

ENQ/2023/0033

**Masterplan for Erection of up to 70 Dwellinghouses at OP2 Site,
Land Southwest of Pitmedden, Ellon, Aberdeenshire**

Udny Community Council (UCC) have noted that they have expressed substantial concern and apprehension with the scale of development proposed. A summary is given below of their points that pertain to the masterplanning process.

UCC would appreciate clarity on the number of houses being proposed, between 60 under this enquiry or 70 under the recent Pre-Application Consultation (PAC) event.

The masterplan application is in the region of 70 homes; this is significantly less than the 100 dwellings that the current Aberdeenshire Local Development Plan is proposing.

Regarding the style or type of housing provided, UCC considers that there is presently a demand for bungalows that should be met by the development.

The application is currently for masterplanning and any plots or house types shown are indicative however Claymore Homes LTD would be happy to look at proposing bungalows in the major development application; bungalows are offered throughout all the current developments by Claymore Homes LTD.

They further consider that the houses built at Saddlers View and Saddlers Rise have not been built in character with the village.

Again, the application is currently for masterplanning and any house designs shown are indicative; however as this proposal is connected to the existing Millburn Rise Development the palette and design should be in keeping with the existing houses.

Any masterplan should demonstrate how its design integrates the proposals into the existing area.

The masterplan application will look to promote good placemaking and demonstrate an integrated approach to Pitmedden community design, ecology, and landscaping; this would be detailed during the Major Development Application.

The Masterplan features a large area of public space in the centre of the proposal and footpath links to the existing community; this would also provide additional walking routes for existing residents and potential future connections onto the Pitmedden and Udney Green Core Paths network.

As the development would form part of the 'Village Gateway' on the approach from the south, consideration should be given to the development's landscape impact from its elevated position. UCC considers the screening required to preserve amenity and shelter the nearby Home Farm to be 'almost impossible.'

The existing treeline would remain and where possible additional planting would be proposed along the watercourse to the south of the proposal.

Careful consideration would be given to the streetscape and how the development would appear on the approach to Pitmedden; this would be detailed through the major development application however as per the masterplan layout the SUDS would be proposed in the South East corner surrounded by amenity space.

UCC is concerned about the clustering of junctions onto the B999 public road between Sadlers View and the garage access. It is considered that the provision of accesses can be further considered in discussion with Roads Development.

Roads Development will continue to be consulted during the Masterplanning application. Discussions have already been held between Claymore Homes, Fairhurst and Roads Development during the Masterplan Pre-Application process and no issues on the location of the access have been raised by the Roads Development Department.

UCC has advised that residents of Sadlers View and Rise are concerned that the amenity and liveability of their neighbourhood, particularly play opportunities for children, will be negatively impacted should these streets become busy through-roads. The planning authority would seek that these streets become effectively connected to the wider development and this will need to be balanced against the need to ensure they are designed to emphasise placemaking.

As above the masterplan would intend to form pedestrian connections from the proposal into Pitmedden which can be utilised by the existing residents. Linkages would also be formed between the proposal and the existing Millburn Rise development.

UCC has raised issues of drainage and flooding which should be addressed in the FRA as outlined above. Localised concerns which should be considered include:

- Flooding at Allathan Park and Bronie Burn
- Drain blockage issues between The Neuk and Millbank

Flooding will continue to be consulted during the Masterplan Application along with Roads Development. Flood prevention have confirmed that a flood risk assessment will be required during the detailed planning application; mitigation and drainage matters will be review further should there be a requirement at this stage.

UCC reports sightings of newt along the Bronie Burn and would seek a newt study to be carried out to ensure they are not negatively impacted. This can be considered in liaison with the Natural Environment Team.

The Environment team would be consulted during the Masterplanning application and any studies requested would be conducted.

Although the R1 site is not included within the boundary for this Masterplan enquiry, UCC note that no community hub has been proposed in the tandem POAN. Ideally, the masterplan for OP2 would include the R1 site and community hub provision as these two spatial designations are considered closely related and would benefit from aligned planning. At minimum, the planning authority considers that the masterplan should demonstrate how it would relate effectively to a community hub on the R1 site.

The community hub provision on the R1 site would be undertaken by others. The access junction would be designed to accommodate the required levels of traffic for the Community Hub site but this would be detailed at the full planning stage.