



## Contents

1.0	Introduction and Vision.....	3
2.0	Background.....	4
3.0	Site Details and Current Planning Context.....	5
4.0	Site and Area Analysis.....	6
5.0	Proposed Development.....	14
6.0	Summary of commitments and Key Design Principles.....	19

## Figures

Figure 1 – PoAN Plan
Figure 2 – Extract from Aberdeenshire Local Development Plan
Figure 3 – Topographical Survey
Figure 4 – Locations of Peat
Figure 5 – Locations of Noted Visual/ Olfactory Contamination
Figure 6 – Section areas
Figure 7 – Extract from SEPA flood map
Figure 8 – Context Plan
Figure 9 – Amenity Plan
Figure 10 – Connections to Local Community Plan
Figure 11 – Public Transport Plan
Figure 12 – Drop in session Consultation event
Figure 13 – Consultation Website
Figure 14 – Drop in session Consultation event
Figure 15 – Design Concept 1 - Masterplan Original
Figure 16 – Design Concept 2 - Masterplan Consultation
Figure 17 – Design Concept 3 - Masterplan Finalised
Figure 18 – Example material finishes
Figure 19 – Example street scene and house types
Figure 20 – Example street scene and house types
Figure 21 – Example street scene and house types
Figure 22 – 20 minute Neighbourhoods
Figure 23 – Indicative Green Area Plan
Figure 24 – Indicative Open space
Figure 25 – Indicative Open space
Figure 26 – Indicative Open space /Community Orchard
Figure 27 – Indicative Phasing Plan
Figure 28 – Indicative Site Proposal

## Introduction

This Masterplan defines the influences that have resulted in the submitted illustrative Masterplan and supports the design concept and proposed layout for the future development at Newbarns, Oldmeldrum.

The Masterplan is a supporting document preceding an application for planning permission to Aberdeenshire Council in respect of Residential and Ancillary Development including Open Space and Infrastructure.

The promotion of good design is an integral part of the planning process. The main purpose of this Masterplan document is to ensure that the principles of good design are embodied within the future development of the site.

The Masterplan is intended to assist in explaining the main design principles and how they have been developed in response to the site, its wider context and the collected feedback from the community and the Council.

## Vision

To create a high quality sustainable residential neighbourhood to the east of Oldmeldrum, contained within an attractive open space and landscape setting. The development will be characterised by an identifiable neighbourhood settlement pattern, ensuring a unique sense of place. Overall legibility and townscape cohesion will be achieved through applying core design principles throughout the whole development area. Located on the eastern edge of Oldmeldrum, the vision for the developments expansion would also seek to ensure a link between the existing settlement and the new development through physical accessibility and the design and layout of the new houses, open spaces, footpaths and streets.



Kirkwood Homes - Street scene from Sauchen



Kirkwood Homes - Street scene from Countesswells



Kirkwood Homes - Street scene from Dunecht



Kirkwood Homes - Street scene from Broughty Ferry

## Name of Development

Proposed Residential Development of approximately 160 - 170 houses, including 25% affordable, with Associated Infrastructure, Access, Landscaping, Drainage, SUDS and Open Space on Land at Newbarns, Oldmeldrum

## Proposal of Application Notice (PoAN)

A PoAN for the above proposed development was submitted on 10th May 2022 and acknowledged / registered by Aberdeenshire Council on 9th June 2022.

An advisory note was included within the Councils registration acknowledgement as follows: "Please be advised that as part of the initial assessment of this proposal, Contaminated Land has noted that the site encompasses two former landfills. The suitability of the site for residential use and the risks to the wider environment must be determined by comprehensive site investigation works undertaken in accordance with current guidance. Reports detailing the findings of the investigation and necessary remedial measures will be required in support of any future planning application(s)."

A blended approach was taken to the PoAN and Proposed Masterplan consultation. In light of Covid restrictions at the time, this involved one in person and two online events.

- A consultation website went live on 14th June 2022 and included an introduction to the proposals; information boards; proposed draft masterplan and proposed draft layout and how to comment.
- A drop-in session was held at the Sports Pavilion, Oldmeldrum on 21st June 2022 (3pm to 7pm)
- A first interactive live chat session was held on 22nd June (3.30 to 6.30pm)
- A second interactive live chat session was held on 3rd August (3.30 to 6.30pm)

There was generally a good understanding from attendees that the OP5 site was allocated for residential development and local interest in the proposed form of development, including the proposed masterplan.

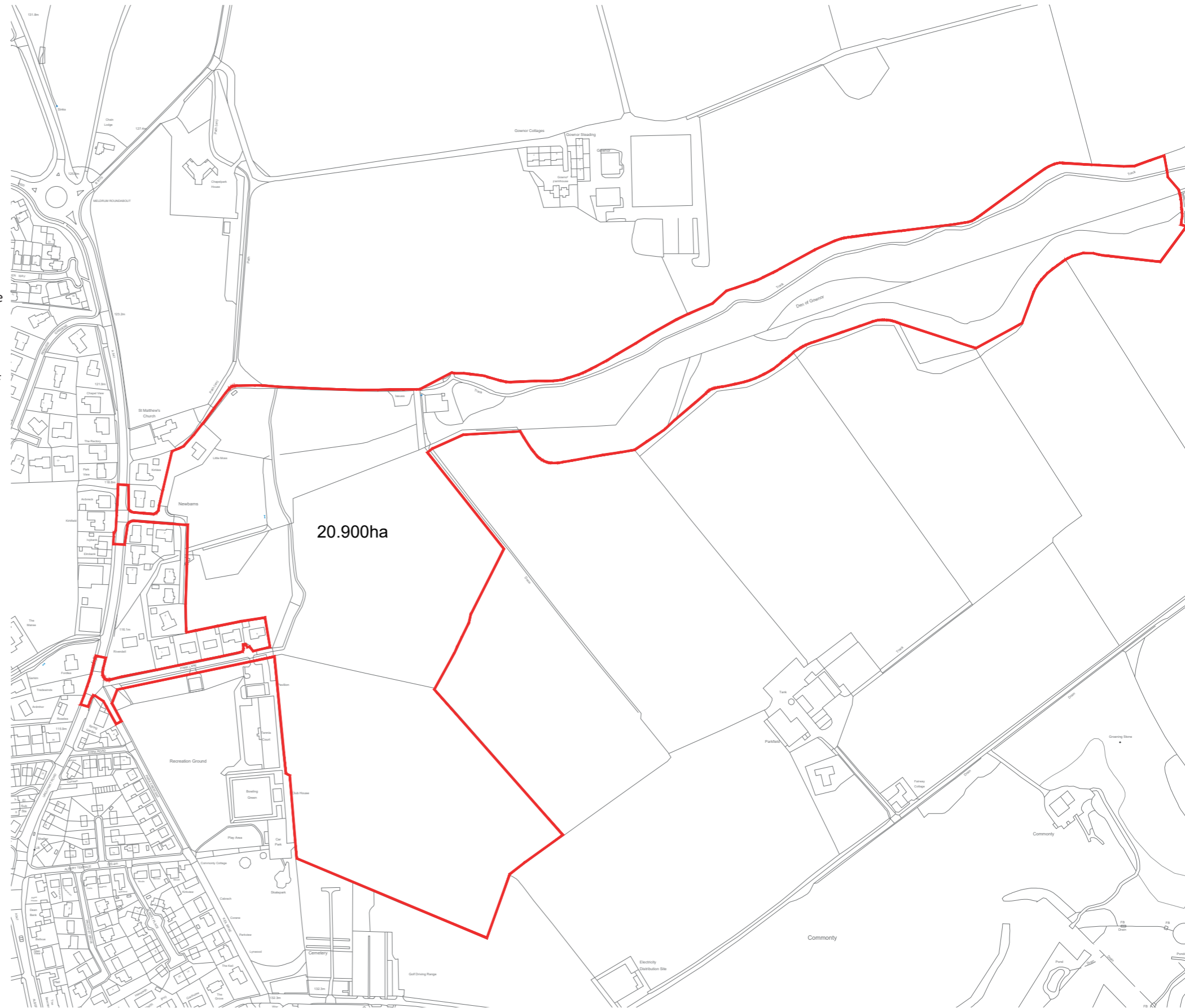


Figure 1 – PoAN Plan

## Current Planning Context

Due to Oldmeldrum's level of existing services, good transport links and central location within Formartine, the Aberdeenshire Local Development Plan 2023 (LDP) recognises that there is a strong local demand for new housing and meeting that demand is therefore a key LDP aspiration for the settlement.

The LDP therefore allocates five housing sites, four of which are reallocations from the Local Development Plan 2017. The additional new allocation lies to the east of the settlement and is identified as OP5: Newbarns for approximately 146 homes, i.e. the subject land.

Notably, when identifying the OP5 site as a residential allocation, the LDP also recognises that there is potential to develop, in a phased manner, land directly to the south. That additional area also lies within the red line PoAN boundary and logically forms part of these masterplan proposals.

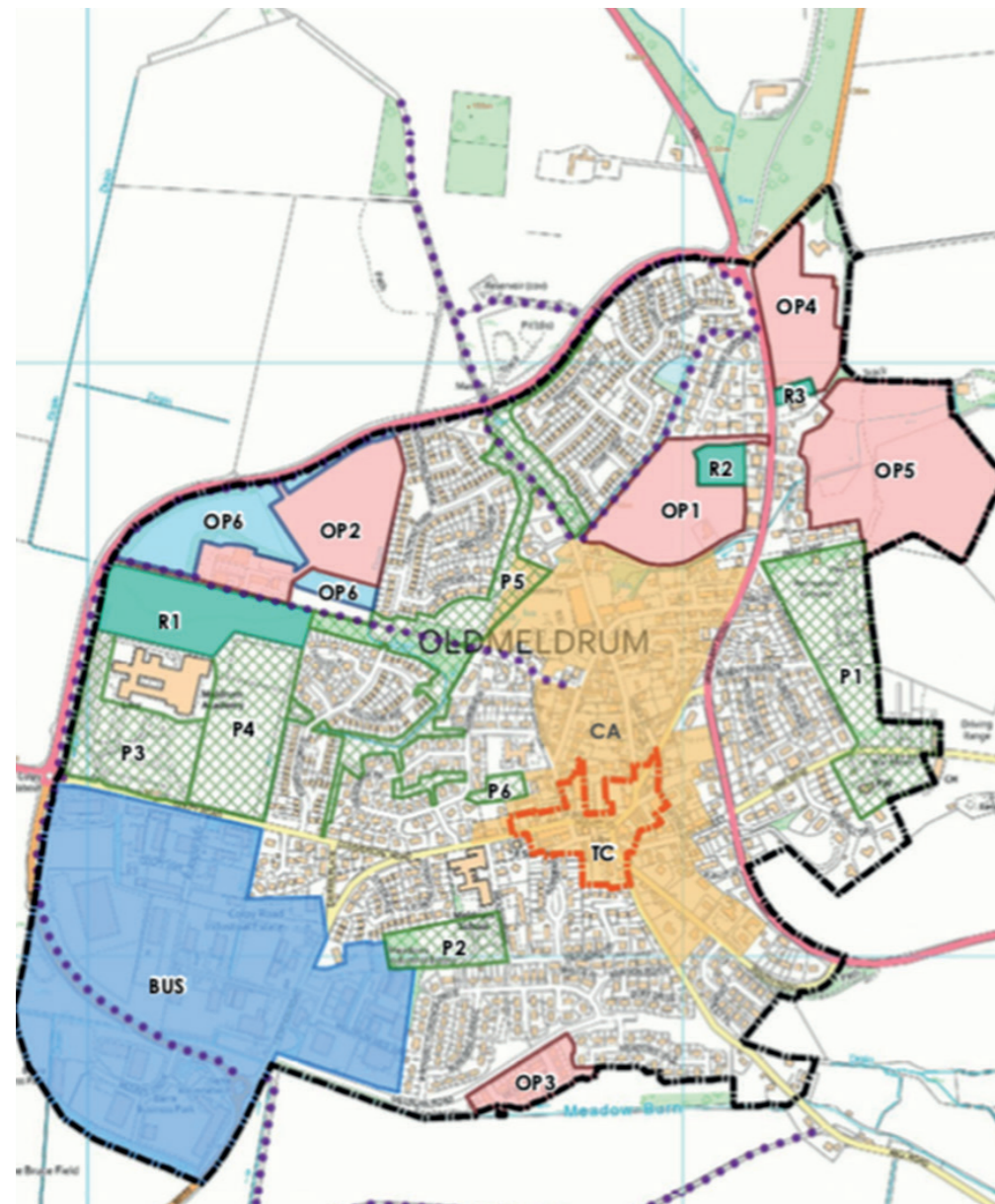


Figure 2 – Extract from Aberdeenshire Local Development Plan

In formulating the draft masterplan, and in particular learning from a previous PoAN process, including the impact of constraints at the northern end of the site, it became clear that the LDP allocation of approximately 146 houses couldn't be accommodated within the identified OP5 area. The OP5 area and the phased land to the south can however accommodate 160 - 170 houses and it is therefore considered reasonable to include this land within the proposal masterplan and comprehensively plan for the phased delivery of much needed mainstream and affordable housing. The following delivery of requirements and benefits are included within the LDP OP5 allocation and have also therefore been addressed through the emerging masterplan process.

**PLDP OP5 Requirement:** Masterplan required encompassing FR062 (already including the entirety of bid site FR061) as a whole on the basis of the work being phased.

**Response:** The proposed masterplan fulfils this obligation by including the land to the south, i.e. FR062. Both FR061 and FR062 are required to achieve the number of units required by the PLDP.

**PLDP OP5 Requirement:** FRA required.

**Response:** A Flood Risk Assessment (FRA) is currently being prepared and will be included within the application pack. The proposed masterplan is however based on preliminary findings and is considered deliverable.

**PLDP OP5 Requirement:** Habitats Survey required.

**Response:** A Habitats Survey is currently being prepared and will be included within the application pack. The proposed masterplan is however based on preliminary findings and is considered deliverable.

**PLDP OP5 Requirement:** Ancient woodland adjoining the north east corner of the site which should be protected through a buffer strip. Buffer strips also required along the burn of Keithfield / Raxton and the small watercourse along the eastern boundary and are to be positively integrated into the development.

**Response:** The proposed masterplan retains an area of open space / woodland to the north of the site. This is a material change from the previous PoAN and the LDP bid layout which both showed housing in this area. This change reduces the scope for housing at the northern end of the site but has positive impacts in terms of woodland and ecology.

**PLDP OP5 Requirement:** Part of the Burn of Keithfield/Raxton is currently downgraded to 'Poor' status due to its physical condition and therefore an enhancement of the watercourse through re-naturalisation and removal of any redundant features is a requirement of the development.

**Response:** Detailed landscape proposals have been prepared to address this requirement and support the proposed masterplan.

**PLDP OP5 Requirement:** Sustainable Drainage System mitigation is also likely to be required to address surface water flooding.

**Response:** A Drainage Impact Assessment (DIA) is currently being prepared and will be included within the application pack. The final assessment will include details of surface water treatment, including sustainable urban drainage systems (SuDS). The proposed masterplan is however based on preliminary findings and is considered deliverable.

**PLDP OP5 Requirement:** Two vehicle accesses will be required, internally connected by way of a loop. Access from Park Lane and Newbarns will require these roads to meet adoptable standards relevant to the level of development, with footways. A new junction configuration is required at the Park Lane/ Park Crescent/A947 junction. Connectivity with the existing settlement needs to address the severance of the A947 by way of pedestrian crossing facilities provided on the A947.

**Response:** The required access / crossing points, junction upgrade and the required loop road are all shown within the proposed Masterplan. A Transport Statement (TS) is currently being prepared and will be included within the application pack. The assessment will include details of all surface treatments, including those proposed for adoption. The proposed masterplan is however based on preliminary findings and is considered deliverable.

**PLDP OP5 Requirement:** There is also potential for improved access to the nearby recreational path (Den of Gownor track).

**Response:** The PoAN and masterplan boundary include the Den of Gownor Track, the intention being to improve accessibility to this area.

**PLDP OP5 Requirement:** It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need.

**Response:** The proposed masterplan identifies appropriate areas for the delivery of 25% affordable housing and detailed discussions are ongoing with Aberdeenshire Council regarding the required mix.

**PLDP OP5 Requirement:** Educational provision is a constraint that will require to be overcome.

**Response:** The site falls within the catchment areas of Meldrum Primary and Meldrum Academy. In accordance with Aberdeenshire Council's Developer Obligations Policy, at the time of application the current school rolls and the potential pupil generation from this development will be assessed and addressed. This requirement does not impact on the preparation of the proposed masterplan document.

**PLDP OP5 Requirement:** Development should ensure its potential impact on the Category C Listed St. Matthew's Church located to the west of the site is minimised. Strategic landscaping should be used as well as carefully considered design of the site to mitigate the impact on the setting of the listed building.

**Response:** No development is proposed in close proximity to the church, however notwithstanding, strategic landscape proposals are included within the proposed masterplan.

## Topography

A topographical survey has been undertaken for the site and an extract is shown in Figure 3.

This shows a high point of circa 137.000 AOD to the south east of the site and falling to a low point of circa 117.000 AOD at the north west of the site. The site has a water course running from east to west across the northern part of the site and two sets of overhead electric cables, one along the north eastern boundary and the other dissecting the site from north to south.

In developing the masterplan for the site, the following approach has been adopted:

- Minimise the level of cut and fill by working with the contours of the land.
- Use the existing land form to increase the character of the development.

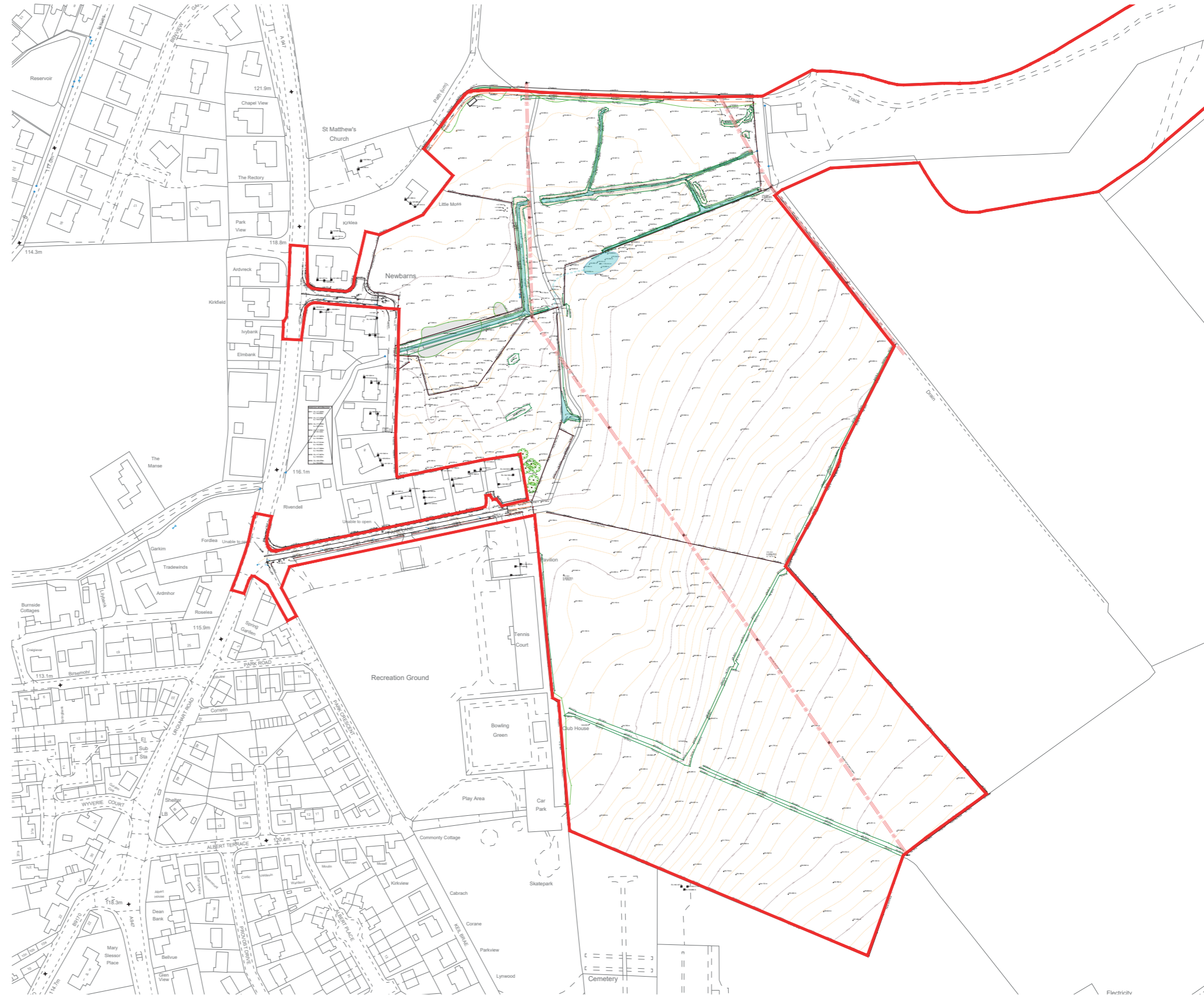


Figure 3 – Topographical Survey

**Peat**  
 PEAT was only recorded on site within the Section 1 area at the locations indicated in Figure 4 below. Peat was also recorded in TT103A, TT106, TT107, TT112, TT113 and TT115.

Occasional lenses of Peat were recorded on the boundary between the Section 1 and Section 2 areas of the site in BH109 between 0.45 m and 1.5 mbgl. Gravel sized fragments of Peat were recorded in BH117 (0.9 m – 2.9 mbgl), and in BH119A (0.8 m to base of borehole at 1.0 mbgl). In TP123 the natural deposits between 0.95 m and 2.9 mbgl were described as peaty.

 Location of Peat

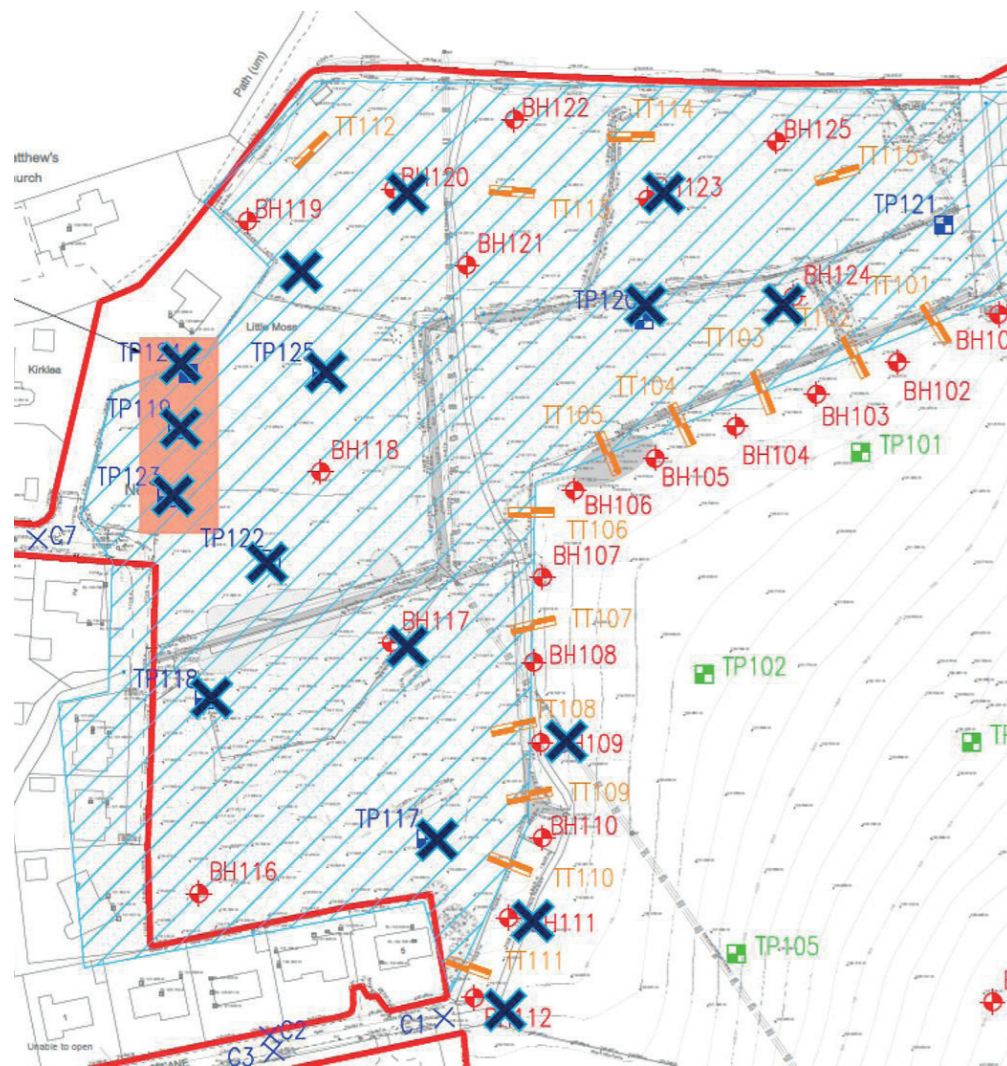


Figure 4 – Locations of Peat

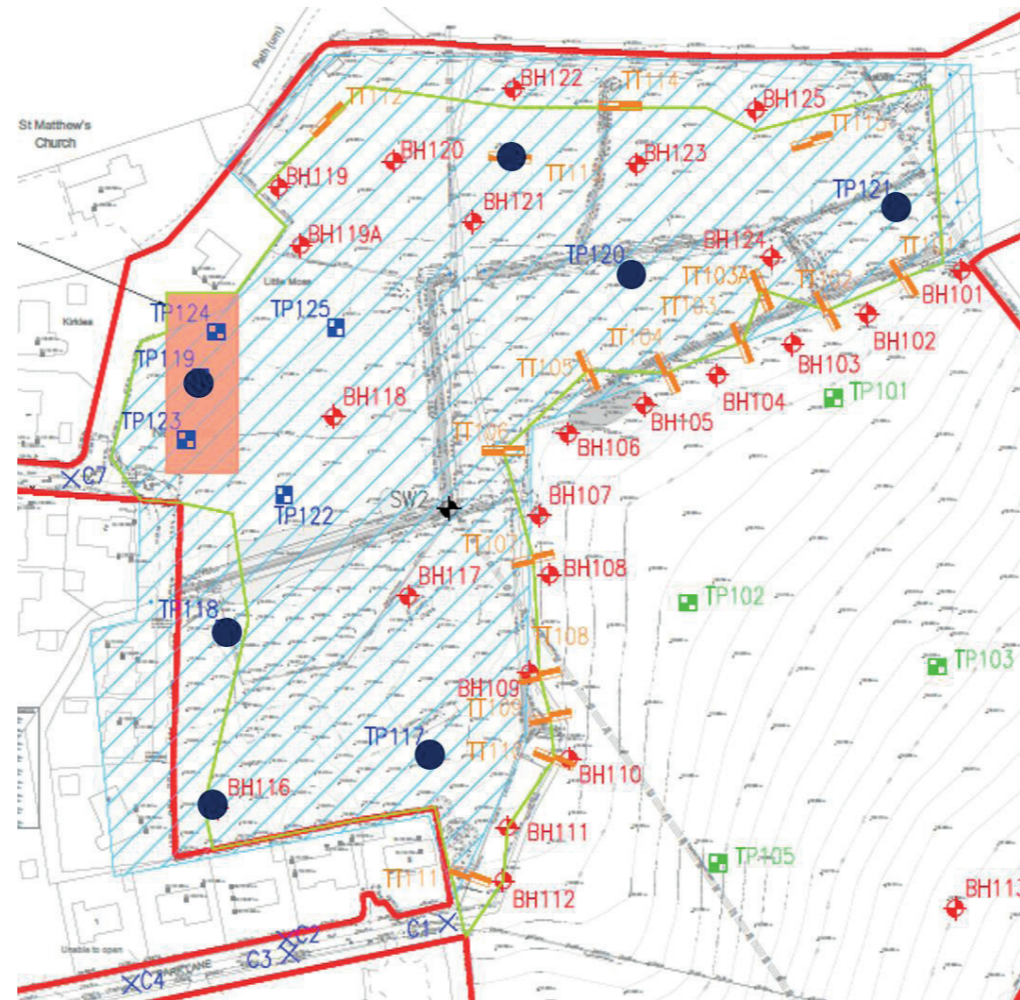


Figure 5 – Locations of Noted Visual/ Olfactory Contamination



 Location of Visual / Olfactory Evidence of Contamination

**Evidence of Contamination**

Visual / olfactory evidence of contamination was identified at various locations across the Section 1 area of the site and generally comprised of hydrocarbon odours (see Figure 5 above).

Hydrocarbon odours were encountered at the following locations or within layers of Peat (where odours could be organic):

- BH116 within the Made Ground between 1.3 and 2.0 mbgl – slight hydrocarbon odour;
- TT113 within the Made Ground between 0.9 and 1.8 mbgl – very strong hydrocarbon odour and a visible sheen in the water;
- TP117 in the PEAT between 1.85 and 2.5 mbgl – strong hydrocarbon odour;
- TP118 in the PEAT between 1.5 and 2.1 mbgl – strong hydrocarbon odour;
- TP119 within the Made Ground 0.75 – 1.05 mbgl – moderate hydrocarbon odour;
- TP120 within the Made Ground 0.45 – 1.40 mbgl – strong hydrocarbon odour;
- TP121 within the Made Ground 0.7 – 1.8 mbgl – strong hydrocarbon odour

 Section 1 Area  
 Section 2 Area

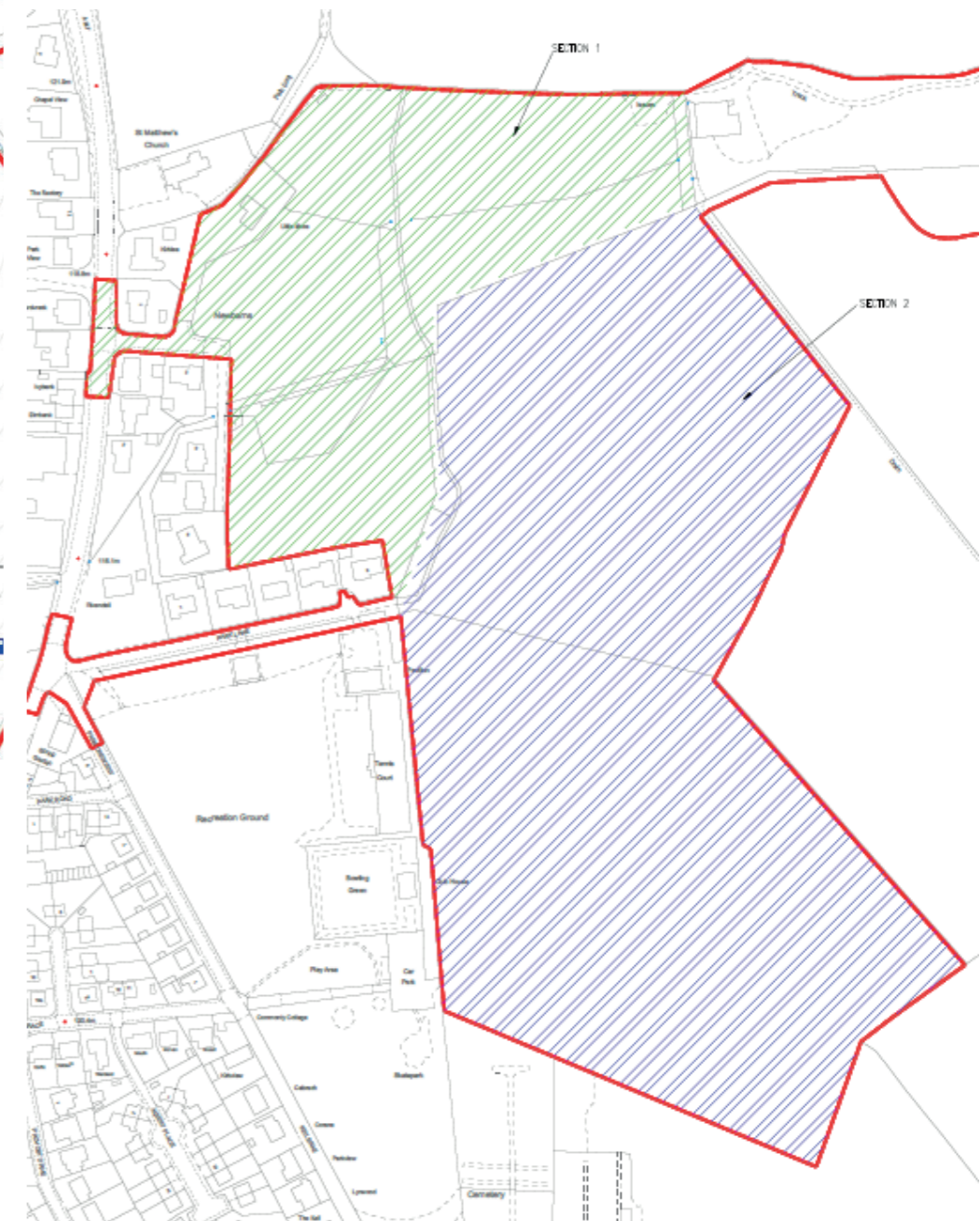


Figure 6 – Section areas

**Summary**

Following the information obtained from the ground investigations we concluded that Section 1 was not suitable for housing and by making this area a natural green space, it provided a link to the Den of Gownar walking route.

## Flood Risk Analysis in relation to National Planning Framework 4 (NPF4)

Fairhurst were appointed to carry out a flood risk analysis of the site and this has been assessed in relation to Policy 22 of the NPF4 and the Scottish Government's online Planning Advice on Flood Risk. Policy 22 of the NPF4, 'Flood Risk and Water Management', sets out the requirements for development proposals at risk of flooding or in a flood risk area.

Flood risk at the site has primarily been assessed in relation to a small watercourse which flows westwards along the north boundary of the site; however, other potential sources of flood risk have also been considered.

## Conclusion and Recommendations of Assessment




Hydraulic modelling of the small watercourse within the northern part of the site indicates that, for the majority of the modelled reach, the 1 in 200 year plus climate change flows are predicted to remain within the banks of the watercourse. A small area of out-of-bank flooding is predicted immediately upstream of a small field access culvert (Culvert A), although the topography is such that floodwater is directed back into the channel immediately downstream of the crossing. This crossing is remote from the area proposed for development and therefore the development area is not considered to be located within an area at risk of fluvial flooding.

It is recommended that floor levels within the proposed development should be located above the maximum 1 in 200 year plus climate change level (including structure blockage where appropriate) plus 0.6m freeboard level.

In order to avoid increasing fluvial flood risk at the proposed development site, it is recommended that any new or replacement watercourse crossings included as part of the development should be designed for the 1 in 200 year plus climate change event.

Flood risk from other sources including surface water flooding, sewer flooding and groundwater flooding, have also been assessed. Flood risk from these sources is considered to be low. Residual flood risk to the development should be mitigated by setting finished floor levels above surrounding ground level and profiling ground levels to route overland flow around and away from buildings.

## Surface Water Flooding

-  High Likelihood  
 Each year this area has a 10% chance of flooding
-  Medium Likelihood  
 Each year this area has a 0.5% chance of flooding
-  Low Likelihood  
 Each year this area has a 0.1% chance of flooding

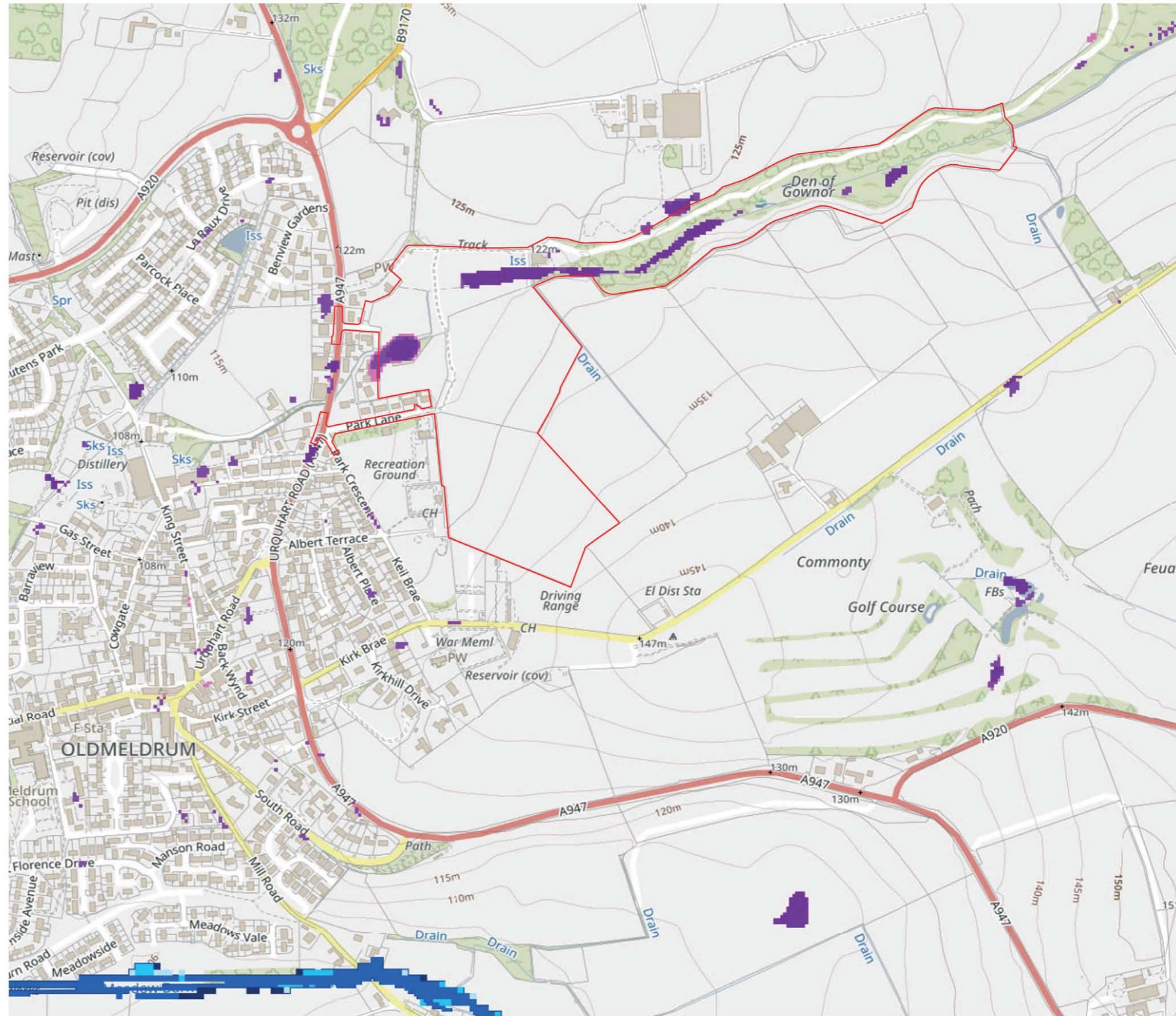


Figure 7 – Extract from SEPA flood map