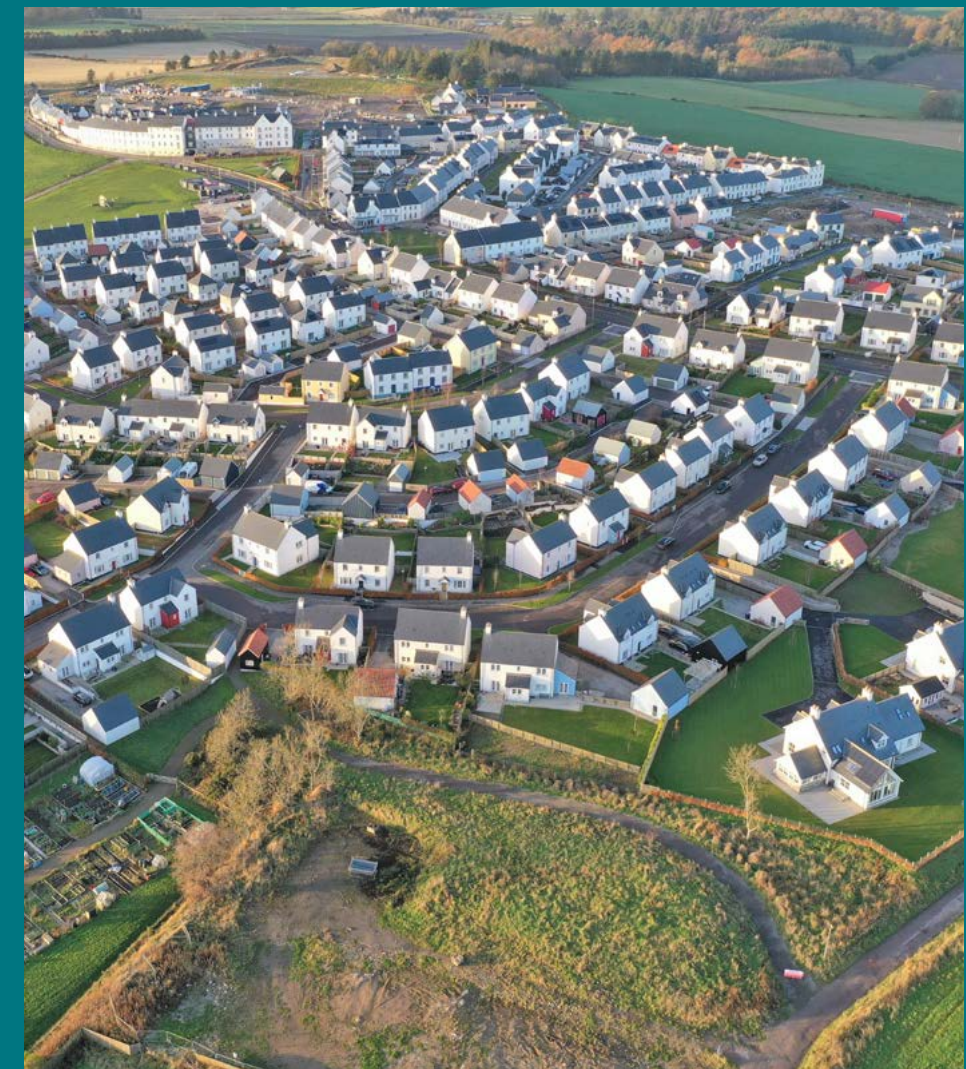
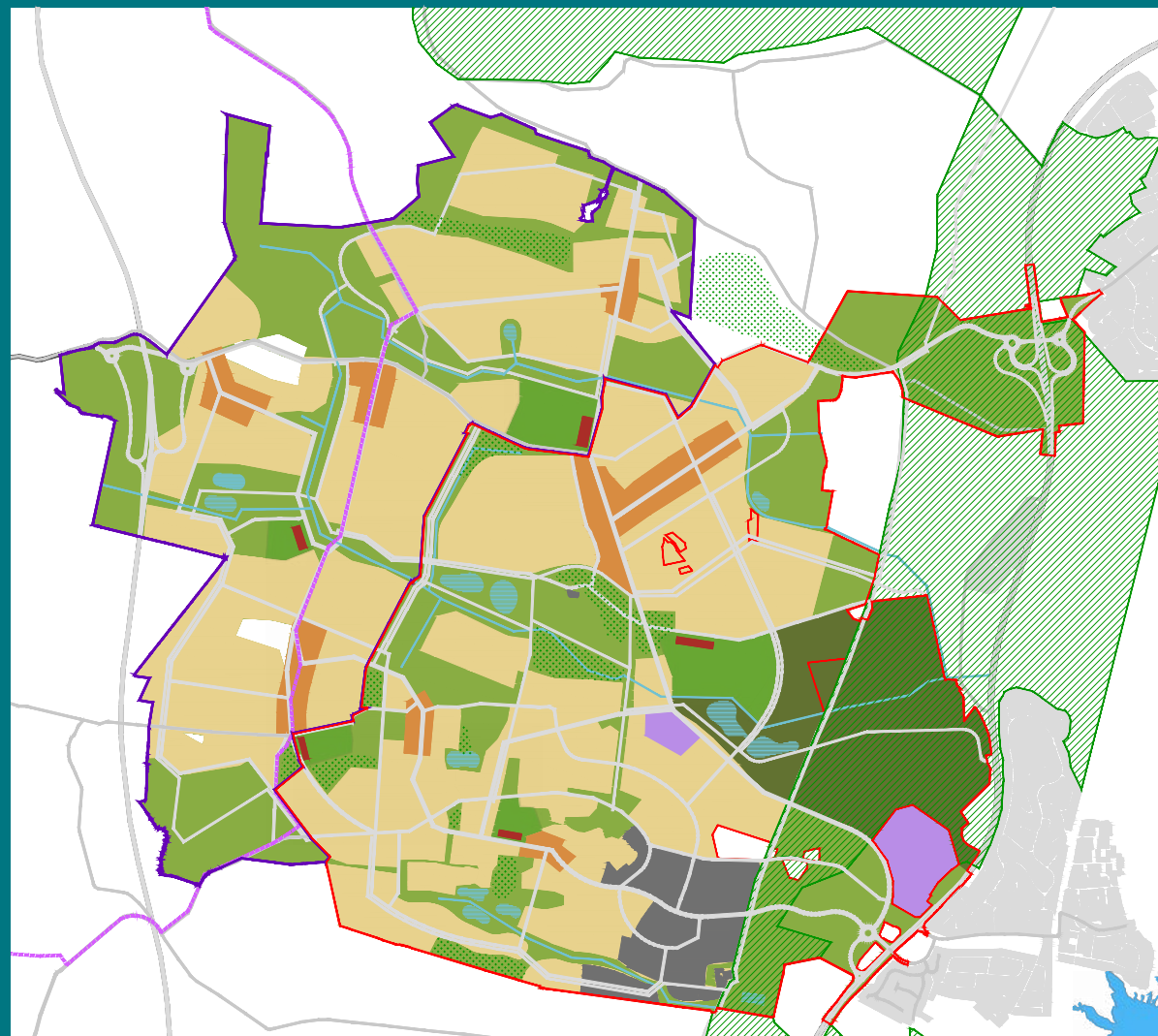
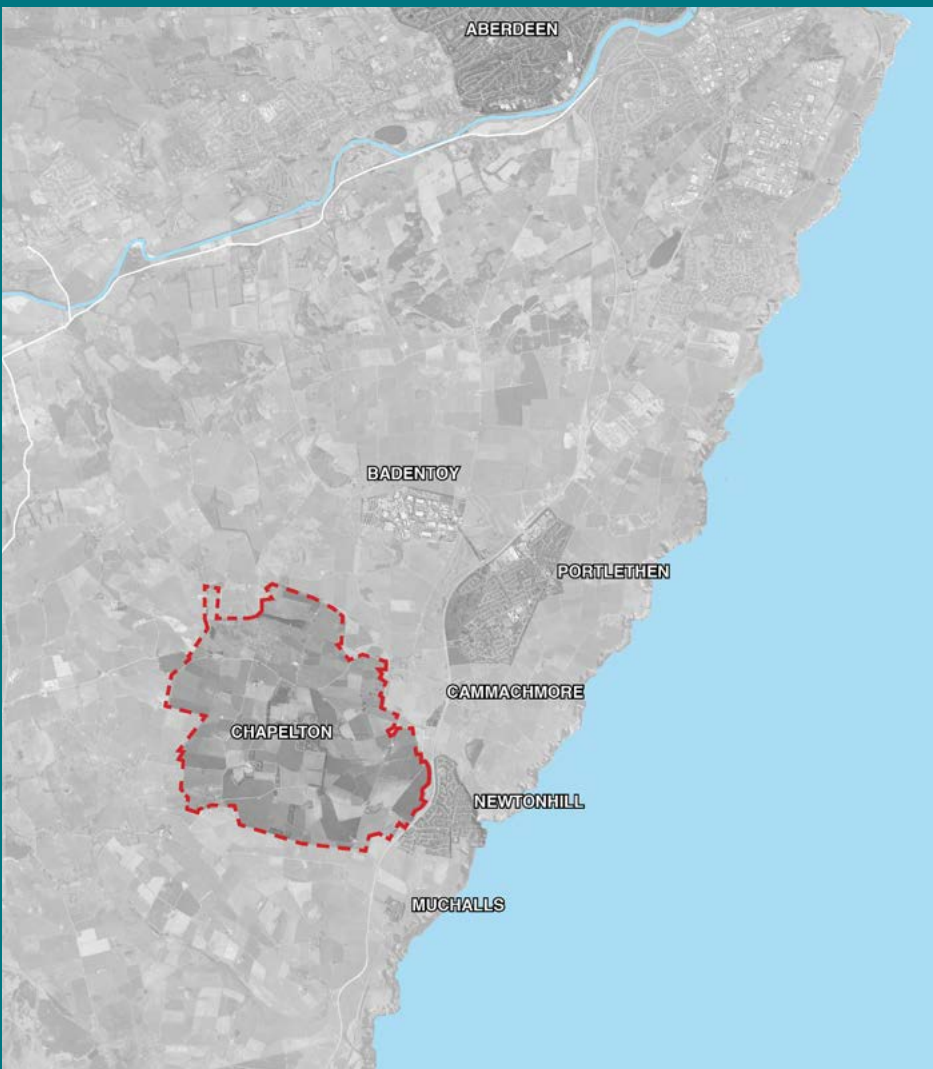


Chapelton

(LDP 2023 ref. OPI)

Chapelton Masterplan - October 2024





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I.0 Background Information

Introduction

- 1.1 The Chapelton Masterplan ("the Masterplan") has been prepared on behalf of Elswick Development Company to outline the vision, requirements and phasing for the development of a sustainable mixed use new settlement with over 4,000 homes.
- 1.2 Chapelton is located south of Aberdeen and east of the A90 trunk road that forms part of the Aberdeen Western Peripheral Road (AWPR) (see Figure 1). Chapelton is promoted by the family-controlled Elswick Development Company Limited (EDC), represented by the Duke of Fife and neighbouring landowners.
- 1.3 The Masterplan relates to Site OP1 (Chapelton) as identified in the Aberdeenshire Local Development Plan 2023. Following extensive public consultation, and to guide development of the new settlement, in June 2012, Aberdeenshire Council's Kincardine and Mearns Area Committee approved the:
- Chapelton of Elswick Development Framework & Overall Masterplan; and
 - Chapelton of Elswick Masterplan statement: Phase 1– Cairnhill
- 1.4 This Chapelton Masterplan is an addendum to these other policy documents, which remain relevant. These documents also relate to future development of land to the north and west of the LDP allocation OP1.
- 1.5 EDC has prepared various other documents which guide the layout, design and delivery of buildings, roads, landscaping and infrastructure. These include design codes for specific areas as well as for detailed elements of the development. Design codes are used for detailed elements such as building setbacks, building heights, windows and doors, roof and eaves, rear extensions, sheds and outbuildings amongst others. Pattern books are used to set out detail on the architectural styles and public realm proposals of development phases. This approach helps secure the design quality of Chapelton and will continue to operate going forward. Further information on design codes is provided in the appendices of the 2012 Development Framework.
- 1.6 Following the grant of planning permission in principle in 2013, and subsequent applications for approval of matters specified in conditions, construction of the first phase of the new settlement is

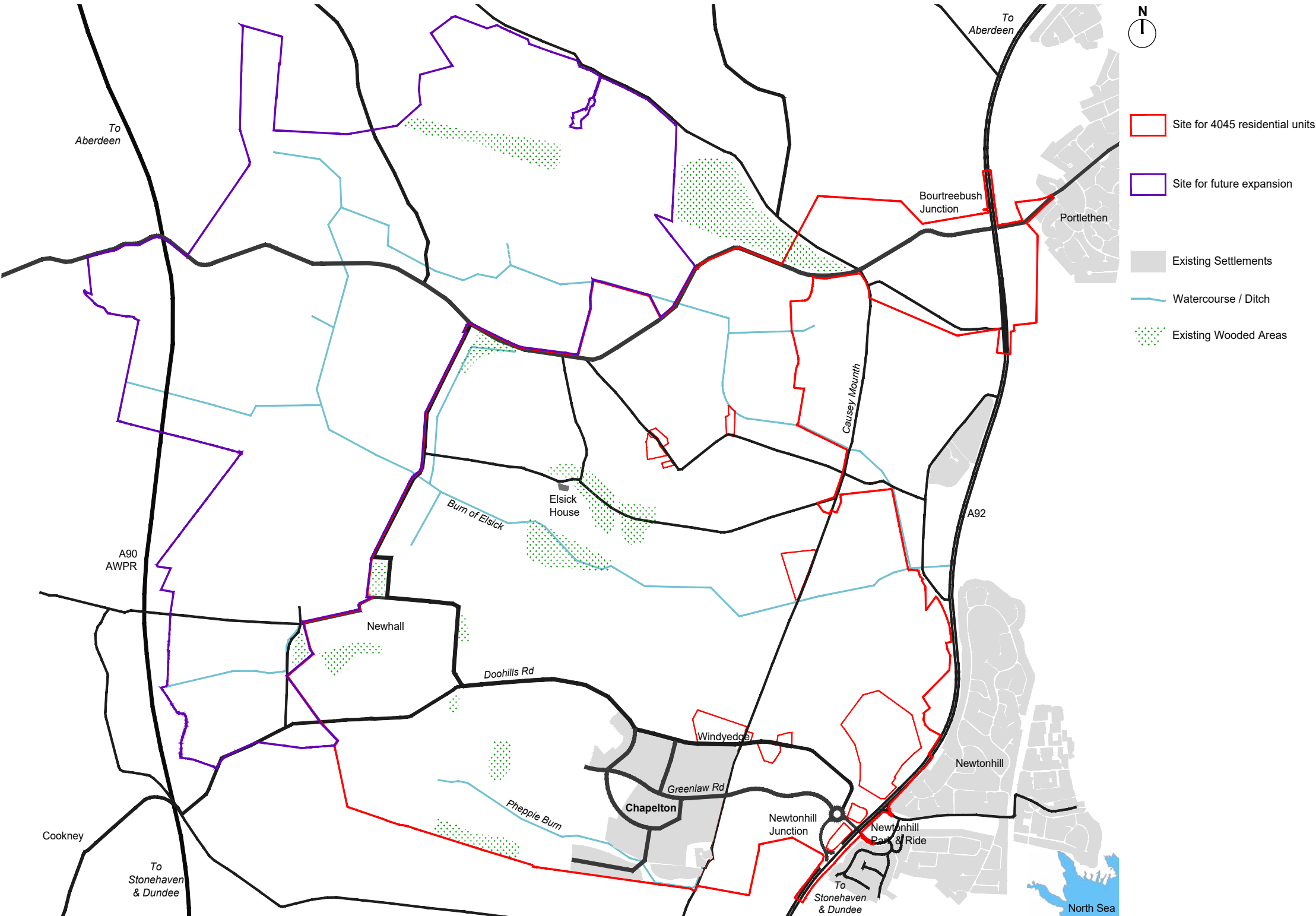


FIG 1 - SITE LOCATION PLAN. SITE FOR 4,045 DWELLINGS OUTLINED IN RED. SITE FOR FUTURE EXPANSION OUTLINED IN PURPLE

well underway. As of May 2024, 392 new homes have been constructed, along with non-residential uses, roads, drainage and open space. Planning approval has been granted for further development. This figure of 392 new homes excludes the 94 units in the 'retirement village' development on Greenlaw Road.

1.7 Undeveloped land at Chapelton is owned by the Elsie Estate and a consortium of landowners. Land under development is owned by housebuilders and completed development fragmented into multiple ownerships, including residents.

1.8 A different approach to the design and development of the new settlement from that envisaged in the 2012 policy documents has become necessary. Principally, the first phase is set to expand in a westward direction rather than a northerly one, as is currently presented in the approved 2012 framework and masterplan documents. Most principles however remain unchanged. This different approach has arisen from changes in the market, a review of topography, ground conditions, drainage and connectivity as well as development viability. Planning policy context has also changed, particularly through the approval of National Planning Framework 4 in February 2023.

- 1.9 Elsie Development Company Project team:
- Strategic & Project Management : Turnberry Consulting
 - Architect: Brooks Murray Architects
 - Planning Consultant: Turnberry Development Management
 - Transport Consultant: Fairhurst
 - Flood Risk and Drainage Engineer: Fairhurst
 - Landscape Consultant: Janet J Benton Landscape + Urbanism
 - Ecologist: Astell Associates

Vision and Purpose of the Chapelton Masterplan

1.10 The vision for the new town of Chapelton stems from the principles of New Urbanism, local living and "20-minute neighbourhoods." It promotes connected and compact neighbourhoods where people can meet the majority of their daily needs within a reasonable distance

of their home, preferably by walking, wheeling or cycling or using sustainable transport options. Chapelton also offers a range of housing types, including affordable housing, as well as shops, schools, employment opportunities and open space, promoting a sense of wellbeing and community. Four key elements of New Urbanism which inform the Chapelton Masterplan are the neighbourhood, the district, the corridor and the transect. Further information on New Urbanism is provided in the appendices of the 2012 Development Framework.

1.11 The Purpose of the Masterplan is to guide the design and development of Chapelton. Alongside the 2012 approved documents, it is also a material consideration in the determination of planning applications.

1.12 The Chapelton Masterplan includes a series of indicative diagrams. These are included for illustrative purposes to help guide the design of future development and show how the vision could be realised. These will be subject to further testing and adjustment as detailed designs are brought forward in the development management process.

Planning Policy Context

1.13 Echoing previous Aberdeenshire Local Development Plans, the new LDP, approved in January 2023, allocates the site of Chapelton for a mix of uses including 4,045 homes, up to 11.5ha employment land and 11ha identified as strategic reserve employment land (LDP ref. OP1).

1.14 The LDP identifies four settlement features adjacent to the Site OP1 allocation, which comprise:

- Protected land - the proposed community woodland (ref. P1) and the balancing pond (ref. P2).
- Reserved land – safeguarded for future public open space (ref. R1).
- An area of green belt (ref. GB).

1.15 In summary, the LDP land-use site allocation requirements for Chapelton are:

- mix of uses including 4045 homes and up to 11.5ha employment land.
- a primary school after the 489th home.
- a neighbourhood health unit after the 500th home.

- approximately 5 hectares of the employment land for high quality businesses or company headquarters.
- a halting site for gypsy/travellers within the employment land.
- 11 hectares of strategic reserve employment land (beyond 2032).
- buffer strips adjacent to all watercourses, integrated positively into the development, enhancement watercourses through re-naturalisation and removal of any redundant features to be investigated.
- appropriate assessments due to the possible presence of wetlands and peat.
- buffer strips next to areas of woodland and biodiversity enhancement.
- contribution towards affordable housing integrated into the design of the development.

1.16 The LDP refers to the 2012 approved documents – which include a Phase 1 Masterplan - and requires subsequent masterplans for later phases. This document addresses that LDP requirement. Further addendums will only be brought forward as necessary.

Long Term Growth Strategy

1.17 As envisaged in the 2012 Development Framework, with effective planning, Chapelton could accommodate additional phases of development beyond the OP1 allocation. Additional phases have been indicated in the Chapelton Masterplan to demonstrate a long term strategy for the new town. However, no LDP allocation for this exists and the location, scale and nature of any long-term growth is subject to review.



FIG 2 - CHAPELTON AERIAL VIEW - 2023

OP1: Chapelton

Allocation: Mix of uses including 4045 homes, up to 11.5ha employment land and 11ha identified as strategic reserve

This site was previously allocated as site OP1 in the LDP 2017 and it reflects the area of land that has been granted Planning Permission in Principle. A Development Framework and the first phase Masterplan were agreed by Kincardine and Mearns Area Committee in June 2012. The agreed development framework also includes land to the north and west of allocation OP1. Subsequent Masterplans for later phases will be required. Planning applications within this first phase have been approved, including a retirement village. The first phase of the site is currently under construction. A primary school will be required after the 489th home. A neighbourhood health unit is required after the 500th home.

Within this site approximately 5 hectares of the employment land will be suitable for high quality businesses or company headquarters. There is also a requirement for a halting site for gypsy/ travellers to be provided within the employment land. There is also 11 hectares of strategic reserve employment land within this site.

For future phases of development, buffer strips are required adjacent to all watercourses running through the site, to be integrated positively into the development, with enhancement watercourses through re-naturalisation and removal of any redundant features to be investigated. Appropriate assessments may be required due to the possible presence of wetlands and peat. Buffer strips will be required next to areas of woodland to reduce potential negative effects and provide biodiversity enhancement opportunities.

Scottish Water and the Scottish Environment Protection Agency have also indicated that for future phases, further assessments may be required including a Drainage Impact Assessment and a Flood Risk Assessment.

Early engagement is also encouraged with Scottish Water regarding the non-domestic element of this allocation as the demand for water and waste water capacity will depend on the business use.

It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be integrated into the design of the development to provide a mix of house types and sizes to meet local need.

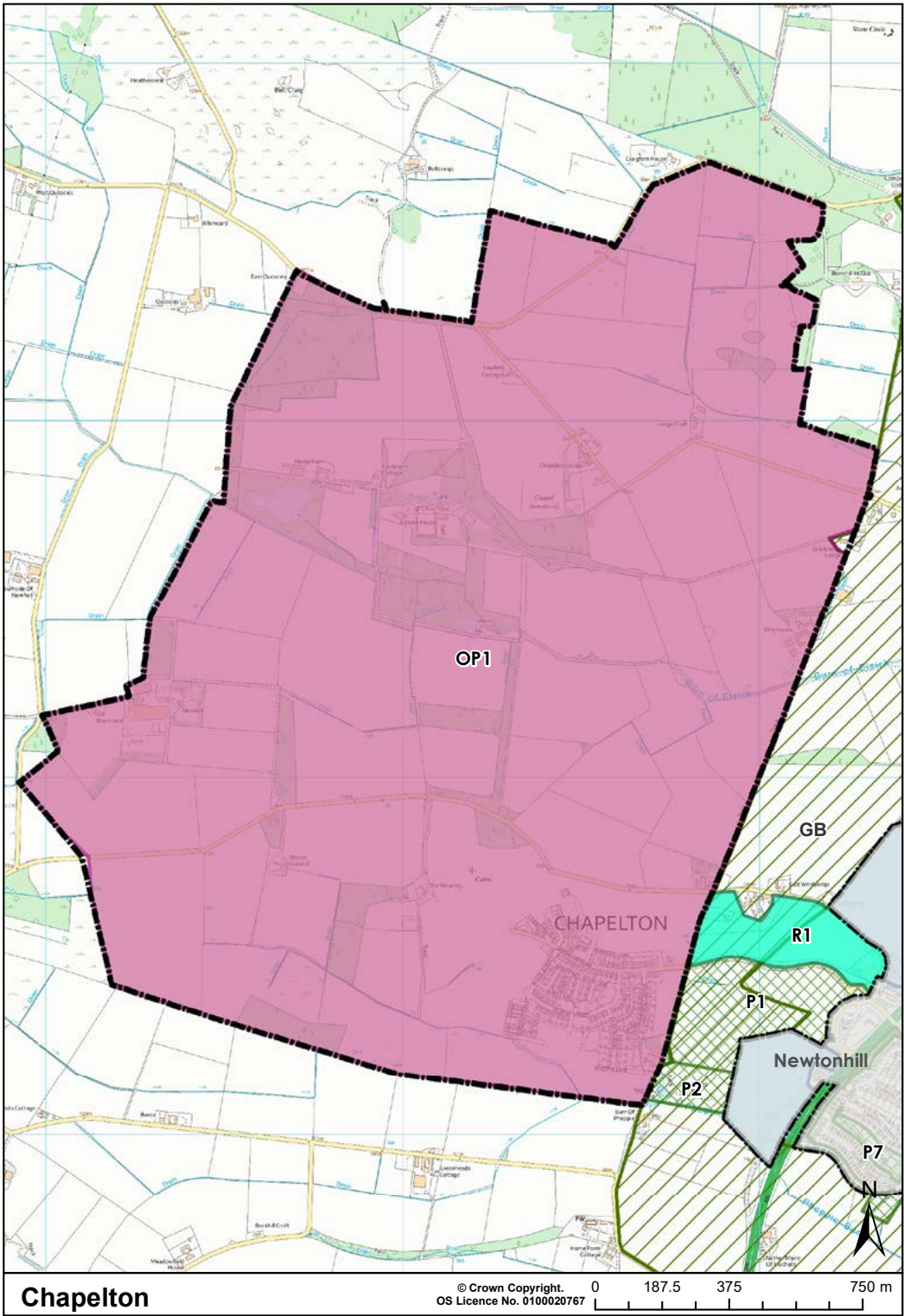


FIG 3 - EXTRACT FROM LDP 2023: KINCARDINE AND MEARN'S SETTLEMENT STATEMENTS IS REPRODUCED ABOVE

2.0 Site and Area Analysis

Site and area analysis

2.1 A description of the site and area analysis is set out in the 2012 approved Development Framework & Overall Masterplan and Phase 1 Masterplan. This section therefore focuses on the main aspects and where, for example, there has been a change in circumstances. Unless otherwise stated, reference to “the site” is to the area covered by the planning permission in principle. The “larger site” includes the long term growth area.

Context and identity

Site description

2.2 Chapelton's first phase of development, known as Cairnhill, has delivered almost 400 new homes (as of May 2024) alongside shops and services, roads, residential streets and lanes, footpaths, drainage infrastructure and open space, including allotments. Planning approval has been granted for further development, including the first “neighbourhood centre” centred around a new public space at Geddes Square. This new mixed use community comprises a variety of high quality designed houses and apartments, including affordable housing. Traditional design and materials have been used alongside contemporary styles – with feature buildings and spaces creating a sense of place for the town's residents.

2.3 Greenlaw Road is the principal street in Phase 1. It provides the main vehicular access off the A92 to the east and links the main public spaces in the neighbourhood: Hume Square, Liddell Park and Geddes Square. The architectural typologies on Greenlaw Road vary from detached houses at the rural edge to terraced houses and apartment blocks at the neighbourhood centre.

2.4 Hume Square, located in the south east of Cairnhill, is inspired by traditional Aberdeenshire village greens (e.g. Monymusk). It is defined by terraced buildings which, at two storeys, give the square an intimate human scale. A nursery school and a café are located here, representing an important early arrival and orientation point for visitors and residents.

2.5 Informal parks are located throughout the emerging settlement, usually surrounded by housing to give an

intimate scale and encourage residents of surrounding homes to feel a strong sense of ownership. High levels of passive surveillance are provided and are parks are enclosed to provide safe places for children to play.

2.6 Pedestrian and cycle friendly spaces overlooked by houses face directly onto green space, while car parking is mainly displaced to lanes and courtyards behind the houses. Green space is designed to be flexible, with areas for sitting and informal play, with paths meandering between lawns that are studded with ornamental trees.

2.7 Once constructed, the first neighbourhood centre, Geddes Square, will sit at the top of Cairnhill defined by the intersection of Finlay Street, Greenlaw Road, Pattison Street and Inverloch Road, where the civic centre, primary school, supermarket, shops and office space are to be located.

2.8 Development has respected the natural environment. Protected species, and their habitats have been respected and biodiversity improvements have been incorporated including along the riparian corridor of the naturalised Pheppie burn. Sustainable urban drainage features, including a SUDS basin at Nether Cairnhill, have been integrated into the design and layout.

2.9 The surrounding undeveloped area, which is planned for future development, is principally characterised by farmland, with fields defined by fences and stone dykes, occasionally interrupted by blocks of woodland and sporadic farm steadings. Some blocks of coniferous plantation, such as Bents Wood and Rockhead Wood have been cropped and are planned to be replaced with mixed native species woodland. More formal, ornamental tree and hedge planting is located around individual houses, most notably around Elsie House itself.

2.10 The Elsie burn runs west to east across the centre of the site and the landscape associated with it includes Elsie House as well as its formal approaches. The Pheppie burn runs west to east along the southern reaches of the site but is less conspicuous, having mostly the form of a ditch.

2.11 Images opposite help convey the identity of Chapelton.



Ashley Green



Bunting Place



Rennie Place



Greenlaw Road



Greenlaw Road



Hume Square



Inchcape Lane



Liddell Park



Nether Cairnhill Drive

FIG 4 - SET OF PHOTOGRAPHS OF BUILT AREAS IN CHAPELTON



Planning history

2.12 In October 2013, planning permission in principle (ref. APP/2011/3100) was granted for a new settlement at Chapelton comprising up to 4,045 new homes, commercial, retail and community facilities with associated landscaping, open space, drainage and roads infrastructure and services. A planning obligation made under section 75 of the Town and Country Planning (Scotland) Act 1997, as amended, is associated with this permission.

2.13 Numerous applications for the approval of matters specified in conditions pursuant to the 2013 permission have been granted in relation to different sub-phases of Phase 1. These applications have brought forward design details of residential and non-residential buildings, roads, footpaths and cycleways, ground levels, foul and surface water drainage, landscaping and open space. Details have also been submitted for approval in relation to other planning conditions such as street design, protected species and habitat surveys and mitigation measures, biodiversity action plans, management and maintenance of landscaping and open space, programmes for archaeological work, contamination investigation, flood risk assessment and construction management.

2.14 As the design and development of the new town evolves, further applications will be made to Aberdeenshire Council dealing with such matters as planning, roads construction and building warrants. As necessary, licence applications will also be made to the relevant consenting authority in relation to protected species, and the water environment (CAR licence).

Topography

2.15 The existing landform is undulating with the majority of the site facing east (Figure 5). The larger site is shaped as a natural bowl in the landscape, has higher land to the south, west and north, but is open to the east with views towards the North Sea. The south eastern corner of the site slopes to the A92 making it visible from the south.

2.16 Most of the site lies within the catchment of the Elsieck burn, whilst the southern part drains towards the Pheppie burn.



Fig 5 - LANDSCAPE CHARACTER DIAGRAM

Habitats and natural environment

2.17 The undeveloped part of Chapelton comprises species-poor arable farmland, together with areas of improved and semi-improved grassland. Except where already cropped, the woodlands mainly comprise young and semi-mature conifers and mixed plantations, with mature beech and sycamore around Elswick House.

2.18 All of the larger site is generally of low ecological value and does not include any protected habitats. It does, however, include several “priority habitats”, notably an area of grassland, heath, shrub and many of the woodlands, four of which are ancient. These habitats, primarily the grassland, heath and shrub are utilised by badger for commuting and foraging. The nearest protected habitat is the Red Moss of Netherley, which is a Site of Special Scientific Interest, Special Area of Conservation and Scottish Wildlife Trust Reserve, 2km to the west.

Built and cultural heritage

2.19 The larger site contains a range of known cultural heritage features, notably six sites of probable prehistoric date (Neolithic/Bronze/Iron Age) and one listed building, Newhall House. The surrounding area contains scheduled ancient monuments and listed buildings such as Boswell's Monument, Berryhill House and Cookney Church, and a conservation area at Muchalls.

2.20 The ancient drove road, Causey Mounth, is a largely un-metalled right of way that traverses the east part of the site parallel to the A92.

2.21 Extensive archaeological investigation works have been carried out at Chapelton. Findings indicate that the site has low potential for archaeological interest.

Connection

2.22 Chapelton's road network builds from the existing network of roads (Figure 6). Greenlaw Road provides the main access into the new Cairnhill neighbourhood via a roundabout off the A92 (the Newtonhill Junction). The thoroughfare is designed to easily accommodate a local bus service, which will eventually run between each neighbourhood centre. Local bus services now enter Chapelton.

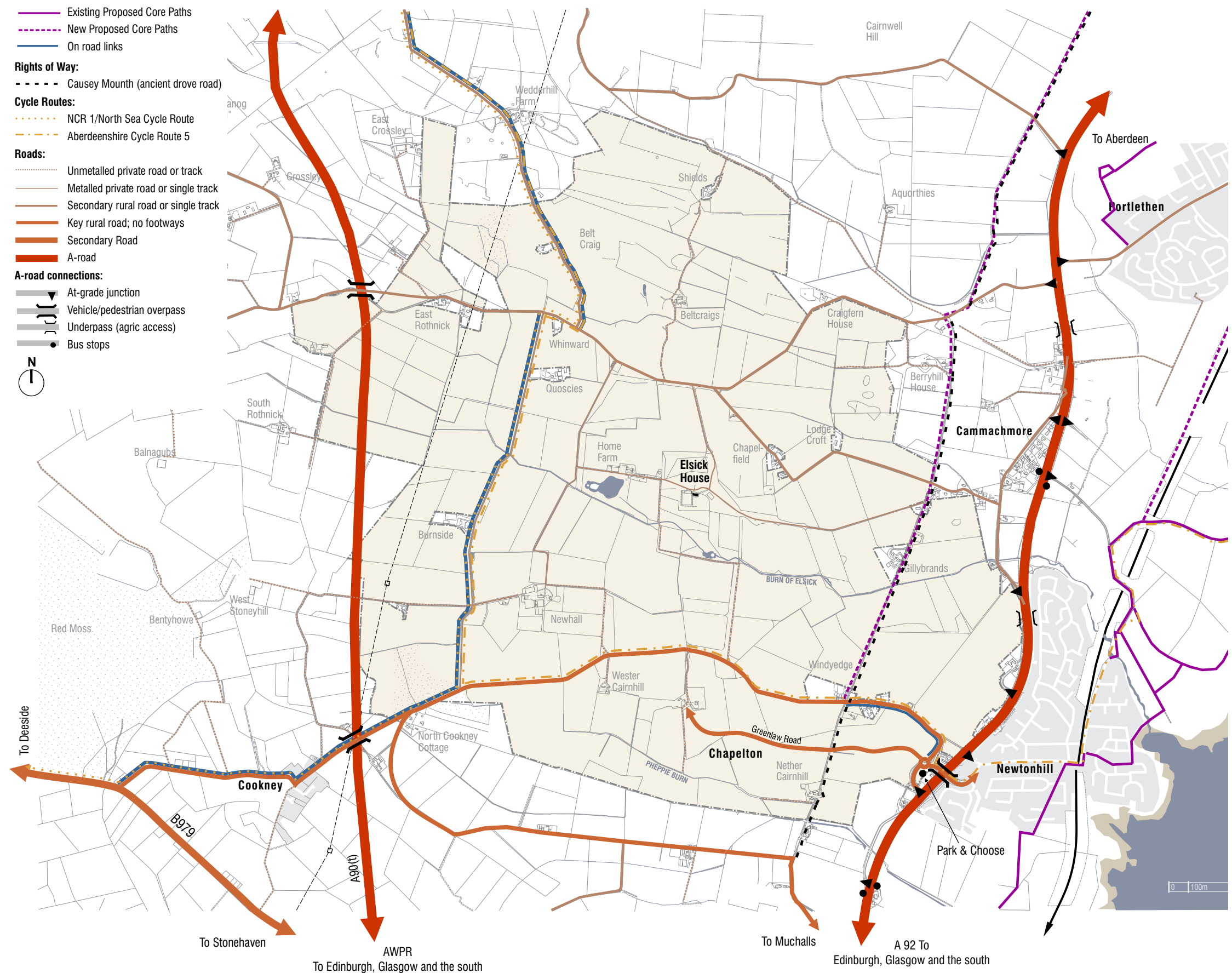


FIG 6 - MOVEMENT NETWORK DIAGRAM

2.23 The Newtonhill Junction has been designed to accommodate additional traffic and route traffic to both the new town and the associated business development at Newtonhill. A ‘park and choose’ facility has been delivered at the junction, which is used by regional bus services linking Aberdeen to Dundee.

2.24 The Cairnhill neighbourhood road network follows a traditional block pattern, intended to allow for high levels of connectivity. Ultimately, this connectivity will allow for travel through the completed settlement by alternative routes. These blocks often include interior roads, also known as pends, wynds or closes. These different street types provide a quieter environment for residents, which typically include pedestrian connections allowing for easy access to the main roads and shopping areas.

2.25 Cairnhill also includes a network of paths designed specifically for pedestrian and cyclist use which connect with the National Cycle Route 1, the Aberdeenshire Cycle Route 5 and the Causey Mounth Trail.

2.26 Except where development has taken place, existing roads at Chapelton comprise rural roads, including Cookney Road (also called Doochills Road), as well as various private tracks and drives. Cookney Road is an existing rural road with grassed verges, field walls in places, and a generally informal nature.

Viability

2.27 Consideration has been given to the development viability of Chapelton. But given the long term nature of the new settlement and complexities in its delivery, the full effects of viability cannot be accurately predicted. Development viability will be kept under review taking into account factors such as new issues, overcoming constraints, changes in market demand and the costs of delivering the development, including build and infrastructure costs. Significant development costs include provision of surface water and foul drainage, new road and junction construction, dealing with ground conditions, including steep gradients, and providing power such as high voltage reinforcement and extension.

Community Involvement and Consultation

2.28 Chapelton of Elsick has emerged from a comprehensive and inclusive design development process under the auspices of internationally renowned town planners, Duany Plater Zyberk & Company. The Chapelton charrette took place in September 2010.

A range of interested parties took part including the local authority, statutory consultees, local community, interest groups, employers and others. The original 2012 Development Framework emerged with a broad consensus of support. This original Development Framework 2012 describes the original community consultation which was carried out.

2.29 Discussions about requirements for community consultation has taken place with Aberdeenshire Council officers regarding this Chapelton Masterplan. Consultation has taken place with Newtonhill, Muchalls & Cammachmore Community Council and North Kincardine Community Council [Note: this is to be carried out].

2.30 Feedback on the Chapelton Masterplan can be summarised as follows:
[to follow after consultation]



THE CHARRETTE DESIGN STUDIO

3.0 Development Proposal

Design Principles

- 3.1 Key principles to guide Chapelton's design are:
- neighbourhood increments, with mixed-use facilities located in each neighbourhood centre.
 - facilities necessary for residents' daily needs, including homes, shops, offices, schools, parks and social gathering places.
 - a wide variety of environments, including areas of urban and semi-rural characters.
 - a high proportion of open space which will accommodate formal recreation facilities and informal places for rest and relaxation, as well as natural, untamed areas that support biodiversity.
 - efficient local and regional transportation, with networks achieving regional connectivity and facilitating public transport use.
 - a road network to accommodate walking, cycling, public transport and the private car.
 - a wide variety of housing types, including affordable housing, within each neighbourhood.
 - architectural styles to reflect local styles and building practices.

Design Concept

Neighbourhood Structure

3.2 Chapelton is based on three neighbourhoods, one of which includes a town centre. Each neighbourhood is designed to be traversed in five minutes on foot, from centre to edge with the town centre spanning a ten minute walk. Shops, offices and bus stops will be located within each neighbourhood centre, providing residents with services and facilities within walking distance of their homes. Four further neighbourhoods are likely to be developed over the longer term. An indication of the spatial distribution of land-uses, routes and open space is shown in Figure 7.

3.3 Each of Chapelton's neighbourhoods will also feature a wide variety of housing types, including detached houses, terraced houses, cottages and flats. This variety of housing types will allow for a diverse community and provide an opportunity for families to stay within the community as their household numbers change. Employment land within Chapelton would come forward for a variety of non-residential uses including offices (e.g. high quality businesses and/or company headquarters), shops, professional services, food and drink, and hotels. Primarily these uses would be located within the town

and neighbourhood centres, and a dedicated employment area. Such provision would be supplemented by employment land west of the A92 at Newtonhill which is allocated (Site OP2) in the 2023 Local Development Plan.

3.4 The development will also include a hierarchy of public spaces of a character and scale found in traditional Aberdeenshire towns. Neighbourhoods will have a complement of parks, greens and civic squares of diverse character and scale, ranging from the formal and large scale to the informal and small scale.

3.5 The planned approach is to provide a variety of densities across Chapelton, including higher density town and neighbourhood centres. The spatial distribution of Chapelton's centres, and higher and lower densities is shown in Figure 8.

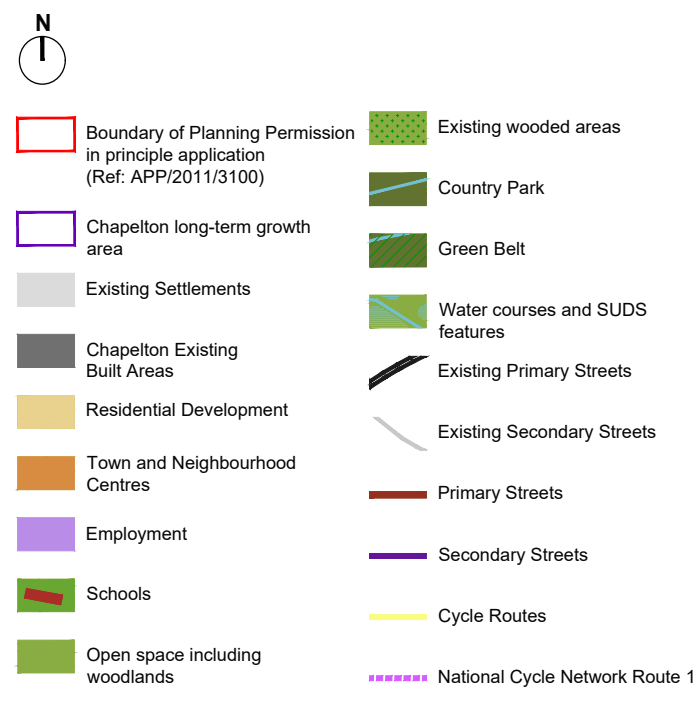
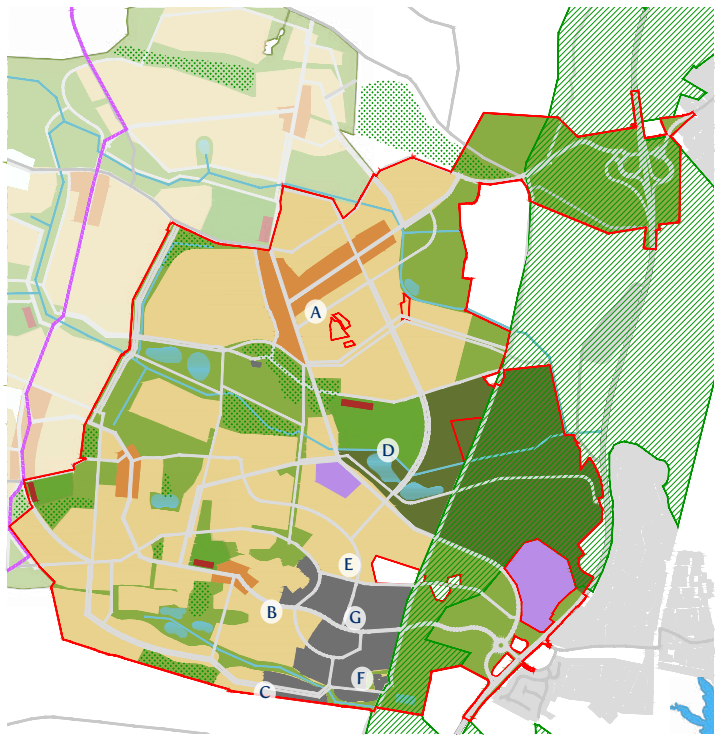


FIG 7 - CHAPELTON MASTERPLAN: DESIGN CONCEPT

Key features of the Design Concept



D. The secondary school

3.9 The Chapelton secondary school, accommodating at least 940 pupils, is planned to be situated at the southern edge of the High Street, located on the road to the town centre from Newtonhill.

A. The high street

3.6 The 'High Street' will form the centre of the community, featuring amenities for the settlement as a whole. Shops and restaurants could line either side of the street, alongside other uses. A plaza can also run along the street, offering a pleasant space for a market or for outdoor events.



E. A typical crescent

3.10 A residential crescent features terraced houses with slightly varying facades and floor plans. Houses are designed to feature small front gardens. The street is scaled for pedestrian use, with wide footpaths designed to encourage walking.

B. A neighbourhood square

3.7 This small neighbourhood square, which features an attached plaza and shops, are designed to offer gathering places in close proximity to shops and the higher-density neighbourhood centre. Buildings surrounding the plaza could be designed as live/work units, featuring shops and offices on the ground floor and living quarters upstairs.



F. A typical close

3.11 Intimate pedestrian-only spaces, such as this close, will be among the attractive street typologies in Chapelton. Designed to accommodate small front gardens and street furniture, with cars in alleys or parking courts accessible from the backs of the houses.

C. The 'rural edge'

3.8 Chapelton's settlement boundary aims to provide a transition to the green belt and countryside, including along the town's southern edge, with a mix of higher and lower density housing.



G. Garden close

3.12 Closes, featuring pedestrian spaces shared by a small group of houses, may also feature private gardens. This garden close, designed within Cairnhill, offers space for a shared garden or allotment. Benches and outdoor furniture will allow neighbours to gather and enjoy the space.



3.13 Other features of Chapelton's design concept include:

Varied streetscapes

3.14 Mixing houses, shops and community buildings is at the heart of the plan for Chapelton. This approach has led to the development of a range of streets featuring varied building types.

Traditional high streets

3.15 A traditional high street will be located in Chapelton's main town centre and smaller scale high streets can be found in each neighbourhood centre. These central areas of activity will feature shops, supermarkets, restaurants and other amenities, intended to cater to residents' daily needs and provide opportunities for entertainment.



Greens

3.17 Chapelton aims to include green spaces of unusual shapes, integrated within their street networks, such as Liddell Park, a triangular green, visible soon after the entrance from Newtonhill.



Vistas

3.18 At Chapelton, community buildings are often sited within prominent lines of sight, terminating key vistas, to accent their prominence in community life. Other streets are designed to provide gentle, deflected views, providing passers-by with views of the houses beyond.



Pend, Wynds and Closes

3.19 Chapelton will feature pends, wynds and closes which are traditional Scottish street types. These streets, which may or may not be designed for car access, increase the permeability of blocks by allowing shortcuts. The streets can also be pleasant and intimate environments, featuring shared gardens or other spaces.



Neighbourhood shops and services

3.16 While the majority of shops will be located in the neighbourhood centres, a few shops, restaurants and community buildings may be scattered throughout, often located on prominent corner sites. Community facilities are planned to be provided in each neighbourhood. The main community sporting facilities and library are expected to be delivered on a community campus after Phase 1.

