

Appendix 2: Amendments to be incorporated into the Final Masterplan

Volume 1

Page Number	Change/Amendment Required
Page 5	<p>Add paragraph “The area allocated for a Community Woodland that is located between the existing development on Barhill Road (site R6) and R8 will become an important feature of the wider Buckie South Masterplan area given this its prominent location on Barhill Road and proximity to Summertown Square as shown on the illustrations in the Masterplan. It must not be characterised by rear elevations and timber fences. It must have has a clear function and provide good recreational opportunities for residents. To ensure that this area of land is developed and integrated into the new neighbourhood at an early stage and as intended per the Masterplan, an application for the community woodland must be submitted prior to or in tandem the Phase 2 application or alternatively, planning conditions will be attached or a s75 legal agreement put in place for a Phase 2 application.”</p>
Page 7	<p>Add paragraph titled “Developer Obligations Supplementary Guidance”. “Moray Council’s Supplementary Guidance (SG) on Developer Obligations is statutory SG to the Moray Local Development Plan 2020. Developer obligations are financial contributions sought from a developer to mitigate the impact of their development on existing infrastructure and the community. Where development takes place there is a need for infrastructure and facilities to accompany it. This can include a wide range of infrastructure and facilities including schools, roads/paths, public transport and healthcare depending on the scale, location and type of development. Developers are encouraged to contact the Council’s Strategic Planning & Development Team (Developer Obligations) as early as possible to ascertain whether developer obligations will be sought during the planning application process, so that these can be accounted for in the purchase price of the land and reflected in the value of the land. The Developer Obligations SG can be viewed on the Council’s website and SPD (Developer Obligations) contacted by emailing developerobligations@moray.gov.uk.”</p>
Page 8	<p>Add paragraph, “An 8 week public consultation was undertaken by Moray Council in which key stakeholders, including the Community Council, were consulted for their views. A virtual meeting with the Buckie Area Forum was also attended by Council officers on 24 February 2022. The Masterplan consultation was advertised via social media, press releases, letters and emails. In total 18 representations and responses were received which were taken into consideration in formulating the final Masterplan which was reported to the Planning & Regulatory Services Committee for approval on 28 June 2022.”</p>
Page 9	<p>Re-title “Infrastructure required to facilitate Buckie South” and replace text with “The R8 and LONG1 sites have been allocated to provide for the long term strategic growth of Buckie. It is intended to be of a size and scale to allow for between 500-600 homes over a likely 25 to 30 year duration, along with shops, community and local facilities. The development will be phased and come forward incrementally as market conditions dictate but will likely be in the region of up to 20 homes per year.</p>

	<p>Figure 1 shows the location of local facilities with the town in relation to sites R8 and LONG1. The isochromes on the diagram show facilities within a 10 minute and 20 walking distance ‘as the crow flies’ however, the actual walking distances are often longer. Given this and in accord with the concept of a 20 minute neighbourhood, Buckie South will include retail provision in accord with Moray Council’s retail study at Summertown Square. A location for a private nursery is also identified adjacent the Neighbourhood Park providing opportunities for children to access outdoor space which will incorporate food growing areas.</p> <p>Buckie High School and Cluny Primary School are located to the north of the new neighbourhood. A 2.5ha site for a potential primary school/community facility is identified within the Buckie South Masterplan area. A review of the Learning Estate is currently being undertaken by Moray Council.</p> <p>The Buckie South neighbourhood is located in close proximity to Seafield and Cullen Medical Practice. Developer obligations will be sought towards healthcare infrastructure which include GP’s, dental chairs and community pharmacies.</p> <p>To enhance connectivity and promote active travel developer obligations will be sought towards an active travel infrastructure including an active travel bridge across the Burn of Buckie in the south-west of Buckie. The outcome of a feasibility study carried out by Moray Council identified that the preferred route leads from the end of Highfield Road to the east of the Burn of Buckie, over the burn through the provision of a new bridge over the burn and then remote cycle path connection to Core Path No BK08. The Core Path will also be upgraded to provide a high quality route to Barhill Road. As there are 2 developers delivering development within the south west of Buckie contributions will be sought proportionately.</p> <p>The Buckie South Masterplan identifies that a neighbourhood park and 2 pocket parks will be provided. This will help to ensure that there are opportunities for sports and recreation within the new neighbourhood as well as green/blue infrastructure, food growing and enhancing biodiversity are provided.</p> <p>Developer obligations will be assessed and if necessary, sought at the time of each planning application to mitigate the impact of the development on existing infrastructure. This is in line with primary policy 3 (PP3) Infrastructure and Services of the Moray Local Development Plan 2020 and Developer Obligations Supplementary Guidance (SG).”</p> <p>Add to Figure 1 “Note: Actual walking times will be longer than distance/time isochromes suggest on Figure 1”.</p>
Page 10	Add paragraph, “To improve connectivity and accessibility between the new neighbourhood and the existing development a surfaced 2M wide path across the field at the southern end of BK09 must be provided”

Page 23	<p>Add text, "Future detailed applications must provide details for what is proposed for the green network and corridor to west burn to show the extent of land within the fluvial floodplain of the watercourse; proposed watercourse realignment; details of buffer strips (including dimensions) to the watercourse which are to be undeveloped and details of their habitat enhancements.</p> <ul style="list-style-type: none"> • FFL should be 600mm above flood levels detailed in the FRA. • Existing field drainage (or alternative watercourse) incorporated into the site to allow surface water flows to continue through the site."
Page 25	Replace "300m ² " with "350m ² " to be consistent with figure 25 on page 24, Vol.2.
Page 37	<p>Annotate diagram with -</p> <ul style="list-style-type: none"> • Pedestrian/cycle and vehicular connections to be made to site R7" to be added to connection to R7 • Whole community woodland area to be shown in green

Volume 2

Page Number	Change/Amendment Required
Page 7	<p>Add paragraphs "Moray Council commissioned an engineering consultant with specific experience in active travel and bridges to assess the feasibility of providing an active travel crossing and connecting routes to promote active travel across the Burn of Buckie in the southwest of Buckie. Consideration of the potential routes and crossing points was informed by site visits and a topographical survey.</p> <p>Three bridge locations were considered and two different connecting routes. Through the review of information and using the feasibility matrix the location of the preferred crossing point and connecting route was identified. The preferred route leads from the end of Highfield Road just to the east of the Burn of Buckie, over the burn through the provision of a new bridge over the burn and then remote cycle path connection to Core Path No BK08.</p> <p>The Core Path would also be upgraded to provide a high quality route to Barhill Road. As developments take place within the South West Buckie Masterplan area links from the housing to this route would be sought to enhance connectivity.</p> <p>As there are at least two different developers seeking to deliver the Local Development Plan sites in South West Buckie, the council will be seeking developer obligations towards provision of the bridge and associated active travel connections."</p>

Page 23	Delete “Options are to be assessed for best location for any such facility and it will be determined if the north western field should be set aside for this potential use as it has a close relationship with the existing settlement form and therefore could have a more direct benefit to the wider community with regards to accessibility and potential use” and replace with “A location for a potential primary school and/or community facility is identified in the north west corner of the Masterplan area as this location has a close relationship with the existing settlement and therefore has a direct benefit to the wider community with regards to accessibility and use”.
Page 24	Remove “Option A” and rename “Option B” as “Option A”. The nursery should be located adjacent the neighbourhood park as this is where children can directly and easily access the open space, food growing opportunities and woodlands and there is a synergy between this location and Summerton Square. Replace on diagram legend “1 unit = 87m2” with “3 units x 87m2 each” to provide clarity on what is to be provided at Summerton Square.
Page 25	Add asterisk for public art within Neighbourhood Park on figure 26.
Page 26	Replace “South Square” with “Summerton Square” so that terminology is consistent throughout the Masterplan.
Page 28	Add to italics “A continuous circular path network (segregated) around the green outer ring and TNS will be provided”.
Page 40	Add “Key focal points such as Summerton Square and the Neighbourhood Park will be comprehensively planned and the whole area will form one or part of a larger planning application regardless of phasing. This is to ensure that a planned rather than piecemeal approach is taken to placemaking, infrastructure and delivery”.

Historical Analysis & Barhill Rd

Page 3	Add paragraph, “The site sections provided have not included any heights. This information must be provided and will be sought at the detailed planning application stage.” Add line, “Please note, the sketches shown in this section are conceptual. However, proposals must adhere to the key design and placemaking principles shown in them.”
Page 4	Add “The sketches shown do not reflect what was approved for in the first phase application for Summerton Square. Future applications must fully reflect what is shown in the Masterplan if the vision is to be delivered”.
Page 7	Change text under bottom right photo, “Southern Gateway to Buckpool at Barhill Road. This is an example of a poor gateway.”
Page 8	Annotate with, “Community Woodland must be provided in tandem with or prior to Phase 2. See Volume 1 Page 5.”
Page 9	Diagram at bottom left, reword “Key focal point at northern gateway to Buckie South e.g. primary school.”