

Newburgh Masterplan Document

Produced on behalf of Stewart Milne Homes

February 2013



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Prepared on behalf of

Stewart Milne Homes

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& Environmental Resource Management

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1.0 Introduction

- 1.1 Site Location
- 1.2 Land Ownership and Control
- 1.3 Vision Statement
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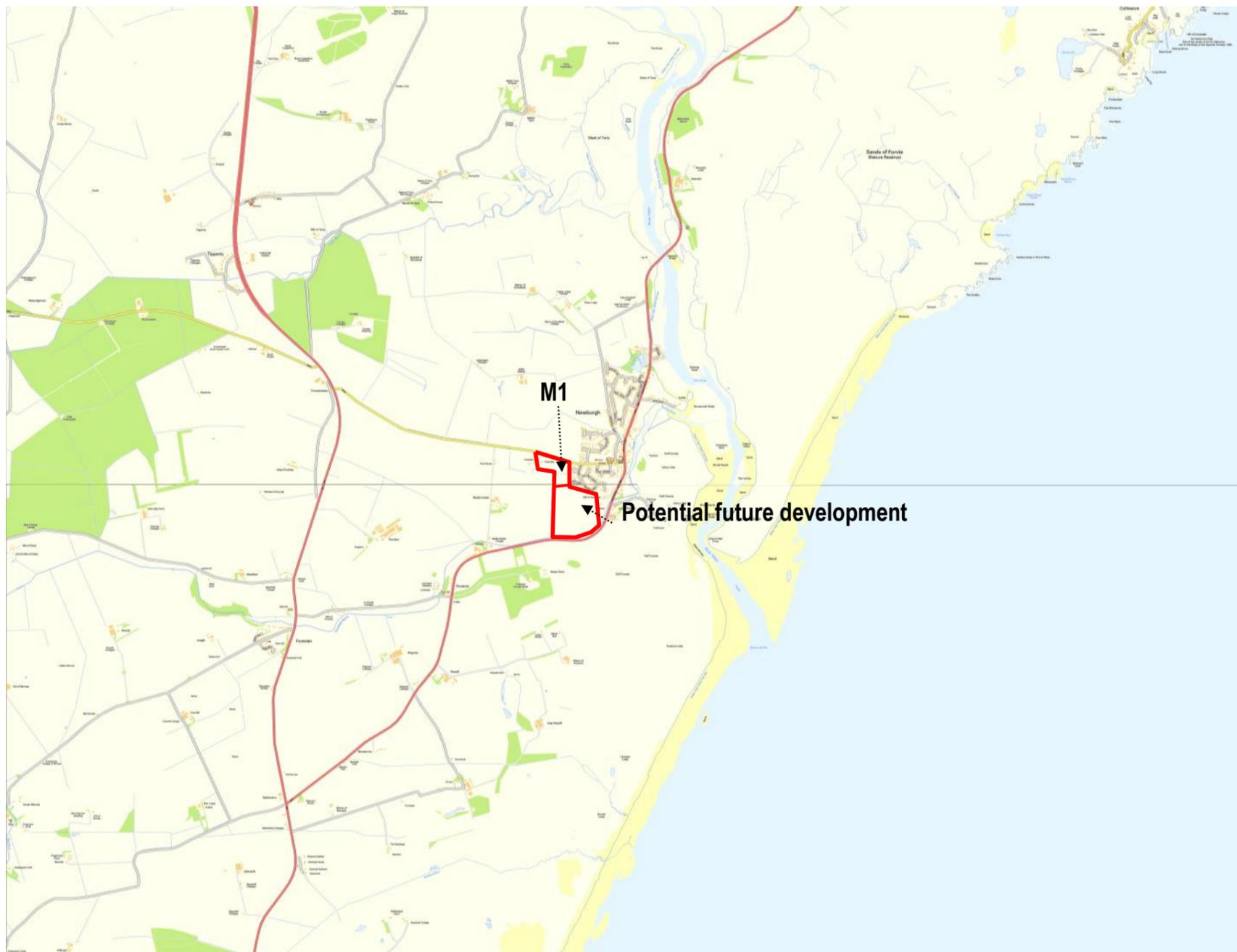


Figure 1: Site Location

1.1 Site Location

Newburgh is a coastal village situated in the Ythan Estuary, midway between Aberdeen and Peterhead. More specifically it lies 13 miles to the north east of Aberdeen. Newburgh itself is accessed via the A975 which leads directly to the A90 Aberdeen to Peterhead Road, as shown in Figure 1.

The village benefits from a range of services including a primary school, golf course, garage, church, a number of hotels and shops and employment areas to the north and west.

1.2 Land Ownership and Control

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

1.3 Vision Statement

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

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

The Masterplan aims to achieve the following:

- A high quality residential environment that meets a variety of housing needs, whilst giving due consideration to infrastructure;

- A high quality village expansion that will create a unique environment that compliments the existing character of the local area;
- Integration of the site with the existing community of Newburgh, providing links from the site to the wider area including efficient connections to pedestrian and cycle path linkages, public transport and road networks;
- The avoidance of skyline development by ensuring that buildings fit within a detailed landscape framework;
- The safeguarding and enhancement of the ecological habitat at the Foveran Burn;
- Safeguard land for a link road between B9000 and the A975. This presently cannot be delivered by the M1 allocation and requires the land south of the current allocation in its entirety to deliver the link road inline with a wider Masterplan than that identified in the Local Development Plan;
- The site lies within the Energetica Framework Area 4 and will contribute to the quality of life, environmental performance and economic development targets as required by SG Bus5: Development in the Energetica Framework Area;
- Contribute to the transformation of the Energetica Development Corridor Area by creating a development that provides a high class life style.
- Implement areas of open space that encourage active life styles.

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

1.4 Planning Context

National Planning Context

In preparing the Masterplan, regard has been made to the following national policy guidance:

- Scottish Planning Policy (SPP)
- Designing Places (June 2012)
- Designing Streets (March 2010)
- Planning Advice Note 3/2010 – Community Engagement
- Planning Advice Note 83 Masterplanning

Local Planning Context

Aberdeen City and Shire Structure Plan 2009

The Aberdeen City and Shire Structure Plan was approved by Scottish Ministers in August 2009. That Plan allocates 3700 new dwellings in the period up to 2030 in the Local Growth and Diversification Areas Aberdeen Housing Market Area (AHMA) within which Newburgh lies.

Aberdeenshire Local Development Plan

The Masterplan area was promoted through the Local Development Plan process. A Masterplan area was identified in the proposed Local Development Plan. However, the site boundary was reduced following the publication of the Reporters' Recommendations (See Section 3).

The Local Development Plan identifies the part of the Masterplan area as M1. The settlement statement prepared for Newburgh states 'Site M1 is allocated for up to 40 houses, associated community facilities and appropriate employment opportunities (1.5 ha). A masterplan is required for the site which will consider access and transport provision including safeguarding of a route for a link road between the B9000 and A975. Up to 20 of the houses will be delivered in the first phase, with the remaining 20 delivered in the second phase.'

To safeguard the route for a link road between the B9000 and the A975, the Masterplan (including future phasing) covers a larger area than identified in the Local Development Plan. This not only safeguards the route of a link road, but demonstrates how Newburgh can grow sustainably in the future. In doing so, it provides guidance to the

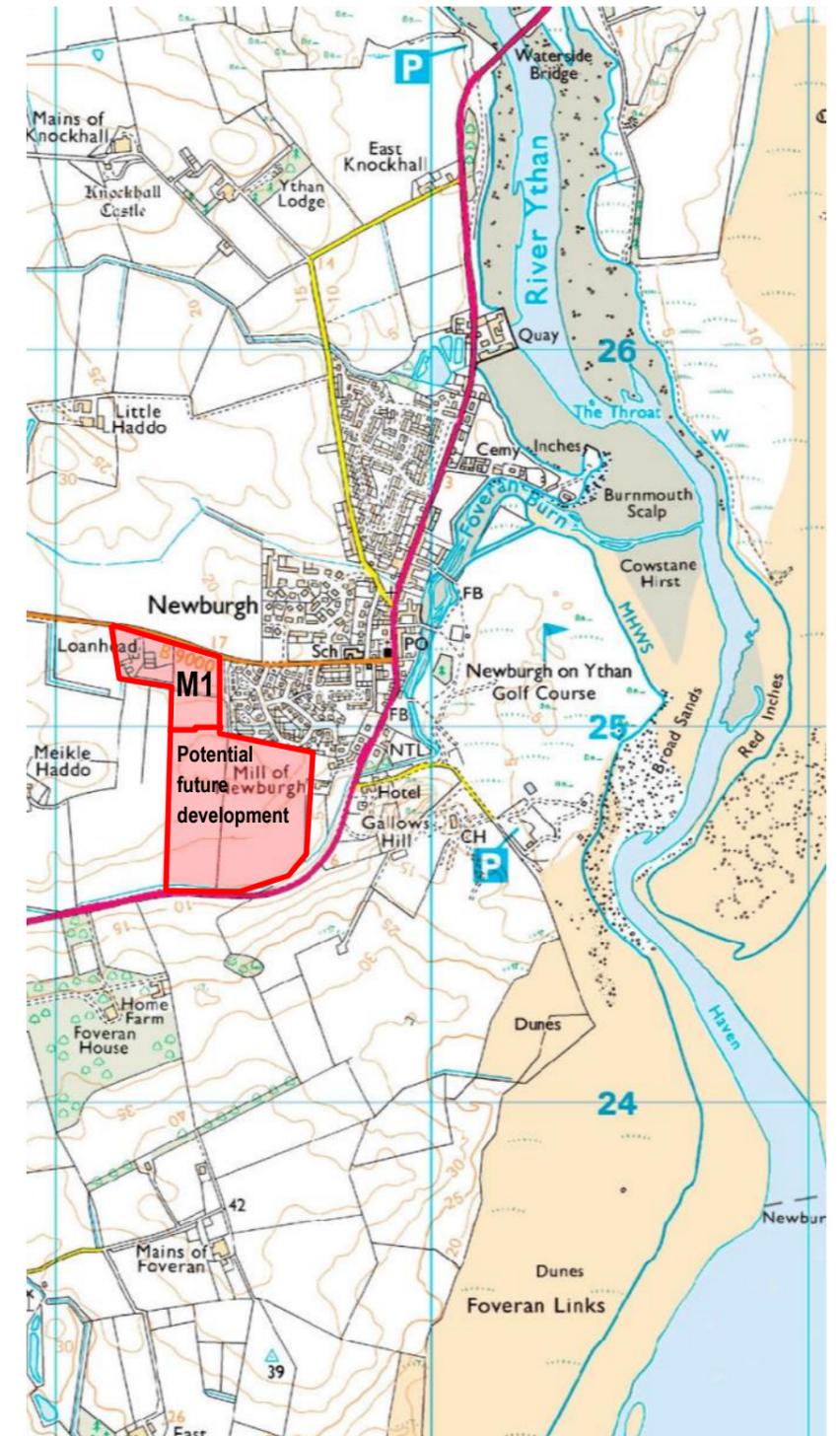


Figure 2: The fullest extent of the Masterplan area

development industry.

The preparation of the Masterplan has considered a number of policies and supplementary guidance notes.

This includes:

- Policy 1 Business Development
- SG Business Development 1
- Policy 5 Housing Land Supply
- SG Housing 1: Housing land allocations 2007 – 2016
- Policy 6 Affordable Housing
- SG Affordable Housing 1: Affordable Housing
- Schedule 4 Affordable Housing Targets
- Policy 8 Layout, Siting and Design of New Development
- SG LSD2: Layout, Siting and Design of New Development.
- SG LSD5: Public Open Space
- Policy 9 Developer Contributions
- SG Developer Contributions1: Developer Contributions
- SG Bus5: Development in the Energetica Framework Area
- SG LSD1: Masterplanning
- SG LSD8: Flooding and Erosion
- SG LSD11: Carbon Neutrality in New Developments
- Planning Advice: Number 6/2012 Implementation of Policy
- SG LSD2 Layout, Siting and Design of New Development
- Planning Advice: Number 7/2012 Implementation of Policy

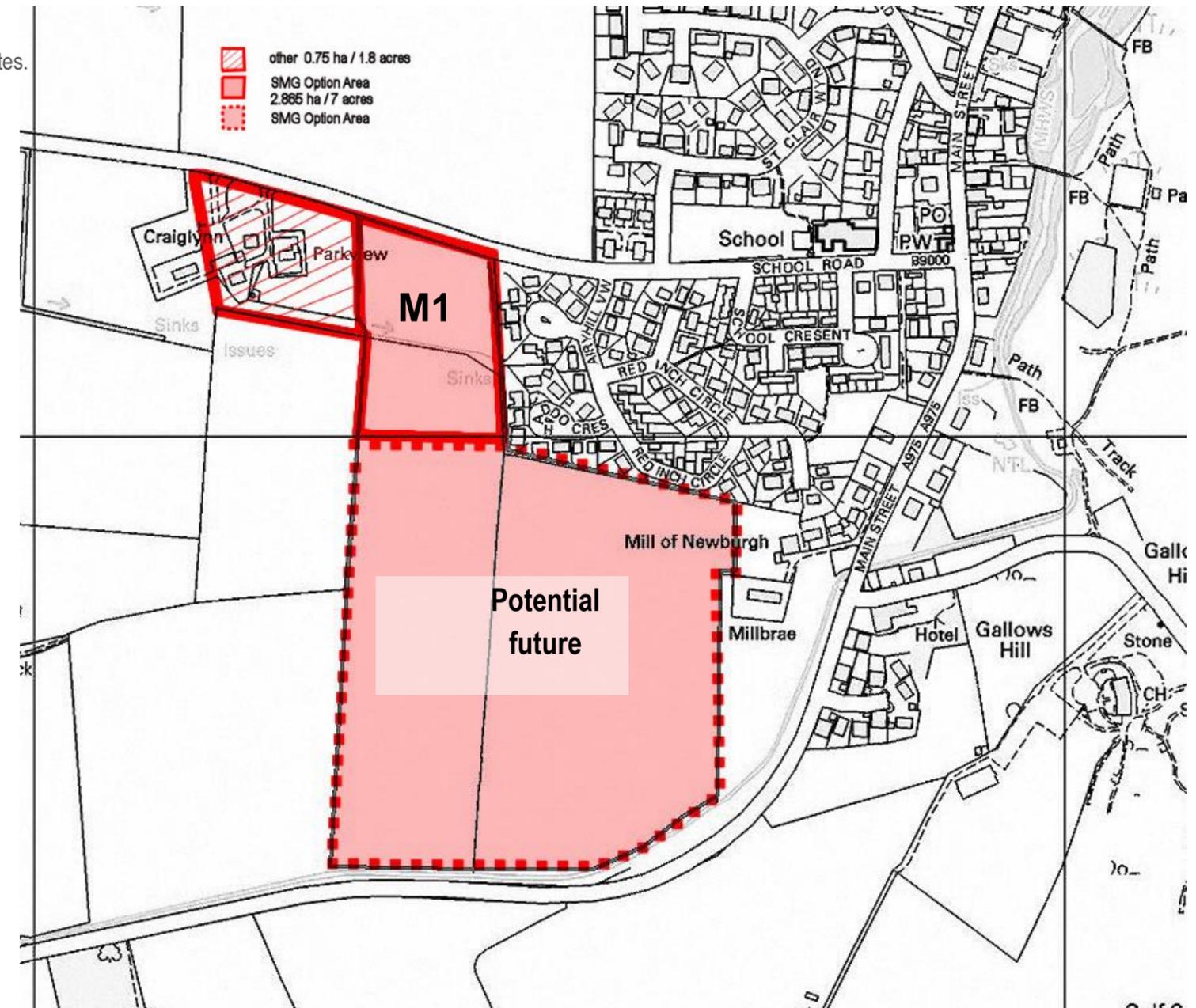


Figure 3: Ownership Plan

1.5 Masterplan Process

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

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

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

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

Proposal of Application Notice

A Proposal of Application Notice (PoAN) was submitted to Aberdeenshire Council on 10th February 2012 for the development of the wider M1 site as defined by the proposed Aberdeenshire Local Development Plan.

Meetings with Aberdeenshire Council's Transportation Department

A meeting was held with Peter MacCallum and Graeme Steel of Aberdeenshire Council's Roads Department on Friday 30th March 2012. At this meeting it was noted that it was the aspiration of the Roads Department that a road would be developed from the B9000 through the site to the A975.

At the meeting it was agreed that this route should not take the form of a "traditional" distributor road but should be a "primary street" in terms of the

guidance offered by Designing Streets. It remains an important part of this development that the Masterplan allows this route to be safeguarded.

Major Application Meeting (Ref: F/ENQ/2012/0219/MAJ)

A meeting was held with Aberdeenshire Council to discuss the development of M1 Newburgh on the 5th April 2012. This highlighted the requirements for the site and supporting documents to be submitted with any planning application(s) for the site.



2.0 Site Analysis

- 2.1 Description of Masterplan Area
- 2.2 Local Climate and Topography
- 2.3 Local Landscape Characteristics
- 2.4 Local Historic / Townscape Characteristics
- 2.5 Accessibility
- 2.6 Opportunities and Constraints
- 2.7 Ecology
- 2.8 Flooding
- 2.9 Contaminated Land
- 2.10 Drainage and Water

2.1 Description of Masterplan Area

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

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

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

Appreciating the Context

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

Context also includes people, the individuals living in or near an area and how communities are organised so that citizens become real participants in the projects development. A thorough appreciation of the overall site context is the starting point for designing a distinct place.

The site is adjacent to an existing residential area close to the local primary school and a short walk to the centre of the village. Figure 4 locates the site relative to the rest of the village.

Appreciating context will:

- Strengthen local communities;
- Create places of distinction;
- Harness intrinsic site assets and resources;
- Integrate with surroundings.

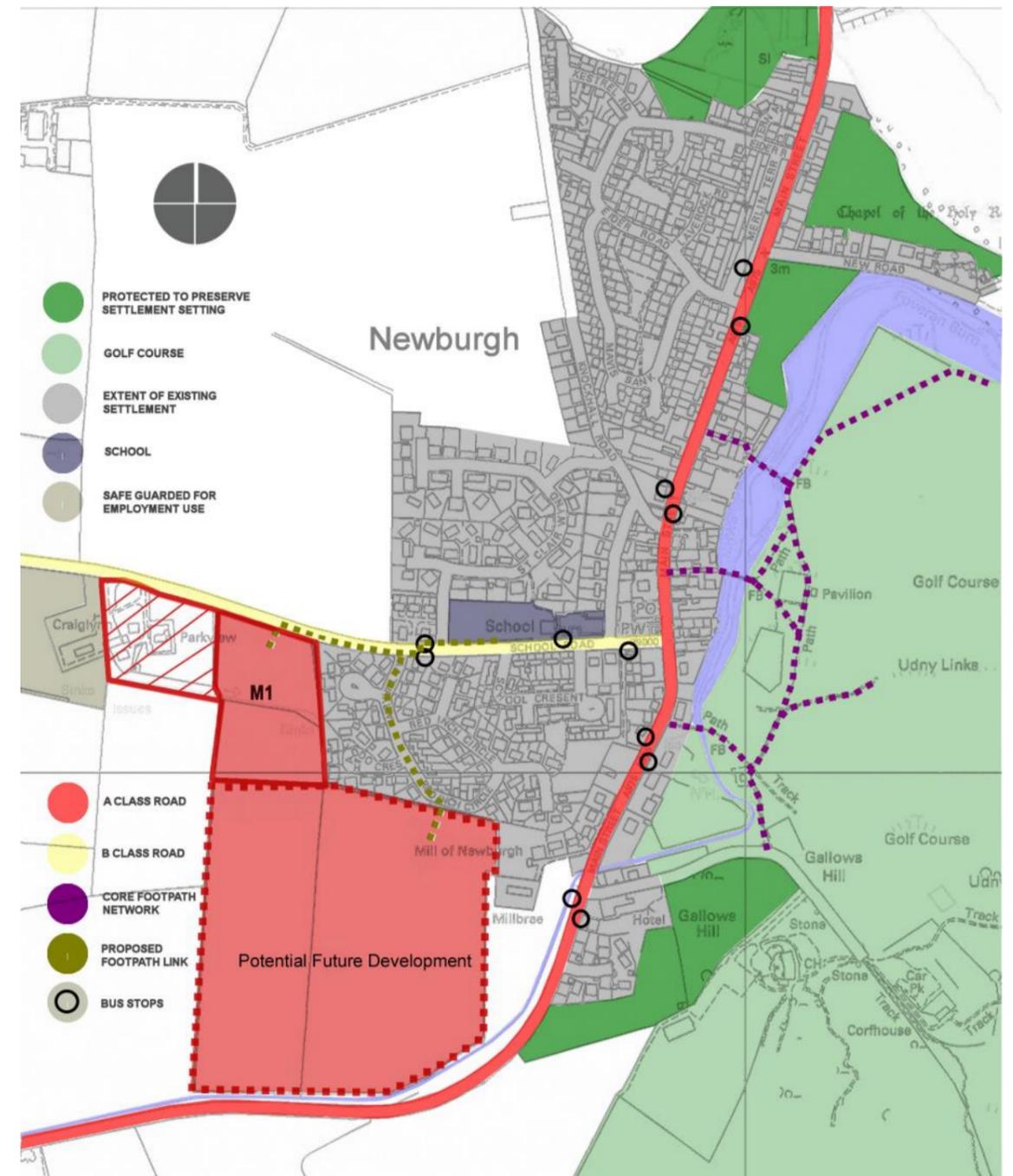


Figure 4: Land Use / connectivity Plan

2.2 Local Climate and Topography

The topography of the site is level with the B9000 to the north of the site and then falls towards the burn to the south with the land generally level around the burn. It then rises steadily in the centre to a crest offering views in all directions before falling back down towards the A975 and Foveran Burn.

The topography and orientation of the site will influence how the site is developed:

- To maximise views into and out of site
- To maximise solar gain

Figure 5 shows the topography of the site. There is no impediment to the development of the site for residential purposes. The design proposal will work with the existing topography this is considered in Section 4.

Figure 6 provides local weather information in relation to the hours of sunshine the level of rainfall and the predominant direction of the wind in the Newburgh area which is from the south and the north west.

The site has an open aspect to the south and west maximising the potential for solar gain. There may be limited overshadowing in the northeast corner of the site to be considered in the eventual layout.

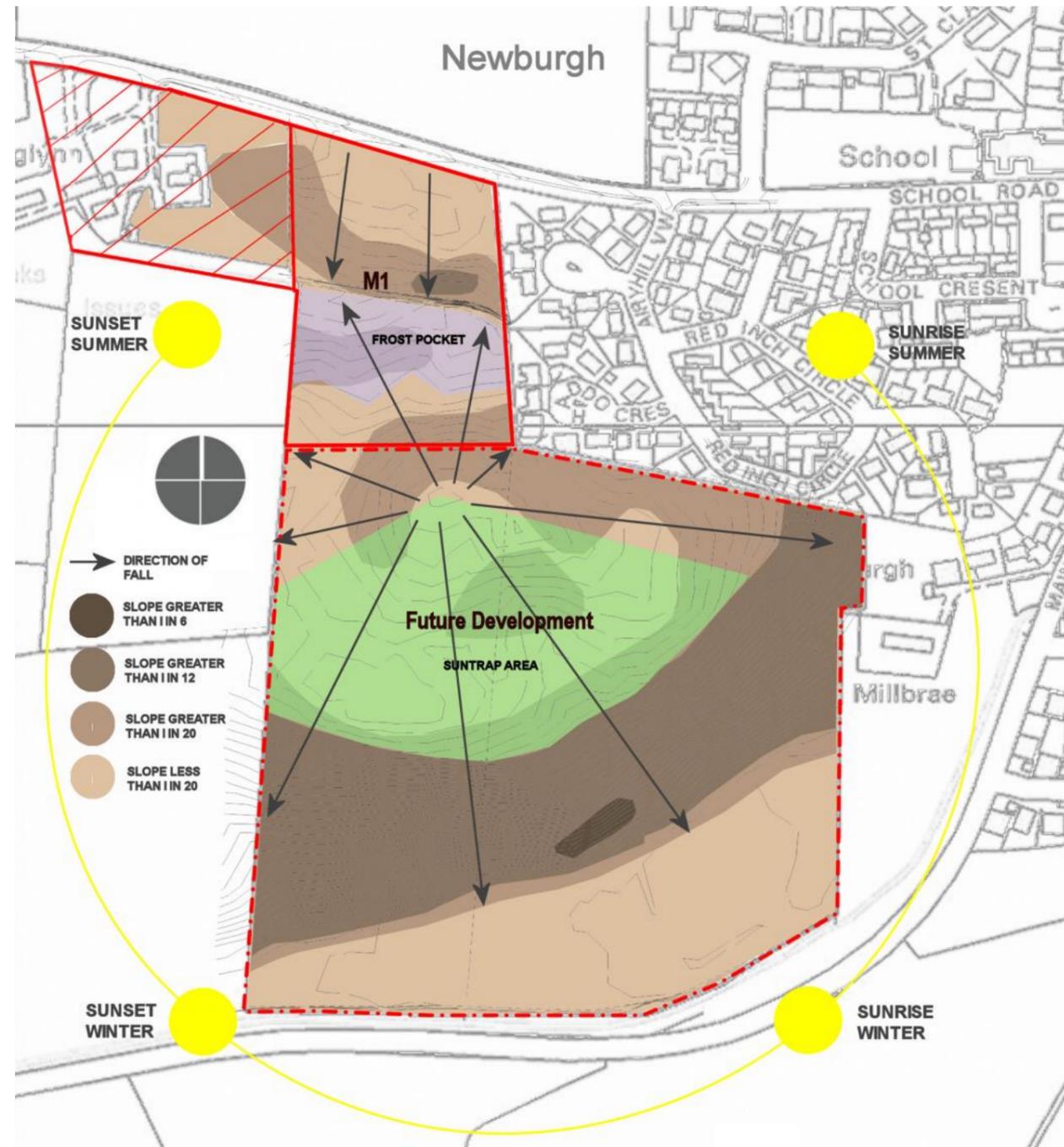


Figure 5: Local Topography Plan

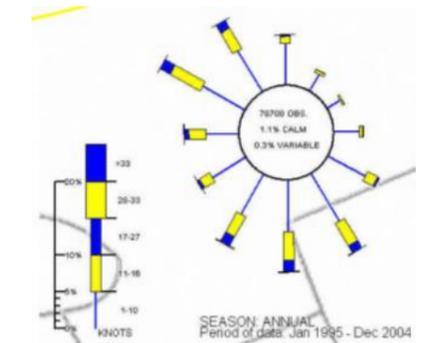
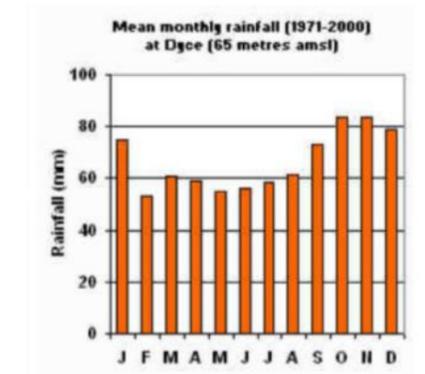
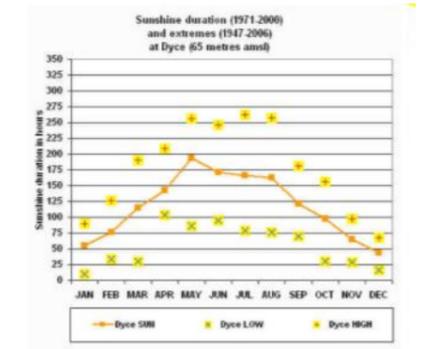


Figure 6: Local Climate Information

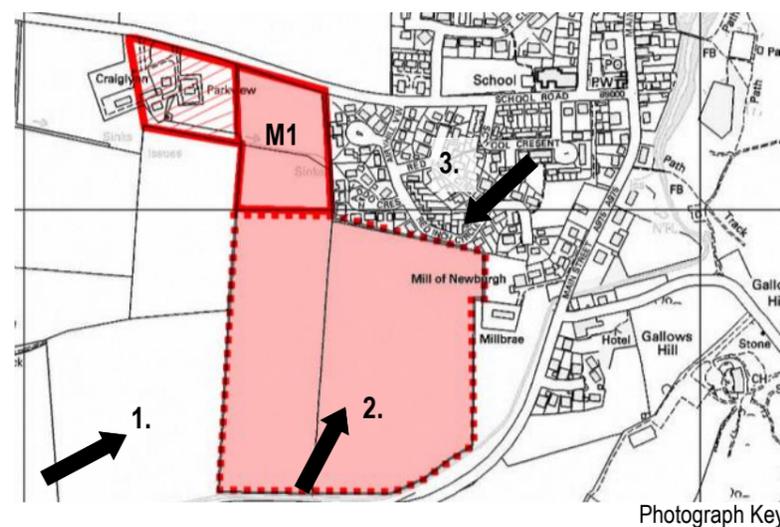
2.3 Local Landscape Characteristics

Consideration of the local landscape characteristics provide a context for the landscape setting of any future development. The capacity of the site and the landscape was analysed and sensitive landscape and visual receptors were identified. Landscape resources and amenity were also highlighted. These are identified on Figure 8 on page 14.

The site is not located within an area of landscape significance, however it is important to recognise the close proximity to such areas and maximise the views offered from the site. Please refer to photos 1—3.

Views to the east are restricted by existing housing. Local high ground contains the site to the north and west but also restricts distant views in this direction. From this it is evident that residential development on the site can therefore be contained within existing landscape features. The site is more visible on the approach to the south, however there is a strong, coniferous tree belt to the west which provides strong visual feature and would contain development as shown in Figure 8 on page 14. Additional landscaping will be provided and will contain development, further demonstrated in Figure 20 on page 34.

The Foveran Burn lies to the south of the site and a smaller watercourse lies to the north, both flowing to the east and the Ythan Estuary.



Site highlighted Photo 1. View of the site from A975 looking north east



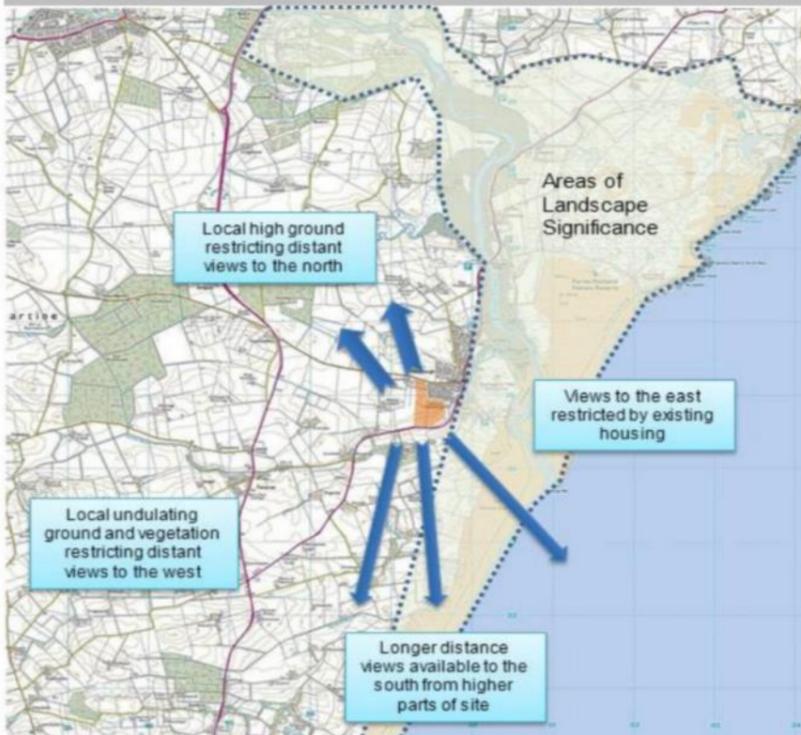
Photo 2. View of the site from A975 looking north



Photo 3. View from Red Inch Circle looking south

Figure 7 : Views of the site

Newburgh Wider Landscape and Visual Context



Newburgh Local Landscape and Visual Context



Figure 8 : Landscape & Visual Context

2.4 Local Historic/Townscape Characteristics

The settlement of Newburgh dates back to 1261 but it was in the mid 18th Century that it began to thrive developing as a salmon fishing centre and later the main port for the town of Ellon.

Newburgh takes a form similar to many of the planned villages of the North East where the streets were set out focusing on squares, and providing sites for churches, workshops and inns (see photo 4). The siting of the buildings within the village conformed to the building line close to the pavement and the majority of buildings were erected with their roof ridges parallel to the road, please refer to photos 5 and 6.

In the late 20th Century and early years of this century the town has seen a sudden expansion of housing the layouts and townscape of which bear no resemblance to that of the historic village, please refer to photo 7.

The location of the site provides an opportunity to provide a gateway entrance to Newburgh from both the south and the west using landscape features in addition to the scale and massing of the new development. Additional links to the centre of the village could be established.



Photo 4. Newburgh Church



Photo 5. Typical street



Photo 6. Typical street



Photo 7. Modern housing

2.5 Accessibility

The Masterplan area abuts the existing Newburgh settlement boundary to the west. The village is served by a good network of pedestrian footways linking residential neighbourhoods with the main facilities. Figure 9 shows that the entire village is generally within 8-10 minutes walk of the village centre/commercial hub. Existing on-street footways on School Road and Main Street connect the village centre to footways on connecting residential streets throughout the village.

As demonstrated in Figure 10 the site is currently accessible from the B9000, with pedestrian links possible to Red Inch Circle. The site is within 6 to 10 minutes walking distance from the centre of the village where local facilities are located. There is potential for future pedestrian and vehicular links to the A975. The site is located close to the existing bus routes north and south.

The Stagecoach Service 263 and Kineil Coaches Service 747 operate on the A975 Main Street with the closest stops located at the Ythan Arms Hotel between 10 to 14 minutes walking distance from the site. Kineil Coaches Service 450 operates on School Road, with the nearest bus stop located east of the Airyhill View junction is between 4 to 8 minutes walking distance from the site.

Core paths are located close to the site accessible from the A975 as demonstrated in Figure 11.

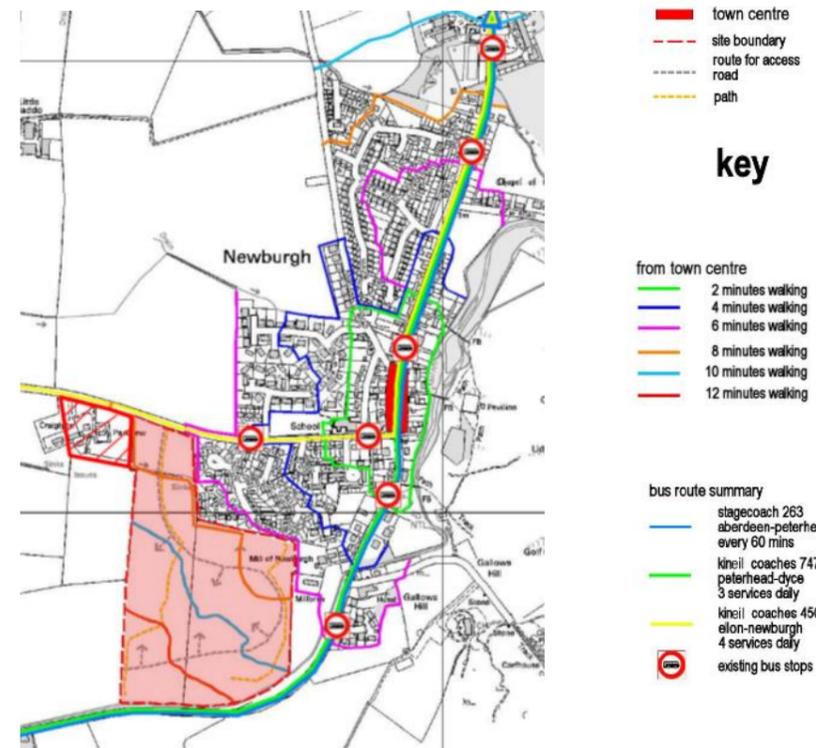


Figure 9: Transport linkages

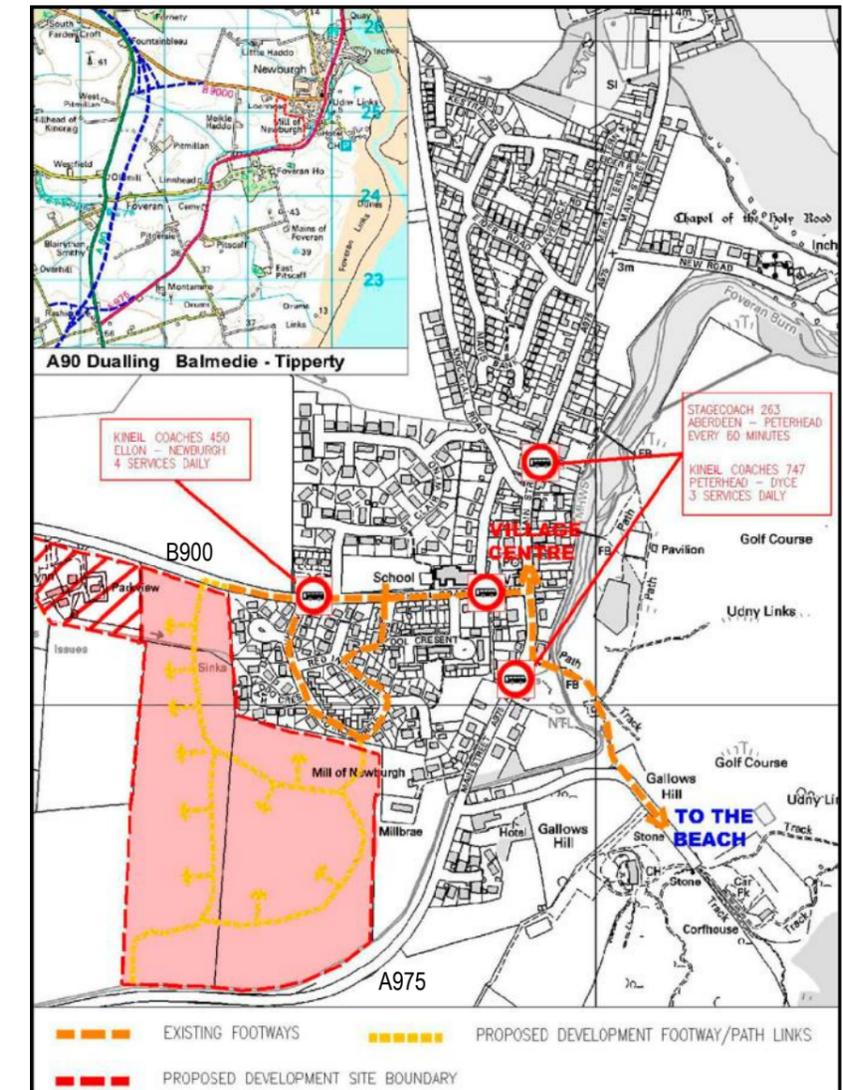


Figure 10: Accessibility Isochrone



(Above and left) Figure 11: Core Path Network, source: Aberdeenshire Council.

2.6 Opportunities and Constraints

Analysis of the Masterplan site identifies both opportunities & constraints for future development indicated in Figure 12.

The main constraints are:

- Location of the Watercourse to the north of the site;
- Flood Plain adjacent to Foveran Burn;
- Gradient of ground to the south of the site;

However, these also provide opportunities to create a successful development including:

- Gateway feature;
- Enhance existing line of trees to the east of the site;
- Capture views out of the proposed development from the crest of the hill;
- Feature open space on higher ground;
- Landscape feature from existing watercourse;
- Potential pedestrian link to Red Inch Circle;
- Establish pockets of Structural Planting;
- Public foot / cycle path through the development;
- Ecologically enhanced informal open space to south;

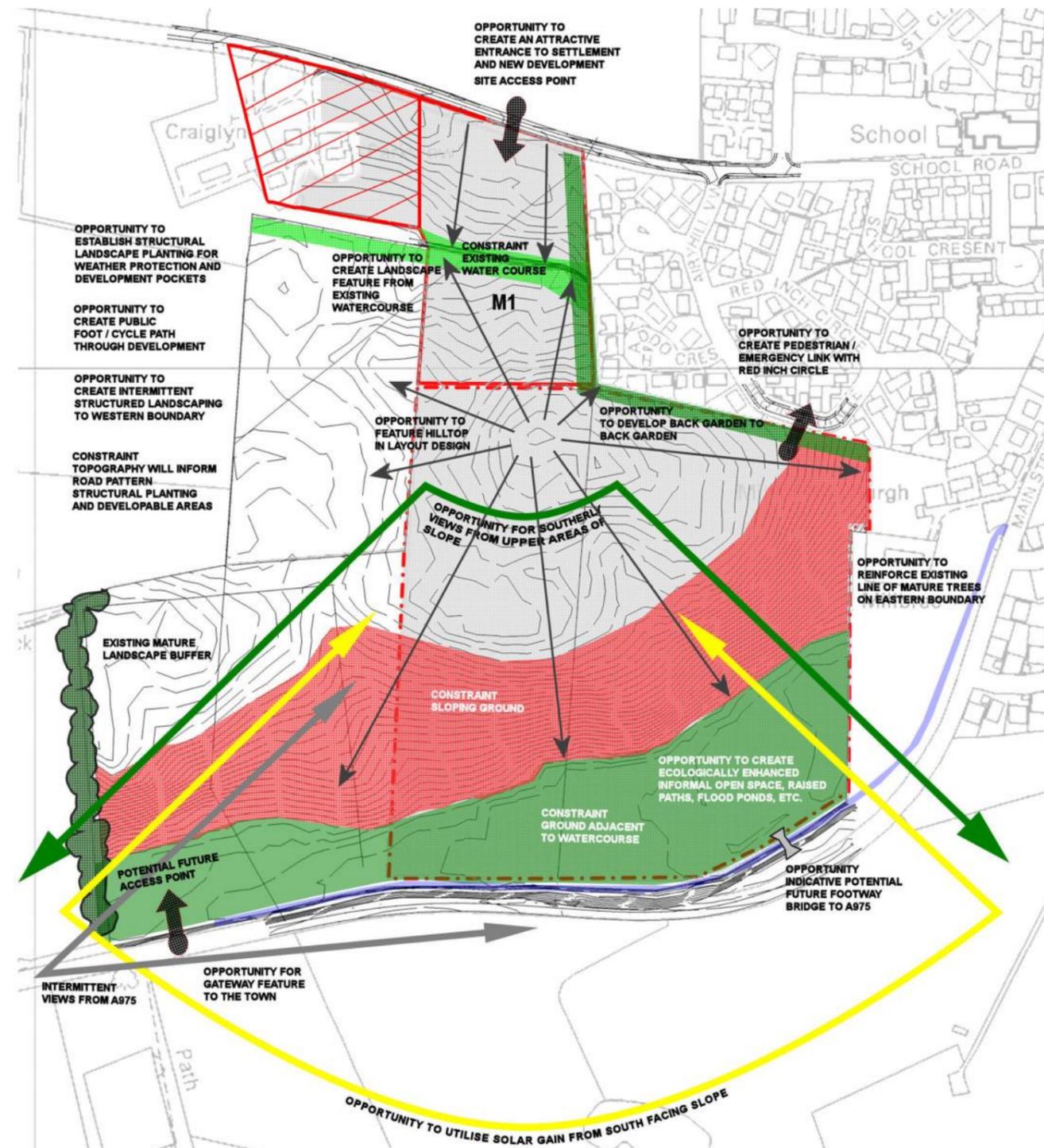


Figure 12: Opportunities & Constraints

2.7 Ecology

A Phase 1 Habitat Survey has been completed and will be submitted with any planning application for the site (Figure 13). Data held by the North East Biological Records Centre (NESBReC) has been incorporated into the Ecological Survey.

The Survey found the site to be of low ecological value, although as would be expected the watercourse to the north of the site and the Foveran Burn were found to be the focal points of ecological interest. The survey did not find that the development of the site would pose any adverse impacts on either the site or the neighbouring Forvie National Nature Reserve; noting that net gain to biodiversity should accrue as a result of the development.

The survey advised that prior to construction a repeat survey for protected species should be undertaken. Similarly any works that may affect the channel of Foveran Burn or where water quality may be affected should also be assessed with reference to otter and fresh water pearl mussel.

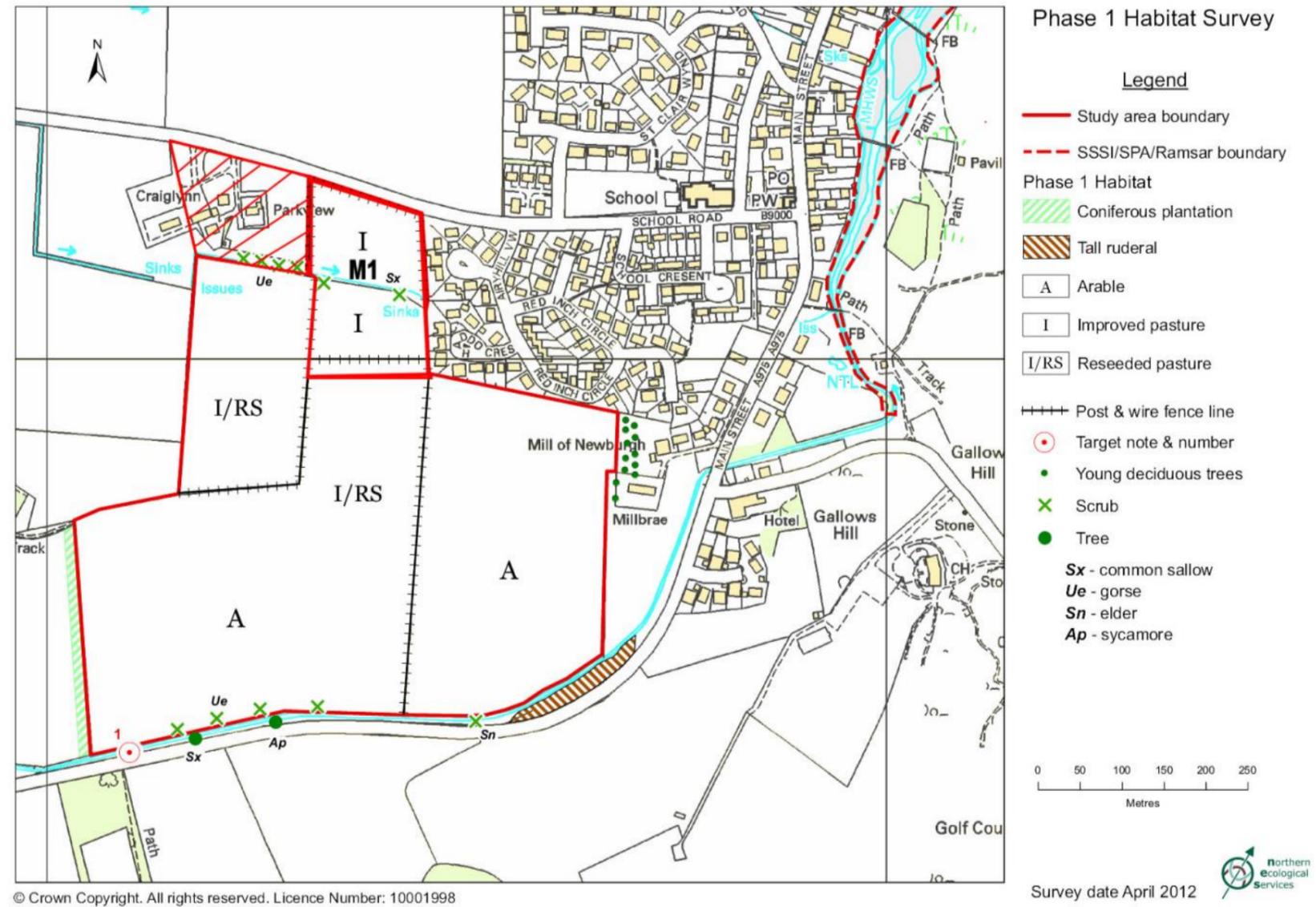


Figure 13: Habitat Survey

2.8 Flooding

SEPA's Indicative Flood Map (Figure 14) provides predictive guidance on the possible extent of functional floodplain (1 in 200yr flood extent) for catchments greater than 3km². The flood map indicates that the functional floodplain for the Foveran Burn covers part of the site to the south. With a smaller catchment, the watercourse to the north of the site is not included on the SEPA flood map.

The indicative floodplain for the Foveran Burn has been taken into consideration in the preparation of the Masterplan with all land within the floodplain designated as informal open space with an additional landscape buffer placed over the steep rising ground located between the floodplain and proposed housing areas. As well as providing recreational and biodiversity opportunities which will benefit the local community this buffer also provides greater protection from the flood risk associated with the Foveran Burn.

It is recognised that whilst the SEPA flood map is a useful tool in initially establishing whether a site might be at risk of flooding, it is designed to be used as a strategic tool to give an indication of whether a general area may be affected by flooding, not individual properties or a specific location. A full Flood Risk Assessment will therefore be carried out and submitted with any planning application for the site which will examine local factors and determine the risk of flooding on the development site.

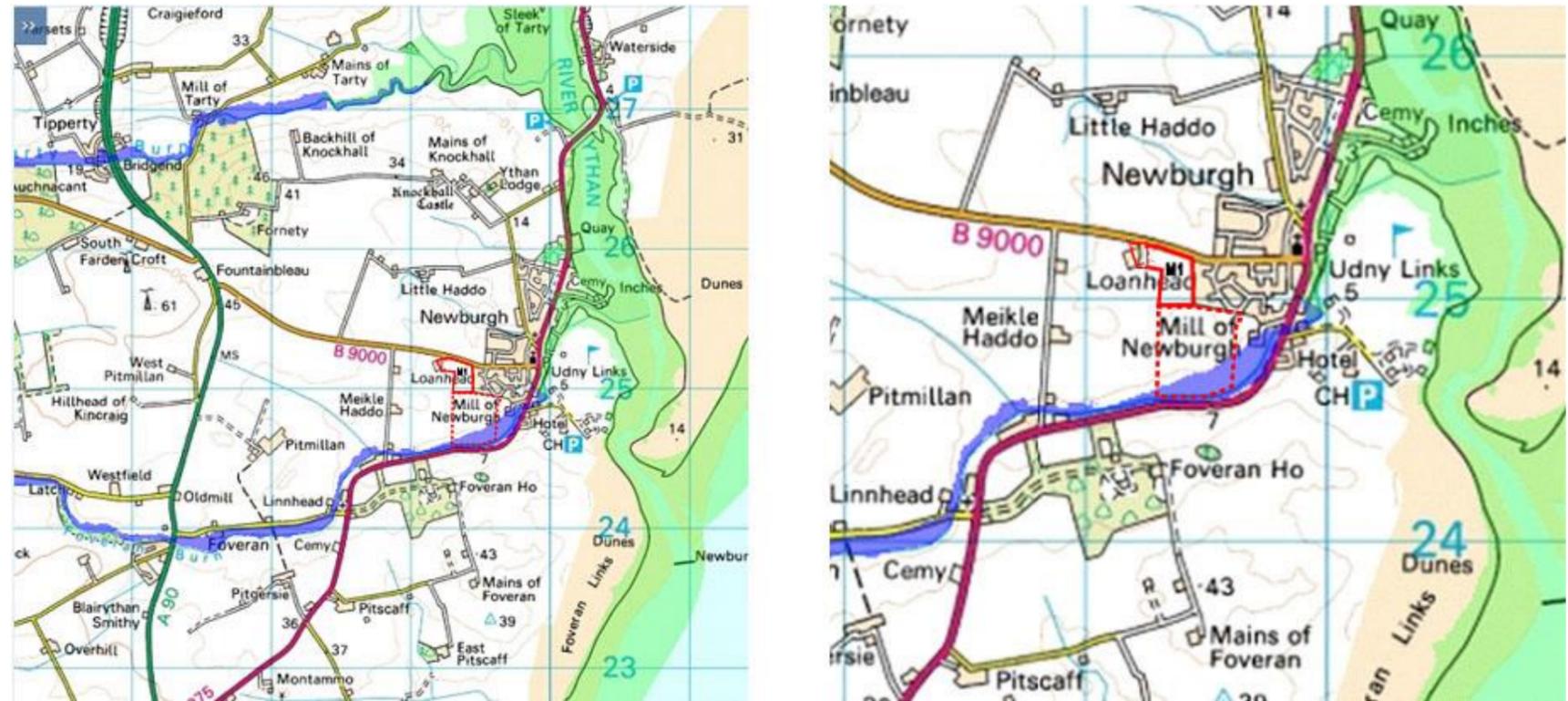


Figure 14: SEPA Flood Plan

2.9 Contaminated Land

A brief review of available historical information for the site indicates that it has never previously been developed, and has been in agricultural use. Thus, it is not anticipated that there will be significant contamination constraints associated with the site.

Photos 8 and 9 show the undeveloped site in its natural state.

Photos 10 and 11 show the existing burns to which the surface water would drain.

2.10 Drainage and Water

Scottish Water have confirmed that there is sufficient capacity in the Invercarnie Water Treatment Works and also within the local network to accommodate the proposed development on the site for the full number shown within the proposals. They have also confirmed that there is sufficient capacity in the Balmedie Waste Water Treatment Works to accommodate the development.

In accordance with Aberdeenshire Council and SEPA's current policies, a Drainage Assessment including Sustainable Urban Drainage Strategy (SUD's) will be required to accompany any planning application(s) for the site. This will outline the drainage principle for each area of the development and dictate the SUD's measures to be put in place to provide the required treatment levels as required by SEPA for each phase of the development.

A construction method statement in accordance with SEPA's guidance will also be required particularly where existing watercourses are affected and in relation to development activity on the site.



Photo 8: Site looking south from B9000



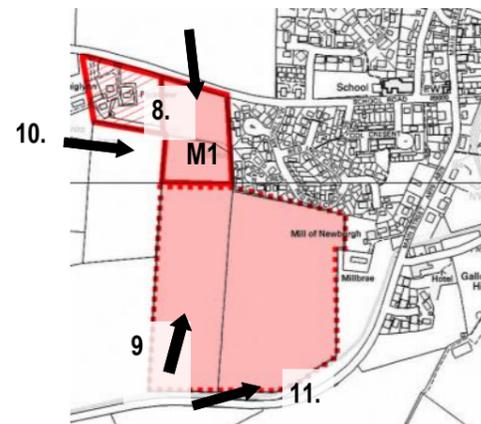
Photo 10: Water course to north of Site



Photo 9 : Site looking north from A975



Photo 11: Foveran Burn



Key to photo locations

3.0 Community Consultation

- 3.1 Community Consultation and Engagement
- 3.2 Community Council Meeting
- 3.3 First Public Consultation Event
- 3.4 Second Public Consultation Event

3.1 Community Consultation and Engagement

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

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

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

3.2 Community Council

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



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

3.3 First Consultation Event

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



Feedback from First Consultation

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

The main issues concerned:

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

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

3.4 Second Consultation Event

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

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



Feedback from Second Consultation

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

The main issues raised were:

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





4.0 Site Requirements

- 4.1 Implications of Analysis for the Masterplan
- 4.2 Design Requirements
- 4.3 Energetica
- 4.4 Sustainability
- 4.5 Energy Efficiency
- 4.6 Foul and Surface Water Drainage Proposals
- 4.7 Transport Strategy
- 4.8 Strategic and Local Road Network

4.1 Implications of Analysis for the Masterplan

A framework for the development of a Masterplan began to evolve through site analysis, incorporating opportunities and constraints together with feedback provided by the local community across two public exhibitions. Figure 15 shows an early concept plan from the second community engagement.

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

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

The topography of the site, as seen in Figure 5 on page 12, will influence the road pattern as will the requirements of Designing Streets. The topography and the location of the Foveran Burn will influence the drainage solution for the site which falls both to the north and to the south.

4.2 Design Requirements

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

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

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

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

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

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

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

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

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

This will be an evolving process which will be considered in stages. The Site Analysis information was presented to the local community as part of the consultation process and the feedback obtained became part of the analysis information.

The initial design concepts which emerged from this information were then presented to the community at a second consultation event and further

feedback obtained. This together with feedback from the Local Development Plan process including the Reporters' Recommendations provided the final brief for developing the site.

Further details of the community consultation process are contained in Section 3.



Figure 15: Early concept plan from 2nd Community Consultation

4.3 Energetica & Newburgh

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

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



Landscape & Green Space

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

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

Area 2: Land set out within the centre of the site which spans the existing small ditch that splits the M1 site will be retained and enhanced as a wildlife corridor, creating a central biodiversity focal point to the Masterplan area. SUDs provision will be engineered within this area to either side of the ditch and incorporated into the landscape.

Area 3: Land set out to the south of the allocated site will form yet further open space and will take on a more formal space, including a play area. All of the green spaces within the Masterplanned area will be interconnected for ease of pedestrian movement through the development site, creating a quality landscape for both the settlement and residents alike, see Figure 33 on page 42.

Movement Networks

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

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

Density Patterns

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

Existing Centres & Facilities

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

Co-Location of New Facilities

The Masterplan focuses on the creation of a quality living environment

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

Mixed Communities

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

Integrating Industrial Environments

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

Integrating Other Working Environments

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

Innovative Enabling Infrastructure

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

Heritage & Reuse of Existing Assets

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

4.4 Sustainability

Local Climate and Topography

Sustainability is a fundamental component of any design process for a 21st Century extension to Newburgh. In developing any proposal for the area the following aspects will need to be considered:

- Energy Efficiency
- Orientation
- Topography
- Public Transport
- Cycle Paths
- Drainage
- Ecology

Figure 16 shows the sustainability wheel showing graphically that all of these criteria are part of the overall consideration for designing Sustainable Communities.

Bright sunny streets can foster a positive sense of place and reduce heat and light requirements within developments. The south sloping aspect of the site lends itself well to opportunities for south facing homes thereby maximising potential for solar gain.

The layout of the site will work with the natural topography of the site to minimise earthworks. It will also pay attention to the watercourses to the north and south of the site. Green links will be created throughout the site for the benefit of people and wildlife alike.

4.5 Energy Efficiency

The Climate Change (Scotland) Act 2009 sets the targets for carbon reduction in Scotland, with an 80% carbon saving on baseline levels (1990 levels) to be in place by 2050. The interim target to be achieved by Scottish Ministers is a 42% saving on baseline figures by 2020.

Aberdeenshire Council through planning policy SG LSD11: Carbon Neutrality in New Development, seek all developments to meet as a minimum the Bronze Active standard set out within Section 7 of the

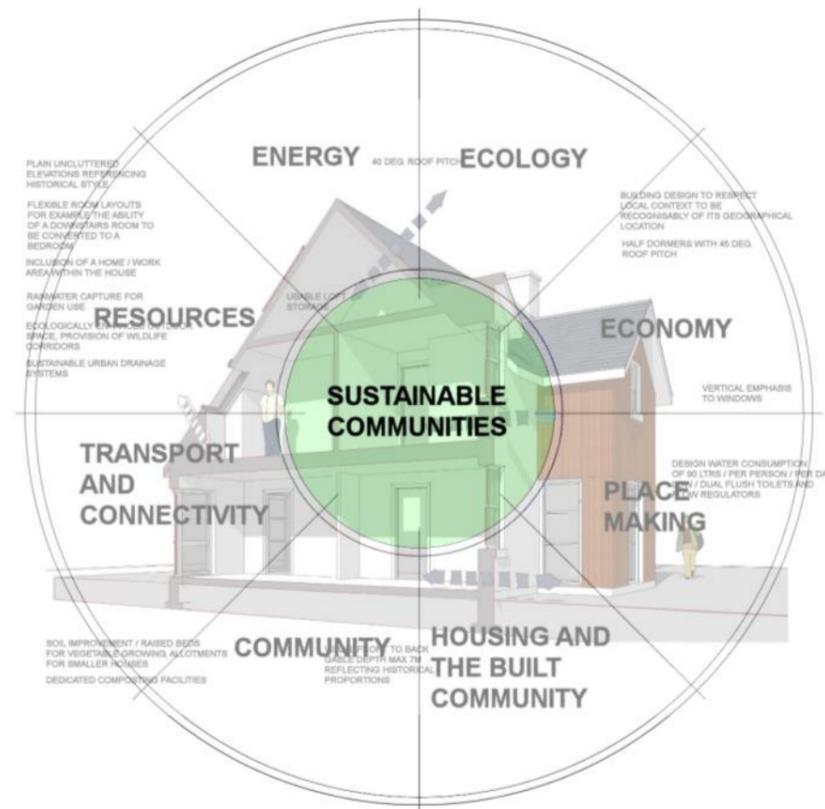


Figure 16: Sustainability Wheel

building standards Technical Hand-out incorporating the minimum building control requirements for new build housing and in addition the use of a low and zero carbon generating technology. This is currently a greater requirement than set by Building Control to achieve building warrant for new build properties.

Stewart Milne Homes (SMH) have made various considerations as to how carbon reductions and emissions are achieved and find that the most appropriate method of achieving the required percentage reduction in development is to improve the thermal performance of the building fabric (fabric first) as this is one of the most technologically advanced and sustainable forms of construction which satisfies the demands of Egan led methodologies and Government directives.

This method will also reduce energy demand, rather than forcing complex costly and non customer centric technologies on to homes and will also

reduce the possibility of future maintenance.

Stewart Milne Homes and Partners are leaders and innovators within the home building industry, striving to produce standard products that meet and exceed homes that meet Code for Sustainable Homes Level 4. The fabric first approach has been derived from extensive investment into researching fabrics and performance under the AIMC4 banner.

House types developed and built under the Sigma II Build System are already completed in Portlethan Aberdeenshire, and are an example of where the fabric first approach offers a far greater carbon reducing method than that of the application of Low and Zero Carbon Generating Technologies.

4.6 Foul and Surface Water Drainage Proposals

New gravity foul and surface water sewers will be provided to service the proposed development and these will be located within the new roads and areas of open space where necessary. Sewers will be designed and installed in accordance with "Sewers for Scotland, Second Edition, November 2007", published by WRc plc.

The new foul sewers will discharge to the existing public sewer network serving Newburgh.

Indicative SUDS areas have been shown on the site Masterplan Figure 24 Page 37. These have been located at appropriate low points adjacent to existing watercourses to suit the phasing proposals for the development, as set out within Section 2.10 of the Masterplan.

The new surface water sewers will discharge to the relevant SUDS area, which in turn will discharge to the existing watercourses running adjacent to that phase of the development.

4.7 Transport Strategy

Transport Network

There are no dedicated cycling facilities within Newburgh but cycling is generally safely accommodated on-road. In addition, the core path network runs through the settlement.

The site is bounded to the north by the B9000 and to the south by the A975. The Indicative Masterplan illustrated by Figure 24 on page 37 proposes an access onto the B9000 via a simple priority junction.

The B9000, approximately 2.0km, to the west affords direct access onto the A90 (T) via a simple priority junction. The A975, approximately 4.0km, to the south also affords direct access onto the A90 (T).

Integration of the site with the surrounding area is crucial to its success. In order to achieve this priority must be given to access by pedestrians, followed by cyclists, public transport, and then cars and other motorised vehicles.

Pedestrian and Cyclists

The proposed development site abuts the existing Newburgh settlement boundary to the west. Footways are present on School Road, on both sides as far as Airyhill View then on the south (site) side only west of Airyhill View terminating at the settlement boundary. An alternative pedestrian route to the site is available from School Road via Airyhill View and Red Inch Circle.

The Newburgh Mathers Primary School is situated on School Road can be reached via either route is within 4 to 8 minutes walking distance from the site. The village centre, which is further east is around 8 to 12 minutes from the site as shown on Figure 9 on page 15.

The site is therefore well positioned to encourage access to local facilities and amenities on foot. To integrate the site with the existing footway network the internal footway network within the development comprises of both on-street and segregated paths. These will link directly to the existing provision on School Road and Red Inch Circle and afford the site excellent walking accessibility with safe and direct routes to the school,

the town centre, the beach areas and the wider core path network, see Figure 10 Page 15.

Public Transport

Figure 9 on page 15 demonstrated that the site is well located in terms of public transport connections.

Connections to the A975 services operating along the southern site boundary would clearly be advantageous for properties located to the south. It is recommended that for future phases of development, beyond Phase 1, potential footway linkages to the are examined A947 as well as bus stop provision at an appropriate location along the south site boundary. Crossing facilities on the A975 to southbound stops will also have to be considered.

New footpaths from the site will link with existing paths to provide access to these services.

Vehicular Access

The first phase of development will be served from a new priority access formed on the B9000 as shown on the Masterplan. The access road from the B9000 is proposed to extend through the site to create a new link road to the A975, via a new junction located on the southern boundary. The route of the link road will be safeguarded within the future development area which can be delivered through future phased development beyond the life of the current LDP. The detailed layout of the road will be designed through close discussion with Aberdeenshire Council and the detailed planning application stage and will follow the principles of designing streets to create a safe environment. The first phase of development can be readily served from the B9000.

The site boundary to the north currently lies within the un-restricted section of the B9000, however there are proposals to re-define the settlement boundary with the inclusion of the proposed site and the adjacent land to the west as part of the development. The extension of the 30mph limit beyond the proposed new settlement limit to the west is therefore recommended. The extension of the 30mph on the B9000 will be the subject of a Traffic Regulation Order and further detailed discussions with Aberdeenshire Council.

The proposals, to ensure walking/cycling friendly environment within and outwith the site, will be further explored in detail as part of the Transport Statement and discussions with Aberdeenshire Council.

4.8 Strategic and Local Road Network

A90 Balmedie to Tippetty Dualling

The proposed A90 Balmedie to Tippetty dualling will provide the missing dual carriageway link between Aberdeen and Ellon and improve strategic and local accessibility along the A90 (T) corridor in the north east. The proposed scheme includes grade separated interchanges at the A975 and B9000 junctions, significantly improving access to Newburgh from the A90(T) (Figure 17).



Figure 17: Strategic Road Network - A90 Dualling/Core Path Network



5.0 The Masterplan

- 5.1 Evolving the Layout
- 5.2 Land Use
- 5.3 Link Road
- 5.4 Design Response to Surrounding Landscape
- 5.5 Open Space
- 5.6 Creating Urban Structure
- 5.7 Housing Density
- 5.8 Masterplan
- 5.9 Employment Land
- 5.10 Design Code

5.1 Evolving the Layout

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

Following the second consultation and the outcome of the Reporters' Recommendations the layout proposals have again been refined to arrive at the indicative Masterplan shown in Figure 24 on page 37.

5.2 Land Use

The proposed design allows for a phased residential development adjacent to employment facilities which make the best use of the site, retaining existing features and respecting the topography and working with the contours.

Employment land is located to the north west of the site and could be accessed from existing junction to BUS1 Site.

5.3 Link Road

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

Figure 19 page 34, demonstrates the framework for pedestrian and vehicular traffic distribution proposed for the site and shows the linkages to the existing community in Red Inch Circle, School Road and the A975.

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

The proposed link road provides a shorter distance for residents from Airyhall View/Red Inch Circle and St Clair Wynd to reach the A975 to the south of Newburgh (1.0 km via the development compared to 1.5km via Main Street) plus avoids using the existing junction in the village centre. With these factors, it is important to note that there is no need to further enhance the attractiveness of the route to external users by encouraging the use of higher traffic speeds, typical of a 'local distributor road' design. Equally, it is recognised that the route should not be overtly traffic calmed or indirect so as to discourage through trips, akin to Designing Streets guidance. It should be further recognised, that the introduction of such "residential road" within new development does not comply with Designing Streets concept endorsed by the Council. However, the Council have stressed in this instance that this is the type and nature of road they wish to see within site M1.

Technical limitations of the site in terms of the sites topography would prevent any other type of road being developed. These technical limitations mean that the road will utilise the contours of the site, respecting the natural lay of the land and also existing the lower end of the site across the

Foveran Burn in a location that is not prone to flooding. All these technical details will be discussed and presented to the Council in any Detailed planning application.

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

Figure 18 highlights how the proposed link is delivered from within the M1 site as an initial section of the overall route passing through future development phases to the south. A cross section of the road is also shown (Figure 34), creating an example of the relationship of the housing to the road.



Figure 18 : Link road

5.4 Design Response to Surrounding Landscape

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

5.5 Open Space

New areas of open space will be created within the site, principally at the entrance to the site, at the centre of the site at the crest of the hill and to the south, adjacent to the Foveran Burn. These areas will provide opportunities for leisure & recreation as demonstrated by Figure 20 on page 34. This was an important consideration and outcome of the consultation process.

The provision of open space will also create opportunities for the existing and new communities to interact, providing a sense of place and helping to encourage active lifestyles.

Areas of open space will be developed in line with Aberdeenshire Councils Supplementary Guidance on open space.

The open space has been considered across the wider site which will allow any future development to integrate well with M1

M1 (Phase 1) of the development the open space (6,715 sq.m.(0.67ha)) will provide amenity and leisure opportunities in compliance with the Aberdeenshire Council's Supplementary Guidance. Areas of open space will be maintained by a third party or management company to be appointed at a later date.

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

Full details of a landscape design and maintenance scheme will be submitted as part of any planning application for the site, please refer to Figure 30 page 42, for examples of wild flower planting.

Areas of open space accessible from the site include the beach, the golf course, the school playing fields and the core path network. Figure 21, page 35, indicates the proximity of the areas of open space to the development site.

The design of the new landscaping will respond to the local character of Newburgh and its location within the development. Amenity areas in the heart of the development or on the road frontage to the B9000 will be more formal in design while the areas along the burn and to the south of the site will be more informal in keeping with the surrounding areas.

By providing an appropriate mix of trees, shrubs and green linked spaces the biodiversity of the area will be maximised.

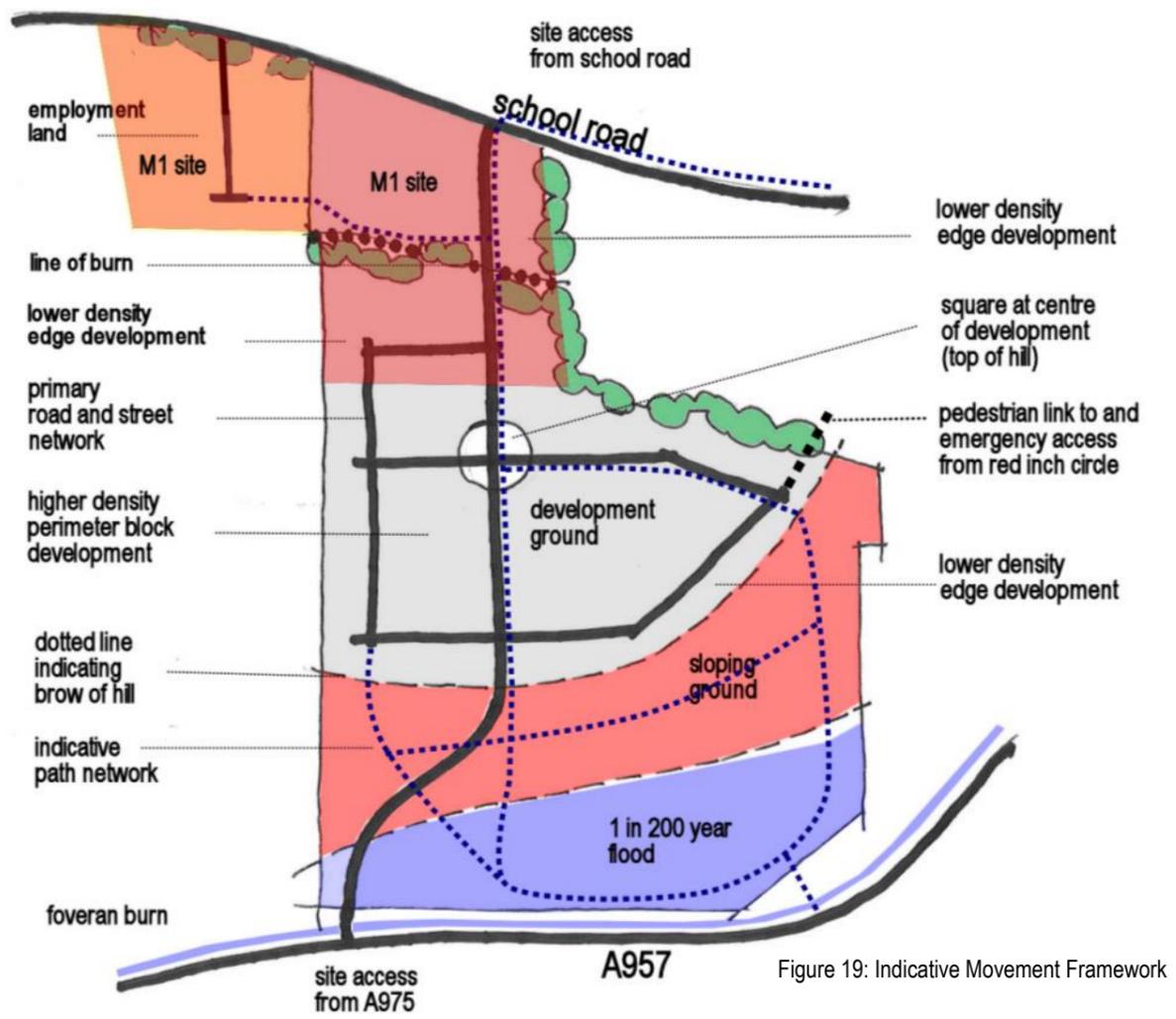


Figure 19: Indicative Movement Framework

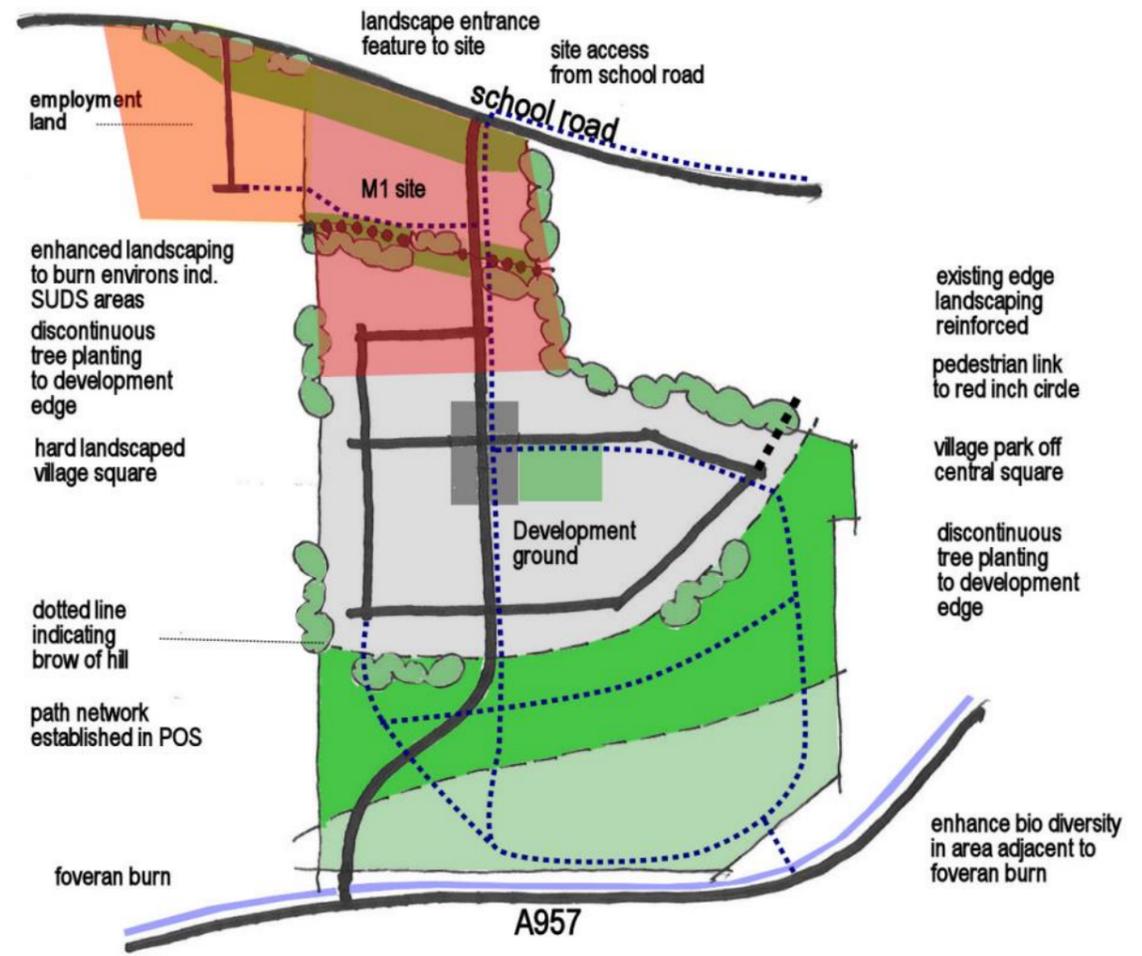


Figure 20: Indicative Landscape Framework

grid street network providing: legibility; choice of movement; traffic management with hierarchy of movement routes.

perimeter blocks can accommodate a range of building types and densities

edge housing; detached and semi detached; front and rear gardens; tree lined avenues; curtilage parking; remote footpaths or no footpaths in 20 mph zones.



source: The Essex Design Guide

centre housing; terrace and linked; fronting onto street with no or minimal front gardens. rear lane parking.

reducing density
centre to edge

5.7 Housing Density

Newburgh lies within the Local Growth and Diversification Area and can accommodate growth based on local need and demand.

Representations received during the public exhibitions demonstrate a demand for new housing in Newburgh. The Aberdeenshire Local Development Plan settlement statement states that the northern part of the site (M1) can accommodate 40 dwellings and 1.5ha of employment land. This comprises 3.2 ha of land.

Housing densities within the proposed Masterplan site will where practicable meet the densities as set out within the Aberdeen City and Shire Structure Plan where the policy seeks to set minimum densities of 30 dwellings per hectare thus maximising finite land resources creating well designed, sustainable development that sits well within the context of the site. The development densities within Newburgh vary across the settlement with housing sited immediately east of the site of medium density. In the case of the upper portion of the site and Phase 1 of the Masterplan area, it is contextually appropriate to establish a similar density. The density achieved within Phase 1 of the Masterplan area is 23.5 units per hectare in line with present government policy. Density in Newburgh generally ranges from 16 units per hectare at the edge of the village to 33 units per hectare in the centre of the village.

Figure 23: Block Plan

5.8 Masterplan

The design of the layout as demonstrated in Figures 24, 25 and 26 is a response to the Key Criteria for good Urban Design taking on board the principles of 'Designing Streets' and the principles of Energetica which aims to deliver high standards of design. The design of the layout has also considered the responses received during the consultation process and information gathered during initial analysis. The majority of the properties in Phase 1a will benefit from the increased visual amenity of the entrance area.

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

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

The development is easy to get around. There is a clear hierarchy of roads, streets, lanes and footpaths, with good accessibility to all local facilities including the primary school and village centre. Footpath links through the site to the Foveran burn and out to the wider area will provide recreational walking and cycling routes which will benefit the whole community and also provide a link from the south of Newburgh to the facilities to the north. See Figure 31, page 42 for example of shared surfaces.

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

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

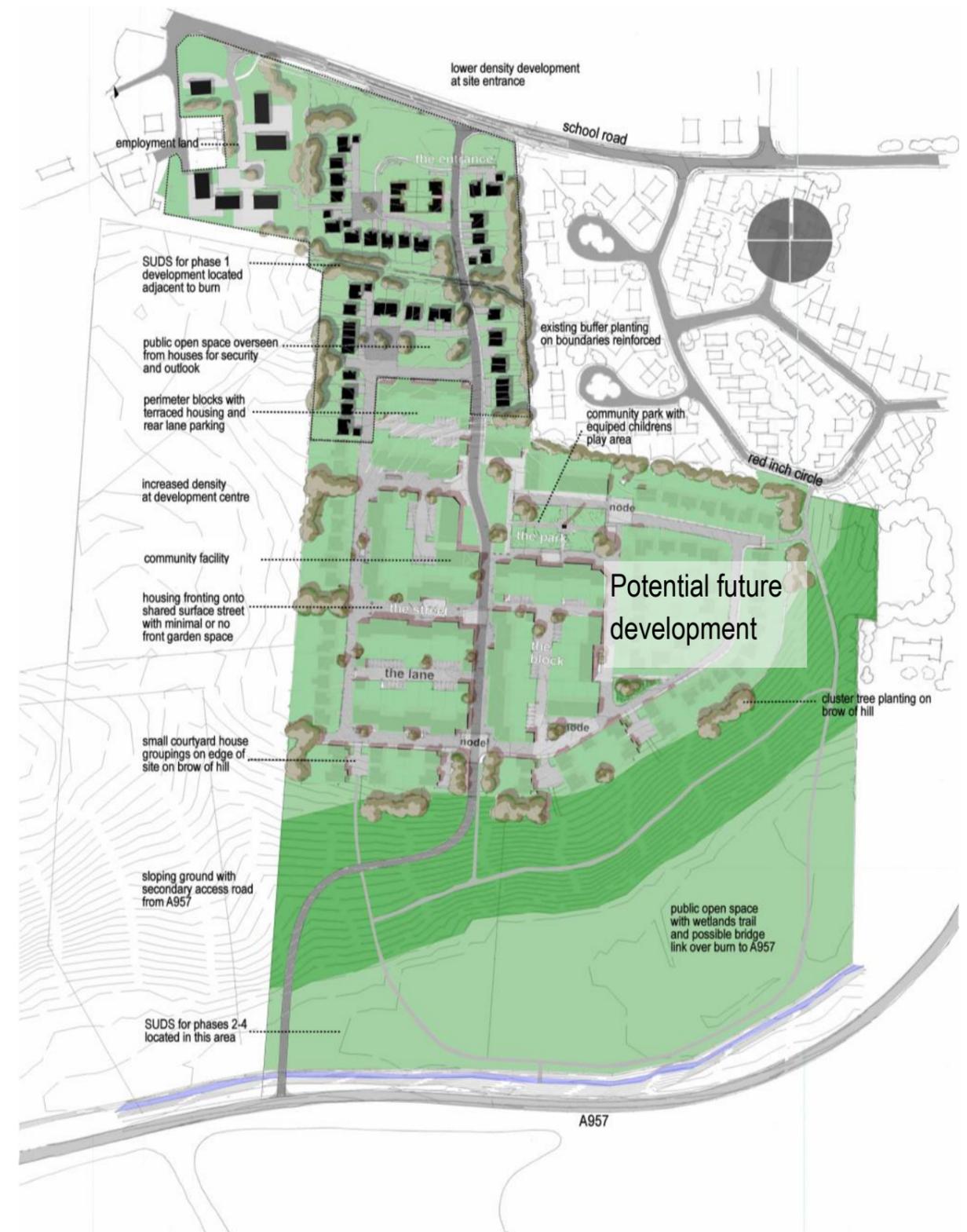


Figure 24: Indicative Masterplan

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

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

In terms of materials, this will vary and will include smooth render, dry dash render and stonework. Roofs will consist of concrete tiles and will vary in colour, please refer to Figure 32, page 42 and Figure 33 page 43.

While the design will allow for overlooking of public open space and streets for security it will also ensure that private areas are not overlooked and that window to window relationships are carefully considered. Strategic planting will provide privacy without causing overshadowing or creating areas which are unsafe.

The principles of 'Designing Streets' ensure that public spaces are safe and secure. The design will also provide safe areas for dedicated play



Figure 25: M1 Indicative Masterplan



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

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

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

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

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

site close to primary school

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

several points from both consultations influenced the masterplan design:

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

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

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

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

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

Figure 26: Context Masterplan

5.8 Employment Land

The western area the Masterplan site sits adjacent to BUS 1 and can be served directly from the B9000 without conflict to the neighbouring residential uses. The Masterplan sought to maintain a separate access point to the employment land, but to retain key pedestrian links between the 2 functions. This is important to create and maintain links from the employment land to the remainder of the M1 site and the wider village of Newburgh and will serve a greater purpose for future phases of development. The site is capable of accommodating Class 4, 5 and 6 uses.

Careful siting of landscaping, well considered open space and scale of the units as shown in the Masterplan will ensure that the employment area can co-exist with other uses without impinging on residential amenity or sacrifice to quality of the environment through maintaining reasonable distances to boundaries to the east and by careful siting of landscaping and other boundary treatments. Aberdeenshire Council have considered the positioning of the employment land in this location, next to the existing BUS 1 site already allocated for business use within the Local Development plan, and consider the planning case for this acceptable in principle.

The employment land is in a prime location with excellent access to the Trunk Road network. Design should be of the highest quality and should reflect the sites location. Industrial and warehouse buildings are often substantial masses and visible from great distances. It is critical that industrial/office buildings are recognised as being an important part of the quality of the area and be of a design, scale and mass that is sympathetic to both immediate neighbouring uses and minimise impact on any longer views to the site. Well designed buildings will attract investors and custom to the area, use less energy, provide a better working environment and promote quality and a successful image for the area in line with Energetica principles.

No limits have been set on the height of the buildings within the employment land, as it is considered that each application submitted for the units will be treated on its own merits and should be supported by a design statement that ties in with the concepts set out within the

Masterplan. Buildings should be developed and designed in an energy efficient manner and where possible, be designed to be adaptable, flexible and respond well to changing employment and market trends.

The employment area features a significant area of open space and landscaped frontage creating a green gateway for the village as well as a quality environment for the users of the business spaces. Green, usable space is essential to create a quality working environment to enable employees direct access to open space for quality of life.

Parking standards for the units should be in line with the most recent guidance and comply with the approved standards of Aberdeenshire Council. Car parking however, should not dominate the site, especially the main views from the surrounding areas. Like the residential element of the M1 site, the employment land lies within recognised acceptable walking distance of bus stop for access to public transport.



Figure 27: Employment Land

5.10 Design Code

The design code for the development will ensure that it delivers the quality of design to create a place where people will want to live in keeping with the principles of Energetica

Please refer also to Figure 33 page 43.

- The design contributes to a 'Sense of Place' by creating an individual identity which relates well to its surroundings. The relationship of buildings to open space will provide an interactive streetscape where people dominate.
- The pattern of development will relate comfortably with the surrounding area while providing a subtly different identity.
- The interaction of buildings with the open spaces which surround them will create interesting and useful semi-public spaces where people can meet and interact.
- The quality of the buildings, the landscaping and the arrangement of spaces will create an environment which is both welcoming and pleasant to be in.
- The design of the layout has been very carefully considered to respect the topography of the site while maximising the opportunities for solar gain from the open southerly aspect by careful orientation and arrangement of buildings and open spaces throughout the proposed development. The character of the new houses will complement those of the surrounding area while bringing good quality design to the fore.
- The design of the layout provides a range and style of the houses which will suit a diverse mix of family types, sizes and lifestyles. The size and scale of the buildings is appropriate to the setting and relates well to the surrounding houses, school and commercial premises.
- Key buildings will be located on prominent corners, frontages and in the central core of the development enhancing streetscape and identity.

- There is an opportunity to deliver public art as a feature in the central core of the development and also at the entrance to the development.

How the proposed layout responds to sustainable urban design

The fundamental premise of sustainable urban design is the "Creation of Place." This can be broken down and the layout can be assessed under the following categories:

Regional Identity

Identifying the common characteristics of the region in terms of climate; geography and historical built forms.

Linkages to surroundings

How connections define the character of the existing settlement, and how can this be translated to the new development.

Local Character

Identify the existing local elements that give the town its distinctive character e.g. building form, building relationships, landscaping, materials, history etc.

Site Analysis

Identify the characteristics of the site that will affect the design process such as: Climate, Topography, existing landscape features, linkages, orientation, ecology and ground conditions.

The Indicative Masterplan (Figures 24 and 25 on pages 37 and 38) shows an extension to the existing town edge forming a distinct neighbourhood. The Masterplan shows a development with a hierarchical road structure and a variety of development densities increasing towards the central area. The development centre is located on the highest point on the site thus using the existing topographical features to create a development with unique sense of place.

The majority of the site benefits from a slope with a southerly aspect which opens up the possibilities for maximising on solar gain both passive and active.

The steep slope and lower flood plain to the south of the site is unsuitable for building. Opportunities exist for enhancements of the ecology and bio diversity of this area. Development of the site will create wildlife corridors and natural wetland habitat. In doing so a landscape and educational resource for the town can be provided.



Figure 28: use of drystone dyking



Figure 30: (above) Wild flower planting

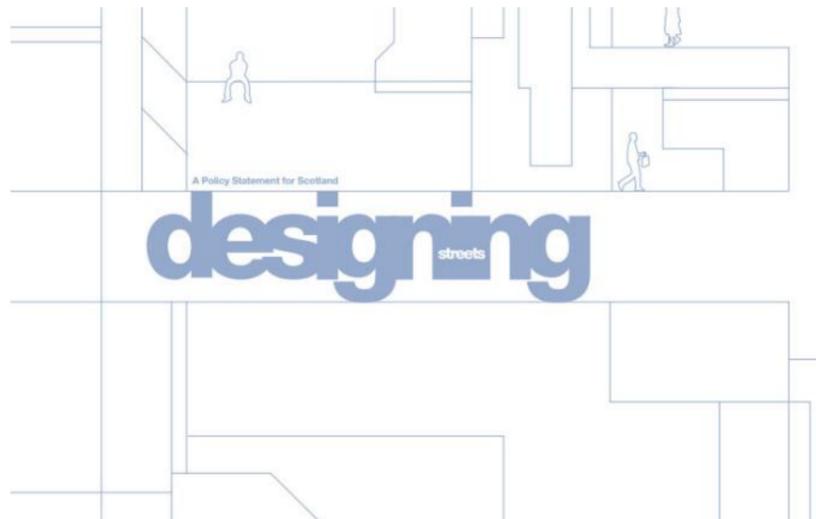


Figure 29: Designing Streets



Figure 32: Example materials and landscaping

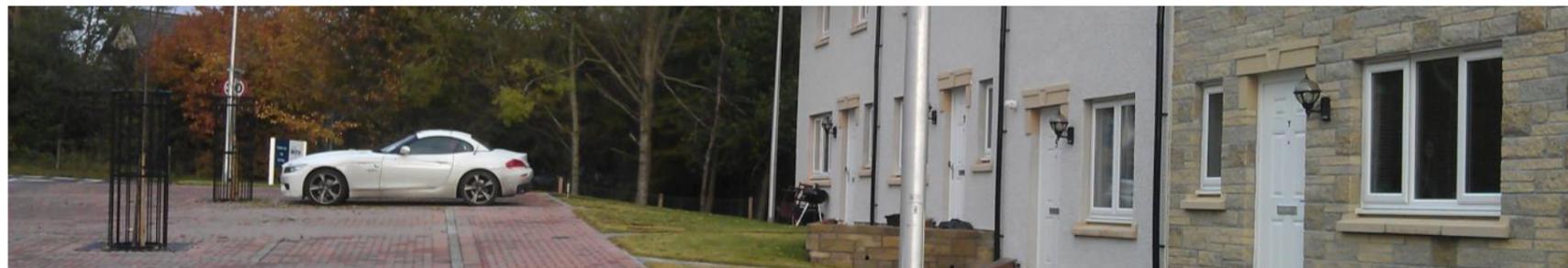


Figure 31: Example of shared road surfaces



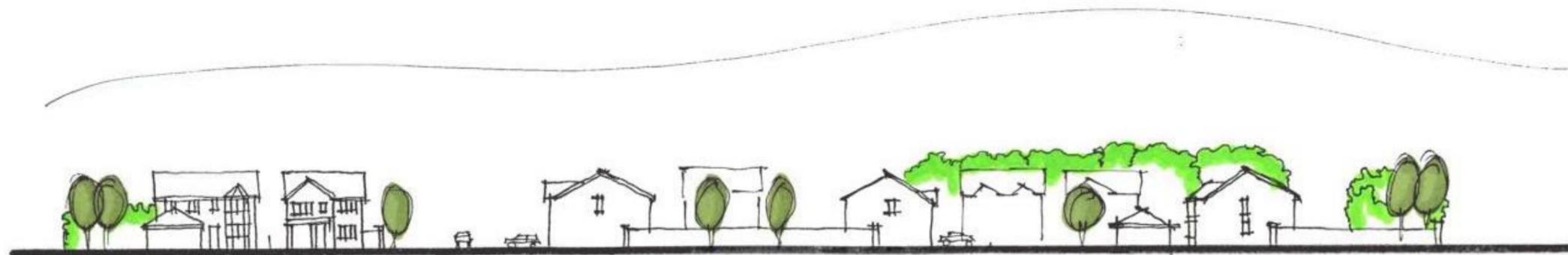


Figure 34: Site section / elevation east – west looking south 'facing school road'

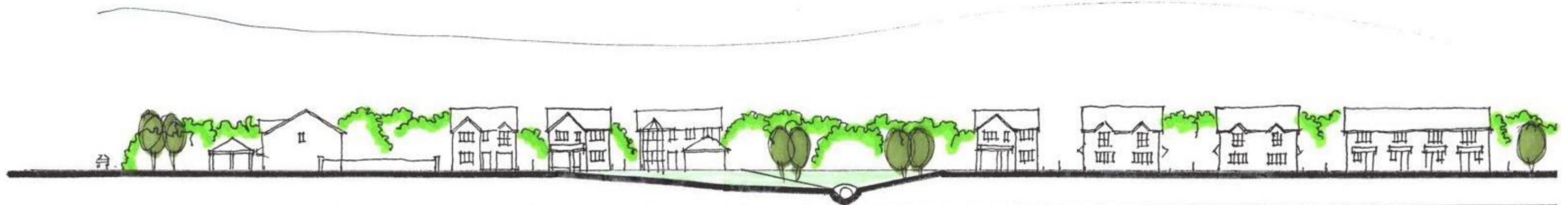


Figure 35: Site Section / elevation north south looking east

6.0 Phasing and Delivery

6.1 Phasing

6.1 Phasing

Phase 1 Development

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

Future Development

Future development proposals, as shown in Figure 36, consist of the development of the remaining three phases, as shown in the Masterplan. This additional development will be promoted through the next Local Development Plan process demonstrating the potential for development within the whole site.

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



Figure 36 - Phasing Plan

7.0 Developer Contributions

7.1 Specific Infrastructure

7.2 Affordable Housing

7.1 Specific Infrastructure

Aberdeenshire Council identifies the likely infrastructure requirements for the site during the Local Development Plan process. This includes:

Water

- Contributions to an upgrade to the Balmedie West Waste Water Treatment Works.

Health

- Contributions to a new health centre in Ellon.

Recycling

- Contributions to a Depot and Recycling bulking point in Ellon.

The amount and type of contributions will be commensurate with the scale and impact of development as required by Scottish Government Circular 1/2010 Planning Agreements. Developers will not be expected to make good existing shortfalls. They will be the subject of negotiation and agreement at the time that any planning application is made.

The precise level of infrastructure provision and developer contributions required from any development will be agreed with Aberdeenshire Council through the planning gain officer in consultation with other statutory agencies.

7.2 Affordable Housing

Schedule 4 of the Aberdeenshire Local Development Plan identifies Newburgh as being well provided for in terms of affordable housing and as such 20% affordable housing should be provided. The site will provide appropriate levels of affordable housing in line with these requirements.

The exact nature, type and style will be discussed with Aberdeenshire Council during the planning application process.

8.0 Further Information

For further information please contact:

Ryden LLP

25 Albyn Place

Aberdeen

AB10 1YL

Tel:01224 588866

Email: newbugh@ryden.co.uk



9.0 Appendices

9.1 Appendix 1

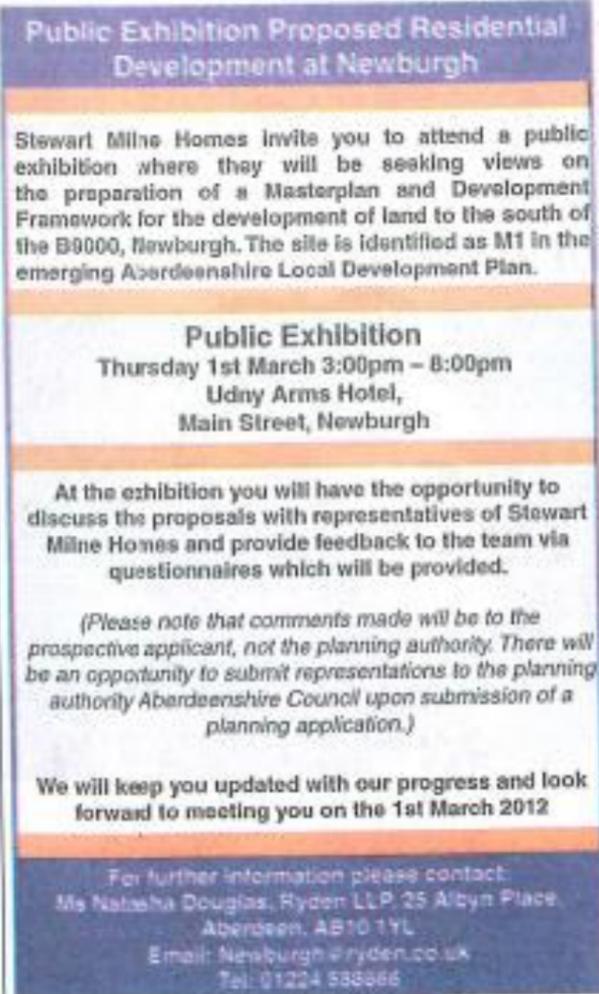
9.2 Appendix 2

9.1 Appendix 1

Appendix 1 contains all the information relating to the 1st Community Consultation Event including the following:

- Newspaper Advert
- Poster
- Letter to Community Council
- Letter to Councillors
- Registration & Comments Sheet
- Display Boards
- Feedback Summary

P & J Advert 22/2/12



Public Exhibition Proposed Residential Development at Newburgh

Stewart Milne Homes invite you to attend a public exhibition where they will be seeking views on the preparation of a Masterplan and Development Framework for the development of land to the south of the B9000, Newburgh. The site is identified as M1 in the emerging Aberdeenshire Local Development Plan.

Public Exhibition
Thursday 1st March 3:00pm – 8:00pm
Udny Arms Hotel,
Main Street, Newburgh

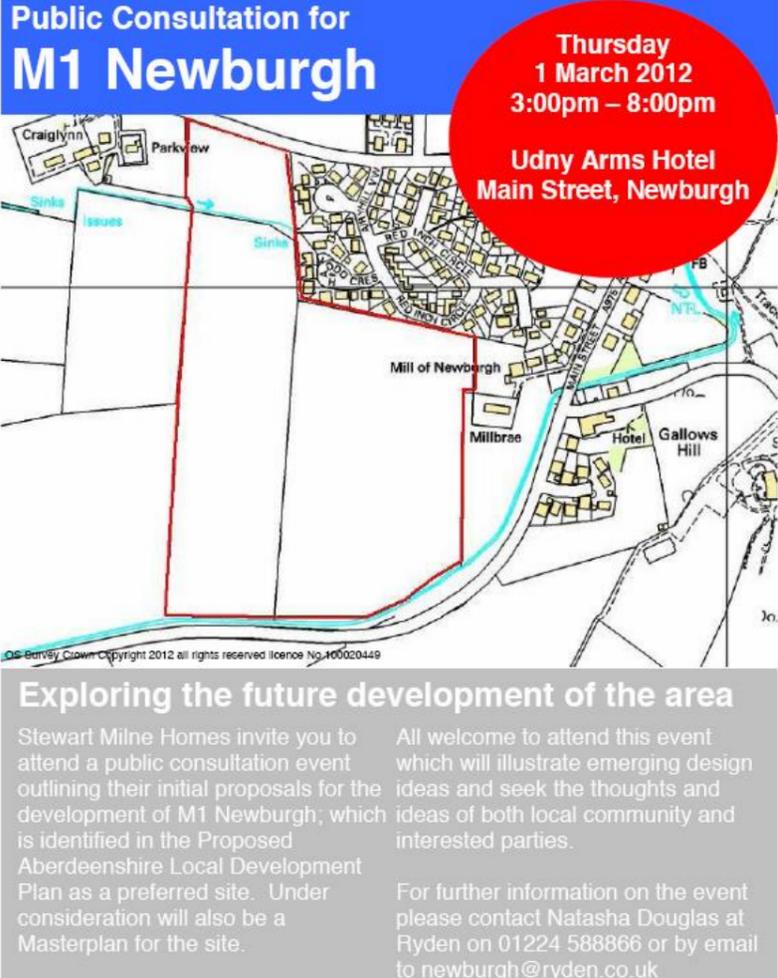
At the exhibition you will have the opportunity to discuss the proposals with representatives of Stewart Milne Homes and provide feedback to the team via questionnaires which will be provided.

(Please note that comments made will be to the prospective applicant, not the planning authority. There will be an opportunity to submit representations to the planning authority Aberdeenshire Council upon submission of a planning application.)

We will keep you updated with our progress and look forward to meeting you on the 1st March 2012

For further information please contact:
Ms Natasha Douglas, Ryden LLP, 25 Albion Place,
Aberdeen, AB10 1YL
Email: Newburgh@ryden.co.uk
Tel: 01224 588866

Advertising Poster for 1st Consultation



Public Consultation for M1 Newburgh

Thursday
1 March 2012
3:00pm – 8:00pm

Udny Arms Hotel
Main Street, Newburgh

Exploring the future development of the area

Stewart Milne Homes invite you to attend a public consultation event outlining their initial proposals for the development of M1 Newburgh; which is identified in the Proposed Aberdeenshire Local Development Plan as a preferred site. Under consideration will also be a Masterplan for the site.

All welcome to attend this event which will illustrate emerging design ideas and seek the thoughts and ideas of both local community and interested parties.

For further information on the event please contact Natasha Douglas at Ryden on 01224 588866 or by email to newburgh@ryden.co.uk

STEWART
Milne
HOMES

Letter to Community Council

Mr Duncan Milne
Secretary
Foveran Community Council
27 St Clair Wynd
Newburgh
ELLON, AB41 6DZ

Our Ref: CS/ND

Email:

Natasha.douglas@ryden.co.uk

Dear Mr Milne

ABERDEENSHIRE LOCAL DEVELOPMENT PLAN

M1 NEWBURGH

I refer to the above site which is under the control of Stewart Milne Homes whom we represent.

Proposal of Application Notices have been submitted and there is also a requirement to prepare a Masterplan for the overall site. A plan is enclosed highlighting the area to be covered.

The content of the Masterplan will follow that set out in the Council's supplementary guidance, SG LSD1: Masterplanning and the content will follow that set out in the Council's Development 'Framework Checklist'. More particularly, it will address the following key issues:

Site requirements and delivery;

Design vision, including housing, access and connectivity;

Access, connectivity and public transport provisions;

The topography of the site and the development response to that;

Urban space provision with emphasis on linkage throughout the site;

The phasing of the development.

To avoid confusion in the local community, it is the intention of Stewart Milne Homes to proceed with consultation on the Masterplan in tandem with consultation in respect of their proposed planning application.

This will involve a public exhibition held locally throughout an afternoon and early evening to outline initial development proposals and to seek public comment. This event will take place on Thursday 1st March 2012 between 3pm - 8pm which you are welcome to attend. This is being advertised in the Press and Journal on 22nd February 2012 and posters inviting attendance will be distributed locally.

Having regard to the comments received at the initial public exhibition, the Masterplan and Development Framework will be refined and a further early evening exhibition held to present a final draft of the proposals. This will be held on Wednesday 18th April 2012 between 3pm - 8pm which you are also invited to attend. We will write to you nearer the time to remind you of this.

Any comments you may have can be sent to the following:

Natasha Douglas, Ryden LLP, 25 Albyn Place, Aberdeen, AB10 1YL or newburgh@ryden.co.uk Tel: 01224 588866

I trust this is order.

Yours sincerely

Natasha Douglas

Planning Consultant

cc: Shelley Thomson, Stewart Milne Homes.

Letter to Councillors, Isobel Davidson, Rob Merson, Gillian Owen, Debra Storr

To attached List

Dear

ABERDEENSHIRE LOCAL DEVELOPMENT PLAN

M1 NEWBURGH

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A meeting will also be held with Foveran Community Council on 22nd February 2012 to brief them on the proposals and to seek their views.

Having regard to the comments received at the initial public exhibition, the Masterplan will be refined and a further early evening exhibition held to present a final draft of the proposals. This will be held on Wednesday 18th April 2012 between 3pm - 8pm which you are also invited to attend. We will write to you nearer the time to remind you of this.

Any comments you may have can be sent to the following:

Natasha Douglas, Ryden LLP, 25 Albyn Place, Aberdeen, AB10 1YL or newburgh@ryden.co.uk Tel: 01224 588866

I trust this is order.

Yours sincerely

Natasha Douglas

Planning Consultant

cc: Shelley Thomson, Stewart Milne Homes.

Registration & Comments Sheet

Name	Address	Email	Comments
Mr Bruce Clark	3 Lea Cottages Newburgh Ellon AB41 6BN		
Mr Harry Webster	Rowan Bank 159 Main Street Newburgh AB41 6BN		
Mr Rob Merson	40 St Marys Drive Ellon AB41 9LW		
Cllr D Storr	Westmount Cottage Balmedie	debra@debrastorr.org.uk	
Mr & Mrs Kinloch	5 Errol Place Newburgh		
Mr Ray Kenyon	Chinook 3 Merlin Terrace Newburgh AB41 6RA		
Mr & Mrs Mutch	9 Aryhill View Newburgh AB41 6DW		
Ms A Massie	24 Red Inch Circle Newburgh AB41 6AW		
Ms L Sinclair	22 St Clair Wynd Newburgh		
Mr D Stirton	24 Knockhall Road Newburgh		
Ms N Stirton	24 Knockhall Road Newburgh		
Mr A Kirk	28 St Clair Wynd Newburgh		
Mr & Mrs Morrison	4 St Clair Wynd Newburgh		
Mr & Mrs Marshall	Meikle Haddo Newburgh		
Mr Ian Morris	8 Millend Newburgh AB41 6DX		

Mr Bruce Finnie	13 Red Inch Circle Newburgh		
Dr Katrina Mackinlay	8 Bridge Gardens Newburgh AB41 6BZ		
Mrs M Adams	7 Haddo Crescent Newburgh AB41 6DU		
Mr Sandy Allan	16 Red Inch Circle Newburgh		No Stewart Milne in Newburgh ever. The village is fine as is!!
Mr George Adams	7 Haddock Crescent Newburgh AB41 6DU		
Mrs Rosemary Dolman	Foveran House Foveran Ellon AB41 6AP		
Mr John Fordyce	Craigard Foveran Ellon AB41 6AP		
Mrs Anne Hirst	34 St Clair Wynd Newburgh		
Mr Gary Mitchell	17 St Clair Wynd Newburgh		
Mrs Lorraine Rae	20 Main Street Newburgh		
Ms Gillian Oag			
Mrs Sue Edwards	6 Airyhall View Newburgh		
Ms Ailsa Kennedy	11 Airyhall View Newburgh		
Mr & Mrs Gordon Edwards	39 St Clair Wynd Newburgh		
Mr Charles Ess-lemont	6 Haddo Crescent Newburgh		
Mr J Edwards	6 Airyhall View Newburgh		
Mr P Marshall	8 Laverock Road Newburgh		
Mrs Jane Bradford	49 Main Street Newburgh		
Margaret Weir	East Knockhall Farmhouse Newburgh		
W A Buchan	Blair Lodge Newburgh		
Michael Bradford	49 Main Street Newburgh		Stewart Milne is not my favourite builder. However, you should consider road improvements, school improvements before this development is allowed.

Display Boards

Why are we here?
Site M1 Newburgh is identified in the Proposed Aberdeenshire Local Development Plan for development.
A requirement of the Local Development Plan is the preparation of a Masterplan for the site.
We are here today to consult the local community on the initial site analysis and receive feedback which will help inform the Masterplan proposal.

Site Analysis
Comprehensive analysis of the site and the surrounding area has been undertaken to assess the connectivity of the site to its surroundings, identify the current land uses in the area, the topography and local climate, the landscape features and to establish the local character of the area. The outcome of this analysis is on display today.

Concept Development
Following this initial Public Exhibition we will develop the conceptual proposals using the analysis material and the information gathered from the local community.
The initial Masterplan will be a response to the opportunities and constraints established from the analysis information and also from additional local knowledge provided by the local community.
The Masterplan document will record this information and provide a strategy for the detailed development of the site and demonstrate the pattern that the development will follow.

1 INTRODUCTION

2 LAND USE PLAN / CONNECTIVITY

- PROTECTED TO PRESERVE SETTLEMENT SETTING
- GOLF COURSE
- EXTENT OF EXISTING SETTLEMENT
- SCHOOL
- SAFE GUARDED FOR EMPLOYMENT USE
- A CLASS ROAD
- B CLASS ROAD
- CORE FOOTPATH NETWORK
- PROPOSED FOOTPATH LINK
- BUS STOPS

3 CLIMATE / TOPOGRAPHY

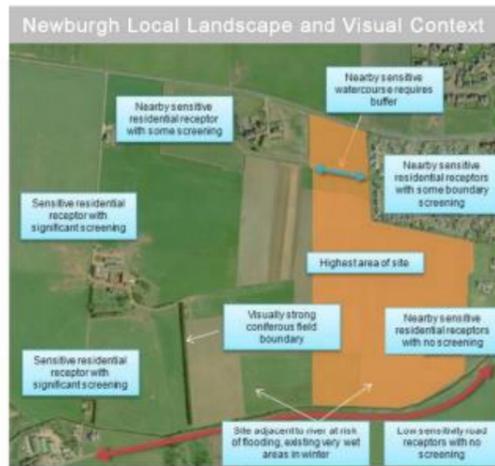
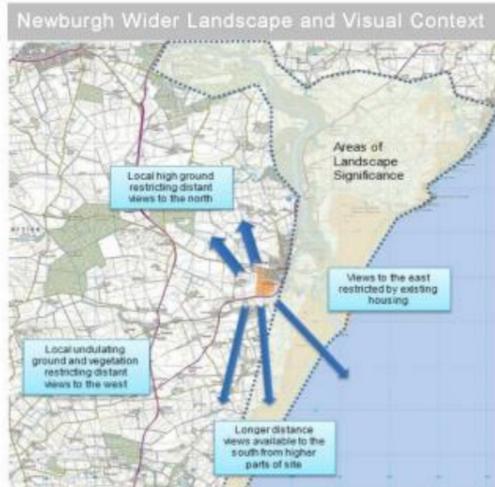
Topographic contours showing slope greater than 1 in 6, 1 in 12, 1 in 20, and less than 1 in 20.

Wind rose showing wind direction and frequency.

Mean monthly rainfall (1976-2000) at 21m (70 metres asept):

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Rainfall (mm)	~100	~100	~100	~100	~100	~100	~100	~100	~100	~100	~100	~100

Seasonal sun positions: SUNSET SUMMER, SUNRISE SUMMER, SUNSET WINTER, SUNRISE WINTER.



4

LANDSCAPE AND VISUAL CONTEXT



- DEVELOPMENT AREAS
- INFORMAL OPEN SPACE
- LANDSCAPE STRUCTURE PLANTING
- GENERAL SITE ACCESS ROUTE

- DEVELOPMENT AREAS
- INFORMAL OPEN SPACE
- GENERAL SITE ACCESS ROUTE
- ACCESS TO DEVELOPMENT AREAS
- PEDESTRIAN / CYCLE PATH NETWORK
- LANDSCAPED AREA
- LANDSCAPED AREA ON SLOPING GROUND

5

LANDSCAPE AND VISUAL CONTEXT



6

CONTEXT/CHARACTER PHOTOGRAPHS

Display Boards

What happens next? Once the initial Masterplan proposals have been drafted we will return to hold a further Public Exhibition to allow the local community to review the proposals and to provide further feedback on the proposed Masterplan. Following this the Masterplan will be finalised and presented to Aberdeenshire Council for approval.

Second Public Exhibition The second Public Exhibition will be held on 18th April 2012 between 3.00pm – 8.00pm. It will provide the local community the opportunity to review the proposed Masterplan in more detail and to provide further comment.

There will be a further opportunity for members of the local community to ask questions of the design team and to provide their observations, and comments for consideration during the preparation of the final Masterplan.

Finalised Proposals The finalised Masterplan will be presented to Aberdeenshire Council for comment and approval. The Masterplan will then form the design strategy for the development for the site. It will form the basis for the detailed design proposals and will be the starting point for any Planning Application to be made for the site.

Thank you for attending this consultation event. We welcome your comments and feedback on the information presented today. We would be grateful if you could complete a feedback form and place it in the box provided.

7
WHAT NEXT?

Planning Background

Main Issues Report (2009) (MIR)
Aberdeenshire Council highlighted Newburgh as a location that could accommodate growth within the Formartine Area. Site M1 was identified as Aberdeenshire Council's preferred option for development.

Proposed Aberdeenshire Local Development Plan (2010) (ALDP)
Allocated as site M1 to the south east of Newburgh to accommodate a mix of uses including:

- 100 units of houses;
- 4.5 hectares of employment use;
- Associated community facilities.

Development was allocated subject to the preparation of a Masterplan.

Report of Examination Into unresolved objection to the proposed ALDP (2012)
Over the second half of 2011 the Scottish Ministers appointed reporters to conduct an examination in Public into unresolved objection to the Proposed Aberdeenshire Local Development Plan. The report of the examination was received on 9th March 2012 and the Council is largely bound to accept modifications recommended within the report.

Current Position

For Newburgh the reporter recommends the development of allocations are changed to the following;

Site M1: reduce the area of site M1 so that it would extend southwards from the B9000 road forming a continuation of the rear line of the back gardens of the houses on the south side of Haddow Crescent. Reduce the allocation to 40 houses and 1.5 hectares of land for employment.

Site H3 – a new allocation to the north-west of Newburgh limited to a maximum of 5 hectares at the Southern end of MIR site reference F48 for 60 houses.

Implications for the M1 Masterplan
Site M1 was identified as Aberdeenshire Council's preferred option for development due to its ability to provide a link between the B9000 and the A975. It remains the aspiration of both Aberdeenshire Council and the local community that this linkage is delivered. Due to flood risk to the south of the current M1 boundary it is not possible to provide a linkage at this location. In order to deliver a link road the site has been extended to the west, where the risks of flooding are greatly reduced and it is possible to provide a link. A masterplan is now being prepared for the whole of the extended site, which will be delivered in phases, informed by the Local Development Plan, once adopted.

8
PLANNING BACKGROUND

Feedback to Questions

Name	Email	What do you consider to be positive about Newburgh and its surroundings? Should local character influence development on the site?	How and where can the new development connect and integrate into the existing settlement?	How important is improved public transport provision to the site?	What are the key landscape characteristics of the area and environmental qualities that can be enhanced/ made accessible through	Further comments
Gillian Oag c/o Aberdeenshire Council	Cllr.9.owen@aberdeenshire.gov.uk	-	-	Essential for certain people to get to see this.	-	Concerned that there is not a link road facing the main road (A975). I think when we saw original papers detailing this development in the Main Issues Report and the subsequent Development Plan Proposal, I along with my colleagues were all under the impression that the link road was in and I have to say I have grave concerns about this not now being involved.
Sue Edwards 6 Airyhall View Newburgh	-	It has a good community spirit yet is quiet and fairly traditional. Local character should influence the site. It should reflect the silence and tranquillity of the village.	Only having one access road could be a problem and the middle bridge footpath does not exist at the moment as the Council have closed the bridge. Accidents on the A90 mean that all traffic can be diverted through the village resulting in journeys taking hours.	Very important. Buses to Aberdeen not bad, buses to Ellon intermittent. Depending on the folk these houses are expected to attract a bus service for elderly/families to Ellon Health Centre/Shops would need to be improved.	Rural farmland are key characteristics, plenty of green space must be included. Houses round about have quite large gardens – a reasonable garden for property should be considered to be in keeping with the area.	Newburgh needs a larger church building within the area of the village, would a consideration be made for church/community facilities? Comments have been made about the new dual carriageway reducing through traffic, but cars from Cruden Bay would still come through and an accident on the A90 could mean we still see a lot (accidents happen fairly frequently and I'm not sure a faster road will stop this happening). Sewerage system for whole village will need to be upgraded.
Peter Morrison 4 St Clair Wynd Newburgh AB41 6DZ	pgmorrison@btinternet.com	Small village close to many beautiful natural areas. Yes, local character should influence the development.	Footpaths, cycle paths, play areas.	Extremely important.	Preserve the hillside contours and enhance them.	Further development would make a community facility desirable, halls, church centre. There would also be an increased need for medical facilities.
Linda Sinclair 22 St Clair Wynd Newburgh AB41 6DZ	Sinclair.linda@btopenworld.com	Newburgh is still small enough to have a "village" feel, therefore any development should try to maintain this. The houses which are built should also be in character with the rest of the village.	Should be safe footpaths to the school.	Access to existing bus stops needs to be addressed.	There should be plenty of green areas and more tree planting to maintain the rural character of the development.	-
Ray Kenyon "Chinook" 3 Merlin Terrace	Three.merlin@virgin.net	Coastal environment approximately half way between Aberdeen and Peterhead.	-	Very.	-	If Newburgh is to get a small medical centre then this could be the place for it.
A Kirk 28 St Clair Wynd Newburgh	zkirk@btinternet.com	Distance from Aberdeen Golf Course and Beach/Dunes. New housing in character with village.	A5 No.5 on display. Footpath from site to A975 – to nearest bus stop to Aberdeen.	Frequency of buses to Ellon is very poor.	-	Village is served by a Church Hall and a Village Hall. Both very old and barely adequate for activity groups at present. Urgent need is for a Community Hall, multi-purpose/and including provision for church services – making 3 sites available for development in the main street. Traffic control in main street/parking.
Neil Strachan c/o 49 Main Street Newburgh	Neils@hotmail.co.uk	Yes, absolutely – new development should take account of existing townscape and materials of Newburgh.	-	-	-	Layout should take account of links and connecting and reinforcing existing routes. Anonymous cul-de-sac development should be avoided – a legible layout should be created enforcing a sense of place and identity and echoing what is unique about Newburgh.
Michael Bradford 49 Main Street Newburgh		Nice area to live. Although traffic is already bad with commuters and this will not help.	It should only be built once dual carriageway exists between Balmedie and Ellon, also Primary School is full.	It is poor in Newburgh generally.	Build nice large houses so people have plenty space.	You should consider making nice houses to live in and no density of units you can build. Consider roads are already heavily congested. Primary School is old with little excess capacity. You are building beside a flood plane.

Feedback to Questions

Name	Email	What do you consider to be positive about Newburgh and its surroundings? Should local character influence development on the site?	How and where can the new development connect and integrate into the existing settlement?	How important is improved public transport provision to the site?	What are the key landscape characteristics of the area and environmental qualities that can be enhanced/ made accessible through	Further comments
Ian Bryden 3 Red Inch Circle Newburgh		Newburgh has a very attractive view as you approach it at present and this could be lost depending on how the site is developed. There should be many open spaces and no monotonous houses all looking the same.	Footpaths.	Fairly important.	Open vistas are the key landscape characteristics of the Newburgh area. Any high density houses would destroy the amenity.	It would be better to develop further up School Road rather than spoil the present open view as you approach Newburgh. The present proposal regarding access to the proposed development would mean a huge increase in traffic. Entry to the proposed development should be from main road, Apart from a small footpath no entrance should be into Red Inch Circle. Preferably only single storey houses should be built in keeping with other close developments, i.e. similar to the Macrae Estate.
Anne Hirst 34 St Clair Wynd Newburgh Ellon Aberdeenshire AB41 6DZ	martin@martinhirst.wanadoo.co.uk	Newburgh being a small coastal development located on the Ythan estuary with a road structure built for a small rural development which only has 'B' roads into the village from the main Ellon to Peterhead road would not in my opinion manage to have another 100 cars or more using the roads through the village. The reason being that the road is only a 'B' road and cars parking on the main street outside shops and residential properties makes it congested which in turn makes it a "one way system" through the village nearly all the time slowing down traffic and causing the traffic to come to a standstill especially when drivers think that it is their right of way through the village which in turn brings the whole of the traffic to a stand still and going nowhere.	We only have village amenities, a shop, butchers and post office so public transport would probably need to be increased from Newburgh to Ellon and Aberdeen. I also feel that many people who come to live in the village use it as a commuting residence and do not wish to become involved in the village community so are not particularly concerned about what happens in and around the village.	The Health Centre in Ellon already has issues because of the numbers that use the Health Centre because the area it covers is from Balmedie to Ellon and then it also takes in the surrounding country areas, at the moment we can wait up to 2 weeks for an appointment if it is not an urgent issue on the day you call and if you need any other additional tests or physio etc. you can be waiting months.	More children moving into the area would mean an expanding school role which the small Newburgh school is not built for, so where would the extra children go for their education as the nearest schools are either Slains or Foveran which would mean them being transported some how to their education causing more traffic problems on the roads around the village.	Amenities and entertainment in the village at the moment would not allow extra children to be subscribed to them so they would need to look further a field such as Ellon which could also be oversubscribed which means then you have a number of different aged children in the village with nothing to do and nowhere to go for entertainment which in the long run causes other problems around and within the village as a community.
Mr A Massie 24 Red Inch Circle Newburgh		The space and freedom to roam. We do not want extensive development. 279 units are too much. So 100 houses minimum. To retain the village not a town.	Footpaths, cycle paths, to connect the B9000 road through the site to the main through road opposite Bridge Terrace Development.	The existing public transport provision is quite adequate I cannot see Ryden accommodating public transport through the site.	Enhanced garden areas, children's play park, could be considered.	Again I repeat retain the village character and all input of amenities. The Macrae Estate to be screened off from the new site by sensitive landscaping.



9.2 Appendix 2

Appendix 2 contains all the information relating to the 2nd Community Consultation Event including the following:

- Newspaper Advert
- Poster
- Letter to Councillors & Community Councillors
- Registration & Comments Sheet
- Display Boards
- Feedback Summary

P & J Advert 10/04/12

Public Exhibition Proposed Residential Development at Newburgh

Stewart Milne Homes invite you to attend a second public consultation exhibition which will provide further information on the masterplan and proposals for the development of land to the south of the B9000, Newburgh, which is identified as M1 in the emerging Aberdeenshire Local Development Plan.

Public Exhibition
Wednesday 18th April 3:00pm – 8:00pm
Udny Arms Hotel,
Main Street, Newburgh

At the exhibition you will have the opportunity to discuss the proposals with representatives of Stewart Milne Homes and provide feedback to the team via questionnaires which will be provided.

(Please note that comments made will be to the prospective applicant, not the planning authority. There will be an opportunity to submit representations to the planning authority Aberdeenshire Council upon submission of a planning application.)

We will keep you updated with our progress and look forward to meeting you on the 18th April 2012

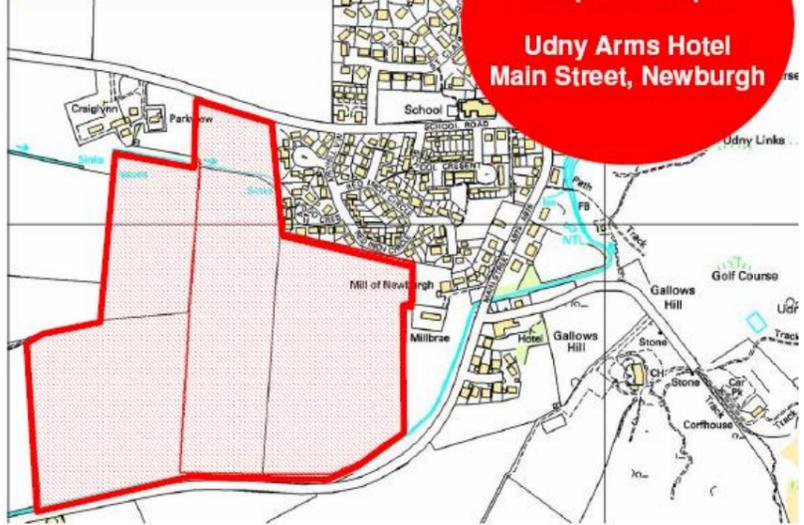
For further information please contact:
Ms Natasha Douglas, Ryden LLP, 25 Albyn Place,
Aberdeen, AB10 1YL
Email: Newburgh@ryden.co.uk
Tel: 01224 588866

Advertising Poster for 2nd Consultation

Public Consultation for M1 Newburgh

**Wednesday 18 April 2012
3:00pm – 8:00pm**

**Udny Arms Hotel
Main Street, Newburgh**



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Exploring the future development of the area

Stewart Milne Homes invite you to attend a second public consultation event which will provide further information on the masterplan and development proposals for the development of M1 Newburgh; which is identified in the Proposed Aberdeenshire Local Development Plan as a preferred site.

All welcome to attend this event which will seek the thoughts and ideas of both the local community and interested parties.

For further information on the event please contact Natasha Douglas at Ryden on 01224 588866 or by email to newburgh@ryden.co.uk

STEWART
Milne
HOMES

Letter to councillors, Isobel Davidson, Rob Merson, Gillian Owen, Debra Storr and community councillors.

Our Ref:

CC/ND

Email:

natasha.douglas@ryden.co.uk

4 April 2012

Dear

THE ABERDEENSHIRE LOCAL DEVELOPMENT PLAN

M1: NEWBURGH

I refer to the above site and the consultation event that we held on Thursday 1st March 2012 at the Udney Arms Hotel. As a follow up to that, a second round of consultation is to be held on Wednesday 18th April 2012, again at the Udney Arms Hotel, Main Street, Newburgh.

This will be a public exhibition between 3pm and 8pm which will be advertised in the press on the 10th April 2012. Posters inviting attendance will also be distributed locally.

In advance of that we would invite you, your fellow Councillors and Community Councillors to view and discuss the proposals with us prior to the public event, between 2pm and 3pm that afternoon in the Udney Arms.

We look forward to seeing you then.

Yours sincerely

Natasha Douglas
Planning Consultant

cc Shelley Thomson, Stewart Milne Homes.

Display Boards

1 INTRODUCTION

Why are we here? Site M1 Newburgh is identified in the Proposed Masterplan Local Development Plan for development. A requirement of the Local Development Plan is the preparation of a Masterplan for the site.

Site Analysis Comprehensive analysis of the site and the surrounding area has been undertaken to assess the context of the site to its surroundings, identify the current land uses in the area, the topography and how the site is accessed, and to establish the local character of the site. A summary of the findings is in a study note.

Concept Development Following the initial Public Exhibition we have developed the conceptual proposals using the various inputs and the information gathered from the local community. The Masterplan is a response to the opportunities and constraints identified. Some of the key information that has been used to inform the Masterplan is detailed below. The Masterplan documents all aspects of the information and provides a strategy for the detailed development of the site and demonstrates the path for the development to follow.

2 LAND USE PLAN / CONNECTIVITY

3 CLIMATE / TOPOGRAPHY

4 LANDSCAPE AND VISUAL CONTEXT

Newburgh Masterplan Community Engagement

These plans are intended to demonstrate a concept only and may change through design development and the planning process. Please note that all written representations must be sent to Newburgh Consultation, Natasha Douglas, Ryden, 25 Albyn Place, Aberdeen, AB10 1YL, and not to Aberdeenshire Council. Alternatively you are welcome to e-mail to newburgh@ryden.co.uk and not to Aberdeenshire Council. An opportunity exists to make representations to the Council if and when a formal planning application is made. Representations received through this process do not constitute formal representations.

5 PLANNING BACKGROUND

Planning Background

Main Issues Report (2009) (MIR)

Aberdeenshire Council highlighted Newburgh as a location that could accommodate growth within the Fomarine Area. Site M1 was identified as Aberdeenshire Council's preferred option for development.

Proposed Aberdeenshire Local Development Plan (2010) (ALDP)

Allocated as site M1 to the south east of Newburgh to accommodate a mix of use including:

- 100 units of houses;
- 4.5 hectares of employment use;
- Associated community facilities.

Development was allocated subject to the preparation of a Masterplan.

Report of Examination into unresolved objection to the proposed ALDP (2012)

Over the second half of 2011 the Scottish Ministers appointed reporters to conduct an examination in Public into unresolved objection to the Proposed Aberdeenshire Local Development Plan. The report of the examination was received on 17th March 2012 and the Council is largely bound to accept modifications recommended within the report.

Current Position

For Newburgh the reporter recommends the development of allocations are changed to the following:

Site M1: reduce the area of site M1 so that it would extend southwards from the B9000 road forming a continuation of the rear line of the back gardens of the houses on the south side of Haddow Crescent. Reduce the allocation to 40 houses and 1.5 hectares of land for employment.

Site H1 – a new allocation to the north-west of Newburgh limited to a maximum of 5 hectares at the Southern end of MIR site reference F48 for 60 houses.

Implications for the M1 Masterplan: Future Masterplan

Site M1 was identified as Aberdeenshire Council's preferred option for development due to its ability to provide a link road between the B9000 and the A975. It remains the aspiration of both Aberdeenshire Council and the local community that this linkage is delivered. Due to flood risk to the south of the current M1 boundary it is not possible to provide a link road at this location. In order to deliver the link road as well as land for employment use and community facilities, the masterplan area has been extended to incorporate land to the west, where the risks of flooding are greatly reduced and an engineering solution is possible to provide the link road desired by both Aberdeenshire Council and the Community of Newburgh. A masterplan is being prepared for the whole of the extended site, with development delivered in phases, informed by the Local Development Plan, once adopted.

Newburgh Masterplan Community Engagement

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6 OPPORTUNITIES AND CONSTRAINTS

Newburgh

OPPORTUNITIES AND CONSTRAINTS

Newburgh Masterplan Community Engagement

These plans are intended to demonstrate a concept only and may change through design development and the planning process. Please note that all written representations must be sent to Newburgh Consultation, Natasha Douglas, Ryden, 25 Albyn Place, Aberdeen, AB10 1YL, and not to Aberdeenshire Council. Alternatively you are welcome to e-mail to newburgh@ryden.co.uk and not to Aberdeenshire Council. An opportunity exists to make representations to the Council if and when a formal planning application is made. Representations received through this process do not constitute formal representations.

Display Boards



Registration & Comments Sheet

Name	Address	Email	Comments
Mr Keith Paddon	10 Eider Road, Newburgh		
Mrs Lesley Mitchell	23 Knockothie Road, Ellon		
Ms Caroline MacHaughton	22 Terford Road, Inverness		
Mrs Margaret Smith	23 St Clair Wynd, Newburgh		
Mrs Elizabeth Belka	14 St Claire Wynd, Newburgh		
Mr Graham Waters	5 Mallard Road, Newburgh		
Mrs Howlett	Nethermuir Cottage Maud		
Mrs M Ailsa Kennedy	11 Aryhall View, Newburgh		
Mrs A Hirst	34 St Claire Wynd, Newburgh		
Mrs Linda Binns	The White House, 13 Main Street Newburgh		
Mr Peter Morrison	4 St Claire Wynd, Newburgh		
Mrs Francis Morrison	4 St Claire Wynd, Newburgh		
Mr M Jühr	Millchip, 30 Red Inch Circle Newburgh		
Mrs Jühr	Millchip, 30 Red Inch Circle Newburgh		
Janet North	16 School Crescent, Newburgh		
L Waters	4 Mallard Road, Newburgh		
Mrs Yvonne Gray			
Wolfgang Gessermann	11 Main Street, Newburgh		
Fred Watson	3 St Claire Wynd, Newburgh		
Mrs Sue Edwards	6 Airhill View, Newburgh		
Mr Allan Dobson	10 The Quey, Newburgh		
Mrs Sandra Dobson	10 The Quey, Newburgh		

Name	Address	Email	Comments
Mr Fredrick Peterson	Inches Lodge, Newburgh		
Rev Kenneth Pryde	The Manse, Foveran		
Gillian Owen			
Mrs Sonia Dugid	Kestrel Road, Newburgh		
Mrs Ailsa Innes	Cider Road, Newburgh		
Tracy Cameron	Merlin Terrace, Newburgh		
Alistair Cruickshank	Fairfield, Pitmillan, Newburgh		
Nick Nealie	24 The Quay, Newburgh		
Mrs Jane Bracdford	49 Main Street Newburgh		
Mr Phil Marshall	8 Laverock Road, Newburgh		
Mrs Carol McDonald	2 Inch Road, Newburgh		
Mr Rod Diak	2 Inch Road, Newburgh		
Mr Bill Mutch	9 Airyhill View, Newburgh		
Mrs Pat Mutch	9 Airyhill View, Newburgh		
Mrs MacRae	25 St Claire Wynd, Newburgh		
Mr Duncan MacRae	25 St Claire Wynd, Newburgh		
Mr Ray Kenyon	Chinock 3 Merlin Terrace, Newburgh		
Mrs Trica Kiethmann	8 Main Street, Newburgh		
Mr Gordon Adams	7 Haddow Crescent, Newburgh		

Further Comments

Name	Email	Further comments
Mrs Patricia Keithlmann	patria@doctors.org.uk	<p>Disappointing that the Reporter has divided the development in Newburgh into two smaller areas thus removing the statutory requirement for a community facility area. It seems silly that with the same number of houses proposed but on two sites instead of one) we loose the community facility.</p> <p>Local residents aspire to building a new community meeting/ church and recreation facility to replace the two very old halls with inadequate facilities which we have on the Main Street.</p> <p>Please would the Planners consider a suitable site for this in their overall planning.</p> <p>We currently have Beavers, Cubs, Rainbows, Brownies, Guides, Scottish Dancing, Badminton for Adults and youth, Youth Café (Fri nights) All Age Café (Thursday Morning) Sunday School, Youth Group, all functioning from facilities without disabled toilets, poor heating and ventilation and insulation. More space and better facilities are needed.</p>
Ailsa Kennedy	ailsakennedy@aol.com	<p>I am very concerned re this development and the continued delay in road improvements in the area. As a commuter to Ellon on a daily basis I face serious difficulty in exiting the junction at Fountainbleu every morning. With the tremendous volume of traffic travelling south as commuters make their way to work in Aberdeen, there is a constant stream of traffic allowing only seconds to make an attempt to get onto the north bound carriageway. This is especially difficult during the dark mornings when vision can be impaired.</p> <p>I know that this development will go ahead despite objections being made. Such is the power of money. But at the cost of injury or worse, a fatality due to the lack of proper planning to accomodate the inevitable increase in traffic from this side of Newburgh. For once, wouldn't it be better to put the 'cart before the horse' and ensure the safety of road users???</p>
Mark Graham	mark.graham@spdltd.com	<p>We have just moved in to Newburgh and are currently renting a home there.</p> <p>Could you please tell me what stage this development is at, and when it is likely that they would start building?</p>

