

Kintore East

Masterplan

Barratt North Scotland
Kirkwood Homes Limited
Malcolm Allan Housebuilders

June 2014



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1.0 Introduction and Vision

- 1.1 The Kintore Consortium comprising Kirkwood Homes Limited, Barratt North Scotland and Malcolm Allan Housebuilders Limited are promoting a major residential expansion to Kintore which will provide an additional 600 homes to the east of the town. The site (see Figure 1) is located immediately to the east of Kintore and 12 miles north west of Aberdeen. The surrounding land from the north-east to the south of the proposed development is agricultural land, with traditional dry stone dykes and post and wire fence boundaries. The main Aberdeen to Inverness Rail line lies adjacent to the north east boundary of the site. The existing town of Kintore lies to the north west with the site for the proposed new primary school located to the south west. The existing Midmill Industrial site lies to the west and south of the school site as well as to the west of the southernmost point of the proposed development site. The Tuach Burn, a tributary of the River Don, runs along the western boundary of the site and Tuach Hill, the area's most prominent landmark and a popular walking destination with residents, also lies within the site.
- 1.2 The masterplan for the site is a requirement of the Local Development Plan Supplementary Guidance and seeks to build on and implement the Kintore East Development Framework, approved in September 2013. The framework establishes the long-term vision for development of the land at Kintore East and provides the foundations for the sustainable growth of the settlement.
- 1.3 The masterplan vision for the site is to create a high quality, sustainable mixed-use expansion to Kintore which maximises the site's potential and helps to deliver much-needed family housing alongside community and recreational facilities for Kintore as well as meeting the targets for growth set down in the Structure and Local Development Plans. A major area of open space will be centered on Tuach Hill and the Tuach Burn with a network of footpath and cycle links to provide connectivity for new and existing residents. The new housing will be conveniently located for the existing and new employment opportunities at Midmill Business Park for which a separate masterplan has been prepared by Malcolm Allan. The new housing will also have good access to the new Primary School and the site reserved for a potential new secondary school.
- 1.4 The masterplan site includes the majority of the LDP M1 Site, the P1 Protected Area and part of the P6 Protected Area. An application for planning permission in principle (Reference APP/2013/3830) for a proposed residential development of 600 homes, a neighbourhood centre, landscaping, open space and supporting infrastructure on land at Kintore East was submitted by the Kintore Consortium in November 2013. This was for the same area as that covered by the masterplan and the masterplan will require approval from Aberdeenshire Council prior to determination of this planning application.

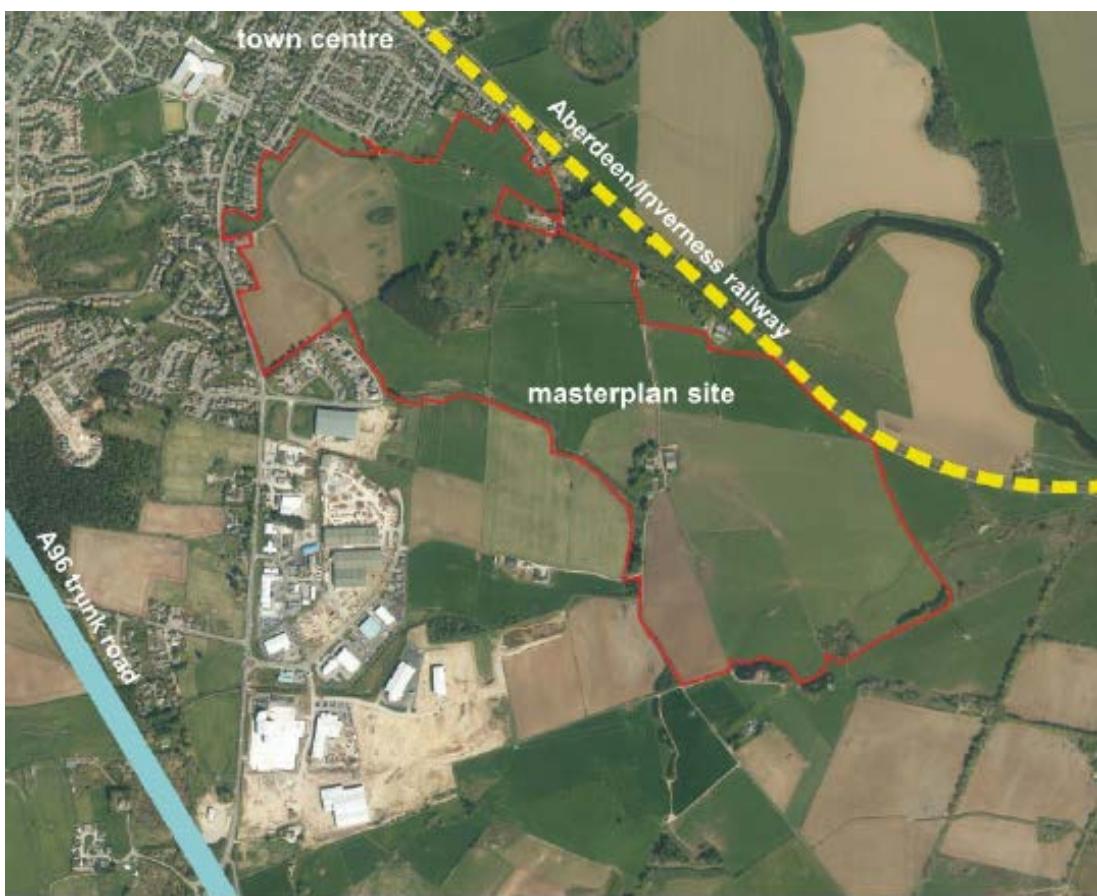
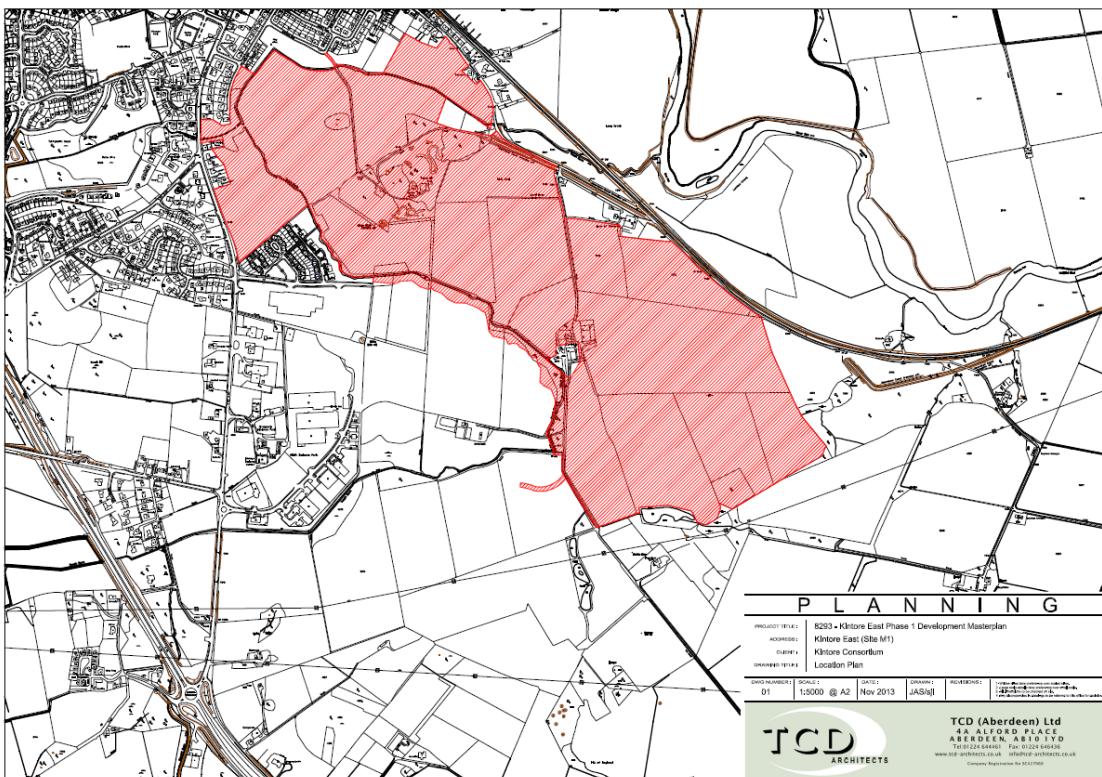


Figure 1: Masterplan Area and Aerial Location Plan

2.0 Context – Planning Policy Review

National Guidance

- 2.1 In preparing the Masterplan regard has been made to national planning policy and the need to consider and comply in particular with the guidance set down in:
- Scottish Planning Policy;
 - Designing Places and Designing Streets;
 - Planning Advice Note 3/2010 – Community Engagement; and
 - Planning Advice Note 83 – Masterplanning.

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

Aberdeen City and Shire Strategic Development Plan (2014)

- 2.2 The Aberdeen City and Shire Strategic Development Plan (SDP) was approved by Scottish Ministers on 28 March 2014. It was approved with modifications and is now a statutory part of the development plan for Aberdeen City and Shire and replaces the Aberdeen City and Shire Structure Plan of 2009. The SDP identifies the settlement of Kintore as lying within the Strategic Growth Area between Aberdeen and Huntly and within the Inverurie to Blackburn section of that corridor. The SDP allocates 6,500 houses to the Inverurie to Blackburn part of the Strategic Growth Area for the period up to 2035 with only 1,000 of these houses proposed for the period up to 2016. In seeking to deliver a high growth strategy for Aberdeen and Aberdeenshire, the SDP is promoting the development of sustainable mixed communities. Development of the land at Kintore East will contribute significantly to helping meet the SDP housing targets within a Strategic Growth Area. The SDP also states in the list of Schedule 2 Proposals that the Strategic Transport Fund will support a new railway station at Kintore.

Aberdeenshire Local Development Plan and Supplementary Guidance (2012)

- 2.3 The Local Development Plan (LDP) for Aberdeenshire was adopted in June 2012 and sets the land use framework for the area up to 2023. The LDP identifies the land at Kintore East for mixed use as Site M1 at Kintore (see Figure 2). Site M1 is allocated for up to 600 houses in the second phase of the plan (2017-2023) and for 10 hectares of employment land split equally over plan periods 2007-2023 and 2024-2030, as an extension to the existing Midmill Business Park. The Local Development Plan Supplementary Guidance states that a new primary school and community facilities will need to be in place prior to the development of any housing and a new academy (secondary school) will have been confirmed before planning permission is granted. An LDP site R1 which is reserved for the new primary school and academy is identified beside Site M1. Part of the Kintore

East site is identified as Site P1 which is identified to protect Tuach Hill and part of the site is identified as P6 which is identified to protect Midmill Long Cairn.

- 2.4 The LDP SG also states that a development framework and masterplan (s) are required for site M1. Although Site M1 is allocated in the LDP as a Phase 2 Housing Site there was a need for the development framework to be prepared and approved in 2013 to help expedite the new primary school at Kintore through the planning process and to allow the Phase 1 employment land at Site M1 to be brought forward for development. The reason for the proposed housing at Site M1 being allocated to the second phase of the Local Development Plan was that community facilities and the new primary school required to be in place prior to the development of housing. Planning permission has now been granted for the new primary school with construction due to commence in 2014 to allow the school to open for the new term in August 2016.

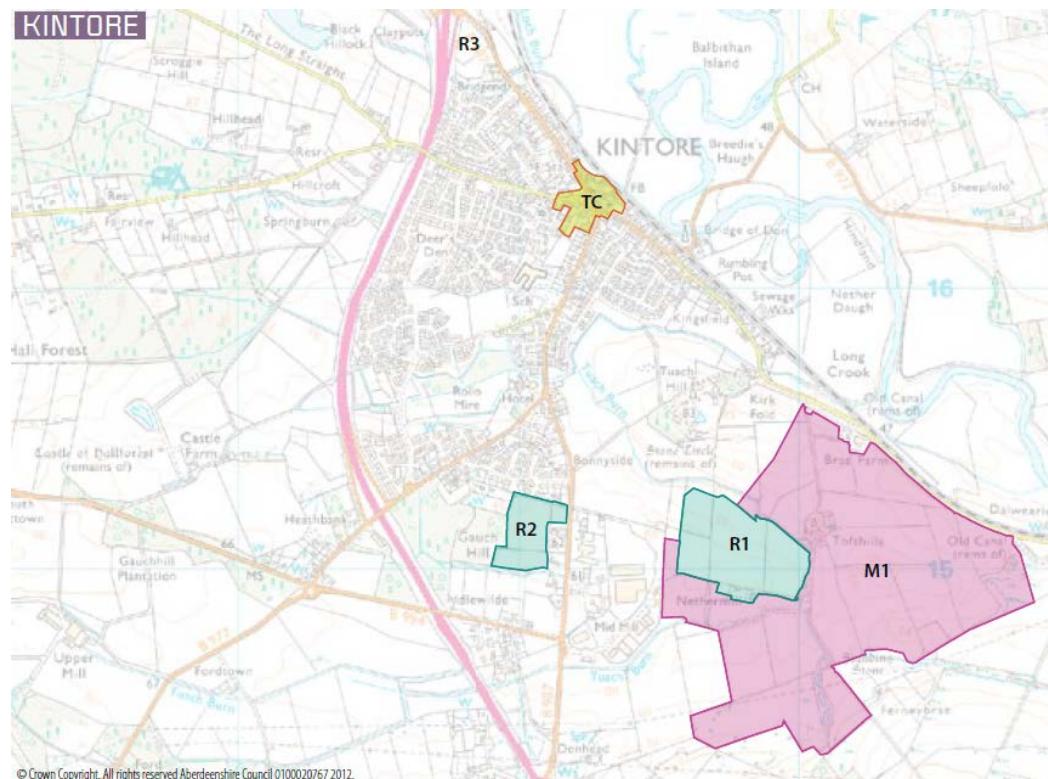


Figure 2: Extract from Aberdeenshire Local Development Plan

- 2.5 The boundaries of the planning application site include part of Site P6 and all of Site P1 which forms a major area of open space for the development (see Figure 3). It also includes a major part of Site M1 excluding the part proposed for the Phase 2 extension to Midmill South East Business Park and land at the eastern end of Site M1. The Midmill Business Park proposal is being taken forward separately by Malcolm Allan. A masterplan was approved for the Business Park extension by the Garioch Area Committee on 12 November 2013 and planning applications will be submitted in early course for development of this land.

- 2.6 In developing the design and layout for the masterplan regard has been taken of the range of Supplementary Guidance policies and advice available from Aberdeenshire Council. The following documents have been particularly helpful in developing the masterplan:
- Planning Advice 6/2012 - Implementation of Policy SG LSD2: Layout, Siting and Design of New Development; and
 - Planning Advice 7/2012 - Implementation of Policy SG LSD1: Masterplanning.

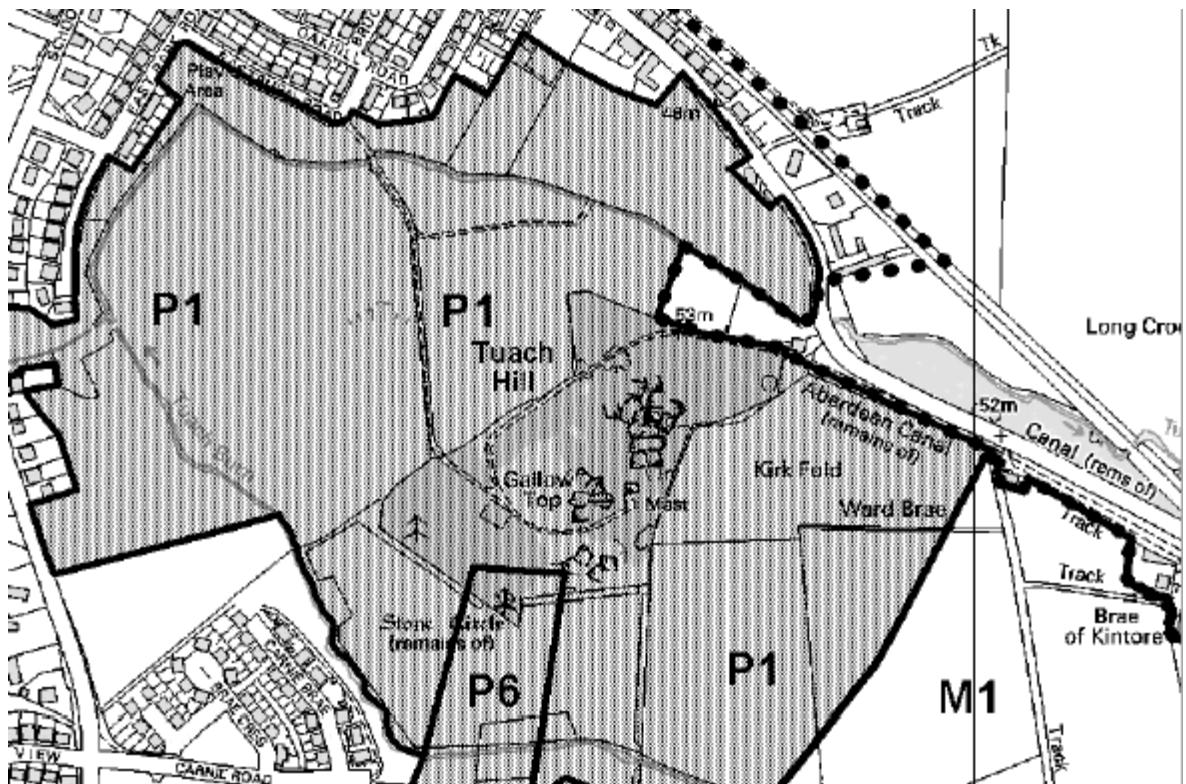


Figure 3: Extract from Aberdeenshire Local Development Plan SG

Aberdeenshire Local Development Plan (2016)

- 2.7 The review of the Aberdeenshire Local Development Plan has now commenced and the Main Issues Report was published in October 2013. The Kintore Consortium submitted a development bid in April 2013 to the review of the Aberdeenshire Local Development Plan for land at Site M1 at Kintore East to be included in the LDP for an additional allocation of 600 houses. The bid was predicated on the basis that the site has the physical and environmental capacity to accommodate an additional 600 houses and that the impact of the increase in houses can be accommodated in terms of roads and services infrastructure. This bid has been identified in the Main Issues Report as an officer's preference for future development and further development is considered reasonable if required. The process of reviewing the Local Development Plan will continue over the next 2 years before any decision is made on this matter. Work undertaken on preparing the Kintore East Masterplan demonstrates that the application for planning permission

in principle for 600 houses referred to earlier only uses part of the developable area of the M1 Site. Further masterplanning work will be undertaken at a future date for the remainder of the M1 Site.

Kintore East Development Framework (2013)

- 2.8 The Kintore East Development Framework, a requirement of the LDP Supplementary Guidance for Kintore, was prepared by the Kintore Consortium and approved subject to amendments by the Garioch Committee at their meeting on 17 September 2013. The Framework identifies the location of the proposed residential, commercial, and business developments in the Local Development Plan, sets out a transportation and accessibility strategy for the site and provides detail of the phasing of these works. It also outlines the area to be retained for public open space, including Tuach Hill. The proposed new primary school is also identified within the Framework. The masterplan have been drawn up in accordance with the approved development framework (see Figure 4).

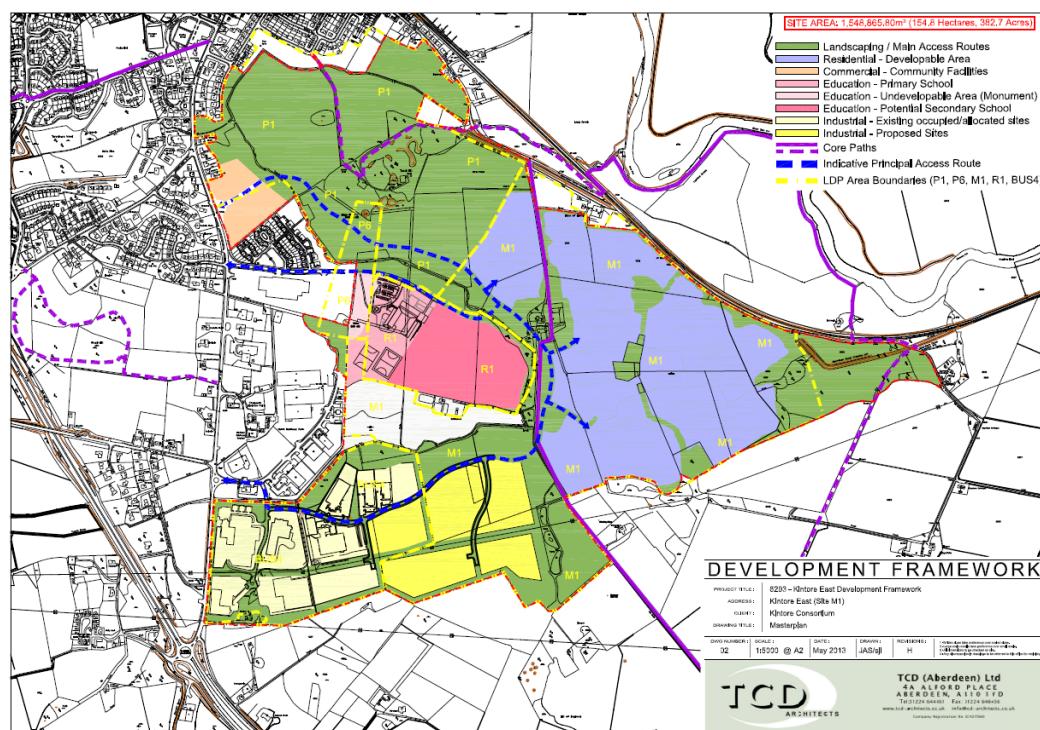


Figure 4: Kintore East Development Framework

Application for Planning Permission in Principle

- 2.9 A Proposal of Application Notice (reference ENQ/2010/1812) was submitted by the Kintore Consortium to Aberdeenshire Council in December 2010 for a mixed use development on the land to the south-east of Kintore comprising 1,200 houses; primary and secondary school provision; commercial, retail and community facilities; plus roads, drainage and landscape infrastructure. An application for planning permission in principle (reference APP/2013/3830) was submitted for Kintore East by the Kintore Consortium in November 2013. The application was restricted to 600 houses in accordance with the local development plan allocation for the site and

excludes the primary school and employment land which are being taken forward through separate planning applications.

- 2.10 The planning application has been drawn up in compliance with the approved development framework and this masterplan.



3.0 Site Analysis and Appraisal

- 3.1 The masterplan site measures some 84.35 hectares and is located immediately to the east of Kintore and 12 miles north west of Aberdeen. The surrounding land from the north-east to the south of the proposed development is agricultural land, with traditional dry stone dykes and post and wire fence boundaries. The main Aberdeen to Inverness Rail line lies adjacent to the north east boundary of the site. The existing town of Kintore lies to the north west with the site for the proposed new primary school located to the south west. The existing Midmill Industrial site lies to the west and south of the school site as well as to the west of the southernmost point of the proposed development site. The Tuach Burn a tributary of the River Don runs along the western boundary of the site and Tuach Hill, the area's most prominent landmark and a popular walking destination with residents, also lies within the site.

Climate and Landscape

- 3.2 Kintore sits above the meanders of the River Don and the masterplan site is located to the south east of the town centre. The majority of the site consists of gently rolling landscape most being in agricultural use. The tail of Tuach Hill and the more southerly undulations beyond Tofthills present much of the developable land with a southerly or westerly aspect. Whilst the eastern boundary is strongly defined by topography, the railway line and woodland (particularly that associated with the former canal), the western boundary is much flatter and more open to the elements and to views of adjacent land uses. Whilst the amount of tree cover on site is sparse, the wider area boasts a strong infrastructure of shelterbelt and hedgerow planting and this can be bolstered by new woodland planting. The layout of housing on site will be designed to maximise solar gain on the south facing slopes running down from Tuach Hill.
- 3.3 Apart from the woodland on Tuach Hill there are remnants of small blocks and shelterbelts of both deciduous and coniferous woodland which, when viewed from a distance, provide a diverse landscape that is able to absorb certain scales of development. The woodland species include Beech, Oak and Rowan providing a good oasis habitat. Development of varying scale can be absorbed into a landscape which has a strong woodland structure. New planting within and around new development will enhance this characteristic. The development site is separated from the built edge of the town by protected landscape of high quality on and around Tuach Hill. The hill is visible from parts of the town and from the surrounding landscape. Its steep north face rising out of the flat riverine agricultural fields creates a dramatic landscape setting.

- 3.4 Tothills farm steading sits within a low point of the rolling topography and, because of this position, acts as a natural hub within the flow of the contours. It is also situated on the banks of the Tuach Burn and on the route of the Straik, the old established north south track traversing the site. The burn impacts on the lower parts of the site changing the appearance and character through a change in vegetation pattern. The topography of the site varies from the dramatic crag and tail of Tuach Hill to the more gentle slopes further south. Topography and aspect have therefore played an important role in the site planning of the development. Furthermore, as the geology of the site contains hard rock outcrops, cut and fill needs to be minimised and ideally buildings need to use shallow foundations aligned along the contours.
- 3.5 The most dominant visual feature on site is Tuach Hill rising some 30m above the rest of the town. The woodland associated with the hill presents a strong visual reference when viewed from the north and west. Viewed from the south both in the site and from further afield the landmark is much less dramatic with its long shallow, south-facing slopes. From within the site, views from Tothills farm are limited by the ridgeline and few, if any, glimpses of the residential part of the town are visible. Looking north west from Tothills and the view is totally dominated by the extensive industrial land at Midmill. With only limited woodland along the north west and western boundaries, the employment is highly visible, separated only by the Tuach Burn. Views out to the south and east are available from parts of the site but long distance views are interrupted by an east-west ridge running south of the site. The eastern boundary is well contained by topography, woodland, and the railway and road corridors. Views into the site from the River Don are similarly restricted by the site boundary (see Figures 5 and 6).

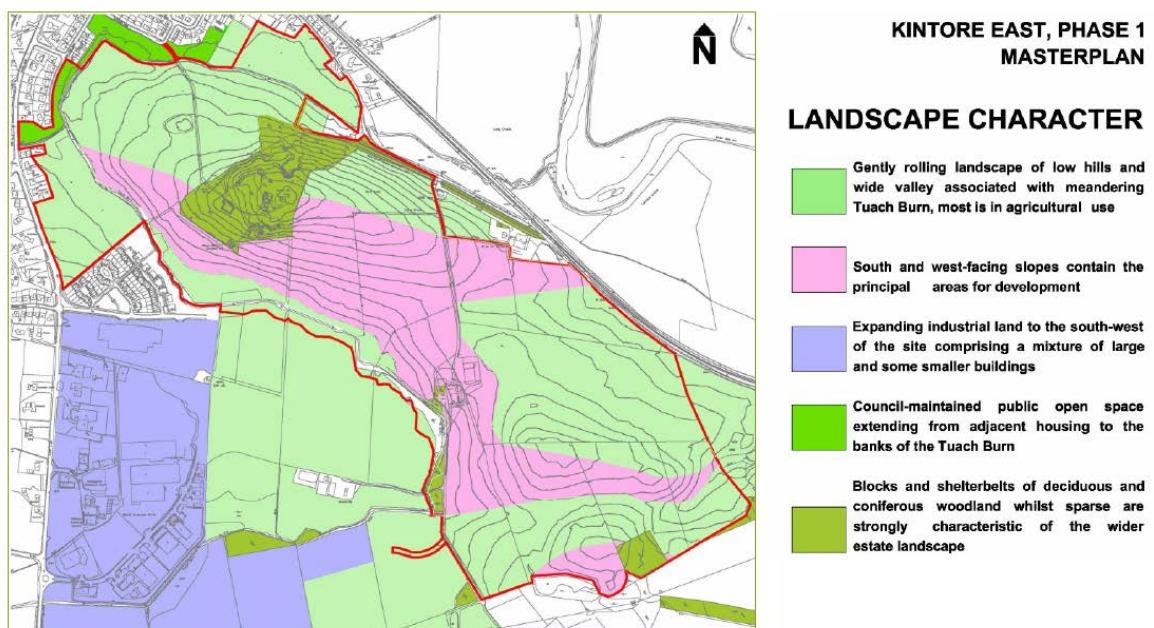


Figure 5: Landscape Character

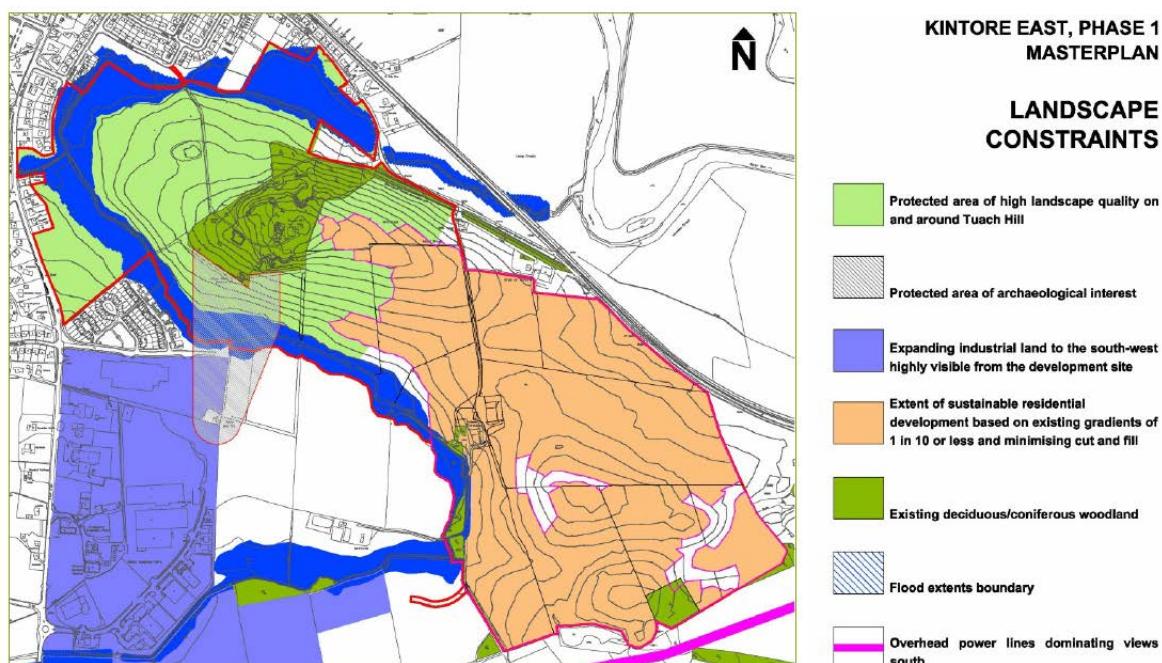


KINTORE EAST, PHASE 1
MASTERPLAN

VISUAL ASSESSMENT

 Focal Point

- Figure 6: Visual Assessment Constraints**
- 3.6 There are a number of physical constraints that affect the development of the site. These include the Tuach Burn flood risk area, the protected area of high landscape quality around Tuach Hill, archaeological features (tumulus, stone circles, standing stones), industrial archaeological features (remnants of the Aberdeen to Inverurie canal) and the sloping ground and geology restricting the extent of developable land (see Figure 7).



KINTORE EAST, PHASE 1
MASTERPLAN

LANDSCAPE CONSTRAINTS

3.7 A flood risk assessment has been prepared to assess flood risk at the site in regard to the Tuach Burn, along with the potential failure of the associated structures. Other possible sources of flood risk have also been considered. The site has been assessed against the flooding policy contained in Aberdeenshire Council Local Development Plan adopted in June 2012. The area of the proposed Development Framework Masterplan has been assessed against the 1 in 200 year flood event in order to determine the extent of the functional floodplain along the Tuach Burn. The influence of extreme water levels in the River Don and partial blockage scenarios at each of the existing crossing structures were also taken into account. The 200 year flood extent along the Tuach Burn is shown in the Flood Risk Assessment below (see Figure 8). In accordance with Scottish Planning Policy on flooding the proposed development has been located outwith the functional floodplain.

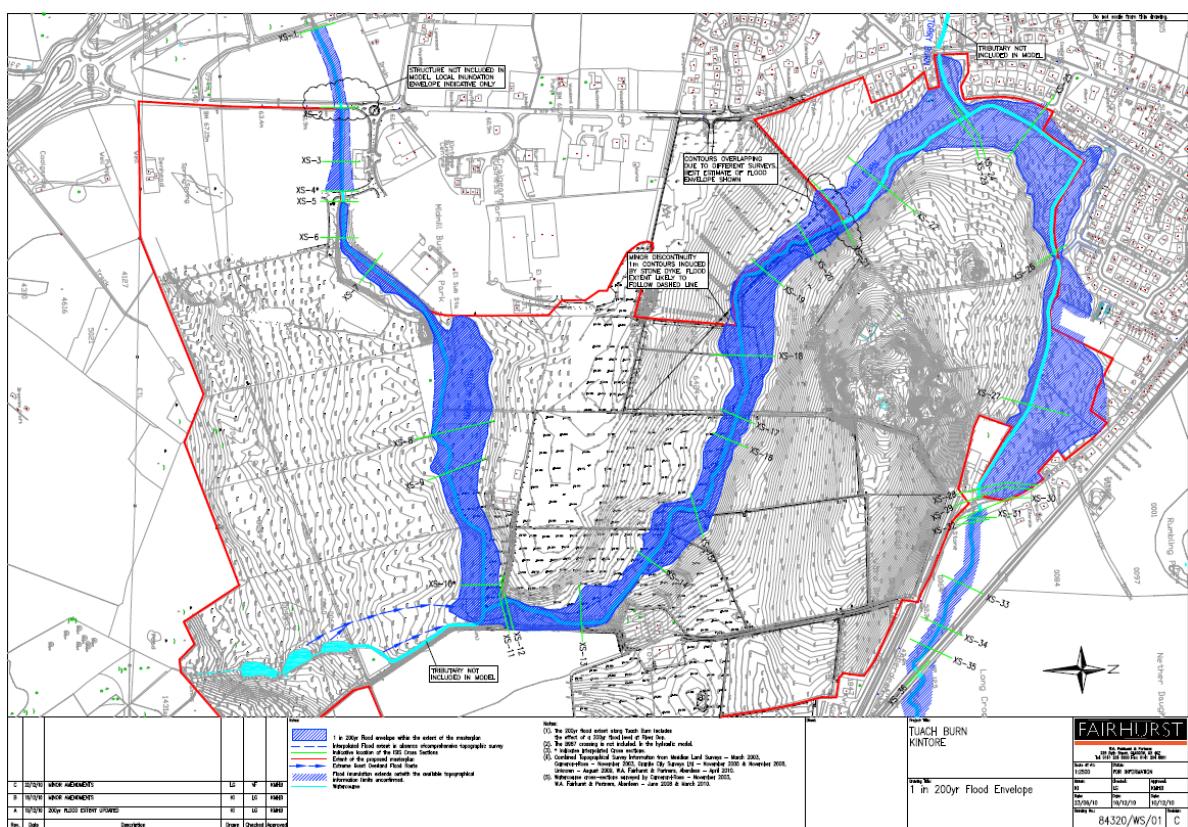


Figure 8: 200 Year Flood Risk Area

3.8 A geo-environmental desk study undertaken for the site has identified that there are no major sources of potential contamination. However, a number of potential on-site sources of localised contamination have been identified which, based on the current development proposals, are considered potentially significant and should be investigated further. These are as follows:

- Broken Asbestos Sheeting in Areas 1 (Tuach Hill) and 2 (Toftills Farm).

- Derelict farm buildings found in Area 2 next to Tofthills Farm.
 - Infilled dam in Area 2 (near Tofthills Farm).
 - The derelict building on top of Tuach Hill is considered a further potential minor source of contamination, although based on current development proposals this is not considered likely to be a significant source of contamination.
- 3.9 The most significant potential development constraints are likely to be geotechnical and key ones are considered to be as follows:
- The undulating topography in the residential development area (Area 2) may result in significant cut and fill being required in order to create level platforms.
 - Locally shallow rockhead in the residential development area, proven by several rock outcrops on site, may represent a significant constraint to creation of development platforms and could be an important consideration in finalising development design. This may especially be the case in the Tofthills area of site.
 - Ground conditions may be relatively variable across site, with the presence of alluvial deposits, glacial till, and (more widespread) ice-contact deposits all identified on site. Cohesive deposits (clays and silts) may be locally encountered.
 - Shallow groundwater may be locally encountered influenced by rockhead topography. This is an important consideration especially in areas of proposed cut. Further, locally waterlogged ground was identified in a number of low-lying locations on site that may pose a localised development constraint.

A further constraint to development identified is the high voltage (22KV) overhead cables running across the north western and northern sections of the site.

Ecology

- 3.10 No statutory conservation sites lie within 2km of the proposed development site. The ancient woodland inventory includes eleven long-established woods of plantation origin located within the 2km search area around the site. The closest of these is more than 500m west of the site, and the areas in between comprise an industrial estate and several roads, including the A96T. Similar varied habitat uses separate the other ancient woodland sites from East Kintore. The ancient woodland sites are therefore not likely to be affected by the proposed development. An ecological baseline survey was undertaken for the site in autumn 2013 and it recommended that additional surveys be undertaken for European protected species (otters and bats) and National protected species (water voles and badgers). These additional surveys have now been completed and passed to the Council for consideration. The masterplan layout has been amended so as to provide a

buffer zone between development and the badger setts within the area and provide for a movement corridor between setts.

History and Archaeology

- 3.11 The development lies in a landscape rich in archaeological features and recent archaeological discoveries which are recognised as being of national importance and are designated as scheduled monuments under the Ancient Monuments and Archaeological Areas Act 1979. These include the following:

- Midmill Long Cairn;
- Tuach Hill Stone Circle;
- The Aberdeenshire Canal; and
- Ferneybrae Croft Standing Stone.

Midmill Long Cairn is located to the immediate south west of the development site and comprises the remains of a Neolithic long cairn. Its situation on a hill with open views to and from the monument is typical of this kind of site its setting includes key views along the axis of the cairn and an appreciation of how the monument was positioned within the landscape. Tuach Hill Stone Circle is located on the southern flank of Tuach Hill adjacent to development site and comprises the remains of a stone circle within a scoop of the hillside and is surrounded by an enclosing ditch with an external bank. This monument dates back to the late Neolithic or early Bronze Age and overlooks the Midmill Long Cairn. The proximity of the long cairn to the stone circle and its enclosure suggests there was some relationship between the two and this forms part of the setting of the two monuments. Historic Scotland considers that preservation of the relationship of both monuments to the wider landscape setting is key to the understanding and interpretation of each site. The development proposals will retain a corridor of undeveloped ground between the long cairn and the stone circle in order to retain the visual links between both monuments and preserve an aspect of the landscape setting. Whilst the one of the main access roads into the development site will cross this corridor the road and its associated infrastructure including street lighting will be designed to minimise to mitigate any adverse impact. It is understood that Historic Scotland are satisfied with this approach.

- 3.12 A Written Scheme of Archaeological Investigation for the site has been submitted to and agreed by Aberdeenshire Council's archaeologist and no works will take place within the development until the programme of archaeological works has been implemented. This will also consider the steading buildings and mill at Tofthills Farm, the remains of the Aberdeenshire Canal and the Ferneybrae Croft standing stone. The route of the canal has been plotted on the masterplan and care has been taken to exclude the area from development. This will safeguard and record the archaeological potential of the area.

Drainage

- 3.13 There are no existing sewers within the development site. There are existing sewers within the surrounding residential and industrial/commercial developments to the north, south, and west of the site. In relation to surface water drainage, the River Don is located approximately 150m north of the site, with the Tuach Burn running through the site from the south west corner to the north east corner. A Development Impact Assessment (DIA) enquiry was submitted to Scottish Water in advance of the current proposals. Scottish Water has confirmed that the existing transfer/pumping station and rising main to Inverurie does not have capacity for the proposed flows from this development, and therefore an upgrade or replacement strategic pumping station will be required to service this development. Scottish Water is therefore currently in the process of taking forward a major foul sewerage upgrade for Kintore East on this basis.
- 3.14 New foul sewers will be provided to serve the development and will be located within the new roads and areas of open ground where necessary. Lower areas of the development will require a foul pumping station and rising main to direct the flows back through the development and into the main foul sewer serving the development. In accordance with the agreed outcome of the above referenced DIA, this main foul sewer will also discharge to a new strategically located foul pumping station and rising main, which have been established by Scottish Water as the required upgrade to overcome current capacity issues. This will pump the flows through Kintore and along the A96 to Inverurie, where it will discharge to the existing WWTW. Scottish Water will undertake this strategic upgrade in line with the Consortium's development programme, which in turn is governed by the opening of the new Midmill primary school in August 2016. It has been agreed with Scottish Water that the primary school will meantime connect into existing sewers in Kintore, in advance of the upgrade, which then provides for the whole masterplan area, including any further education provision such as the potential new secondary school. Since no new houses at Kintore East can be occupied prior to 2017, Scottish Water is therefore working towards having the sewerage upgrade ready for autumn 2015/early 2016, so that it is co-ordinated with first house occupations.
- 3.15 Residential developments require 2 levels of treatment. Surface water run-off will be dealt with as follows:-
- Source control - Where possible areas of hard standing, such as driveways and communal car parking areas, will drain direct to ground via infiltration measures.
 - Conveyance - New surface water sewers will be provided to service the development and will be located within the new roads and areas of open ground where necessary.
 - Site control - The new surface water sewers will discharge to grass conveyance swales which in turn will discharge into extended

detention basins. The basins will discharge attenuated flows via a traditional piped system to the nearest watercourse.

3.16 It is anticipated the adoption and maintenance of the above drainage measures will be as follows:

- The foul and surface water sewer including pumping stations and rising mains will be adopted by Scottish Water.
- The extended detention basins will be adopted by Scottish Water or Aberdeenshire Council.

The conveyance swales will be adopted and maintained by Aberdeenshire Council as part of the roads adoption.

3.17 The site can be served by mains gas and electricity. High voltage (22KV) overhead cables run across the north western and northern sections of the site and arrangements will be made to reroute these to facilitate the development of the site. There is a requirement for a public recycling facility to be provided within the development and the preferred location for this is within the central core of the masterplan area.

3.18 Construction work is due to start in 2014 on a new primary school for Kintore on land beside the masterplan area. The primary school is scheduled to open in August 2016 and will have capacity to accommodate pupils generated from the 600 houses proposed for the masterplan area. A pedestrian bridge is proposed over the Tuach Burn to provide connectivity between the primary school and the masterplan area. A drop-off zone for parents is proposed beside the bridge at its northern end. Secondary education for the site will be provided at Inverurie and Kemnay Academies. Land is reserved for a new academy beside the proposed new primary school. This forms part of the ongoing Aberdeenshire Council education review and no decision has been taken yet to proceed with a secondary school for Kintore on this site. If it is decided to proceed with a secondary school there will be a requirement to ensure that there are adequate pedestrian and footbridge links to the academy site.

4.0 Community Engagement

- 4.1 An important part of preparing the Masterplan is recognising that public consultation and gaining the support of consultees is essential for the successful delivery of the proposals. The public consultation for both the Masterplan and a future planning application has been run in tandem to avoid duplication. Consultation has been undertaken following the best practice guidelines as set out in Planning Advice Note 3/2010 - Community Engagement. In this respect several meetings have been held with stakeholders and the local community.
- 4.2 As part of the LDP preparation process from 2008-2012, the Kintore Consortium engaged with Kintore and District Community Council representatives and principal landowners to ascertain their views and aspirations in respect of future expansion of the settlement. The Kintore Consortium has addressed this feedback through the evolution of the framework plan/masterplan over the last 4 years.
- 4.3 A Proposal of Application Notice (reference ENQ/2010/1812) was submitted by the Kintore Consortium to Aberdeenshire Council in December 2010 for a mixed use development on the land to the south-east of Kintore comprising 1,200 houses; primary and secondary school provision; commercial, retail and community facilities; plus roads, drainage and landscape infrastructure. As part of this, public consultation was carried out which included a public exhibition held in February 2011 in Kintore Primary School. Written invitations were distributed to local residents along with formal advertisements in the local press, posters displayed in the local shop, and a direct invitation to Kintore and District Community Council. A follow up workshop was also held with user and community groups in March 2011 which focussed on what community facilities should be provided and the prioritisation of the facilities. Over 200 people attended the consultation event and came along to view the masterplan for the land at Kintore East. The majority of the feedback from the event was positive and has influenced the evolution of the framework plan/masterplan.
- 4.4 The main points raised during the public consultation exercise were as follows:
 - Area identified for Community Facilities – concerns about size and whether it is big enough;
 - School delivery in advance of housing – some questioned whether proposed school is big enough;
 - School facilities to be openly available and accessible at affordable prices;
 - Need for community hall facilities/large community centre;
 - Need for retail facilities including a supermarket;

- Health centre facilities – need to be upgraded/reviewed;
 - Housing mix – make provision for special needs; and
 - Need for sports facilities/pitches.
- 4.5 As part of the continuing public consultation on the Kintore East site and to assist in finalisation of the development framework a meeting was held with Kintore and District Community Council in May 2013. The Community Council were generally supportive of the development proposals for Kintore East on the basis that it will secure new community facilities in the town which were felt to be lacking at present.
- 4.6 The Kintore Consortium attended a meeting of the Community Council on 19 November 2013 to present to the community the emerging masterplan proposals for Kintore East as well as advising of the submission of an application for Planning Permission in Principle for the first phase of the development. The main issues raised by the Community Council were:
- The neighbourhood centre – What size of supermarket will be accommodated here? The Kintore Consortium confirmed that no decision had been taken on the retail provision, but it is likely that an ‘express’ store would be suitable in this area.
 - Community facilities - What type of community facilities would be provided? The Kintore Consortium confirmed the land will be reserved for this purpose, and planning gain contributions will be provided, and it will then be up to the Council to determine what is needed. The Community Council agreed to undertake an audit of existing community facilities in Kintore to ascertain what is required.
 - Healthcare provision – Will residents of Kintore be forced to travel to Inverurie to see their GP? The Community Council agreed to invite a representative of NHS Grampian along to a future meeting to discuss the healthcare situation in Kintore.
 - Primary school – The current school is operating at 50% over its capacity; the new school needs to be open by August 2015; new housing can only be occupied after this date.
 - Pedestrian connectivity – Need to maximise linkages from the development to the existing town and the new primary school. The Kintore Consortium confirmed the initial connection will be through the neighbourhood centre, and options are also being explored with regards to providing a pedestrian crossing over the Tuach Burn to link the new housing with the primary school (with a drop-off point for parents).
- 4.7 The Consortium held a workshop with local community groups at the new community venue in Kintore, the Bothie on 22 January 2014. Around 20 people from the local community attended the event. A presentation was given by members of the Consortium’s Design Team on the Kintore East

proposals and the emerging masterplan. This was followed by a workshop session at which the main focus was on what the community considered was needed for Kintore. The top three priorities identified were the following:

- A Sports Centre similar in scale to the Garioch Sports Centre;
- A Medical Facility including a Dentist; and
- New Commercial/Retail Facilities such as a Supermarket, Pub and Petrol Station.

There was also a desire for better public transport links including a park and ride site and a railway station.

- 4.8 It was indicated at the meeting that developer contributions from the Kintore East development could be used to help fund the sports centre. The proposed neighbourhood centre on School Road is capable of accommodating a supermarket and a medical facility. Since the consultation event the Consortium have given further consideration to the provision of the Sports Centre and consider that an appropriate site for such a facility would be close to the proposed new primary school on part of the land identified for the potential new secondary school. The masterplan has been amended to show the location of the Sports Centre. In terms of delivery of the Sports Centre this needs to be managed through the local community with assistance from Aberdeenshire Council.



Masterplan Meeting with Council Officers

- 4.9 A meeting took place with Council officers on the emerging masterplan on 12 December 2013. A number of points were raised at the meeting and further points were received following the meeting from officers. These points were considered and incorporated/taken account of in the draft masterplan as appropriate. Consultation has been ongoing with Council officers since December to refine and finalise the masterplan for submission to the Garioch Area Committee.

Design Review Panel

- 4.10 The masterplan proposals were presented to the Design Review Panel (DRP) at their meeting on 10 February 2014. The panel agreed that the overall concept of developing a standalone 'village' with a distinct centre was valid. They observed that the development would be too far from the nearest local services, including the proposed neighbourhood centre at the 'gateway' to the site, to be truly integrated with Kintore or encourage walking and cycling. However it was acknowledged that given the protected status of Tuach Hill, little could be done about this. This reinforced their support for community uses within the development, and led them to advocate that more should in fact be provided within the 'village centre'. Several panel members expressed concern with the proposed design of the village centre and agreed that the village centre should be more regularly shaped and identifiable as a centre with strong, unified frontages. They recommended that the Design Team examine precedent elsewhere in the North East of Scotland.
- 4.11 It was put to the Design Team that the higher-density affordable housing, which is currently located in small pockets around the development, could be consolidated around the village centre to help strengthen the feeling of the core. It was acknowledged however that housebuilders often have strong commercial imperatives guiding the location of affordable housing which are difficult for planners to negotiate around. The Panel questioned the lack of green open spaces for children to play within the development. Although Tuach Hill is within relatively close proximity, children still require high quality, usable spaces where they can play within walking distance of their homes. The Panel stressed that this should not be corners or strips of empty space, but dedicated, usable play space.
- 4.12 The panel pointed out that the north-western section of the site had little in the way of landscaping and may appear quite bleak unless this is addressed. It was also stressed that SUDS ponds should be treated as integral parts of the landscaping, and opportunities for recreation and conservation. The Panel agreed that the overall concept for the development was valid and appreciated the principle of trying to create a village centre for the development. However, they suggested that the design of the village centre could be improved by making it more identifiable as a 'square' with stronger frontages. The Panel's other primary concern was a potential for the design of the site to become fragmented due to the number of different housebuilders involved. Although diversity within a development

is often a strength, the panel argued strongly that a single vision needed to be articulated for the village centre.

4.13 Following the Design Review panel meeting the Consortium's Design Team discussed the feedback received and took steps to act on the comments as follows:

- Carry out a re-design of the village square;
- To more clearly identify on the masterplan the network of green spaces being proposed; and
- To give further consideration in the masterplan document as to how a consistent approach to design and materials can be achieved across the development and how the village square will be delivered.



Views of Village Square

5.0 Developing the Design and Layout

5.1 The site developers have carried out a detailed assessment of the context of the masterplan site using their Design Team of architects, landscape architects, engineers and planners. In accordance with masterplanning principles the core aims are to provide a “place” which is not seen as a stand-alone development, isolated and disconnected from its surroundings and a development that is connected to the surrounding built form as well as the landscape. The main feature of the site to the north is Tuach Hill which lies at an approximate height of 82.5m above sea level and to the south of Tofthill which lies at approximately 73.5m above sea level. The rest of the site varies from the lowest point at 50m above sea level to the west and 51m above sea level to the east. The top of Tuach Hill provides excellent views across to Bennachie and these will be maintained with no development on these areas.

Climate, Landscape and Open Space

- 5.2 The landscape strategy for the masterplan seeks to maximise the full potential of the site by protecting the landscape setting of Tuach Hill and enhancing its appeal to an increasing population. This will be achieved by expanding the open space area around the hilltop thus reducing the pressure on a relatively small expanse of historic landscape (see Figure 9).
- 5.3 The masterplan will realise the full potential of the Tuach Burn creating a blue green corridor which will incorporate flood mitigation measures and accommodate a key section of the proposed site-wide footpath/cycle network. The path will lie outwith the functional floodplain of the Tuach Burn. The water meadow linear park will allow woodland planting to provide shelter and screening and general enhancement of the site’s biodiversity. It is proposed to expand the Tuach Hill area of open space southwards with new open space sheltered from the elements within new woodland planted areas integrated into the edges of new development to form green links into the housing development and to provide for informal recreation. This will ensure that the Local Development Plan open space requirements for the site are generously provided for. A path network will also be created across the site incorporating existing core path routes and desire lines which offers as much choice as possible to encourage walking/cycling in preference to vehicular use. The network will move from street situations to areas of neighbourhood greenspace and link to the wider network of paths and roads outwith the site
- 5.4 It is also proposed that:
- The Tofthills farm area will form a major path/road junction and public greenspace in the form of a village green with the potential for some community facility and community garden space;

- A woodland structure across the site will be introduced linking existing clumps and shelterbelts with street tree planting and hedge planting to frame views from the site to surrounding landscapes.
- Equipped community play spaces will be introduced and evenly distributed throughout the development;
- Homezone streets and shared streets will be provided to foster safety and provide additional play space;
- A network of neighbourhood green space to provide shelter, wildlife corridors and amenity focal points will be created; and
- Dry stone dykes will be retained and repaired where possible and where not possible the stones will be removed and re-used on site.

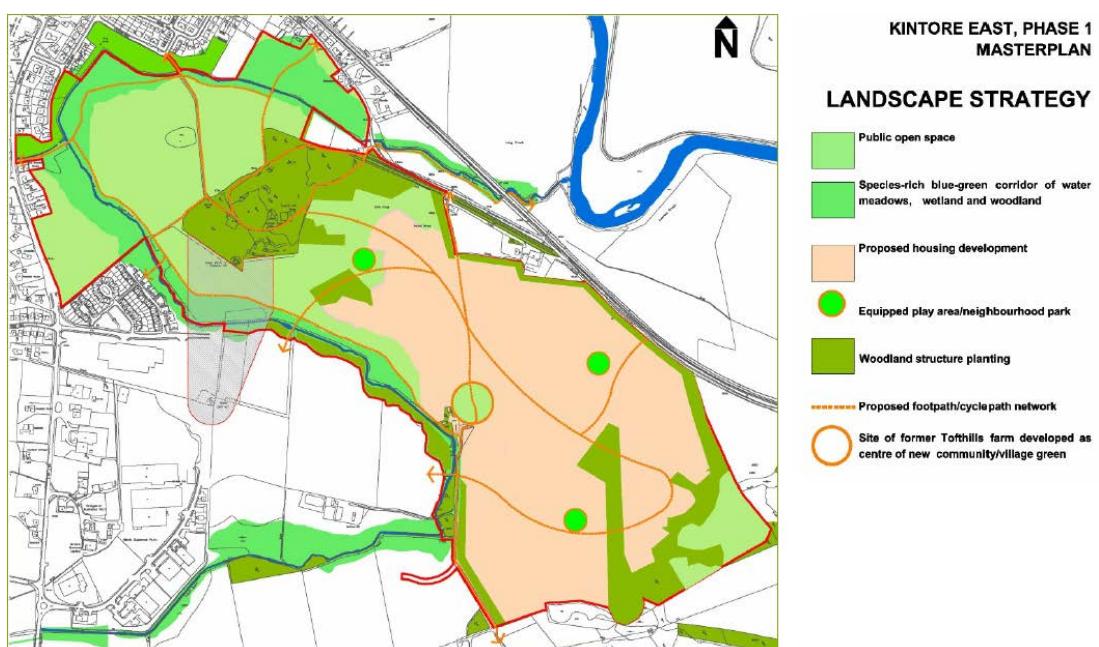


Figure 9: Landscape Strategy

Access and Connectivity

- 5.5 The Masterplan has been developed to provide opportunities for access by all modes, with direct walking and cycling routes between the various areas within the Masterplan and linking to external infrastructure. Vehicular routes have been designed to promote use by public transport but avoid rat-running. Each route will be designed to achieve the correct balance between place and movement, in line with the principles within 'Designing Streets'.
- 5.6 The Masterplan has also been designed to reflect the principles set out within 'Designing Streets' with priority given to the access needs of pedestrians and cyclists where appropriate, with good links to adjacent footways and bus stops. The Masterplan also takes cognisance of the need

to achieve the correct balance between place and movement functions for streets.



Pedestrian Access

- 5.7 To the immediate southwest of the Masterplan boundary, footways are provided on the B994 south of the Tumulus Way roundabout. To the north of the B987/B994 priority junction, footways are provided on both sides of the carriageway. The eastern footway terminates at Tumulus Way bus stop, approximately 50 metres north of the B987/B994 priority junction. The western footway continues north on the B987 into Kintore town centre. The footways are of a good standard and well lit. The footway to the east of the B987 recommences to the north of Sunnyside View roundabout, where it then continues into Kintore town centre. This footway is of a good standard and is well lit. The Masterplan proposals will link into and enhance the existing footway provision.
- 5.8 The Masterplan has been designed to be permeable for pedestrians. Facilities for pedestrians will be provided to comply with Aberdeenshire Council's guidelines and link into the existing network of footways and footpaths. Footways will be provided adjacent to the internal road network, with additional traffic free footpaths provided throughout the Masterplan area. Figure 10 highlights some of the key internal walking and cycling routes within the Masterplan, both between neighbouring residential areas and between key destinations including the school, the neighbourhood centre and employment areas. Figure 10 also shows an 800 metre walking catchment from the proposed school and neighbourhood centre. The proposed school is located approximately 550 metres (7 minute walk) from the centre of the largest area within the residential development.
- 5.9 The proposed school, retail and employment areas within the Masterplan can be accessed by foot within a 20 minute walk from the centre of the residential element of the development. Furthermore, a number of existing local amenities can be accessed within a 20 minute walk from the centre of the residential element of the Masterplan. The nearest existing facilities including Kintore post office are located on Kintore Square approximately 20

minute walk from the centre of the residential development. Figure 11 illustrates a pedestrian catchment area from the centre of the residential element of the Masterplan area for a walking distance of 1600 metres (20 minute walking time). Planning Advice Note 75 (PAN 75) states that this distance is broadly in line with observed travel behaviour for accessibility to local facilities.

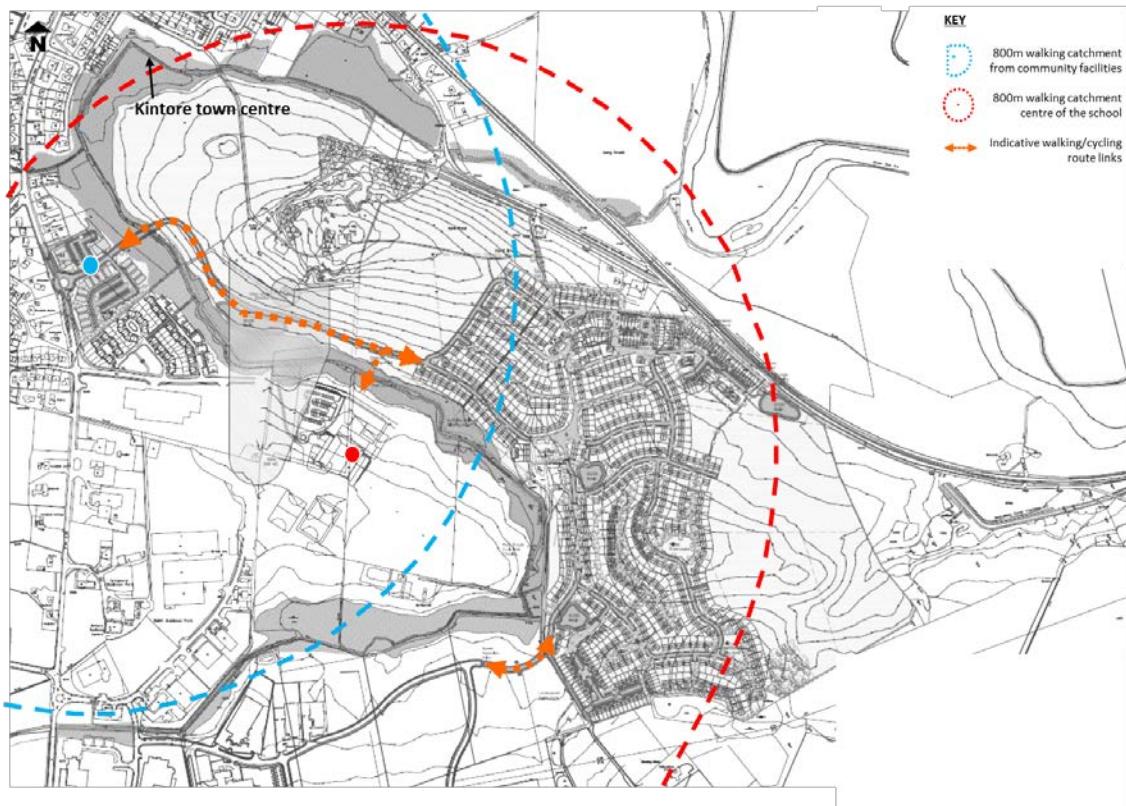


Figure 10: Walking and Cycle Links



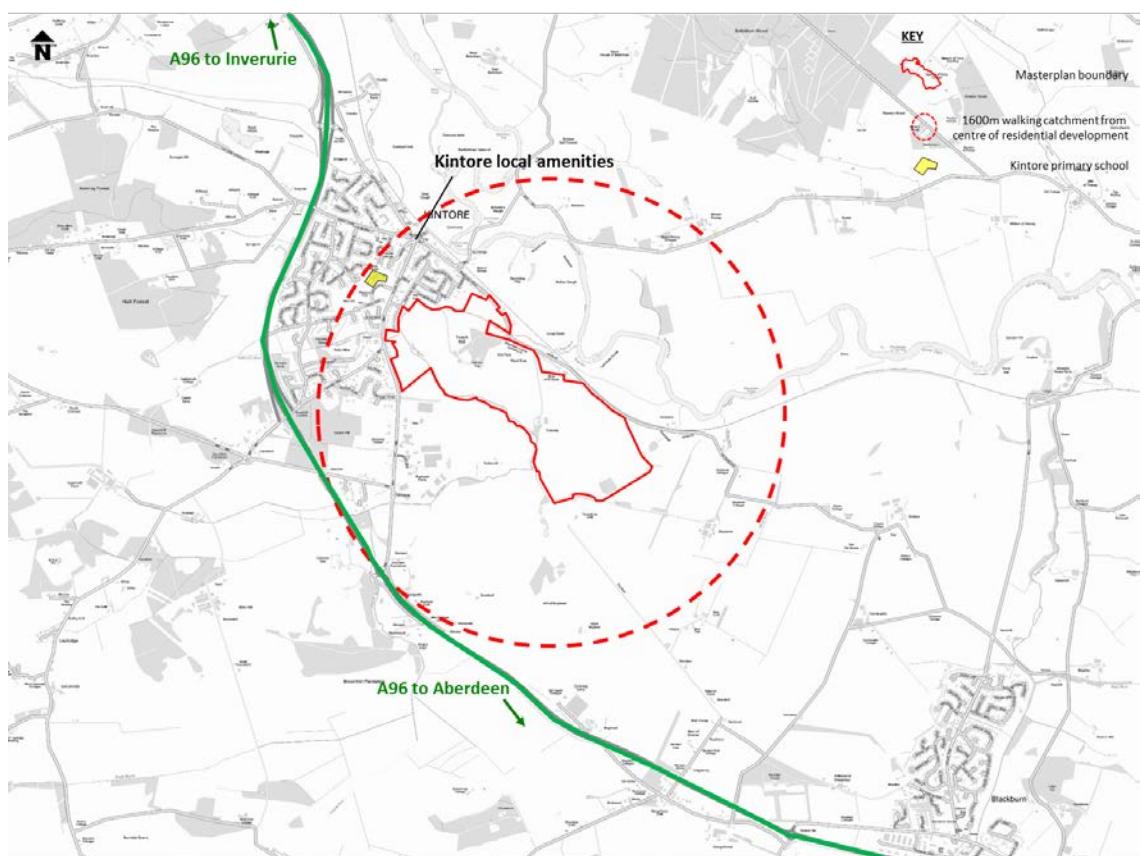


Figure 11: 1600m Walking Catchment

- 5.10 The nearest existing bus stops serving the Masterplan area in both directions are located along the B987, serving different elements of the development. Table 4.1 below indicates the location of the nearest bus stop and its distance to the relevant elements of the Masterplan. While some of these areas are within 400 metres of an existing bus stop, the distances within Table 1 have been measured from the centre of each land use area. It can be seen from Table 1 that a number of bus stop walking catchments are outwith a 400 metre walking catchment (5 minute walk) of the various elements of the Masterplan. A 400 metre walking catchment is stipulated as the maximum walking threshold to a bus stop for a new development in PAN 75. As part of the development proposals, it is proposed that one of the existing bus services operating along the B987 will divert into the site to service the different elements of the development. Traffic management will also be provided where appropriate to provide safe and convenient crossing points for pedestrians and cyclists.

Location	Land Use	Distance
North of Sunnyside View	Community Facilities and Retail	50 metres
	School	700 metres
	Residential	1200 metres

*Distances measured from centre of each land use area

Table 1: Walking distances to existing Bus Stops

Cycling Access

- 5.11 There are currently no formal cycling facilities in the vicinity of the Masterplan. To encourage cycling within the Masterplan area, shared surface routes will be provided adjacent to the main internal roads. In addition to these on road facilities, additional traffic free 'green corridors' will be provided between the various areas and land uses. Figure 12 shows an indicative 2500 metre cycling catchment from the Masterplan area, as can be seen Kintore in its entirety is included in this catchment. To further encourage cycling to the development there will be cycle parking provided for the school, community facilities and employment elements of the development.

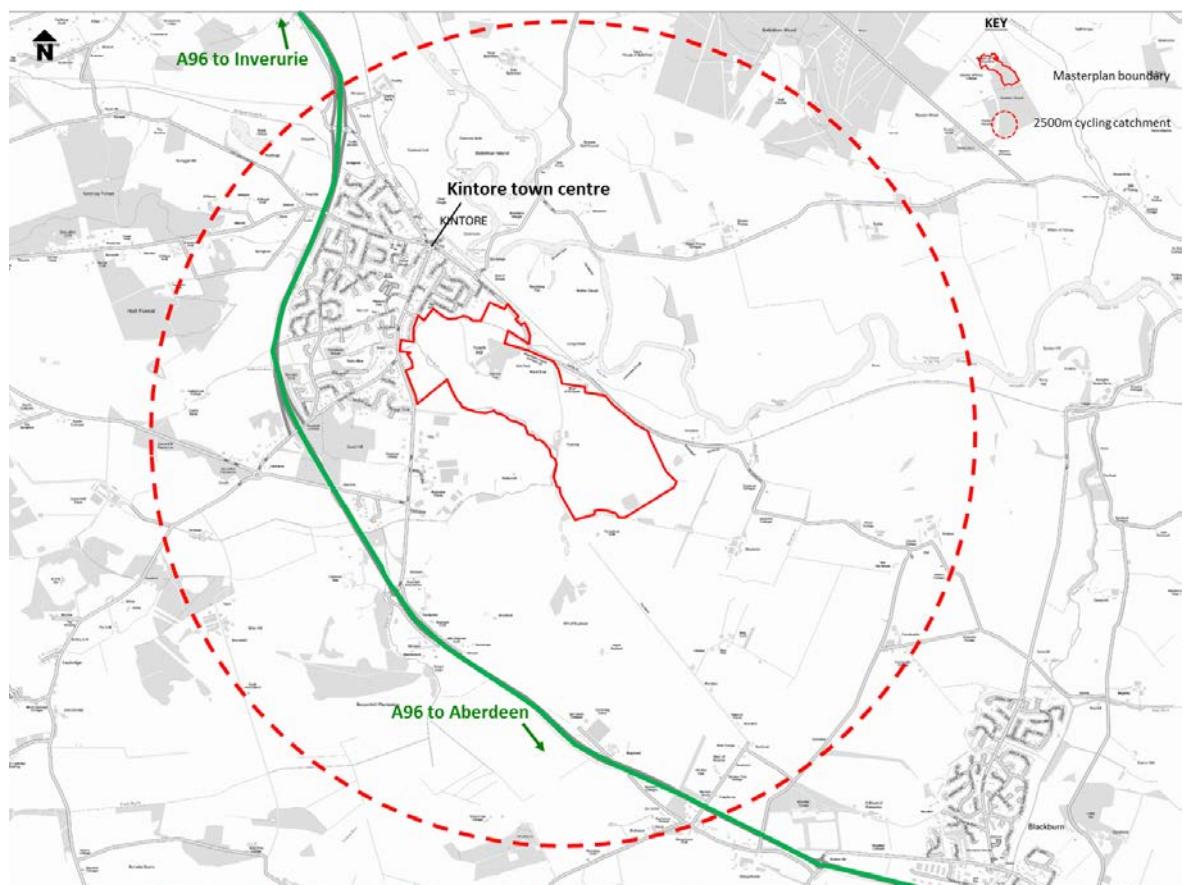


Figure 12: 2500m Cycling Catchment

Road Network

- 5.12 The proposed internal road layout of the Masterplan will be constructed to comply with Aberdeenshire Council's development guidelines and reflect the objectives of "Designing Streets". The Masterplan area will therefore be permeable by foot and cycle, avoid cul-de-sacs where possible and provide

vehicular access at appropriate locations. Vehicular access to the Masterplan area will be provided via two junctions on the B987, namely:

- A new access junction, to the north of the Sunnyside View/B987 junction which will also provide dedicated vehicular access to the community facilities; and
- An extension to the Tumulus Way junction. This will provide the primary access to the adjacent employment land and will be the southernmost access to the entire Masterplan area.

A new internal loop road will be formed from the extension of Toftills Avenue (access via Tumulus Way) to the north of the junction at Sunnyside View/Brae Crescent. This will form the main distributor road within the Masterplan. This loop road will offer the opportunity through its design for existing bus services that operate along the B987 to be diverted into the site. The bus services will also extend into a residential area to the east of the loop road. The loop road will be designed to ensure that traffic speeds are controlled, through alignment, the planting of hedging and an entrance feature which includes parking for 20 cars and hard and soft landscaping. The details of this will be agreed with Aberdeenshire Council Roads at the appropriate stage of the project. Off-site improvements to allow the development to proceed will include improvements to the Broomhill junction on the A96 Trunk Road.

5.13 The proposed phasing of the Masterplan will take into account that no more than 100 dwellings can be accessed via a single access road. The following three tier hierarchy is reflected in the street network serving the proposed Masterplan:

- The main loop road will be designed as a distributor road;
- General Access Roads providing access to the various areas of housing; and
- Local/Residential streets which will also include some shared surfaces.

Parking

5.14 Parking within the Masterplan for all uses will be provided to comply with Aberdeenshire Council parking guidelines. Dwellinghouses with up to three bedrooms require two spaces to be provided and dwellings with more than three bedrooms require 3 spaces. Garage spaces will count towards this quota provided they meet internal space requirements and have their permitted development rights removed. The majority of parking will be dealt with via driveways and garages, with the informal pedestrian priority road linkages incorporating parking areas to one side together with driveway space and possibly garages. Where Designing Streets layouts apply visitor parking will be provided on the basis of 1 space for every 4 houses and this will be evenly dispersed throughout the site. Disabled parking spaces will be provided for all elements of the development. The Council development

guidelines state that a minimum of 4% of the total parking must be provided for disabled parking spaces. The development guidelines provide advice on the provision of cycle and motorcycle parking. The document states that cycle parking should be provided to equate to 4% of the cycle parking provision for both the employment land and the secondary school, with 3% motorcycle parking provided for the employment land and secondary school.

Public Transport Strategy

- 5.15 At present the nearest existing bus stops to the Masterplan area are located on the B987 to the west of the development. The bus routes and all bus stops within 400 metres of part of the development are illustrated in Figure 13. The bus stops located to the north of Tumulus Way roundabout and Kintore primary school are provided with bus stop flags, timetable information and an illuminated shelters. Table 2 below details the bus services which currently serve Kintore Interchange, located to the north of the development on the B987 School Road.

Service	Route	Weekday		Sat	Sun
		Peak (minutes)	Off-Peak (minutes)		
10B	Aberdeen – Kintore - Inverness	-	60 (evening)	60	-
37/37A	Aberdeen – Kintore - Inverurie	20	30	30	30
221	Inverurie – Kemnay - Alford	1 service	-	-	-
777	Oldmeldrum – Kintore - Dyce	1 service	-	-	-

Correct May 2013

Table 2: Existing Bus Frequency serving Kintore Interchange

- 5.16 As can be seen from the above table the most frequent service passing the development is the 37/37A operated by Stagecoach. There is a clear opportunity for bus services to be diverted into the site, therefore junctions and the internal road network will be designed to accommodate a bus route. As previously discussed, there is an internal loop road within the Masterplan which leads from Toftills Avenue. This would offer a good opportunity to provide a bus route which would best serve the development. In order to ensure that all residential areas are within a 400 metre walking catchment of the nearest bus service, the bus route would serve a section of the residential area. This is highlighted in Figure 13. In order to accommodate a bus route this link will be 6 metres wide.

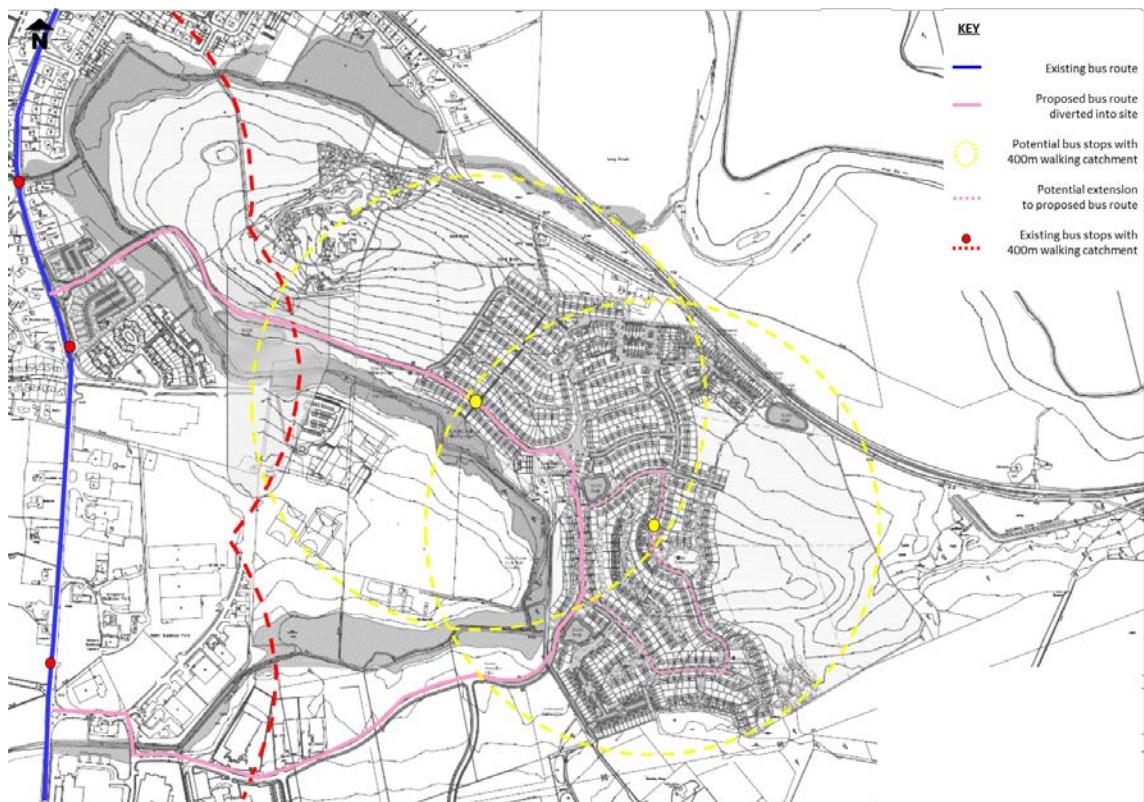
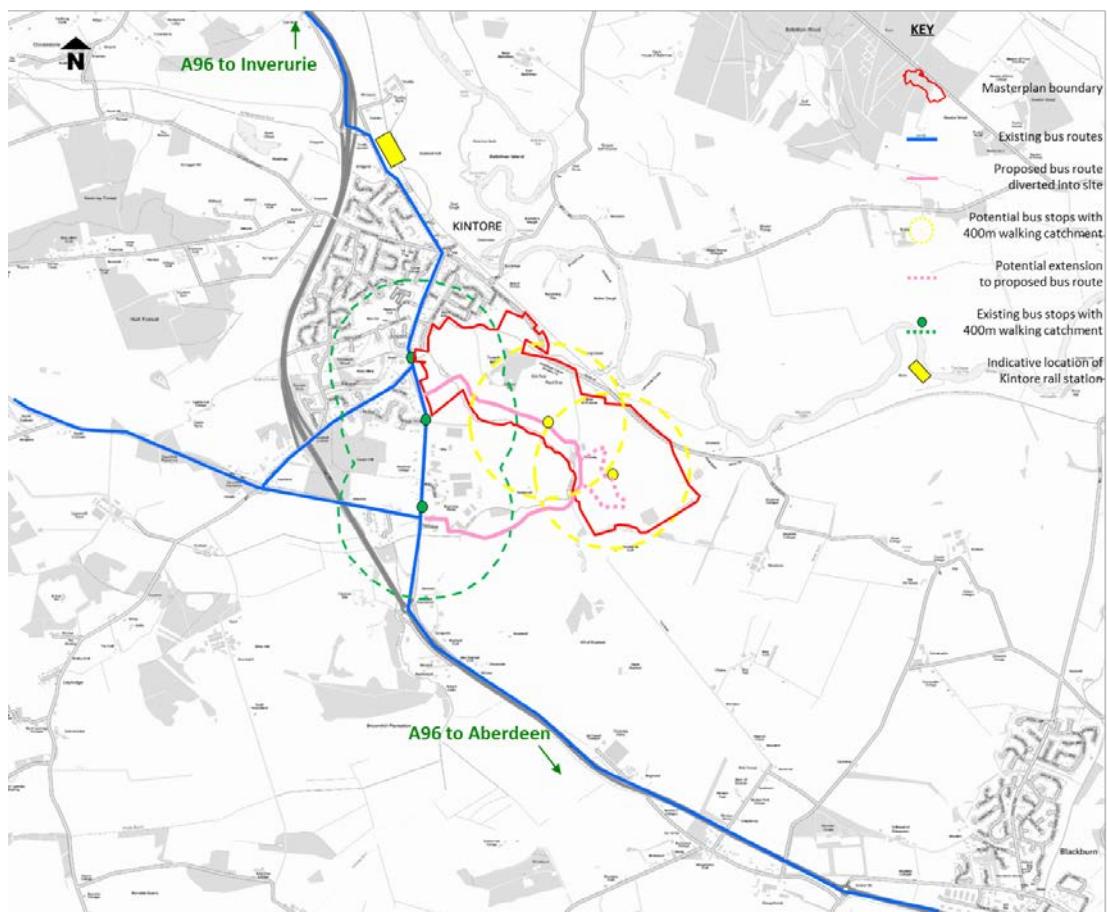


Figure 13: Public Transport provision serving the Masterplan

- 5.17 The potential for direct public transport access within the Masterplan area will be considered within the various phases of development. It is proposed that the loop road is completed at an early phase within the Masterplan build out. This would allow diversion of public transport services to serve early stages of the residential build out and serve the school campus site. Initial consultation with Stagecoach was undertaken, during which they suggested that there may be scope to divert services into the site. While the service 37 appears to be the most attractive in terms of service frequency, detailed discussions are required with the operator to confirm the potential effect on existing patronage in relation to passenger perception of the service being diverted and existing service capacity. There may also be an opportunity to increase the existing service provision as the development continues to build out each year and the demand for public transport increases.
- 5.18 Although there are no existing rail facilities located within Kintore, Aberdeenshire Council have safeguarded land to the north of the town centre, with proposals to provide a new railway station. However, there are no fixed timescales for this development. The allocated land referred to as R3 within the Aberdeenshire Local Development Plan, is located along an existing bus route, and it is intended that the proposed bus services which could be diverted into the Masterplan site will provide access to the new rail station. An indicative location of the new Kintore railway station and its proximity to existing public transport infrastructure is shown in Figure 14.



**Figure 14: Existing and Proposed Public Transport Provision
Land Use and Infrastructure**

- 5.19 The Local Development Plan identifies the masterplan area for 600 houses with supporting commercial and community uses, open space and recreational areas and supporting infrastructure. In terms of development the proposed housing and central core/village green with local services has been located on the land located to the east and south east of Tuach Hill (see Figures 15, 16 and 17). The proposed neighbourhood centre which is capable of accommodating supporting retail/commercial and community services (medical centre, community centre, care home and nursery) has been located on the westernmost part of the site on the B987 road through Kintore (See Figure 18). The neighbourhood centre is centrally located in Kintore and walkable for both existing and new residents and the creation of an area for community facilities has support from the local community in Kintore. The amount of service and retail provision provided will be dependent upon market demand but the current location beside the main street through Kintore and one of the two main accesses into the development site, will be commercially attractive to potential businesses and can help ensure early delivery to meet current expressed demand in Kintore. It is also proposed that a public recycling centre be provided within the neighbourhood centre, which will be screened from neighbouring housing.

- 5.20 The housing is conveniently located for the proposed employment land extension to Midmill Business Park, located to the south, which is being taken forward through a separate masterplan (already approved by Aberdeenshire Council) and planning applications. The employment land is located on the loop road which provides access to the masterplan area. The proposed housing is located conveniently for the new primary school which is located to the west of the site on the other side of the Tuach Burn. A pedestrian bridge will be required to provide a connection across the Tuach Burn between the school and the housing. The housing is also conveniently located for the potential new academy which may be located on land immediately to the east of the primary school. It is also proposed that land be reserved for a Sports Centre close to the proposed new primary school on part of the land identified for the potential new secondary school.



- 5.21 In terms of other infrastructure, land has also been reserved for a public recycling centre within the central core of the masterplan area. SUDs will be provided onsite through a number of basins, which will be located outwith the identified flood plain.
- 5.22 As part of the CO₂ reductions and current planning policy requirements renewable technologies will be required and these may include but are not limited to photovoltaic panels, solar thermal panels, heat pumps and wood fuel stoves. A fabric first policy will also be adhered to for all housing on site to ensure heat loss from buildings will be minimal and hence reduce the requirements for energy to heat buildings. Existing material available onsite should be reused where possible and the use of locally sourced materials preferred. Water efficiency in houses will also be paramount.

Street Layout and Servicing

- 5.23 The masterplan layout is a direct response to the constraints and opportunities presented by the site, in particular the landscape and topographical constraints of Tuach Hill, the need to protect the relationship

and setting of Tuach Hill Stone Circle and Midmill Long Cairn ensure development does not encroach into the flood plain of the Tuach Burn. The layout design has sought to create streets that are structured round a compact and walkable layout, with dwellings fronting onto streets from both sides. The dwellings have sought to maximise the views from the site into the surrounding landscape and onto the basin of the Tuach Burn. As referred to earlier the layout subscribes to the philosophy advocated by "Designing Streets". Street lighting will be designed to be energy efficient in accordance with Aberdeenshire Council standards.



Density

- 5.24 In accordance with the Local Development Plan policies on housing the masterplan proposes a mixture of house types and sizes (1-5 bedrooms) to meet housing need and provide for market demand. Affordable housing will be provided in accordance with the Council standards of 25%. The provision of affordable housing will be phased and targeted at both social housing for rent to be delivered by Aberdeenshire Council or a Housing Association and low cost home ownership/mid-market rent housing. The breakdown by type and the housing mix will be agreed with Aberdeenshire Council, though it is envisaged that majority of the houses/flats provided will be 1, 2 and 3 bedrooms. It is proposed that the social rented housing will be split into two blocks on site for ease of management and building sustainability. These will be located in locations at the north eastern and south western areas of the site. The low cost home ownership/mid-market rent housing will be scattered across the site. Building heights for detached, semi-detached and terraced housing will be no more than 2 and a half storeys. Where flats are to be provided these could range from 3-5 storeys depending on the location on site. The higher densities on site will be achieved on lower parts of the site where gradients are less of a topographical constraint. Development of the site will aim to meet the current Aberdeen City and Shire Structure Plan Strategic Growth Area target of 30 dwellings per hectare or above, as an average across the development.



Security and Adaptability

- 5.25 The masterplan layout has followed the principles set down in the guidance in Secured by Design with natural surveillance of streets, footpaths and areas of open space particularly children's play areas. The masterplan layout will afford new residents with appropriate privacy and the neighbourhood centre through design and landscaping seeks to safeguard the privacy and amenity of the existing residents beside it. The proposed school, retail and employment areas within the Masterplan can be accessed by foot within a 20 minute walk from the centre of the residential element of the development. The routes to these services are convenient and direct. The masterplan layout has been designed to allow for further expansion of the development eastwards into the remainder of the LDP M1 Site. A masterplan will be undertaken at a future date for the remainder of the M1 Site.



Building Design and Materials

- 5.26 Building design and materials will reflect the character of the existing housing in Kintore and reflect the scale and contemporary style of the Aberdeenshire rural vernacular, working within the parameters set by commercial viability, modern construction requirements and market demand.

Boundary treatment of the rear gardens of houses overlooking the Tuach Burn will be designed to a higher quality incorporating wall/fence details and softer planting. The landscape strategy identifies the need for planting at this boundary to manage the transition from site to open space. Construction materials will be agreed in detail at planning application stage but will be drawn from a palette with influences from the existing architectural features evident around Kintore – roughcast/render finish walls, cast stone detailing, modern roof tiles, high performance PVCU windows, wall, fence and hedge plot boundaries, shared surface roadways and native species planting wherever possible.



- 5.27 Plot layout of the development will conform to the requirements contained within the current Aberdeenshire Council guidance. For each detached or semi-detached house an area of at least 100sqm of useable private garden ground will be provided and at least 66% of the plot will remain unbuilt. To protect privacy any window to common property boundaries will have a separation distance of at least 9m for ground floor windows and 12m for first floor windows. These figures may vary depending upon the slope of the ground, angle of the window, use of the room and use of obscure glazing or other screening. Garages will be generally located level with or behind the main building line. Outer rear gardens of the development will be orientated to meet the boundaries of the site and surrounding fields. Dividing boundaries of gardens within the centre of the development come together with no separating dead space, for security purposes and to ensure that all houses have their frontages looking onto either the roads or open spaces as highlighted in Designing Streets.
- 5.28 In order to create a desirable development which does not look or feel disconnected and alienated from its surroundings it is proposed that a design guide will be produced and adhered to by each of the developers. This will highlight items such as maximum building heights, number of storeys, etc. together with a mix of materials from which the developers must use. This will help to ensure there is a connection between the 3 housing developers sites throughout the entire development with particular

detailing around the Village Square such as tabling, skew stones, chimneys where appropriate, re-used dry-stone dyke features, cement margins to windows, etc. Within a development of this size there should however still be a variety of architectural styles across the site which responds to the existing context, proposed hierarchy of streets and spaces and other influences such as existing woodland and the topography. Variation of adjacent building heights, styles and typologies can provide interest within the urban form, creating distinctive streets and attractive roofscapes. Particular locations will lend themselves to the introduction of special architectural features such as gateway or corner buildings or gable ends creating a focal point.



6.0 Procedural Requirements

Community Engagement

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

Developer Contributions

- 6.2 A planning gain package for the development is currently subject of discussions with the Council's Planning Gain officer. Contributions will potentially cover the following matters:

- Sports/Recreation (it is proposed that a site for a Sports Centre is reserved close to the proposed new primary school on part of the land identified for the potential new secondary school);
- Community/Library Facilities (land for community facilities could be made available at the proposed neighbourhood centre on School Road);
- Core Path Network (both onsite and offsite provision);
- Primary and Secondary Education;
- Healthcare (a site for a new medical centre could be made available at the proposed neighbourhood centre on School Road);
- Affordable Housing (25% - to be provided on site);
- Waste (to be provided on site)
- Strategic Transport Fund; and
- Local Roads Infrastructure.

Phasing and Management

- 6.3 The masterplan identifies all 600 houses proposed in the Local Development Plan and the neighbourhood centre. The phasing strategy for opening up the site will start at a new access junction, to the north of the Sunnyside View/B987 junction which will provide a dedicated vehicular access to the neighbourhood centre which will form the first phase of development. In order to reach the first phase of the housing a new bridge will be constructed over the Tuach Burn and then an access road and services will require to be built. Work will require to start on this at an early stage to ensure the timely delivery of the housing. A priority will be to seek to join up the access road from the north with the access serving the Midmill Business Park to the south. This will enable phase two of the development at the south western end to commence. The next phases of the

development will then move eastward across the site. It is envisaged that the housing will be completed over a period of 8-10 years depending on market demand. Land to the east of the masterplan, which forms part of LDP M1 Site will be a future phase of development and will be subject of a separate masterplan (see Figure 19). Structural planting and landscaping for the site will be carried out at an early stage in the development to help establish it. Management arrangements will be put in place by the Consortium for future maintenance of the public open space and SUDS and the landscaped open space areas will be designed to be low maintenance.

- 6.4 This masterplan was prepared by a Design Team comprising Knight Frank LLP, TCD Architects, DEP Landscape Initiatives, Fairhurst and SKM Colin Buchanan on behalf of the Kintore Consortium.



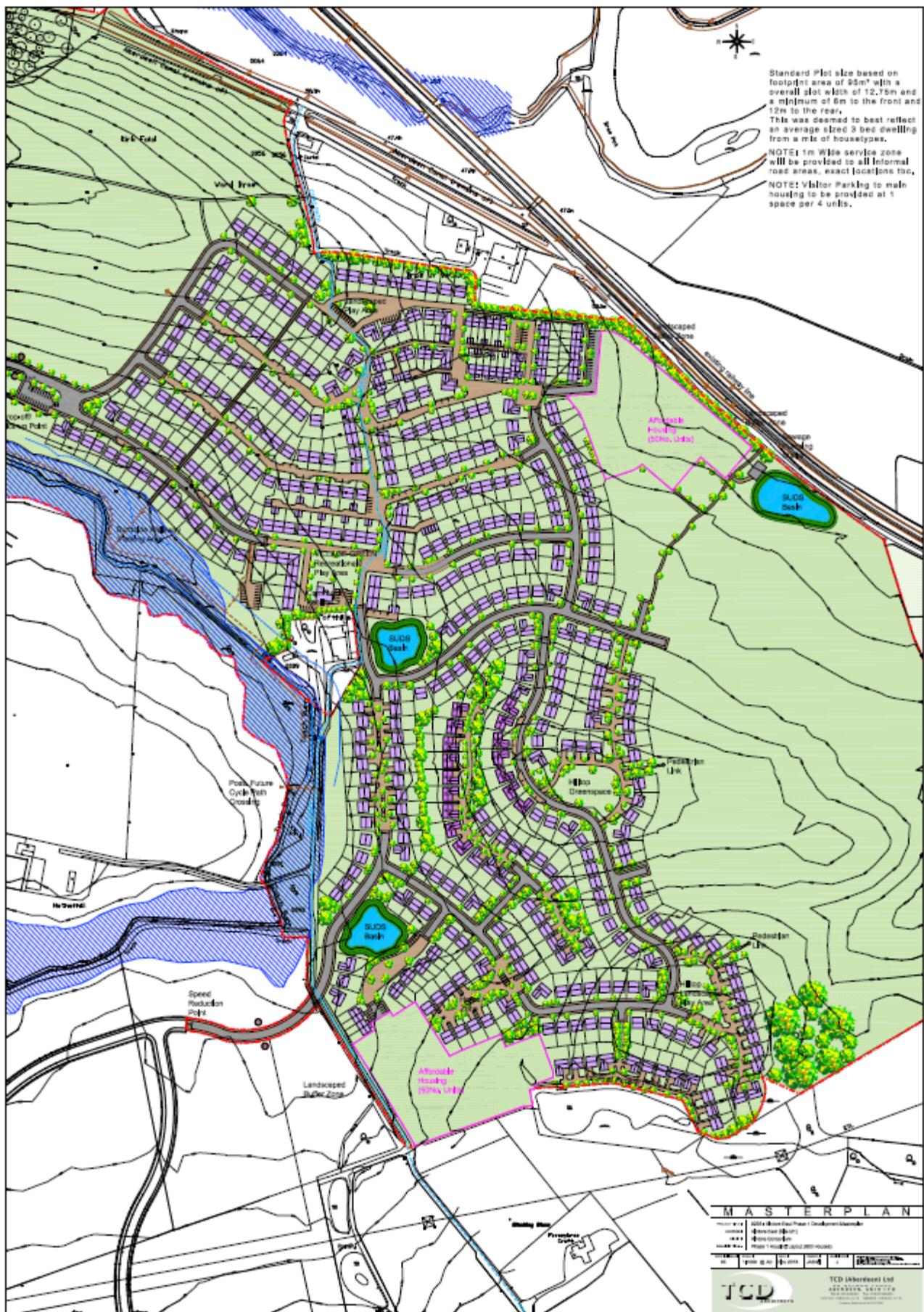


Figure 15: Masterplan Housing Layout (600 Houses)

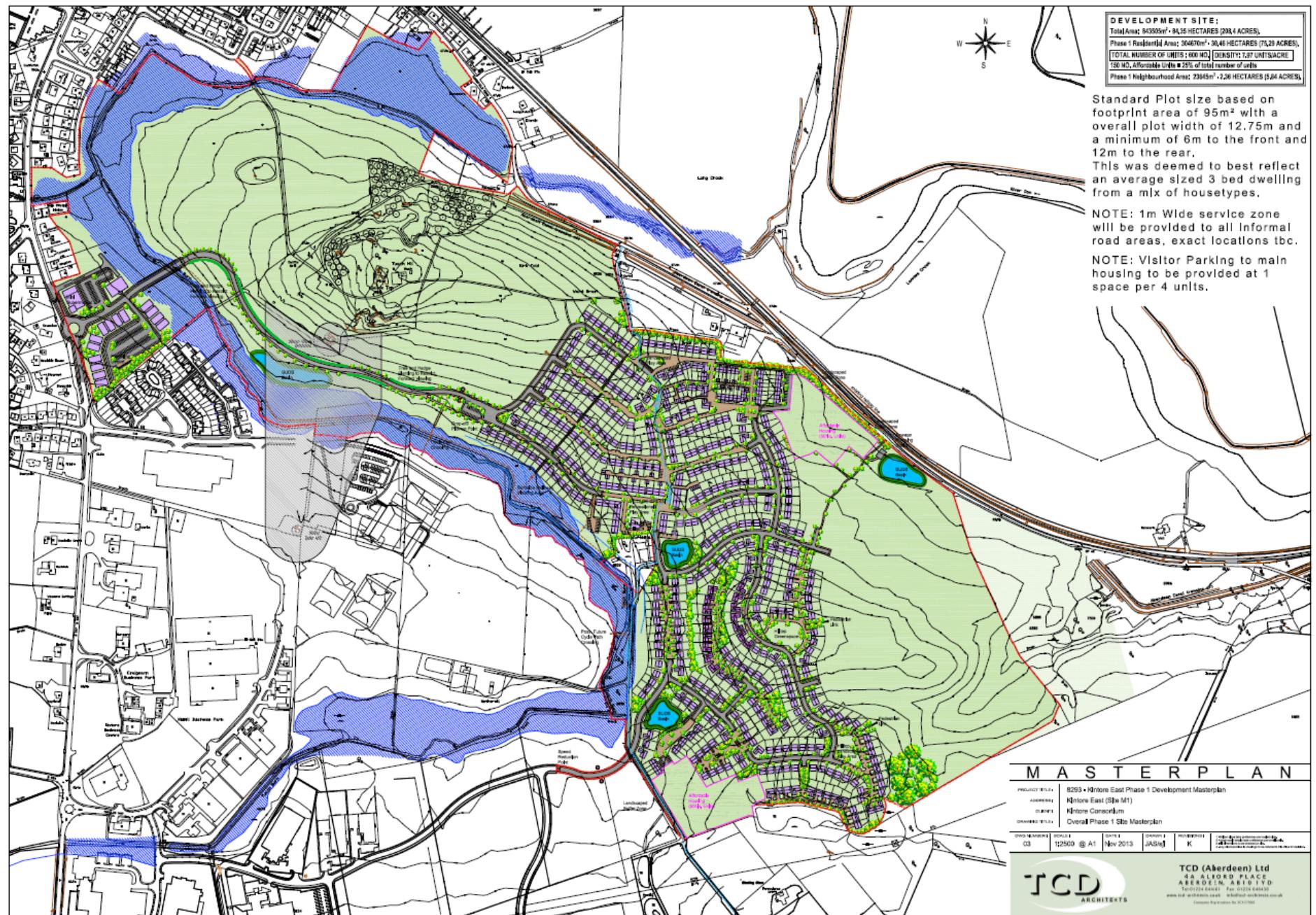


Figure 16: Overall Masterplan

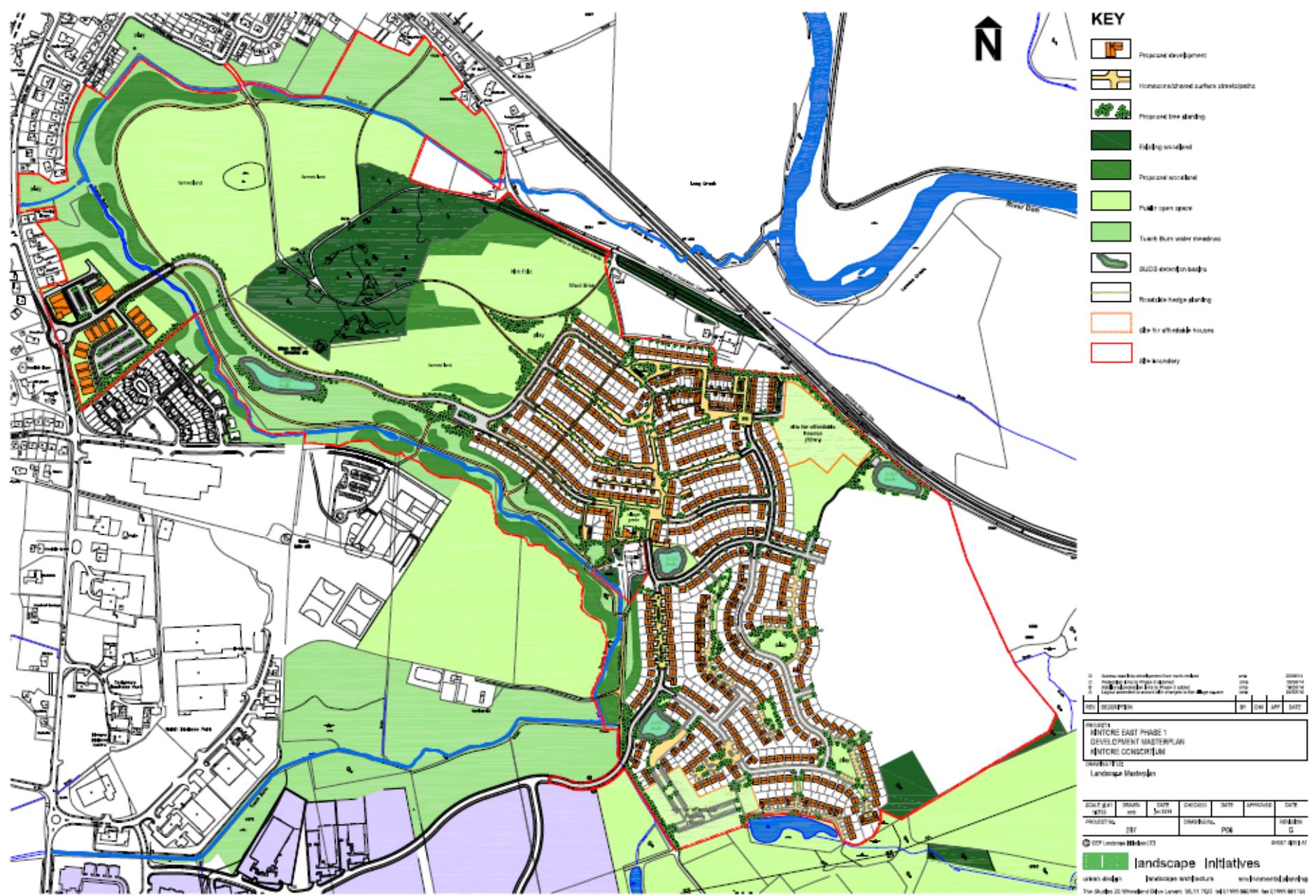


Figure 17: Landscape Masterplan



Figure 18: Neighbourhood Centre Layout

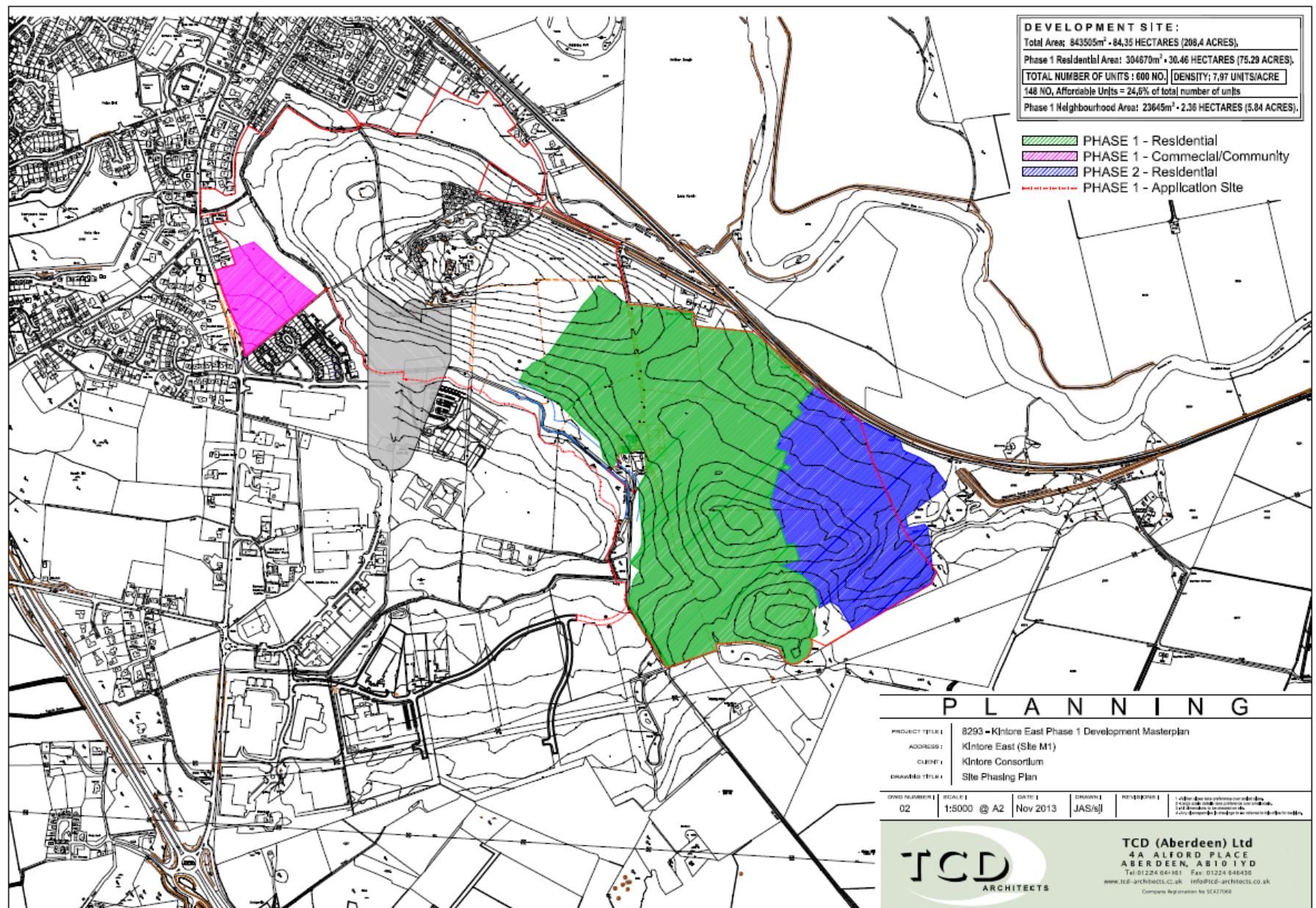


Figure 19: Site Phasing Plan