

5.0 Proposed Development - Open Space

The proposed Masterplan provides in excess of 55% Public Open Space, all located within accessible, usable and biodiverse areas. The development features strategic landscape fingers running north to south on the main core reducing car dominance and encouraging active travel through the development. The landscape fingers also maintain wildlife corridors through the site to the neighbouring fields.

To the north and as a result of the ground conditions there is a large natural open space area with footpath connections to core path networks and a community orchard.



Figure 23 – Indicative Green Area Plan



Figure 24 – Indicative Open space



Figure 25 – Indicative Open space



Figure 26 – Indicative Open space /Community Orchard

- 0-2 Years (Orange)**
Site compound set up
Site security and tree protection fencing
Construction Stage SUDS and surface water management
Core drainage and service infrastructure and development spine road
Indicative homes - 35 including an initial phase of affordable
- 0-2 Years (Blue)**
Extension of roads, drainage and service infrastructure as loops for ease of RCC process.
Indicative homes - 17 including sales / showhome
- 2-3 years (Pink)**
Extension of roads, drainage and service infrastructure as loops for ease of RCC process.
Affordable homes - 34 affordable
- 3-4 years (Yellow)**
Extension of roads, drainage and service infrastructure as loops for ease of RCC process.
Indicative homes - 21 including sales / showhome
- 4-5 years (Purple)**
Extension of roads, drainage and service infrastructure as loops for ease of RCC process.
Indicative homes - 28 including sales / showhome
- 5-6 years (Green)**
Extension of roads, drainage and service infrastructure as loops for ease of RCC process.
Indicative homes - 27 including sales / showhome



Figure 27 – Indicative Phasing Plan

The six qualities of successful places identified within NPF4 promote appropriate design, identity and character. The Masterplan has therefore been formulated and examined against the following defining principles:

01 - Healthy / Welcoming

The layout has been developed in line with the principles of a 20 minute neighbourhood and walk-able neighbourhoods with the street layouts and path networks providing a variety of routes through the site and beyond. Accessibility and inclusion for everyone regardless of gender, sexual orientation, age, ability and culture and social connectivity to create a sense of place and belonging / identity with the community has been paramount.

02 - Pleasant

The proposed Masterplan promotes the Designing Streets principle of respecting pedestrians first. The hierarchy of the streets is important and the junctions will be effective in reducing vehicle speeds through their spacing, geometry and widths. The positioning of the homes overlooking the public open space areas provides natural surveillance opportunities. On shared surface streets, pedestrians have priority. The design, through a combination of reducing turning radii, sight lines, forward visibility and different colours/types of surfacing materials, will be effective in reducing vehicles speeds, i.e. reducing forward visibility to slow down drivers and enhance the cycling and pedestrian environment.

03 - Well Connected

The initial two access roads leading into the development extend from the current road hierarchy in a traditional format and will provide footways of sufficient width and drop kerbs to accommodate users in wheelchairs, mobility scooters, pushchairs, etc. The gradients of the new access road and footways also make it easy for mobility impaired users to move around.

04 - Distinctive

The block structure creates character through a combination of house types and streets that follow the topography of the site and is set out on a permeable and desire line based layout.

05 – Sustainable / Resource Efficient

The approach to the design provides a development that embodies the principles of resource efficiency throughout. The homes proposed would be of a timber frame construction, made locally in Sauchen, Aberdeenshire. All homes would feature Air Source Heat Pumps for the space and water heating with smart home controls allowing the occupants to control remotely and reduce waste heating.

06 - Adaptable

It is important to retain the edge of settlement character of the site by linking to the local and wider core path network and keeping current desire lines in their natural environment and, as much as possible, open character as they cross through the site. Parking is generally provided within curtilage and frontage courtyard areas, but there are also areas provided on the street for additional visitor parking. These areas will incorporate landscaping to lessen the visual impact of the parked vehicles. The design ensures that parking areas are overlooked, close to destinations and easy to find and identify. Vehicle tracking will be undertaken to demonstrate that larger vehicles can access all areas.

Public Open Space

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Figure 28 – Indicative Site Proposal