Supplementary Guidance and supporting Energetica Planning Advice Note. When detailed designs are brought forward as planning applications, justification will be required to be provided in Design and Access statements that details how the six criteria in the Supplementary Guidance have been addressed.

The principles of the Energetica Corridor cover a broad range of topics. These are set out below with a summary of how the Masterplan has addressed each of these principles.

Landscape & Green Space

The development site is located on the edge of the existing settlement and is within walking distance of the village local amenities. The Masterplan design has evolved to create a series of linked green, usable spaces that will focus community activity throughout the site. Within the allocated M1 area, 3 distinct green spaces are set out each incorporating a different focus.

Area 1: Land to the extreme northern point of the site, and site entrance creates an informal landscaped area which is to be planted as a wildflower meadow. This area will include footpath links to the neighbouring employment land and will include areas for seating and informal recreation. The wildlife meadow will encourage biodiversity similar to the existing agricultural land, and by introducing native plants species will add and encourage this as the space matures.

Area 2: Land set out within the centre of the site which spans the existing small ditch that splits the M1 site will be retained and enhanced as a wildlife corridor, creating a central biodiversity focal point to the

Masterplan area. SUDs provision will be engineered within this area to either side of the ditch and incorporated into the landscape.

Area 3: Land set out to the south of the allocated site will form yet further open space and will take on a more formal space, including a play area. All of the green spaces within the Masterplanned area will be interconnected for ease of pedestrian movement through the development site, creating a quality landscape for both the settlement and residents alike.

Movement Networks

The Masterplan has evolved using the Designing Street policy concept, where interconnectivity and sharing of space takes precedent within the design process.

The site can connect to the existing employment use, however there are no opportunities for the M1 site to connect directly with the existing neighbouring residential development, and as such the site connects to the settlement along the existing road and footpath network. For future development there is more opportunity with accesses to Red Inch Circle and to the south of the site.

Density Patterns

The analysis behind the Masterplan looked at Newburgh as an existing settlement, scrutinising its makeup including spaces, densities, facilities and how these interact with one another. The density set out within the Masterplan mimics that of its immediate surrounding, creating a balance of open space and environment for the housing to sit. Overall, this creates a medium density proposal that accords with the existing settlement pattern, and an environment that will create an excellent quality of life.

Existing Centres & Facilities

The development of 40 units within Newburgh will feed into and help sustain existing facilities within the village. The school roll within Newburgh has seen some decline, and children of primary age generated by M1 will feed into and help retain the viable function of the school facility. The Masterplan site is within walking distance of the school and

other village facilities including local convenience shopping and essential amenities.

Co-Location of New Facilities

The Masterplan focuses on the creation of a quality living environment and one that encourages the use of outdoor spaces by creating good links and useable, accessible spaces. This concept will help maximise social interaction within the development as well as creating links to the existing village and in turn enhancing the wider village by increased connectivity within the village.

Mixed Communities

The Masterplan sets out a range of house types and tenures that will suit a variety of demographic. House types will range from 1 and 2 bedroomed starter homes through to medium sized 3 and 4 bedroomed family homes and also some larger family sized homes of 5 bedrooms. Feedback received from the community engagement event indicated that smaller more affordable accommodation was at a premium in Newburgh and younger people found it difficult to stay locally.

Integrating Industrial Environments

The western area of the Masterplan site sits adjacent to an existing business allocation (BUS 1) and can be served directly from the B9000 without conflict to the neighbouring residential uses. Through careful analysis it was decided to best locate the employment land as close as possible to existing uses.

Integrating Other Working Environments

Houses will be designed to accommodate multi-functional spaces that can adapt to the needs of modern living and working.

Innovative Enabling Infrastructure

The site will be developed to ensure that all properties are or have the ability to connect to broadband services enabling working from home through fastest connections possible. This is obviously dependant on provision to the area and not something any developer can control.

Energetica

ENERGETICA.UK.COM

AN ILLUSTRATIVE VIEW

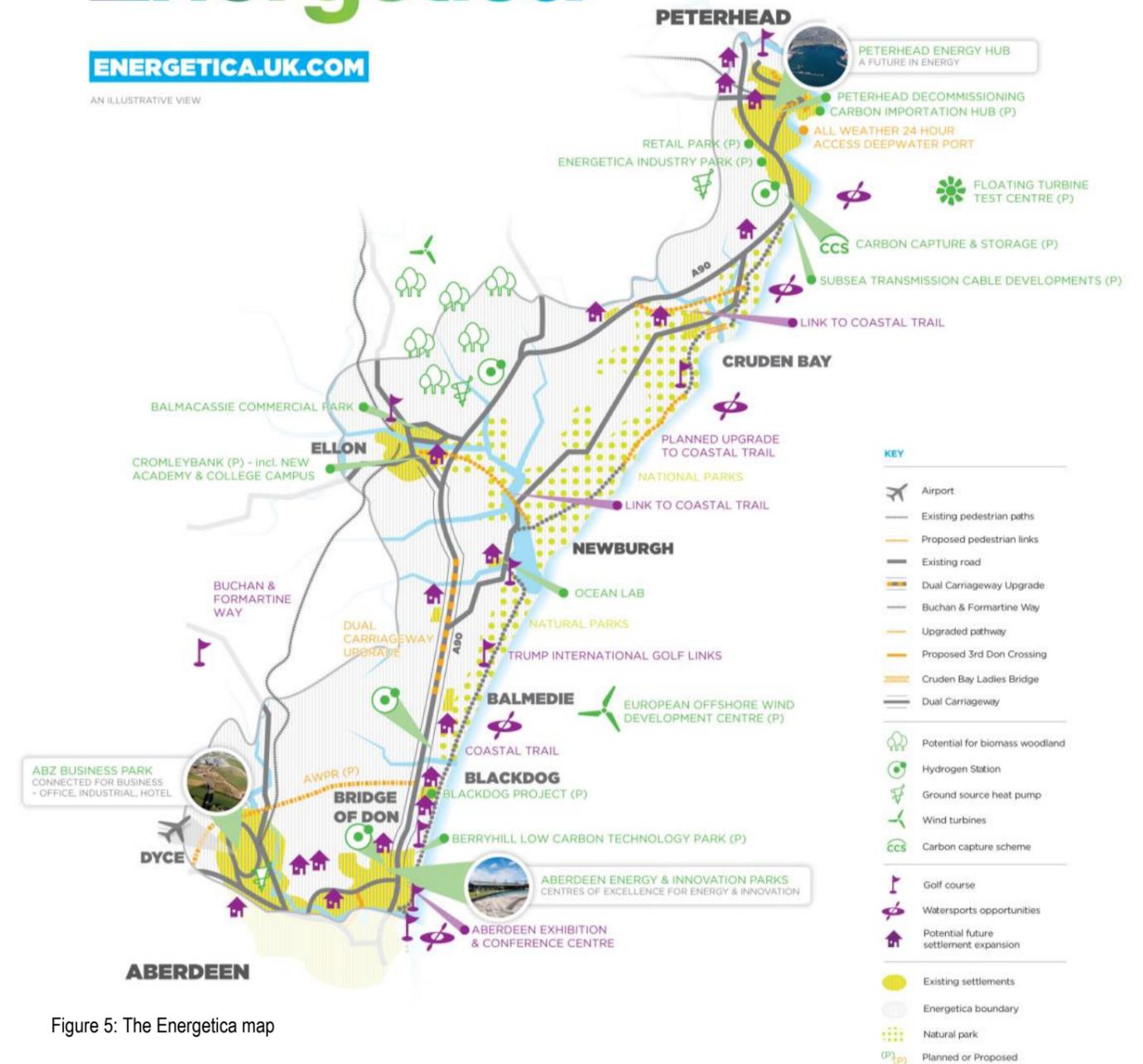


Figure 5: The Energetica map

Heritage & Reuse of Existing Assets

Extensive built and environmental analysis undertaken as part of the Masterplanning process has helped to feed into and evolve the Masterplan taking account of the existing natural heritage of the village and area in general. Development density, development scale, pattern and layouts, areas of mixed open space and integration of all elements result in the Masterplan proposals. Focus on the quality of environment, green space, usable space, use of native species in planting schemes, and development of the site using its natural topography are all features.

6.0 Masterplan

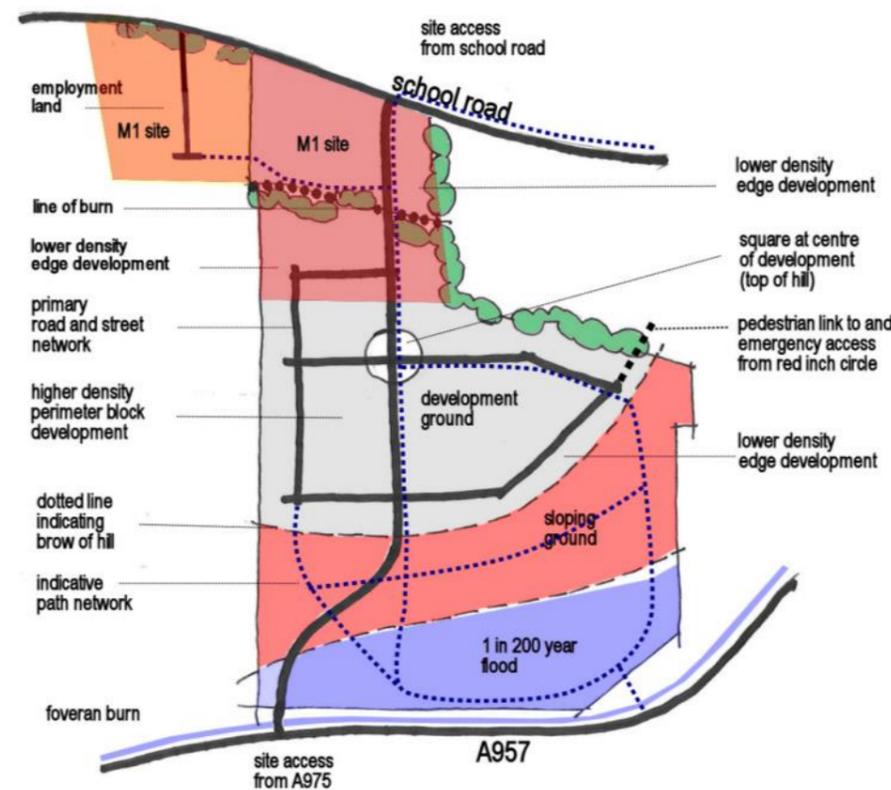


Figure 6: Indicative Movement Framework

Evolving the Layout

The layout of the site has evolved through the Masterplan process. Following the site analysis the initial consultation with the local authority and local community identified issue relating to access, traffic, views and boundary treatments.

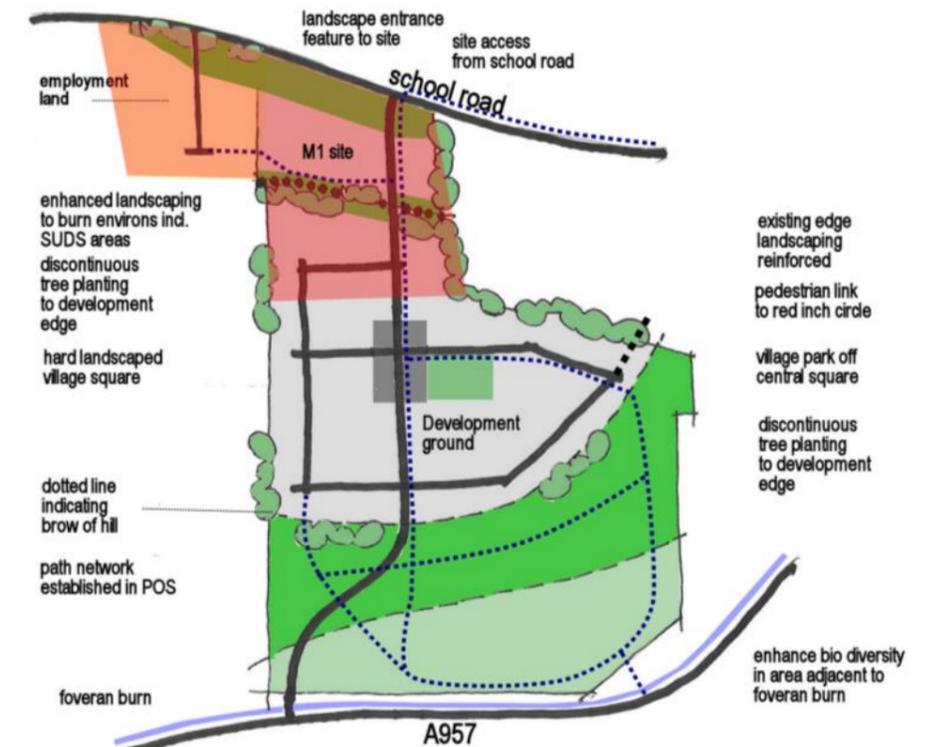


Figure 7: Indicative Landscape Framework

Infrastructure

The development of the Masterplan has considered all aspects of the infrastructure required for the development of the site. The principle access for Phase 1 will be taken from School Road (B9000). SUD's treatment will be provided on the open space adjacent to the watercourse.

Figure 6 demonstrates the framework for pedestrian and vehicular traffic distribution proposed for the site and shows the linkages to the existing community in Red Inch Circle, School Road and the A975.

6.0 Masterplan cont.

Based on discussions with Aberdeenshire Council officers, any future link road would need to perform two functions; as the main link for residents within the site to access the external road network but also as an attractive route for existing traffic external to the site to route to and from the A975, avoiding the School Road/Main Street junction within the village centre. It has also been established with the Council that there is no significant 'strategic' demand to be accommodated, i.e. not accommodating trips passing through Newburgh and that the new link would provide a local function for existing Newburgh residents as an alternative to passing through the village centre.

The proposed link road provides a shorter distance for residents from Airyhall View/Red Inch Circle and St Clair Wynd to reach the A975 to the south of Newburgh (1.0 km via the development compared to 1.5km via Main Street) plus avoids using the existing junction in the village centre. With these factors, it is important to note that there is no need to further enhance the attractiveness of the route to external users by encouraging the use of higher traffic speeds, typical of a 'local distributor road' design. Equally, it is recognised that the route should not be overtly traffic calmed or indirect so as to discourage through trips, akin to Designing Streets guidance.

To this end, it has been agreed with Aberdeenshire Council Roads Development Section that optimum design for the road is as a 5.5m wide residential road, with footway provision on each side following as direct a path between the B9000 and A975 as possible. In order to maintain the residential setting, and control traffic speeds, the overall streetscape should allow for frontage access along its length. To further enhance the overall sense of place, other streets within the site should be designed fully in accordance with Designing Streets guidance as far as their interface with the link road, i.e. the road junctions

Design Response to Surrounding Landscape and Open Space

The village character of the wider area will be enhanced through the provision of high quality housing that relates to its surroundings and retains key landscape features within the site. The variety of housing density and form and massing will be sympathetic to the local vernacular.

New areas of open space will be created within the site, principally at the entrance to the site within Phase 1 at the centre of the site at the crest of the hill and to the south adjacent to the Foveran Burn in later phases. These areas will provide opportunities for leisure & recreation as demonstrated by Figure 7. This was an important consideration highlighted through the consultation process., with open space considered and implemented in every phase. The provision of open space will also create opportunities for the existing and new communities to interact, providing a sense of place and helping to encourage active lifestyles.

The design intention for the entrance area in Phase 1a is to create a 'green gateway' that will be natural and informal. This will provide a transition buffer as one moves through the development to the increasingly formal landscaping which is envisaged toward the heart of the Masterplan. The natural green entrance to the site will also act as a visual buffer as one travels along the B9000 to the village of Newburgh, maintaining a softer landscape approach to the existing built environment. The use of wild flower planting and native species will enhance biodiversity and add visual interest to the area through seasonal change. As well as providing a gateway and buffer, this area will increase the visual amenity of the properties in the development.

Full details of a landscape design and maintenance scheme will be submitted as part of any planning application for the site, please refer to Figure 10 page 12, for examples of wild flower planting.

Creating the Urban Structure

The pattern or arrangement of development blocks, streets, buildings, open space and landscape which make up urban areas have been considered in developing the proposed layout. The interrelationship between all these elements bond together to create a sense of place . The urban structure provides the foundations for detailed design of the constituent elements. It creates a coherent framework, which forms the basis of the design from the following fundamental principles:

Integration - Connection and overlap with the surrounding area.

Functional Efficiency - Individual elements of the design working together as an efficient whole.

Environmental Harmony - Creating development forms that are energy efficient and ecologically sensitive.

A Sense of Place - Creating somewhere that is recognisably distinct but simultaneously strengthens local identity.

Masterplan

The design of the layout as demonstrated in Figure 11, page 13, is a response to the Key Criteria for good Urban Design taking on board the principles of 'Designing Streets' and the principles of Energetica which aims to deliver high standards of design. The design of the layout has also considered the responses received during the consultation process and information gathered during initial analysis.



Figure 8: Example materials and landscaping

The majority of the properties in Phase 1a will benefit from the increased visual amenity of the entrance area.

The development is welcoming, the entrance to the development is through a high quality landscaped area with buildings set back from the road to provide both presence and privacy.

The development is safe and pleasant. The streets are well laid out and properly defined, public spaces are overlooked and open space is well located in relation to the houses.

The development is easy to get around. There is a clear hierarchy of roads, streets, lanes and footpaths, with good accessibility to all local facilities including the primary school and village centre. Footpath links through the site to the Foveran burn and out to the wider area will provide recreational walking and cycling routes which will benefit the whole community and also provide a link from the south of Newburgh to the facilities to the north. See Figure 9, for an example of shared surfaces.

The development is flexible in its layout with a good range of property types consisting of detached, semi-detached and terraced houses with 2–5 bedrooms from approximately 70sq.m to 152q.m proposed to satisfy the needs of a wide range of potential residents. This will be subject to review depending on market demand..

The development is resource efficient. It is using the existing infrastructure of the village which will help support the existing facilities of the village and become an integral part of it.

The development will create its own identity through its location, relationship with the existing village and the quality of environment that it will provide for future residents.

A high quality residential amenity will be provided taking account of the topography of the site and making use of the floodplain to provide a large area of open space for the development and an attractive open outlook for the new residents of the development and everyone entering or leaving Newburgh.



Figure 9: Illustration of shared surfaces



Figure 10: Example of wild flower planting

In terms of materials, this will vary and will include smooth render, dry dash render and stonework. Roofs will consist of concrete tiles and will vary in colour, please refer to Figure 8.

While the design will allow for over looking of public open space and streets for security it will also ensure that private areas are not overlooked and that window to window relationships are carefully considered. Strategic planting will provide privacy without causing overshadowing or creating areas which are unsafe. The principles of 'Designing Streets' ensure that public spaces are safe and secure.

6.0 Masterplan cont.

Figure 11: Context Masterplan



the masterplan area is large enough to allow the creation of a new neighbourhood which will include mixed used and community facilities

the existing topography dictates to natural developed areas and the areas if public open space

the site and orientation slopes dictate the layout and orientation of the development areas

the elevated views to the south from the majority of the masterplan area are taken advantage of in the north-south orientation of the major streets and the layout of the houses

site adjacent to residential area forming a natural extension to the village

site close to primary school

the existing watercourses within the site allow for simple and straightforward SUDs provision

several points from both consultations influenced the masterplan design:

- requirements for open vistas
- requirements for community facility
- requirements for link road between B900 and A975
- requirement for meaningful open space

site provides opportunity to create a gateway to the village by the incorporation of a managed open space adjacent to the A975

the ecological value of the site will be increased by the introduction of the managed wet lands on the existing flood planes

the existing watercourses within the site allow for simple and straight forward SUDs provision

accessibility both vehicular and pedestrian to and from the centre of the village is enhanced by the provision of the link road and the new core paths network



Figure 12: Example Housetypes

6.0 Masterplan cont.

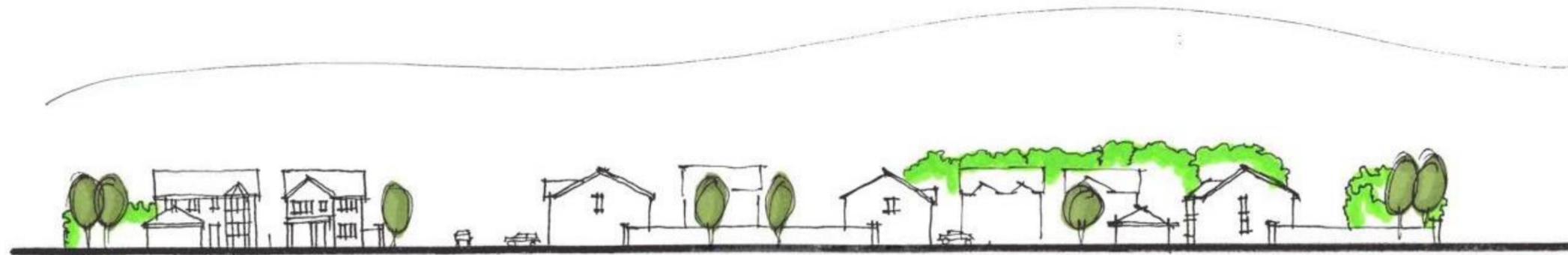


Figure 13: Site section / elevation east – west looking south 'facing school road'

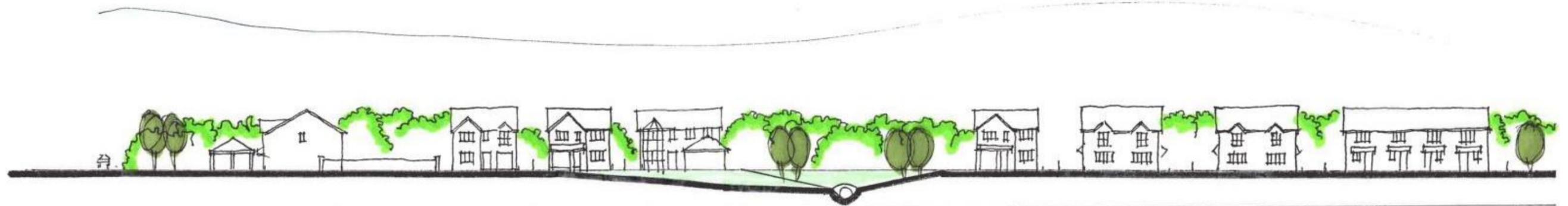


Figure 14: Site Section / elevation north south looking east

7.0 Link Road

Link Road

The development of the Masterplan has considered all aspects of the infrastructure required for the development of the site. The principle access for Phase 1 will be taken from School Road (B9000). SUD's treatment will be provided on the open space adjacent to the watercourse.

Figure 15, demonstrates the framework for pedestrian and vehicular traffic distribution proposed for the site and shows the linkages to the existing community in Red Inch Circle, School Road and the A975.

Based on discussions with Aberdeenshire Council officers, any future link road would need to perform two functions; as the main link for residents within the site to access the external road network but also as an attractive route for existing traffic external to the site to route to and from the A975, avoiding the School Road/Main Street junction within the village centre. It has also been established with the Council that there is no significant 'strategic' demand to be accommodated, i.e. not accommodating trips passing through Newburgh and that the new link road would provide a local function for existing Newburgh residents as an alternative to passing through the village centre.

The proposed link road provides a shorter distance for residents from Airyhall View/Red Inch Circle and St Clair Wynd to reach the A975 to the south of Newburgh (1.0 km via the development compared to 1.5km via Main Street) plus avoids using the existing junction in the village centre. With these factors, it is important to note that there is no need to further enhance the attractiveness of the route to external users by encouraging the use of higher traffic speeds, typical of a 'local distributor road' design. Equally, it is recognised that the route should not be overtly traffic calmed or indirect so as to discourage through trips, akin to Designing Streets guidance. It should be further recognised, that the introduction of such "residential road" within new development does not comply with Designing Streets concept endorsed by the Council.

However, the Council have stressed in this instance that this is the type and nature of road they wish to see within site M1.

Technical limitations of the site in terms of the sites topography would prevent any other type of road being developed. These technical limitations mean that the road will utilise the contours of the site, respecting the natural lay of the land and also existing the lower end of the site across the Foveran Burn in a location that is not prone to flooding. All these technical details will be discussed and presented to the Council in any Detailed planning application.

To this end, it has been agreed with Aberdeenshire Council Roads Development Section that optimum design for the road is as a 5.5m wide residential road, with footway provision on each side following as direct a path between the B9000 and A975 as possible. In order to maintain the residential setting, and control traffic speeds, the overall streetscape should allow for frontage access along its length. To further enhance the overall sense of place, other streets within the site should be designed fully in accordance with Designing Streets guidance as far as their interface with the link road, i.e. the road junctions.

Figure 15 highlights how the proposed link is delivered from within the M1 site as an initial section of the overall route passing through future development phases to the south. A cross section of the road is also shown (Figure 13), creating an example of the relationship of the housing to the road.

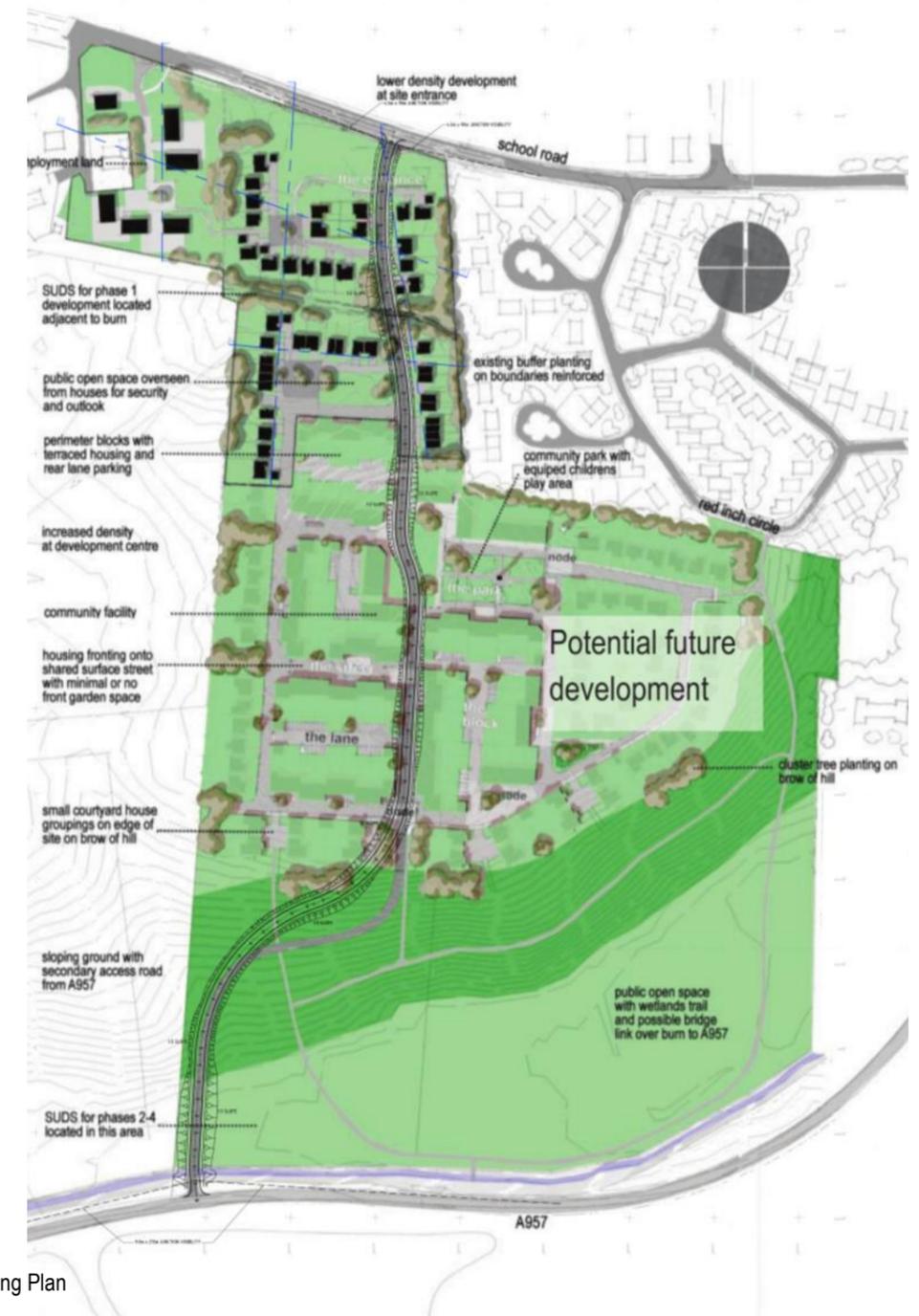


Figure 15: Indicative Phasing Plan

8.0 Phasing

Phasing

Phase 1 Development

The M1 site will consist of 40 units delivered in two phases of 20 (1a and 1b) in addition to the 1.5ha of employment land allocated by the Local Development Plan.

Future Development

Future development proposals, as shown in Figure 16, consist of the development of the remaining three phases, as shown in the Masterplan. This additional development will be promoted through the next Local Development Plan process demonstrating the potential for development within the whole site.

The first phase of development is self sufficient and can be developed independently of the remainder of the site in line with the Local Development Plan.



Figure 16: Indicative Phasing Plan

