



PROPOSED ABERDEENSHIRE LOCAL DEVELOPMENT PLAN 2020 RESPONSE FORM

As part of the production of the Local Development Plan, a 'Main Issues Report' was published in January 2019. The responses from these consultations have helped to inform the content of the Proposed Local Development Plan ("the Proposed Plan").

The Aberdeenshire Local Development Plan will direct decision-making on land-use planning issues and planning applications in Aberdeenshire for the 10-year period from 2021 to 2031. The Proposed Plan was agreed by Aberdeenshire Council in March 2020 as the settled view of the Council. However, the Proposed Plan will be subjected to an independent examination and is now open for public comment.

This is your opportunity to tell us if anything should be changed in the Proposed Plan, and why.

When writing a response to the Proposed Plan it is important to specifically state the modification(s) that you would wish to see to the Plan.

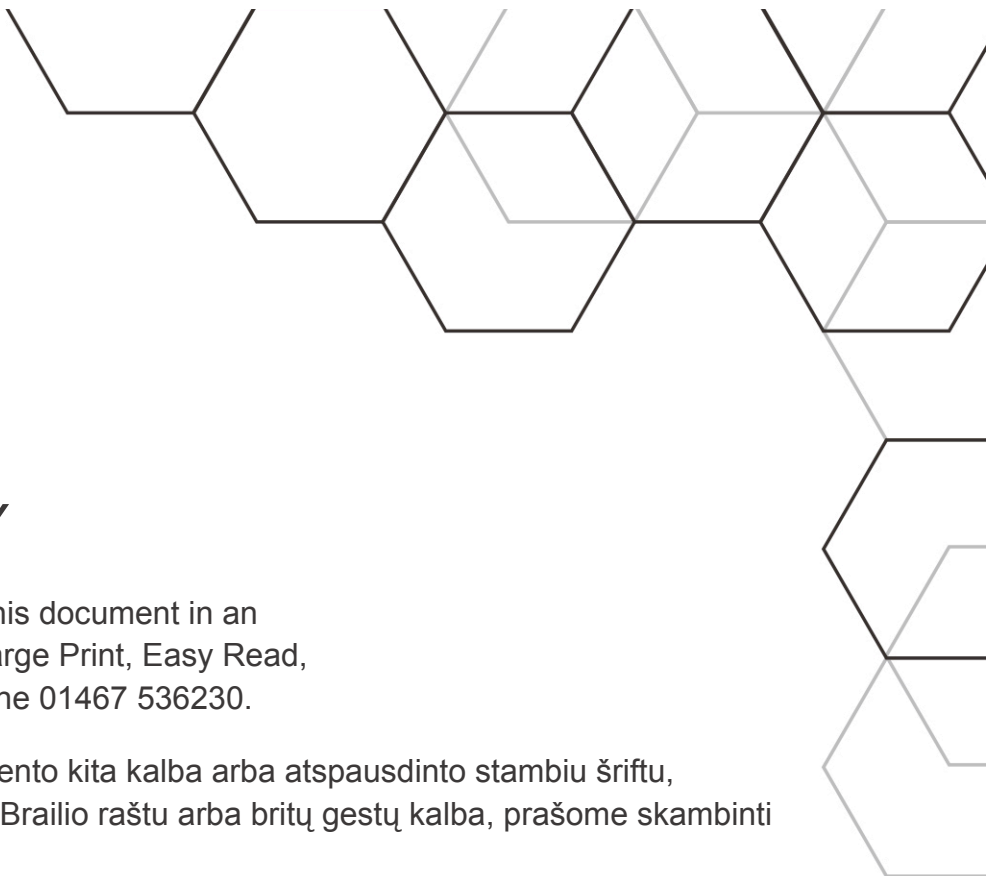
This is the only remaining opportunity to comment on the Proposed Plan. The reasons for any requested changes will be analysed and reported to Scottish Ministers. They will then appoint a person known as a Reporter to conduct a public examination of the Proposed Plan, focusing particularly on any unresolved issues and the changes sought.

Ministers expect representations (or responses) to be concise (no more than 2000 words) and accompanied by limited supporting documents. It is important to ensure that all of the information that you wish to be considered is submitted during this consultation period as there is no further opportunity to provide information, unless specifically asked.

Please email comments to ldp@aberdeenshire.gov.uk or send this form to reach us by 31 July 2020*.

We recommend that you keep a copy of your representation for your own records.

**UPDATE 16 June 2020: Consultation period was extended from 17 July 2020 for a further two-week period.*



ACCESSIBILITY

If you need information from this document in an alternative language or in a Large Print, Easy Read, Braille or BSL, please telephone 01467 536230.

Jeigu pageidaujate šio dokumento kita kalba arba atspausdinto stambiu šriftu, supaprastinta kalba, parašyta Brailio raštu arba britų gestų kalba, prašome skambinti 01467 536230.

Dacă aveți nevoie de informații din acest document într-o altă limbă sau într-un format cu scrisul mare, ușor de citit, tipar pentru nevăzători sau în limbajul semnelor, vă rugăm să telefonați la 01467 536230.

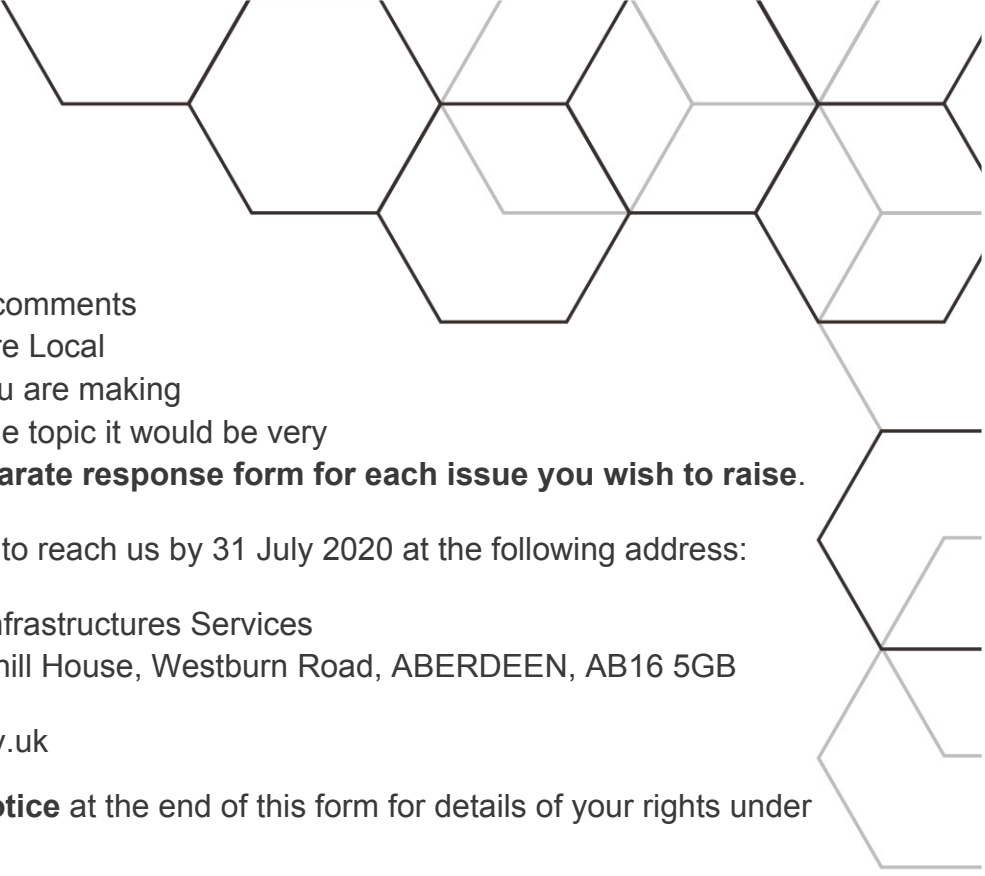
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Ja jums nepieciešama šai dokumentā sniegtā informācija kādā citā valodā vai lielā drukā, viegli lasāmā tekstā, Braila rakstā vai BSL (britu zīmju valodā), lūdzu, zvaniem uz 01467 536230.

Aberdeenshire Local Development Plan
Woodhill House, Westburn Road, Aberdeen, AB16 5GB

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If you wish to contact one of the area planning offices, please call 01467 534333 and ask for the relevant planning office or email planning@aberdeenshire.gov.uk.



Please use this form to make comments on the Proposed Aberdeenshire Local Development Plan 2020. If you are making comments about more than one topic it would be very helpful if you could fill in a **separate response form for each issue you wish to raise**.

Please email or send the form to reach us by 31 July 2020 at the following address:

Post: Planning Policy Team, Infrastructures Services
Aberdeenshire Council, Woodhill House, Westburn Road, ABERDEEN, AB16 5GB

Email: ldp@aberdeenshire.gov.uk

Please refer to our **Privacy Notice** at the end of this form for details of your rights under the Data Protection Act.

YOUR DETAILS

Title:	Mr
First Name:	Ewan
Surname:	Maclean (Emac Planning)
Date:	30.07.20
Postal Address:	[REDACTED]
Postcode:	[REDACTED]
Telephone Number:	[REDACTED]
Email:	[REDACTED]

Are you happy to receive future correspondence only by email? Yes No

Are you responding on behalf of another person? Yes No

If yes who are you representing?

Tick the box if you would like to subscribe to the Aberdeenshire LDP eNewsletter:

An acknowledgement will be sent to this address soon after the close of consultation.

YOUR COMMENTS

Please provide us with your comments below. We will summarise comments and in our analysis will consider every point that is made. Once we have done this we will write back to you with Aberdeenshire Council's views on the submissions made. We will publish your name as the author of the comment, but will not make your address public.

Modification that you wish to see (please make specific reference to the section of the Proposed Plan you wish to see modified if possible, for example Section 9, paragraph E1.1):

East Newmachar.

Reason for change:

Please see attached statement.

PRIVACY NOTICE

LOCAL DEVELOPMENT PLAN PUBLIC COMMENT

The Data Controller of the information being collected is Aberdeenshire Council.

The Data Protection Officer can be contacted at Town House, 34 Low Street, Banff, AB45 1AY.

Email: dataprotection@aberdeenshire.gov.uk

Your information is being collected to use for the following purposes:

- To provide public comment on the Aberdeenshire Local Development Plan. The data on the form will be used to inform Scottish Ministers and individual(s) appointed to examine the Proposed Local Development Plan 2020. It will inform the content of the Aberdeenshire Local Development Plan 2021.

Your information is:

Being collected by Aberdeenshire Council	X
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The Legal Basis for collecting the information is:

Personal Data	
Legal Obligations	X

Where the Legal Basis for processing is either Performance of a Contract or Legal Obligation, please note the following consequences of failure to provide the information:

It is a Statutory Obligation under Section 18 of the Town and Country (Scotland) Act 1997, as amended, for Aberdeenshire Council to prepare and publish a Proposed Local Development plan on which representations must be made to the planning authority within a prescribed period of time. Failure to provide details requested in the 'Your Details' section of this form will result in Aberdeenshire Council being unable to accept your representation.

Your information will be shared with the following recipients or categories of recipient:

Members of the public are being given this final opportunity to comment on the Proposed Aberdeenshire Local Development Plan. The reasons for any changes that the Council receives will be analysed and reported to Scottish Ministers. They will then appoint a person to conduct a public examination of the Proposed Plan, focusing particularly on the unresolved issues raised and the changes sought.

Your name and respondent identification number (provided to you by Aberdeenshire Council on receipt of your

submission) will be published alongside a copy of your completed response on the Proposed Local Development Plan website (contact details and information that is deemed commercially sensitive will not be made available to the public).

In accordance with Regulation 22 of the Town and Country (Development Planning) (Scotland) Regulations 2008 where the appointed person determines that further representations should be made or further information should be provided by any person in connection with the examination of the Proposed Plan the appointed person may by notice request that person to make such further representations or to provide such further information.

Your information will be transferred to or stored in the following countries and the following safeguards are in place:

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The retention period for the data is:

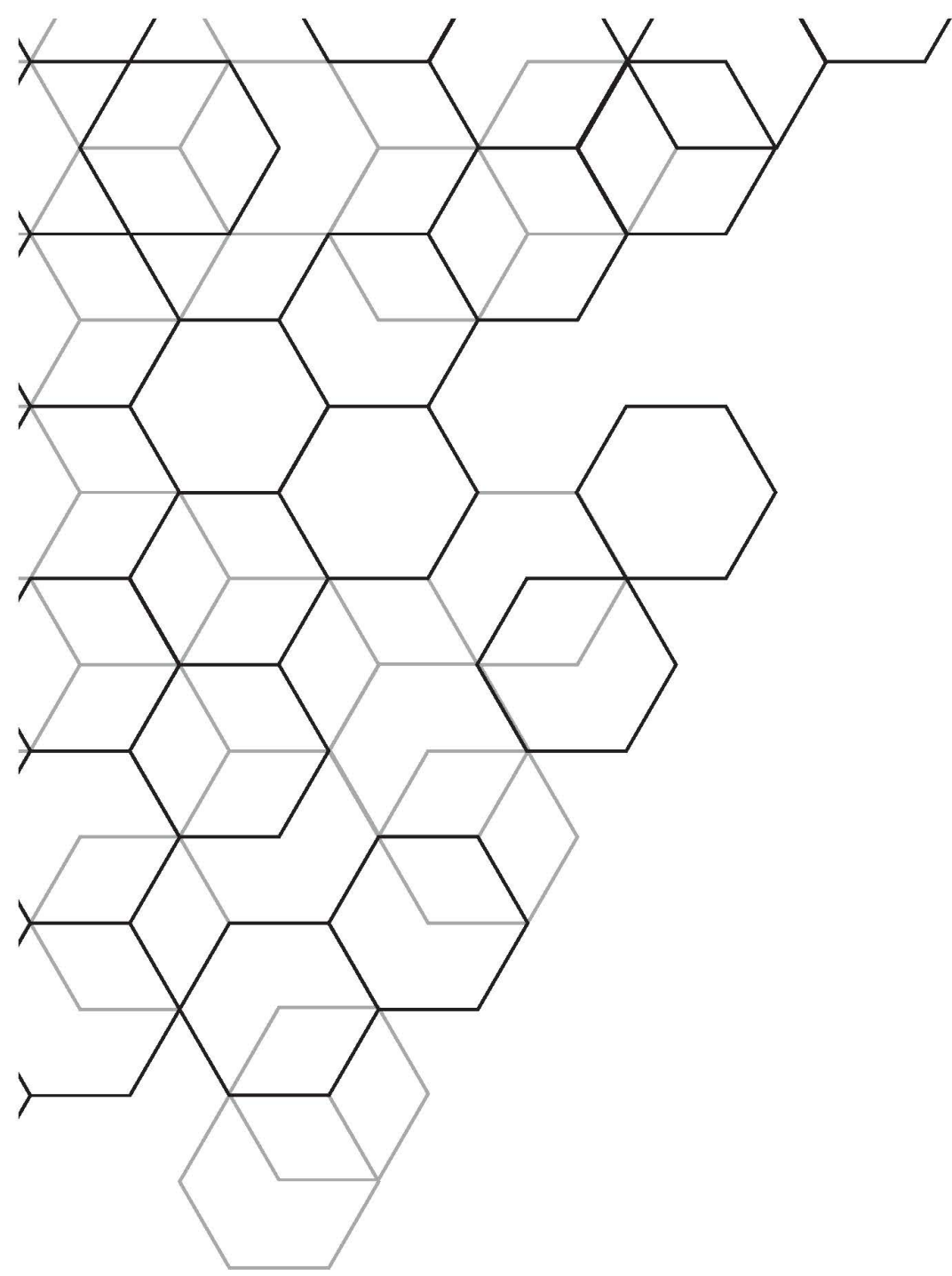
Aberdeenshire Council will only keep your personal data for as long as is needed. Aberdeenshire Council will retain your response and personal data for a retention period of 5 years from the date upon which it was collected. After 5 years Aberdeenshire Council will review whether it is necessary to continue to retain your information for a longer period. A redacted copy of your submission will be retained for 5 years beyond the life of the Local Development Plan 2021, possibly until 2037.

The following automated decision-making, including profiling, will be undertaken:

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- to withdraw consent at any time, where the Legal Basis specified above is Consent;
- to lodge a complaint with the Information Commissioner's Office (after raising the issue with the Data Protection Officer first);
- to request access to your personal data;
- to data portability, where the legal basis specified above is:
 - (i) Consent; or
 - (ii) Performance of a Contract;
- to request rectification or erasure of your personal data, as so far as the legislation permits.



ABERDEENSHIRE LOCAL DEVELOPMENT PLAN 2021

PROPOSED PLAN 2020

Response on behalf of: Kirkwood Homes Limited

Subject: East Newmachar

Date: July 2020



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1.0 Introduction / Executive Summary

- 1.1 Kirkwood Homes Limited (Kirkwood) recognise that the Proposed Plan is a key stage in the preparation of the Aberdeenshire Local Development Plan 2021 (LDP 2021) as it represents the Council's "settled view" as to what the final adopted content of the Local Development Plan should be.
- 1.2 Kirkwood therefore welcome the opportunity to comment on the Proposed Plan and the following reaffirms the company's position regarding an individual site bid at East Newmachar.
- 1.3 As way of background, in 2019 Kirkwood submitted appropriate representations on the Main Issues Report (MIR) as it sets out options for how the LDP 2021 could be prepared both in terms of policy and identifying land allocations for development.
- 1.4 Those representations to the MIR reaffirmed and updated the company's position as set out in the site bid prepared and lodged by Knight Frank in March 2018. That submission "Newmachar South East, Newmachar, Aberdeenshire" is included within Appendix 2.
- 1.5 Within the MIR representations, Kirkwood supported the identification of FOP1, i.e. the Draft LDP's recognition that Kirkwoods bid area GRO79 was indeed in principle acceptable for housing, retail and commercial uses. Kirkwood also contended that OP3 should be retained as the 5ha employment site and the phase 1 housing area, 40 units, all as identified within the Appendix 1 plan, should be allocated for residential development.
- 1.6 The Proposed Plan now promotes a somewhat different position and dilutes the position as set out in the MIR / Draft LDP in that it an employment allocation very similar to that included within the adopted LDP is all that's included. As way of background, the adopted LDP identifies 3ha of employment land as OP3 Redwood Cottage. The Proposed Plan retains and extends this OP3 Redwood Cottage employment land allocation to 11.1 ha *"to further promote development of employment uses in Newmachar"*.
- 1.7 Kirkwood object to the unsubstantiated change from the MIR / Draft Plan to the Proposed Plan and maintain that the allocations as set out in the Kirkwood Appendix 1 plan should be reinstated. The land identified within Appendix 1 to be identified for 40 housing units and 5.0 hectares of employment land for delivery within the first five years of the Plan. The remainder of the area within the submitted Appendix 1 plan should be noted as a future direction of growth for housing, retail and commercial uses and stated as such within the emerging LDP.

2.0 Site Promotion: Call for Sites (March 2018) / Main Issues Report (2019) / Proposed Plan

- 2.1 During the **Call for Sites** stage, Kirkwood Homes submitted a development bid for land at Newmachar as an expression of interest to be included in the LDP 2021 and as a first step, for that land to be included in the MIR as a preferred site.
- 2.2 The statement set out the detailed justification as to why Kirkwood considered the land should be identified for development in the new LDP, not least that areas of the land have been previously identified as suitable for housing and the southern area of the site is currently identified for employment purposes within the 2017 LDP.
- 2.3 An outline Masterplan was prepared for the site and public consultation was carried out for the Newmachar East Development Framework, which included the land subject of the development bid. Kirkwood submitted that there was a compelling planning and economic case for the land to be allocated in the new LDP as it remains essential to the delivery of the eastern bypass.
- 2.4 The proposed development, as outlined within the Development Framework and Masterplan sought to achieve the following objectives:
- Provide new housing that can readily be delivered and phased to satisfy demand in the Aberdeen Housing Market Area, including Affordable Housing;
 - A coherent design approach and Masterplan to create a sense of place;
 - The preparation of a long term Masterplan for the physical growth of Newmachar to create a sustainable community and support local services;
 - The creation of a development that respects the existing village's local landscape and architectural character;
 - To provide new employment opportunities through the provision of employment land and also help reduce car usage through the provision of employment opportunities within Newmachar;
 - To utilise the proximity to AWPR and associated increased connectivity to City Region and employment centres; and
 - To assist in the delivery of the proposed eastern distributor road for Newmachar through developer contributions provided by the development proposals.
- 2.5 The submission concluded with the proposal that the subject land be included within the new LDP for residential development (187 units) and employment use (9 hectares).
- 2.6 The **Main Issues Report (MIR)** was published and consulted upon in 2019 and recognised that the clear focus and desire of the community was to transform Newmachar from a dormitory settlement to a sustainable mixed community and for development to take place of a type and location to allow residents to not only live but also work in Newmachar. Local concerns remained that the town was being divided by increasing traffic on the A947 and this was exacerbated by the lack of off-street parking along this route.

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- 2.7 There are of course long-term proposals for an eastern relief road to help address this as well as a desire amongst the local community to potentially reinstate a rail link to Newmachar. However, delivering this will require significant expansion of the village, an expansion that has to be planned in an incremental, phased manner.
- 2.8 The Kirkwood Development Bid Site: Land South East of Hillbrae Way, Newmachar (GR079) was recognised within the MIR as having some potential for development and as such was considered to be an Officers' preference; the MIR acknowledging that the site could help deliver a bypass to ease traffic issues in the town and this could be provided in conjunction with other bid sites. The MIR also importantly acknowledged that the site on its own merits could appear as a logical extension to Newmachar, however, other sites, such as OP1 which benefits from a current planning consent, could and perhaps should come forward first.
- 2.9 The bid area was subsequently identified within the MIR as FOP1, a reserved site with an informative that a Flood Risk Assessment required to be undertaken to determine the developable area. Kirkwood submitted however that the relevant very minor watercourse posed no serious flood risk and the proposals could comfortably avoid areas of possible flooding as shown on the SEPA flood map. Kirkwoods engineers also advised that a Stage 1 FRA would be undertaken at the appropriate time to demonstrate this point. As first step in the preparation of the new LDP, Kirkwood therefore supported the site again being identified as in principle suitable for residential and employment purposes.
- 2.10 In terms of phasing, it was clear that the line of the bypass would logically determine the phasing of the site, with land to the south being developed first and land to the east of the bypass logically being part of a later phase.
- 2.11 A phasing plan was also included which demonstrated that access to the site in the first southern phases of development would be provided from Hillbrae Way, with the first access to be provided to serve the employment site OP3 which, as referenced above, is currently allocated for 5ha of employment land within the 2017 LDP. When the first section of the eastern bypass from the A947 at the Aberdeen end of Newmachar to Hillbrae Way is eventually constructed, access to the site could therefore be taken from either side of the bypass. This will then provide excellent access and connectivity to the site for the proposed residential and employment uses. Footpath links and cycleways will also be designed to encourage walking and cycling to the village and into the wider countryside network including the Pinkie and Formartine and Buchan Ways. This part of the development will also of course be highly accessible to the existing bus services serving Newmachar.
- 2.12 In advance of the bypass being constructed, there remains therefore the opportunity to release the phase 1 housing site and all of the OP3 employment site. Both sites could readily be accessed from Hillbrae Way. In terms of other infrastructure requirements, more detailed work still has to
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be carried out, however it is likely that SUDS will be accommodated at the south eastern part of the site outwith the identified flood plains. Drainage infrastructure is currently programmed for upgrade by Scottish Water and all other service provision including gas is available for the site.

2.13 The phase 1 site is within 10-12 minutes walking distance from Newmachar primary school, approximately the same walking distance from the new school site which has planning consent within allocation OP1, and is also conveniently located for the settlements commercial and civic hub. For other community services such as health, secondary education and convenience shopping, residents require to travel to Dyce and Aberdeen, and located on the south side of the settlement, easy access is available from the site to these facilities just a few miles away.

2.14 Such a release would accord with the community aspiration for the settlement that *“The clear focus of the community is to transform Newmachar from a dormitory settlement to a sustainable mixed community, and for development to take place to allow people to not only live but also work in Newmachar”*. (MIR Garioch page 73). In this regard, it should be noted that OP3, partly within the Kirkwood GRO79 bid site and partly outwith, is the only current employment allocation within the settlement and therefore presents the only opportunity to provide a balanced portfolio of local employment and residential uses.

2.15 Within the MIR representations, Kirkwood therefore supported the identification of FOP1, i.e. the Draft LDP’s recognition that Kirkwoods bid area GRO79 was indeed in principle acceptable for housing, retail and commercial uses. Kirkwood also contended that OP3 should be retained as the 5ha employment site and the phase 1 housing area, 40 units, as identified within the Appendix 1 plan, should be allocated for residential development, both allocations being within the first plan period.

2.16 The **Proposed Plan** now promotes a somewhat different position in that, for the subject land, it only includes the principle of an employment allocation, i.e. a principle very similar to that included within the adopted LDP. The adopted LDP of course identifies 3ha of employment land as OP3 Redwood Cottage. The Proposed Plan retains and extends this OP3 Redwood Cottage employment land allocation to 11.1 ha *“to further promote development of employment uses in Newmachar”*.

2.17 It is of interest to note that the site was also previously allocated as employment allocation E1 in the 2012 LDP. It is with some surprise therefore that whilst the bids GRO75 and GRO79 both supported the delivery of the 5ha employment site, and bid GRO79 identified further employment opportunities beyond the by-pass, within the draft LDP the OP3 site was proposed to be reduced to 1.6ha. No explanation for this reduction in the level of local employment land was given within the MIR or the Draft LDP and at that time Kirkwood submitted that the change was not justified or supported. With the precedent set by the previous 2012 LDP and the current 2017 LDP, we suggested that the full 5ha of employment land should therefore be retained as an allocation within

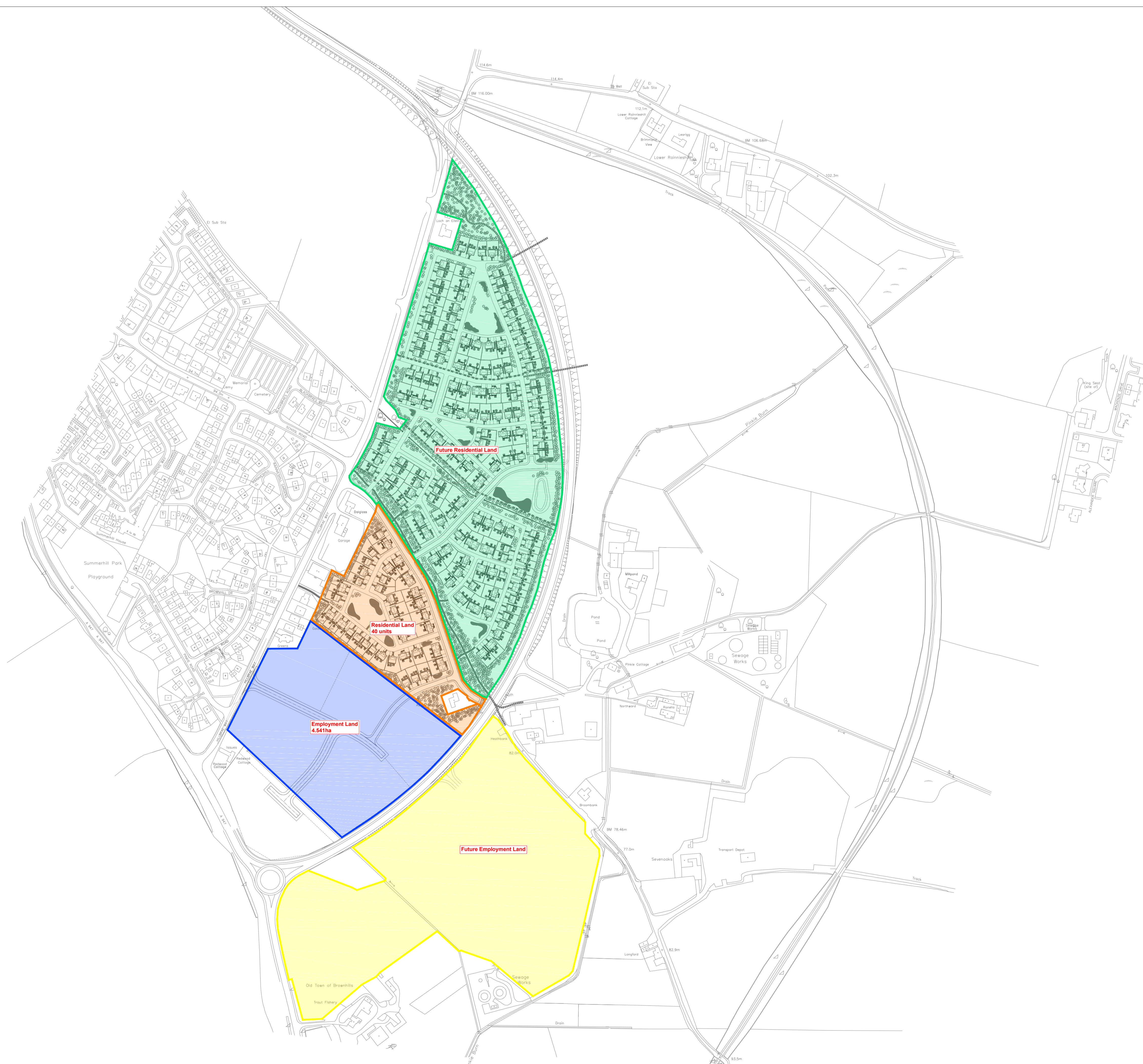
the new LDP. Indeed, the site has recently been subject of discussions with a developer in respect of delivery for retail and commercial uses and these discussions remain ongoing. For the reasons set out above, delivery is technically available and vehicular access is readily available from Hillbrae Way. Importantly, the retained allocation can reserve land for the new bypass and therefore not prejudice its delivery whilst timeously adding to the local employment land supply which is a clear desire of the local community. Whilst it is important to retain the appropriate level of allocation, i.e. 5 hectares, the site should not however be increased to the level set out within the Proposed Plan, i.e. 11.1 hectares as there is no justification by the Council as to how this level of allocation is either appropriate or deliverable.

3.0 Conclusion

3.1 Kirkwood therefore object to the unsubstantiated position included within the Proposed Plan and maintain that the allocations as set out in the Kirkwood Appendix 1 plan should be added to the LDP. The land shown within Appendix 1 therefore to be identified for 40 housing units and 5.0 hectares of employment land for delivery early within the plan period. The remainder of the area within the submitted Appendix 1 plan should be noted as a future direction of growth for housing, retail and commercial uses for further consideration within the plans mid term review.

Appendix 1: Phase 1 Site Boundary / Proposed Layout

NOTES



REV.	DESCRIPTION	DATE	BY



PROJECT
Newmachar East, Aberdeenshire

CONTENT
Newmachar South East Phasing Plan

DATE	SCALE	DRAWN	CHECKED	STATUS
05.04.2019	1:1500	■	■	Planning

PROJECT NO.	SET	REFERENCE	PLOT NO.	SHEET NO.	REV.
1299	/ P /	000	/ XX /	04	/ -

Appendix 2: Newmachar South East Development Bid



Newmachar South East Newmachar, Aberdeenshire

Development Bid

Kirkwood Homes Limited

March 2018

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1.0 Introduction and Vision

- 1.1 Knight Frank on behalf of our clients Kirkwood Homes are submitting this development bid for land at Newmachar (see Figure 1) as an expression of interest to be included in the Aberdeenshire Local Development Plan 2021. As a first step we would ask that the site be included in the LDP Main Issues Report as a preferred site when it is published later in 2018.
- 1.2 This statement sets out the detailed justification for why we consider our client's land at Newmachar should be identified for development in the new Local Development Plan. The land has been identified as suitable for both housing and employment use and is necessary to help deliver the eastern bypass required for Newmachar. This statement should be read in conjunction with the Development Bid Application Form submitted with the bid.
- 1.3 A Design Team comprising Kirkwood Homes in house Design Team, Knight Frank (planning consultants), Fairhurst (engineers) and landscape architects have contributed to work on the development bid for Newmachar and help ensure that a viable and well researched and designed scheme was prepared. A masterplan and a landscape appraisal have been prepared to support Kirkwood Homes' development bid for Newmachar.

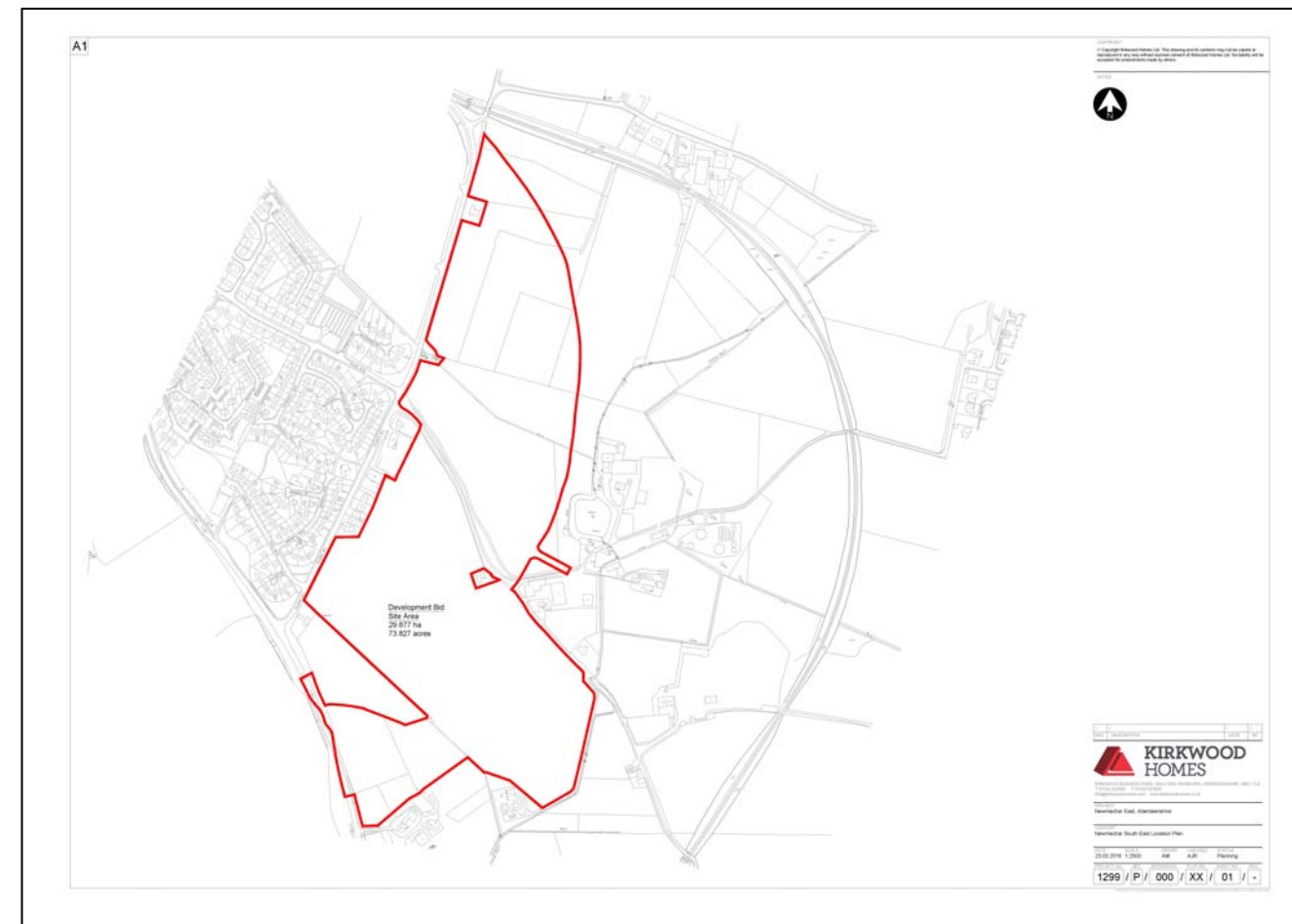


Figure 1 - Site Location Plan

2.0 Site Characteristics and Background

- 2.1 Newmachar is located 10 miles to the north-west of Aberdeen on the A947 Aberdeen to Banff road. The settlement experienced major expansion between 1998 and 2001 and the population as at 2012 was circa 2500. Newmachar is primarily a commuter settlement and is well served by local shops and services and conveniently located for the major employment areas at Dyce and the airport in Aberdeen. The settlement has little indigenous employment land but land was allocated for employment use beside Hillbrae Way on the eastern side of Newmachar in the 2012 Local Development Plan. This is proposed to be brought forward through the planning process by Kirkwood in the next few years. With the opening of the AWPR now imminent, that will make the employment site more attractive to potential occupiers.
- 2.2 The land subject of the development bid is located at Pinkie Farm and South Rannieshill Farms on the south eastern edge of Newmachar, immediately north of the A947 Road and east of Hillbrae Way, the road to Kingseat. The land slopes down from the north easternmost part of the site to the A947 Road at the southern entrance to the settlement. The site is in two separate ownerships and comprises part of Pinkie and South Rannieshill Farms. The site subject of the development bid is identified in Figure 1 Site Location Plan and measures approximately 30 hectares.
- 2.3 In terms of infrastructure Newmachar is served by the A947, a main distributor road that runs from Aberdeen to Banff. Bus services are operated by Stagecoach along this route. A peak period service also operates between Kingseat and Newmachar. There is one primary school in Newmachar, which is centrally located in the town. Additional primary school capacity will be created through the delivery of a replacement primary school for Newmachar.



3.0 Planning Context

3.1 The development bid site, other than the area OP3 allocated for employment use, is currently located immediately outwith the settlement boundary for Newmachar in the adopted 2017 Aberdeenshire Local Development Plan and countryside policies currently apply to the site. The recent planning history of the site is relevant to the bid particularly the preparation of the current LDP and approval of the Newmachar East Development Framework in December 2012. The full planning context and background is considered below.

Aberdeen City and Shire Strategic Development Plan (2015)

3.2 The Aberdeen City and Shire Strategic Development Plan was approved in March 2014. The plan advocates a high rate of growth for the North East and is also promoting a spatial strategy which focuses future development into four Strategic Growth Areas. We welcome the more aspirational approach to economic growth adopted in the Strategic Development Plan and as previously advocated in the superseded Structure Plan and in principle support the plan's spatial strategy. We would suggest, however, that greater emphasis needs to be given in the new Local Development Plan to the role of settlements in Aberdeenshire that lie outwith the Strategic Growth Areas, particularly settlements such as Newmachar, where there are opportunities through expansion of the settlement to introduce a mix of uses and create a more sustainable community. Newmachar is located close to major employment areas at Dyce and Bridge of Don. The town will also become more accessible and attractive to businesses when the Aberdeen Western Peripheral Route opens later in 2018.

3.3 It is understood that notwithstanding the passage of the new Planning Bill through the Scottish Parliament and the proposals in it to abolish Strategic Development Plans, the Scottish Government have advised the Aberdeen City and Shire Strategic Development Authority to prepare a Main Issues Report for a new SDP which would then provide strategic guidance for the LDPs in Aberdeen and Aberdeenshire. The Main Issues Report for the new SDP was considered by the Strategic Development Planning Authority on 1 February 2018 and was published for public consultation on 12 March 2018. One question asked in the Main Issues Report is "should LDPs be allowed to make some further housing allocations"? Our response to that is yes in order to ensure there is an adequate supply of deliverable sites and in the case of settlements like Newmachar to ensure an element of choice for occupiers

Aberdeenshire Local Development Plan (2017)

3.4 The Aberdeenshire Local Development Plan was adopted by Aberdeenshire Council in April 2017. The plan did not allocate any new land for residential development at Newmachar and re-affirmed the sites included in the 2012 LDP. No new land has therefore been allocated in

Newmachar for some considerable time. The two sites allocated are Site OP1 at Hillbrae Way and Site OP2 at Corseduik Road for 300 and 185 houses respectively. Over 70 houses have already been completed at Site OP2. The plan also allocates 5 hectares of employment land to Newmachar at Site OP3 at Red Cottage. The previous LDP required a Development Framework to be prepared to show how the land allocations on the eastern side of Newmachar would be linked by a distributor road. The framework was also to provide a long term plan for the development of Newmachar including phases of development that may occur post 2016 and are not currently allocated for development. The framework is of direct relevance to this development bid and is considered in the next section.

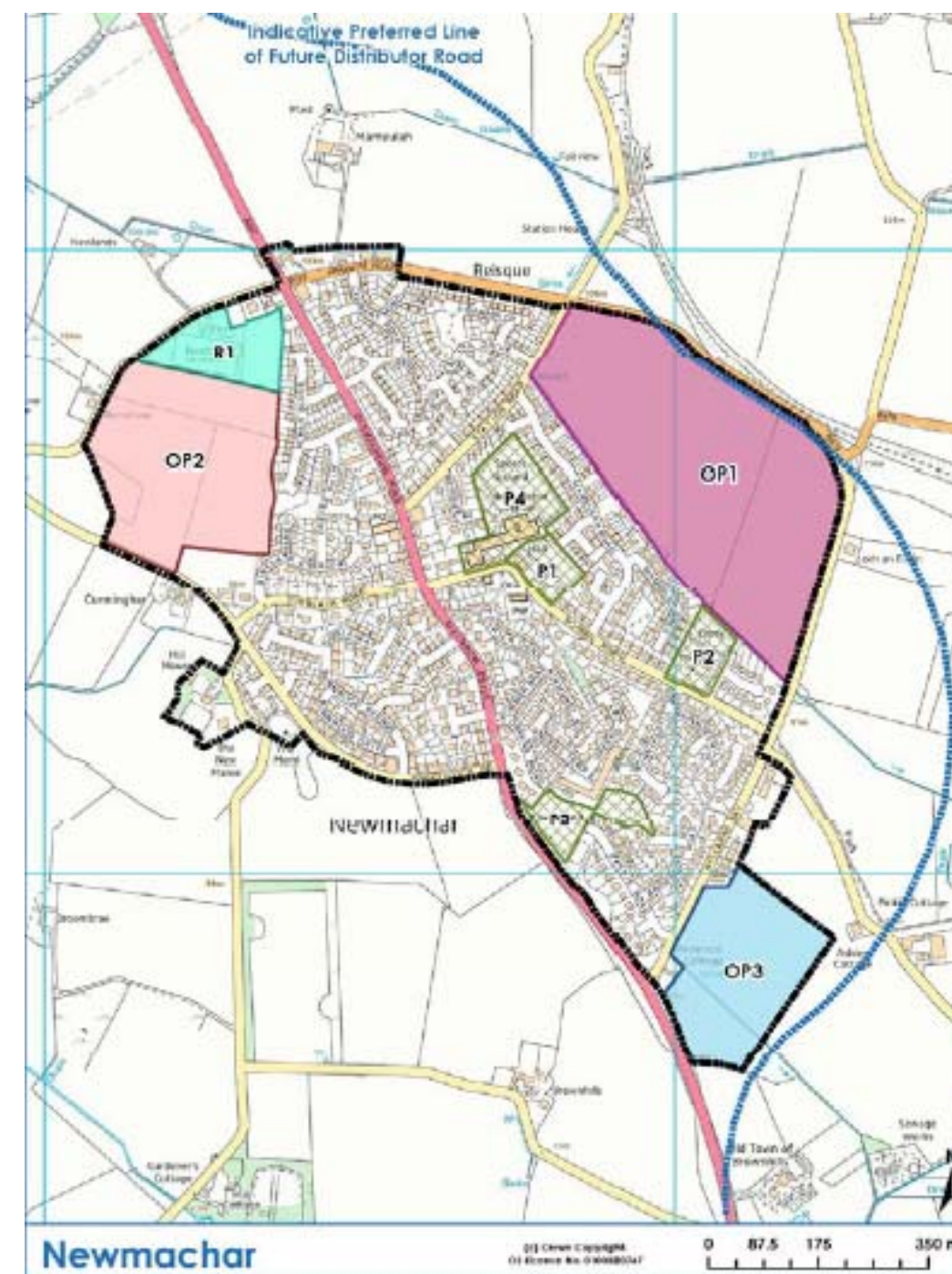


Figure 2 - Adopted 2017 LDP Newmachar Extract

3.5 It is pertinent to note that the proposed 2010 Local Development Plan which was subject of an examination in public in 2011 allocated 565 houses to Newmachar and 440 of these houses were allocated to site M1 which included land currently subject of this development bid. It is estimated that approximately 140 houses of site M1 were allocated to the development bid site (see Figure 3 Proposed LDP SG Newmachar Extract). Following consideration of representations on Newmachar the reporters appointed by Scottish Ministers made modifications to the allocations for Newmachar and removed that part of site M1 located east of Hillbrae Way (currently subject of this development bid), though retained 5 hectares of land for employment uses in the southern part of M1 adjoining Hillbrae Way. The reasons for removal of this land from the plan was because no decision had been made on the precise route of the eastern bypass for Newmachar and it was considered premature to allocate substantial areas of land for housing until there was more certainty about the delivery of the bypass and about the timing of the AWPR. It was considered that the intended review of the local development plan, which will re-examine the housing allocations for the period beyond 2016, would be the appropriate vehicle for assessing the requirement for further housing allocations in Newmachar based on the provision of an Eastern Bypass.

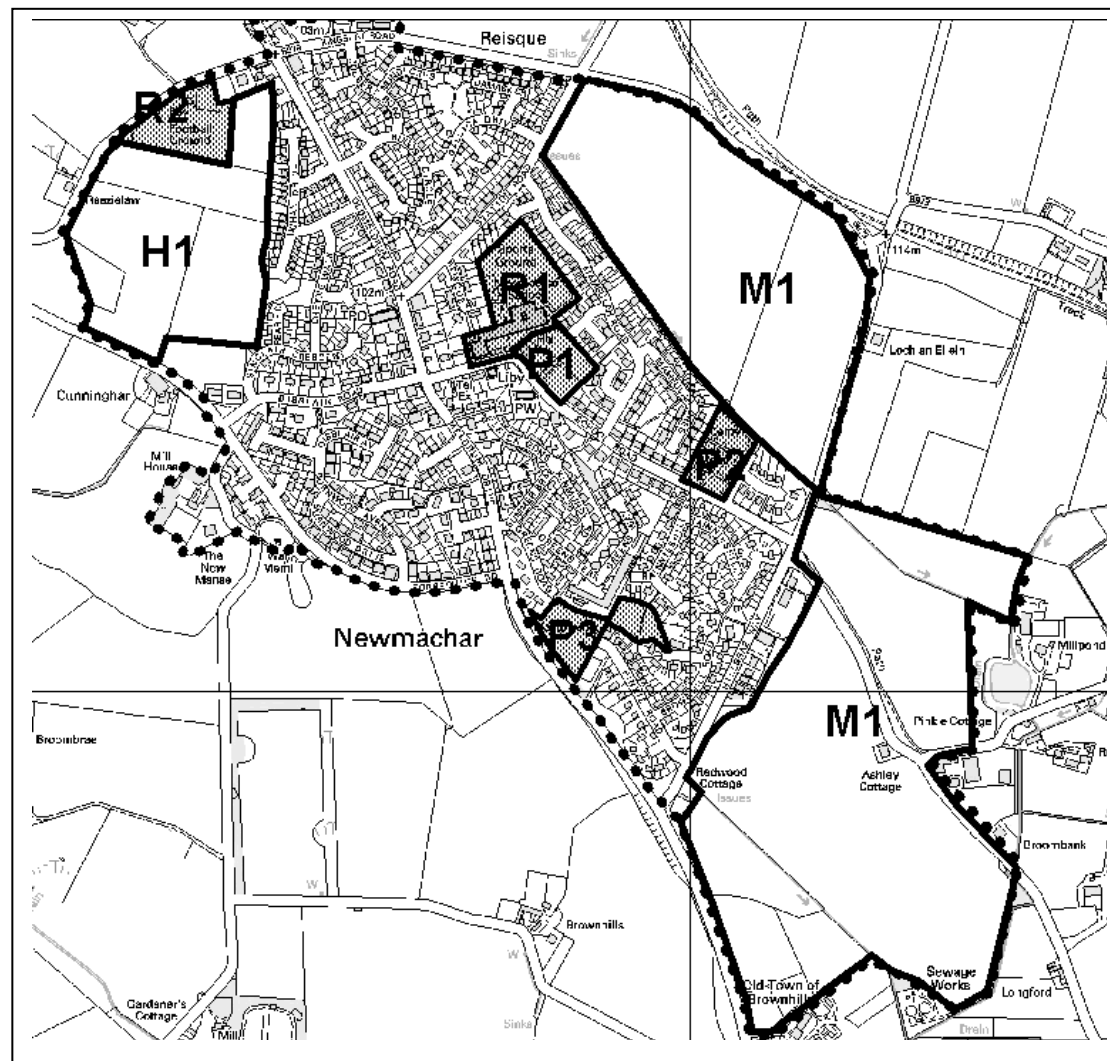


Figure 3 Proposed 2010 LDP SG Newmachar Extract

Newmachar East Development Framework

3.6 Preparation commenced on the Newmachar East Development Framework at the beginning of 2012. Proposals of Application Notices were lodged with Aberdeenshire Council for the allocated and future development sites at Newmachar and outlining the programme of public consultation to be undertaken. The development framework identifies a clear vision for the development of Newmachar East and taking forward the phased development of land in tandem with the delivery of an eastern bypass/distributor road. The development framework contains land outwith the areas allocated for development in the adopted LDP. The inclusion of the wider area is necessary for the delivery of the proposed distributor road and the areas are earmarked for future development and will be allocated within subsequent local development plans (see Figure 4 Boundary of Development Framework Area).

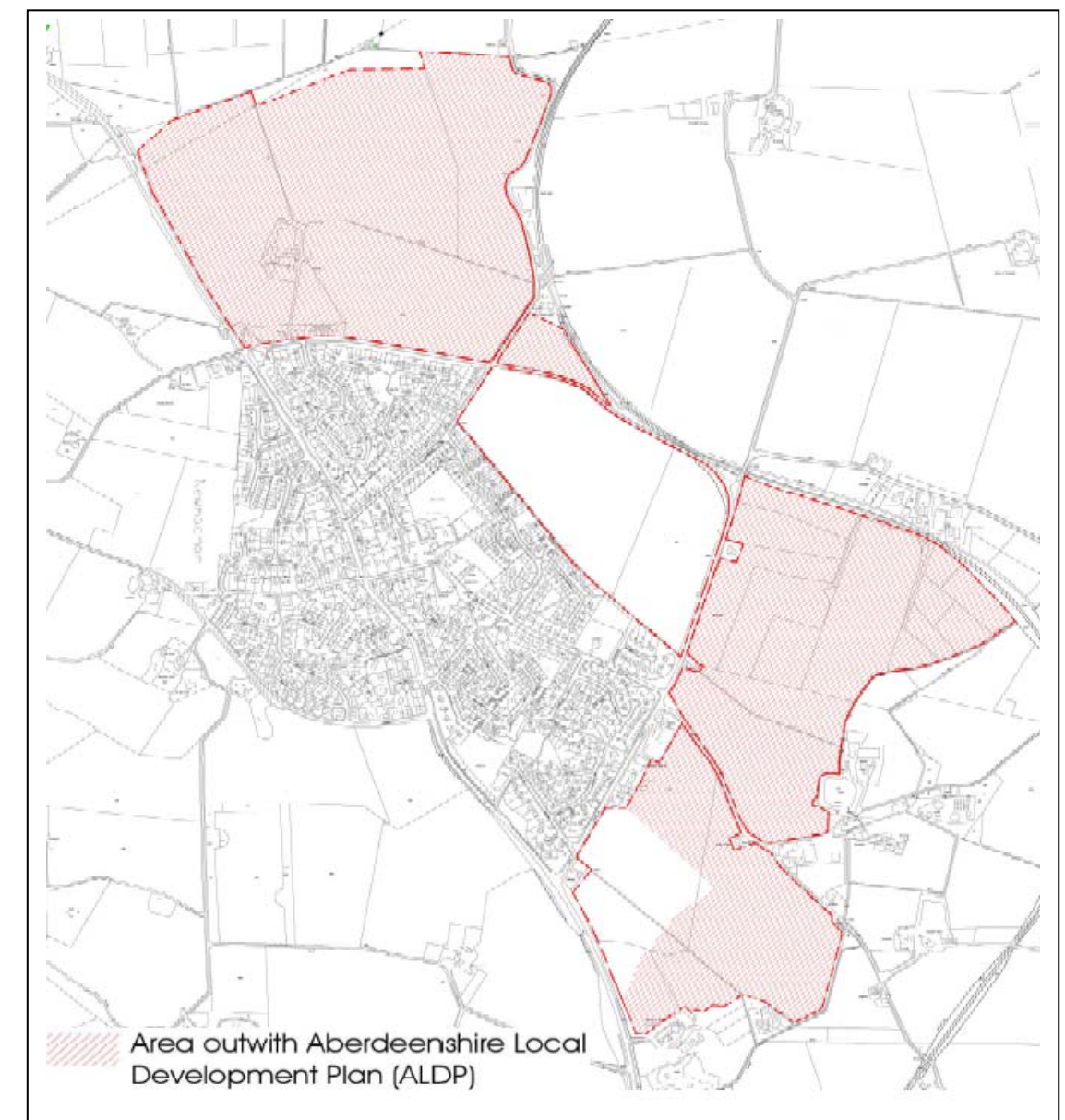


Figure 4 Boundary of Development Framework Area

3.7 A Transport and Accessibility Appraisal was carried out for the development framework. It identified that the level of strategic traffic on the A947 is degrading the environmental quality of the settlement centre and also severs the east and west sides of Newmachar. This is the key reason for the LDP including a requirement for a distributor road to the east of Newmachar to be delivered in line with the future expansion of the village. A viability study was commissioned and undertaken by the developers and landowners with interests on the east and north sides of Newmachar in 2010. The primary objective of the new distributor road was to relieve the village centre of through traffic. The cost of the route impacts on the scale of development that must be released to facilitate construction of the road and it was clear that it had to be delivered with minimum intervention from the Local Authority. The preferred route is made up of outboard north and inboard south options and achieved the route objectives in terms of traffic flow reduction within the village and could be delivered through development on each of the original LDP bid sites. The development framework confirms that development bids for the allocation of further development land to enable delivery of the preferred route of the distributor road will be submitted to the Council through the LDP process (see Figure 5 Preferred Route of Distributor Road).

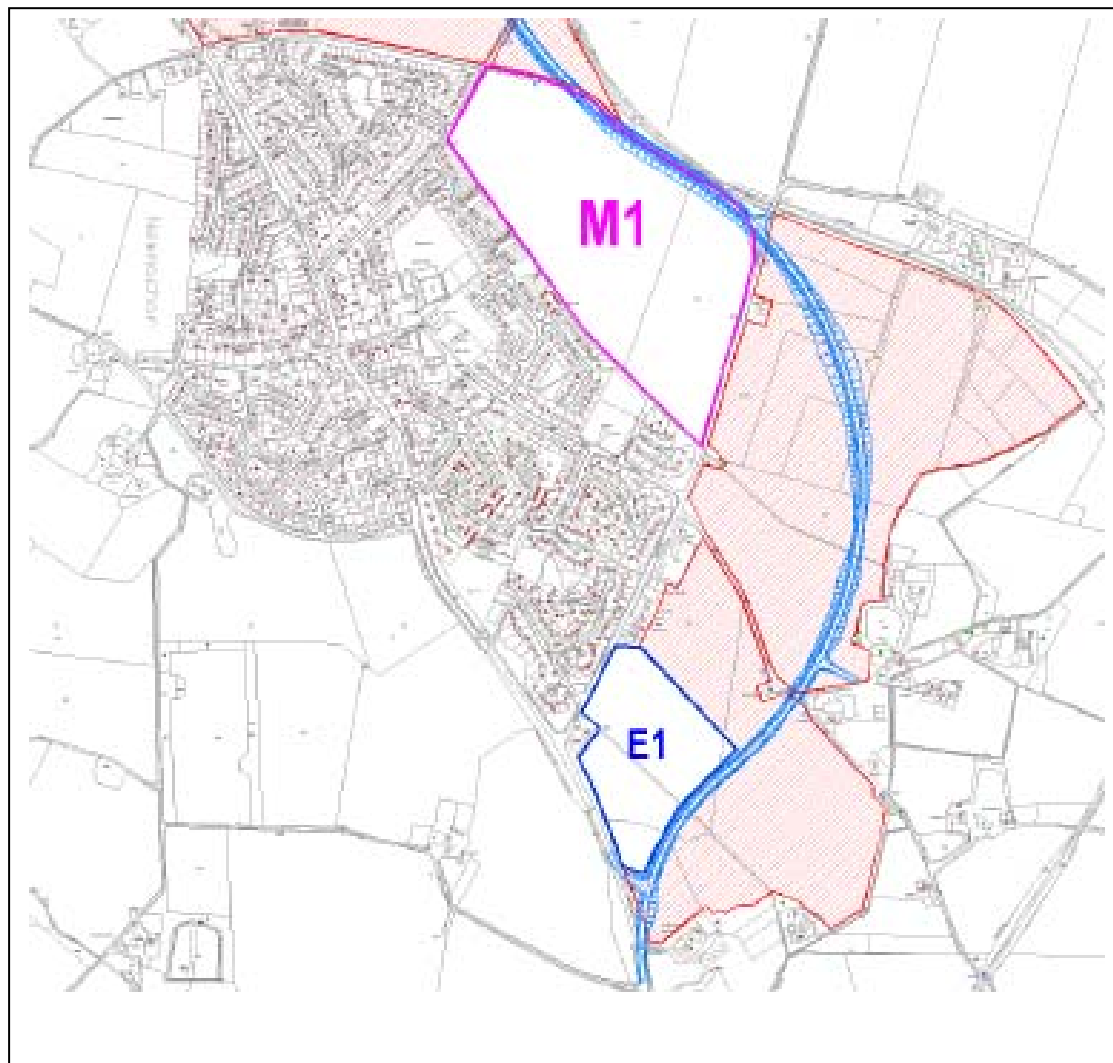


Figure 5 Preferred Route of Distributor Road

3.8 In addition to the route of the distributor road the development framework has evolved from an analysis and appraisal of the land immediately to the north and east of the built form of Newmachar. Together with the feedback received from 2 public consultation events a clear vision has been established for the expansion of Newmachar which defines a spatial framework for development within a longer term infrastructure delivery strategy. The development framework was approved by Aberdeenshire Council at the Garioch Area Committee meeting on 4 December 2012. The development framework clearly identifies the land subject of this development bid as potential future development land (see Figure 6 Newmachar East Development Framework).

3.9 In terms of phasing of land release and delivery of the distributor road there is a compelling argument for development to start at the south eastern end of the road as that is where employment land is allocated at Site OP3 (formerly Site E1). The marketability of the employment land would be improved by the early construction of the distributor road and in turn developer contributions from the employment land can help fund construction of the road.

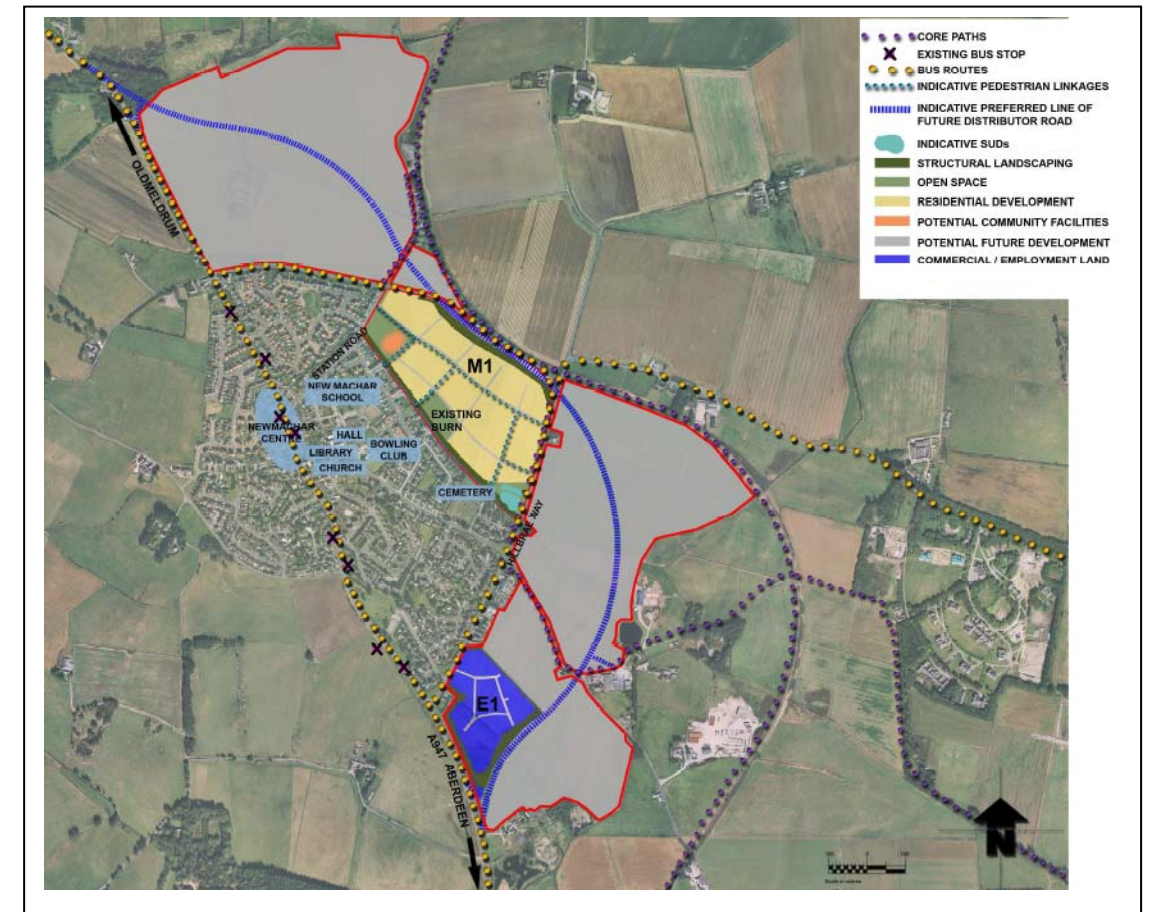


Figure 6 – Newmachar East Development Framework

3.10 The emerging Local Development Plan Main Issues Report, which was published in October 2013, identified the site at Newmachar South East as an officer's preference for development recognising the site's compliance with the approved Newmachar East Development Framework. Local members also saw the merit in

allocating the land for development in order to allow the delivery of the eastern bypass and additional education provision and the Garioch Area Committee on 27 May 2015 agreed that the site should be included for development in the emerging Local Development Plan. Unfortunately this decision was not taken forward by the Council's Infrastructure Services Committee on 3 July 2014 and the site was excluded from the proposed Local Development Plan which was published in March 2015. This was on the basis that sufficient land that is effective or capable of becoming effective has already been allocated in line with the Strategic Development Plan housing allowances. The matter was considered at the EIP into the LDP held in 2016. Unfortunately the Reporters considered that there was some tension around the continuing aspiration to deliver the eastern bypass in accordance with the development framework. They appreciated the importance of certainty as the basis for investment decisions, however did not see that this could be resolved in the context of a strategic plan that does not envisage such a strategic scale of growth. They accepted the benefits of scale in relation to infrastructure delivery but their conclusion was that these are not matters that can be resolved through the examination but rather through the future development plan process. In the meantime they considered the identified allocations were sufficient and proportionate in terms of scale to provide for local needs in Newmachar over the plan period. The land at Newmachar South East was not therefore included in the plan.

4.0 Site Analysis and Appraisal

- 4.1 The development bid site currently forms a small part of Pinkie and South Rannieshill Farms. The agricultural land quality classification of the site is mainly Class 3.2 and is a mixture of arable fields and some sub-divided fields of improved grassland. The land is south facing and gently sloping at the southern part of the site and more undulating towards the northern end. The site measures approximately 30 hectares in size.

Landscape and Climate

- 4.2 The site is characterised by gently undulating farmland with occasional views of the sea to the east. Much of the area was reclaimed from moorland and now provides a rich agricultural resource. The proposed development area displays characteristics including, gently undulating ground, low-lying hollows of poorly drained soil, extensive areas of open farmed fields, a few drystone dykes, sparse tree cover and an open character with expansive views. The land falls in a south facing direction from the highest point at the Formartine Buchan Way to the A947.

Ecology

- 4.3 Two ecological studies were carried out in 2012 to assist preparation of the Newmachar East Development Framework. These studies established that the site is not covered by any nature conservation designations and is of little ecological value other than providing a food resource for local birds. A badger has been recorded at the south end of the site in 2009, so any future planning application for development of the site may require to be subject to a badger survey. The landscape is laced with streams and wet ditches along field boundaries draining the land in a south easterly direction. These provide the main wildlife corridors across the area with potential habitat for water voles, and common amphibians as well as small mammals. It would be intended that these streams and water courses be retained wherever possible within the proposed development. There is no woodland within the site and the only localised pockets of tree cover beside farm buildings lie outwith the site.

History and Archaeology

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



Figure 7 Site Analysis Diagram

Drainage and Services

- 4.6 It is believed that the site can be serviced in terms of water. New gravity foul and surface water sewers will be provided to service the development and will discharge to the existing Newmachar public sewer network. Newmachar's sewage treatment works are located to the south east of the development bid site and a "cordon sanitaire" will ensure that a degree of separation is maintained between the works and the proposed development.

4.7 Primary education for Newmachar is provided at Newmachar Primary School on School Road in the centre of Newmachar. The school in 2017 had a roll of around 410 and is currently well over capacity. This roll is forecast to rise in the coming years as a result of new house building in Newmachar and a site for a new primary school has been reserved within land allocated for housing on Local Development Plan Site OP1. The primary school is zoned to Dyce Academy in Aberdeen City. The current roll of Dyce academy is around 470 and this is forecast to rise in the future years. There is however still forecast to be spare capacity at Dyce capable of accommodating the site at Newmachar South East. The capacity of the school is 653. Meldrum Academy at Oldmeldrum is also used for secondary schooling for Newmachar.

4.8 Newmachar has a distinctive commercial and civic hub, which includes a good range and mix of community services. These include a library, post office, community hall and church. The town also has a range of shops, hotels and public houses. Further population growth in Newmachar would help sustain existing services and provide financial support through planning gain to improve and provide new facilities. The development bid site is accessible on foot and by cycling to these facilities and the local primary school and the proposed new school. Regular bus services provided by Stagecoach operate along the A947 between Aberdeen and Oldmeldrum. There are also alternative services continuing to Inverness via Macduff, Banff and Elgin which pass through Newmachar. Additional local cross-country services operate between Kingseat and Inverurie via Newmachar.

Constraints

4.9 There are no physical constraints affecting the development of the site. To the south-east of the site, the Pinkie Burn is known to break its banks on occasion and a flood risk assessment will be required within the vicinity of the burn to determine the extent of the flood plain and mitigation measures prior to the design of any development layout in this location. The site is not subject to pollution or contamination. The proposed eastern distributor road for Newmachar will traverse the development site, however as the speed limit on the road will be restricted to 40mph it will be possible to take access directly off the eastern bypass so development on the eastern side of the road will not be precluded. The bypass will however determine the phasing of the site, with land to the east of the bypass logically being part of a later phase.

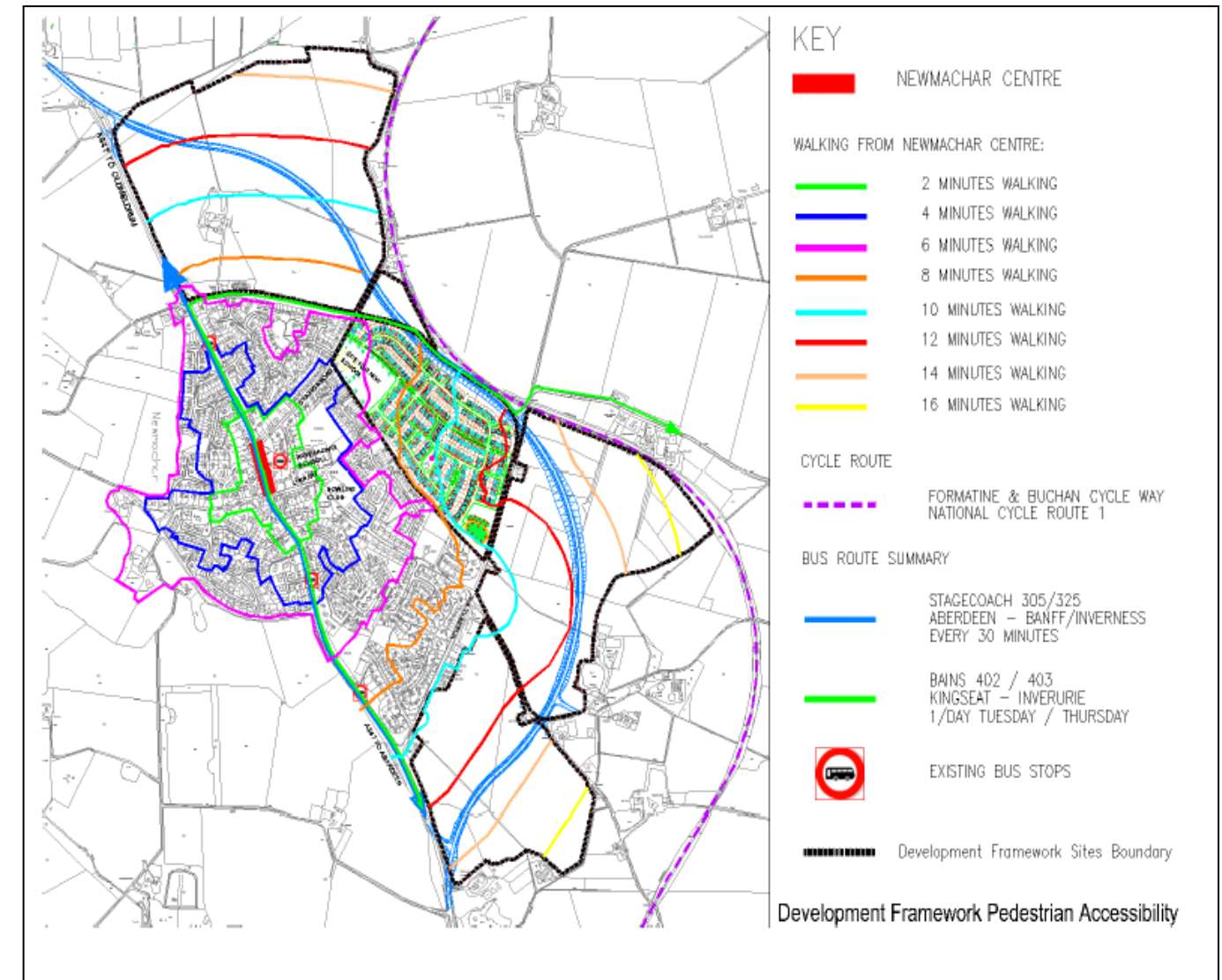


Figure 8 Pedestrian Accessibility

5.0 Community Engagement

- 5.1 An important part of preparing the development bid and Masterplan is recognising that public consultation and gaining the support of consultees and the local community is important for the successful delivery of the proposals. In this respect the proposals for the development bid were subject of a larger extensive consultation exercise carried out for the Newmachar East Development Framework. Two public consultation events were held in Newmachar in February and March 2012. Both events were well attended. A separate meeting was also held with Newmachar Community Council in February 2012. A major issue arising from the public consultation was concern that the reduction in the scale of development proposed for Newmachar East in the Local Development Plan would have a negative effect on the provision of infrastructure, particularly the eastern bypass and the relief this would bring to through traffic in Newmachar. Other issues raised focussed on primary education provision, affordable housing and the scale, design and layout of development.
- 5.2 Given this public consultation involved the land subject of the development bid it is not considered necessary to undertake further public consultation at this stage



6.0 Newmachar Development Bid

6.1 A technical and development appraisal of the development bid site has been undertaken by Kirkwood Homes Limited. In accordance with masterplanning principles the core design aims of the bid have been to provide a “place” which is not seen as a stand-alone development, isolated and disconnected from its surroundings. Kirkwood have sought to create a development that is connected to the surrounding built form as well as the landscape. Footpaths and cycleways will connect the development to the existing settlement and the wider core path footpath and cycleway network. Open space both formal and informal will be provided to serve the extended community.

Development Bid Objectives

6.2 As shown in Figure 9 (Newmachar South East Outline Masterplan), the proposed development at Newmachar is seeking to achieve the following objectives:

- Provide new housing that can readily be delivered and phased to satisfy demand in the Aberdeen Housing Market Area including affordable housing;
- A coherent design approach and masterplan to create a sense of place;
- The preparation of a long term masterplan for the physical growth of Newmachar to create a sustainable community and support local services;
- The creation of a development that respects the existing village’s local landscape and architectural character;
- To provide new employment opportunities through the provision of employment land and also help reduce car usage through the provision of employment opportunities within Newmachar; and
- To assist in the delivery of the proposed eastern distributor road for Newmachar through developer contributions provided by the development proposals.

Access and Connectivity

6.3 Access to the site in the first phases of development will be provided from Hillbrae Way with the first access to be provided to serve the employment Site OP3 which is allocated in the Local Development Plan. When the first section of the eastern bypass from the A947 at the Aberdeen end of Newmachar to Hillbrae Way is constructed access to the site will be taken from either side of the bypass. This will provide excellent access and connectivity to the site for the proposed residential and employment uses.

Footpath links and cycleways will be designed to encourage walking and cycling to the village and into the wider countryside network including the Pinkie and Formartine and Buchan Ways. The development is highly accessible to the existing bus services currently serving Newmachar.

Land Use and Infrastructure

6.4 The proposed land use for the development bid will comprise a residential development of approximately 187 houses, 9 hectares of employment land and open space. The site is within 10-12 minutes walking distance from the existing Newmachar School and less for the land identified for the future replacement school. The site is also conveniently located for the village’s commercial and civic hub. For other community services such as health, secondary education and convenience and comparison shopping, people require to travel to Dyce and Aberdeen, which are located just a few miles away.

6.5 In terms of infrastructure, more detailed work has still to be carried out, however it is likely that SUDs will be accommodated at the south eastern part of the site outwith any identified flood plains. All other service provision including gas is available for the site.

Street Layout and Servicing

6.6 The site layout will be designed in accordance with the principles advocated by “Designing Streets”. Streets will be designed to reduce speed and improve road safety. And create walkable neighbourhoods. Street and footpath lighting will be designed to be energy efficient and to minimise light pollution in accordance with Aberdeenshire Council standards.

Open Space and Landscaping

6.7 The site which includes agricultural land set within an expansive open landscape that is devoid of woodland of any significance lends itself to the establishment of a new landscape structure. The landscape appraisal work carried out for the Newmachar East Development Framework will be developed further and a landscape masterplan prepared to support and inform the masterplan layout which will be developed for the site. Open space and landscaping will be provided in accordance with Aberdeenshire Council standards and will include structural planting and the creation of parks and public spaces for community use.

Density

6.8 In accordance with the policies of the Local Development Plan a future Masterplan for the development bid site will seek to provide a mix of house types and sizes to meet housing need in terms of affordable housing and market demand. The capacity of the site is estimated to be capable of

accommodating up to 187 houses). Affordable housing provision will be provided in accordance with Aberdeenshire Council standards which are set at 25%. A range of building heights will be appropriate which should take into account the scale and height of housing elsewhere in the village.

Security and Adaptability

- 6.9 The masterplan layout for the development bid site will be designed following the principles set down in the guidance in Secured by Design with natural surveillance of streets, footpaths and the open space areas. The privacy of existing residents will be safeguarded through planting and sensitive design.

Building Design and Materials

- 6.10 Building design and materials will reflect the character of the existing housing in the village and reflect the scale and contemporary style of the Aberdeenshire rural vernacular, working within the parameters set by commercial viability, modern construction requirements and market demand. New stone walls will be used in the most sensitive parts of the site to complete boundaries and strengthen the existing pattern of drystone dykes. Construction materials will be agreed in detail at planning application stage.

Planning and Economic Case

- 6.11 There is a strong planning and economic justification for the inclusion of Kirkwood Homes Limited's land at Newmachar to be included for residential and employment development in the new Aberdeenshire Local Development Plan. The recent planning history of the site supports the case for development. Land at Newmachar South East was previously included in the proposed Local Development Plan submitted by Aberdeenshire Council to the Scottish Government in 2010. The site was only removed from the approved plan by the Scottish Government reporters because no decisions had been made on the precise route of the eastern bypass for Newmachar and it was considered premature to allocate substantial areas of land for housing until there was more certainty about the delivery of the bypass and about the timing of the AWPR. That situation has now changed. The preferred route of the eastern bypass has now been established through the approved Newmachar East Development Framework. Construction work has been ongoing on the AWPR for some years now and is due to be completed later in 2018. Local Councillors also supported the inclusion of the site in the emerging Local Development Plan as they recognised the importance of allocating the land at Newmachar South East in order ensure early delivery of the eastern bypass. Whilst not in a strategic growth area (SGA), Newmachar lies close to both the Aberdeen SGA and the Aberdeen to Peterhead SGA. With its proximity to the soon to be opened AWPR there is a robust case in

strategic planning terms for allocating more land for housing at Newmachar. This is also required if the eastern bypass is to be delivered.

- 6.12 Allocation of the land at Newmachar South East will provide the developer contributions that together with the land at Site OP and Site OP3 currently allocated in the Local Development Plan for housing and employment respectively, will ensure delivery of the first phase of the eastern bypass. It is noted that the Newmachar East Development Framework identifies land at Newmachar South East and also land at Mameulah to the north east of Newmachar for potential future development as the route of the eastern bypass runs through both sites and both sites will be expected to help fund the delivery of the completed road. The development framework states that the phasing of the eastern distributor road will be subject to the review of the Local Development Plan. In this respect Kirkwood Homes Limited consider that there are compelling reasons for why their land at Newmachar South East should be preferred for development in terms of land release and the phasing of future land release over the land at Mameulah. These can be summarised as follows:

- The land at Newmachar South East was previously identified as being suitable for development by Aberdeenshire Council in the 2010 proposed local development plan;
- Together with allocated LDP Sites OP and OP3, Newmachar South East forms a logical extension to Newmachar;
- The allocation of this land will enable the first phase of the eastern bypass to be delivered in accordance with the phasing and in a logical manner;
- The land at Newmachar South East is in the control of a housebuilder who has prioritised development at Newmachar, which will ensure that new housing, employment land and the bypass will be delivered effectively and timeously;
- Land at Mameulah will be required to be allocated at a later date if the northern section of the eastern bypass is to be delivered, the delivery of the southern section of the eastern bypass should be the first priority of the new local development plan; and
- The land at Newmachar South East is located on the more marketable and accessible, particularly for employment land – this makes it a logical first choice release of potential future development land identified in the Newmachar East Development Framework.

A1

Residential Development			Public Open Space (ha)		
Total Area (ha)	Dwellings	Density	Required	Provided	
			Green space	Shared surfaces	Total
13,204	187	14.1 dph	5,314	4,214	5,417

Land Use	Description	Area		
		ha	m ²	acres
Residential	Development area	7,863	78,676	19,441
	Public open space	5,417	54,166	13,365
Employment	E1 allocation (indicative layout)	5,764	57,635	14,242
	Future allocation	8,970	89,698	22,165
Total Development Bid Land Area		29,877	298,767	73,827
Bypass route	Road alignment and associated ground works	2,540	25,387	6,247
Community	Future allocation	11,020	110,196	27,230



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NOTES



LEGEND

- Soft landscaping**
- Existing tree to be removed
 - Existing trees to be retained
 - Proposed trees (refer to landscaping design)
 - Proposed grassed area (factored POS)
 - Proposed grassed area (private)
 - Proposed amenity shrub planting (factored POS)
 - Proposed woodland shrubtree planting (factored POS)
 - Usable Public Open Space
 - Public Open Space
- Hard landscaping**
- Hot rolled asphalt (standard road to be adopted)
 - Dense bitmac (driveways, footways, footpaths)
 - Shared surface
 - 2.0m wide countryside footpath

REV	DESCRIPTION	DATE	BY



PROJECT
Newmachar East, Aberdeenshire

CONTENT
Newmachar South East Outline Masterplan

DATE 23.03.2018 | SCALE 1:2500 | STATUS Planning

NO. OF SHEETS 1299 / TOTAL SHEETS P / PROJECT NO. 000 / REVISION NO. XX / DATE OF REVISION 02 / BY -

Figure 9 – Newmachar South East Outline Masterplan

A1

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REV	DESCRIPTION	DATE	BY

**KIRKWOOD
HOMES**

PROJECT
Newmachar East, Aberdeenshire

CONTENT
Newmachar South East Phasing Plan

DATE	SCALE	ENGR	CHECKED	STATUS
23.03.2018	1:1500			Planning

PROJECT NO.	SET	REFERENCE	PLOT NO.	SHEET NO.	REV.
1299	P	000	XX	03	-

Figure 10 – Newmachar South East Phasing Plan

7.0 Conclusions

7.1 Aberdeenshire Council formally invited development bids for consideration as part of the process of preparing the next Local Development Plan for Aberdeenshire. The development bid for Newmachar South East has been prepared in accordance with the advice given by the Director of Infrastructure Services in January 2018. An outline masterplan has been developed up and produced for the site. A site appraisal and analysis, including a landscape assessment were carried out to inform the masterplan and development bid. Public consultation has been undertaken as part of a wider consultation exercise carried out for the Newmachar East Development Framework, which included the land subject of the development bid. Kirkwood Homes Limited believe there is a compelling planning and economic case for the land at Newmachar South East to be allocated in the new local development plan. The development is essential to the delivery of the eastern bypass. We would ask therefore that the land be included in the new local development plan for residential (187 Houses) and employment (9 Hectares) use.

