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Development Site
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Meldrum House Country Hotel & Golf Course
 Distance - 1.0 mile
 Time to walk - 20 minutes walk
- 

Meldrum Primary School and Nursery
 Distance - 0.6 miles
 Time to walk - 11 minutes
- 

Meldrum Academy
 Distance - 1.1 miles
 Time to walk - 20 minutes
- 

Community Facilities - Tennis Courts, Playing Fields, Skate park
 Distance - 0.3 miles
 Time to walk - 6 minutes
- 

Glen Garioch Distillery
 Distance - 0.3 miles
 Time to walk - 5 minutes
- 

Oldmeldrum Golf Club
 Distance - 0.4 miles
 Time to walk - 9 minutes
- 

Fyvie Oldmeldrum Medical Group
 Distance - 0.6 miles
 Time to walk - 11 minutes
- 

Town Centre
 Distance - 0.5 miles
 Time to walk - 10 minutes
- 

Albert Road A947
- 

B9170



Figure 8 – Context Plan

- 01 Wild planting/Landscaping around the proposed new pedestrian/ cycle paths
- 02 Formal areas of green space/ planting in small areas in the middle of the site.
- 03 Indicative SUDs area
- 04 Existing watercourse to remain with additional landscaping.
- 05 Skate Park / Play park / Playing Fields
- 06 Community Pavillion
- 07 Tennis Courts
- 08 Bowling Green
- 09 Oldmeldrum Driving Range
- 10 Community Orchard
- 11 Den of Gownor
- 12 Oldmeldrum Golf Course
- 13 Cemetery



Figure 9 – Amenity Plan

- Proposed new pedestrian/cycle paths within development site and into adjoining woodland area.
- 'A' road through Oldmeldrum - A947
- Development Core Road - Primary vehicular route with 3m wide footpath/cycle way
- Secondary roads servicing the developments housing
- Existing Core Path network



Figure 10 – Connections to Local Community Plan

Public Transport

Public transport accessibility is generally defined by the location of the nearest bus stops and PAN 75 recommends a maximum walking threshold of within 400 metres to bus stops for residential developments. The proposed development is located within 400m of the existing bus stops, with access to both northbound and southbound services on the A947 Urquhart Road, ensuring that the site is in accordance with SPP public transport accessibility criteria.

There are additional bus stops on the A947 Albert Road and within the town centre at Oldmeldrum Square that are also within an acceptable walking distance from the site. The bus stops are served by a number of services including Stagecoach Services 35 and 49 and Bains Coaches 240, 421, and 305 between Oldmeldrum, Inverurie, Macduff and Aberdeen City Centre.

The frequency of bus services on the A947 Urquhart Road is every 30 minutes between Monday and Saturday towards Aberdeen, and hourly on Sundays. This provides an excellent service for commuters towards Aberdeen in the morning and evening peak hours.



Development Site



Bus Stops in Oldmeldrum



Bus Route 41
Insch - Inverurie



Bus Route 248
New Byth - Inverurie



Bus Route 49
Ellon Park & Ride - Inverurie



Bus Route 35
Elgin - Aberdeen



Figure 11 – Public Transport Plan

Community involvement and Consultation

- 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)
- An 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)

In relation to the proposed masterplan, discussion included queries relating to the fact that the southern half of the proposed site, the area south of OP5, is not zoned for housing development in the Local Development Plan (LDP) and is only noted as a possible site in the next 10 year plan, and is therefore not in accordance with the Council's Development Plan.

In response, it was made clear through discussion that when identifying the OP5 site as a residential allocation, LDP also recognised that there was potential to develop, in a phased manner, land directly to the south. There was therefore a responsibility placed on the prospective applicant to include the wider area within the masterplan proposals.

In formulating the emerging masterplan, including the impact of constraints at the northern end of the site, it became clear that the allocation of approximately 146 houses could not be accommodated within the OP5 area. The OP5 area and the phased land to the south can however accommodate 160 - 170 houses and it was therefore considered reasonable to include this land within the proposals at this time and comprehensively plan for the phased delivery of much needed mainstream and affordable housing.



Figure 12 – Drop in session Consultation event

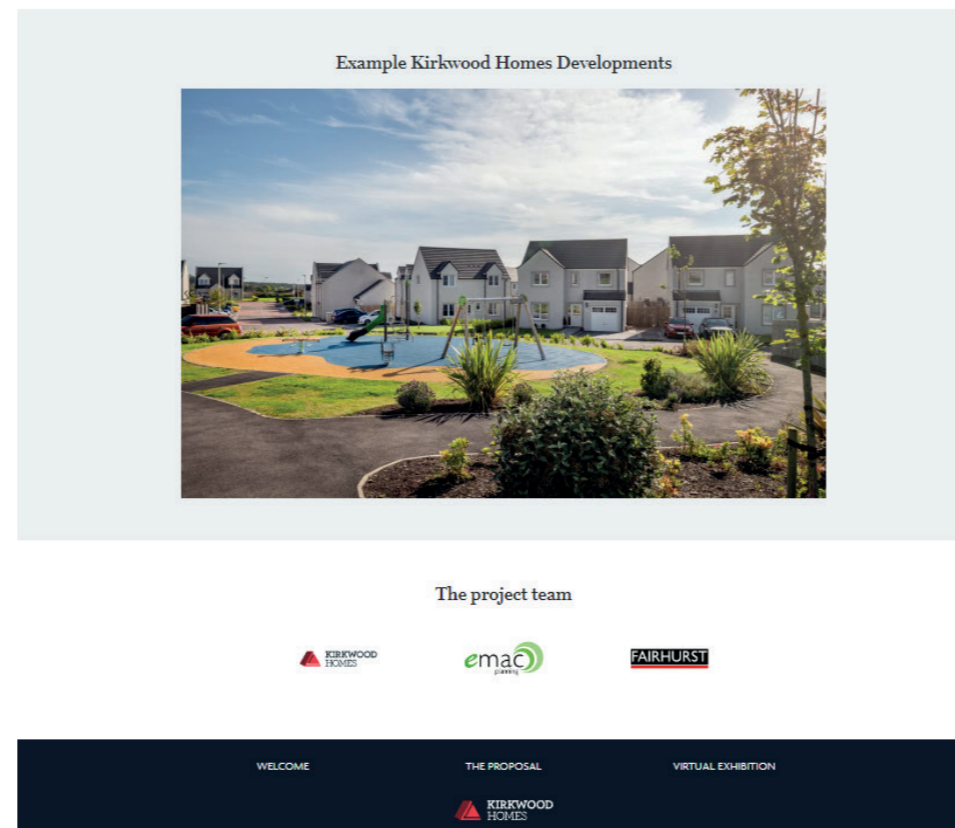
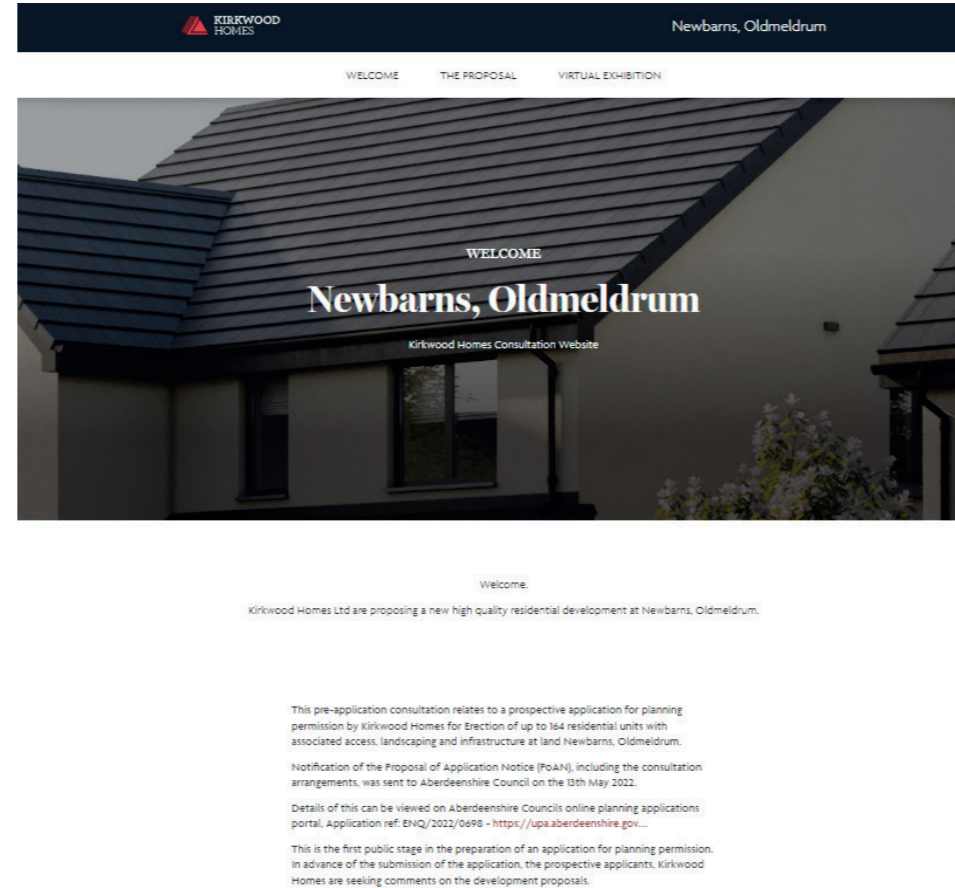


Figure 13 – Consultation Website



Figure 14 – Drop in session Consultation event

Additional comments, and responses, relating to the emerging masterplan, as follows:

Question: Will improvements be made to the Den of Gowmor. Will there be upgrades to existing paths, including those off-site.

Answer: Yes, the potential for improved access to the Den of Gowmor track is an identified requirement within the LDP and the proposed masterplan addresses this requirement. Further consideration is currently being given / remains ongoing regarding the potential linkages into the wider core path network.

Question: What fencing will be put in place at the back gardens of the homes bordering the park? Will children be tempted to climb fences and go through trees to access the park quickly and directly.

Answer: A 1.8m high fence line will define the rear garden boundaries, with a landscape strip beyond and post and wire fence thereafter onto the park boundary.

Question: MAIG have requested that further consideration be given to the security of their compound to ensure it is inaccessible from the proposed housing area.

Answer: The prospective applicants have given further consideration to this particular boundary and remain in discussion with MAIG regarding potential solutions.

Question: A community Orchard should be incorporated into the masterplan.

Answer: The masterplan has been amended to show the location and layout of the community orchard.