



Residential Development at Sauchen, Aberdeenshire

Sauchen Masterplan

Kirkwood Homes Ltd and Stewart Milne
Homes

September 2012

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1.0 Introduction and Vision

- 1.1 Kirkwood Homes Ltd and Stewart Milne Homes are promoting a high quality and deliverable residential expansion to the village of Sauchen, which lies 3 miles west of Dunecht and 10 miles west of Aberdeen. The site (see Figure 1) is located immediately to the east of the existing village and falls gently towards the Cluny Burn which runs along the site's eastern boundary. Access to the site will be provided from Main Street which provides quick and easy connections to the A944 Aberdeen to Alford Road.
- 1.2 The greater part of the site is allocated in the Aberdeenshire Local Development Plan for up to 50 houses (Site H1) and prior to bringing forward a planning application for the zoned land at Sauchen there is a requirement for a masterplan to be prepared for the site. Following preliminary appraisal work and the initial public consultation carried out on the allocated H1 Site by the developers, it became apparent that the site is only able to accommodate less than half of the 50 houses allocated. This is a result of site constraints, in particular drainage and flood risk, existing services, access arrangements and the layout of the village. As a result of this and the need to take a longer term planning view of future development, the masterplan area includes sufficient land to accommodate up to 50 houses (the LDP allocation) which are free from constraints and also identifies additional land which would be available for a further extension to Sauchen in the next review of the Local Development Plan.
- 1.3 Identifying land outwith the Local Development Plan H1 allocation could be considered as a departure from the Plan. It is believed that this can be justified on the grounds of ensuring the Local Development Plan housing allocation for Sauchen will be met in accordance with Structure Plan requirements and help ensure an effective housing land supply will be maintained, particularly as it is an effective and readily deliverable site in the ownership of the applicants. In addition, maintaining the allocation at 50 houses will sustain services in the village, particularly the primary school at Cluny and can provide the level of planning gain that will help deliver the community benefit of a new and safe footpath link from the village to the primary school.
- 1.4 The masterplan vision seeks to provide a sympathetic expansion to Sauchen, which is contained within the landscape, will support the local primary school, be designed to a high quality in terms of building design, layout and landscaping, and provide a major addition to open space provision within the village. Whilst Sauchen is primarily a commuter settlement, it is an accessible place being well located for employment opportunities at Westhill, Inverurie and Aberdeen. It also contains a number of people who have retired to the village. Sauchen is served by the

Aberdeen to Alford Stagecoach bus service Number 218 and there is a bus stop on Main Street which is located conveniently for the proposed housing development.



Figure 1 - Site Location Plan

2.0 Context – Planning Policy Review

National Guidance

2.1 In preparing the Masterplan regard has been made to Scottish 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 Structure Plan

2.2 The Aberdeen City and Shire Structure Plan was approved by Scottish Ministers in August 2009. The Structure Plan allocated 36,000 houses to Aberdeenshire, with 3700 houses allocated for local growth within the Aberdeen Housing Market Area for Aberdeenshire, within which Sauchen is located, for the period up to 2030. One thousand of these houses have been allocated for the period up to 2016. The structure plan advocates that new development needs to focus on communities and should relate to local needs and this is reflected in the Local Development Plan housing allocation for Sauchen. The Main Issues Report for the new Aberdeen City and Shire Strategic Development Plan (which will replace the structure plan) was published for public consultation in October 2011 with the period for public consultation ending in January 2012. It is not proposed to change the current Structure Plan Vision and Spatial Strategy with the emphasis remaining on a high growth strategy across the region for the new Strategic Development Plan.

Aberdeenshire Local Development Plan and Supplementary Guidance

2.3 Site H1 at Sauchen is identified in the adopted Aberdeenshire Local Development Plan and Supplementary Guidance for up to 50 houses in the first phase of the plan, which runs up to 2016 (see Figure 2). The plan indicates that part of Site H1 lies within SEPA's indicative 1 in 200 year flood risk area and that a detailed flood risk assessment will be required to accompany any future development proposals for the site. The LDP also

requires a masterplan to be prepared for Site H1. Affordable housing requires to be provided at a rate of 10%. In terms of infrastructure requirements the Local Development Plan Action Programme identifies that there may be a requirement for an additional classroom at Cluny Primary School and possible upgrades to the water system. These issues are considered later in the masterplan document. The Action Programme also identifies the need to provide a safe pedestrian/cycle route to Cluny Primary School.

2.4 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.

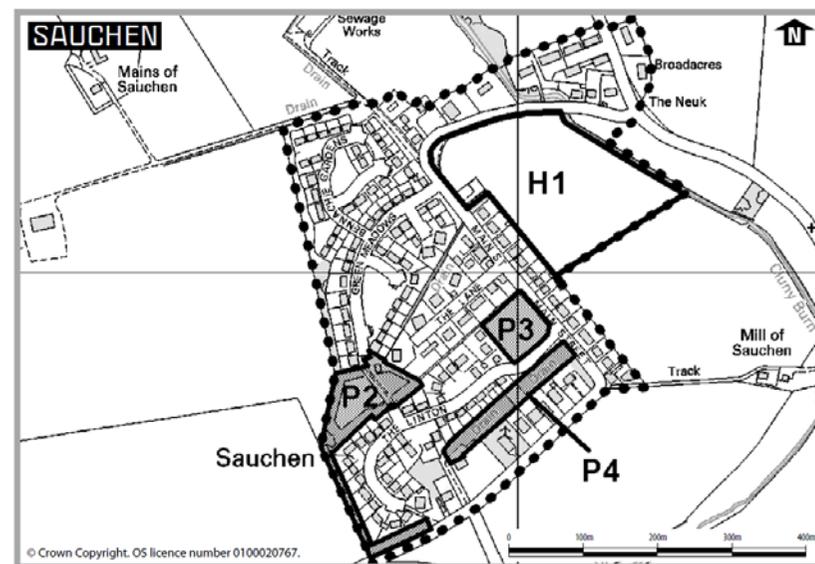


Figure 2 - Extract from Aberdeenshire Local Development Plan SG

Proposal of Application Notices

- 2.5 As the proposed development of the land at Sauchen is a major development as defined in the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009, a Proposal of Application Notice requires to be submitted for the site. A Notice was first submitted and registered in January 2012 (Application Reference ENQ/2012/0101) for Site H1 for a proposed residential development of 50 houses. Following public consultation on the proposals on 21 February 2012 and completion of a detailed flood risk assessment and site investigations, several constraints were identified, which adversely impact on Site H1, reducing the area suitable for development. The constraints of flood risk and the protection of a wayleave for a private sewer serving existing houses on Main Street effectively reduce the area available for development by more than half to 23 houses. In the light of these constraints options for development have been reappraised and land to the south east of H1 has been included to accommodate 50 units to help sustain the local primary school at Cluny and meet the level of planning gain sought in the plan.
- 2.6 It is recognised that developing outwith the boundaries of Site H1 could be considered a departure from the Local Development Plan and if planning approval is to be granted for the unallocated land, departure procedures may have to be followed. There are exceptional circumstances applicable in this instance with a strong justification for departing from the Local Development Plan.
- 2.7 A second Proposal of Application Notice was submitted for the revised site in June 2012 (Application Reference ENQ/2012/1293) for a development of 50 houses. Public consultation was carried out on the revised proposals on 21 August 2012 and the results of that consultation and the earlier consultation are considered later in this document.



3.0 Site Analysis and Appraisal

- 3.1 The masterplan site which is currently in partial agricultural use, bounds the existing settlement's eastern edge and is approximately 9.5 hectares in size and falls gently towards the Cluny Burn, a tributary of the River Don. The northern and western edges of the site bound Main Street and the one/one and a half storey houses along Main Street which currently form the eastern edge of the settlement. A recently built Council recycling centre is located on Main Street at the north western end of the site. The masterplan site is situated within a bowl created by hills to the east and west. The southern boundary of the site backs onto agricultural land and converted buildings at the Mill of Sauchen. Long distance views are available along the valley to the south east and the site is visible from the B road running along the eastern side of the Cluny Burn. Agricultural land lies to the east of the Cluny Burn.

Climate

- 3.2 The site is contained within a bowl in the landscape and consequently is relatively sheltered from the prevailing south westerly winds and north easterly winds which come down from the higher ground to the east. The site gently slopes in a north easterly direction and the layout of housing on site will not be subject to overshadowing and will be designed to maximise solar gain.

Landscape and Ecology

- 3.3 Sauchen sits in a flat plain surrounded by hills on all sides, most notably to the east with Gallow Hill rising some 90 metres above the village. To the north and east the landscape typifies this part of Aberdeenshire with its contrast of sweeping valleys and small hills interrupting the distant views. These surrounding hills, particularly to the north and east are, typically, clothed in dense woodland, a mixture of coniferous plantations and broadleaf estate woodland.
- 3.4 The site lies adjacent to the Cluny Burn which forms its eastern boundary. To the north it is bounded by Main Street comprising a number of substantial properties with established garden trees presenting a notable frontage overlooking the site. There is a nearby link from the northwest corner of Main Street to the Core Footpath Network that leads west to connect with the Alford road. To the south, the site is bounded by a track serving two residential properties and linking Main Street to the south west with the Cluny road in the south east. The western boundary is shared with the rear gardens of properties along Main Street. A landscape appraisal

has been carried out for the site (see Figure 3) which has informed the development of the masterplan

- 3.5 The site itself is relatively flat, with a gentle fall north-eastwards to the Cluny Burn of approximately 4 metres and enjoys uninterrupted views out to the surrounding arable fields and beyond to the hills. Despite the richness of the surrounding landscape, the site offers little in the way of diversity of vegetation and potential for wildlife habitat, consisting of neutral grassland with some ruderal vegetation alongside the burn. There are no trees within the site. North East Scotland Biological Records Centre (NESBReC) confirmed in various searches that, whilst it was noted that there had been historic sightings of red kites, bats and badgers in the vicinity, there was no record of protected fauna or designated flora species pertaining to the site (see Appendix 1 NESBReC Information). A walkover study will be undertaken at the planning application stage to confirm the ecological status of the site.

History and Archaeology

- 3.6 It is not believed that the site is important in historical or archaeological terms, however an appropriate planning condition attached to the granting of any planning consent for development of the site covering archaeology would ensure that these matters are considered and investigated during the course of development.

Drainage and Services

- 3.7 Discussions have been held with Scottish Water which have established that the site can be serviced both in terms of water and foul drainage. During the first public consultation event held on the proposals, residents in houses on the eastern side of Main Street identified that their properties were served by a private sewer that ran along the field to the rear of their back gardens. Scottish Water was unaware of this sewer and is now in the process of adoption. The location of this sewer has influenced the masterplan layout due to the need to protect a service wayleave. The masterplan site is well drained with surface water naturally draining to the Cluny Burn.
- 3.8 The site is not served by mains gas. Overhead hydro electricity cables currently traverse the site in two places and arrangements will be made to reroute these to facilitate the development of the site. Recycling facilities are particularly accessible being located immediately adjacent to the north western end of the masterplan area on Main Street.

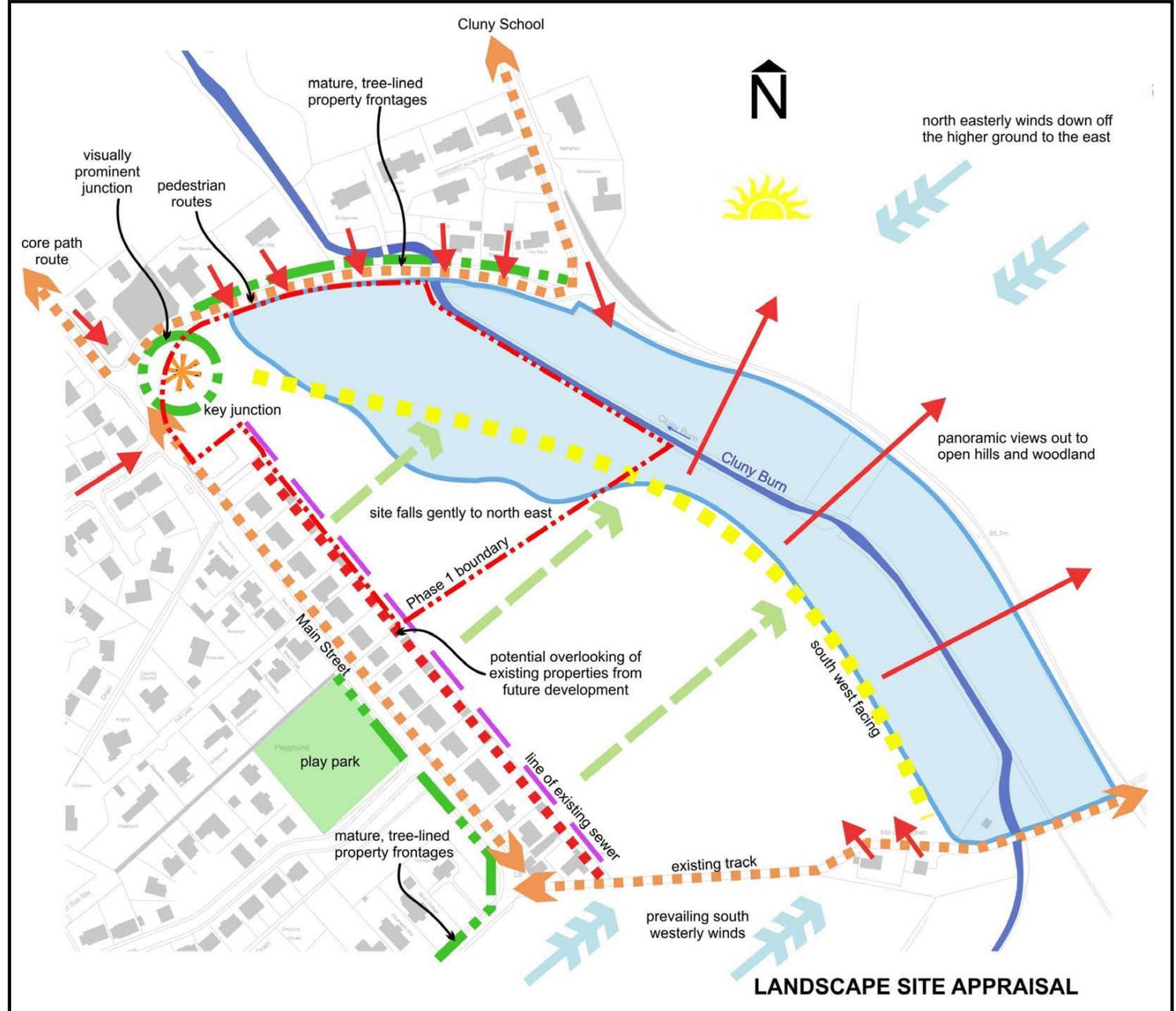
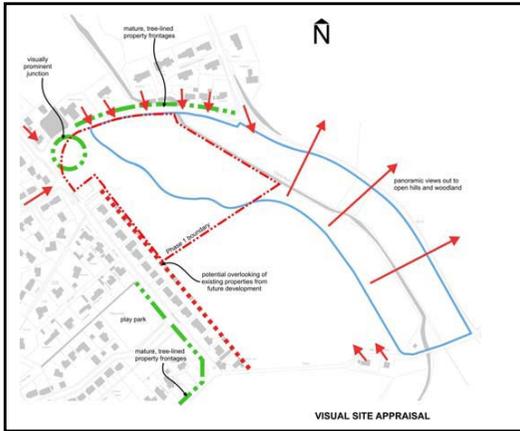
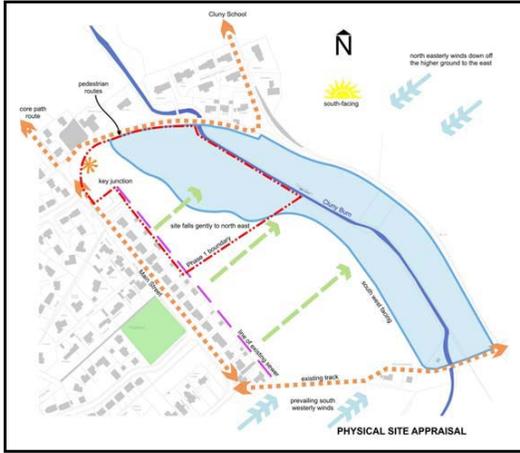


Figure 3 - Landscape Appraisal

3.9 An access link to the existing road network can be provided on Main Street at the north end of the site. The positioning of this access is influenced by the flood plain of the Cluny Burn and the proximity to the junction between Main Street and the access road to the north of the village. An emergency access to serve the site can be provided onto Main Street between the recycling centre and the landscaping strip to the south of the centre. There are no rights of way running through the site although there is a track which runs along the southern boundary of the site beside Mill of Sauchen. Development of the site will offer opportunities to create a new footpath network which will provide pedestrian access next to the Cluny Burn.

3.10 Spare primary education capacity is available at Cluny Primary School though the new housing will mean the school potentially operating at full capacity around 2014 for a number of years. Planning gain targeted from the LDP allocation can fund the provision of a new and safe footpath link from the village to Cluny Primary School by Aberdeenshire Council (see Figure 4). Secondary School provision is at Alford Academy for which a new school campus is proposed by Aberdeenshire Council. Local shops have struggled to survive in Sauchen and the existing shops and post office have been closed for some time. A desire has been expressed by some members of the local community for a local shop to operate in the village. Efforts were made previously by Stewart Milne Homes to market land on the northwest corner of the masterplan area as a site for a shop, however despite Shepherds surveyors marketing the site over a 5 year period the development opportunity was not taken up by anyone. There is already sufficient provision of formal public play facilities within the village including the children’s playground on Main Street. The masterplan site provides the opportunity to significantly add to the area of open space in Sauchen by providing a major area of informal open space beside the Cluny Burn.

Constraints

3.11 The principal constraint affecting the development of the site is flood risk. A detailed flood risk assessment has been undertaken for the whole of the area subject of this masterplan. This has identified the extent of the 1 in 200 flood plain and that a significant area of the H1 site is at risk from flooding (see Figure 5). This has considerably reduced the area of land that is suitable for building on, particularly at the north western end of the site where access is required to be taken. The result of this has been to radically reduce the scope of development and in response has necessitated the need for land to the south east outwith the zoned land to be included as part of the development. This extended H1 proposal is deliverable and can meet the development plan objections without adversely impacting on the environment.

3.12 The site is not subject to pollution. The constraint of the private sewer wayleave referred to earlier would, like the flood plain constraint, reduce the developable area and is a further reason for including additional land outwith Site H1.



Figure 4 – Proposed Footpath Link

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. Details of the public consultation undertaken are also set down in the Proposal of Application Notices that were submitted for the site.

4.2 Consultation has been undertaken following the best practice guidelines as set out in Planning Advice Note 3/2010 - Community Engagement. In this respect the following meetings have been held with stakeholders and the local community.

First Public Exhibition

4.3 The first public exhibition was held in Millbank Village Hall, Sauchen on 21 February 2012 for a proposed development contained within Site H1. The open day event ran from 2 pm until 8 pm. An advert giving notification of the exhibition was placed prior to the event in the Deeside and Donside Piper papers. Posters were also distributed in key locations within the area and personal invites sent out to stakeholders, Council officers and local Councillors. A press release was also issued to the media to help publicise the event. Representatives from the developers were in attendance to provide information and discuss the emerging ideas for the future development of the site (see Appendices 2 and 3 Exhibition Boards from first Consultation Event). Around 80 people attended the event at the Millbank Village Hall and 19 responses (questionnaire forms, letters or emails) were returned at or after the event.

Second Public Exhibition

4.4 The second public exhibition was again held in Millbank Village Hall, Sauchen on 21 August 2012 and considered development of Site H1 and additional land to the south east (see Figures 6 and 7). The open day event ran from 2 pm until 8 pm. An advert giving notification of the exhibition was placed prior to the event in the Deeside and Donside Piper papers. Posters were also distributed in key locations within the area and personal invites sent out to stakeholders, Council officers and local Councillors. A press release was also issued to the media to help publicise the event. Representatives from the site developers and members of their Design Team were in attendance to provide information and discuss the emerging ideas for the future development of the site (see Appendices 4 and 5 Exhibition Boards from second Consultation Event). Around 65

people attended the second event at the Millbank Village Hall and to date 7 responses (questionnaire forms, letters or emails) have been returned at or after the event (see Figure 8).



Figure 6 - Second Public Consultation Event

Meeting with Cluny, Midmar and Monymusk Community Council

4.5 Formal consultation was undertaken with the Community Council through the Proposal of Application Notice (POAN) process and representatives of the Community Council have attended both public consultation events and provided feedback on the proposals. Several attempts were made to engage directly with the Community Council through their secretary without success. A meeting will be arranged in the near future to brief the Community Councillors.

Design Review Panel

- 4.6 The emerging masterplan proposals were presented to the Design Review Panel at their meeting on 3 September 2012. A number of comments and suggestions were raised by the panel and these have been considered by the site developers in reviewing and finalising the masterplan layout for Sauchen.

Feedback and Analysis from First Consultation Event

- 4.7 The comments received at the first public consultation event focussed on the following issues:
- In terms of support it was agreed that further development would help sustain the role at Cluny Primary School and the village would benefit from a shop and this is more likely to happen if there are more residents in the village;
 - Concern was expressed by residents of Main Street about the heights of buildings (1½ and 2 storeys) proposed behind them and the impact on their privacy;
 - Concern was expressed about the height of the flats proposed (2 storeys) and that flats were inappropriate and would lead to urbanisation of village;
 - Concern expressed about the high level of affordable housing proposed;
 - The need for a lane or wayleave to be provided between the rear of the existing houses on Main Street was required in order to access the private sewer at the rear of the properties;
 - There is a need to have footpath link to school in place before development starts;
 - There is a need for infrastructure such as shop or meeting hall to be provided with the development;
 - Concern was expressed that parts of the site are at risk of flooding;
 - 50 houses are an overdevelopment of the site; and
 - Concern expressed about the capacity of the local primary school to accommodate the extra children.

Feedback and Analysis from Second Consultation Event

- 4.8 The comments received at the second public consultation event focussed on the following issues:
- The desire was expressed that the development will bring additional facilities to the area e.g., a shop, village hall, additional playground

facilities, a gas connection and also help to increase the frequency of the bus service for the village;

- Will hopefully bring improvements to the services in the village e.g. a path to Cluny School.
- The demand for an additional 50 houses in the village was questioned given the current level of houses presently for sale in the village which have been on the market for many months;
- At present all properties on Main Street are connected directly to the private sewer to the rear without any service provision to allow access. What will Scottish Water provide for the residents of Main Street to allow access to the drainage pipes?
- There is a need to address traffic speeds in the village generally in the interests of road safety; and
- The majority of people welcomed that issues raised at the first event had been addressed by the developers in the revised plans, in particular the sewer, flooding, the flats and the proximity of houses to the rear gardens of the properties on Main Street.



Figure 7 - Second Public Consultation Event

Response to Consultation

4.9 The developers were encouraged by the level of community interest in the proposals for the site. Following the first public consultation event, changes were made to the masterplan to take account of the following:

- The masterplan layout was altered to allow for the wayleave required for the private sewer of which neither Scottish Water nor the developers were aware;
- The sewer wayleave provided an opportunity to move the proposed houses further away from the housing on Main Street;
- The level of affordable housing was reduced in line with the Local Development Plan requirements for Sauchen and the provision changed from flats to houses, which are considered more appropriate to the built form of the village; and
- The issue of flood risk was raised at the first consultation and it was always the intention to undertake a full flood risk assessment for the site. On carrying out the assessment it became apparent that the developable area of the site would be considerably reduced. This necessitated a revised layout, extending to include additional land, to be prepared and then re-consulted on.

4.10 Comments received in response to the second consultation were generally more positive although concerns were still expressed regarding the impact of development on the existing properties on Main Street. Little opposition was expressed to the proposed extension of the site outwith the allocated H1 area. Responses to the comments to the second public consultation are given below:

- To address concerns regarding the impact on local facilities, planning gain contributions have been earmarked for sports and recreation, health, secondary education and the footpath from the village to the primary school;
- Aberdeenshire Council have confirmed that the proposed development will not result in overcapacity issues at Cluny Primary School.
- There are no proposals to bring mains gas to Sauchen;
- The provision of a shop for the village has been marketed in the past by the applicants without success;
- The size of the development accords with the allocation in the Local Development Plan for 50 houses and it is considered that the proposed building heights of one and a half and two storeys are in keeping with housing elsewhere in the village; and

- The promotion of road orders to slow down traffic speeds in the village is a matter for Aberdeenshire Roads to consider through the planning process.

4.11 The masterplan layout has been amended as appropriate to take on board the feedback received at the two public consultation events and the meeting of the Design Review Panel on 3 September 2012. All comments received will also be reported in detail in the public consultation report that will be submitted with the future planning application for the site.

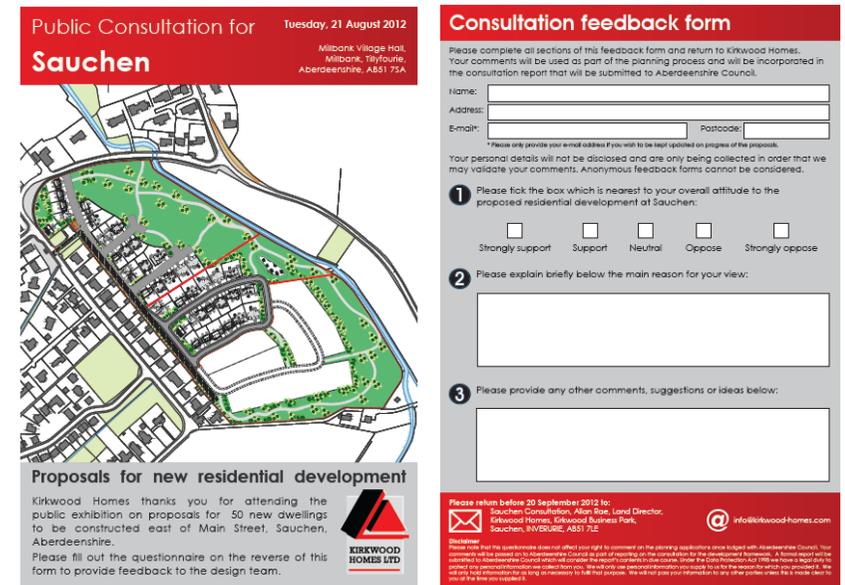


Figure 8 – Feedback Form

5.0 Developing the Design and Layout

5.1 A detailed technical assessment of the masterplan site has been undertaken. 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. Footpaths and cycleways will connect the development to the surrounding landscape and the existing village. The landscaped open space beside the Cluny Burn will encourage biodiversity as well as accommodating the sustainable urban drainage for the development proposals.

Climate

5.2 The location of the site within a bowl in the landscape on land that slopes gently down towards the Cluny Burn ensures an element of protection from the prevailing winds. The protection is reinforced by the housing on the eastern side of Main Street and will be further improved through strategic landscape planting around the boundaries of the site.

Access and Connectivity

5.3 Site constraints, road safety, topography and landscape impact have dictated that access will be taken from Main Street at the north western end of the site. Ownership of land has also meant that the provision of an emergency access will be onto Main Street between the recycling centre and the landscaping strip to the south of the centre. This ensures that 50 houses can be served off one access and in the longer term a further 49 houses can be accommodated. The main street that serves the development runs parallel to the Cluny Burn with houses facing across the open space area to the burn and also facing towards the street. The site widens towards its southern end and a loop road has been created, which has the ability to be extended in the future to accommodate further housing. An informal footpath network is to be provided around the site through the area of open space. Connections will also be provided to the wider core path network and the proposed pedestrian route to Cluny Primary School. The site is served by a bus service on Main Street which is located conveniently for the proposed housing.

Land Use and Infrastructure

5.4 The proposed land use is restricted by the Local Development Plan allocation to residential use and open space. The site as stated earlier is conveniently located for Cluny Primary School and other services/uses in the village. For other community services such as health, secondary education and shopping and employment opportunities there is a requirement to travel further afield.

5.5 In terms of infrastructure, SUDs will be provided onsite outwith the identified flood plain. An existing modern recycling centre is located conveniently beside the site on Main Street.

Street Layout and Servicing

5.6 The street structure and site layout has been designed as a specific response to the elongated shape of the developable area of the site which is narrow at the north western end and widens as you move south eastwards. The design solution, where possible, has sought to create a street that is structured around a compact and walkable layout, with houses accessing directly onto it from either side. The main street has been designed through the incorporation of planting build outs and realignment of priorities at junctions to effect speed reduction and improve road safety. The use of shared driveways has been kept to a minimum, however these have been used in the narrowest parts of the site in response to this constraint. The street layout subscribes to the philosophy advocated by “Designing Streets” with the provision of a 6m shared access surface for the main street serving the development and the creation of a central open space/parking feature which looks out across the public open space area to the east and accommodates the SUDS beneath it.

5.7 The proposed street layout is suitable for service access and complies with the appropriate standards. Street lighting will be designed to be energy efficient in accordance with Aberdeenshire Council standards.

Open Space and Landscaping

5.8 The value of the site’s landscape setting has been recognised from the outset of the masterplan development. A comprehensive site appraisal has led to the preparation of a landscape concept that has been used to influence the development in a way that optimises the potential of the site (see Figures 9 and 10). The flood plain is the most significant constraint on development but the layout makes the most of this by focussing the layout on to this green space. This allows the maximum potential for new homes to enjoy open views and private space, offers the opportunity to enhance and create valuable wildlife habitat and to provide a significant area of informal open space and a path network with potential to link to the wider countryside. The area of open space acts as a landscaped edge to Sauchen, softening the impact of the development and creating a transition from village to countryside.

5.9 The landscape approach is largely pragmatic in proposing woodland for shelter from the prevailing winds, wetland features by the Cluny Burn to

take advantage of poor drainage/flood incidence and wildflower meadows to reduce maintenance costs. Additionally, this combination will significantly enhance local biodiversity by creating numerous ecosystems and their equally valuable edges. Within the housing itself, streets are conceived as taking a “homezone” or shared access approach which is most appropriate for this rural setting. Street tree planting and hedges are proposed to create a green structure throughout, linking into the wider woodland network and also used to reinforce the traffic management by slowing vehicle movement throughout the development. The village is currently provided with a very attractive play space located on Main Street. It is the developer’s intention to build on this not by replicating similar facilities but introducing a number of opportunities for alternative natural play which will be desirable for the whole village and not just the new residents.

Density

- 5.10 In accordance with the policies of the Local Development Plan the Sauchen Masterplan proposes a mixture of house types and sizes (3, 4 and 5 bedrooms) to meet housing need in terms of affordable housing and market demand. Affordable housing provision will be provided in accordance with Aberdeenshire Council standards which for Sauchen are set at 10%. It is proposed that this provision will be onsite. Building heights will be one and a half and two storeys which are in keeping with housing elsewhere in the village.

Security and Adaptability

- 5.11 The masterplan layout has been designed following the principles set down in the guidance in Secured by Design with natural surveillance of streets, footpaths and the open space area between the proposed housing and the Cluny Burn being built into the design. The privacy of the existing residents on Main Street will be safeguarded through screen planting and the separation provided by the access road that runs parallel to the rear of their properties. The masterplan layout has been designed to allow for further expansion of the land at Sauchen should it be required following a future review of the Local Development Plan.

Building Design and Materials

- 5.12 Building design and materials will reflect the character of the existing housing in the village 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 (see Appendix 6). Boundary treatment of the rear gardens of houses adjacent to the open space 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 which respects the context of the village – roughcast 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.



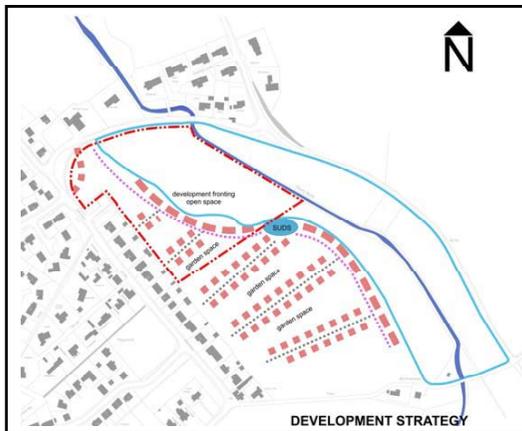


Figure 9 - Landscape Design

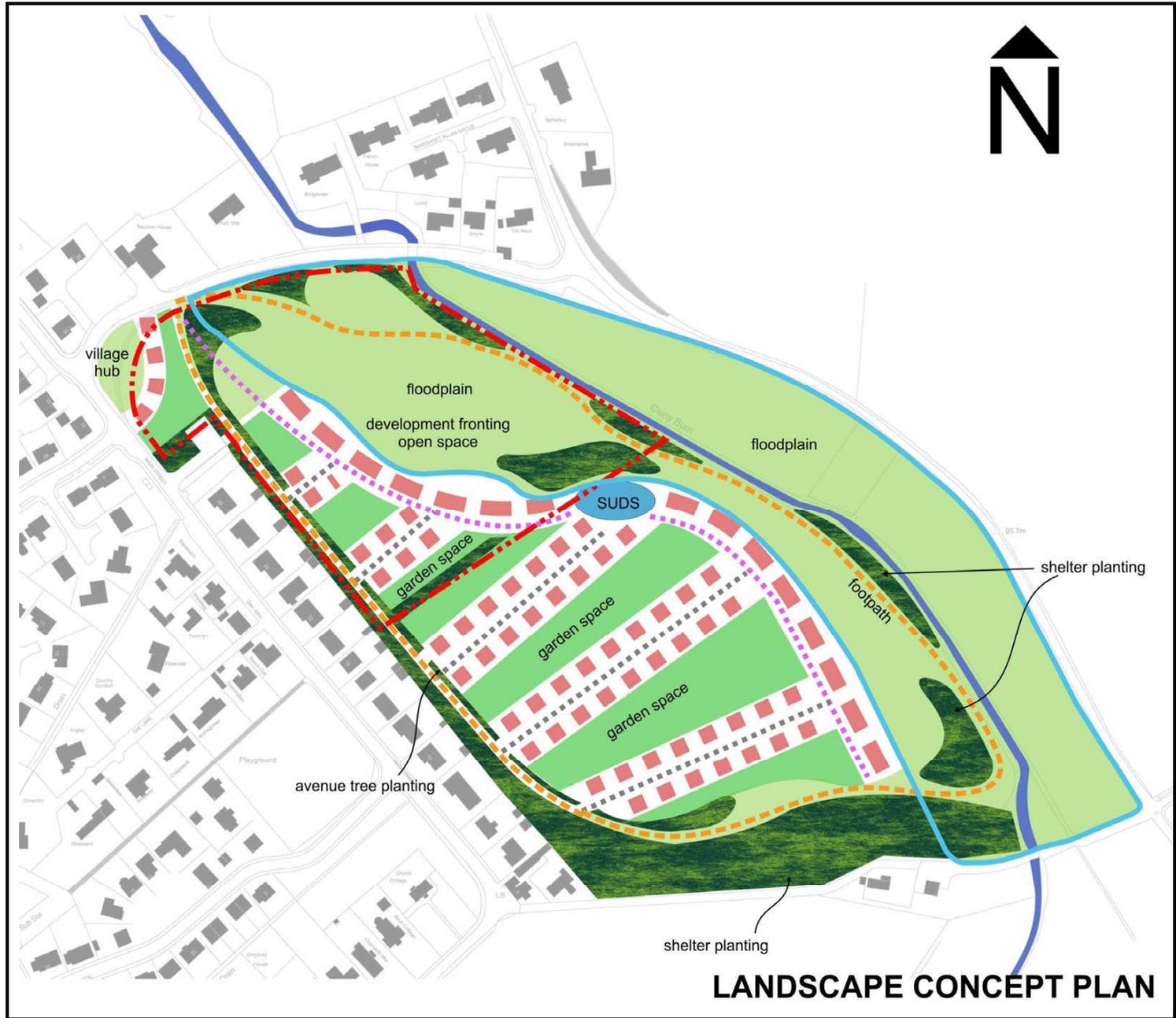




Figure 10 - Sauchen Masterplan

6.0 Procedural Requirements

Community Engagement

- 6.1 Details of the community engagement undertaken are considered earlier in Chapter 3 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 will be submitted with the planning application for the site.

Developer Contributions

- 6.2 A planning gain package for the development of 50 houses at Sauchen has been agreed with the Council's Planning Gain officer. This includes contributions towards the following:
- **Sports/Recreation** – Financial contribution.
 - **Secondary Education** - Financial contribution.
 - **Health** - Financial contribution.
 - **Affordable Housing (10%)** – Four units on site and financial contribution.
 - **Footpath** - Financial contribution to footpath from the village to Cluny Primary School.

There is no requirement for any contributions to be made in respect of additional classrooms at Cluny Primary school as is indicated might be the case in the Local Development Plan Action Programme (see paragraph 2.3).

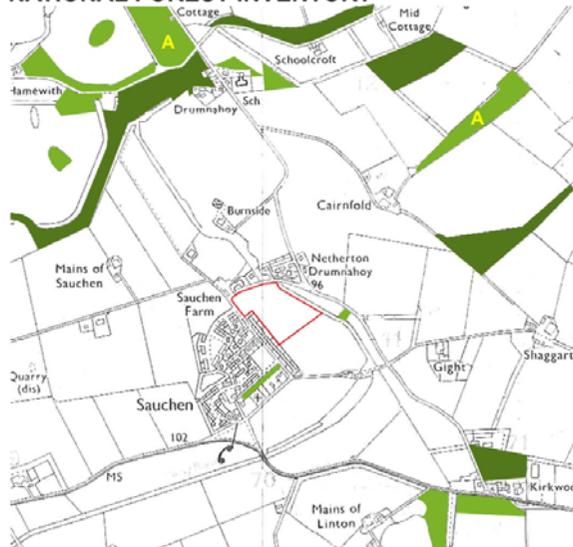
Phasing and Management

- 6.3 The phasing strategy for the masterplan site will logically work in a northwest to southeast direction from the access to the site on Main Street. It is envisaged that the housing will be completed over a period of 5 years depending on market demand. Management arrangements will be put in place by the site developers 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 Knight Frank LLP and DEP Landscape Initiatives on behalf of Kirkwood Homes Limited and Stewart Milne Homes.



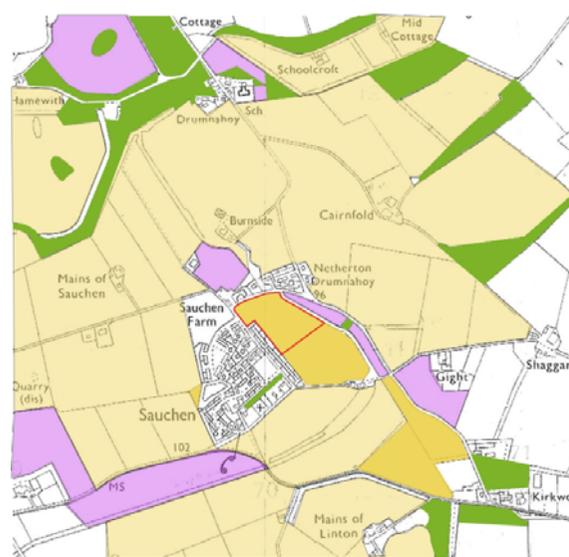
Appendix 1 - NESBReC Information

FORESTRY COMMISSION NATIONAL FOREST INVENTORY



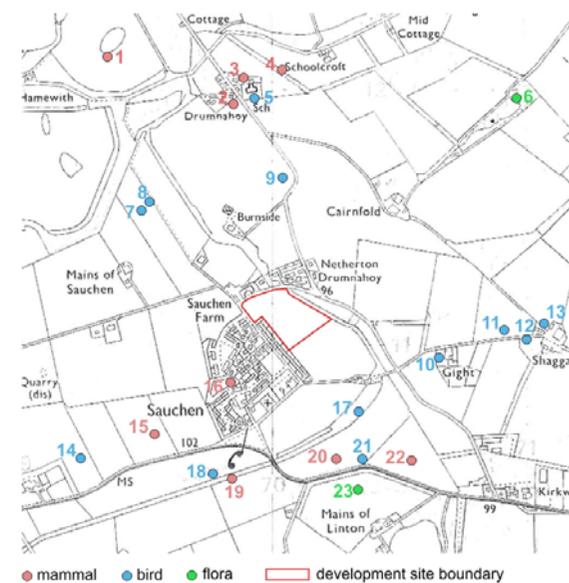
- KEY**
- broadleaf woodland
 - coniferous woodland
 - ancient woodland
 - development site boundary

LAND CLASSIFICATION PLAN



- KEY**
- woodland
 - arable farmland
 - improved grassland
 - neutral grassland
 - development site boundary

NESBREC RECORDS OF DESIGNATED SPECIES



- mammal ● bird ● flora development site boundary

KEY TO LOCATIONS AND DATES

- | | |
|------------------------------------|-------------------------------------|
| 1 Eurasian Red Squirrel 12/03/2010 | 13 Sky Lark 2002 |
| 2 Eurasian Red Squirrel | 14 Peregrine Falcon 08/12/1992 |
| 3 Eurasian Red Squirrel 10/06/2007 | 15 Brown Hare 16/05/2005 |
| 4 Eurasian Red Squirrel 25/05/2008 | 16 Eurasian Red Squirrel 28/12/2009 |
| 5 Northern Lapwing 04/09/1992 | 17 Red Kite 21/10/2010 |
| 6 Wild Pansy, Wych Elm 22/05/1996 | 18 Eurasian Curlew 13/03/2007 |
| 7 Common Redshank 12/03/2010 | 19 Brown Hare 13/03/2007 |
| 8 Common Eider 12/03/2010 | 20 Eurasian Badger 15/02/2005 |
| 9 Northern Lapwing 06/08/1992 | 21 Red Kite 15/11/2010 |
| 10 Yellowhammer 13/04/2006 | 22 Eurasian Red Squirrel 14/05/2008 |
| 11 Yellowhammer 13/04/2006 | 23 Wych Elm 1990-2000 |
| 12 Reed Bunting 13/04/2006 | |

Appendix 2 – Example of Exhibition Board from First Consultation Event

Sauchen

Community Engagement - 21st February 2012




Visual Appraisal

The visual appraisal of the site has so far been carried out to determine the degree of visibility of the proposed development land from distance, particularly when approaching by road and also to identify those characteristics of the village that will inevitably influence any new development. This includes not only the size and scale of the buildings but also their style and the use of materials.

Sauchen is a typical Aberdeenshire village, 3 Miles West of Dunecht and 10 miles West of Aberdeen. It enjoys an intimate relationship to the mixed farmland around the town and with more distant views to the Grampians.



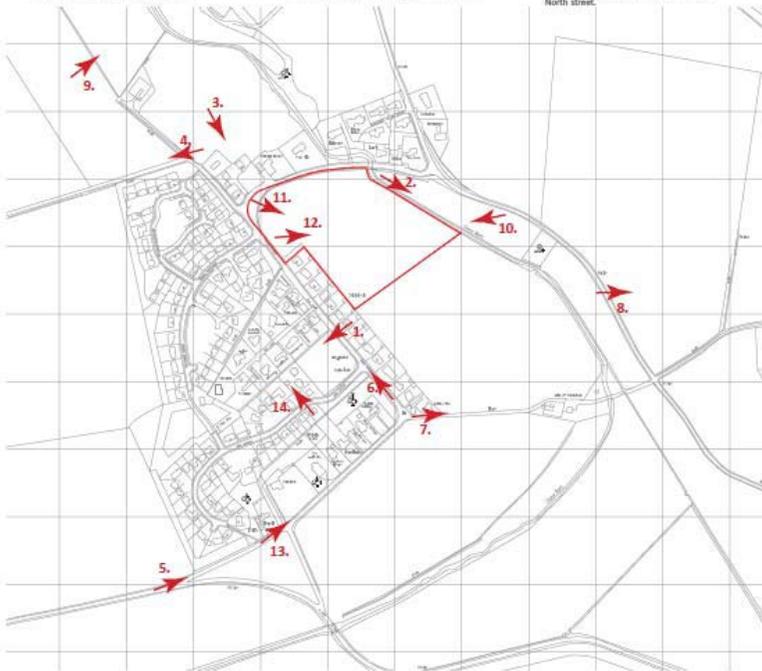
The village has historically grown up along Main Street and The Lane, with several modern developments winding between these older streets. The village currently has no defined centre other than a small play park on Main Street.

Visually the town is built up from single storey stone built housing with mature gardens along parts of Main street and the Lane, to modern storey and a half developments in the Linton.

The proposed development would suggest a growth of Main Street Northwards as a continuation of the village centre.

The areas around the village are characterised by fairly open farmland, which means that long distance views in specific directions can be enjoyed from virtually every area, whilst they themselves can also be seen from some distance. This would dictate a sensitive design solution, offering suitably located development and much enhanced strategic landscaping. There is little existing strategic landscaping surrounding the site, the bulk of which is concentrated to the North of the village.

The proposed development will be situated within a bowl created by hills to both the East and West. They will offer some additional benefits in terms of shelter.





1. Sauchen play park - currently the only public open space.



2. Clony Burn on North East side of Site.



3. Rear view of houses to the north of the Site.



4. View looking North-West from the top of North street.



5. South Western approach to Sauchen on the A944.



14. View of Typical housing in the Linton.



13. View along the South part of Main street.



12. View looking East from the site.



11. View of Site from top of Main street looking South-East.



10. View looking West towards the site.



9. View of the fields to the North of Sauchen.



6. View along Main street looking North with Play park entrance on left.



7. View looking East from Quarry View.



8. View Looking East to the Hills in the distance.

Appendix 3 – Example of Exhibition Board from First Consultation Event

Sauchen

Community Engagement - 21st February 2012




Proposals

Having analysed the site our proposals were built up as a series of steps, which influenced each other.

The first step was the retention of the Cluny burn, the recognition of a corridor along it to avoid the risk of flooding and the creation of a landscaped SUDs pond towards the lower part of the area.

The need for a public green space was recognized which will form the heart of the expanded village, this space will be located at the Northern end of Main Street and will be designed to create a space where the pedestrian has priority.

On the Eastern boundary green crescents are formed to look out towards the surrounding farmland and longer distance views. That in turn provides focal points and an enhanced public elevation along these boundaries.

Traditional villages though are successful due to their use of both green and more "urban" spaces. Such spaces assist the legibility of their community due to the association of streets with spaces and places.

A series of green and formal spaces are linked by a network of landscaping. The greens should enjoy clusters or stands of trees to create a more open "parkland" environment, whilst denser shelter belt planting is utilised around the perimeter of the site. Landscape wedges cut into the sites at a variety of points allowing pedestrian access from the heart of the sites to the woodland beyond. These spaces are all complimented by pathways to create a recreational framework and to encourage linkages throughout the village. All species will be selected from those typically found in the area and to reflect their functional requirements.

The network of spaces and landscape described above were considered in light of likely road's requirements. The general presumption was to create "streets" and "places" as opposed to "roads".

Those streets and places were then lined with groups of housing. It is considered that building lines should be an important consideration in creating a successful development and ensuring the creation of a "street".

What happens next?

Your comments will be taken into consideration as the proposals are developed and will help to shape the development of Sauchen.

Kirkwood Homes Ltd will use the and representations received today and over the consultation period to prepare the forthcoming planning application for the development.

You will have further opportunity to comment directly to Aberdeenshire Council once the planning application has been submitted.

Thank you



existing burn and wider corridor

1. Water Features - Cluny Burn and SUDs Pond.

Views

2. Green spaces.

Affordable Housing & Recycling centre

3. Community Benefit.

New shelter Belts

4. Strategic Landscape.

5. Road Hierarchy.

6. Pathways and Connections.

LEGEND

- Green spaces
- Water features
- Affordable housing
- Recycling centre
- Community benefit
- New shelter belts
- Strategic landscape
- Road hierarchy
- Pathways and connections

DEVELOPMENT MIX

| Phase | Units | Flats | Studios | Other |
|-------|-------|-------|---------|-------|
| 1.01 | 10 | 0 | 0 | 0 |
| 1.02 | 10 | 0 | 0 | 0 |
| 1.03 | 10 | 0 | 0 | 0 |
| 1.04 | 10 | 0 | 0 | 0 |
| 1.05 | 10 | 0 | 0 | 0 |
| 1.06 | 10 | 0 | 0 | 0 |
| 1.07 | 10 | 0 | 0 | 0 |
| 1.08 | 10 | 0 | 0 | 0 |
| 1.09 | 10 | 0 | 0 | 0 |
| 1.10 | 10 | 0 | 0 | 0 |
| 1.11 | 10 | 0 | 0 | 0 |
| 1.12 | 10 | 0 | 0 | 0 |
| 1.13 | 10 | 0 | 0 | 0 |
| 1.14 | 10 | 0 | 0 | 0 |
| 1.15 | 10 | 0 | 0 | 0 |
| 1.16 | 10 | 0 | 0 | 0 |
| 1.17 | 10 | 0 | 0 | 0 |
| 1.18 | 10 | 0 | 0 | 0 |
| 1.19 | 10 | 0 | 0 | 0 |
| 1.20 | 10 | 0 | 0 | 0 |
| 1.21 | 10 | 0 | 0 | 0 |
| 1.22 | 10 | 0 | 0 | 0 |
| 1.23 | 10 | 0 | 0 | 0 |
| 1.24 | 10 | 0 | 0 | 0 |
| 1.25 | 10 | 0 | 0 | 0 |
| 1.26 | 10 | 0 | 0 | 0 |
| 1.27 | 10 | 0 | 0 | 0 |
| 1.28 | 10 | 0 | 0 | 0 |
| 1.29 | 10 | 0 | 0 | 0 |
| 1.30 | 10 | 0 | 0 | 0 |
| 1.31 | 10 | 0 | 0 | 0 |
| 1.32 | 10 | 0 | 0 | 0 |
| 1.33 | 10 | 0 | 0 | 0 |
| 1.34 | 10 | 0 | 0 | 0 |
| 1.35 | 10 | 0 | 0 | 0 |
| 1.36 | 10 | 0 | 0 | 0 |
| 1.37 | 10 | 0 | 0 | 0 |
| 1.38 | 10 | 0 | 0 | 0 |
| 1.39 | 10 | 0 | 0 | 0 |
| 1.40 | 10 | 0 | 0 | 0 |
| 1.41 | 10 | 0 | 0 | 0 |
| 1.42 | 10 | 0 | 0 | 0 |
| 1.43 | 10 | 0 | 0 | 0 |
| 1.44 | 10 | 0 | 0 | 0 |
| 1.45 | 10 | 0 | 0 | 0 |
| 1.46 | 10 | 0 | 0 | 0 |
| 1.47 | 10 | 0 | 0 | 0 |
| 1.48 | 10 | 0 | 0 | 0 |
| 1.49 | 10 | 0 | 0 | 0 |
| 1.50 | 10 | 0 | 0 | 0 |
| 1.51 | 10 | 0 | 0 | 0 |
| 1.52 | 10 | 0 | 0 | 0 |
| 1.53 | 10 | 0 | 0 | 0 |
| 1.54 | 10 | 0 | 0 | 0 |
| 1.55 | 10 | 0 | 0 | 0 |
| 1.56 | 10 | 0 | 0 | 0 |
| 1.57 | 10 | 0 | 0 | 0 |
| 1.58 | 10 | 0 | 0 | 0 |
| 1.59 | 10 | 0 | 0 | 0 |
| 1.60 | 10 | 0 | 0 | 0 |
| 1.61 | 10 | 0 | 0 | 0 |
| 1.62 | 10 | 0 | 0 | 0 |
| 1.63 | 10 | 0 | 0 | 0 |
| 1.64 | 10 | 0 | 0 | 0 |
| 1.65 | 10 | 0 | 0 | 0 |
| 1.66 | 10 | 0 | 0 | 0 |
| 1.67 | 10 | 0 | 0 | 0 |
| 1.68 | 10 | 0 | 0 | 0 |
| 1.69 | 10 | 0 | 0 | 0 |
| 1.70 | 10 | 0 | 0 | 0 |
| 1.71 | 10 | 0 | 0 | 0 |
| 1.72 | 10 | 0 | 0 | 0 |
| 1.73 | 10 | 0 | 0 | 0 |
| 1.74 | 10 | 0 | 0 | 0 |
| 1.75 | 10 | 0 | 0 | 0 |
| 1.76 | 10 | 0 | 0 | 0 |
| 1.77 | 10 | 0 | 0 | 0 |
| 1.78 | 10 | 0 | 0 | 0 |
| 1.79 | 10 | 0 | 0 | 0 |
| 1.80 | 10 | 0 | 0 | 0 |
| 1.81 | 10 | 0 | 0 | 0 |
| 1.82 | 10 | 0 | 0 | 0 |
| 1.83 | 10 | 0 | 0 | 0 |
| 1.84 | 10 | 0 | 0 | 0 |
| 1.85 | 10 | 0 | 0 | 0 |
| 1.86 | 10 | 0 | 0 | 0 |
| 1.87 | 10 | 0 | 0 | 0 |
| 1.88 | 10 | 0 | 0 | 0 |
| 1.89 | 10 | 0 | 0 | 0 |
| 1.90 | 10 | 0 | 0 | 0 |
| 1.91 | 10 | 0 | 0 | 0 |
| 1.92 | 10 | 0 | 0 | 0 |
| 1.93 | 10 | 0 | 0 | 0 |
| 1.94 | 10 | 0 | 0 | 0 |
| 1.95 | 10 | 0 | 0 | 0 |
| 1.96 | 10 | 0 | 0 | 0 |
| 1.97 | 10 | 0 | 0 | 0 |
| 1.98 | 10 | 0 | 0 | 0 |
| 1.99 | 10 | 0 | 0 | 0 |
| 1.100 | 10 | 0 | 0 | 0 |

Kirkwood Homes Development Layout

Appendix 4 – Example of Exhibition Board from Second Consultation Event

Public Consultation
Sauchen

Review of proposals

In response to the various comments raised by the first consultation event, the following measures have been undertaken to assist the review and refinement of the design:

- A detailed Flood Risk Assessment. This found that a major area (more than half) fell within the 1-in-200 year flood risk area. This has subsequently had a major influence on the revised development proposals for the site.
- A comprehensive site investigation into ground conditions and location of the 'private' sewer at the rear of properties on Main Street. Discussions are now well advanced with Scottish Water in respect of having the sewer adopted. However, a wayleave must be retained, impacting on options for layout and design of the site.
- Further discussions with Aberdeenshire Council in respect of Planning Gain and Affordable Housing provisions. The LDP requires 10% provision of affordable housing in Sauchen. In our revised layout this has been relocated and will be delivered as four 3-bedroom semi-detached units.

Design solution

The results of this additional appraisal work have been taken into account, shaping the revised layout which has been prepared for the site. We would welcome your views on this updated scheme design.

Design review

Appendix 6 – Examples of Kirkwood Homes House Types

